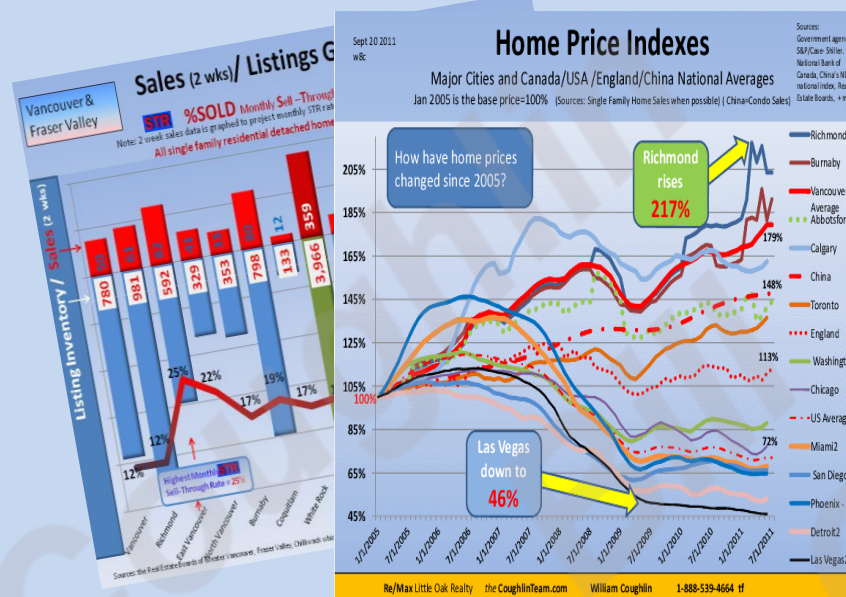


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Market Analysis and Forecasting Nov 1/24 North Vancouver

North Vancouver Real Estate Price Changes (\$/%)

北溫房地產價格變動 / 北溫房地產價格變動

Housing Types: Year-To-Date Sept 2023 – Sept 2024 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2023 九月至2024 九月

Powered by: Vancouver Market Reports HPIp

■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

\$28,405

\$2,773

(\$8,004)

(\$20,622)

(\$23,314)

(\$52,733)

-2.0%

-1.2%

-2.3%

-1.4%

2.0%

0.3%

■ % YTD Price Change (1 Year) 今年迄今为止价格变动 (1年)

High End Detached

高档独立屋



Low End Detached

低端独立屋



High End Condos

高档公寓



Low End Condos

低端公寓



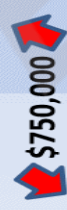
High End Townhouse

高档城镇屋



Low End Townhouse

低端城镇屋



Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports



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YTD Home Price Changes \$ \$ 年終住房價格變動 年終住房價格變動

YTD Home Price Changes % % 年終住房價格變動 年終住房價格變動

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Monthly Market Activity - Oct 2024 Single Family



Nov 1 2024 North Vancouver Market Update (detached)

Current: North Vancouver is in Seller Market with its average listings inventory and **17 %SOLD** rate.

Meaning 12 homes out of 100 sold in the last month with an avg of \$62,000 increase in sale from the original list price.

Most Active Range: Homes between \$1.9 mill. - \$2.1 mill. have **25.6 %SOLD** rate.

Least Active Range: Homes above \$3.8 mill. have **0.0 %SOLD** rate.

History: The North Vancouver Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$38,316.
The North Vancouver Year-To-Date Home Price Index **HPIp**(Lower 50%) shows that prices decreased \$10,142.

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month.
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Market Analysis and Forecasting Nov 1/24 North Vancouver



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1. How Many Sold During the Month and at What Price Range?

North Vancouver Price Ranges Statistics - Oct 2024

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,600,000	26	7	1	94%	-\$78,000	26.9%	↓
\$1,600,001-\$1,900,000	50	12	18	96%	-\$69,000	24.0%	↑
\$1,900,001-\$2,100,000	48	13	16	99%	-\$29,000	27.1%	↑
\$2,100,001-\$2,300,000	66	15	10	98%	-\$49,000	22.7%	↑
\$2,300,001-\$2,700,000	72	14	8	98%	-\$59,000	19.4%	↑
\$2,700,001-\$3,200,000	55	5	20	96%	-\$125,000	9.1%	↓
\$3,200,001-\$3,800,000	41	5	11	94%	-\$198,000	12.2%	↓
\$3,800,001 and more	59	3	65	96%	-\$188,000	5.1%	↓
Total Activity	417	74	15	96%	-\$72,000	18%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Oct-23	Sep-24	Oct-24	2024-11-01	Change	
Total Listings (A,S,T,C,X)	346	388	417		29	↑
Active Listings (1st of the month)	247	277	292	293	1	↑
Solds	59	46	74		28	↑
DOM	11	21	15		-7	↓
%SOLD (Sales/ Listings /mnthly rate)	17.1%	11.9%	17.7%		5.9%	↑
(Top 50%) Home Price Index HPIp	\$2,605,101	\$2,600,100	\$2,566,785		-\$33,315	↓
(Lower 50%) Home Price Index HPIp	\$1,875,243	\$1,883,100	\$1,865,101		-\$17,999	↓



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Market Analysis and Forecasting Nov 1/24 North Vancouver

North Vancouver Sub areas Statistics - Oct 2024 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Boulevard	22	3	18	96%	-\$188,000	13.6%
Blueridge NV	15	2	11	98%	-\$36,400	13.3%
Braemar	1	0				0.0%
Capilano NV	4	0				0.0%
Central Lonsdale	29	5	7	97%	-\$64,000	17.2%
Calverhall	12	0				0.0%
Canyon Heights NV	40	8	32	95%	-\$146,500	20.0%
Deep Cove	22	1	16	92%	-\$189,000	4.5%
Delbrook	4	0				0.0%
Dollarton	14	2	25	96%	-\$112,500	14.3%
EDGEMONT	23	7	10	97%	-\$69,000	30.4%
Forest Hills NV	12	1	8	107%	\$152,000	8.3%
Grouse Woods	4	0				0.0%
Hamilton Heights	0	0				0.0%
Indian Arm	8	1	76	91%	-\$78,000	12.5%
Indian River	4	0				0.0%
Lower Lonsdale	11	2	34	98%	-\$87,234	18.2%
Lynn Valley	39	7	11	99%	-\$29,000	17.9%
Lynn timer	2	0				0.0%
Mosquito Creek	1	1	67	87%	-\$245,000	100.0%
Norgate	7	2	3	99%	-\$20,000	28.6%
Northlands	6	1	25	98%	-\$49,000	16.7%
Pemberton Heights	15	4	15	98%	-\$52,000	26.7%
Pemberton NV	6	0				0.0%
Princess Park	5	3	7	97%	-\$49,900	60.0%
Queensbury	12	1	8	98%	-\$54,000	8.3%
Roche Point	7	3	7	96%	-\$98,000	42.9%
Seymour	19	7	1	94%	-\$123,800	36.8%
Tempe	4	2	50	96%	-\$84,000	50.0%
Upper Delbrook	10	2	33	97%	-\$100,500	20.0%
Upper Lonsdale	44	6	8	97%	-\$64,750	13.6%
Westlynn	9	2	12	102%	-\$14,450	22.2%
Windsor Park NV	3	1	19	97%	-\$57,500	33.3%
Woodlands-Sunshine	3	0				0.0%
Westlynn Terrace	0	0				0.0%
Total Activity	417	74	15	96%	-\$72,000	18%



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Market Analysis and Forecasting

Nov 1/24 North Vancouver



Next Months Market Forecast

Forecast: North Vancouver has average listing supply; 293 homes are for sale and with the **17 %SOLD** monthly rate gives us a ~6 months of inventory. 10% of the Active Listings have reduced their price by \$96,163 on average and \$90,000 on median in the last month. We project North Vancouver to be a continued a Seller's market.

