

RESIDENTIAL MARKET REPORT

# Coquitlam

October 2024



## Coquitlam Specialists



**Olga Tarasenko**

B.LING (BACHELOR OF LINGUISTICS), DIBM

604 684 8844 · 705  
olga@kleingroup.com



**Chris Di Fazio PREC\***

604 684 8844 · 703  
chris@vancouvercondoteam.com



**Brian Oh PREC\***

M.ENG

604 684 8844 · 710  
brian@kleingroup.com

## About Coquitlam

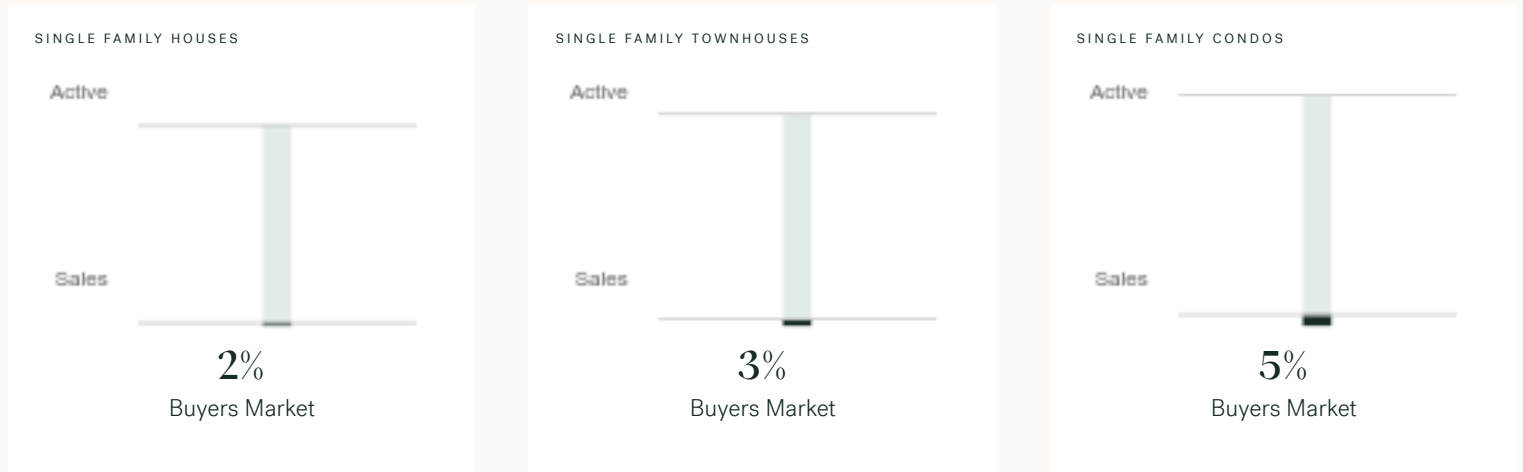
Coquitlam is a suburb of Vancouver, bordering Port Coquitlam, Port Moody and Burnaby, with approximately 159,285 (2022) residents living in a land area of 159,285 (2022) square kilometers. Currently there are homes for sale in Coquitlam, with an average price of 1,750,892, an average size of 1,983 sqft, and an average price per square feet of \$883.

