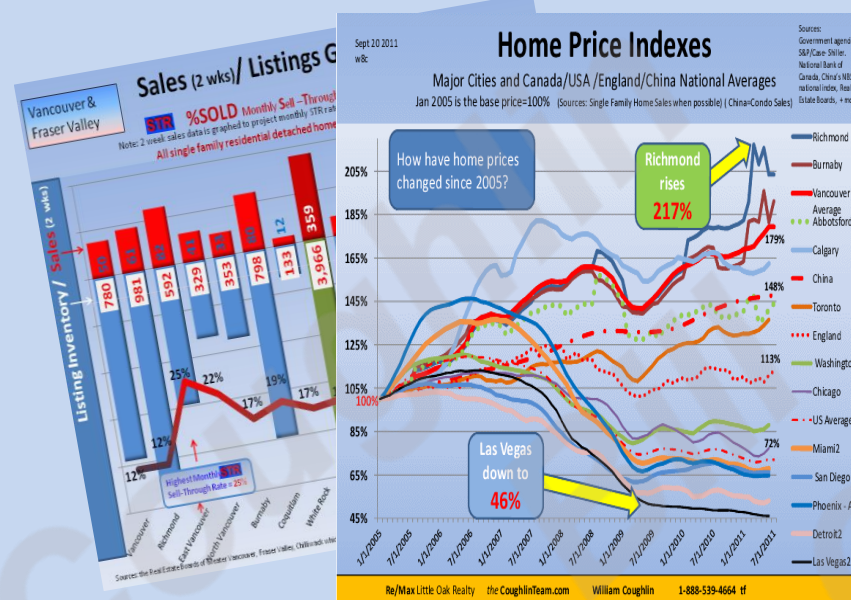


Market Reports



Advanced Marketing Tools



*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 Apr 1/ 26 North Vancouver

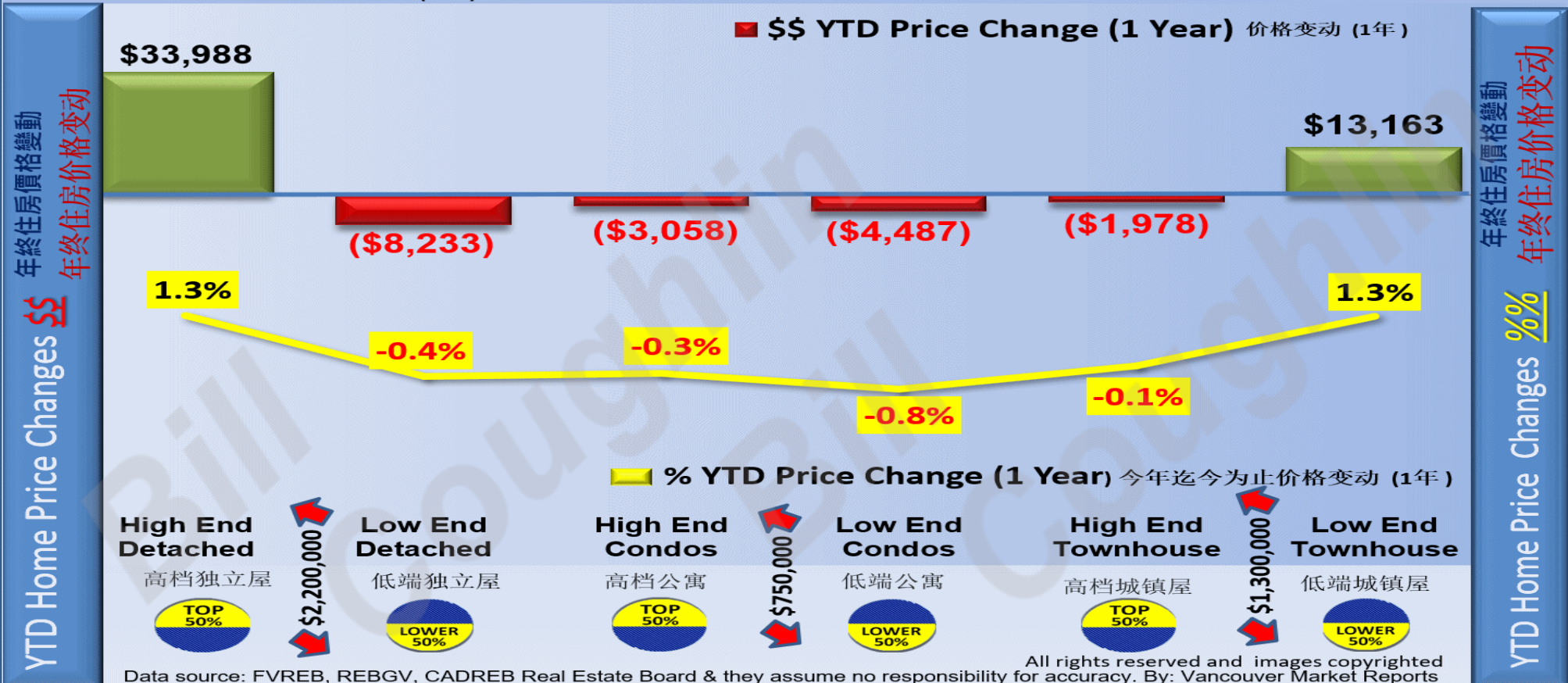
North Vancouver Real Estate Price Changes (\$/%)

北溫房地產價格變動 / 北溫房地產價格變動

Housing Types: Year-To-Date March 2024 – March 2025 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2024 三月至2025 三月

Powered by: Vancouver Market Reports HPIp



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

YTD Home Price Changes %/% 年終住房價格變動

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

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Monthly Market Activity - Mar 2026 Single Family



Apr 1 2026 North Vancouver Market Update (detached)

Current: North Vancouver is in Stable Market with its average listings inventory and **14 %SOLD** rate.

Meaning 10 homes out of 100 sold in the last month with an avg of \$76, 500 decrease in sale from the original list price.

Most Active Range: Homes between \$1.9 mill. - \$2.1 mill. have **18.9 %SOLD** rate.

Least Active Range: Homes between \$2.7 mill. - \$3.2 mill. have **6.0 %SOLD** rate.

History: The North Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$54,798.

The North Vancouver Year-To-Date Home Price Index **HPIp(Lower 50%)** shows that prices decreased \$83,334.

*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. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting Apr 1/ 26 North Vancouver

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

North Vancouver Price Ranges Statistics - Mar 2026

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,600,000	43	8	15	97%	-\$49,500	18.6%	↑
\$1,600,001-\$1,900,000	68	10	37	94%	-\$104,000	14.7%	
\$1,900,001-\$2,100,000	53	10	6	99%	-\$24,400	18.9%	↑
\$2,100,001-\$2,300,000	39	6	17	96%	-\$84,500	15.4%	
\$2,300,001-\$2,700,000	61	8	11	94%	-\$161,500	13.1%	
\$2,700,001-\$3,200,000	50	3	2	99%	-\$20,000	6.0%	↓
\$3,200,001-\$3,800,000	26	4	6	97%	-\$96,000	15.4%	
\$3,800,001 and more	41	3	4	99%	-\$48,000	7.3%	↓
Total Activity	381	52	8	97%	-\$76,500	14%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Mar-25	Feb-26	Mar-26	4/1/2026	Change	
Total Listings (A,S,T,C,X)	347	341	381		40	↑
Active Listings (1st of the month)	207	338	260	309	49	↑
Solds	60	40	52		12	↑
DOM	8	11	8		-3	↓
%SOLD (Sales/ Listings /mnlthly rate)	17.3%	11.7%	13.6%		1.9%	↑
(Top 50%) Home Price Index HPIp	\$2,613,100	\$2,528,101	\$2,558,302		\$30,201	↑
(Lower 50%) Home Price Index HPIp	\$1,878,100	\$1,764,101	\$1,794,766		\$30,665	↑



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Market Analysis and Forecasting Apr 1/ 26 North Vancouver