October's real estate report shows that 52% of detached homes in Greater Vancouver lost value this month. On average, single-family homes in Metro Vancouver saw a price drop of **\$1,045**. With mortgage rates going down, buyers will be more active, especially in the condo and townhouse markets. We forecast that the Metro Vancouver area to remain a buyer's market until the end of the year.

In October, the average price of condos decreased by **\$3,925**, and townhouses saw a decline of **\$3,155**. We forecast that the condo and townhouse markets will remain a buyer's market in the coming months.

To keep up with the latest market trends, tune in every Saturday at noon on VancouverMarketReports.com. We analyze which areas in the Lower Mainland are rising or falling. For a full update on market values, forecasts, and a detailed analysis of your neighborhood, reach out to Bill Coughlin and the Coughlin Team at 778-374-3744.

Analytical Methods: North Vancouver represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **North Vancouver HPI Top 50%** representing the higher end sales and the **North Vancouver HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com Note: For a more accurate price change for your home request a Comparative Market Analysis.



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Market Analysis and Forecasting Nov 1/24 North Vancouver

Detached North Vancouver Home Price Index **HPIp** (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)

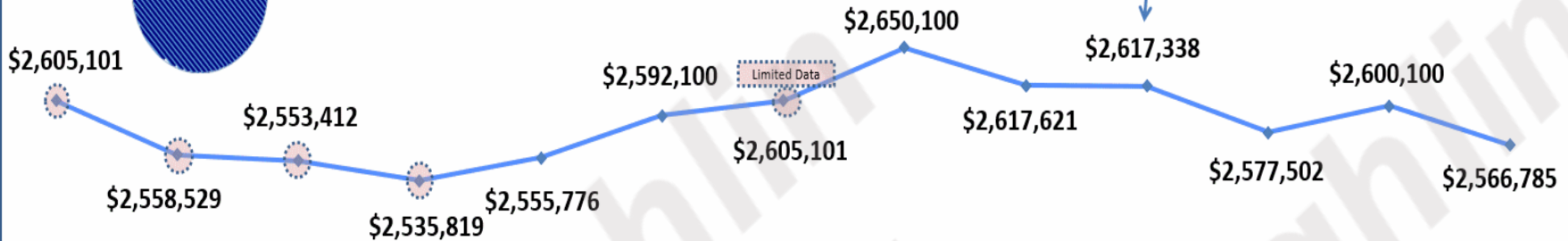


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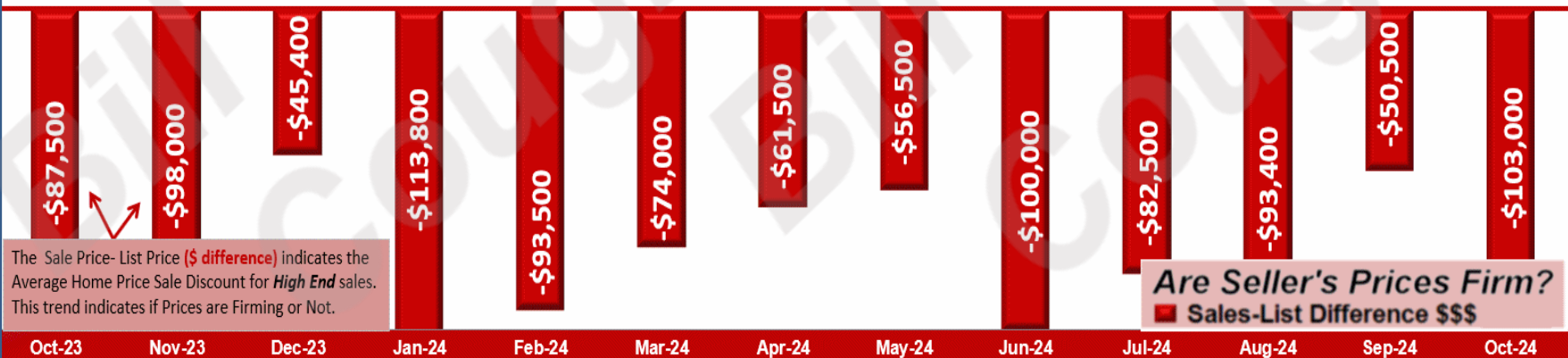
Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

Homes Over \$2,200,000



The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes.
(Note: Each Sale is *paired* to it's previous sale after 2005.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for **High End** sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Detached



Sales Discount \$\$\$
Sale Price - Original List Price (\$ difference)



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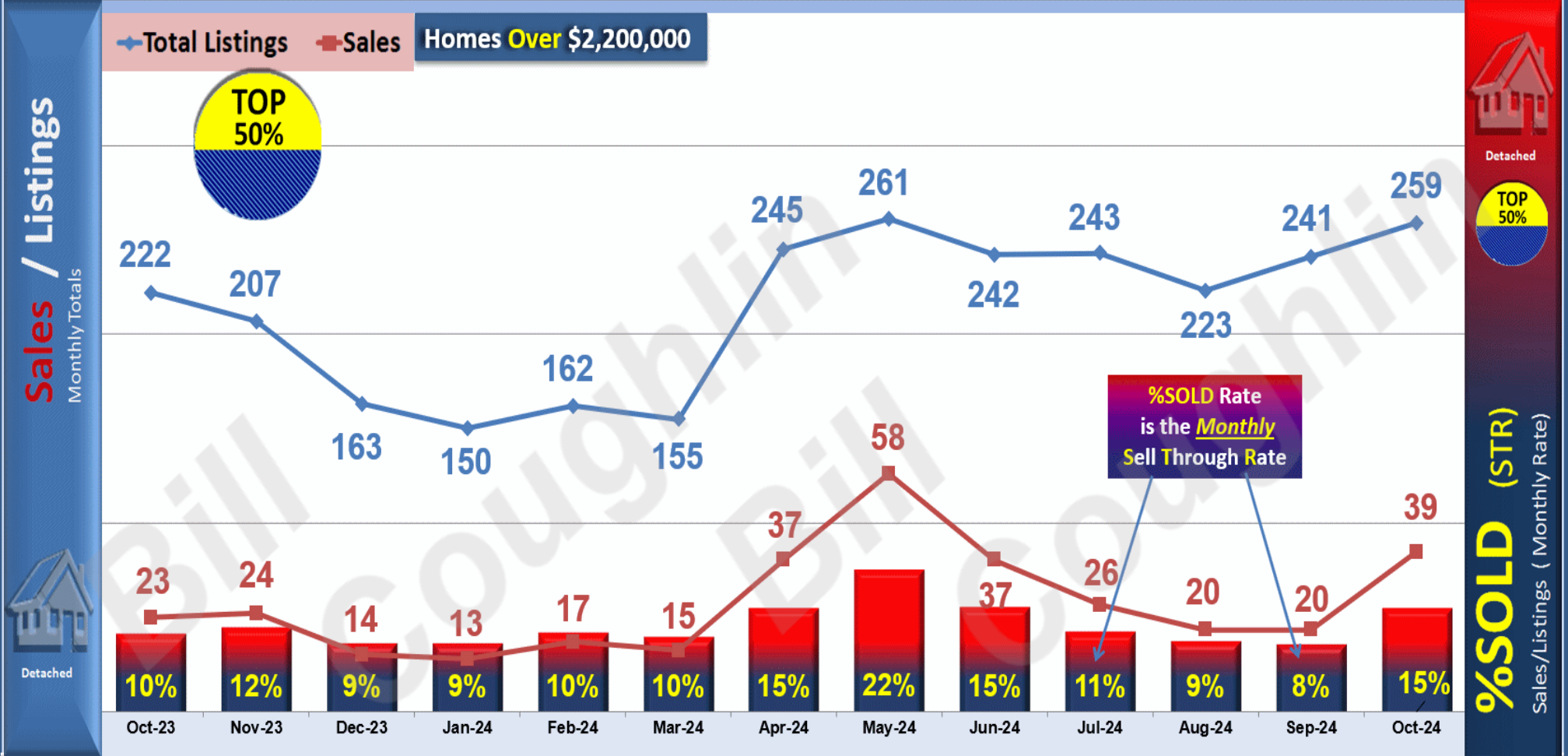
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Market Analysis and Forecasting Nov 1/24 North Vancouver

