REALTOR® Report

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

# Coquitlam

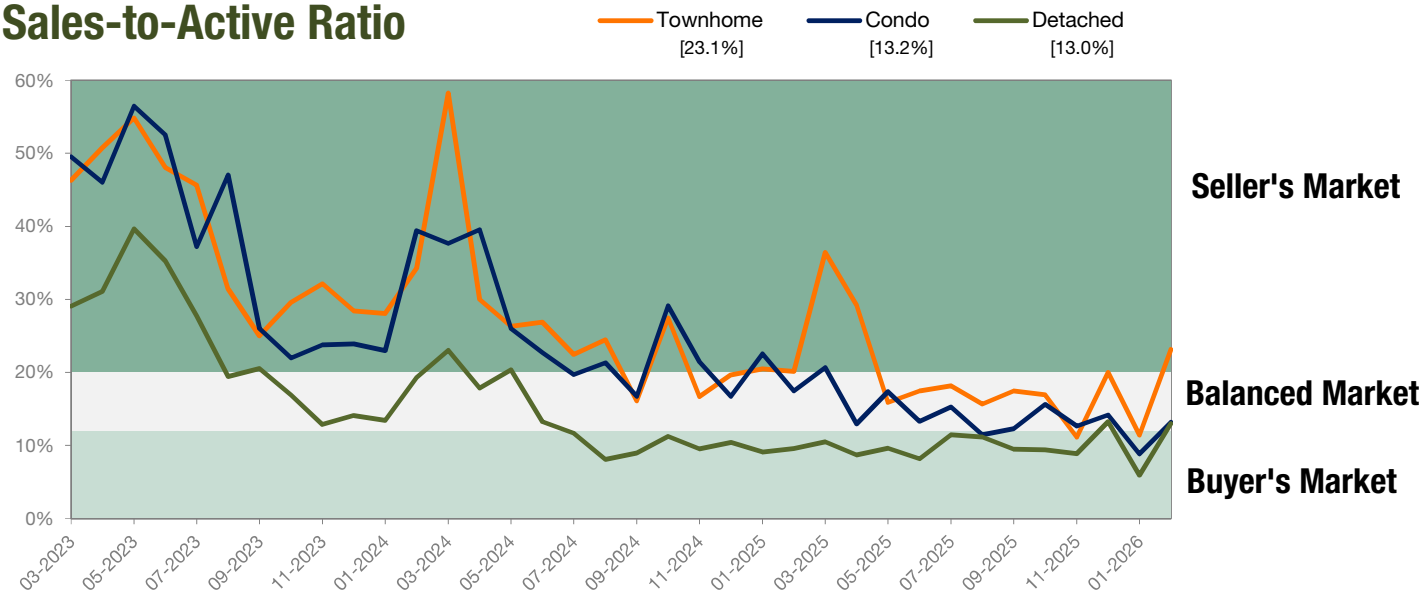
## February 2026

| Detached Properties | February | | | January | | |
|---|---|---|---|---|---|---|
| Activity Snapshot | 2026 | 2025 | One-Year Change | 2026 | 2025 | One-Year Change |
| Total Active Listings | **408** | 418 | - 2.4% | **407** | 385 | + 5.7% |
| Sales | **53** | 40 | + 32.5% | **24** | 35 | - 31.4% |
| Days on Market Average | **37** | 33 | + 12.1% | **52** | 67 | - 22.4% |
| MLS® HPI Benchmark Price | **$1,610,900** | $1,801,400 | - 10.6% | **$1,647,800** | $1,759,200 | - 6.3% |

| Condos | February | | | January | | |
|---|---|---|---|---|---|---|
| Activity Snapshot | 2026 | 2025 | One-Year Change | 2026 | 2025 | One-Year Change |
| Total Active Listings | **532** | 493 | + 7.9% | **510** | 413 | + 23.5% |
| Sales | **70** | 86 | - 18.6% | **45** | 93 | - 51.6% |
| Days on Market Average | **30** | 32 | - 6.3% | **49** | 33 | + 48.5% |
| MLS® HPI Benchmark Price | **$671,000** | $725,900 | - 7.6% | **$668,800** | $727,000 | - 8.0% |

