REALTOR® Report

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

Coquitlam

September 2025

Detached Properties

Activity Snapshot	September 2025	September 2024	One-Year Change	August 2025	August 2024	One-Year Change
Total Active Listings	**524**	515	+ 1.7%	**514**	496	+ 3.6%
Sales	**52**	46	+ 13.0%	**59**	40	+ 47.5%
Days on Market Average	**30**	39	- 23.1%	**34**	41	- 17.1%
MLS® HPI Benchmark Price	**$1,720,000**	$1,813,600	- 5.2%	**$1,719,700**	$1,828,700	- 6.0%

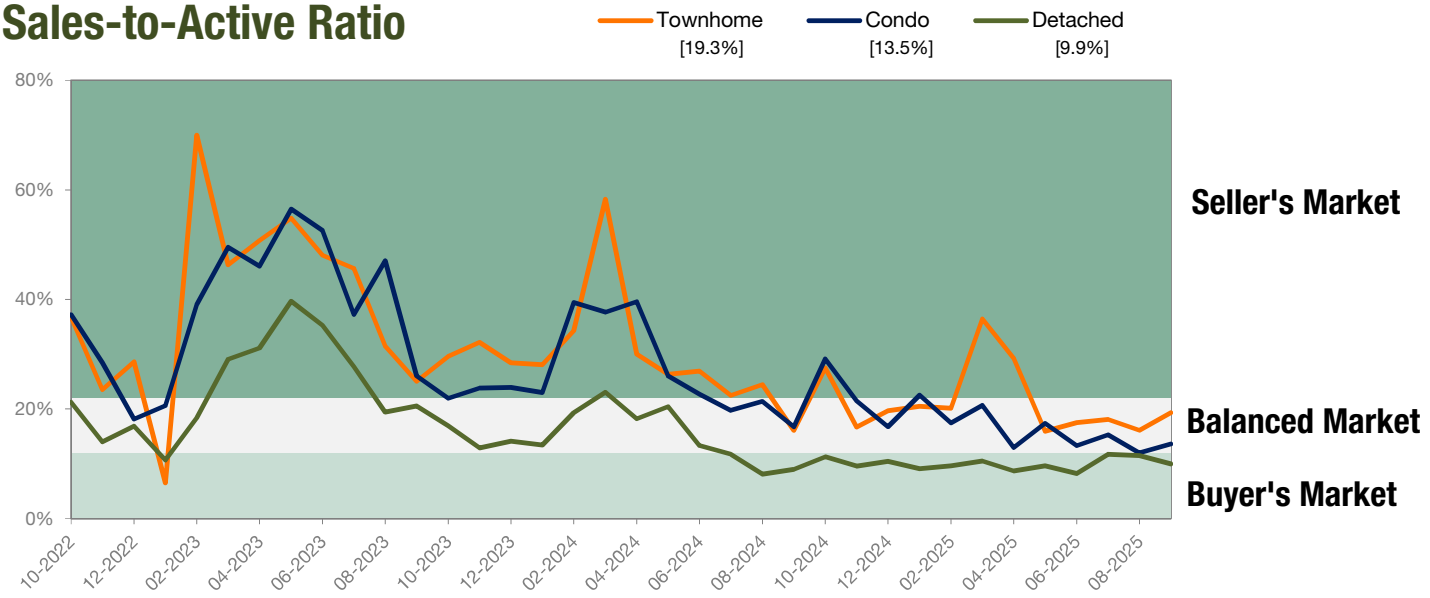
Condos

Activity Snapshot	September 2025	September 2024	One-Year Change	August 2025	August 2024	One-Year Change
Total Active Listings	**561**	497	+ 12.9%	**570**	441	+ 29.3%
Sales	**76**	83	- 8.4%	**68**	94	- 27.7%
Days on Market Average	**38**	24	+ 58.3%	**26**	27	- 3.7%
MLS® HPI Benchmark Price	**$691,600**	$726,100	- 4.8%	**$703,700**	$743,000	- 5.3%