Detached North Vancouver Total Listings, Sales, and %SOLD Rate



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Market Analysis and Forecasting Nov 1/24 North Vancouver

Detached North Vancouver Home Price Index **HPIp** (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)



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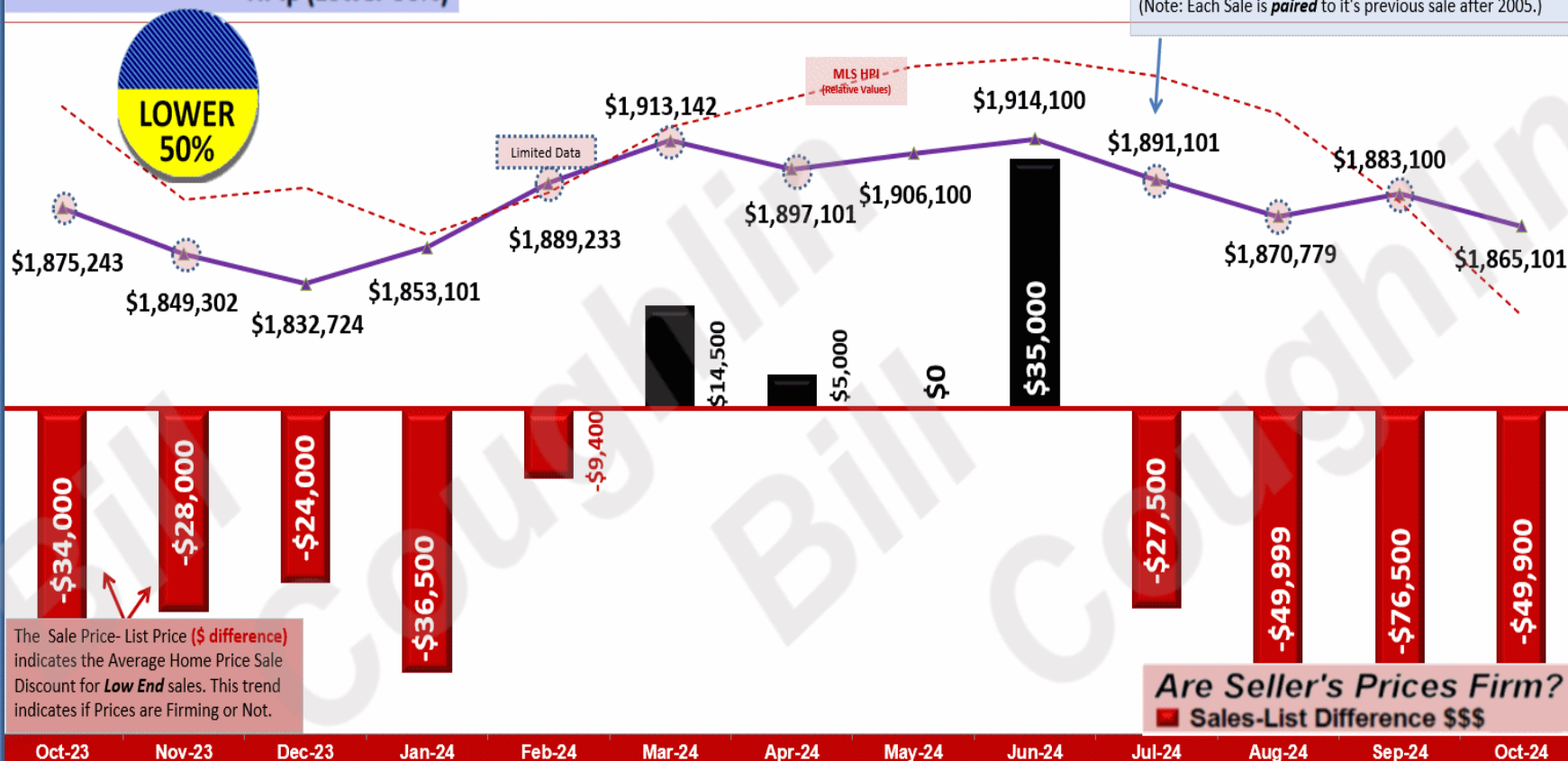
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → **HPIp** (Lower 50%)

Homes Below \$2,200,000

The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes.
(Note: Each Sale is *paired* to it's previous sale after 2005.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for **Low End** sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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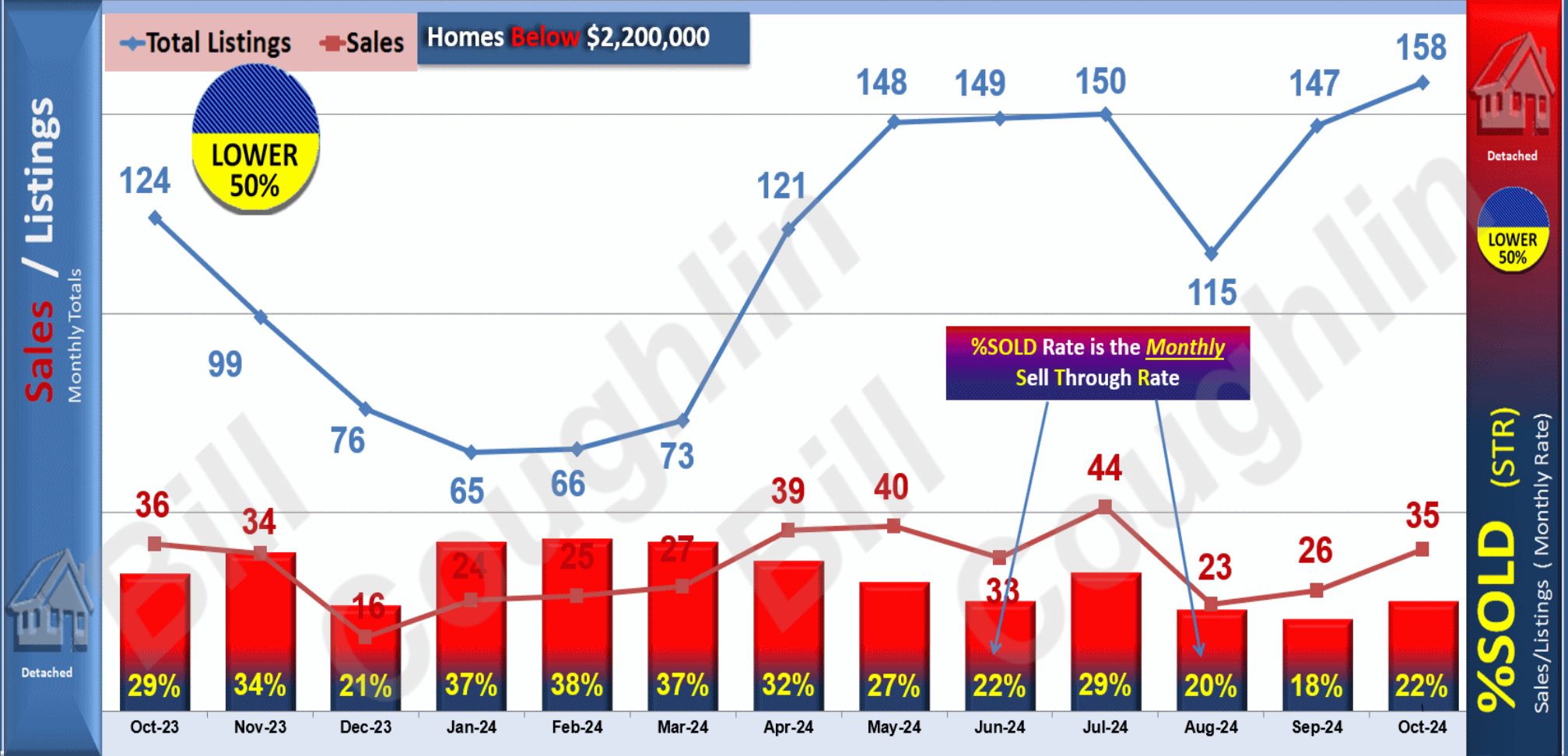
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Market Analysis and Forecasting Nov 1/24 North Vancouver

