REALTOR® Report

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

# Coquitlam

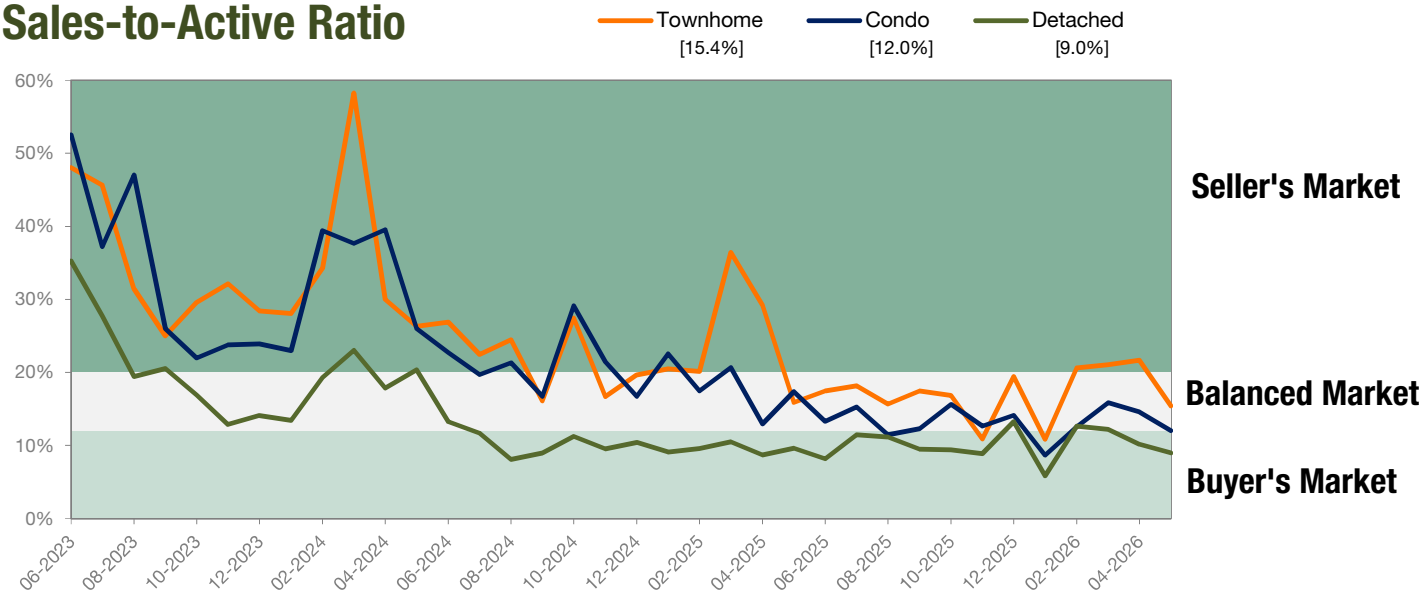
## May 2026

| Detached Properties | May | | | April | | |
|---|---|---|---|---|---|---|
| **Activity Snapshot** | **2026** | **2025** | One-Year Change | **2026** | **2025** | One-Year Change |
| Total Active Listings | **525** | 573 | - 8.4% | **483** | 530 | - 8.9% |
| Sales | **47** | 55 | - 14.5% | **49** | 46 | + 6.5% |
| Days on Market Average | **33** | 23 | + 43.5% | **31** | 23 | + 34.8% |
| MLS® HPI Benchmark Price | **$1,654,000** | $1,754,900 | - 5.7% | **$1,635,700** | $1,771,900 | - 7.7% |

| Condos | May | | | April | | |
|---|---|---|---|---|---|---|
| **Activity Snapshot** | **2026** | **2025** | One-Year Change | **2026** | **2025** | One-Year Change |
| Total Active Listings | **641** | 564 | + 13.7% | **639** | 603 | + 6.0% |
| Sales | **77** | 98 | - 21.4% | **93** | 78 | + 19.2% |
| Days on Market Average | **29** | 32 | - 9.4% | **33** | 25 | + 32.0% |
| MLS® HPI Benchmark Price | **$657,400** | $720,500 | - 8.8% | **$664,000** | $725,700 | - 8.5% |

