REALTOR® Report

A Research Tool Provided by the Real Estate Board of Greater Vancouver

Coquitlam

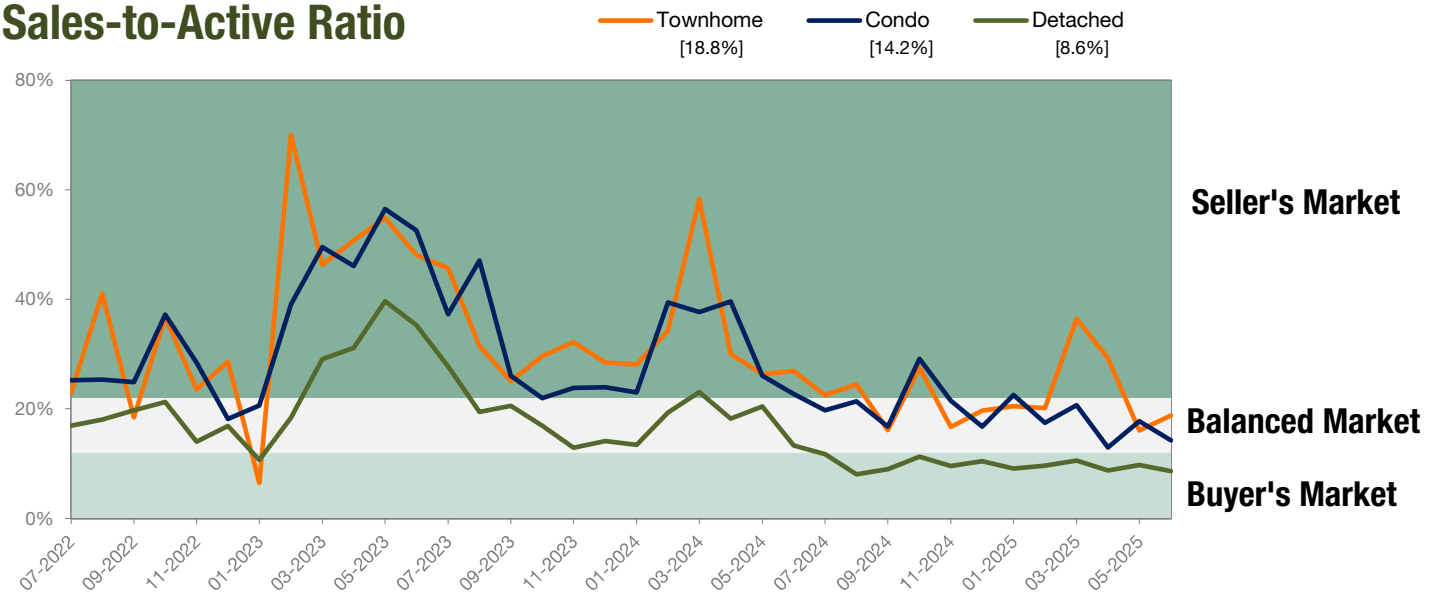
June 2025

Detached Properties	June			May		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**560**	407	+ 37.6%	**568**	382	+ 48.7%
Sales	**48**	54	- 11.1%	**55**	78	- 29.5%
Days on Market Average	**30**	24	+ 25.0%	**23**	18	+ 27.8%
MLS® HPI Benchmark Price	**$1,750,600**	$1,842,600	- 5.0%	**$1,778,300**	$1,854,400	- 4.1%

Condos	June			May		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**550**	414	+ 32.9%	**554**	392	+ 41.3%
Sales	**78**	94	- 17.0%	**98**	102	- 3.9%
Days on Market Average	**37**	23	+ 60.9%	**32**	19	+ 68.4%
MLS® HPI Benchmark Price	**$710,800**	$746,400	- 4.8%	**$724,000**	$751,900	- 3.7%

Townhomes	June			May		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**213**	145	+ 46.9%	**212**	152	+ 39.5%
Sales	**40**	39	+ 2.6%	**34**	40	- 15.0%
Days on Market Average	**20**	22	- 9.1%	**19**	16	+ 18.8%
MLS® HPI Benchmark Price	**$1,096,600**	$1,084,200	+ 1.1%	**$1,085,000**	$1,096,900	- 1.1%