Detached North Vancouver Total Listings, Sales, and %SOLD Rate



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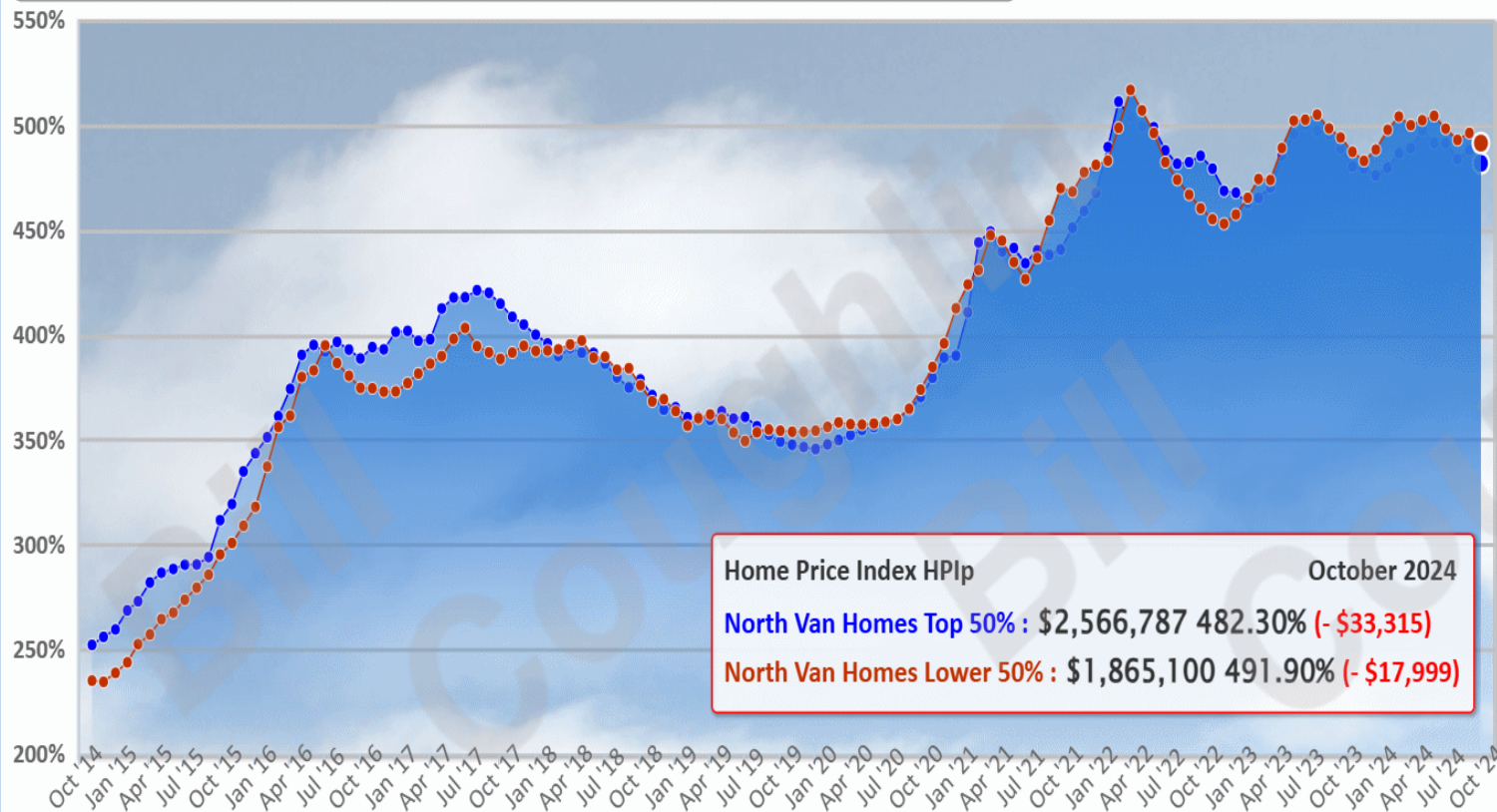


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Powered by the Greater Vancouver Market Reports HPIp



North Van Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
North Van Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Oct 2024	% 482.30
Sep 2024	% 488.60
Aug 2024	% 484.30
Jul 2024	% 491.80
Jun 2024	% 491.90
May 2024	% 498.00
Apr 2024	% 489.50
Mar 2024	% 487.10
Feb 2024	% 480.20
Jan 2024	% 476.50
Dec 2023	% 479.80
Nov 2023	% 480.80



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Market Analysis and Forecasting Nov 1/24 North Vancouver

North Vancouver Sub areas Statistics - Oct 2024

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Boulevard	0	0				0.0%
Blueridge NV	3	0				0.0%
Capilano NV	6	1	19	101%	\$6,200	16.7%
Central Lonsdale	133	35	12	98%	-\$20,000	26.3%
Canyon Heights NV	1	0				0.0%
Deep Cove	2	1	15	99%	-\$10,000	50.0%
Edgemont	2	0				0.0%
Grouse Woods	12	4	29	97%	-\$64,000	33.3%
Harbourside	12	2	20	98%	-\$13,500	16.7%
Indian River	7	4	5	100%	\$0	57.1%
Lower Lonsdale	192	28	13	98%	-\$21,450	14.6%
Lynn Valley	61	16	10	98%	-\$14,450	26.2%
Lynnmour	91	10	11	97%	-\$22,700	11.0%
Mosquito Creek	18	5	18	96%	-\$29,000	27.8%
Norgate	13	1	20	98%	-\$23,000	7.7%
Northlands	18	5	7	99%	-\$14,000	27.8%
Pemberton Heights	1	1	37	97%	-\$25,900	0.0%
Pemberton NV	88	10	57	96%	-\$22,500	11.4%
Princess Park	0	0				0.0%
Queensbury	9	1	16	96%	-\$38,000	11.1%
Roche Point	44	13	9	98%	-\$30,499	29.5%
Seymour	12	3	8	99%	-\$9,000	25.0%
Upper Lonsdale	19	9	13	98%	-\$16,000	47.4%
Westlynn	3	1	24	100%	-\$7,000	33.3%
Windsor Park NV	0	0				0.0%
Total Activity	747	150	12	98%	-\$19,500	20%

North Vancouver Price Ranges Statistics - Oct 2024

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$650,000	98	31	21	97%	-\$17,000	31.6%
\$650,001-\$750,000	72	9	10	98%	-\$16,500	12.5%
\$750,001-\$900,000	133	24	11	99%	-\$10,500	18.0%
\$900,001-\$1,125,000	117	28	15	98%	-\$19,000	23.9%
\$1,125,001-\$1,300,000	111	19	19	97%	-\$44,000	17.1%
\$1,300,001-\$1,700,000	140	20	7	99%	-\$24,000	14.3%
\$1,700,001 and more	76	19	12	98%	-\$39,000	25.0%
Total Activity	747	150	12	98%	-\$19,500	20%