| Townhomes | February | | | January | | |
|---|---|---|---|---|---|---|
| Activity Snapshot | 2026 | 2025 | One-Year Change | 2026 | 2025 | One-Year Change |
| Total Active Listings | **147** | 154 | - 4.5% | **149** | 132 | + 12.9% |
| Sales | **34** | 31 | + 9.7% | **17** | 27 | - 37.0% |
| Days on Market Average | **40** | 34 | + 17.6% | **45** | 30 | + 50.0% |
| MLS® HPI Benchmark Price | **$998,400** | $1,076,700 | - 7.3% | **$982,500** | $1,058,800 | - 7.2% |

## Sales-to-Active Ratio

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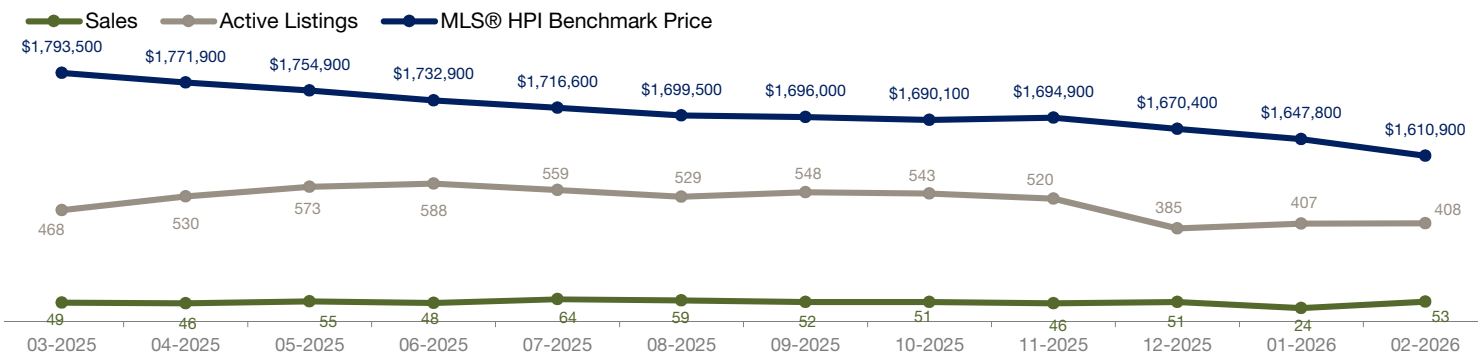
## Detached Properties Report – February 2026

| 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 | 9 | 0 |
| $400,000 to $899,999 | 0 | 4 | 0 |
| $900,000 to $1,499,999 | 18 | 54 | 15 |
| $1,500,000 to $1,999,999 | 21 | 140 | 35 |
| $2,000,000 to $2,999,999 | 12 | 132 | 74 |
| $3,000,000 and $3,999,999 | 2 | 50 | 31 |
| $4,000,000 to $4,999,999 | 0 | 13 | 0 |
| $5,000,000 and Above | 0 | 5 | 0 |
| **TOTAL** | **53** | **408** | **37** |

