REALTOR® Report

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

Coquitlam

October 2025

Detached Properties

Activity Snapshot	October 2025	October 2024	One-Year Change	September 2025	September 2024	One-Year Change
Total Active Listings	**523**	499	+ 4.8%	**541**	515	+ 5.0%
Sales	**51**	56	- 8.9%	**52**	46	+ 13.0%
Days on Market Average	**31**	32	- 3.1%	**30**	39	- 23.1%
MLS® HPI Benchmark Price	**$1,706,000**	$1,804,300	- 5.4%	**$1,720,000**	$1,813,600	- 5.2%

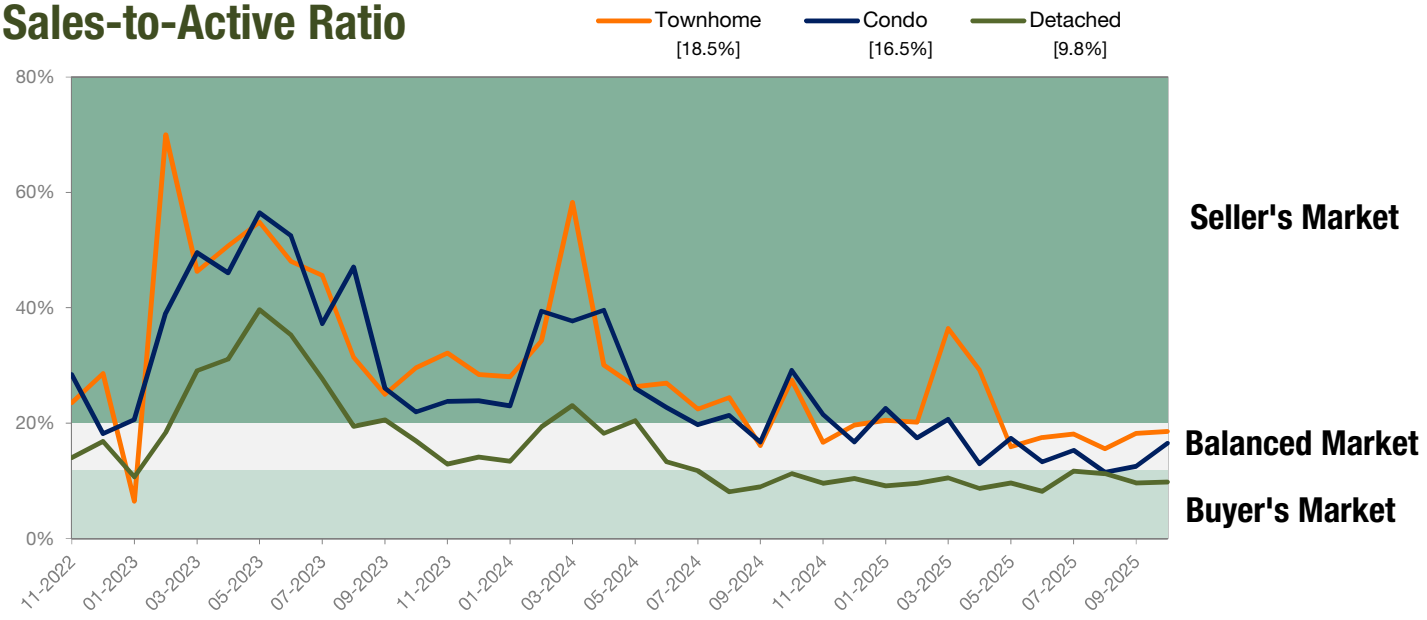
Condos

Activity Snapshot	October 2025	October 2024	One-Year Change	September 2025	September 2024	One-Year Change
Total Active Listings	**582**	484	+ 20.2%	**600**	497	+ 20.7%
Sales	**96**	141	- 31.9%	**75**	83	- 9.6%
Days on Market Average	**36**	32	+ 12.5%	**37**	24	+ 54.2%
MLS® HPI Benchmark Price	**$690,700**	$735,200	- 6.1%	**$691,600**	$726,100	- 4.8%