Townhomes

Activity Snapshot	September 2025	September 2024	One-Year Change	August 2025	August 2024	One-Year Change
Total Active Listings	**176**	143	+ 23.1%	**205**	135	+ 51.9%
Sales	**34**	23	+ 47.8%	**33**	33	0.0%
Days on Market Average	**27**	29	- 6.9%	**23**	30	- 23.3%
MLS® HPI Benchmark Price	**$1,052,000**	$1,071,600	- 1.8%	**$1,087,100**	$1,076,600	+ 1.0%

Sales-to-Active Ratio



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Coquitlam

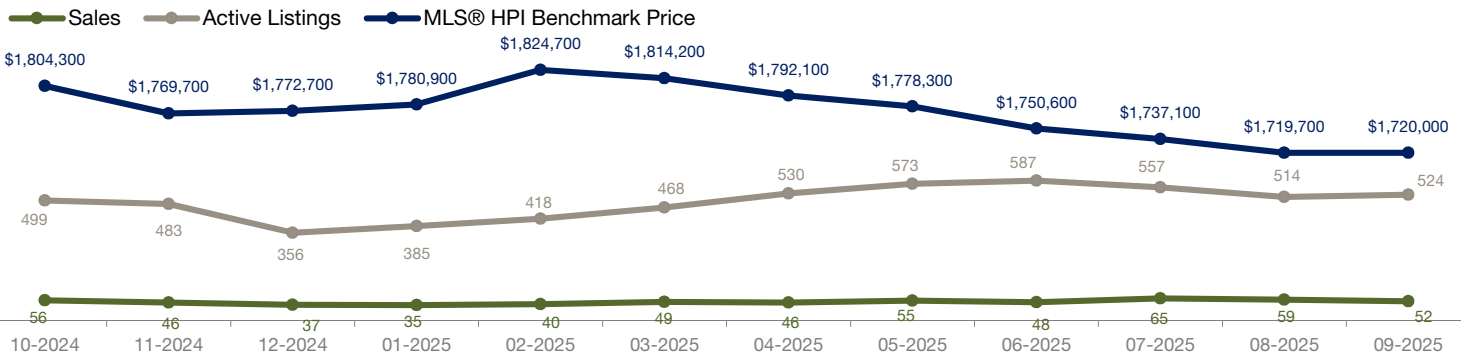
Detached Properties Report – September 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	0	0
$100,000 to $199,999	1	1	162
$200,000 to $399,999	0	4	0
$400,000 to $899,999	0	2	0
$900,000 to $1,499,999	13	53	25
$1,500,000 to $1,999,999	28	190	28
$2,000,000 to $2,999,999	9	174	30
$3,000,000 and $3,999,999	1	75	21
$4,000,000 to $4,999,999	0	18	0
$5,000,000 and Above	0	7	0
TOTAL	**52**	**524**	**30**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	7	66	$1,992,300	- 2.6%
Canyon Springs	0	12	$1,531,100	+ 0.1%
Cape Horn	2	10	$1,428,800	- 4.6%
Central Coquitlam	8	63	$1,745,000	- 7.2%
Chineside	1	9	$1,654,900	- 15.7%
Coquitlam East	5	31	$1,689,200	- 11.7%
Coquitlam West	4	91	$1,808,200	- 11.8%
Eagle Ridge CQ	1	4	$1,329,100	- 1.9%
Harbour Chines	3	11	$2,020,000	- 13.4%
Harbour Place	1	7	$1,758,600	- 13.4%
Hockaday	1	9	$1,644,500	- 2.8%
Maillardville	2	28	$1,701,500	- 7.1%
Meadow Brook	0	4	$1,159,300	- 0.2%
New Horizons	2	12	$1,289,500	- 2.9%
North Coquitlam	0	0	$0	--
Park Ridge Estates	1	1	$0	--
Ranch Park	5	84	$1,655,300	+ 0.1%
River Springs	0	5	$1,195,500	- 2.4%
Scott Creek	2	5	$1,807,200	- 0.6%
Summitt View	1	2	$0	--
Upper Eagle Ridge	0	2	$1,724,200	+ 1.2%
Westwood Plateau	6	65	$1,822,700	+ 5.9%
Westwood Summit CQ	0	3	$0	--
TOTAL*	**52**	**524**	**$1,720,000**	**- 5.2%**