North Vancouver Sub areas Statistics - Mar 2026 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Boulevard	12	2	40	90%	-\$214,000	16.7%
Blueridge NV	12	2	5	100%	-\$14,000	16.7%
Braemar	2	0				0.0%
Capilano NV	7	1	2	100%	\$0	14.3%
Central Lonsdale	31	6	7	97%	-\$68,000	19.4%
Calverhall	8	1	35	95%	-\$99,000	12.5%
Canyon Heights NV	43	7	13	98%	-\$43,000	16.3%
Deep Cove	15	0				0.0%
Delbrook	4	2	103	96%	-\$194,750	50.0%
Dollarton	16	2	11	95%	-\$106,000	12.5%
EDGEMONT	11	2	27	95%	-\$96,000	18.2%
Forest Hills NV	11	1	4	99%	-\$48,000	9.1%
Grouse Woods	4	0				0.0%
Hamilton Heights	0	0				0.0%
Indian Arm	3	0				0.0%
Indian River	7	1	3	97%	-\$61,000	14.3%
Lower Lonsdale	14	1	25	92%	-\$185,000	7.1%
Lynn Valley	40	10	11	96%	-\$77,500	25.0%
Lynnmour	8	0				0.0%
Mosquito Creek	7	0				0.0%
Norgate	3	2	3	104%	\$61,500	66.7%
Northlands	4	0				0.0%
Pemberton Heights	10	2	19	97%	-\$88,000	20.0%
Pemberton NV	2	0				0.0%
Princess Park	8	0				0.0%
Queensbury	5	0				0.0%
Roche Point	3	0				0.0%
Seymour	10	0				0.0%
Tempe	2	0				0.0%
Upper Delbrook	12	2	6	100%	-\$14,000	16.7%
Upper Lonsdale	44	5	70	92%	-\$165,000	11.4%
Westlynn	13	2	4	102%	\$25,500	15.4%
Windsor Park NV	3	1	2	104%	\$101,000	33.3%
Woodlands-Sunshine	3	0				0.0%
Westlynn Terrace	4	0				0.0%
Total Activity	381	52	8	97%	-\$76,500	14%



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Market Analysis and Forecasting Apr 1/ 26 North Vancouver

Next Months Market Forecast

Forecast: North Vancouver has average listing supply; 309 homes are for sale and with the **14 %SOLD** monthly rate gives us a ~7 months of inventory. 11% of the Active Listings have reduced their price by \$93,495 on average and \$100,000 on median in the last month. We project North Vancouver to be a continued a Buyer market.

The housing market in Metro Vancouver has tipped up. In March, detached home prices went up by \$745 on average. This is real improvement over February, when prices dropped by \$9,716. Prices in about 62% of detached homes are INCREASING. The condo and townhome markets are also improving. Condo prices increased by \$91, and townhome prices rose by \$2,148. These markets are expected to stay steady over the next month.

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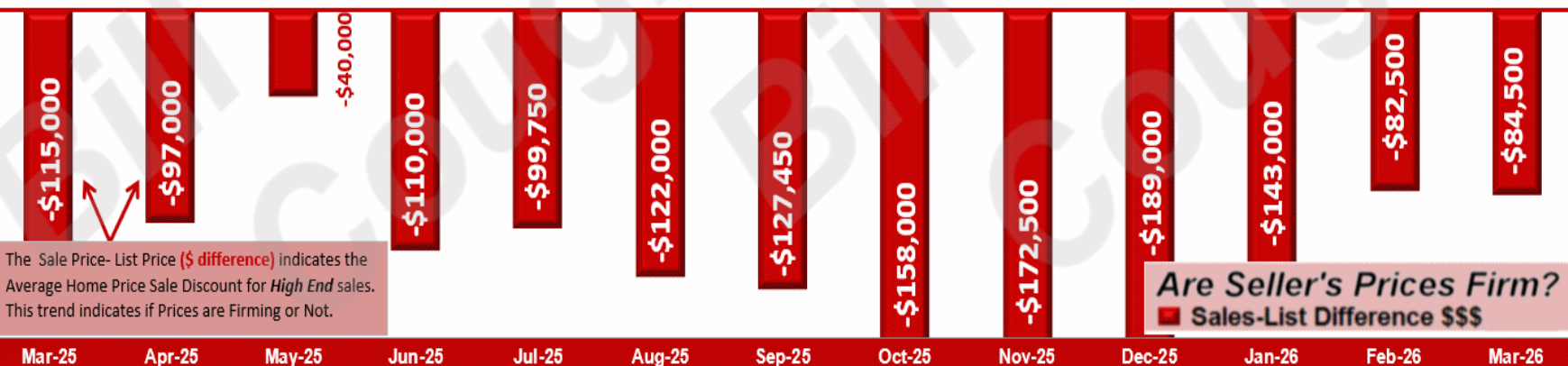
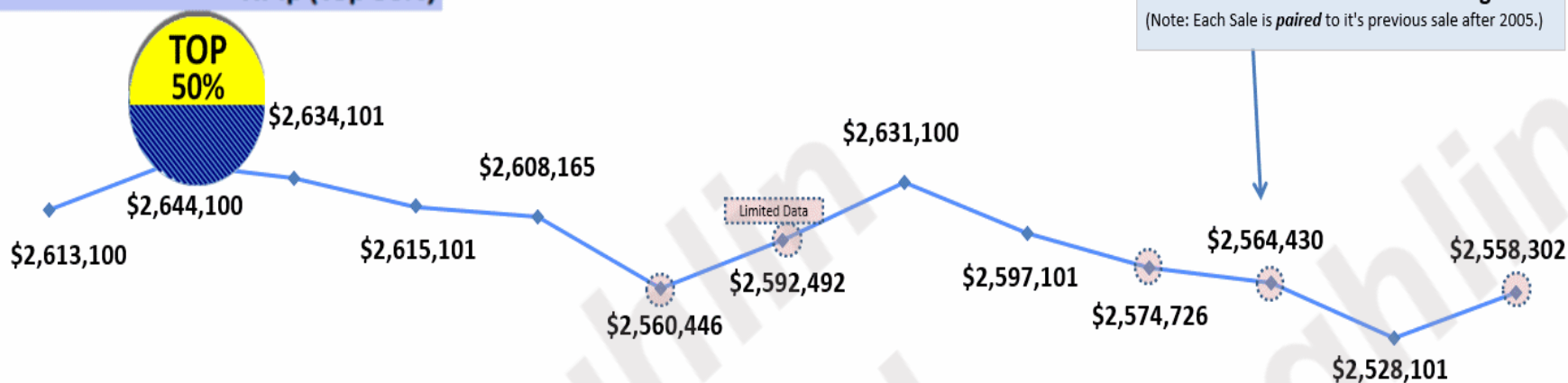
Detached North Vancouver Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Are Home Prices Up? Homes Over \$2,200,000

Home Price Index → HPIp (Top 50%)