Sales-to-Active Ratio



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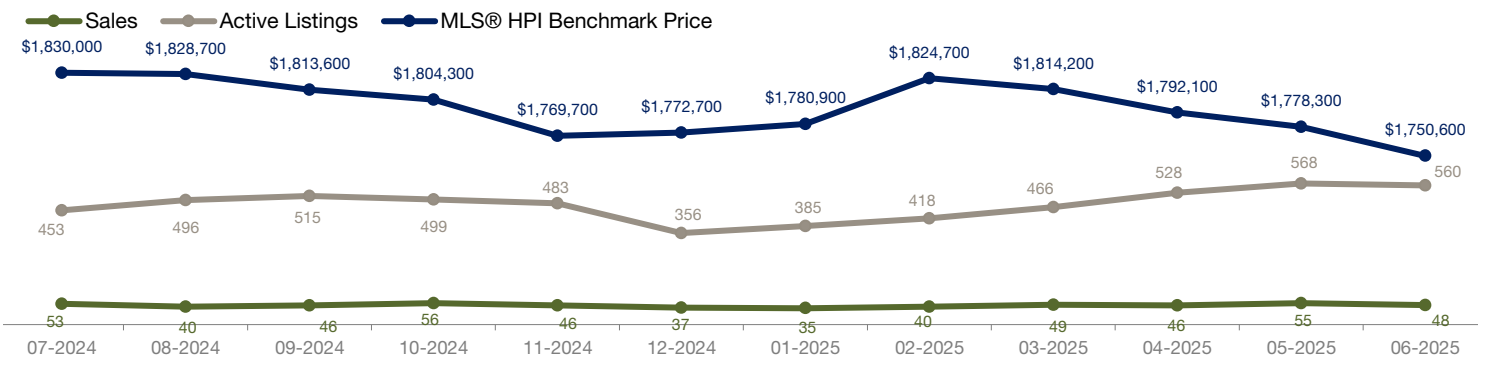
Detached Properties Report – June 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	0	0
$100,000 to $199,999	0	1	0
$200,000 to $399,999	1	2	3
$400,000 to $899,999	1	1	8
$900,000 to $1,499,999	11	50	48
$1,500,000 to $1,999,999	25	187	23
$2,000,000 to $2,999,999	9	191	31
$3,000,000 and $3,999,999	1	86	44
$4,000,000 to $4,999,999	0	28	0
$5,000,000 and Above	0	14	0
TOTAL	**48**	**560**	**30**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	4	62	$2,040,800	- 7.0%
Canyon Springs	0	6	$1,516,600	- 1.8%
Cape Horn	1	11	$1,463,900	- 3.0%
Central Coquitlam	9	50	$1,802,400	- 4.5%
Chineside	1	10	$1,671,000	- 9.5%
Coquitlam East	3	31	$1,687,000	- 4.2%
Coquitlam West	2	95	$1,860,300	- 4.5%
Eagle Ridge CQ	3	2	$1,332,800	- 3.7%
Harbour Chines	0	11	$2,078,700	- 5.6%
Harbour Place	2	6	$1,795,700	- 6.0%
Hockaday	2	10	$1,689,600	- 7.2%
Maillardville	5	32	$1,799,300	- 1.7%
Meadow Brook	0	13	$1,170,100	- 0.1%
New Horizons	2	13	$1,309,600	- 5.7%
North Coquitlam	0	0	$0	--
Park Ridge Estates	0	1	$0	--
Ranch Park	1	117	$1,675,100	+ 0.4%
River Springs	3	3	$1,223,900	- 6.8%
Scott Creek	1	7	$1,789,700	- 3.2%
Summitt View	0	1	$0	--
Upper Eagle Ridge	1	4	$1,757,400	- 2.0%
Westwood Plateau	8	73	$1,827,600	- 5.8%
Westwood Summit CQ	0	2	$0	--
TOTAL*	**48**	**560**	**$1,750,600**	**- 5.0%**

* This represents the total of the Coquitlam area, not the sum of the areas above.