## Coquitlam Neighbourhoods

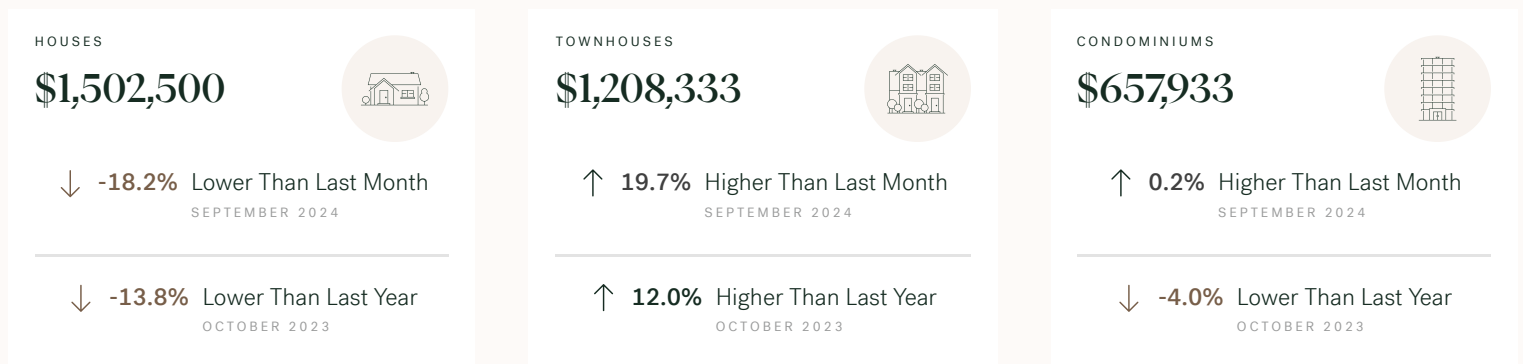
- Burke Mountain
- Canyon Springs
- Cape Horn
- Central Coquitlam
- Chineside
- Coquitlam East
- Coquitlam West
- Eagle Ridge
- Harbour Chines
- Harbour Place
- Hockaday
- Maillardville
- Meadow Brook
- New Horizons
- North Coquitlam
- Park Ridge Estates
- Ranch Park
- River Springs
- Scott Creek
- Summitt View
- Upper Eagle Creek
- Upper Eagle Ridge
- Westwood Plateau
- Westwood Summit

# October 2024 Coquitlam Overview

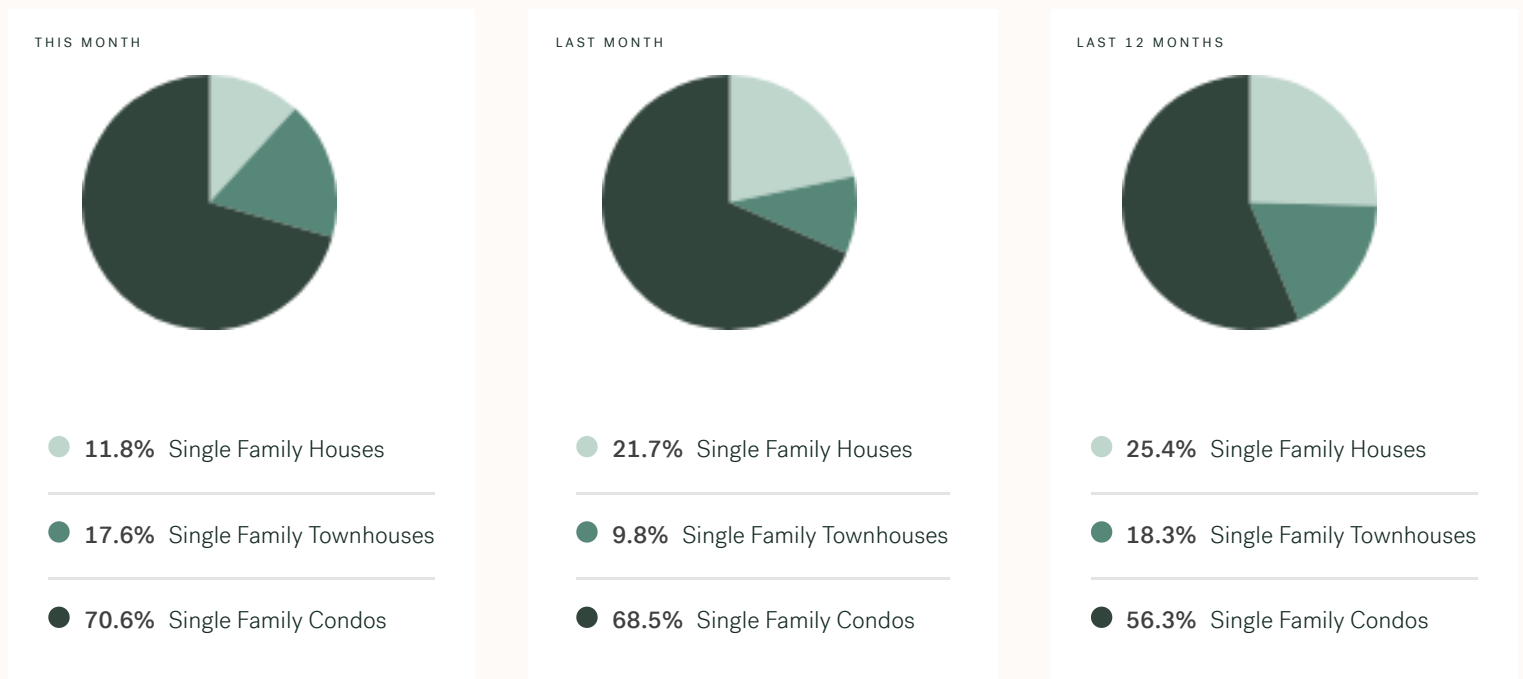
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



