REALTOR® Report

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

Coquitlam

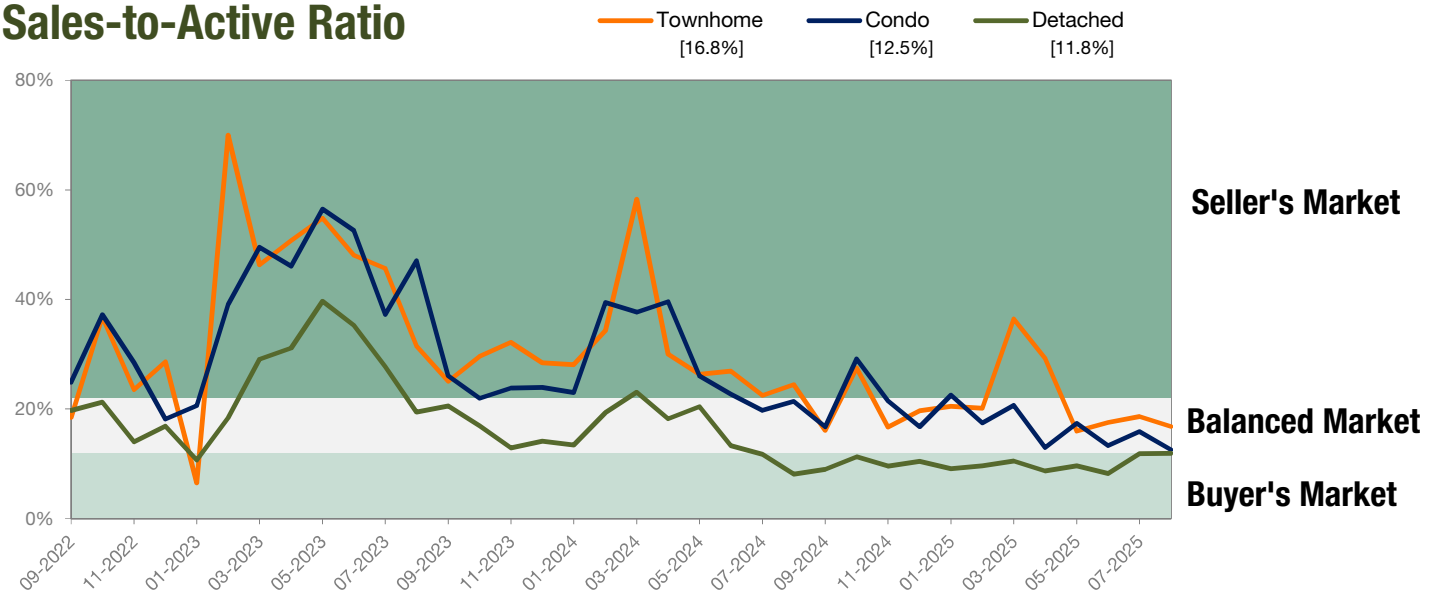
August 2025

Detached Properties	August			July		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**498**	496	+ 0.4%	**549**	453	+ 21.2%
Sales	**59**	40	+ 47.5%	**65**	53	+ 22.6%
Days on Market Average	**34**	41	- 17.1%	**38**	42	- 9.5%
MLS® HPI Benchmark Price	**$1,719,700**	$1,828,700	- 6.0%	**$1,737,100**	$1,830,000	- 5.1%

Condos	August			July		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**542**	441	+ 22.9%	**588**	457	+ 28.7%
Sales	**68**	94	- 27.7%	**93**	90	+ 3.3%
Days on Market Average	**26**	27	- 3.7%	**33**	25	+ 32.0%
MLS® HPI Benchmark Price	**$703,700**	$743,000	- 5.3%	**$705,400**	$746,900	- 5.6%

Townhomes	August			July		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**197**	135	+ 45.9%	**231**	147	+ 57.1%
Sales	**33**	33	0.0%	**43**	33	+ 30.3%
Days on Market Average	**23**	30	- 23.3%	**34**	20	+ 70.0%
MLS® HPI Benchmark Price	**$1,087,100**	$1,076,600	+ 1.0%	**$1,093,900**	$1,091,900	+ 0.2%