Detached Homes - Coquitlam



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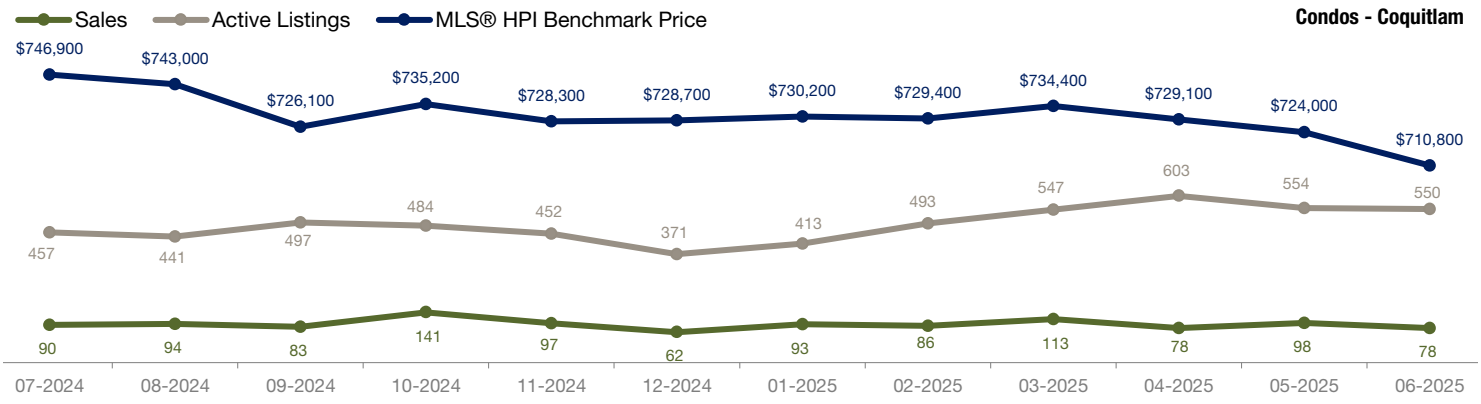
Condo Report – June 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	0	0
$100,000 to $199,999	0	0	0
$200,000 to $399,999	2	5	77
$400,000 to $899,999	68	469	34
$900,000 to $1,499,999	7	72	51
$1,500,000 to $1,999,999	1	4	21
$2,000,000 to $2,999,999	0	0	0
$3,000,000 and $3,999,999	0	0	0
$4,000,000 to $4,999,999	0	0	0
$5,000,000 and Above	0	0	0
TOTAL	**78**	**550**	**37**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	0	0	$0	--
Canyon Springs	2	11	$628,300	- 0.5%
Cape Horn	0	11	$0	--
Central Coquitlam	5	40	$570,800	- 3.7%
Chineside	0	0	$0	--
Coquitlam East	2	6	$576,300	- 4.0%
Coquitlam West	37	273	$742,600	- 4.6%
Eagle Ridge CQ	1	2	$695,400	- 2.1%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
Maillardville	3	24	$486,000	- 4.0%
Meadow Brook	0	0	$0	--
New Horizons	8	32	$803,300	- 4.4%
North Coquitlam	16	127	$710,300	- 5.4%
Park Ridge Estates	0	0	$0	--
Ranch Park	0	0	$0	--
River Springs	0	0	$0	--
Scott Creek	0	0	$0	--
Summitt View	0	0	$0	--
Upper Eagle Ridge	0	0	$0	--
Westwood Plateau	4	24	$710,400	- 2.4%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**78**	**550**	**$710,800**	**- 4.8%**

* This represents the total of the Coquitlam area, not the sum of the areas above.



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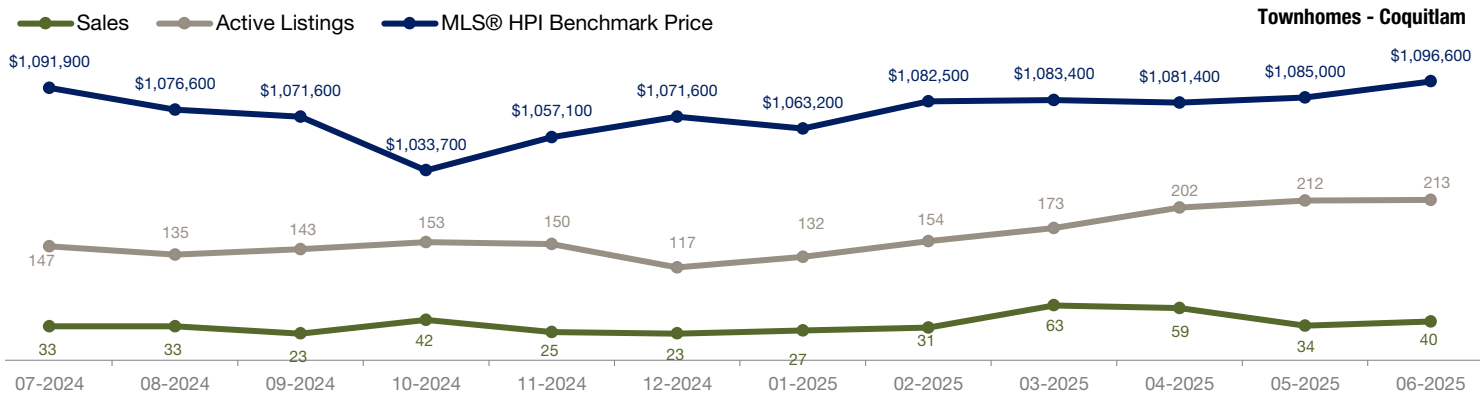
Coquitlam