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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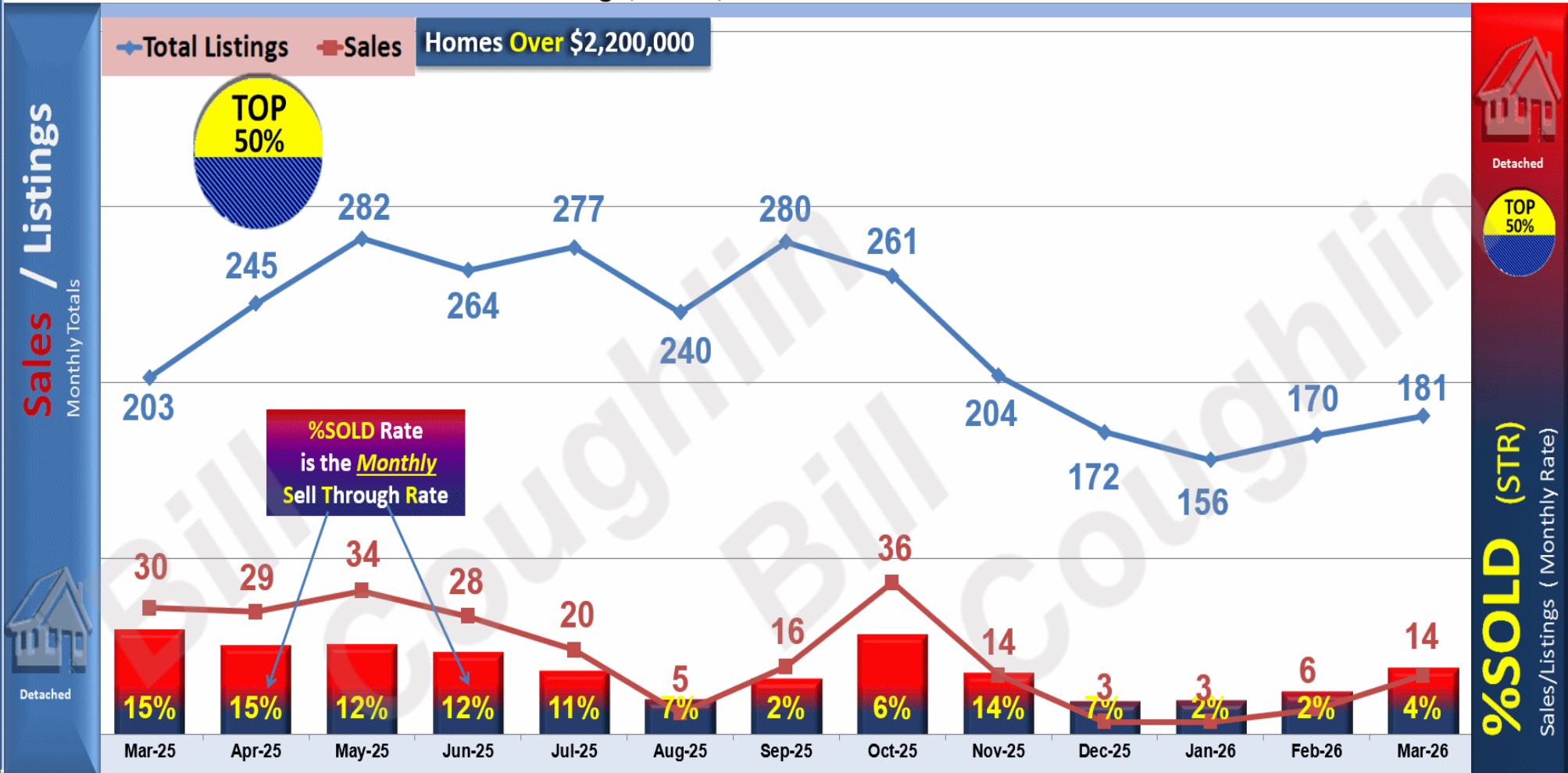
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Market Analysis and Forecasting Apr 1/ 26 North Vancouver

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



Sales / Listings

Monthly Totals



Detached



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%SOLD (STR)
Sales/Listings (Monthly Rate)



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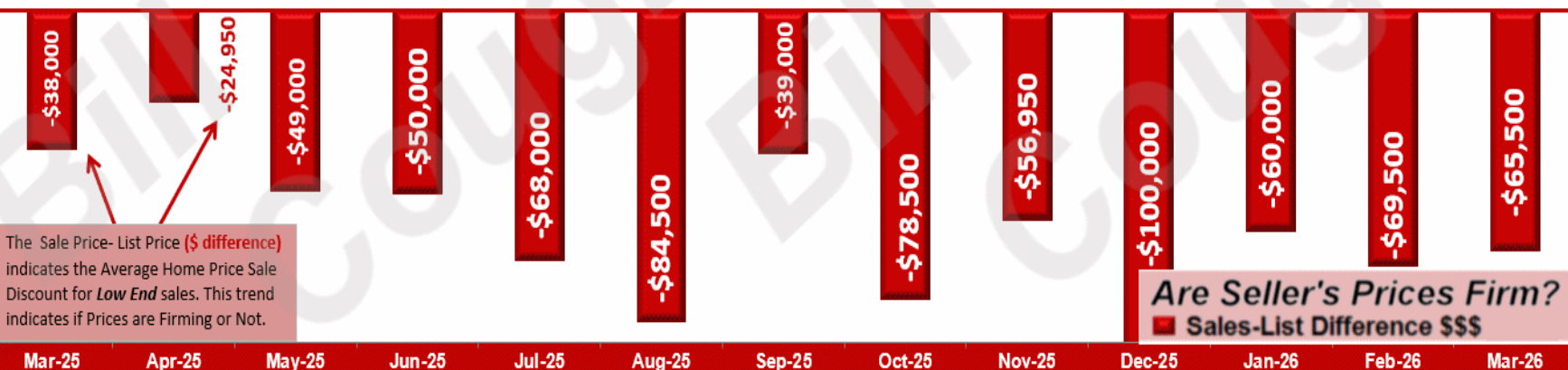
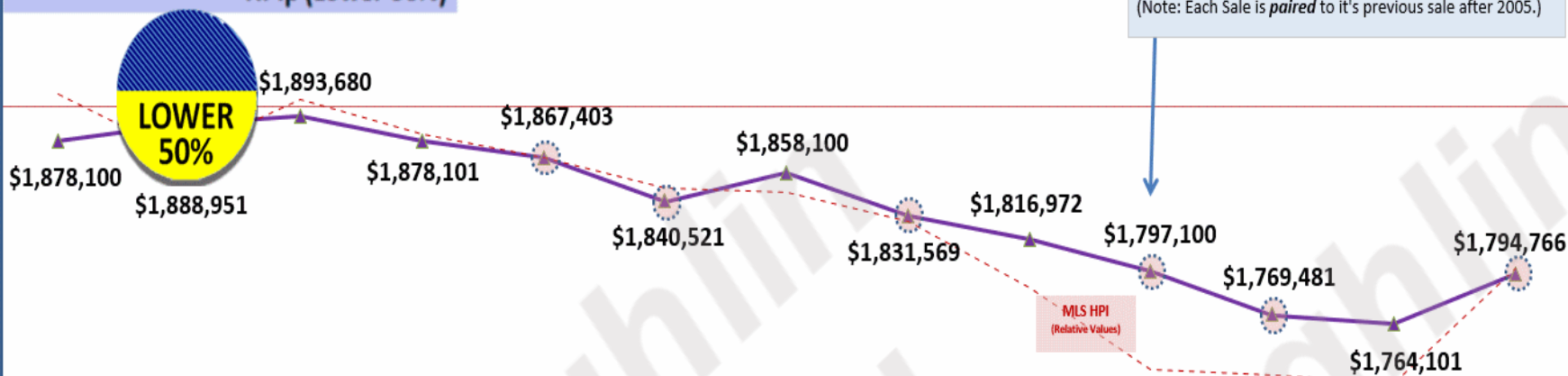
Detached North Vancouver Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

Are Home Prices Up? Homes Below \$2,200,000

Home Price Index → HPIp (Lower 50%)