| Townhomes | May | | | April | | |
|---|---|---|---|---|---|---|
| **Activity Snapshot** | **2026** | **2025** | One-Year Change | **2026** | **2025** | One-Year Change |
| Total Active Listings | **195** | 214 | - 8.9% | **180** | 202 | - 10.9% |
| Sales | **30** | 34 | - 11.8% | **39** | 59 | - 33.9% |
| Days on Market Average | **35** | 19 | + 84.2% | **28** | 17 | + 64.7% |
| MLS® HPI Benchmark Price | **$1,023,500** | $1,078,200 | - 5.1% | **$1,008,100** | $1,072,100 | - 6.0% |

## Sales-to-Active Ratio

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# Coquitlam

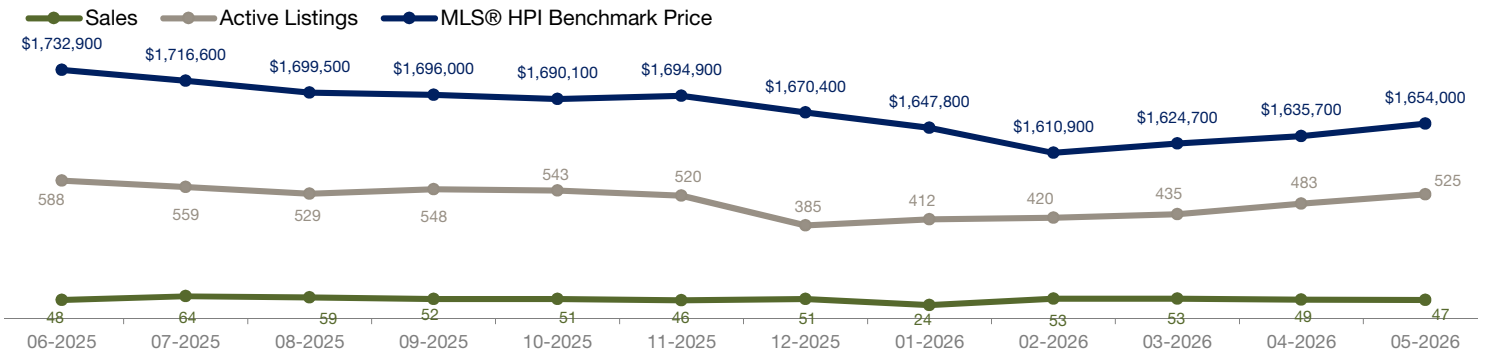
## Detached Properties Report – May 2026

| 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 | 1 | 10 | 3 |
| $400,000 to $899,999 | 0 | 4 | 0 |
| $900,000 to $1,499,999 | 8 | 110 | 20 |
| $1,500,000 to $1,999,999 | 27 | 172 | 31 |
| $2,000,000 to $2,999,999 | 10 | 163 | 37 |
| $3,000,000 and $3,999,999 | 1 | 49 | 168 |
| $4,000,000 to $4,999,999 | 0 | 6 | 0 |
| $5,000,000 and Above | 0 | 9 | 0 |
| **TOTAL** | **47** | **525** | **33** |