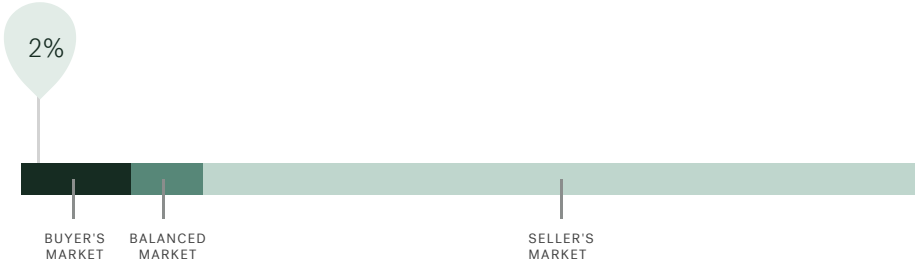
# Coquitlam Single Family Houses

OCTOBER 2024 - 5 YEAR TREND

## Market Status

# Buyers Market

Coquitlam is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



- 2% Of Single Family House Listings Sold IN PAST 30 DAYS
- 129 Active Single Family House Listings IN PAST 30 DAYS
- 2 Single Family House Listings Sold IN PAST 30 DAYS

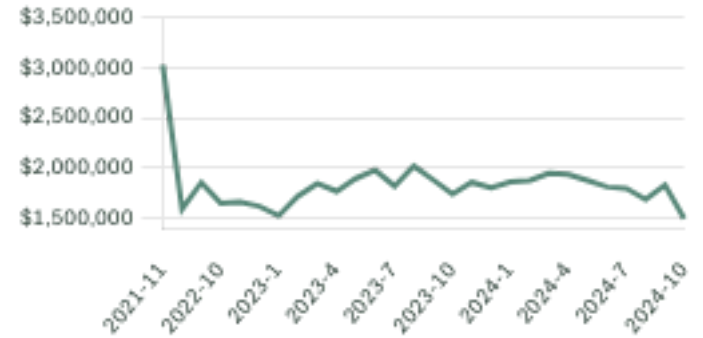
## Summary of Sales Price Change



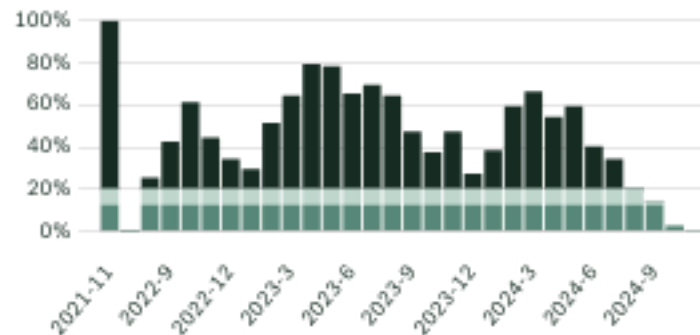
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



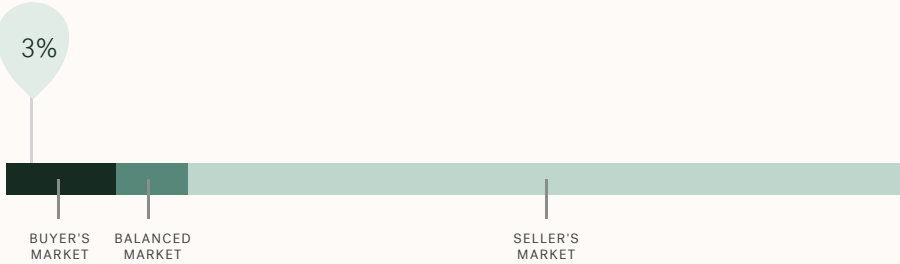
# Coquitlam Single Family Townhomes

OCTOBER 2024 - 5 YEAR TREND

## Market Status

# Buyers Market

Coquitlam is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



- 3% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 91 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 3 Single Family Townhouse Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