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



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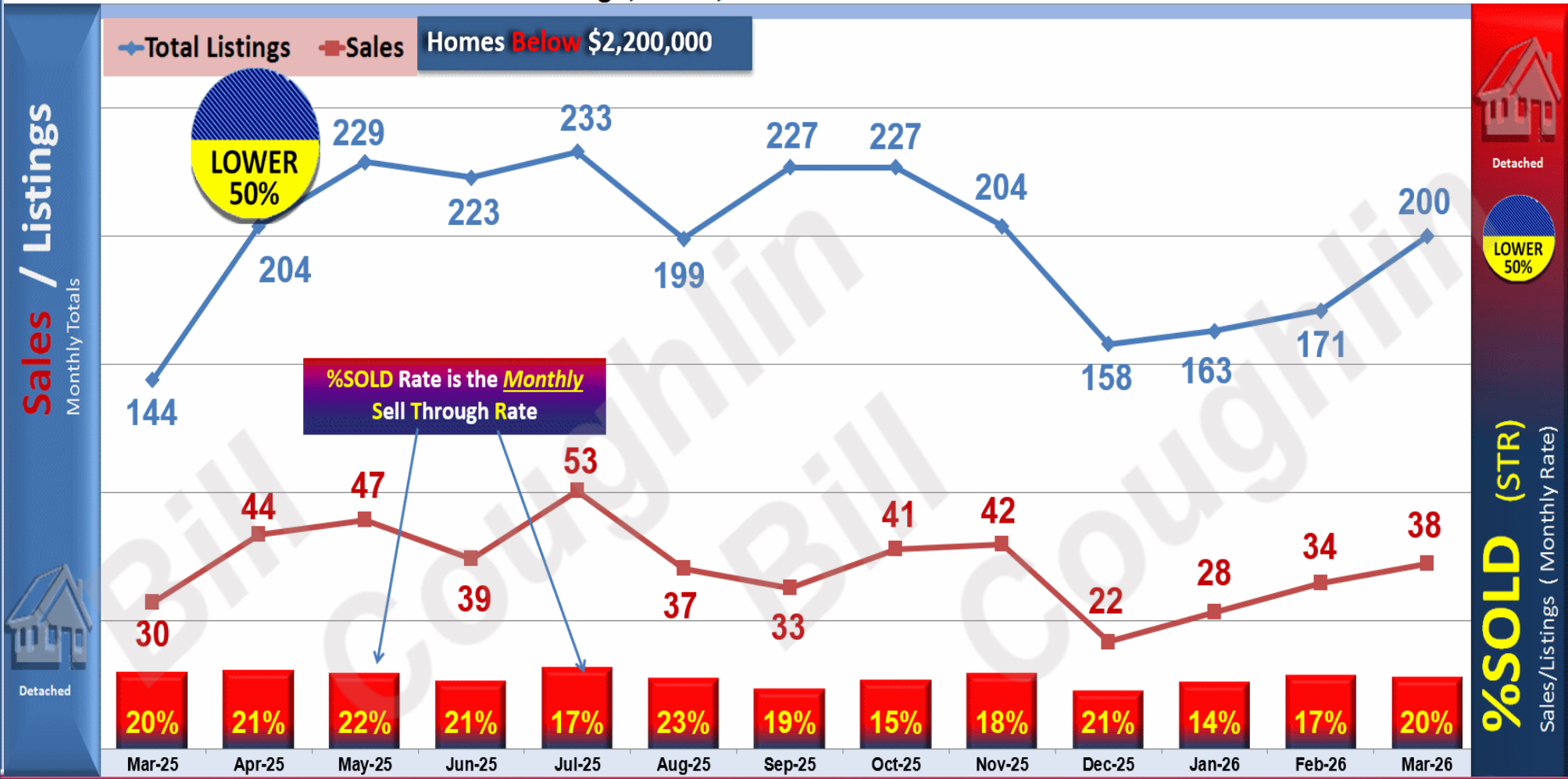
Statistics, on the Web!



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Market Analysis and Forecasting Apr 1/ 26 North Vancouver

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



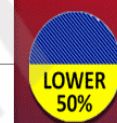
Sales / Listings
Monthly Totals



Detached



Detached



%SOLD (STR)
Sales/Listings (Monthly Rate)



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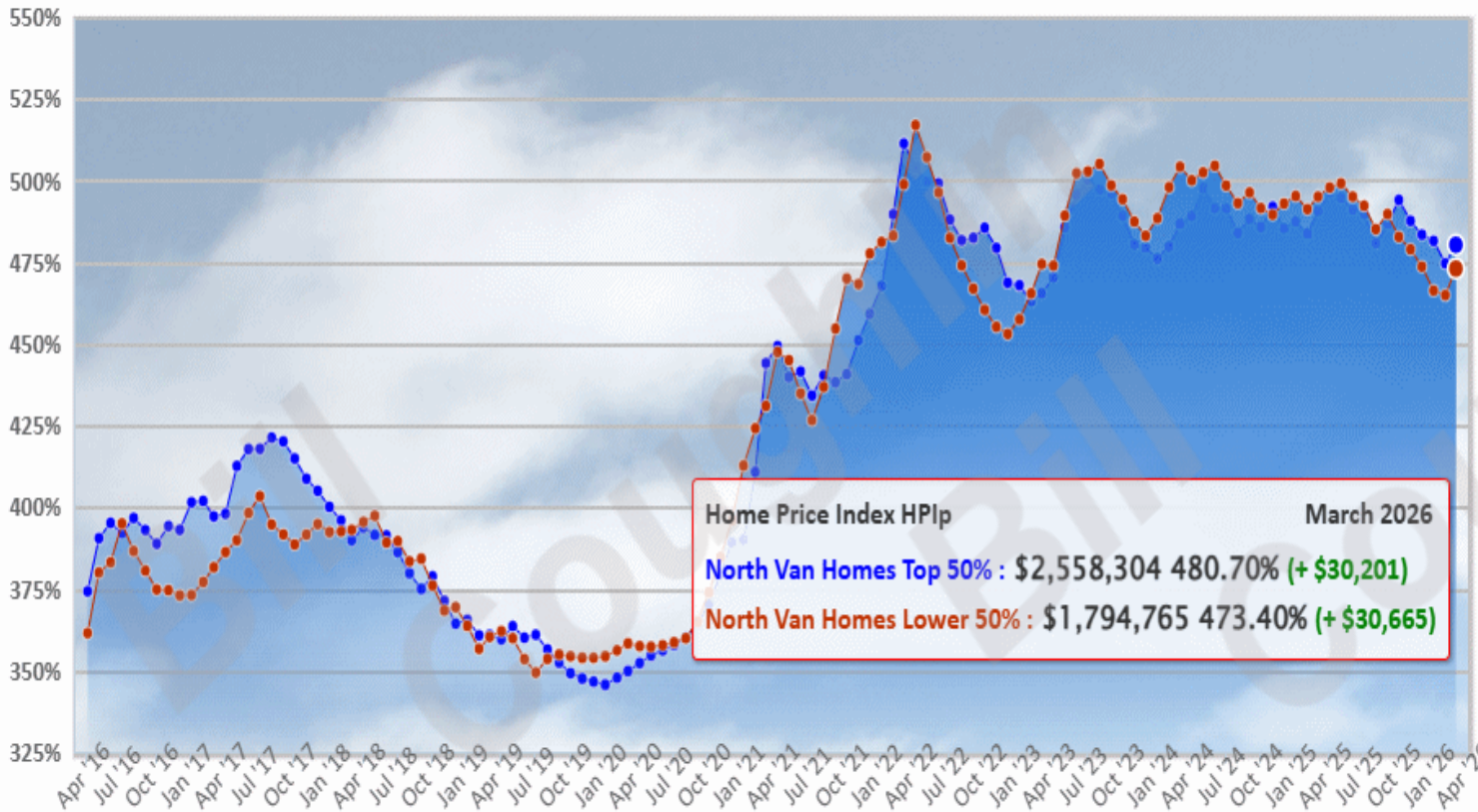


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Market Analysis and Forecasting Apr 1/ 26 North Vancouver

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
Mar 2026	% 480.70
Feb 2026	% 475.00
Jan 2026	% 481.90
Dec 2025	% 483.80
Nov 2025	% 488.00
Oct 2025	% 494.40
Sep 2025	% 487.10
Aug 2025	% 481.10
Jul 2025	% 490.10
Jun 2025	% 491.40
May 2025	% 495.00
Apr 2025	% 496.80



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Market Analysis and Forecasting Apr 1/ 26 North Vancouver