| Neighbourhood | Sales | Active Listings | Benchmark Price | One-Year Change |
|---|---|---|---|---|
| Burke Mountain | 10 | 85 | $1,966,900 | - 3.8% |
| Canyon Springs | 2 | 12 | $1,457,500 | - 8.3% |
| Cape Horn | 2 | 15 | $1,380,200 | - 4.7% |
| Central Coquitlam | 7 | 77 | $1,671,700 | - 7.3% |
| Chineside | 0 | 6 | $1,592,800 | - 4.0% |
| Coquitlam East | 2 | 29 | $1,592,200 | - 7.8% |
| Coquitlam West | 5 | 91 | $1,736,700 | - 5.6% |
| Eagle Ridge CQ | 0 | 7 | $1,218,900 | - 10.6% |
| Harbour Chines | 0 | 10 | $1,801,000 | - 8.4% |
| Harbour Place | 0 | 8 | $1,670,400 | - 4.0% |
| Hockaday | 1 | 8 | $1,685,200 | - 2.8% |
| Maillardville | 2 | 34 | $1,653,900 | - 5.4% |
| Meadow Brook | 0 | 6 | $1,045,300 | - 8.3% |
| New Horizons | 1 | 9 | $1,229,200 | - 5.9% |
| North Coquitlam | 0 | 0 | $0 | -- |
| Park Ridge Estates | 1 | 1 | $0 | -- |
| Ranch Park | 5 | 45 | $1,508,300 | - 9.1% |
| River Springs | 1 | 6 | $1,186,500 | - 4.7% |
| Scott Creek | 1 | 4 | $1,594,400 | - 10.5% |
| Summitt View | 0 | 4 | $0 | -- |
| Upper Eagle Ridge | 0 | 2 | $1,559,700 | - 9.3% |
| Westwood Plateau | 6 | 66 | $1,815,400 | - 4.1% |
| Westwood Summit CQ | 1 | 0 | $0 | -- |
| **TOTAL*** | **47** | **525** | **$1,654,000** | **- 5.7%** |

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

**Detached Homes - Coquitlam**

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# Coquitlam

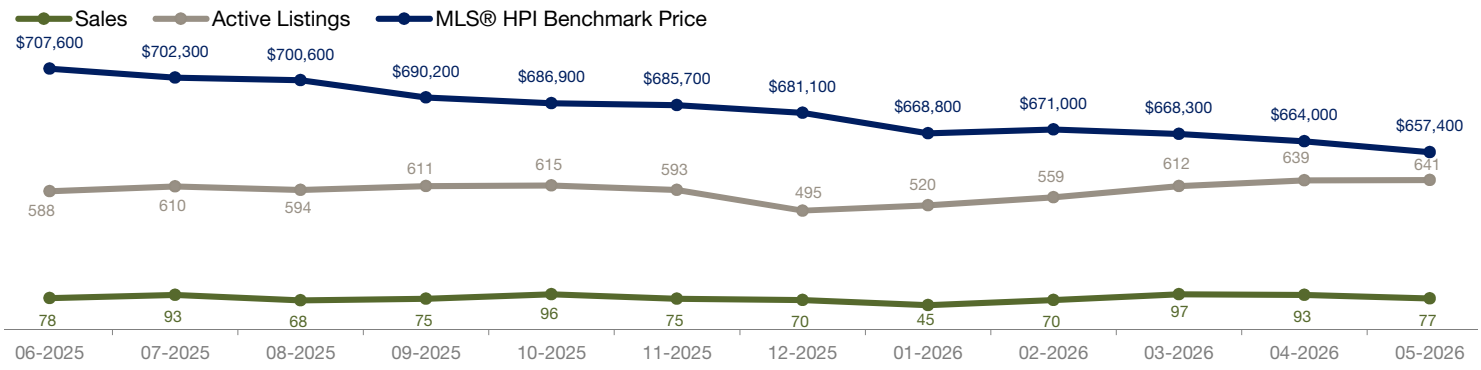
## Condo Report – May 2026

| 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 | 1 | 22 | 9 |
| $400,000 to $899,999 | 73 | 571 | 28 |
| $900,000 to $1,499,999 | 3 | 44 | 54 |
| $1,500,000 to $1,999,999 | 0 | 2 | 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** | **77** | **641** | **29** |

