

RESIDENTIAL MARKET REPORT

Coquitlam

January 2025



Coquitlam Specialists



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About Coquitlam

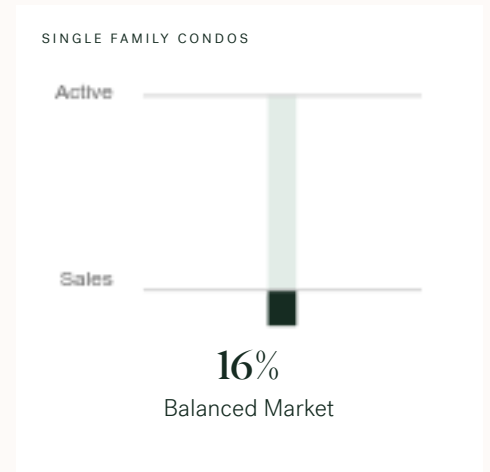
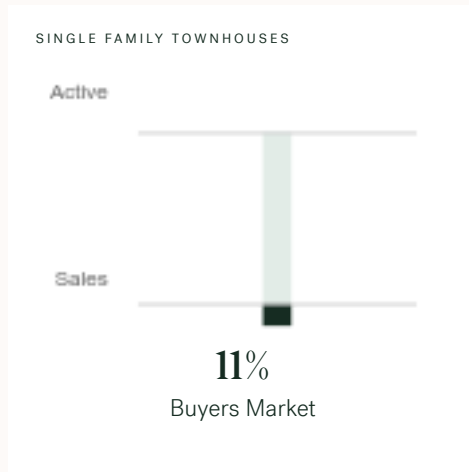
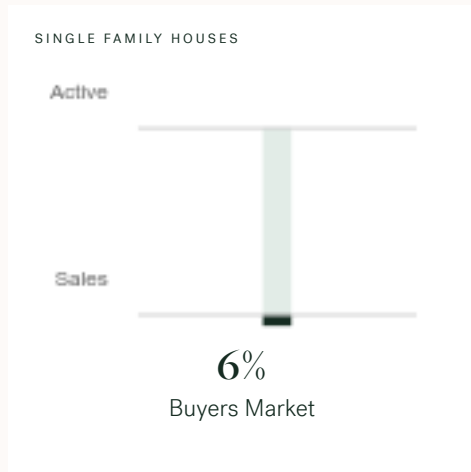
Coquitlam is a suburb of Vancouver, bordering Port Coquitlam, Port Moody and Burnaby, with approximately 159,285 (2022) residents living in a land area of 159,285 (2022) square kilometers. Currently there are homes for sale in Coquitlam, with an average price of 1,738,201, an average size of 1,880 sqft, and an average price per square feet of \$925.

Coquitlam Neighbourhoods

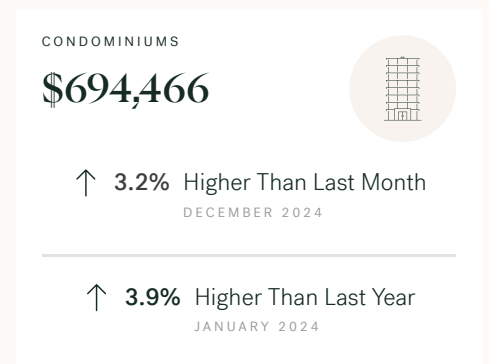
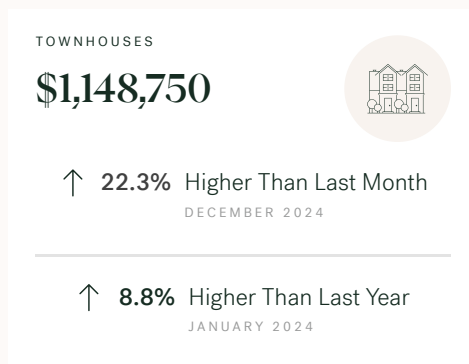
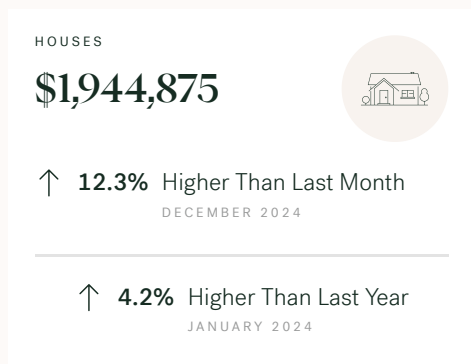
- Burke Mountain
- Canyon Springs
- Cape Horn
- Central Coquitlam
- Chineside
- Coquitlam East
- Coquitlam West
- Eagle Ridge
- Harbour Chines
- Harbour Place
- Hockaday
- Maillardville
- Meadow Brook
- New Horizons
- North Coquitlam
- Park Ridge Estates
- Ranch Park
- River Springs
- Scott Creek
- Summitt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