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North Vancouver Sub areas Statistics - Mar 2026							Attached
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
Boulevard	2	0				0.0%	
Blueridge NV	4	1	12	97%	-\$30,000	25.0%	
Capilano NV	140	31	12	97%	-\$24,000	22.1%	
Central Lonsdale	2	1	10	98%	-\$39,000	50.0%	
Canyon Heights NV	2	1	23	94%	-\$68,000	50.0%	
Deep Cove	1	0				0.0%	
Edgemont	19	0				0.0%	
Grouse Woods	2	1	6	99%	-\$14,000	50.0%	
Harbourside	21	0				0.0%	
Indian River	7	1	0	103%	\$35,000	14.3%	
Lower Lonsdale	215	40	9	98%	-\$15,500	18.6%	
Lynn Valley	60	18	15	99%	-\$11,000	30.0%	
Lynnmour	86	10	8	98%	-\$14,499	11.6%	
Mosquito Creek	24	4	7	98%	-\$20,500	16.7%	
Norgate	11	2	11	96%	-\$36,500	18.2%	
Northlands	16	4	18	99%	-\$10,400	25.0%	
Pemberton Heights	0	0				0.0%	
Pemberton NV	79	7	21	95%	-\$30,900	8.9%	
Princess Park	15	4	18	98%	-\$22,000	0.0%	
Queensbury	56	5	34	98%	-\$18,900	8.9%	
Roche Point	5	1	16	98%	-\$15,000	20.0%	
Seymour	1	0				0.0%	
Upper Lonsdale	14	2	4	100%	\$500	14.3%	
Westlynn	3	0				0.0%	
Windsor Park NV	6	0				0.0%	
Total Activity	791	133	10	98%	-\$18,900	17%	

North Vancouver Price Ranges Statistics - Mar 2026							Attached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$650,000	143	22	10	98%	-\$14,499	15.4%	
\$650,001-\$750,000	89	16	9	98%	-\$11,400	18.0%	
\$750,001-\$900,000	130	27	16	98%	-\$17,500	20.8%	
\$900,001-\$1,125,000	104	20	16	98%	-\$24,000	19.2%	
\$1,125,001-\$1,300,000	93	15	22	98%	-\$26,900	16.1%	
\$1,300,001-\$1,700,000	157	20	5	99%	-\$17,000	12.7%	
\$1,700,001 and more	75	13	10	98%	-\$39,000	17.3%	
Total Activity	791	133	10	98%	-\$18,900	17%	

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 of the most accurate HPI indexes at this time.

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Monthly Changes Summary	Mar-25	Feb-26	Mar-26	4/1/2026	Change
Total Listings (A,S,T,C,X)	715	665	791		126 ↑
Active Listings (1st of the month)	428	416	492	590	98 ↑
Solds	110	95	133		38 ↑
DOM	7	15	10		-5 ↓
%SOLD (Sales/ Listings /monthly rate)	15%	14%	17%		2.5% ↑
Condos (Top 50%) Home Price Index HPI	\$884,200	\$844,530	\$847,877		\$3,348 ↑
Condos (Lower 50%) Home Price Index H	\$552,101	\$526,487	\$516,101		-\$10,386 ↓
Twnhs (Top 50%) Home Price Index HPI	\$1,443,888	\$1,418,100	\$1,403,747		-\$14,353 ↓
Twnhs (Lower 50%) Home Price Index HF	\$1,023,919	\$967,937	\$968,207		\$270 ↑

Apr 1 2026 North Vancouver Market Update (Attached Townhomes/ Condos)

Current: North Vancouver is a Seller Market with average listings inventory, a **17 % SOLD** rate and a 98% sell/list ratio. (This means an average of a \$18,900 decrease on a sale from the original list price)
Most Active Range: Homes between \$750,000 - \$900,000 have **20.8 % SOLD** rate.
Least Active Range: Homes between \$1.3 mill. - \$1.7 mill. have **12.7 % SOLD** rate.

History: North Vancouver's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that price decreased \$36,323.
 North Vancouver's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$41,464.
 North Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$40,141.
 North Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$55,712.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The Listing Inventories are 11% more than the same month last year. Total listings count is 85 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 Stable market. The housing market in Metro Vancouver has tipped up. In March, detached home prices went up by \$745 on average. This is real improvement over February, when prices dropped by \$9,716. Prices in about 62% of detached homes are INCREASING. The condo and townhome markets are also improving. Condo prices increased by \$91, and townhome prices rose by \$2,148. These markets are expected to stay steady over the next month.

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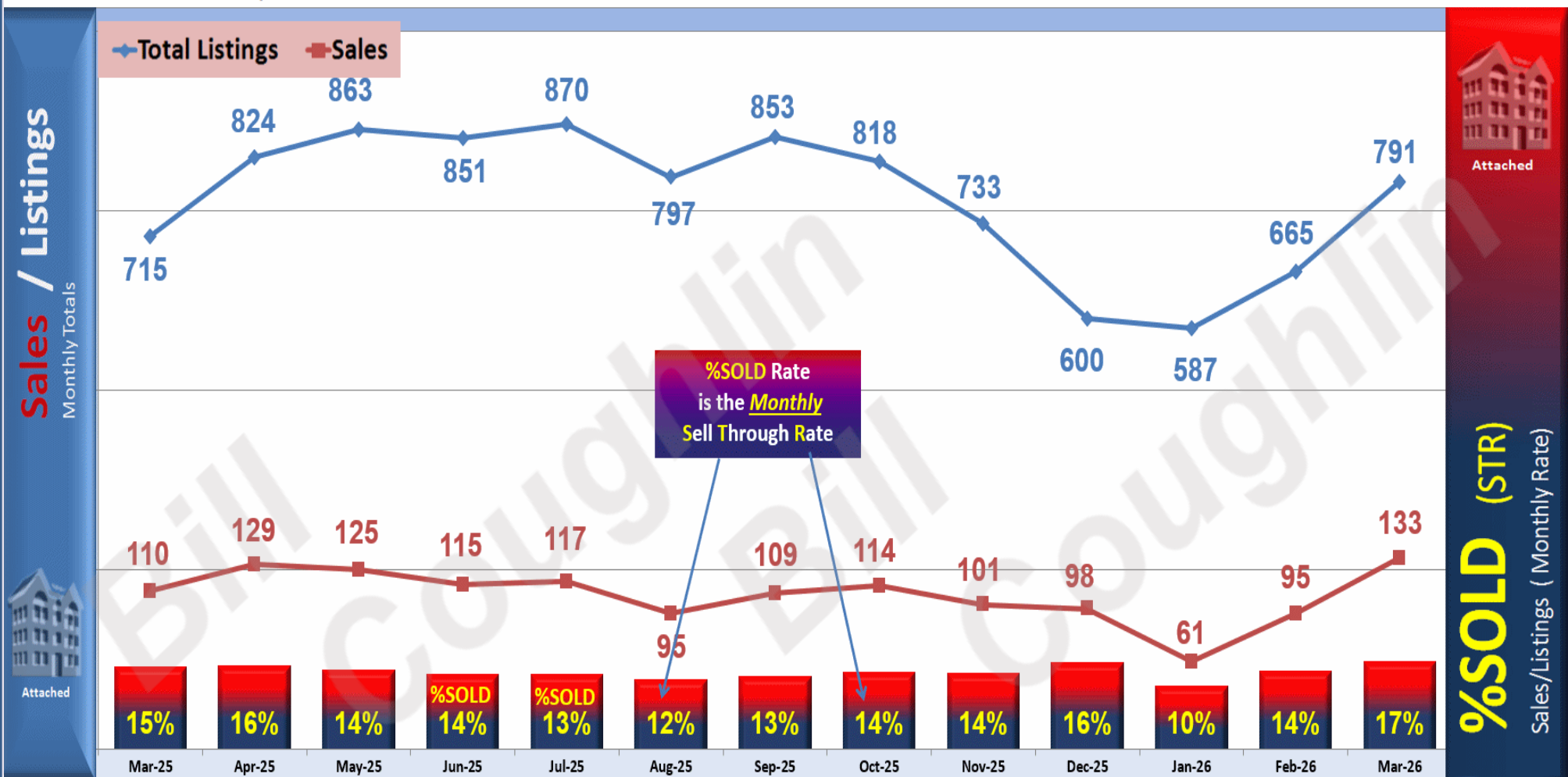
attached homes



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Market Analysis and Forecasting Apr 1/ 26 North Vancouver

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



Sales / Listings
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)



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Statistics, on the Web!

