REALTOR® Report

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

Coquitlam

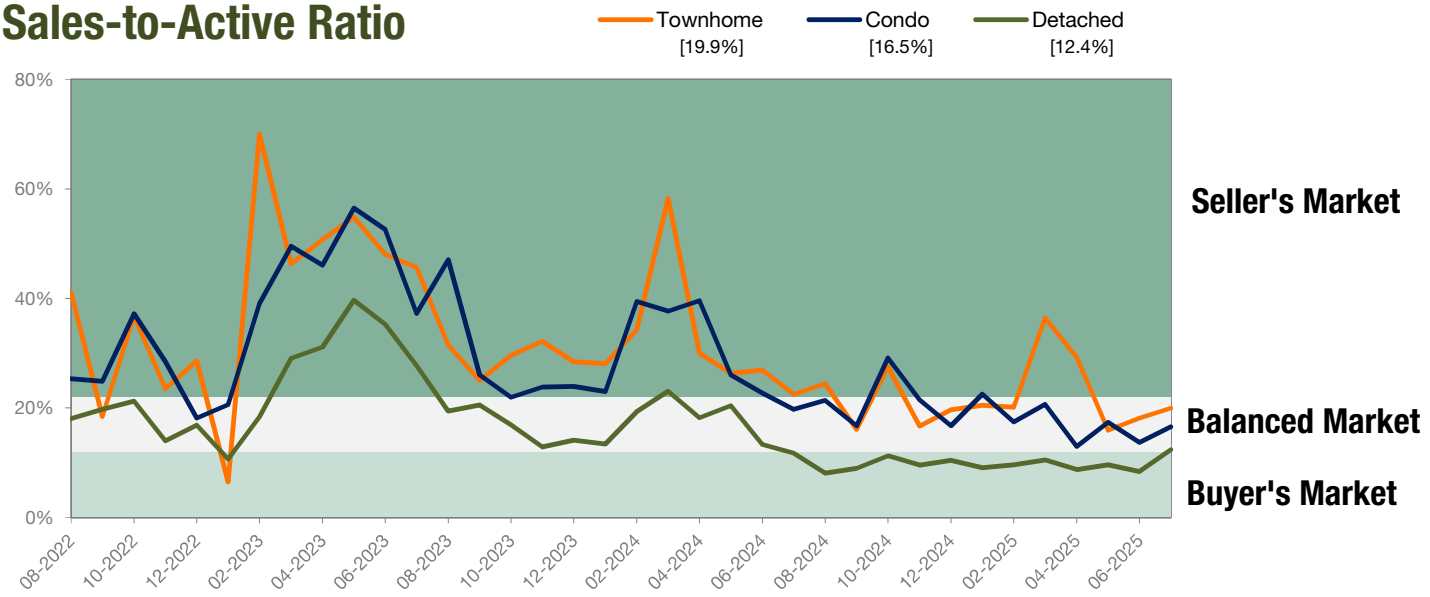
July 2025

Detached Properties	July			June		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**526**	453	+ 16.1%	**574**	407	+ 41.0%
Sales	**65**	53	+ 22.6%	**48**	54	- 11.1%
Days on Market Average	**38**	42	- 9.5%	**30**	24	+ 25.0%
MLS® HPI Benchmark Price	**$1,737,100**	$1,830,000	- 5.1%	**$1,750,600**	$1,842,600	- 5.0%

Condos	July			June		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**562**	457	+ 23.0%	**569**	414	+ 37.4%
Sales	**93**	90	+ 3.3%	**78**	94	- 17.0%
Days on Market Average	**33**	25	+ 32.0%	**37**	23	+ 60.9%
MLS® HPI Benchmark Price	**$705,400**	$746,900	- 5.6%	**$710,800**	$746,400	- 4.8%

Townhomes	July			June		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**216**	147	+ 46.9%	**221**	145	+ 52.4%
Sales	**43**	33	+ 30.3%	**40**	39	+ 2.6%
Days on Market Average	**34**	20	+ 70.0%	**20**	22	- 9.1%
MLS® HPI Benchmark Price	**$1,093,900**	$1,091,900	+ 0.2%	**$1,096,600**	$1,084,200	+ 1.1%