| Neighbourhood | Sales | Active Listings | Benchmark Price | One-Year Change |
|---|---|---|---|---|
| Burke Mountain | 0 | 0 | $0 | -- |
| Canyon Springs | 1 | 19 | $562,800 | - 9.1% |
| Cape Horn | 0 | 8 | $0 | -- |
| Central Coquitlam | 1 | 45 | $531,200 | - 7.6% |
| Chineside | 0 | 0 | $0 | -- |
| Coquitlam East | 0 | 5 | $558,000 | - 6.3% |
| Coquitlam West | 36 | 323 | $693,200 | - 8.6% |
| Eagle Ridge CQ | 0 | 1 | $671,000 | - 5.5% |
| Harbour Chines | 0 | 0 | $0 | -- |
| Harbour Place | 0 | 0 | $0 | -- |
| Hockaday | 0 | 0 | $0 | -- |
| Maillardville | 0 | 29 | $449,500 | - 8.6% |
| Meadow Brook | 0 | 0 | $0 | -- |
| New Horizons | 8 | 34 | $721,100 | - 11.7% |
| North Coquitlam | 26 | 144 | $645,700 | - 10.2% |
| 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 | 33 | $638,500 | - 8.8% |
| Westwood Summit CQ | 0 | 0 | $0 | -- |
| **TOTAL*** | **77** | **641** | **$657,400** | **- 8.8%** |

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

**Condos - Coquitlam**

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# Coquitlam

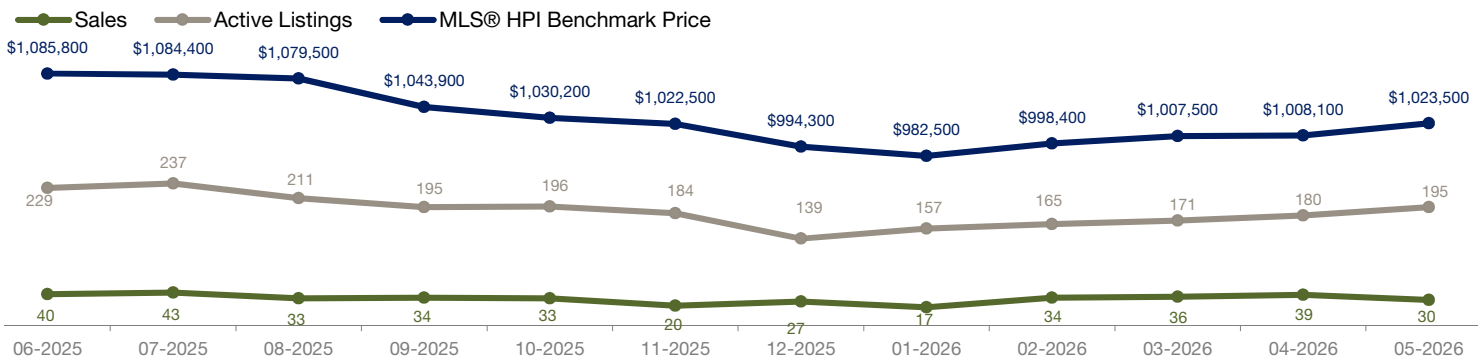
## Townhomes Report – May 2026

| 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 | 1 | 0 |
| $400,000 to $899,999 | 9 | 38 | 63 |
| $900,000 to $1,499,999 | 20 | 154 | 24 |
| $1,500,000 to $1,999,999 | 1 | 2 | 13 |
| $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** | **30** | **195** | **35** |

