

RESIDENTIAL MARKET REPORT

Coquitlam

February 2025



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

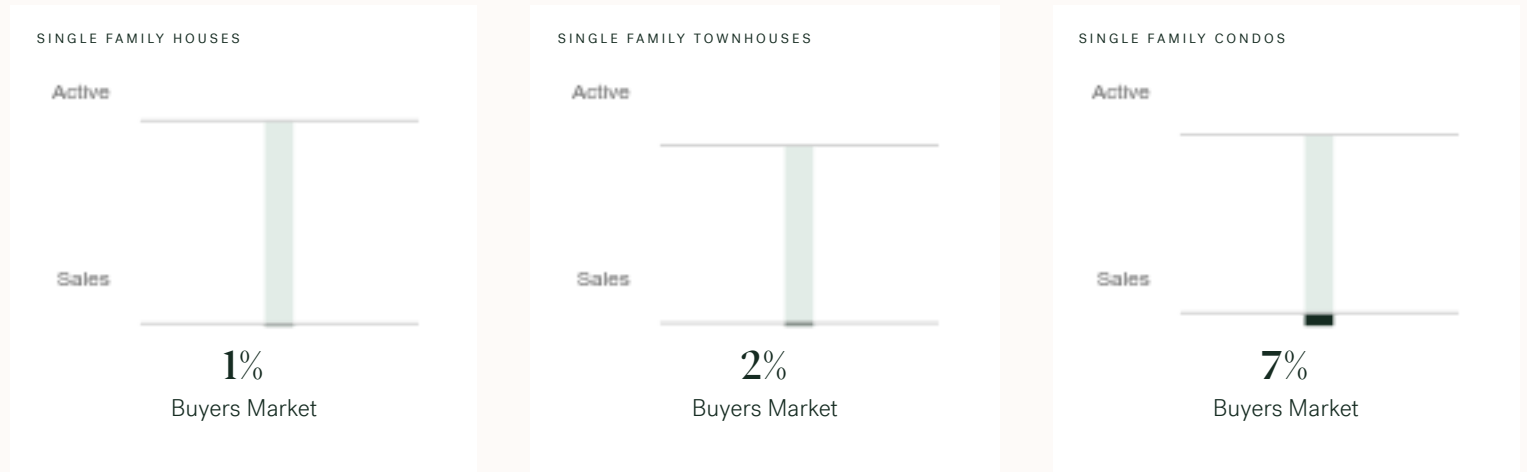
Coquitlam is a suburb of Vancouver, bordering Port Coquitlam, Port Moody and Burnaby, with approximately 159,285 (2022) residents living in a land area of 159,285 (2022) square kilometers. Currently there are homes for sale in Coquitlam, with an average price of 1,744,949, an average size of 1,887 sqft, and an average price per square feet of \$925.

Coquitlam Neighbourhoods

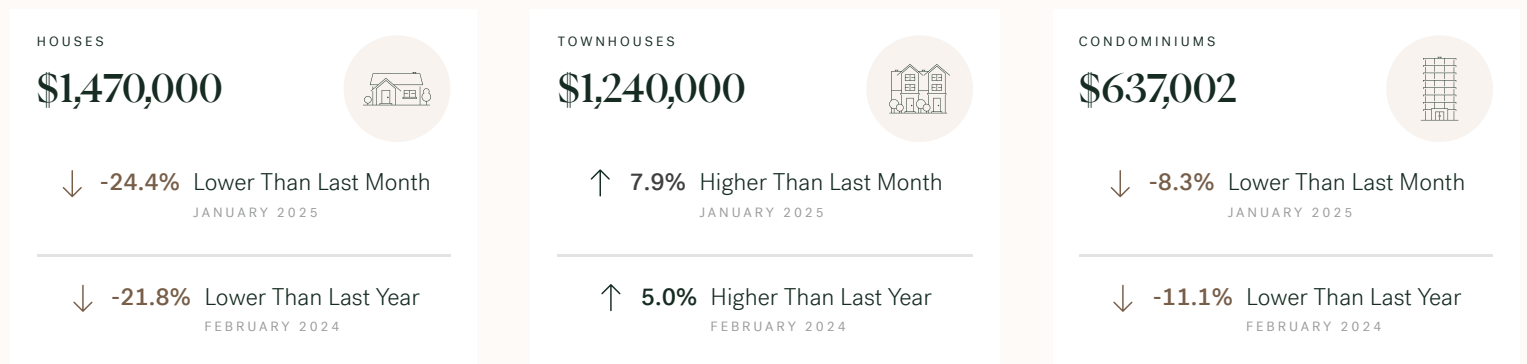
- Burke Mountain
- Canyon Springs
- Cape Horn
- Central Coquitlam
- Chineside
- Coquitlam East
- Coquitlam West
- Eagle Ridge
- Harbour Chines
- Harbour Place
- Hockaday
- Maillardville
- Meadow Brook
- New Horizons
- North Coquitlam
- Park Ridge Estates
- Ranch Park
- River Springs
- Scott Creek
- Summitt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