January 2025 Coquitlam Overview

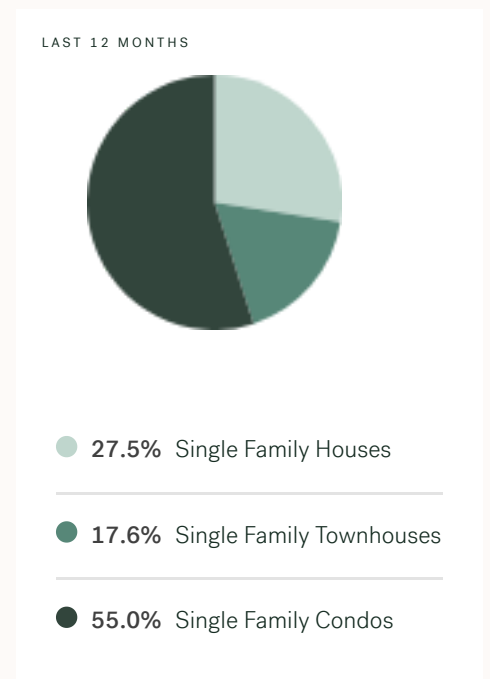
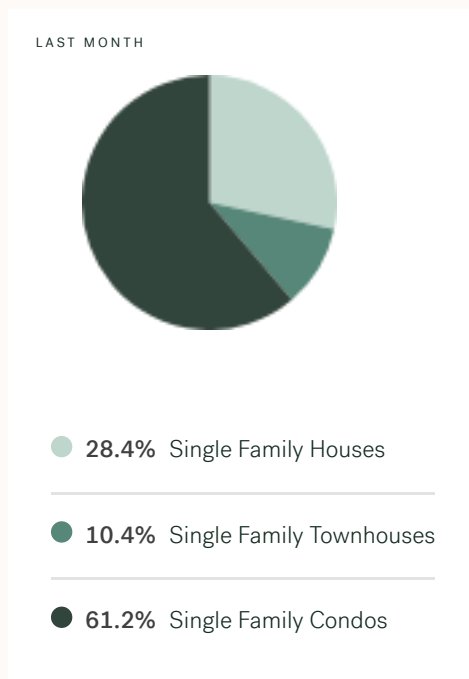
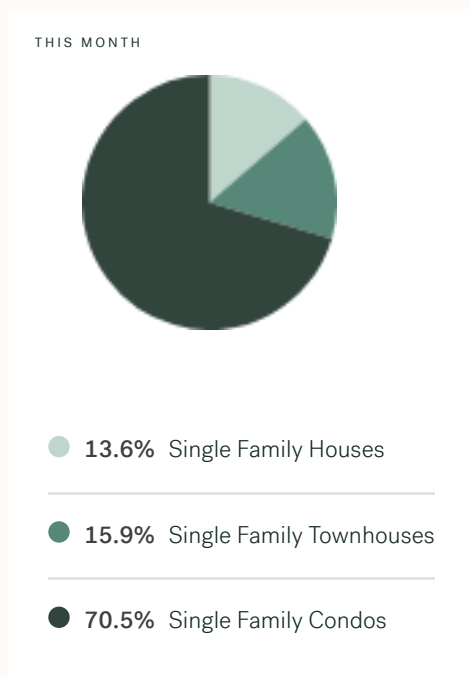
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Coquitlam Single Family Houses

JANUARY 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.