| Neighbourhood | Sales | Active Listings | Benchmark Price | One-Year Change |
|---|---|---|---|---|
| Burke Mountain | 14 | 70 | $1,079,500 | - 8.5% |
| Canyon Springs | 0 | 2 | $680,700 | - 8.3% |
| Cape Horn | 0 | 2 | $0 | -- |
| Central Coquitlam | 1 | 4 | $710,300 | - 2.8% |
| Chineside | 0 | 0 | $0 | -- |
| Coquitlam East | 1 | 8 | $802,000 | - 2.1% |
| Coquitlam West | 5 | 54 | $1,104,100 | - 2.6% |
| Eagle Ridge CQ | 2 | 3 | $900,400 | - 8.8% |
| Harbour Chines | 0 | 0 | $0 | -- |
| Harbour Place | 0 | 0 | $0 | -- |
| Hockaday | 0 | 0 | $0 | -- |
| Maillardville | 2 | 10 | $723,400 | - 5.8% |
| Meadow Brook | 0 | 0 | $0 | -- |
| New Horizons | 1 | 4 | $1,108,200 | - 6.9% |
| North Coquitlam | 0 | 3 | $0 | -- |
| Park Ridge Estates | 0 | 0 | $0 | -- |
| Ranch Park | 0 | 2 | $752,600 | - 2.0% |
| River Springs | 0 | 0 | $0 | -- |
| Scott Creek | 0 | 3 | $974,200 | - 11.4% |
| Summitt View | 0 | 0 | $0 | -- |
| Upper Eagle Ridge | 1 | 3 | $775,000 | - 9.0% |
| Westwood Plateau | 3 | 27 | $1,136,000 | + 3.6% |
| Westwood Summit CQ | 0 | 0 | $0 | -- |
| **TOTAL*** | **30** | **195** | **$1,023,500** | **- 5.1%** |

