

RESIDENTIAL MARKET REPORT

Port Coquitlam

February 2025



Port Coquitlam Specialists



Chris Di Fazio PREC*

604 684 8844 · 703

chris@vancouvercondoteam.com



Olga Tarasenko

B.LING (BACHELOR OF LINGUISTICS), DIBM

604 684 8844 · 705

olga@kleingroup.com

About Port Coquitlam

Port Coquitlam is a suburb of Vancouver, bordering Coquitlam, Pitt Meadows and Surrey, with approximately 65,246 (2022) residents living in a land area of 65,246 (2022) square kilometers. Currently there are homes for sale in Port Coquitlam, with an average price of 1,206,321, an average size of 1,639 sqft, and an average price per square feet of \$736.

Port Coquitlam Neighbourhoods

Birchland Manor

Central Port Coquitlam

Citadel

Glenwood

Lincoln Park

Lower Mary Hill

Mary Hill

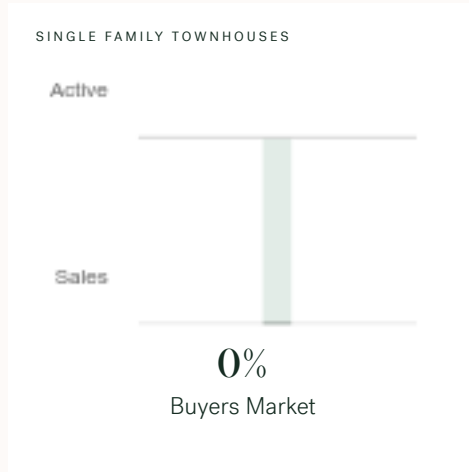
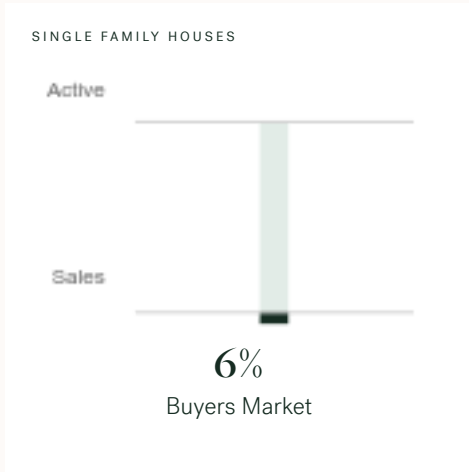
Oxford Heights

Riverwood

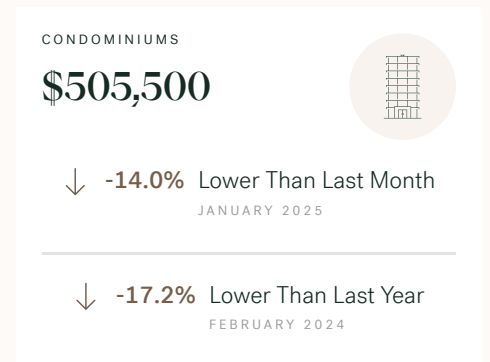
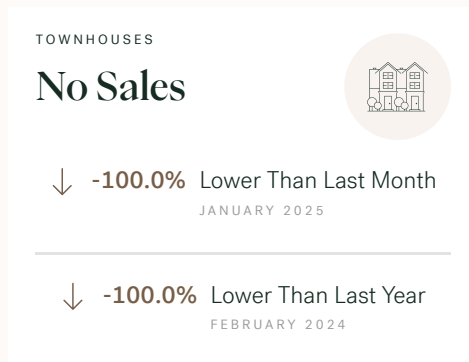
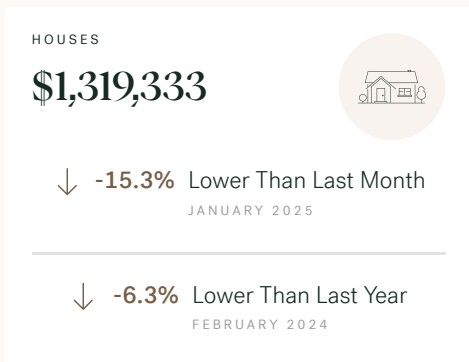
Woodland Acres