February 2025 Coquitlam Overview

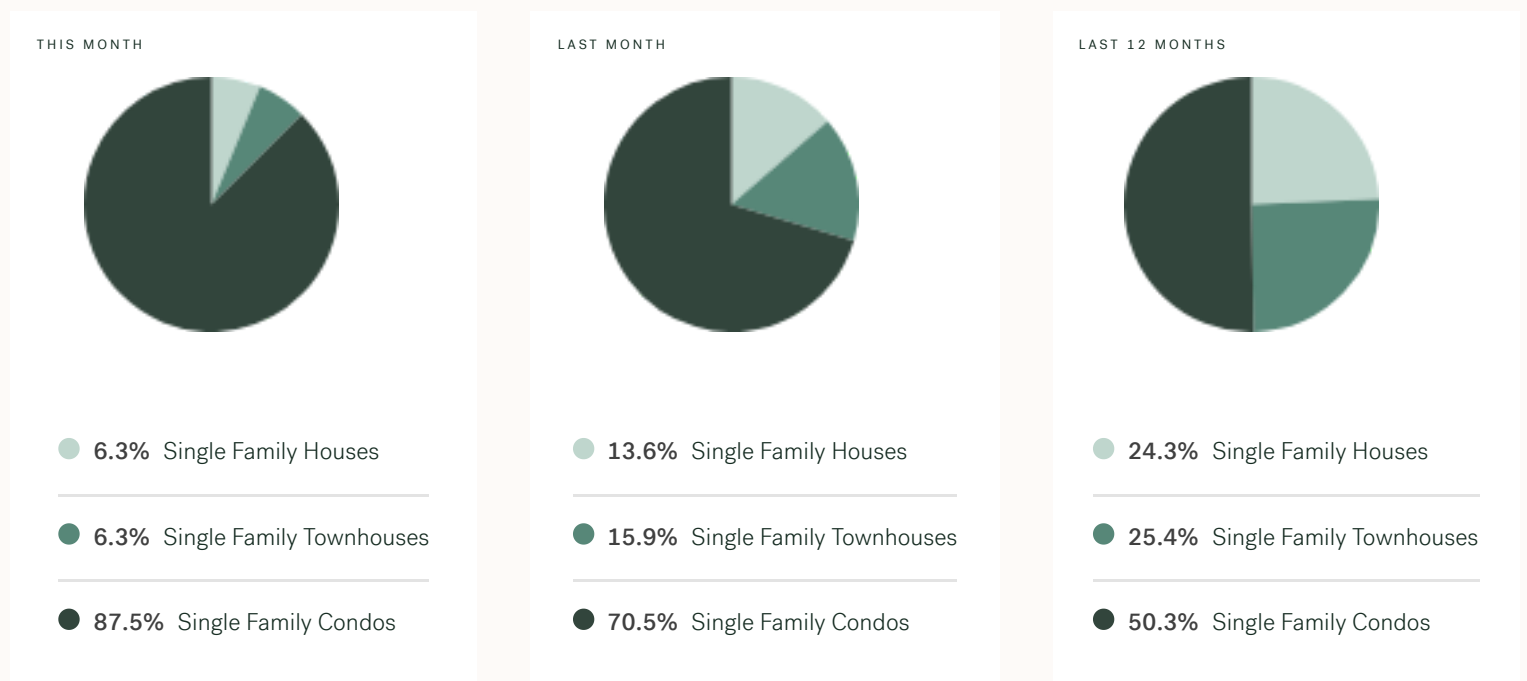
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Coquitlam Single Family Houses