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

**Townhomes - Coquitlam**

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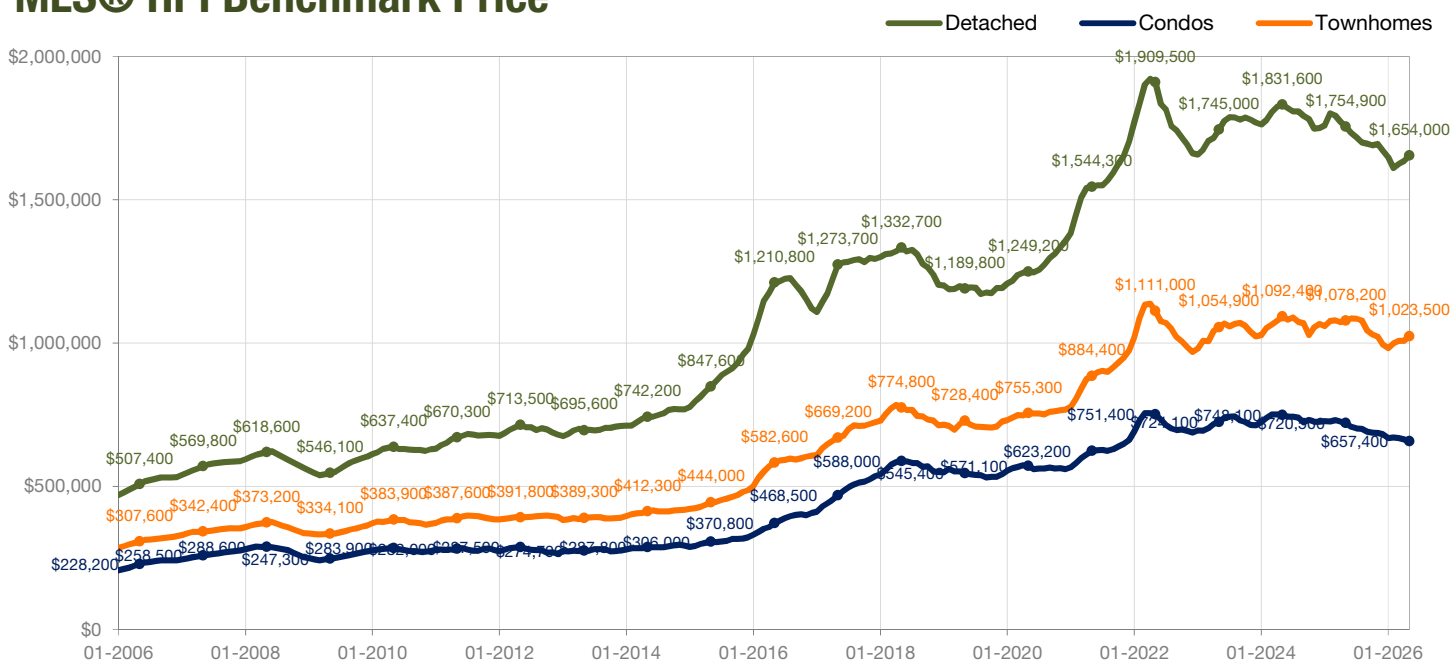
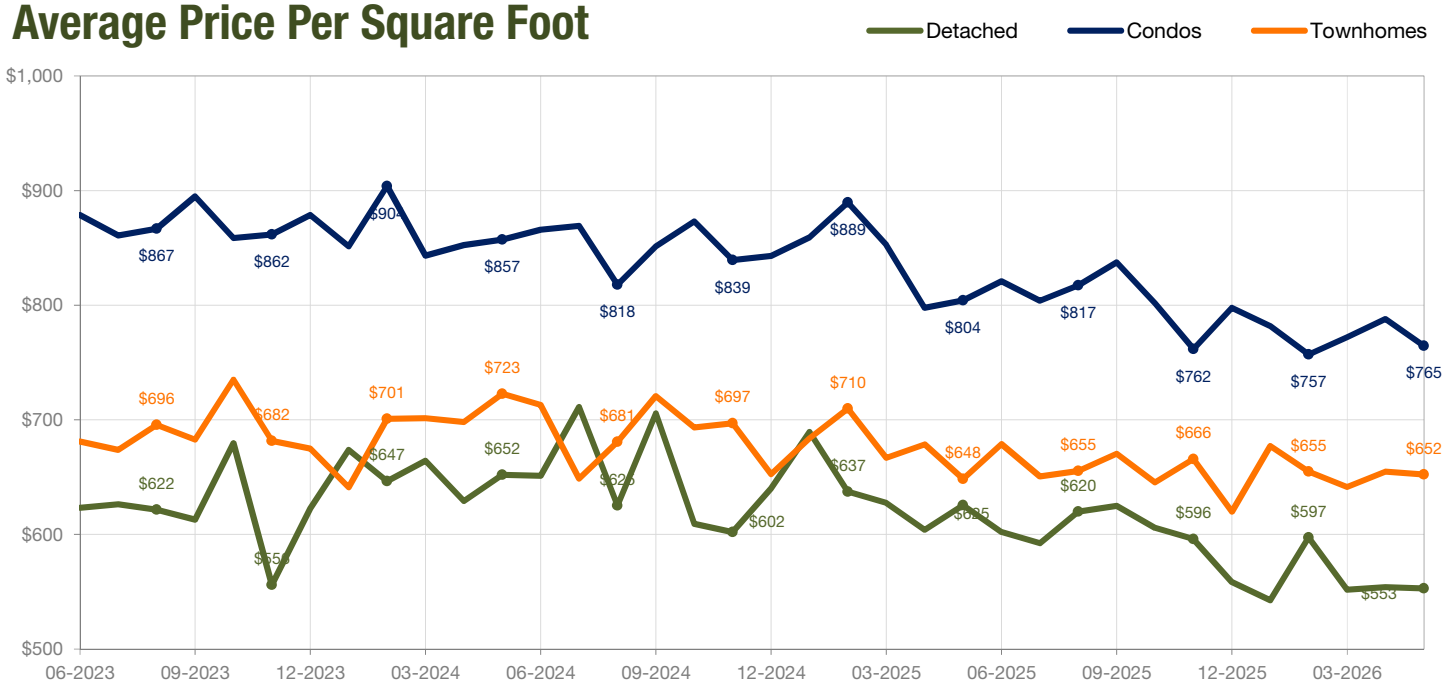
## May 2026

## 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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