Sales-to-Active Ratio



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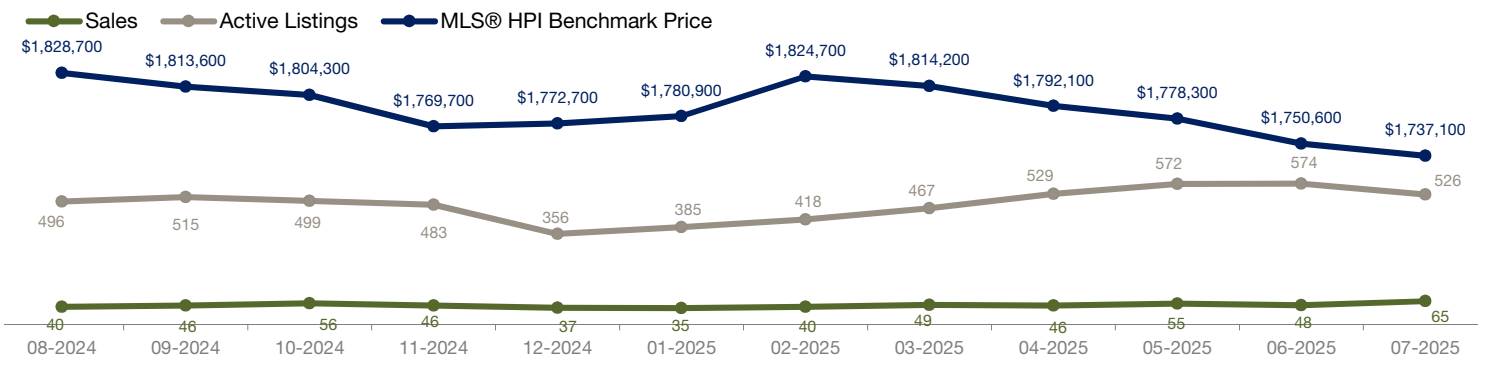
Detached Properties Report – July 2025

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	0	5	0
$400,000 to $899,999	1	3	7
$900,000 to $1,499,999	15	50	30
$1,500,000 to $1,999,999	33	173	39
$2,000,000 to $2,999,999	14	178	43
$3,000,000 and $3,999,999	2	81	74
$4,000,000 to $4,999,999	0	24	0
$5,000,000 and Above	0	11	0
TOTAL	**65**	**526**	**38**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	13	61	$2,032,100	- 6.6%
Canyon Springs	1	10	$1,508,700	- 2.0%
Cape Horn	4	7	$1,447,400	- 3.6%
Central Coquitlam	10	46	$1,779,300	- 5.2%
Chineside	2	9	$1,701,000	- 2.7%
Coquitlam East	5	29	$1,648,000	- 10.1%
Coquitlam West	9	91	$1,863,400	- 3.5%
Eagle Ridge CQ	0	2	$1,324,200	- 2.8%
Harbour Chines	0	13	$2,087,400	- 5.5%
Harbour Place	0	7	$1,791,600	- 4.0%
Hockaday	0	10	$1,670,000	- 7.2%
Maillardville	2	32	$1,766,500	- 3.0%
Meadow Brook	5	7	$1,155,200	- 1.7%
New Horizons	2	14	$1,300,400	- 5.8%
North Coquitlam	0	0	$0	--
Park Ridge Estates	0	3	$0	--
Ranch Park	1	103	$1,630,100	- 2.9%
River Springs	0	5	$1,209,000	- 5.9%
Scott Creek	1	6	$1,800,600	- 3.0%
Summitt View	2	1	$0	--
Upper Eagle Ridge	1	3	$1,744,900	- 1.5%
Westwood Plateau	7	66	$1,810,700	- 3.3%
Westwood Summit CQ	0	1	$0	--
TOTAL*	**65**	**526**	**$1,737,100**	**- 5.1%**