Townhomes

Activity Snapshot	October 2025	October 2024	One-Year Change	September 2025	September 2024	One-Year Change
Total Active Listings	**178**	153	+ 16.3%	**187**	143	+ 30.8%
Sales	**33**	42	- 21.4%	**34**	23	+ 47.8%
Days on Market Average	**23**	20	+ 15.0%	**27**	29	- 6.9%
MLS® HPI Benchmark Price	**$1,040,800**	$1,033,700	+ 0.7%	**$1,052,000**	$1,071,600	- 1.8%

Sales-to-Active Ratio



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Coquitlam

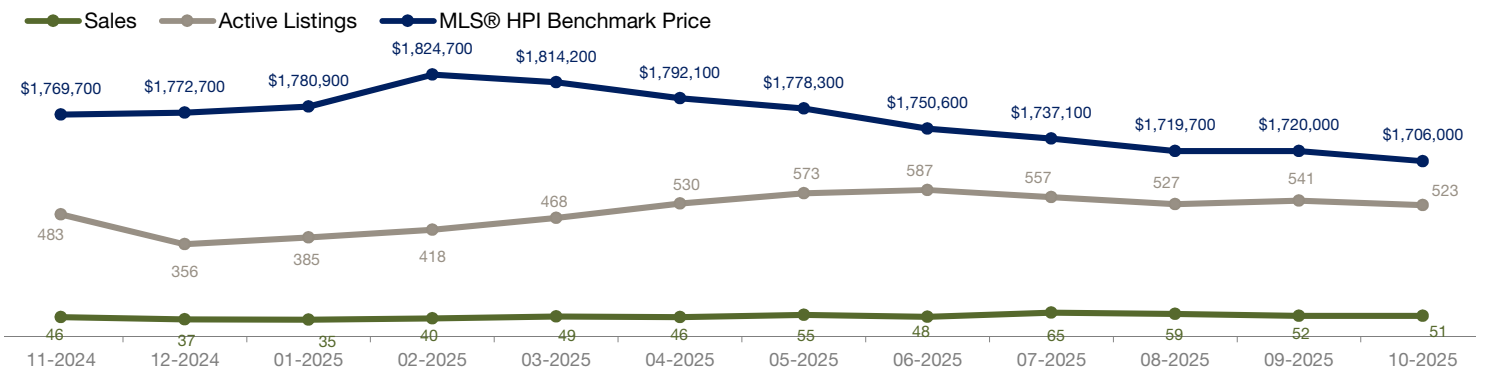
Detached Properties Report – October 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	0	0
$100,000 to $199,999	0	2	0
$200,000 to $399,999	0	7	0
$400,000 to $899,999	0	3	0
$900,000 to $1,499,999	13	57	42
$1,500,000 to $1,999,999	31	190	24
$2,000,000 to $2,999,999	5	169	49
$3,000,000 and $3,999,999	2	73	24
$4,000,000 to $4,999,999	0	16	0
$5,000,000 and Above	0	6	0
TOTAL	**51**	**523**	**31**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	6	67	$1,952,400	- 10.3%
Canyon Springs	1	10	$1,503,600	+ 1.2%
Cape Horn	0	14	$1,441,000	- 3.3%
Central Coquitlam	11	68	$1,747,400	- 4.1%
Chineside	3	7	$1,588,500	- 13.6%
Coquitlam East	4	35	$1,696,400	- 11.0%
Coquitlam West	3	93	$1,807,100	- 6.8%
Eagle Ridge CQ	2	1	$1,310,100	- 1.6%
Harbour Chines	1	10	$1,965,300	- 10.7%
Harbour Place	3	5	$1,730,600	- 8.8%
Hockaday	1	11	$1,620,800	- 9.1%
Maillardville	1	31	$1,713,300	- 3.8%
Meadow Brook	0	8	$1,133,000	- 0.0%
New Horizons	2	10	$1,267,600	- 7.5%
North Coquitlam	0	0	$0	--
Park Ridge Estates	0	1	$0	--
Ranch Park	3	73	$1,656,700	- 0.9%
River Springs	3	2	$1,162,100	- 9.3%
Scott Creek	0	7	$1,774,300	+ 0.5%
Summitt View	0	2	$0	--
Upper Eagle Ridge	0	5	$1,716,800	+ 1.4%
Westwood Plateau	7	60	$1,783,600	+ 0.3%
Westwood Summit CQ	0	3	$0	--
TOTAL*	**51**	**523**	**$1,706,000**	**- 5.4%**