Analytical Methods: The North Vancouver represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouse markets into two parts with the **North Vancouver HPIp Top 50%** representing the higher end sales and the **North Vancouver HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

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Monthly Changes Summary

	Oct-23	Sep-24	Oct-24	2024-10-01	Change
Total Listings (A,S,T,C,X)	522	696	747		51
Active Listings (1st of the month)	336	472	526	503	-23
Solds	122	98	150		52
DOM	8	17	12		-5
%SOLD (Sales/ Listings /monthly rate)	23%	14%	20%		6.0%
Condos (Top 50%) Home Price Index HPIp	\$873,888	\$875,519	\$884,374		\$8,855
Condos (Lower 50%) Home Price Index HPI	\$562,100	\$550,211	\$536,699		-\$13,513
Twnhs (Top 50%) Home Price Index HPIp	\$1,445,100	\$1,446,596	\$1,441,164		-\$5,432
Twnhs (Lower 50%) Home Price Index HPIp	\$1,027,249	\$1,039,100	\$1,024,790		-\$14,310

Nov 1 2024 North Vancouver Market Update (Attached Townhomes/ Condos)

Current: North Vancouver is a Seller's Market with average listings inventory, a **20 % SOLD** rate and a 98% sell/list ratio. (This means an average of a \$19,500 decrease on a sale from the original list price)
Most Active Range: Homes below \$650,000 have **31.6 %SOLD** rate.

Least Active Range: Homes between \$650,000-\$750,000 have **12.5 %SOLD** rate.

History: North Vancouver's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that price increased 10,486.

North Vancouver's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$25,401.

North Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$3,936.

North Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$2,459.

Forecast: *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes. The Listing Inventories are 43% more than the same month last year. Active listings count is 23 less than last month which means that we may expect a listing supply decrease on the next coming months. We project North Vancouver to be a continued Seller market.

October's real estate report shows that 52% of detached homes in Greater Vancouver lost value this month. On average, single-family homes in Metro Vancouver saw a price drop of **\$1,045**. With mortgage rates going down, buyers will be more active, especially in the condo and townhouse markets. We forecast that the Metro Vancouver area to remain a buyer's market until the end of the year.

In October, the average price of condos decreased by **\$3,925**, and townhouses saw a decline of **\$3,155**. We forecast that the condo and townhouse markets will remain a buyer's market in the coming months.

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Vancouver Market Reports

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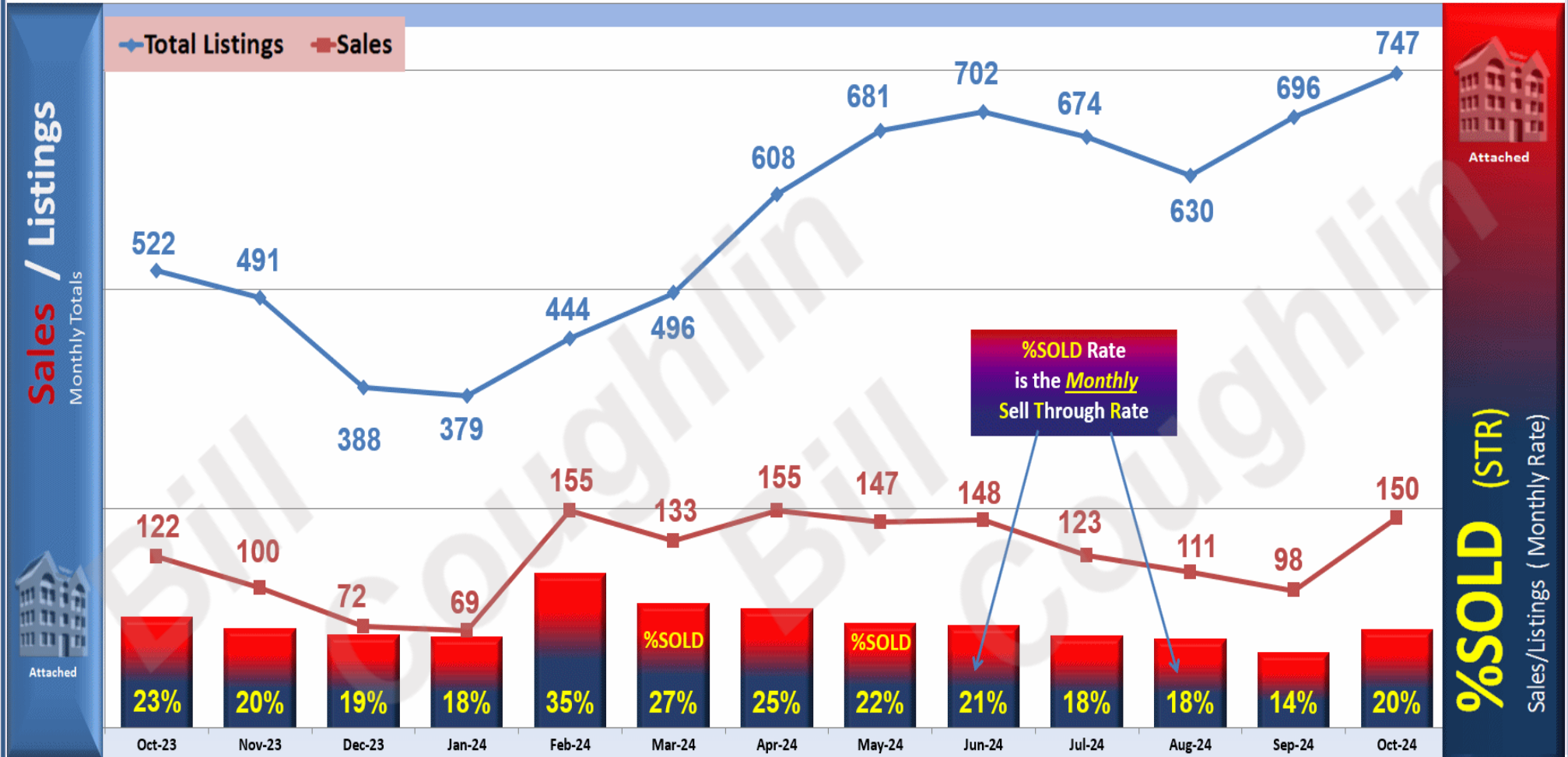
attached homes



Bill Coughlin
778-374-3744

Market Analysis and Forecasting Nov 1/24 North Vancouver

Attached Townhomes/ Condos North Vancouver Total Listings, Sales, and %SOLD Rate



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month.
The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting Nov 1/24 North Vancouver

Attached North Vancouver Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)