Sales-to-Active Ratio



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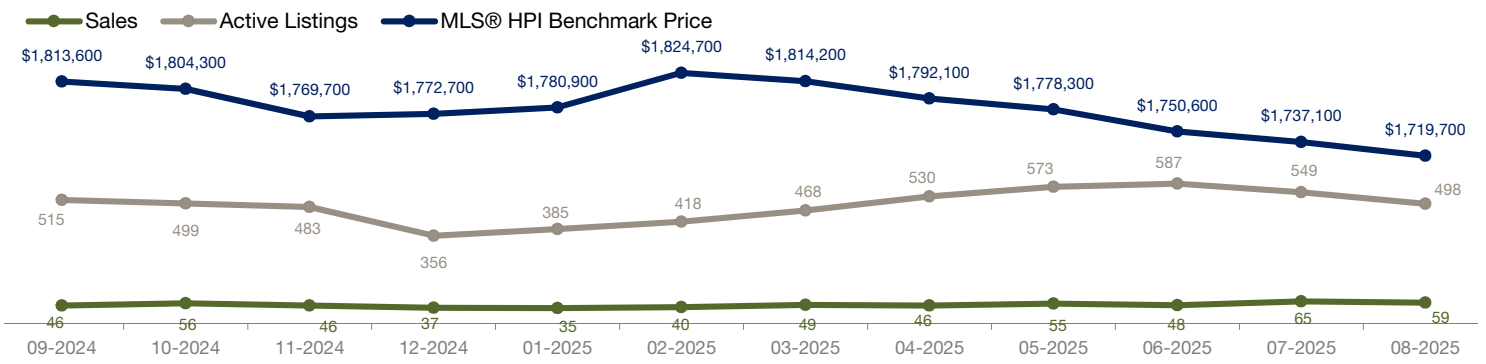
Detached Properties Report – August 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	1	0	54
$100,000 to $199,999	0	1	0
$200,000 to $399,999	0	6	0
$400,000 to $899,999	0	3	0
$900,000 to $1,499,999	13	51	18
$1,500,000 to $1,999,999	35	166	40
$2,000,000 to $2,999,999	10	178	32
$3,000,000 and $3,999,999	0	65	0
$4,000,000 to $4,999,999	0	17	0
$5,000,000 and Above	0	11	0
TOTAL	**59**	**498**	**34**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	6	67	$1,999,400	- 8.0%
Canyon Springs	0	12	$1,532,500	- 1.9%
Cape Horn	0	10	$1,446,400	- 5.1%
Central Coquitlam	6	45	$1,761,900	- 7.2%
Chineside	3	7	$1,686,900	- 4.2%
Coquitlam East	4	26	$1,673,300	- 5.8%
Coquitlam West	9	94	$1,831,600	- 5.4%
Eagle Ridge CQ	0	4	$1,319,000	- 4.0%
Harbour Chines	2	13	$2,021,500	- 8.1%
Harbour Place	1	7	$1,780,300	- 4.6%
Hockaday	0	10	$1,652,200	- 8.5%
Maillardville	2	30	$1,752,000	- 6.2%
Meadow Brook	1	6	$1,155,800	- 3.5%
New Horizons	3	11	$1,284,800	- 7.0%
North Coquitlam	0	0	$0	--
Park Ridge Estates	1	2	$0	--
Ranch Park	6	81	$1,636,100	- 2.9%
River Springs	2	4	$1,186,800	- 8.0%
Scott Creek	0	5	$1,803,500	- 4.0%
Summitt View	1	3	$0	--
Upper Eagle Ridge	0	1	$1,726,800	- 0.7%
Westwood Plateau	11	57	$1,776,200	- 3.3%
Westwood Summit CQ	1	3	$0	--
TOTAL*	**59**	**498**	**$1,719,700**	**- 6.0%**