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

Detached Homes - Coquitlam



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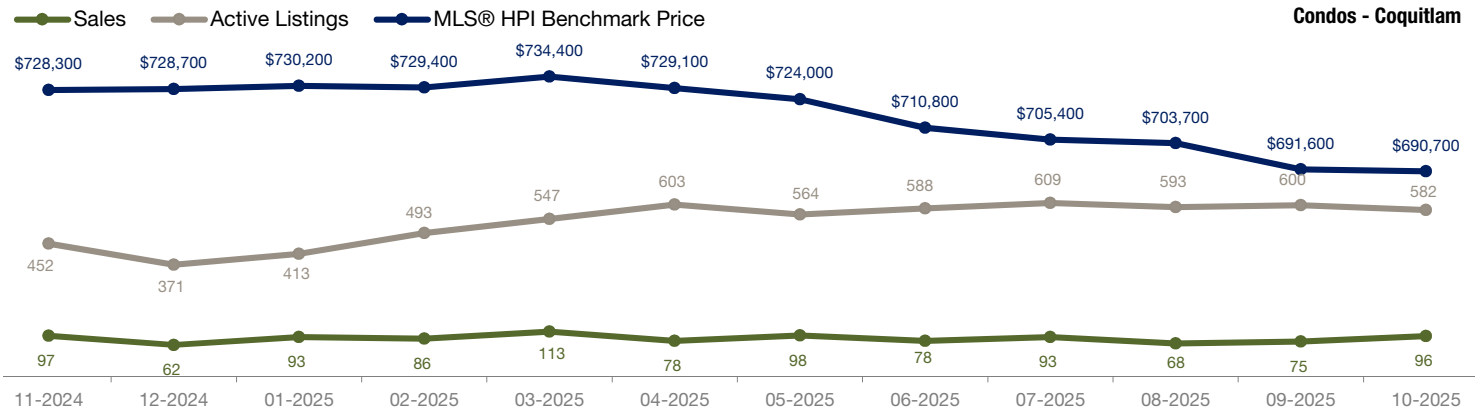
Coquitlam

Condo Report – October 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	7	0
$400,000 to $899,999	94	499	36
$900,000 to $1,499,999	2	71	23
$1,500,000 to $1,999,999	0	3	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	**96**	**582**	**36**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	0	0	$0	--
Canyon Springs	3	6	$596,900	- 6.0%
Cape Horn	0	10	$0	--
Central Coquitlam	2	37	$560,100	- 4.6%
Chineside	0	0	$0	--
Coquitlam East	4	4	$574,700	- 3.5%
Coquitlam West	48	304	$725,800	- 5.4%
Eagle Ridge CQ	2	3	$677,700	- 3.3%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
Maillardville	0	26	$476,400	- 3.7%
Meadow Brook	0	0	$0	--
New Horizons	10	36	$769,100	- 7.5%
North Coquitlam	22	136	$685,800	- 6.6%
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	20	$682,200	- 6.5%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**96**	**582**	**$690,700**	**- 6.1%**

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



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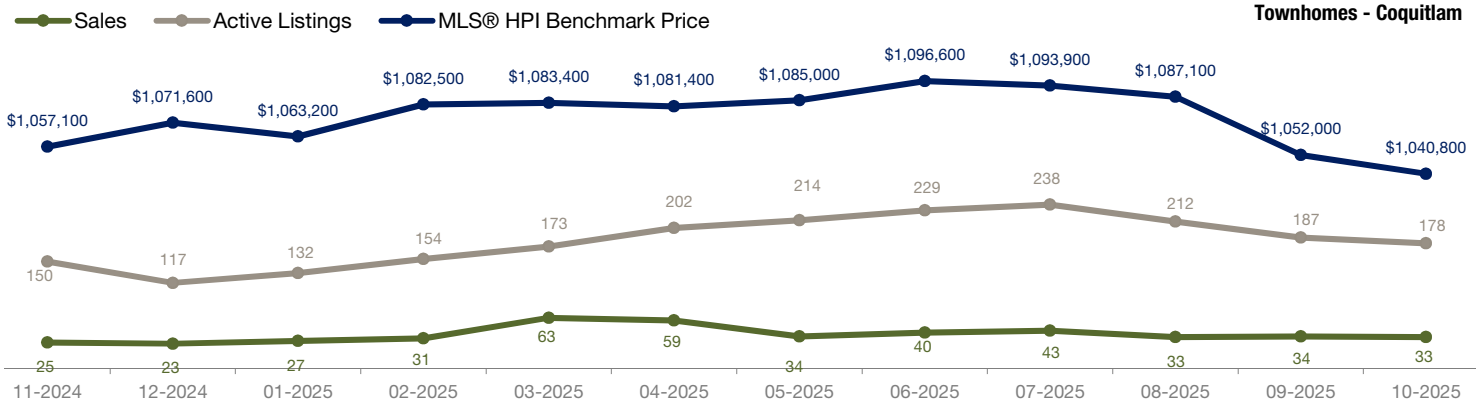
Coquitlam