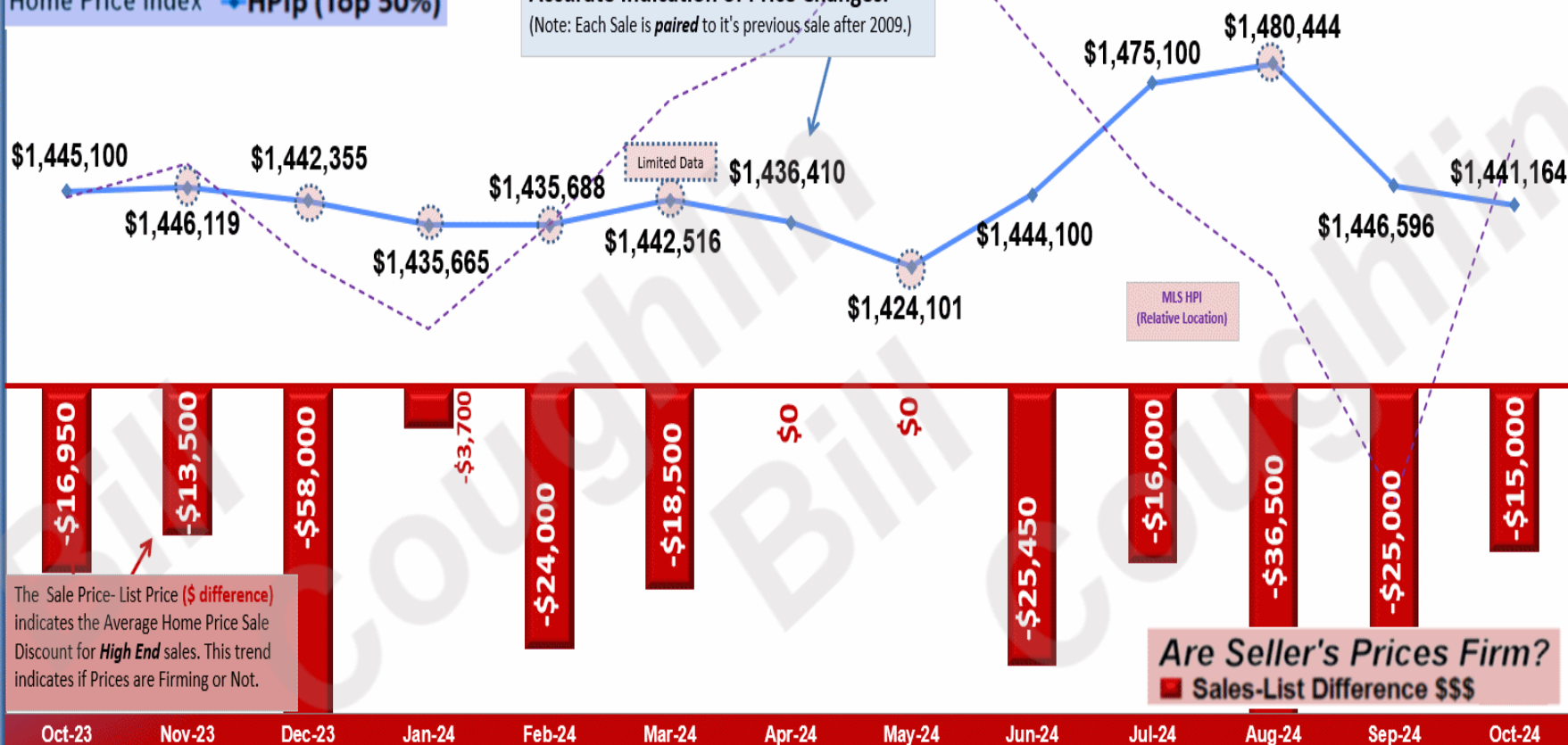


Townhouses

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is *paired* to it's previous sale after 2009.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for **High End** sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Price (\$ difference)



Townhouses

TOP 50%

Sales Discount \$\$\$
Sale Price - Original List Price (\$ difference)



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Market Analysis and Forecasting Nov 1/24 North Vancouver

Attached North Vancouver Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)



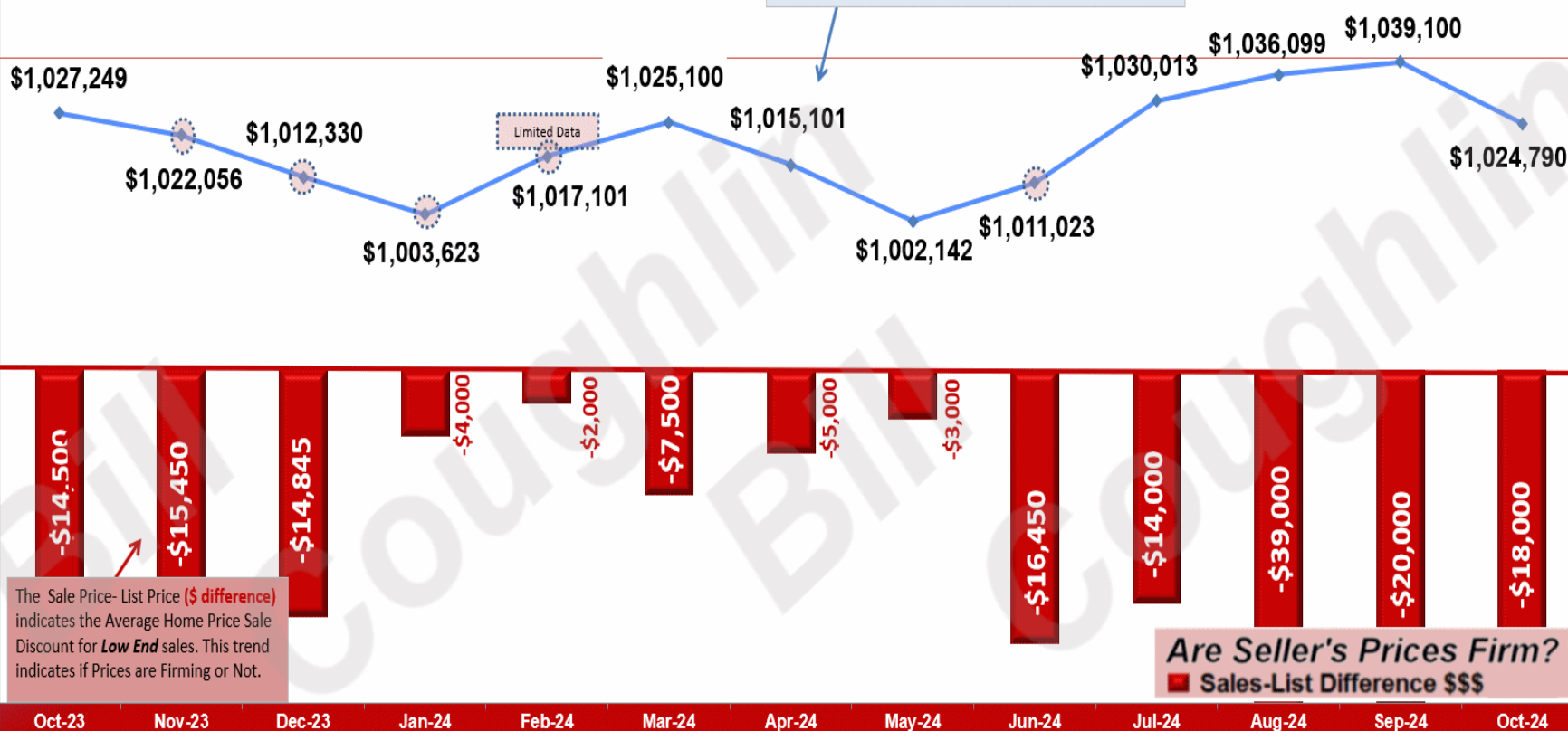
Townhouses

Are Home Prices Up?

Home Price Index — HPIp (Lower 50%)

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(Note: Each Sale is *paired* to it's previous sale after 2009.)