| Neighbourhood | Sales | Active Listings | Benchmark Price | One-Year Change |
|---|---|---|---|---|
| Burke Mountain | 13 | 55 | $1,947,300 | - 9.2% |
| Canyon Springs | 0 | 6 | $1,507,900 | - 3.5% |
| Cape Horn | 3 | 12 | $1,370,300 | - 7.1% |
| Central Coquitlam | 11 | 40 | $1,648,700 | - 8.7% |
| Chineside | 2 | 5 | $1,402,500 | - 18.4% |
| Coquitlam East | 5 | 27 | $1,643,300 | - 6.7% |
| Coquitlam West | 2 | 81 | $1,611,800 | - 14.9% |
| Eagle Ridge CQ | 1 | 3 | $1,259,300 | - 5.2% |
| Harbour Chines | 4 | 10 | $1,671,500 | - 17.7% |
| Harbour Place | 0 | 4 | $1,543,400 | - 14.0% |
| Hockaday | 2 | 6 | $1,657,700 | - 9.6% |
| Maillardville | 1 | 28 | $1,612,600 | - 7.9% |
| Meadow Brook | 0 | 5 | $1,060,400 | - 5.3% |
| New Horizons | 2 | 13 | $1,245,300 | - 7.7% |
| North Coquitlam | 0 | 0 | $0 | -- |
| Park Ridge Estates | 0 | 1 | $0 | -- |
| Ranch Park | 2 | 51 | $1,552,500 | - 3.4% |
| River Springs | 0 | 0 | $1,192,100 | - 9.2% |
| Scott Creek | 0 | 5 | $1,641,700 | - 7.2% |
| Summitt View | 0 | 1 | $0 | -- |
| Upper Eagle Ridge | 0 | 2 | $1,589,600 | - 4.9% |
| Westwood Plateau | 4 | 51 | $1,623,300 | - 19.8% |
| Westwood Summit CQ | 1 | 2 | $0 | -- |
| **TOTAL*** | **53** | **408** | **$1,610,900** | **- 10.6%** |

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

**Detached Homes - Coquitlam**

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# Coquitlam

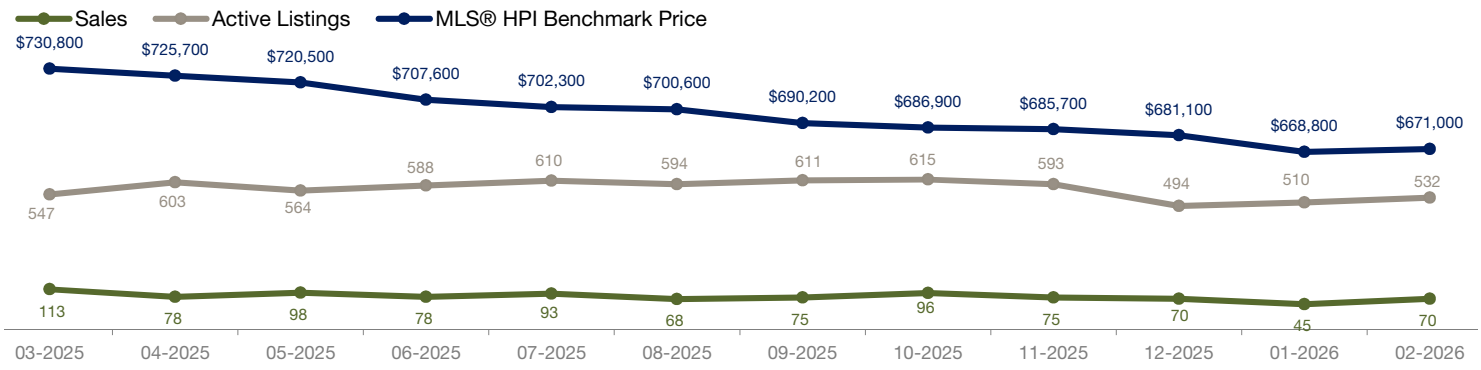
## Condo Report – February 2026

| 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 | 16 | 18 |
| $400,000 to $899,999 | 67 | 461 | 30 |
| $900,000 to $1,499,999 | 1 | 49 | 80 |
| $1,500,000 to $1,999,999 | 0 | 3 | 0 |
| $2,000,000 to $2,999,999 | 0 | 3 | 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** | **70** | **532** | **30** |