Townhomes Report – October 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	4	27	27
$900,000 to $1,499,999	27	146	24
$1,500,000 to $1,999,999	2	5	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	**33**	**178**	**23**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	15	79	$1,159,800	+ 2.0%
Canyon Springs	0	0	$683,500	- 2.9%
Cape Horn	0	2	$0	--
Central Coquitlam	0	3	$686,700	- 3.1%
Chineside	0	0	$0	--
Coquitlam East	1	1	$812,900	- 2.2%
Coquitlam West	4	49	$1,005,900	- 1.7%
Eagle Ridge CQ	3	4	$928,200	+ 2.5%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
Maillardville	2	15	$755,100	- 0.8%
Meadow Brook	0	0	$0	--
New Horizons	2	2	$1,117,000	+ 1.2%
North Coquitlam	1	0	$0	--
Park Ridge Estates	0	0	$0	--
Ranch Park	0	1	$736,100	- 1.6%
River Springs	0	0	$0	--
Scott Creek	1	5	$1,013,600	- 0.3%
Summitt View	0	0	$0	--
Upper Eagle Ridge	0	3	$807,600	+ 2.3%
Westwood Plateau	4	14	$1,067,600	- 8.4%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**33**	**178**	**$1,040,800**	**+ 0.7%**

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



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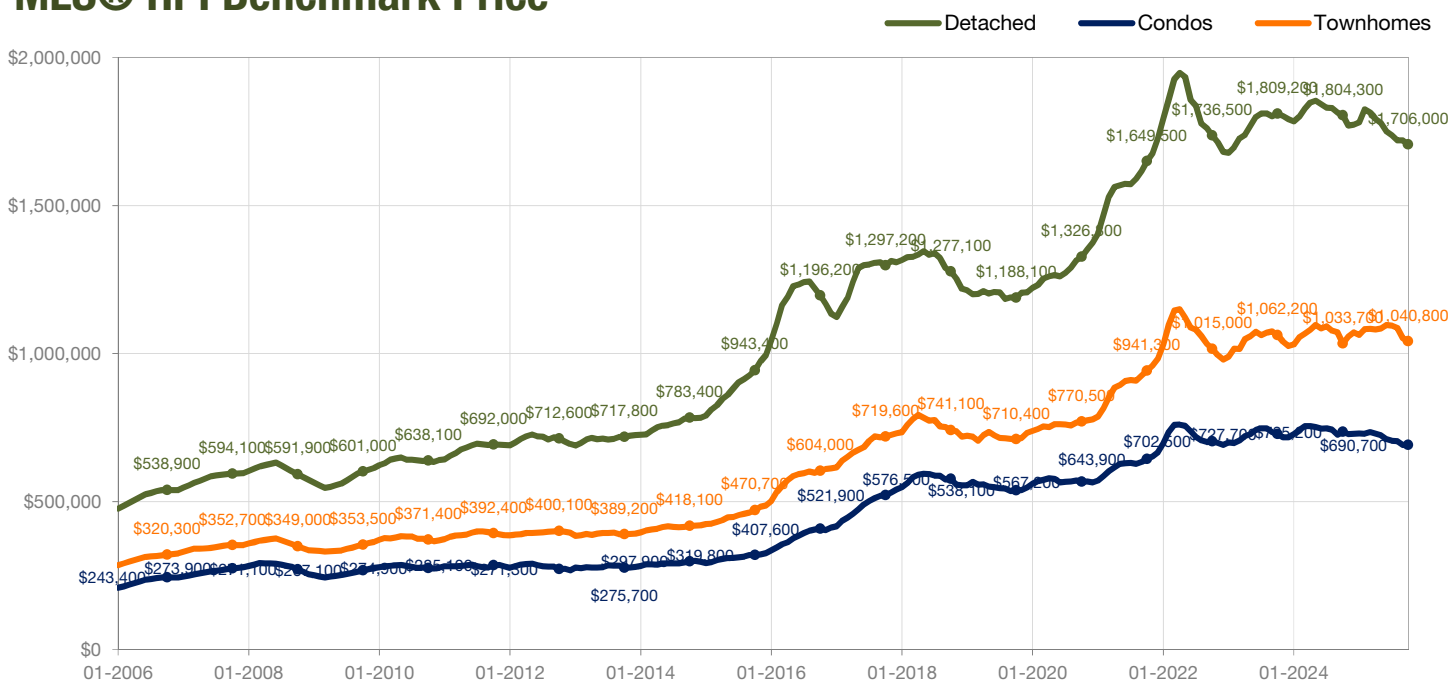
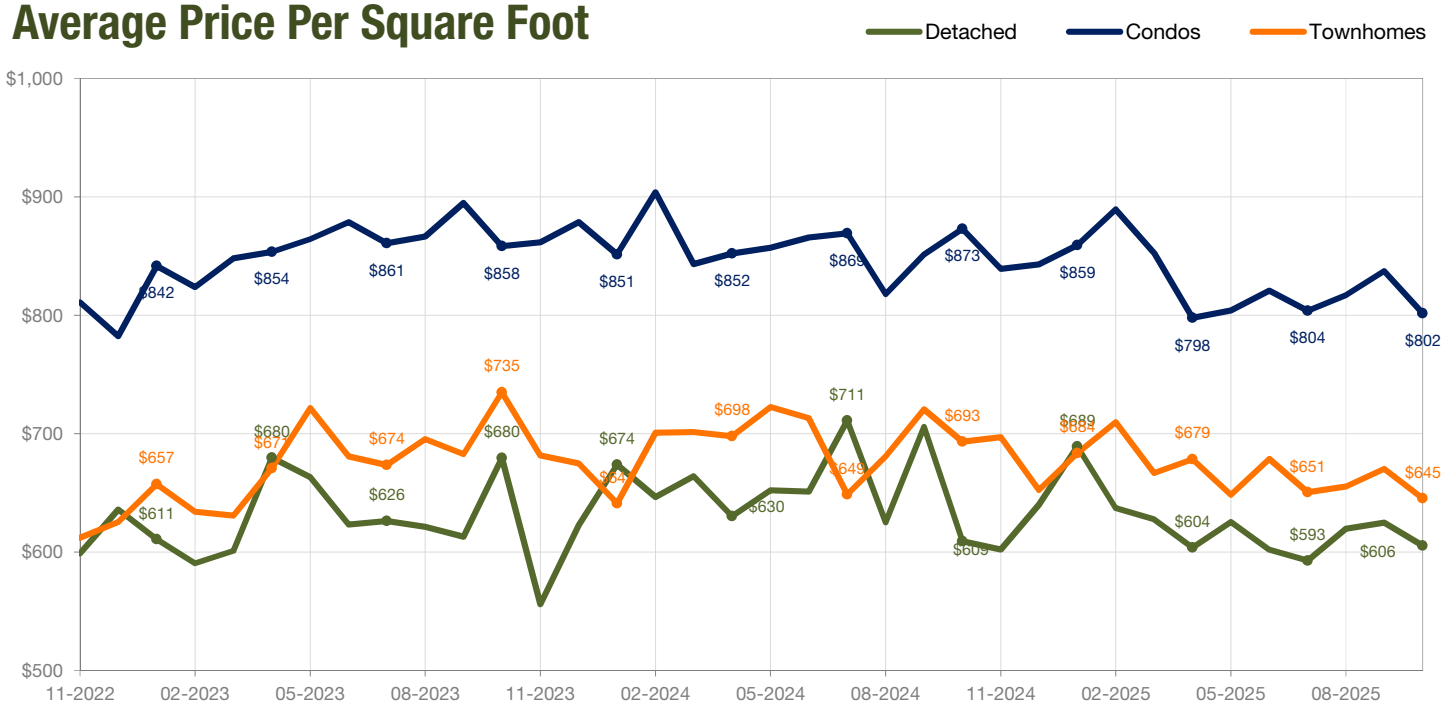
MLS® HPI Benchmark Price



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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