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Market Analysis and Forecasting Apr 1/ 26 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)



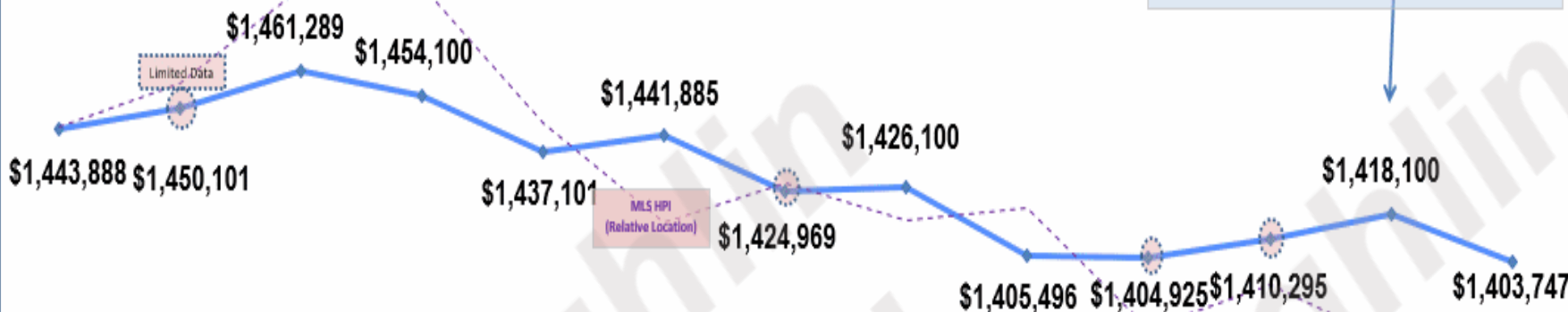
Townhouses

TOP 50%

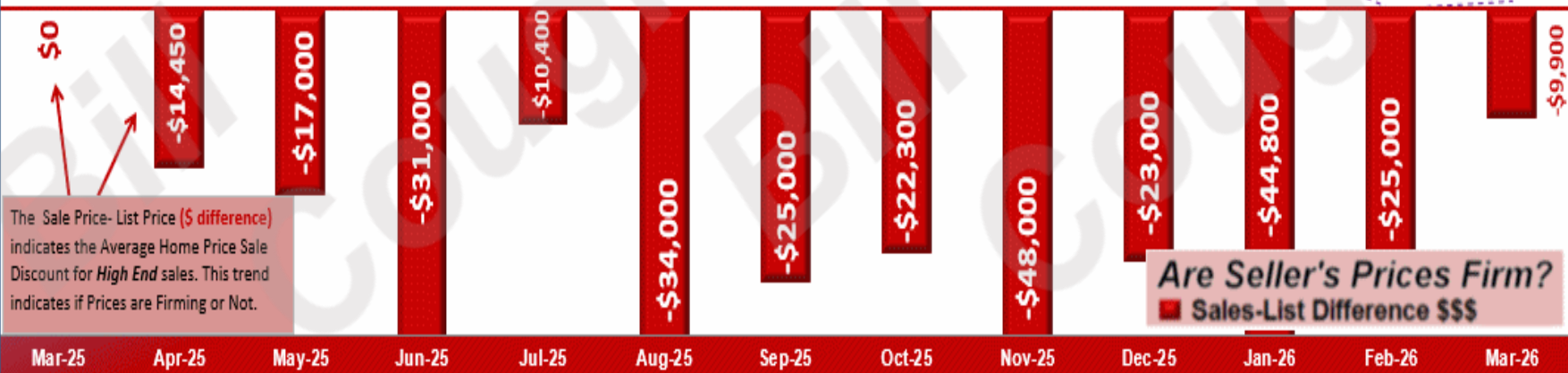
Sales Discount \$\$
Sale Price - Original List Price (\$ \$ difference)

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.)



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 \$\$\$



*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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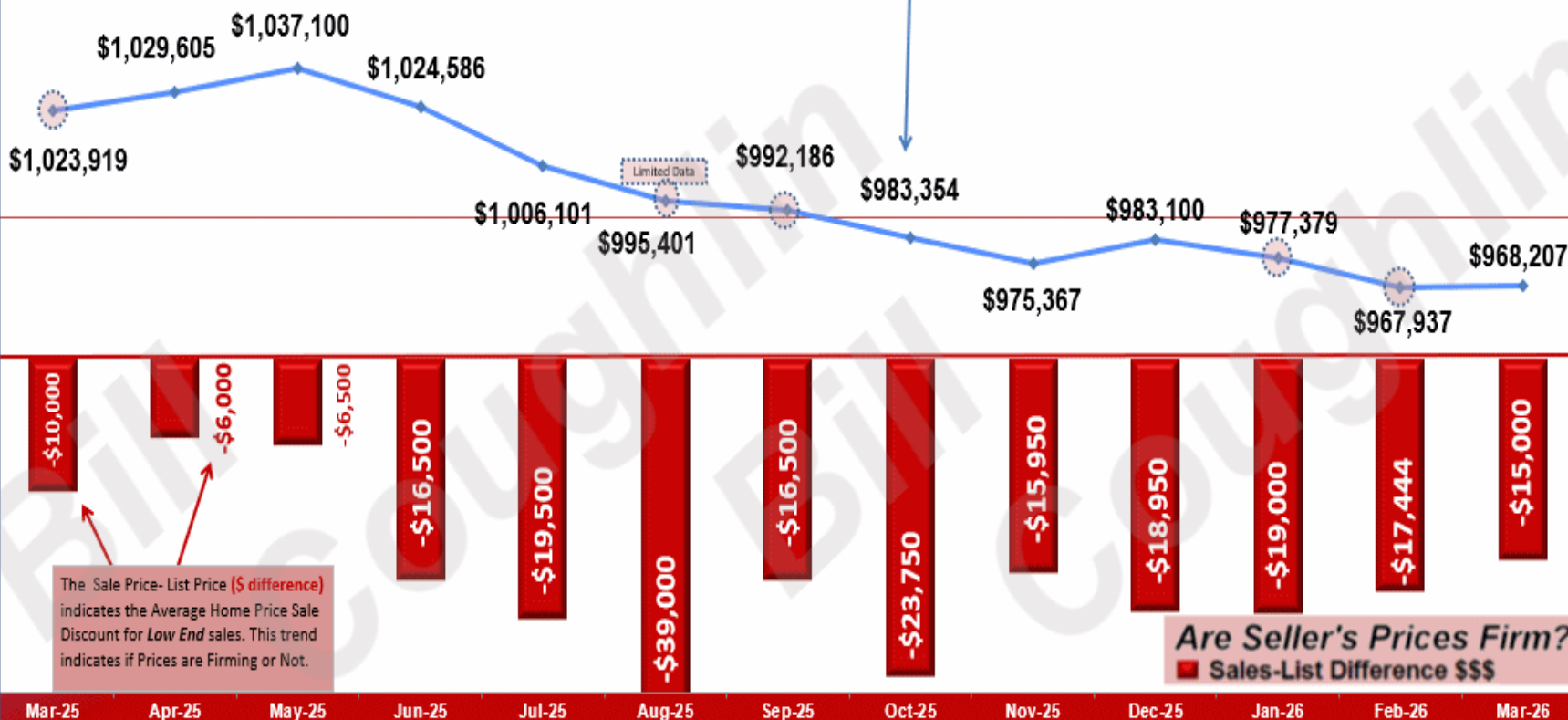
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Market Analysis and Forecasting Apr 1/ 26 North Vancouver

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)

Are Home Prices Up? Home Price Index - HPIp (Lower 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
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Are Seller's Prices Firm?
Sales-List Price (\$ difference)

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



Townhouses



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



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Statistics, on the Web!