February 2025 Port Coquitlam Overview

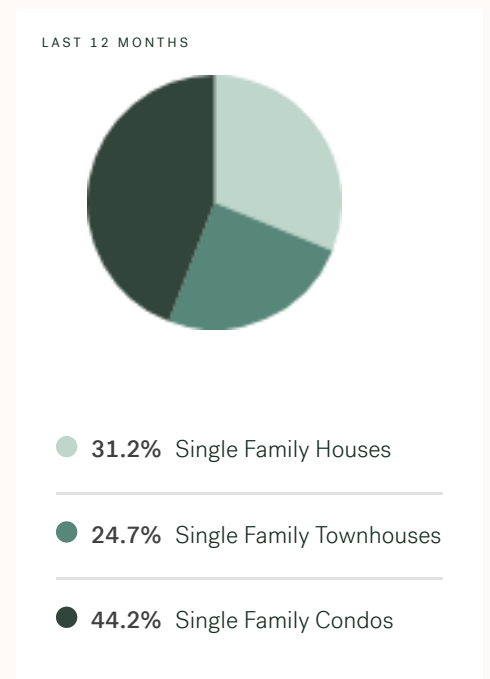
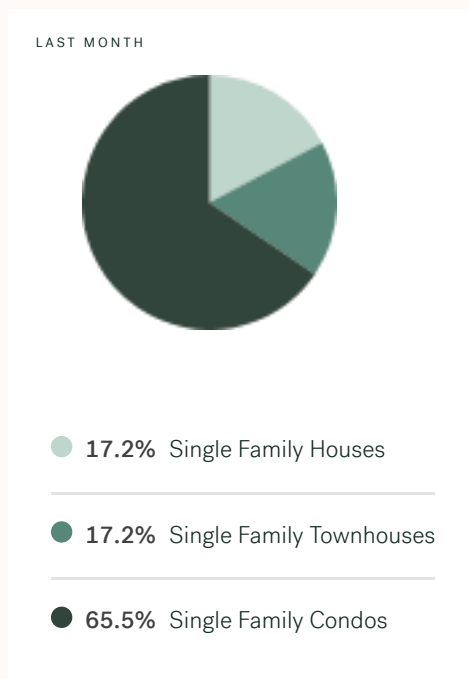
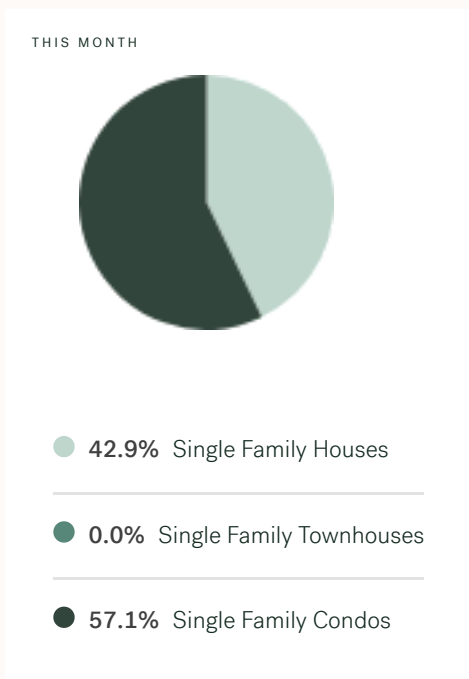
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Port Coquitlam Single Family Houses

FEBRUARY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Port 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.