Townhouses



Sales Discount \$\$

Sale Price — Original List Price (\$ difference)



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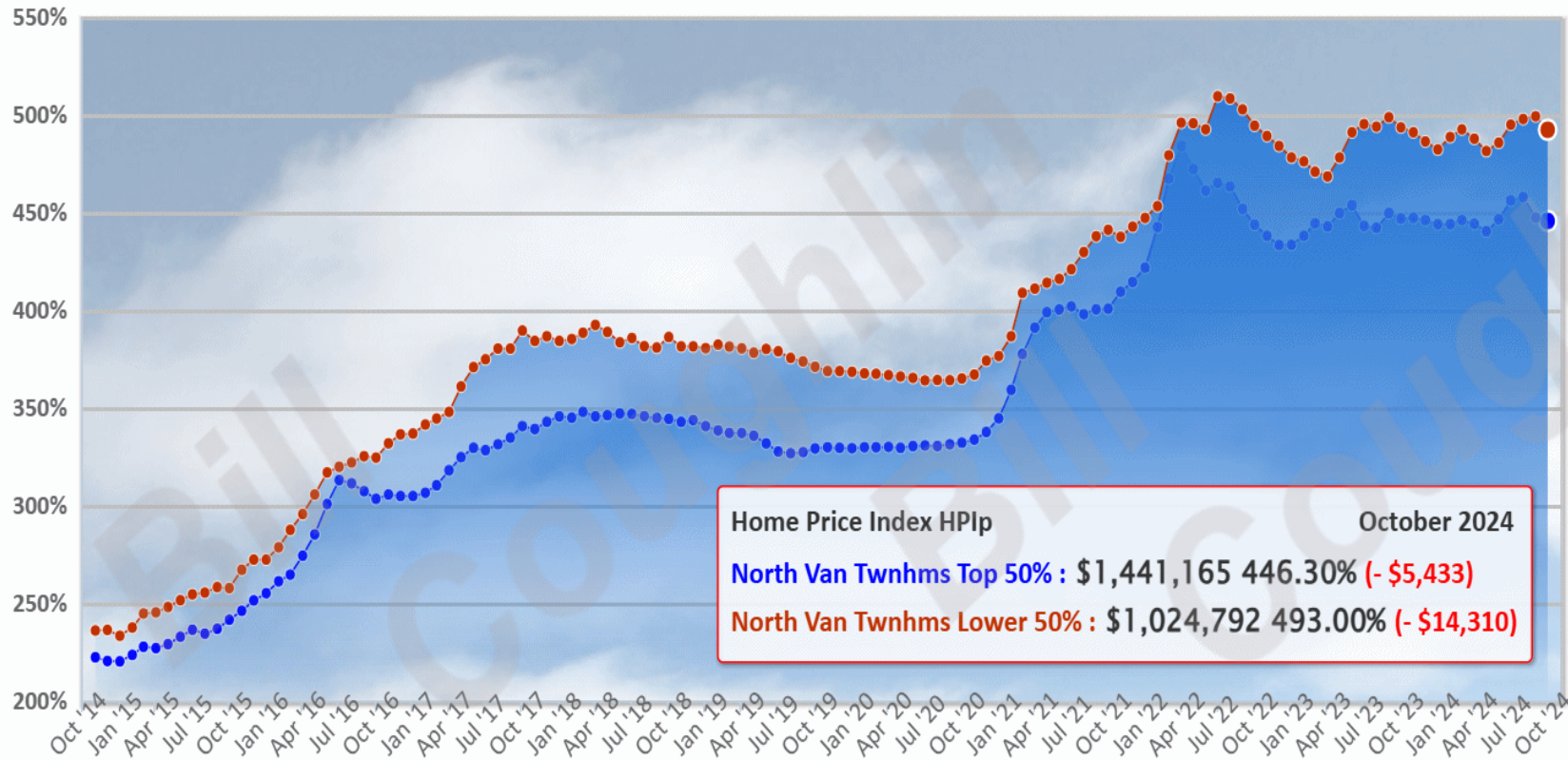
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Market Analysis and Forecasting Nov 1/24 North Vancouver

Powered by the Greater Vancouver Market Reports HPIp



North Van Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
North Van Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Oct 2024	% 446.30
Sep 2024	% 448.00
Aug 2024	% 458.50
Jul 2024	% 456.80
Jun 2024	% 447.20
May 2024	% 441.00
Apr 2024	% 444.80
Mar 2024	% 446.70
Feb 2024	% 444.60
Jan 2024	% 444.60
Dec 2023	% 446.70
Nov 2023	% 447.90



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Attached North Vancouver Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)



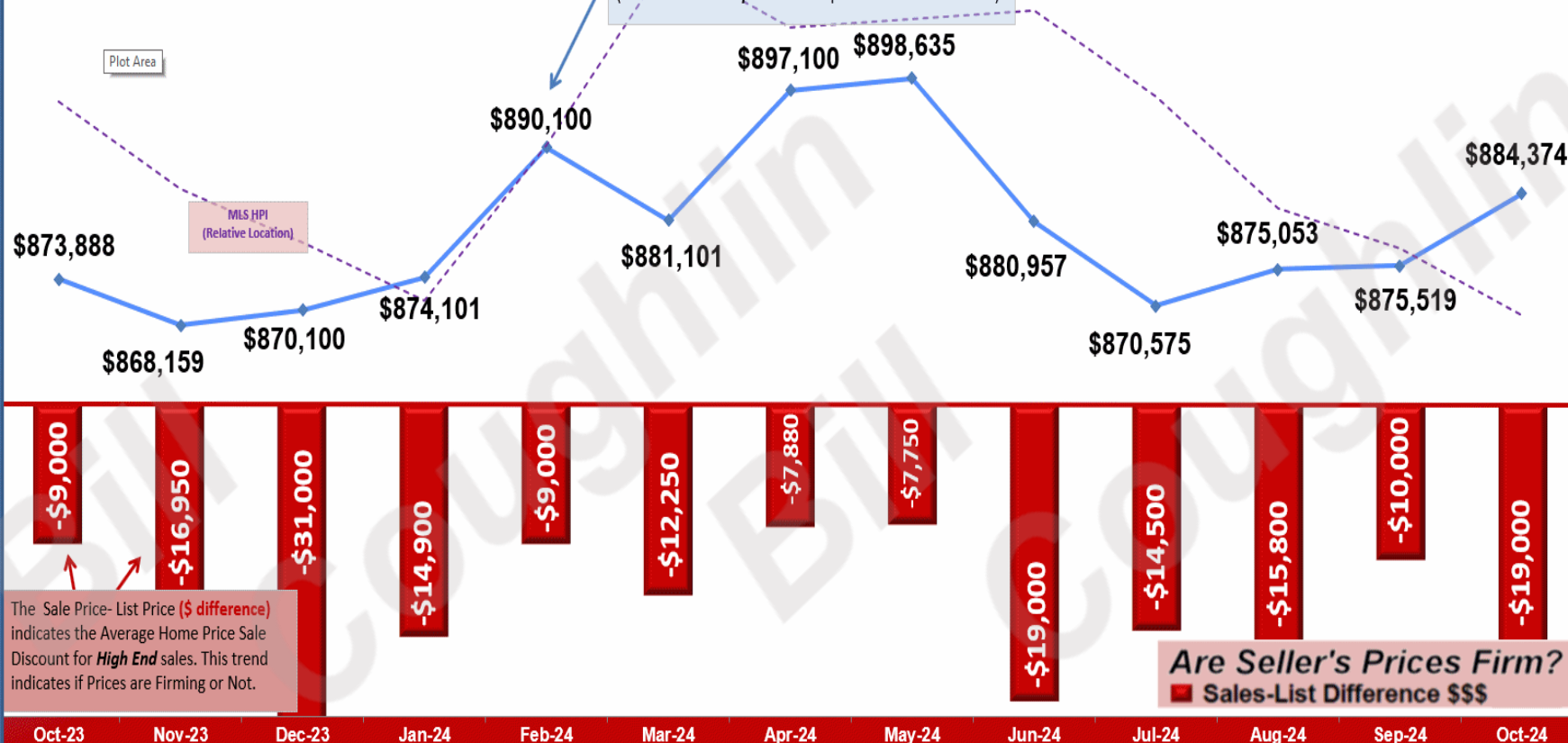
Condominiums

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to its previous sale after 2009.)