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

Detached Homes - Coquitlam



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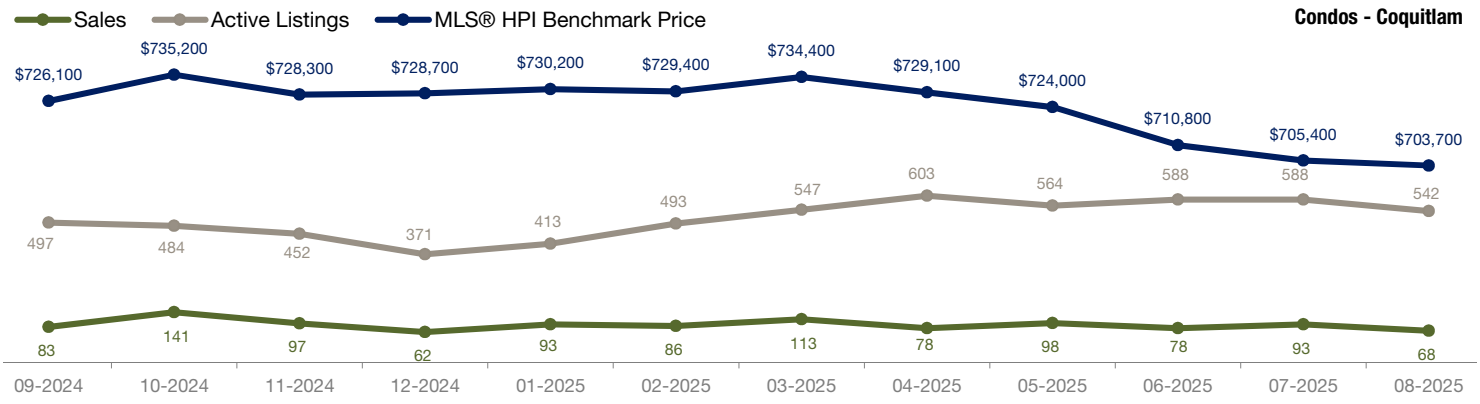
Condo Report – August 2025

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	0	5	0
$400,000 to $899,999	64	475	25
$900,000 to $1,499,999	3	58	31
$1,500,000 to $1,999,999	1	4	112
$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	**68**	**542**	**26**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	0	0	$0	--
Canyon Springs	2	5	$621,600	- 0.6%
Cape Horn	0	10	$0	--
Central Coquitlam	3	34	$572,300	- 4.2%
Chineside	0	0	$0	--
Coquitlam East	1	8	$573,200	- 3.7%
Coquitlam West	33	283	$736,200	- 4.9%
Eagle Ridge CQ	0	3	$674,400	- 3.1%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
Maillardville	2	20	$485,400	- 3.8%
Meadow Brook	0	0	$0	--
New Horizons	4	32	$765,000	- 6.8%
North Coquitlam	18	132	$706,300	- 6.4%
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	5	15	$704,900	- 1.4%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**68**	**542**	**$703,700**	**- 5.3%**

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



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Coquitlam

Townhomes Report – August 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	7	27	18
$900,000 to $1,499,999	25	163	24
$1,500,000 to $1,999,999	1	6	38
$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	**33**	**197**	**23**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	12	78	$1,207,700	+ 1.6%
Canyon Springs	1	1	$716,900	- 0.9%
Cape Horn	0	2	$0	--
Central Coquitlam	2	2	$732,700	- 0.2%
Chineside	0	0	$0	--
Coquitlam East	0	5	$861,300	+ 0.1%
Coquitlam West	5	60	$1,059,200	- 1.4%
Eagle Ridge CQ	4	4	$959,000	- 0.0%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
Maillardville	2	13	$789,600	+ 1.0%
Meadow Brook	0	0	$0	--
New Horizons	1	4	$1,157,200	- 0.1%
North Coquitlam	0	1	$0	--
Park Ridge Estates	0	0	$0	--
Ranch Park	0	1	$761,800	- 1.8%
River Springs	0	0	$0	--
Scott Creek	2	3	$1,065,000	- 0.8%
Summitt View	0	0	$0	--
Upper Eagle Ridge	1	2	$838,000	+ 0.7%
Westwood Plateau	3	21	$1,126,500	- 6.8%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**33**	**197**	**$1,087,100**	**+ 1.0%**