| Neighbourhood | Sales | Active Listings | Benchmark Price | One-Year Change |
|---|---|---|---|---|
| Burke Mountain | 0 | 0 | $0 | -- |
| Canyon Springs | 6 | 12 | $587,100 | - 8.1% |
| Cape Horn | 0 | 3 | $0 | -- |
| Central Coquitlam | 2 | 38 | $544,000 | - 5.6% |
| Chineside | 0 | 0 | $0 | -- |
| Coquitlam East | 0 | 1 | $570,000 | - 4.3% |
| Coquitlam West | 31 | 281 | $710,200 | - 6.3% |
| Eagle Ridge CQ | 0 | 1 | $662,700 | - 5.3% |
| Harbour Chines | 0 | 0 | $0 | -- |
| Harbour Place | 0 | 0 | $0 | -- |
| Hockaday | 0 | 0 | $0 | -- |
| Maillardville | 2 | 25 | $454,200 | - 7.4% |
| Meadow Brook | 0 | 0 | $0 | -- |
| New Horizons | 2 | 38 | $747,700 | - 6.6% |
| North Coquitlam | 20 | 113 | $651,900 | - 10.9% |
| 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 | 7 | 20 | $668,700 | - 7.2% |
| Westwood Summit CQ | 0 | 0 | $0 | -- |
| **TOTAL*** | **70** | **532** | **$671,000** | **- 7.6%** |

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

**Condos - Coquitlam**

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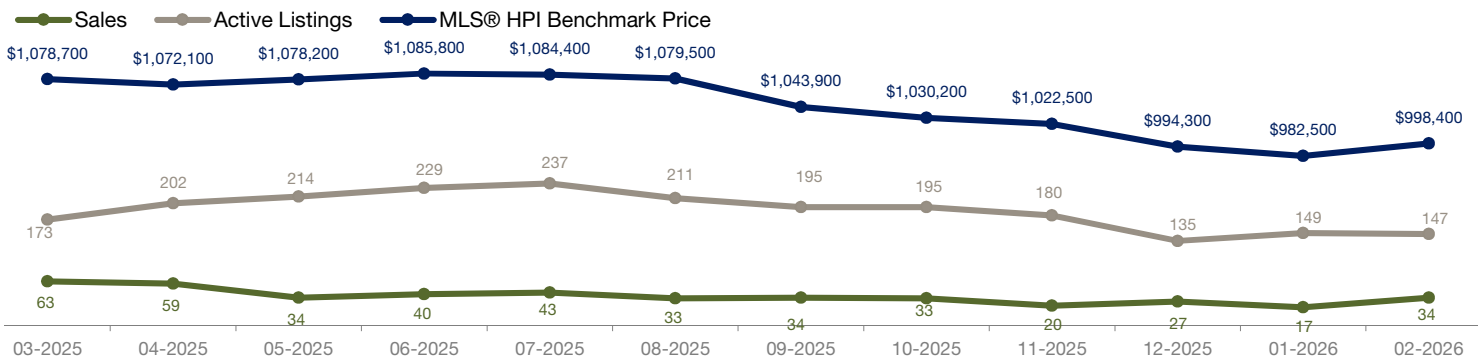
## Townhomes Report – February 2026

| 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 | 10 | 28 | 66 |
| $900,000 to $1,499,999 | 22 | 113 | 32 |
| $1,500,000 to $1,999,999 | 2 | 6 | 3 |
| $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** | **147** | **40** |