Townhomes Report – June 2025

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	0	0	0
$100,000 to $199,999	0	0	0
$200,000 to $399,999	0	0	0
$400,000 to $899,999	6	32	15
$900,000 to $1,499,999	29	175	23
$1,500,000 to $1,999,999	5	6	7
$2,000,000 to $2,999,999	0	0	0
$3,000,000 and $3,999,999	0	0	0
$4,000,000 to $4,999,999	0	0	0
$5,000,000 and Above	0	0	0
TOTAL	**40**	**213**	**20**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	19	99	$1,249,200	+ 3.8%
Canyon Springs	1	5	$742,400	- 0.6%
Cape Horn	0	2	$0	--
Central Coquitlam	1	0	$712,600	- 3.8%
Chineside	0	0	$0	--
Coquitlam East	2	5	$850,900	- 1.0%
Coquitlam West	5	60	$1,032,400	- 2.6%
Eagle Ridge CQ	1	2	$987,000	+ 1.8%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
Maillardville	2	14	$766,000	- 1.6%
Meadow Brook	0	0	$0	--
New Horizons	0	4	$1,218,800	+ 3.6%
North Coquitlam	1	2	$0	--
Park Ridge Estates	0	0	$0	--
Ranch Park	0	0	$757,300	- 2.4%
River Springs	0	0	$0	--
Scott Creek	1	5	$1,095,500	+ 1.7%
Summitt View	0	0	$0	--
Upper Eagle Ridge	1	1	$862,800	+ 2.6%
Westwood Plateau	6	14	$1,094,500	- 11.0%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**40**	**213**	**$1,096,600**	**+ 1.1%**

* This represents the total of the Coquitlam area, not the sum of the areas above.