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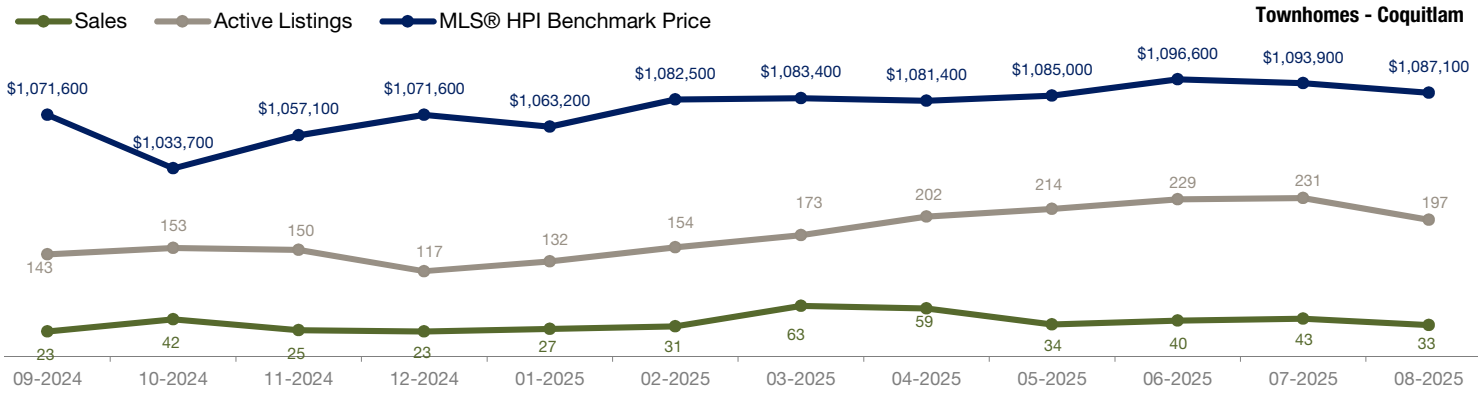