| Neighbourhood | Sales | Active Listings | Benchmark Price | One-Year Change |
|---|---|---|---|---|
| Burke Mountain | 23 | 60 | $1,040,200 | - 11.3% |
| Canyon Springs | 0 | 0 | $661,700 | - 9.7% |
| Cape Horn | 0 | 2 | $0 | -- |
| Central Coquitlam | 0 | 3 | $703,300 | - 5.3% |
| Chineside | 0 | 0 | $0 | -- |
| Coquitlam East | 0 | 1 | $803,200 | - 4.3% |
| Coquitlam West | 6 | 49 | $1,097,800 | - 3.3% |
| Eagle Ridge CQ | 0 | 3 | $864,200 | - 12.4% |
| Harbour Chines | 0 | 0 | $0 | -- |
| Harbour Place | 0 | 0 | $0 | -- |
| Hockaday | 0 | 0 | $0 | -- |
| Maillardville | 1 | 9 | $727,100 | - 4.0% |
| Meadow Brook | 0 | 0 | $0 | -- |
| New Horizons | 0 | 3 | $1,046,600 | - 11.4% |
| North Coquitlam | 0 | 3 | $0 | -- |
| Park Ridge Estates | 0 | 0 | $0 | -- |
| Ranch Park | 0 | 2 | $742,200 | - 5.8% |
| River Springs | 0 | 0 | $0 | -- |
| Scott Creek | 1 | 0 | $948,500 | - 14.5% |
| Summitt View | 0 | 0 | $0 | -- |
| Upper Eagle Ridge | 0 | 2 | $743,500 | - 11.9% |
| Westwood Plateau | 3 | 10 | $1,104,800 | - 4.4% |
| Westwood Summit CQ | 0 | 0 | $0 | -- |
| **TOTAL*** | **34** | **147** | **$998,400** | **- 7.3%** |