FEBRUARY 2025 - 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.



- 1% Of Single Family House Listings Sold IN PAST 30 DAYS
- 88 Active Single Family House Listings IN PAST 30 DAYS
- 1 Single Family House Listings Sold IN PAST 30 DAYS

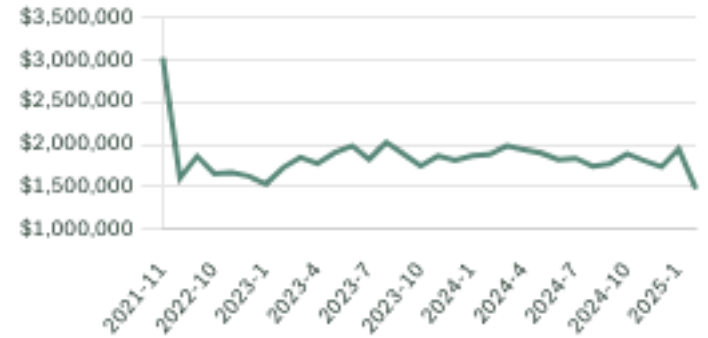
Summary of Sales Price Change



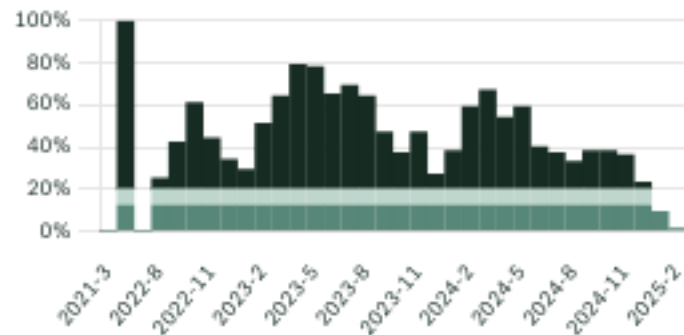
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



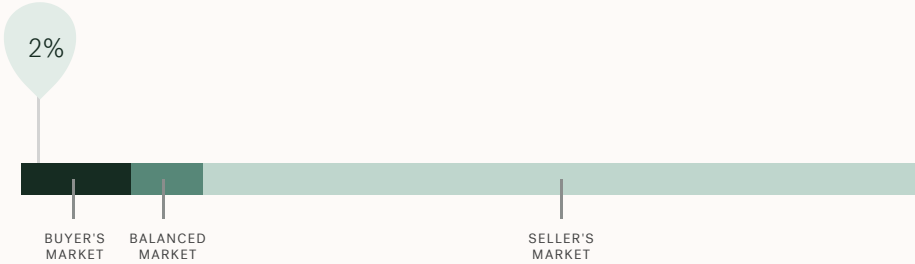
Coquitlam Single Family Townhomes

FEBRUARY 2025 - 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 Townhouse Listings Sold IN PAST 30 DAYS
- 62 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 1 Single Family Townhouse Listings Sold IN PAST 30 DAYS