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

Detached Homes - Coquitlam



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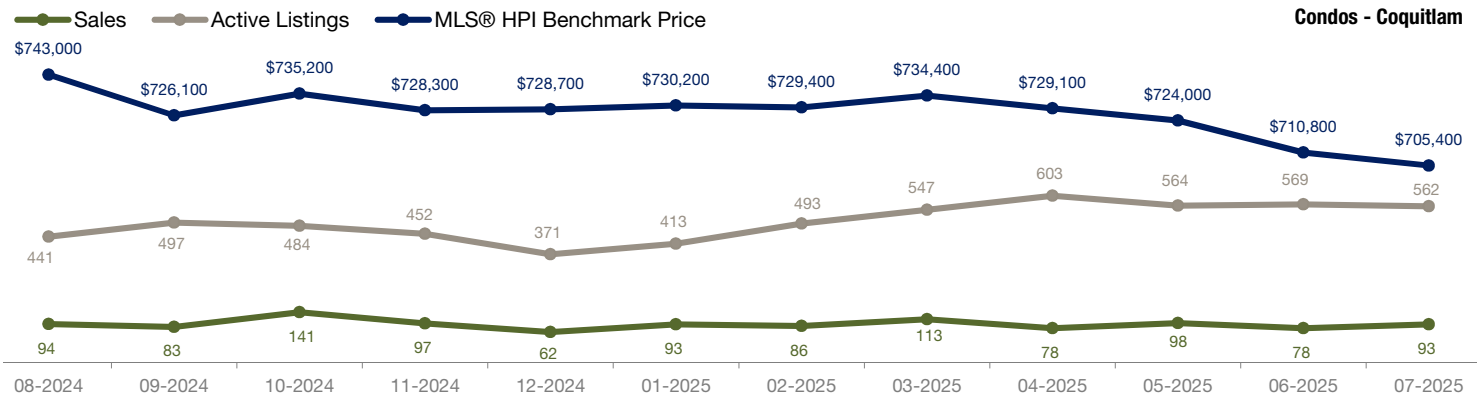
Coquitlam

Condo Report – July 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	3	3	38
$400,000 to $899,999	86	485	33
$900,000 to $1,499,999	4	70	19
$1,500,000 to $1,999,999	0	4	0
$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	**93**	**562**	**33**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	0	0	$0	--
Canyon Springs	5	7	$620,900	- 2.0%
Cape Horn	0	11	$0	--
Central Coquitlam	5	38	$567,100	- 4.0%
Chineside	0	0	$0	--
Coquitlam East	0	7	$580,000	- 4.1%
Coquitlam West	45	295	$738,800	- 4.6%
Eagle Ridge CQ	1	3	$686,300	- 3.7%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
Maillardville	7	20	$482,700	- 3.6%
Meadow Brook	0	0	$0	--
New Horizons	6	27	$777,100	- 7.5%
North Coquitlam	19	134	$706,700	- 6.9%
Park Ridge Estates	0	0	$0	--
Ranch Park	0	1	$0	--
River Springs	0	0	$0	--
Scott Creek	0	0	$0	--
Summitt View	0	0	$0	--
Upper Eagle Ridge	0	0	$0	--
Westwood Plateau	5	19	$708,200	- 2.8%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**93**	**562**	**$705,400**	**- 5.6%**

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



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Coquitlam

Townhomes Report – July 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	1	0
$400,000 to $899,999	12	35	34
$900,000 to $1,499,999	29	172	36
$1,500,000 to $1,999,999	2	8	4
$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	**43**	**216**	**34**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	23	87	$1,224,400	+ 1.5%
Canyon Springs	2	2	$731,600	- 2.0%
Cape Horn	0	2	$0	--
Central Coquitlam	0	5	$711,400	- 4.8%
Chineside	0	0	$0	--
Coquitlam East	1	5	$858,800	- 1.6%
Coquitlam West	4	67	$1,051,100	- 2.9%
Eagle Ridge CQ	2	4	$971,500	- 0.3%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
Maillardville	3	14	$790,100	- 1.0%
Meadow Brook	0	0	$0	--
New Horizons	3	5	$1,177,000	- 0.5%
North Coquitlam	1	1	$0	--
Park Ridge Estates	0	0	$0	--
Ranch Park	0	0	$751,300	- 4.9%
River Springs	0	0	$0	--
Scott Creek	0	4	$1,075,600	- 0.0%
Summitt View	0	0	$0	--
Upper Eagle Ridge	1	2	$850,600	+ 0.5%
Westwood Plateau	3	18	$1,125,900	- 8.4%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**43**	**216**	**$1,093,900**	**+ 0.2%**