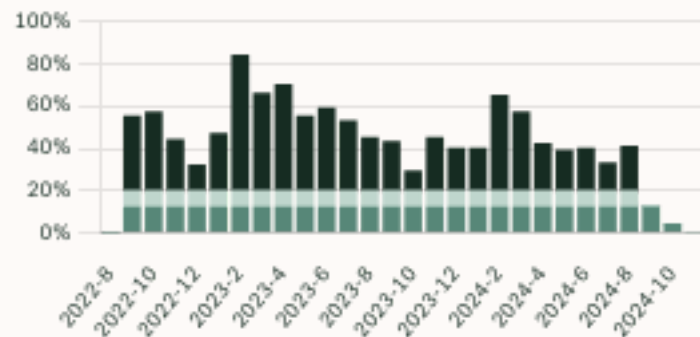
## Summary of Sales Volume Change



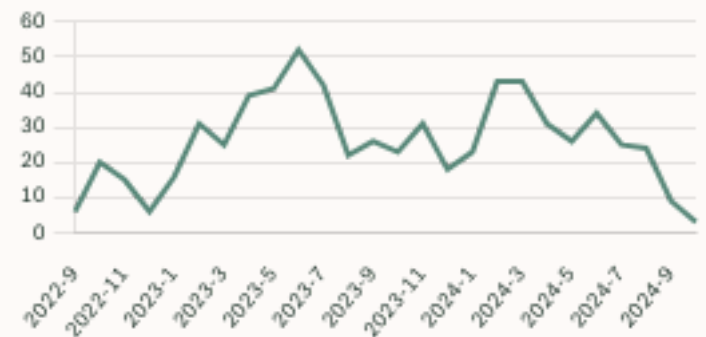
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



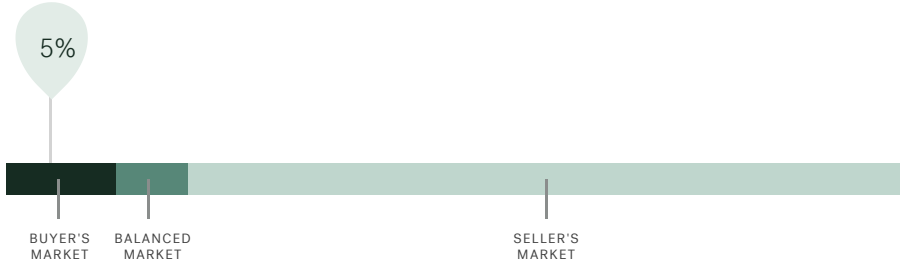
# Coquitlam Single Family Condos

OCTOBER 2024 - 5 YEAR TREND

## Market Status

# Buyers Market

Coquitlam is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



- 5% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 248 Active Single Family Condo Listings IN PAST 30 DAYS
- 12 Single Family Condo Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



## Sales Price



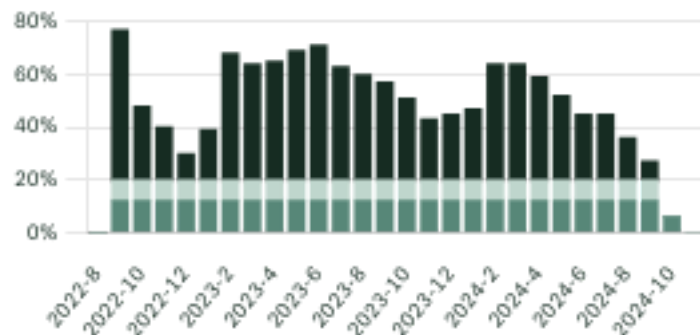
## Summary of Sales Volume Change



## Number of Transactions



## Sales-to-Active Ratio



# Stay Intelligent. Join our newsletter.

## Subscribe

Get first access to our public and non-public offerings, foreclosures, new projects and other developments.

[kleinresidential.ca](http://kleinresidential.ca)

KLEIN 

Klein Group

Residential  
Commercial  
Pre-Sale  
Property Management

Klein Group

O 604 684 8844  
T 866 352 9311  
F 1 855 684 8844

201 - 2468 Scotia Street  
Vancouver, BC  
Canada V5T 1W5

Brokerage



Royal LePage Westside  
Klein Group