

RESIDENTIAL MARKET REPORT

Port Coquitlam

March 2025



Port Coquitlam Specialists



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About Port Coquitlam

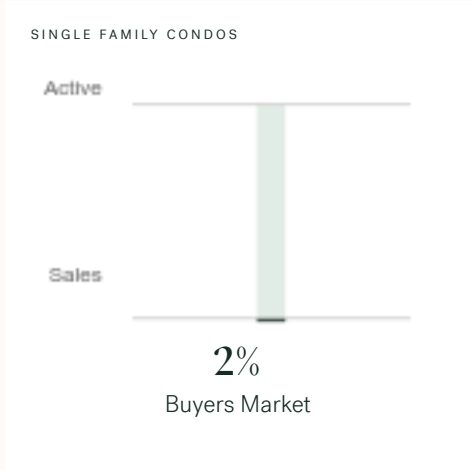
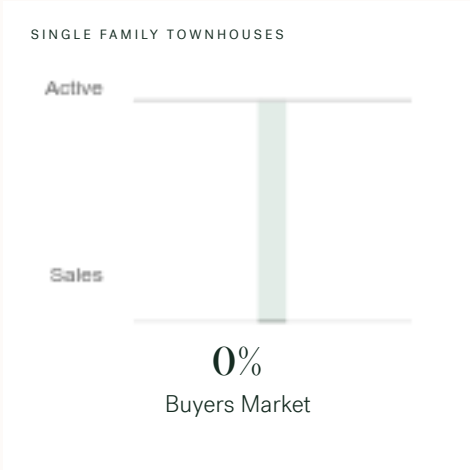
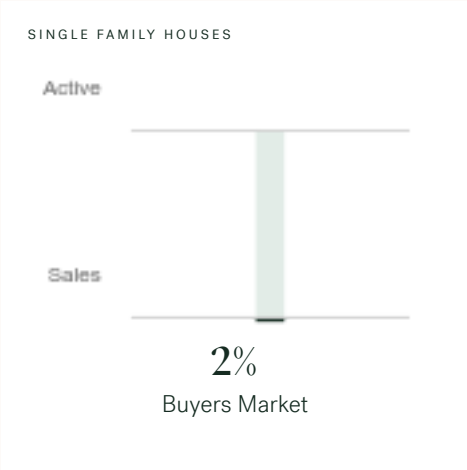
Port Coquitlam is a suburb of Vancouver, bordering Coquitlam, Pitt Meadows and Surrey, with approximately 65,246 (2022) residents living in a land area of 65,246 (2022) square kilometers. Currently there are homes for sale in Port Coquitlam, with an average price of 1,349,169, an average size of 1,819 sqft, and an average price per square feet of \$742.

Port Coquitlam Neighbourhoods

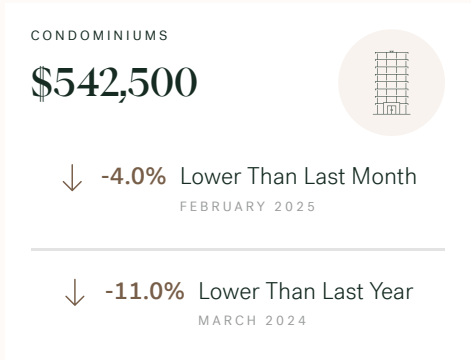
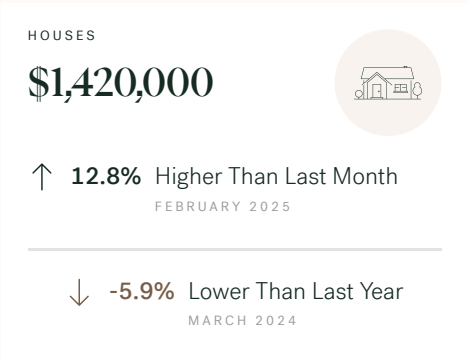
- Birchland Manor
- Central Port Coquitlam
- Citadel
- Glenwood
- Lincoln Park
- Lower Mary Hill
- Mary Hill
- Oxford Heights
- Riverwood
- Woodland Acres