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

Detached Homes - Coquitlam



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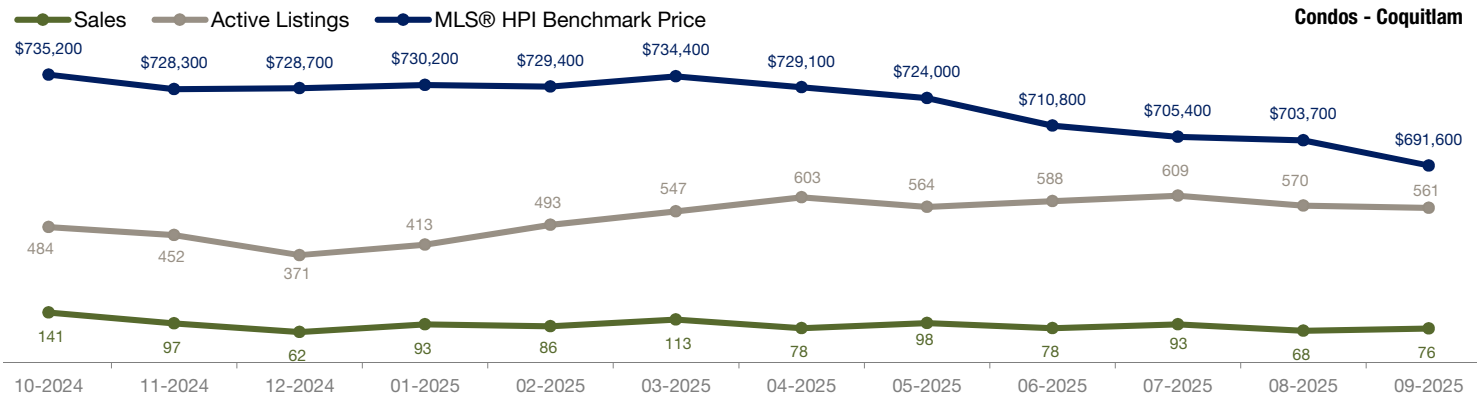
Coquitlam

Condo Report – September 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	6	23
$400,000 to $899,999	69	485	41
$900,000 to $1,499,999	5	64	7
$1,500,000 to $1,999,999	0	4	0
$2,000,000 to $2,999,999	0	2	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	**76**	**561**	**38**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	0	0	$0	--
Canyon Springs	2	8	$601,800	+ 0.2%
Cape Horn	0	10	$0	--
Central Coquitlam	5	37	$559,700	- 3.2%
Chineside	0	0	$0	--
Coquitlam East	1	9	$572,300	- 2.1%
Coquitlam West	45	276	$724,400	- 4.2%
Eagle Ridge CQ	0	4	$667,400	- 6.2%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
Maillardville	2	21	$478,400	- 4.3%
Meadow Brook	0	0	$0	--
New Horizons	2	39	$753,800	- 9.7%
North Coquitlam	15	139	$698,300	- 4.7%
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	18	$676,500	- 1.6%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**76**	**561**	**$691,600**	**- 4.8%**

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



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Coquitlam

Townhomes Report – September 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	8	26	28
$900,000 to $1,499,999	24	143	29
$1,500,000 to $1,999,999	2	7	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	**34**	**176**	**27**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	15	72	$1,173,300	- 0.1%
Canyon Springs	1	0	$691,800	- 4.2%
Cape Horn	0	2	$0	--
Central Coquitlam	0	3	$702,700	- 8.6%
Chineside	0	0	$0	--
Coquitlam East	1	4	$816,700	- 8.9%
Coquitlam West	9	47	$1,011,700	- 7.7%
Eagle Ridge CQ	2	5	$932,500	- 1.4%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
Maillardville	2	13	$754,100	- 7.3%
Meadow Brook	0	0	$0	--
New Horizons	0	4	$1,128,700	- 1.5%
North Coquitlam	0	1	$0	--
Park Ridge Estates	0	0	$0	--
Ranch Park	0	1	$745,700	- 8.1%
River Springs	0	0	$0	--
Scott Creek	1	6	$1,017,900	- 3.2%
Summitt View	0	0	$0	--
Upper Eagle Ridge	0	2	$815,500	- 0.8%
Westwood Plateau	3	16	$1,090,400	- 6.2%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**34**	**176**	**$1,052,000**	**- 1.8%**