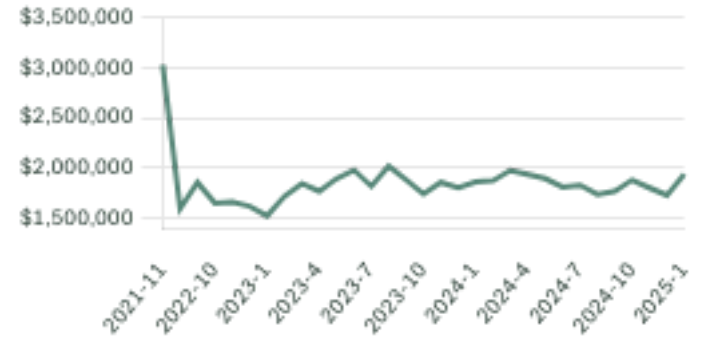
Summary of Sales Price Change



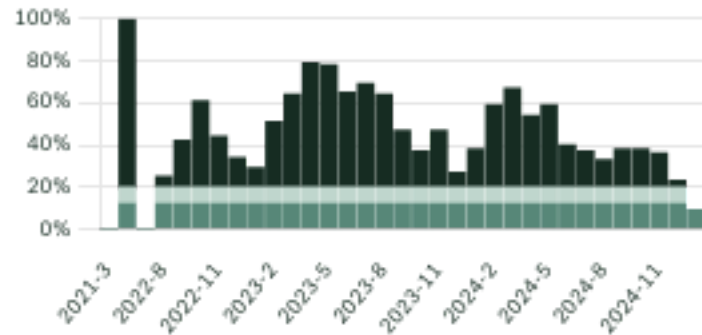
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



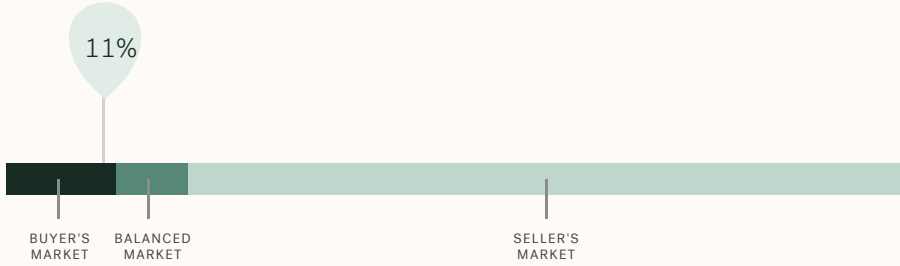
Coquitlam Single Family Townhomes

JANUARY 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.



- 11% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 124 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 14 Single Family Townhouse Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



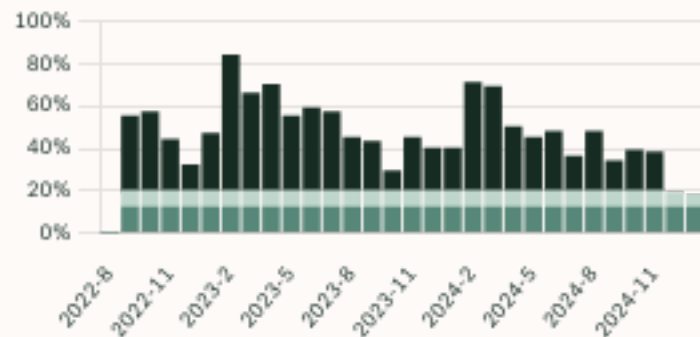
Sales Price



Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



Coquitlam Single Family Condos

JANUARY 2025 - 5 YEAR TREND

Market Status

Balanced Market

Coquitlam is currently a **Balanced Market**. This means that **between 12% and 20%** of listings are sold within **30 days**. There may not be an advantage either way when negotiating prices.



- 16% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 395 Active Single Family Condo Listings IN PAST 30 DAYS
- 62 Single Family Condo Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



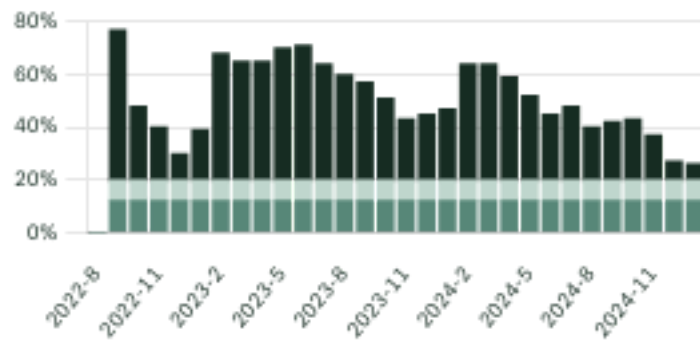
Sales Price



Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



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