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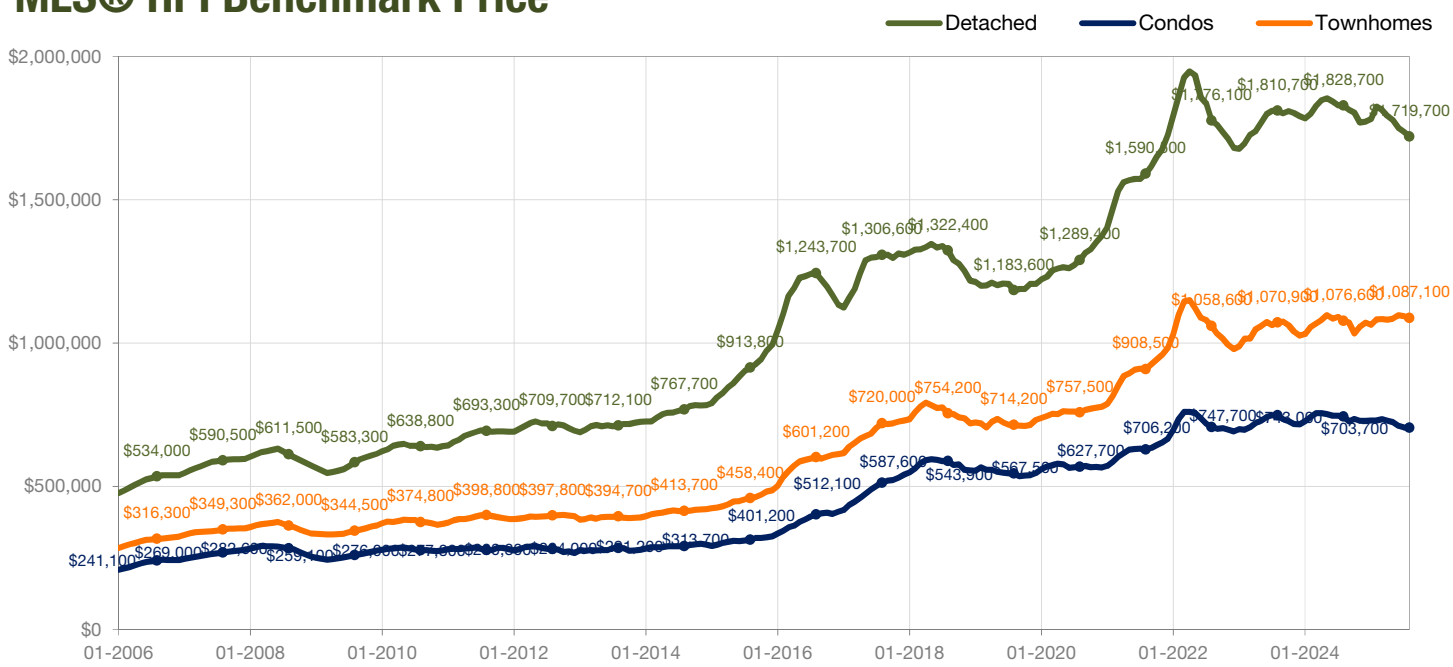
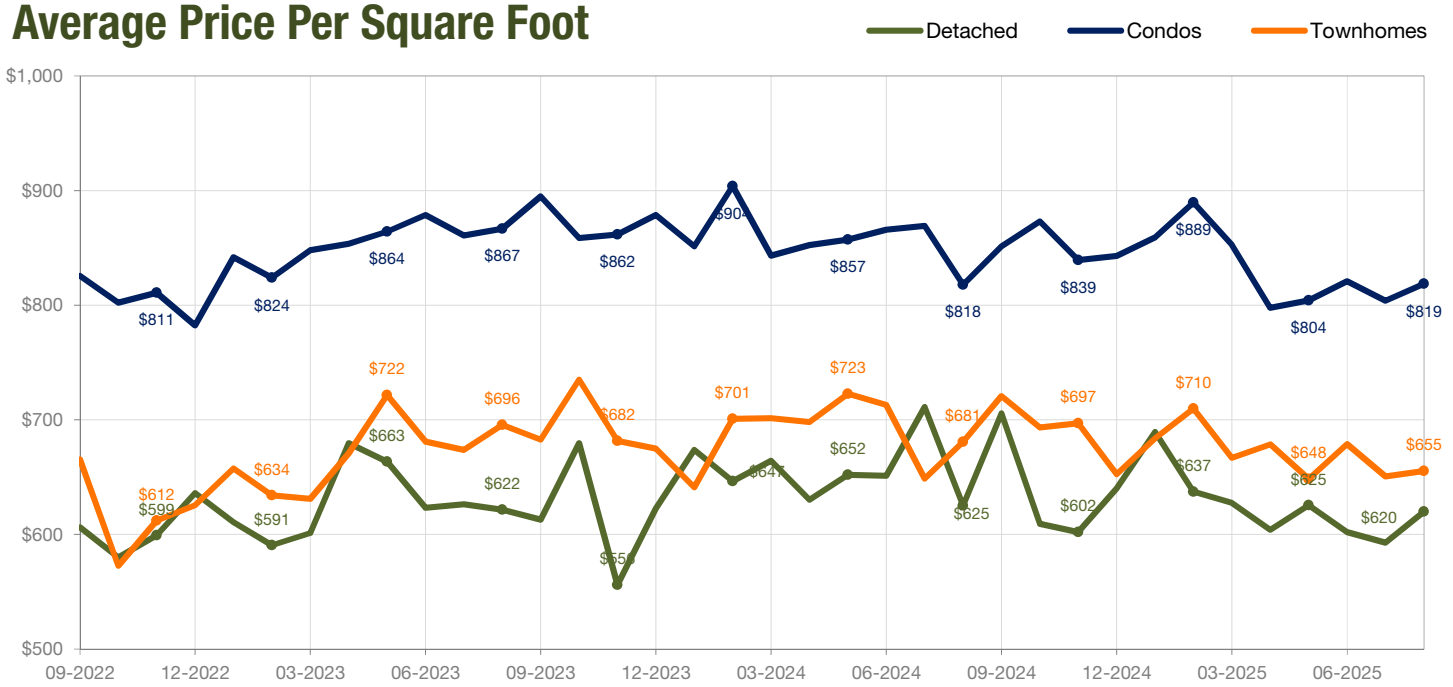
MLS® HPI Benchmark Price



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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