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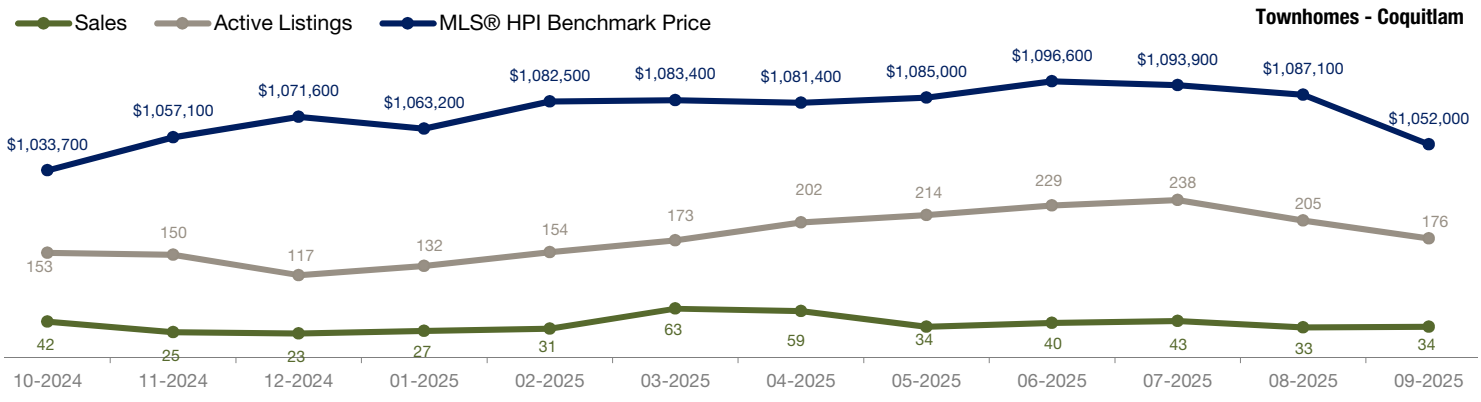