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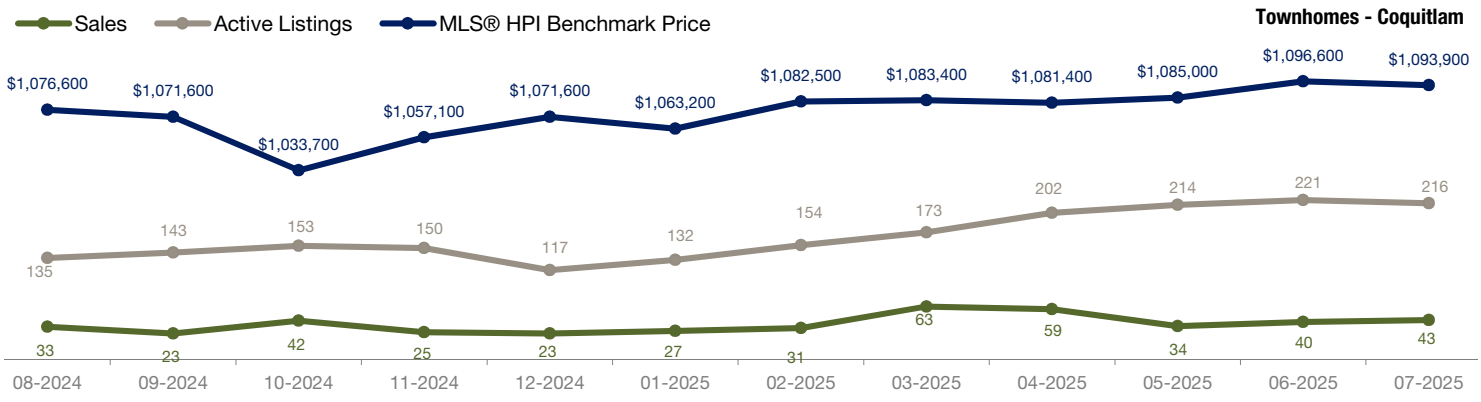