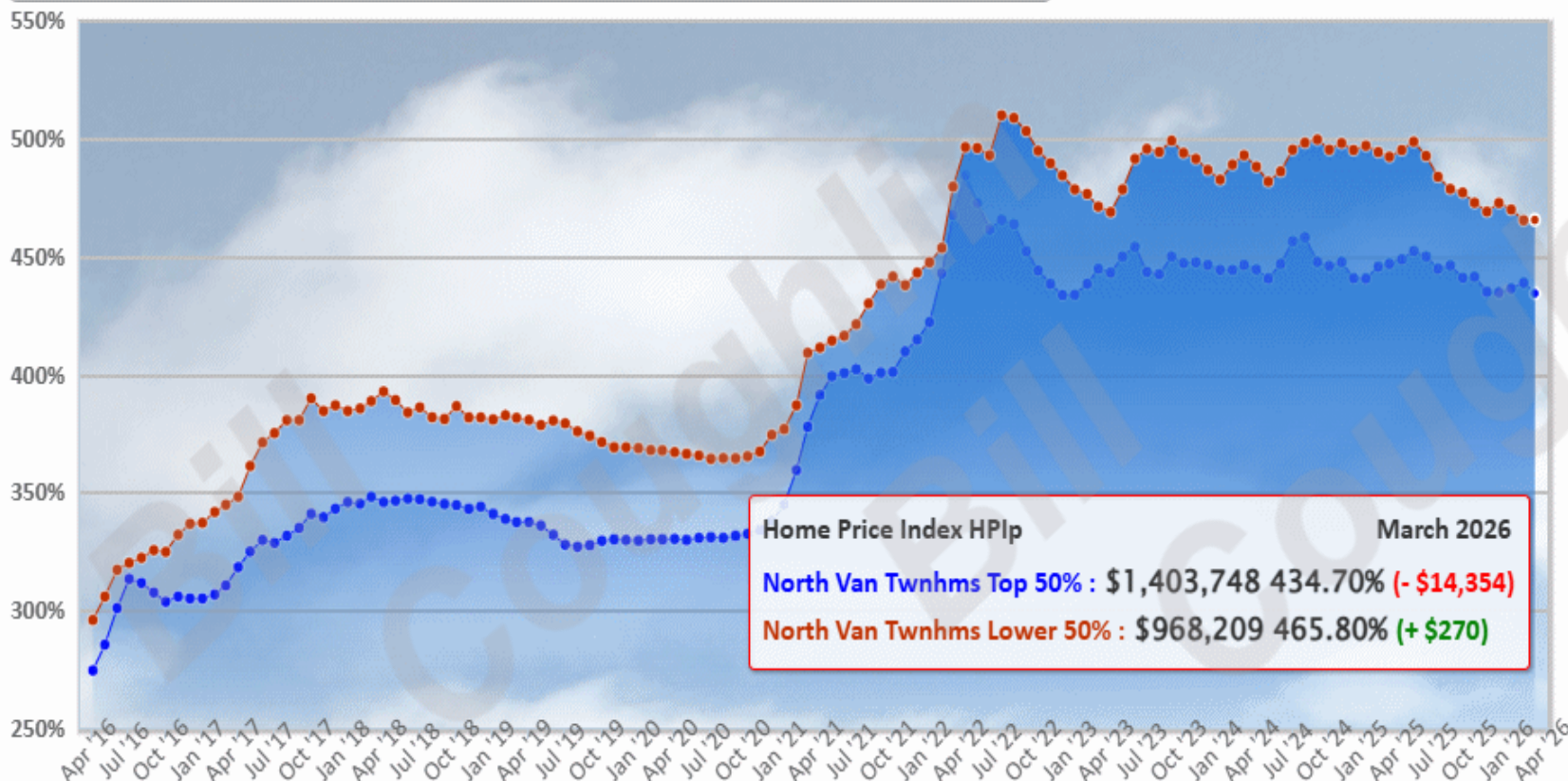
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Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Mar 2026	% 434.70
Feb 2026	% 439.20
Jan 2026	% 436.80
Dec 2025	% 435.10
Nov 2025	% 435.30
Oct 2025	% 441.70
Sep 2025	% 441.30
Aug 2025	% 446.50
Jul 2025	% 445.10
Jun 2025	% 450.30
May 2025	% 452.60
Apr 2025	% 449.10



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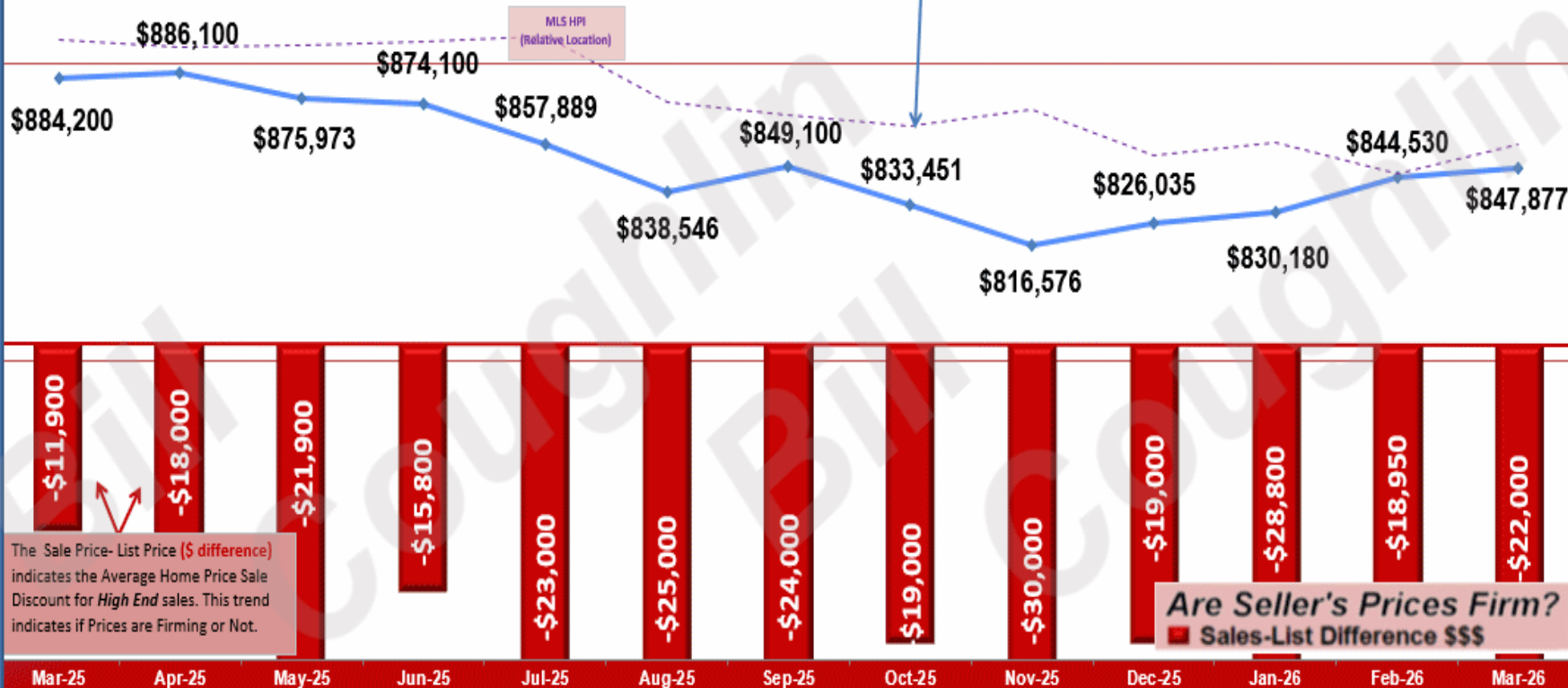
Market Analysis and Forecasting Apr 1/ 26 North Vancouver

