



# North Vancouver August 2015 Recap

	This Month AUGUST 2015	Last Month JULY 2015	Last Year AUGUST 2014
<b>Median Sale Price</b>	\$1,292,500	\$1,307,500	\$1,080,000
<b>Average Days on Market</b>	23	24	36
<b>Active Listings</b>	154	202	283
<b>Sales</b>	70	116	101

## Neighbourhood Breakdown

Ranked by months' supply; this number tells how many months it would take for all current inventory to sell given the monthly sales. This number determines the market status.

	Inventory	Sales	Supply	Market Status		Inventory	Sales	Supply	Market	
Canyon Heights	28	15	2		Lower Lonsdale	7	1	7		
Calverhall	4	2	2		Edgemont	8	0	n/a		
Northlands	2	1	2		Dollarton	7	0	n/a		
Windsor Park	2	1	2		Hamilton	6	0	n/a		
Lynn Valley	17	7	2		Indian Arm	6	0	n/a		
Blueridge	5	2	3		Braemar	5	0	n/a		
Grouse Woods	5	2	3		Woodlands*	5	0	n/a		
Tempe	5	2	3		Queensbury	3	0	n/a		
Forest Hills	11	4	3		Seymour	3	0	n/a		
Deep Cove	9	3	3		Delbrook	1	0	n/a		
Lynnmour	9	3	3		Pemberton Heights	1	0	n/a		
Boulevard	6	2	3		Roche Point	1	0	n/a		
Capilano	3	1	3		Westlynn Terrace	1	0	n/a		
Indian River	3	1	3		Hamilton Heights	0	0	n/a		
Princess Park	3	1	3							
Central Lonsdale	14	4	4							
Upper Delbrook	7	2	4							
Upper Lonsdale	25	6	4							

\* Woodlands - Sunshine - Cascade

■ SELLERS MARKET  
■ BALANCED MARKET  
■ BUYERS MARKET  
■ NO SALES

SUPPLY MONTHS SUPPLY

	INVENTORY	SALES	SUPPLY	MARKET STATUS
<b>TOTAL NORTH VANCOUVER</b>	<b>224</b>	<b>69</b>	<b>3</b>	<b>Seller</b>



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 Source: Real Estate Board of Greater Vancouver (REBGV), Fraser Valley Real Estate Board (FRVFB).  
 Retrieved September 1 2015.  
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## North Vancouver August 2015 Recap

	This Month AUGUST 2015	Last Month JULY 2015	Last Year AUGUST 2014
<b>\$ Median Sale Price</b>	\$445,000	\$434,000	\$437,500
<b>✓ Average Days on Market</b>	23	44	46
<b>FOR SALE Active Listings</b>	337	367	513
<b>SOLD Sales</b>	81	164	92

### Neighbourhood Breakdown

Ranked by months' supply; this number tells how many months it would take for all current inventory to sell given the monthly sales. This number determines the market status.

■ SELLERS MARKET  
 ■ BALANCED MARKET  
 ■ BUYERS MARKET  
 ■ NO SALES  
 **SUPPLY MONTHS SUPPLY**

	Inventory	Sales	Supply	Market Status
Capilano	3	2	2	SELLERS
Deep Cove	2	1	2	
Edgemont	2	1	2	
Westlynn	2	1	2	
Indian River	7	3	2	
Lynnmour	31	8	4	
Upper Lonsdale	8	2	4	
Lynn Valley	25	6	4	
Lower Lonsdale	136	26	5	
Pemberton	29	5	6	BALANCED
Norgate	6	1	6	
Central Lonsdale	93	15	6	
Hamilton	19	3	6	
Northlands	14	2	7	
Roche Point	32	4	8	BUYERS
Dollarton	8	1	8	

	Inventory	Sales	Supply	Market Status
Delbrook	1	0	n/a	NO SALES

#### NO INVENTORY FOR THE FOLLOWING AREAS

- BLUERIDGE
- BOULEVARD
- BRAEMAR
- CALVERHALL
- CANYON HEIGHTS
- FOREST HILLS
- GROUSE WOODS
- HAMILTON HEIGHTS
- INDIAN ARM
- PEMBERTON HEIGHTS
- PRINCESS PARK
- QUEENSBURY
- SEYMOUR
- TEMPE
- UPPER DELBROOK
- WESTLYNN TERRACE
- WINDSOR PARK
- WOODLANDS\*

\* Woodlands - Sunshine - Cascade

	INVENTORY	SALES	SUPPLY	MARKET STATUS
<b>TOTAL NORTH VANCOUVER</b>	<b>418</b>	<b>81</b>	<b>5</b>	<b>Balanced</b>



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