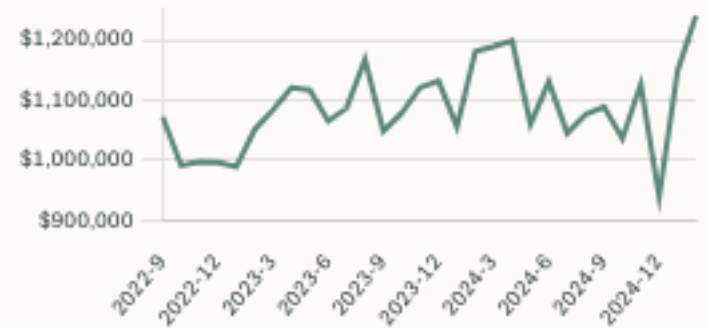
Summary of Sales Price Change



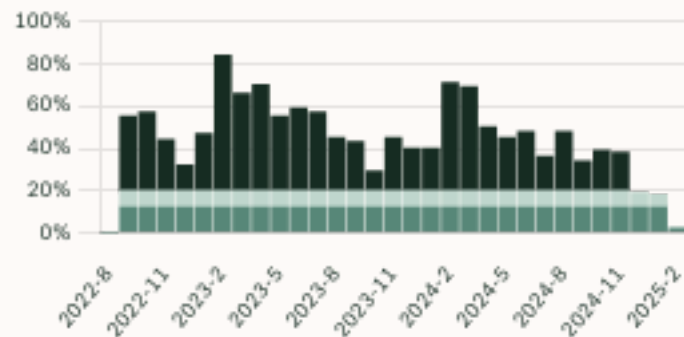
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



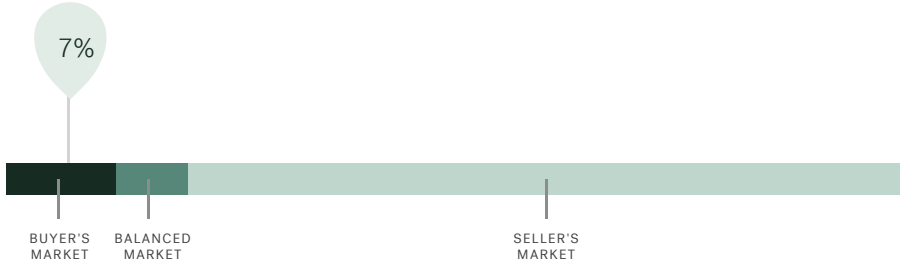
Coquitlam Single Family Condos

FEBRUARY 2025 - 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.



Summary of Sales Price Change



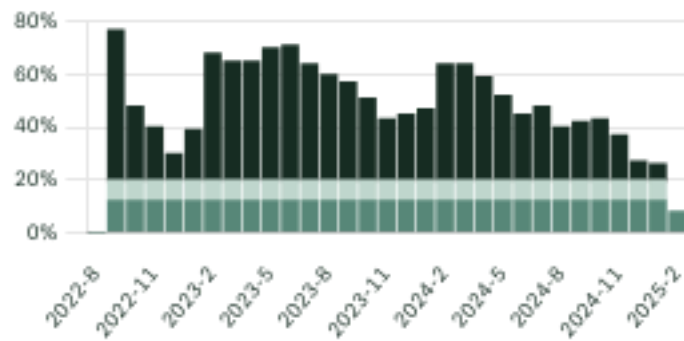
Summary of Sales Volume Change



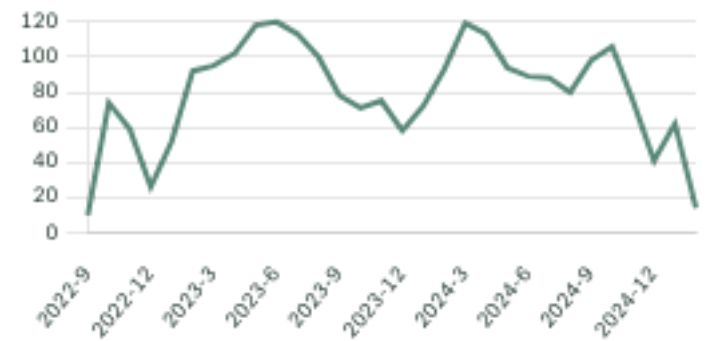
Sales Price



Sales-to-Active Ratio



Number of Transactions



Stay Intelligent. Join our newsletter.

Subscribe

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

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