



# North Vancouver November 2015 Recap

	This Month NOV 2015	Last Month OCT 2015	Last Year NOV 2014
<b>Median Sale Price</b>	\$1,535,125	\$1,456,750	\$1,079,000
<b>Average Days on Market</b>	20	19	39
<b>Active Listings</b>	131	157	226
<b>Sales</b>	74	90	74

## 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
Central Lonsdale	7	5	1	
Seymour	9	5	2	
Boulevard	13	7	2	
Deep Cove	6	3	2	
Forest Hills	6	3	2	
Queensbury	4	2	2	
Princess Park	2	1	2	
Tempe	2	1	2	
Windsor Park	2	1	2	
Lynn Valley	17	7	2	
Calverhall	10	4	3	
Upper Delbrook	8	3	3	
Lower Lonsdale	9	3	3	
Braemar	6	2	3	
Dollarton	6	2	3	
Blueridge	3	1	3	
Upper Lonsdale	21	6	4	
Canyon Heights	19	5	4	

	Inventory	Sales	Supply	Market
Edgemont	15	0	n/a	
Lynnmour	8	0	n/a	
Indian Arm	4	0	n/a	
Pemberton	4	0	n/a	
Westlynn	4	0	n/a	
Woodlands*	4	0	n/a	
Hamilton	3	0	n/a	
Pemberton Heights	2	0	n/a	
Delbrook	1	0	n/a	
Indian River	1	0	n/a	
Norgate	1	0	n/a	
Grouse Woods	0	0	n/a	
Hamilton Heights	0	0	n/a	
Roche Point	0	0	n/a	

\* 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>205</b>	<b>68</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 December 1, 2015.  
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# North Vancouver November 2015 Recap

	This Month NOV 2015	Last Month OCT 2015	Last Year NOV 2014
<b>Median Sale Price</b>	\$489,900	\$431,800	\$490,000
<b>Average Days on Market</b>	45	28	55
<b>Active Listings</b>	239	295	461
<b>Sales</b>	105	98	111

## 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	2	2	1	SELLERS
Westlynn	2	2	1	
Delbrook	2	1	2	
Norgate	2	1	2	
Pemberton	22	9	2	
Lynnmour	24	9	3	
Northlands	11	4	3	
Lynn Valley	23	8	3	
Hamilton	12	4	3	
Upper Lonsdale	6	2	3	
Lower Lonsdale	102	29	4	
Seymour	11	3	4	
Central Lonsdale	82	22	4	
Roche Point	24	6	4	
Dollarton	10	2	5	
Indian River	5	1	5	

	Inventory	Sales	Supply	Market Status
Edgemont	2	0	n/a	N/A
Deep Cove	1	0	n/a	
Upper Delbrook	1	0	n/a	

### NO INVENTORY FOR THE FOLLOWING AREAS

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

\* Woodlands - Sunshine - Cascade

	INVENTORY	SALES	SUPPLY	MARKET STATUS
<b>TOTAL NORTH VANCOUVER</b>	<b>344</b>	<b>105</b>	<b>3</b>	<b>Seller</b>



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