- 6% Of Single Family House Listings Sold IN PAST 30 DAYS
- 52 Active Single Family House Listings IN PAST 30 DAYS
- 3 Single Family House Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



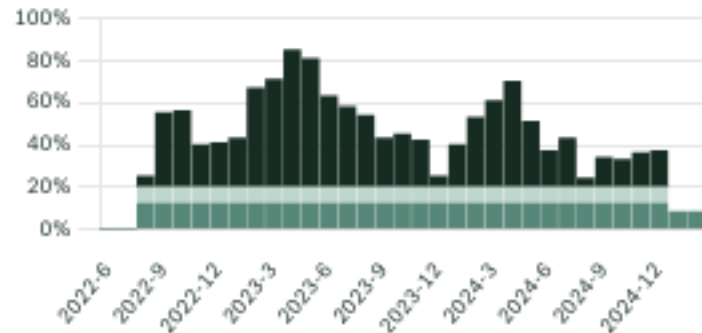
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



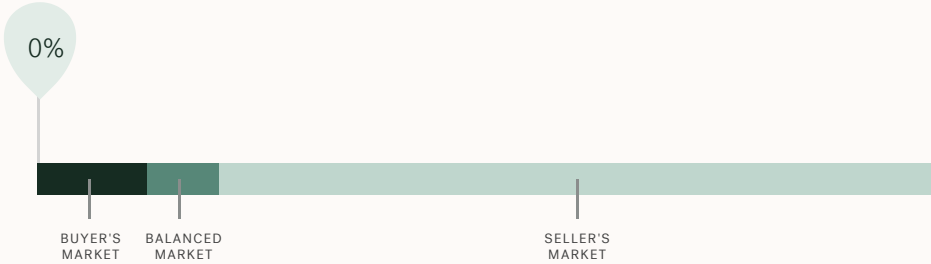
Port Coquitlam Single Family Townhomes

FEBRUARY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Port 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.



- 0% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 16 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 0 Single Family Townhouse Listings Sold IN PAST 30 DAYS

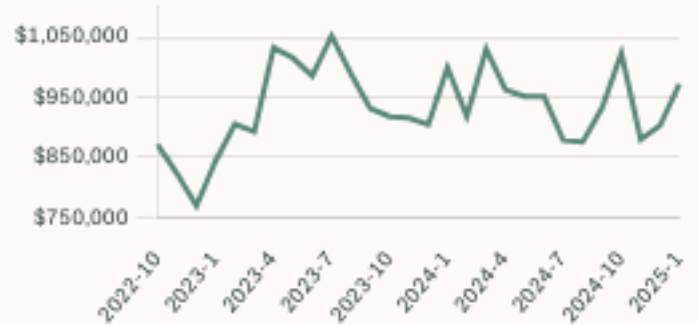
Summary of Sales Price Change



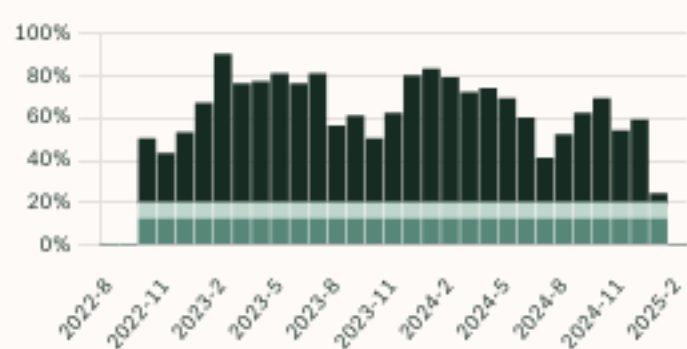
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Port Coquitlam Single Family Condos

FEBRUARY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Port 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.



- 10% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 42 Active Single Family Condo Listings IN PAST 30 DAYS
- 4 Single Family Condo Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



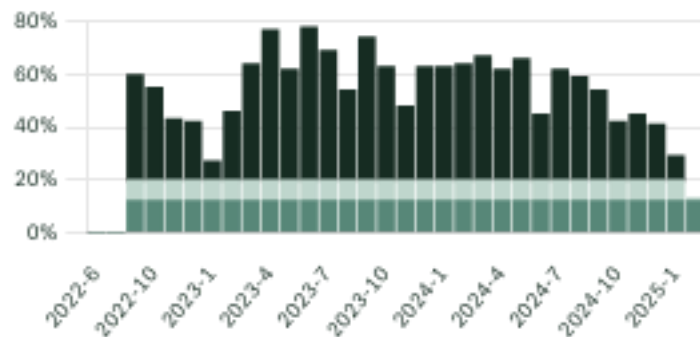
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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