Condominiums

TOP
50%

Sales Discount \$\$
Sale Price - Original List Price (\$ difference)



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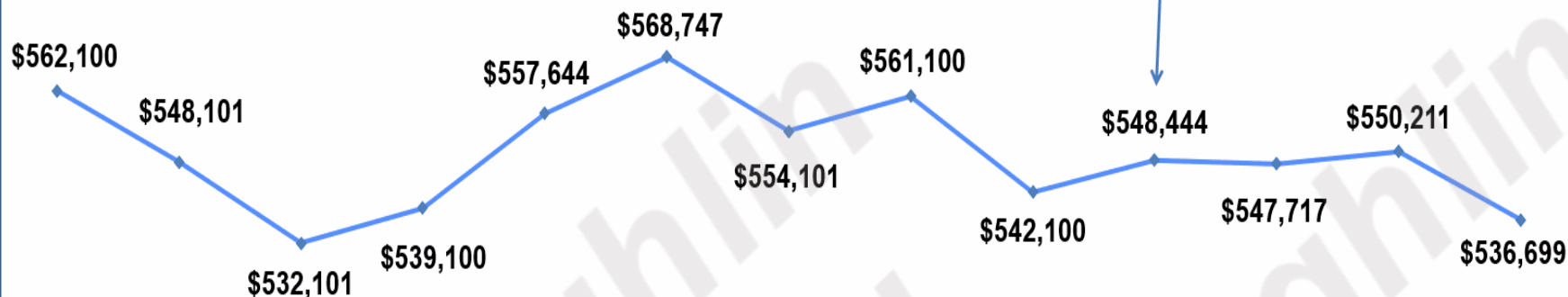
Attached North Vancouver Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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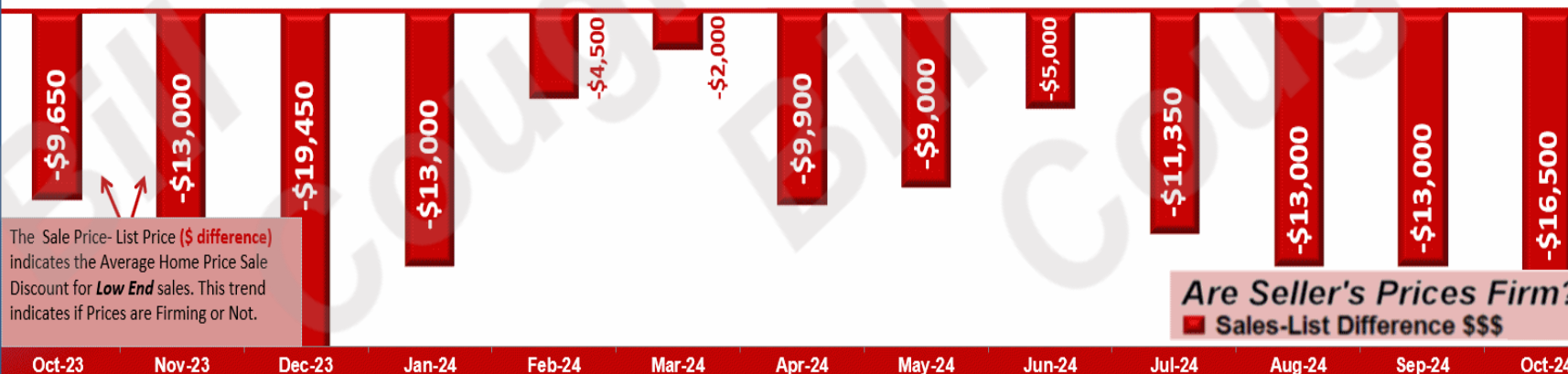


Condominiums



Sale Price - Original List Price (\$ difference)

Sales Discount \$\$



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Condominiums

The Sale Price - List Price (\$ difference) indicates the Average Home Price Sale Discount for **Low End** sales. This trend indicates if Prices are Firming or Not.



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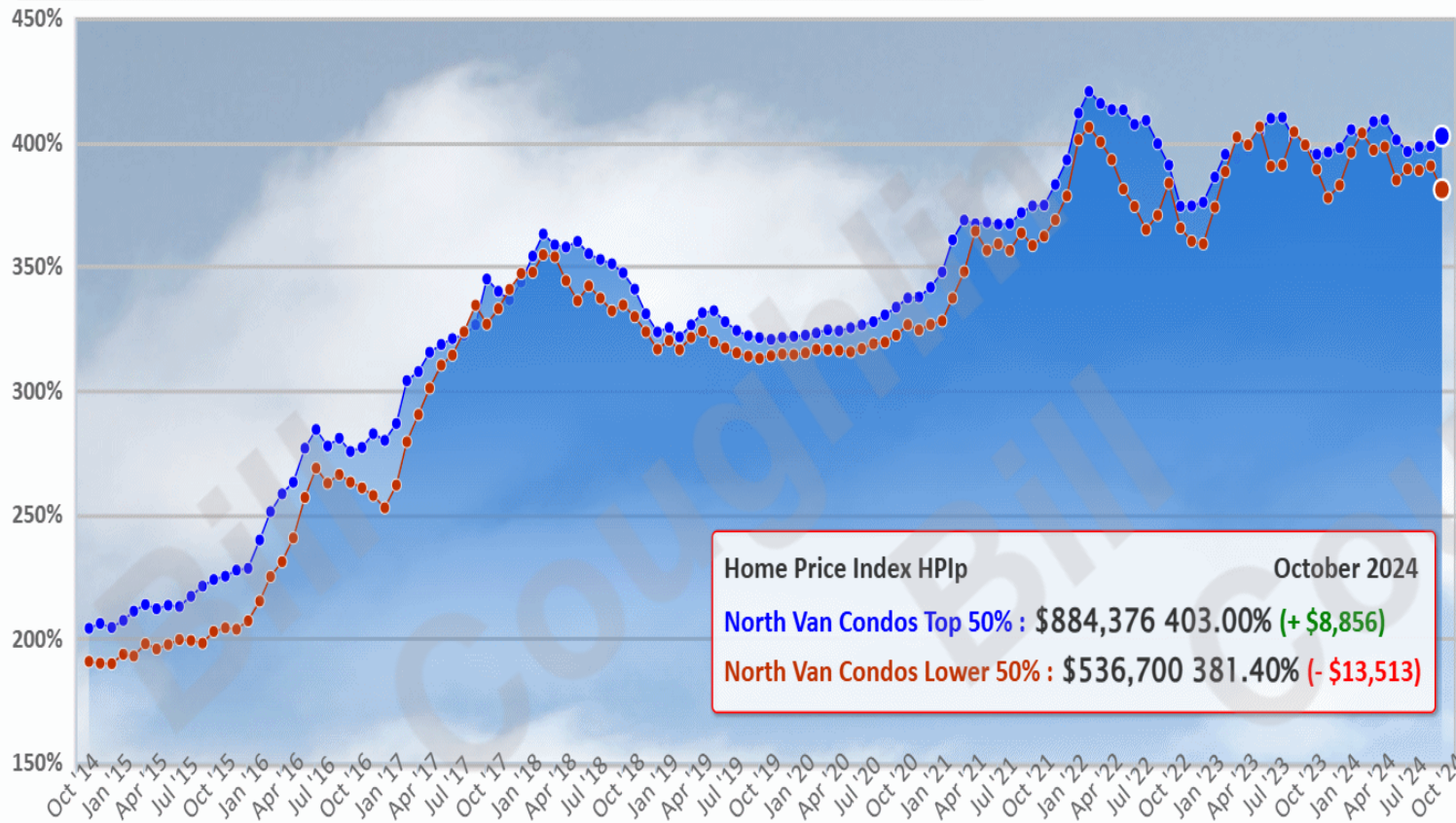
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Market Analysis and Forecasting Nov 1/24 North Vancouver

North Van Condos Top 50% : HPIp Forecast+ Forecast-
North Van Condos Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Oct 2024	% 403.00
Sep 2024	% 398.90
Aug 2024	% 398.70
Jul 2024	% 396.70
Jun 2024	% 401.40
May 2024	% 409.50
Apr 2024	% 408.80
Mar 2024	% 401.50
Feb 2024	% 405.60
Jan 2024	% 398.30
Dec 2023	% 396.50
Nov 2023	% 395.60



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