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

**Townhomes - Coquitlam**

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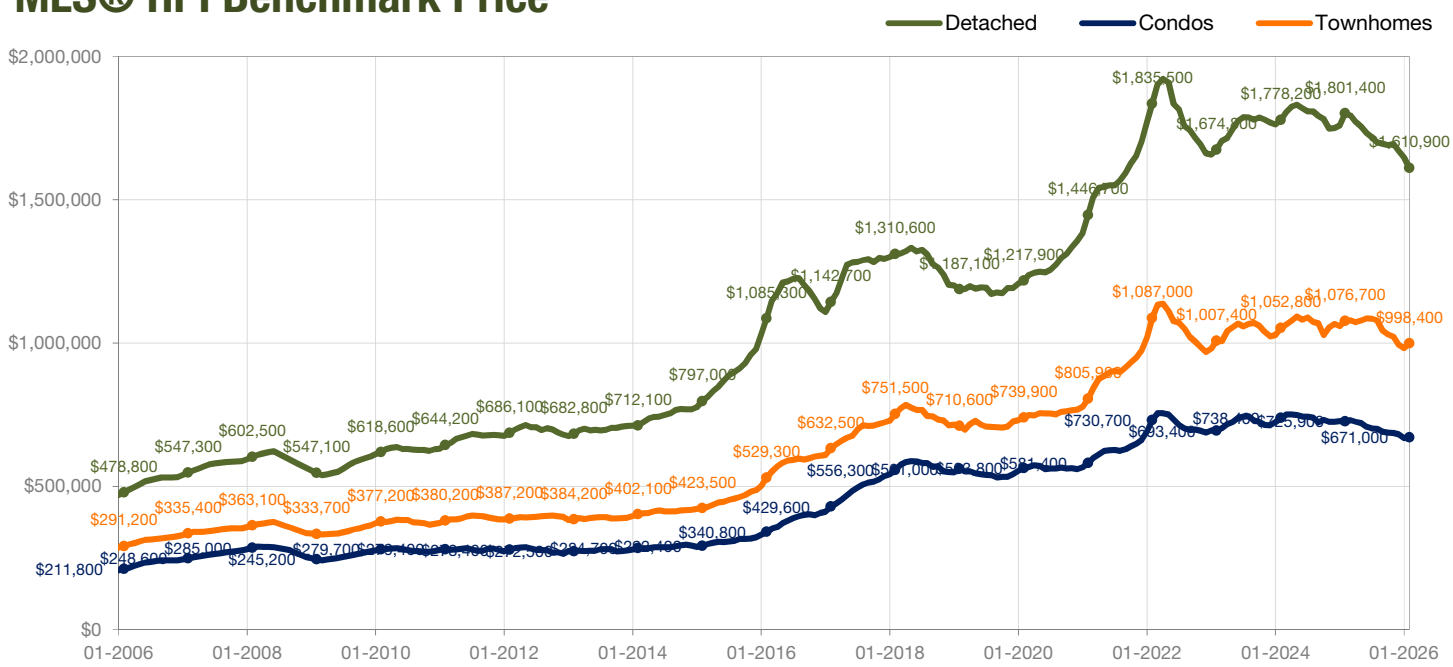
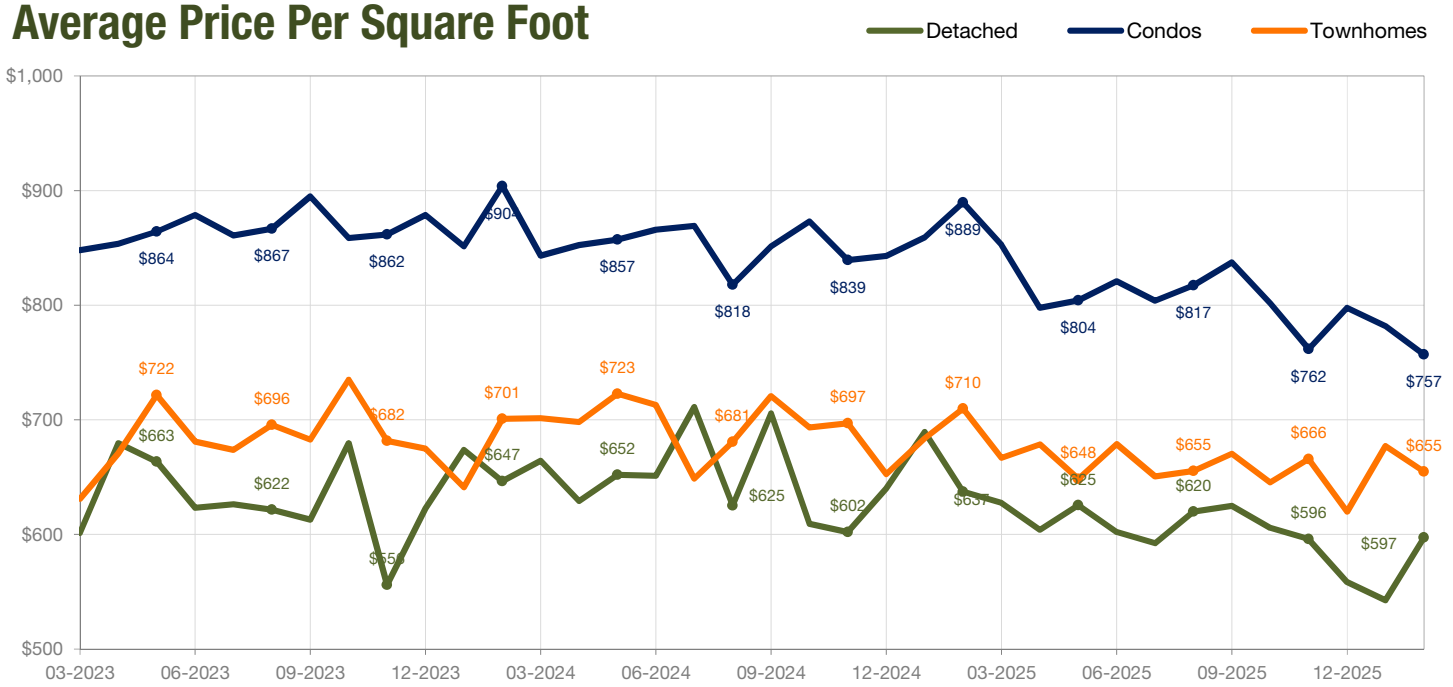
## MLS® HPI Benchmark Price




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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