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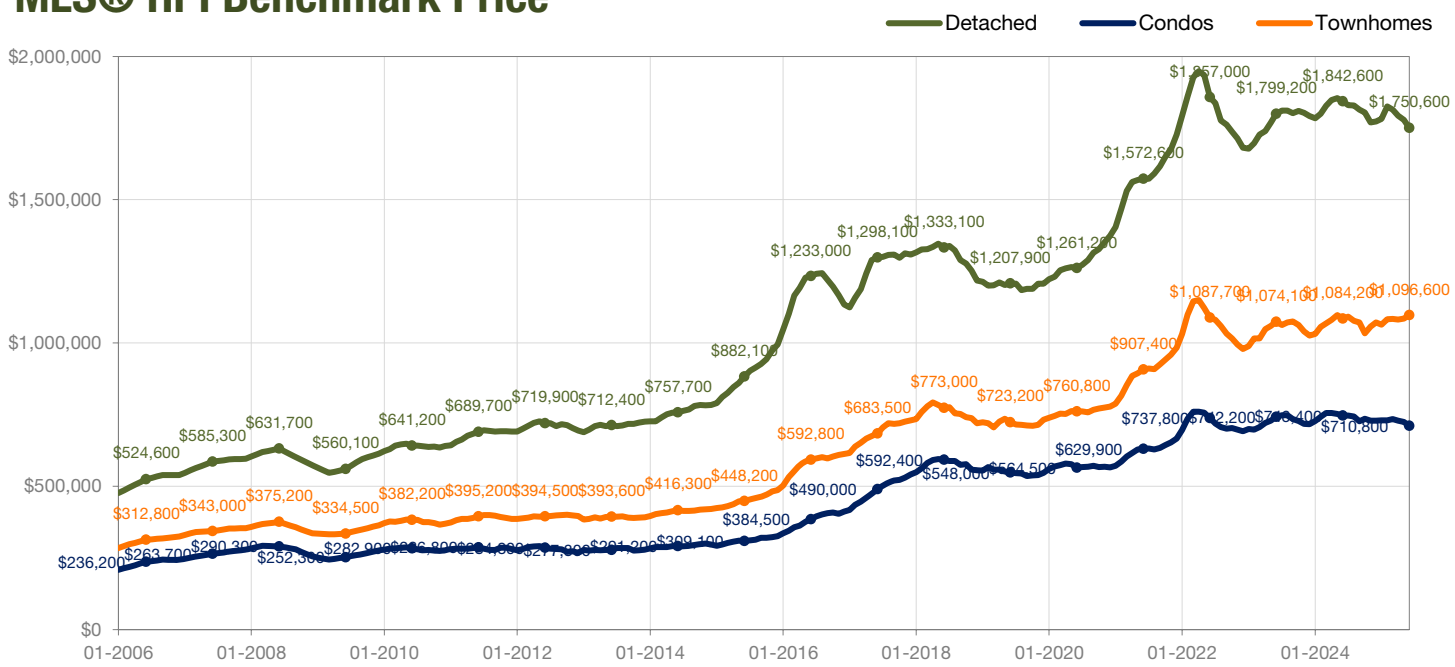
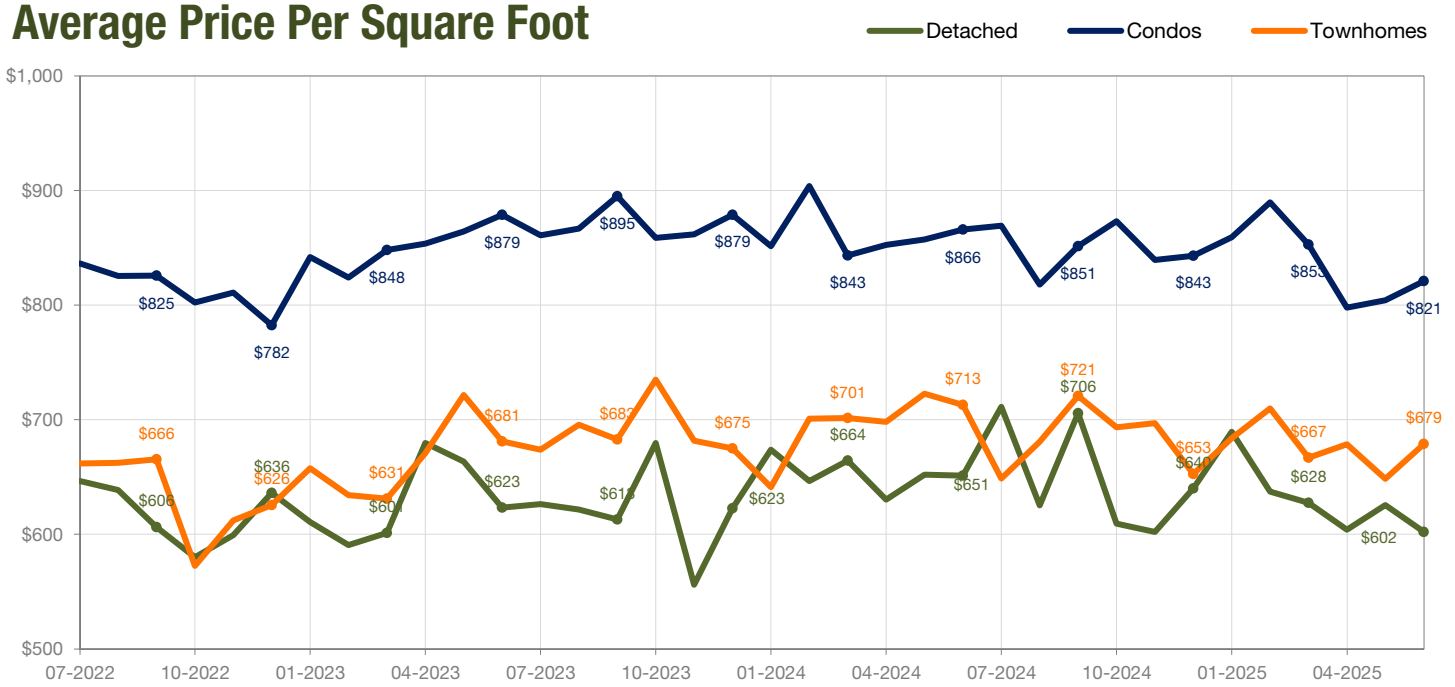
MLS® HPI Benchmark Price



Note: $0 means that there is no sales activity, not $0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



Note: $0 means that there is no sales activity, not $0 as an Average Price Per Square Foot.

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