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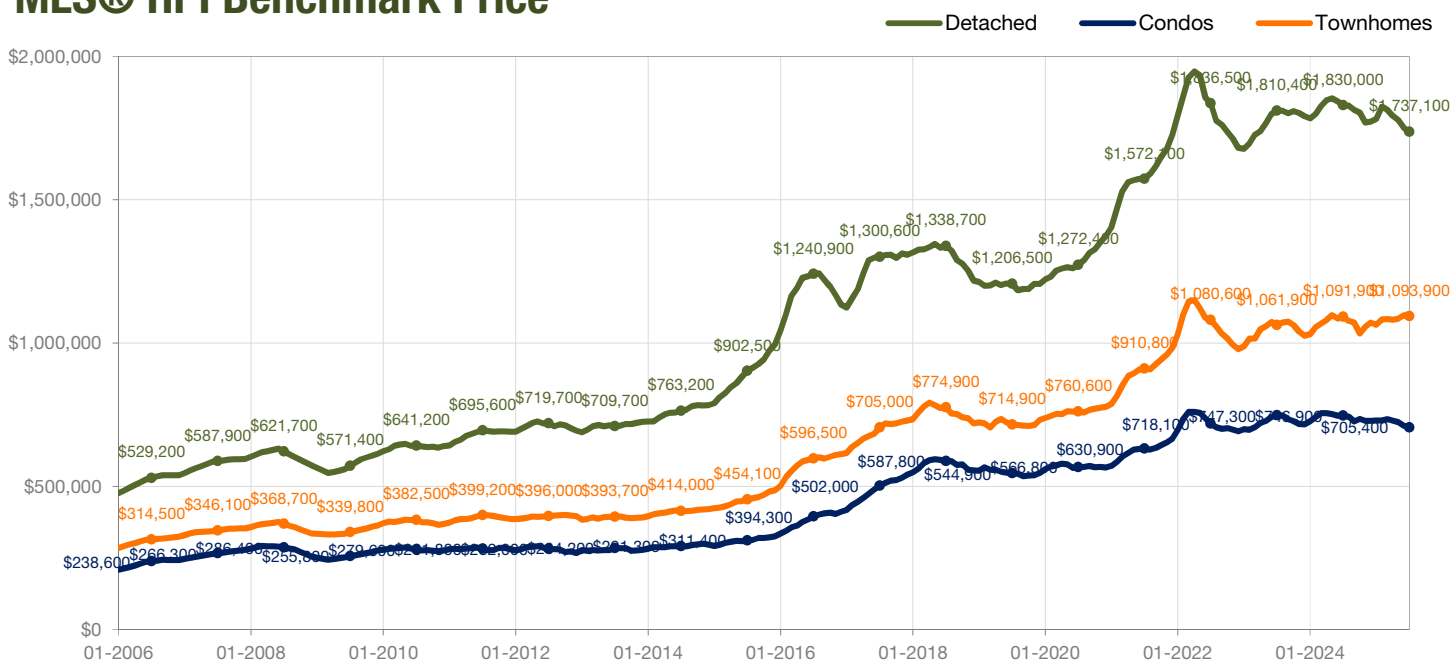
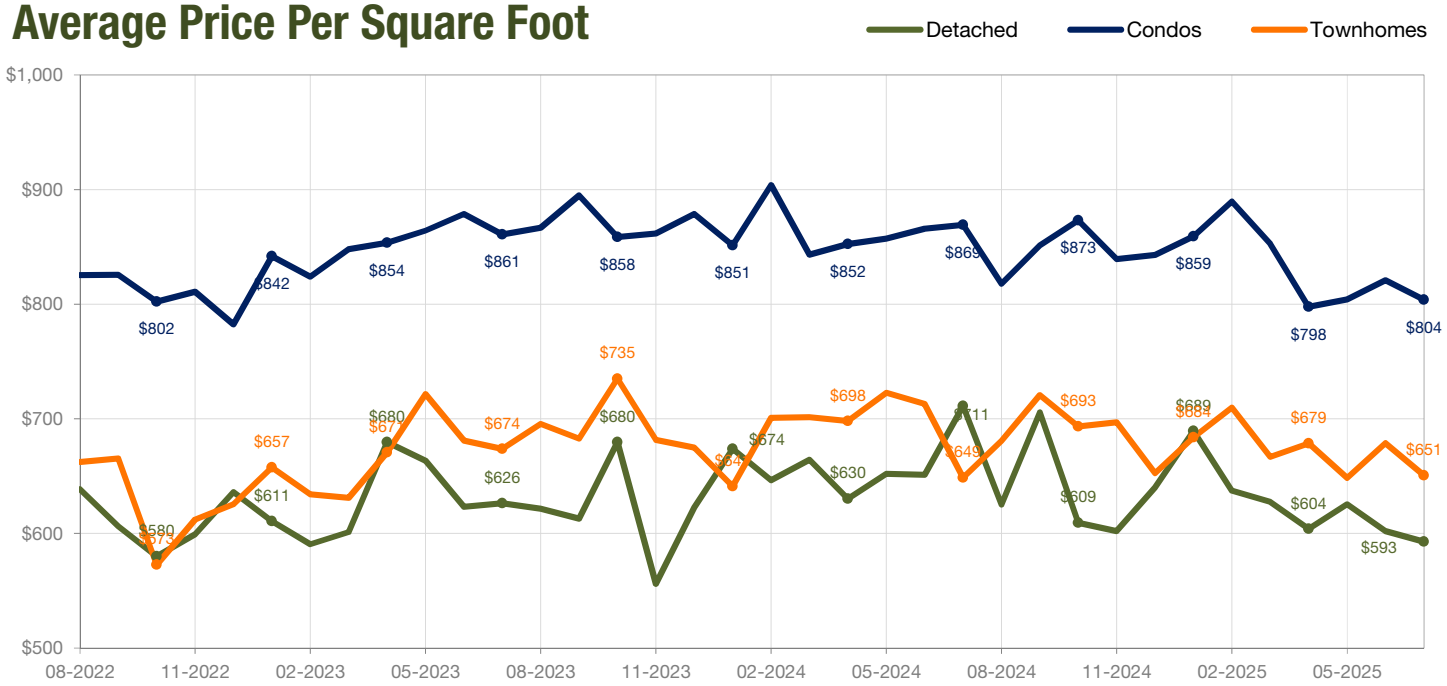
MLS® HPI Benchmark Price



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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