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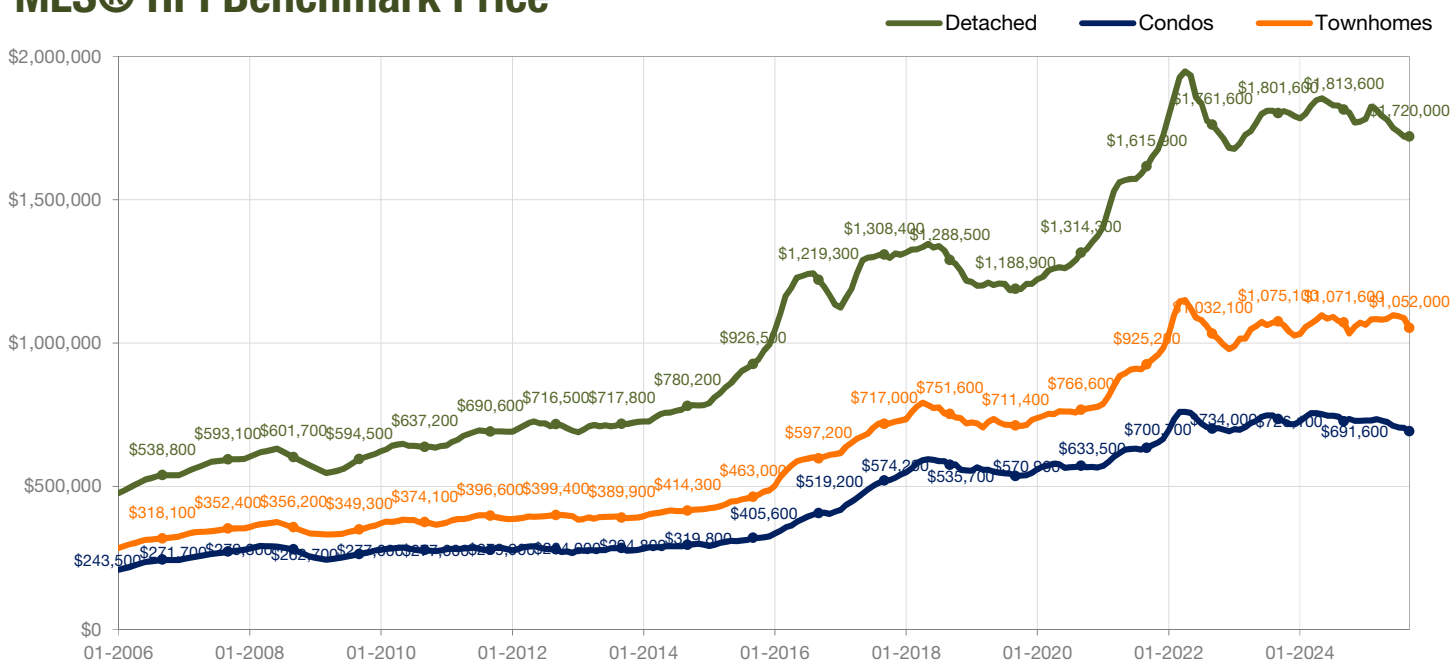
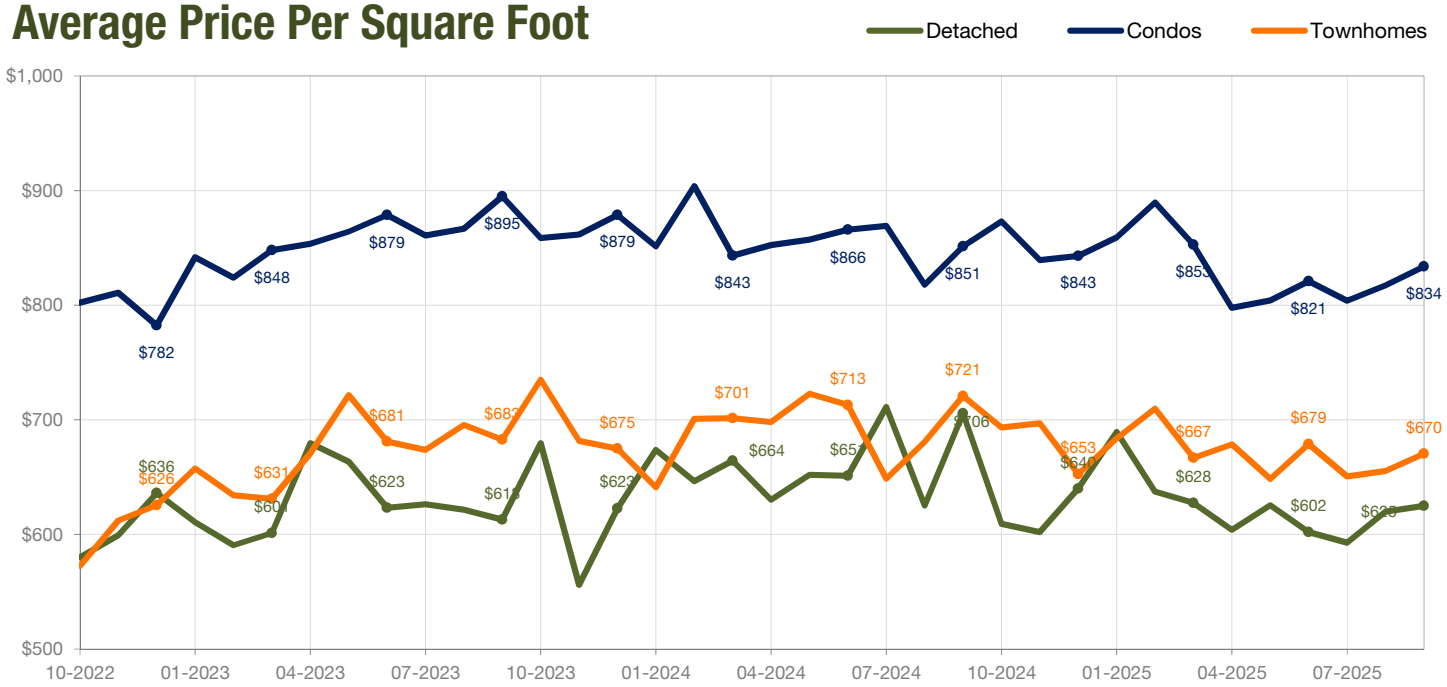
MLS® HPI Benchmark Price



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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