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)

Are Home Prices Up?
Home Price Index → HPIp (Top 50%)

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



Condominiums

TOP 50%

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



Condominiums



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Home Price Changes

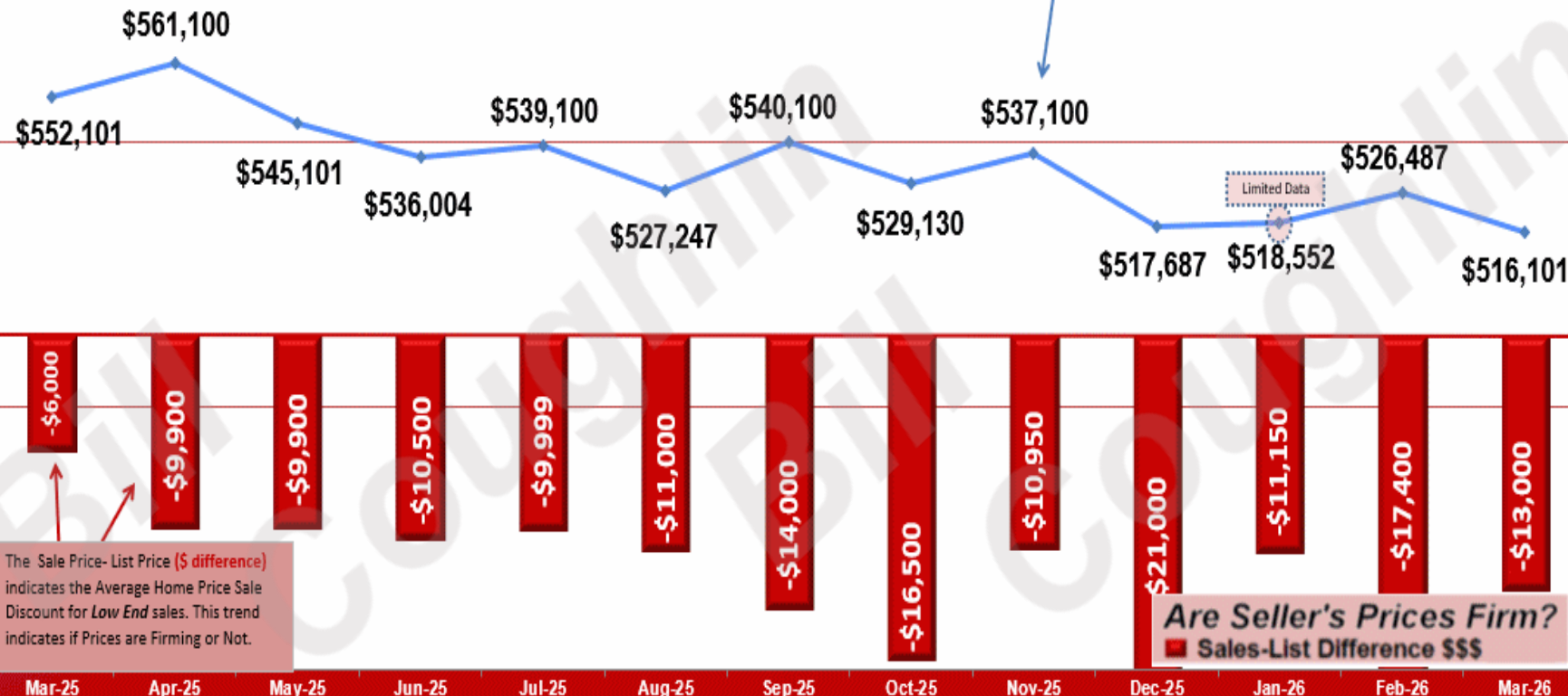
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

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



Condominiums



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



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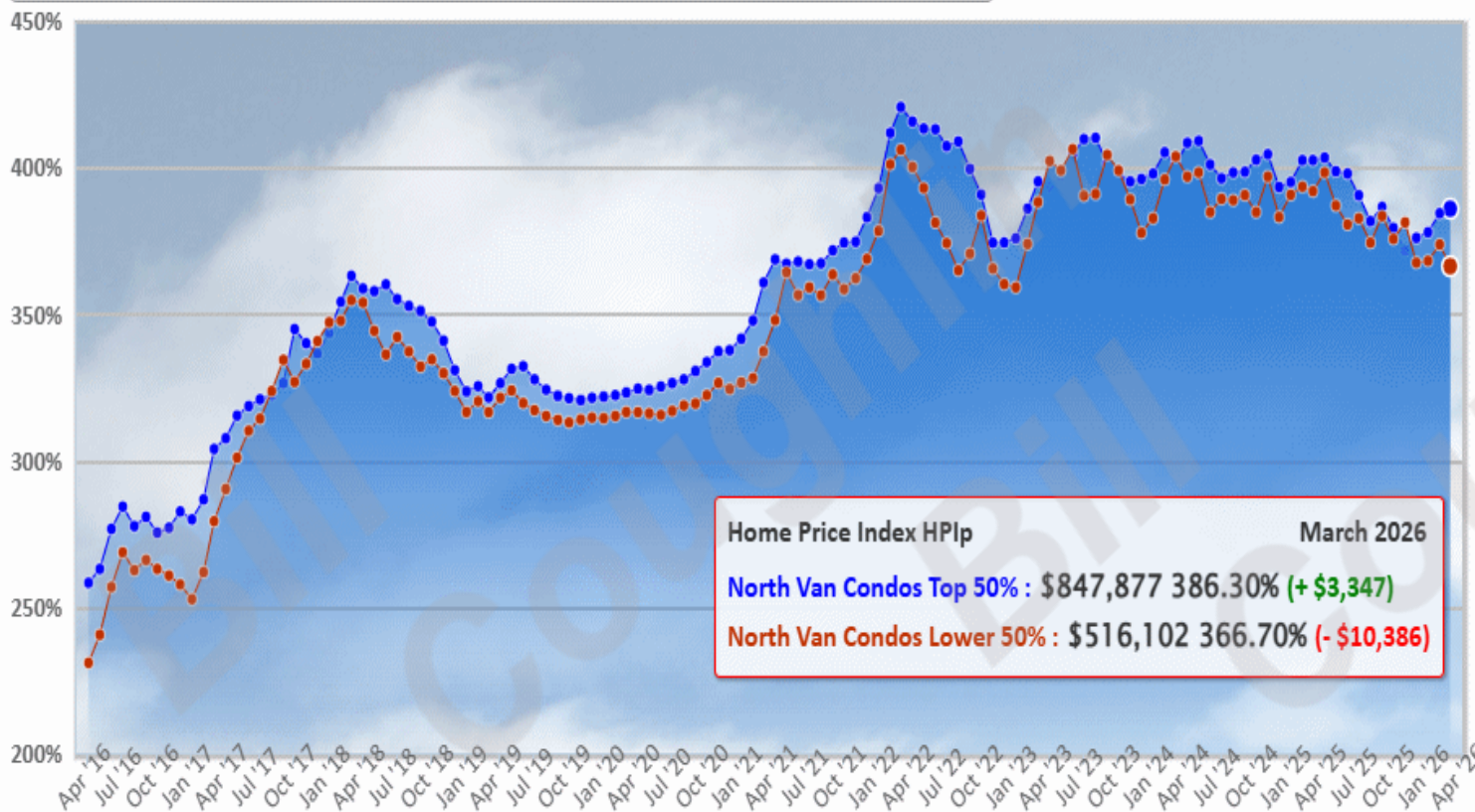


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Market Analysis and Forecasting Apr 1/ 26 North Vancouver

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
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Feb 2026	% 384.80
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Dec 2025	% 376.40
Nov 2025	% 372.10
Oct 2025	% 379.80
Sep 2025	% 386.90
Aug 2025	% 382.10
Jul 2025	% 390.90
Jun 2025	% 398.30
May 2025	% 399.10
Apr 2025	% 403.80



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