March 2025 Port Coquitlam Overview

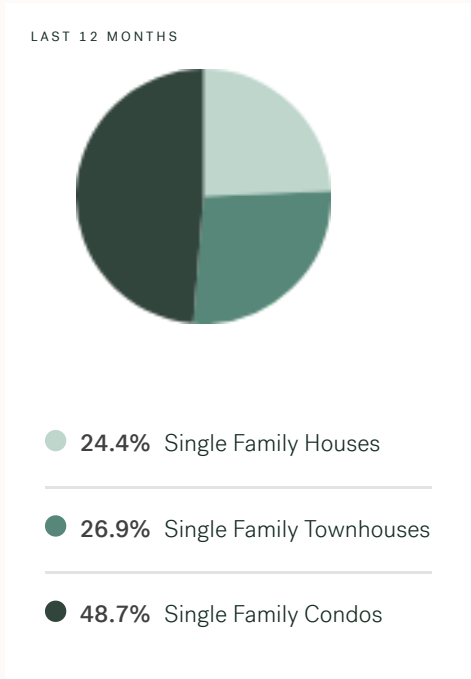
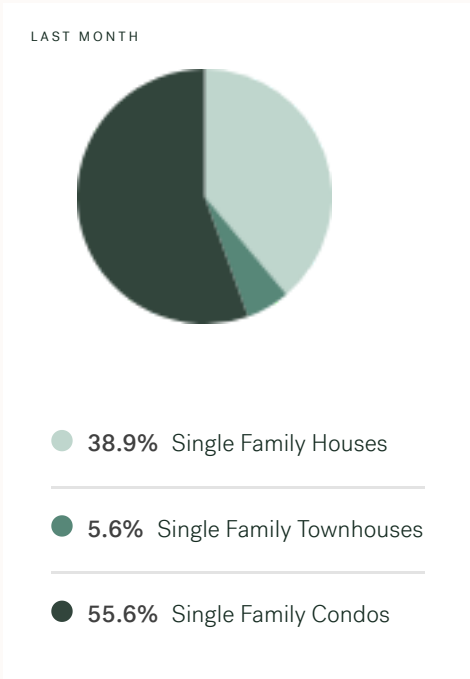
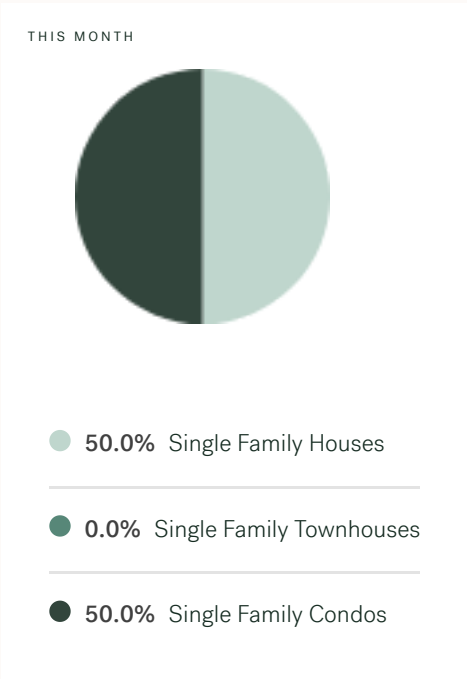
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



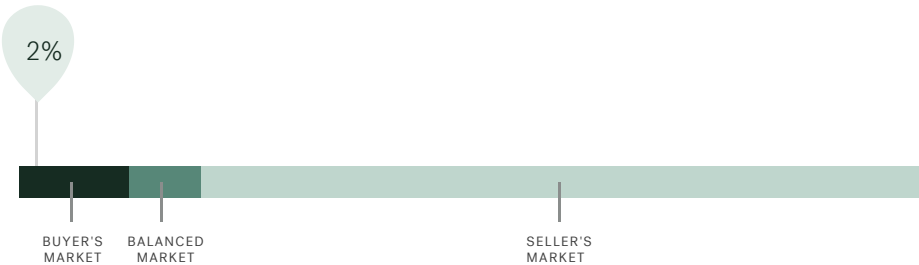
Port Coquitlam Single Family Houses

MARCH 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.



2%

Of Single Family House Listings Sold
IN PAST 30 DAYS

41

Active Single Family House Listings
IN PAST 30 DAYS

1

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

13%

↑ Higher Than Last Month
FEBRUARY 2025

-6%

↓ Lower Than Last Year
MARCH 2024

Summary of Sales Volume Change

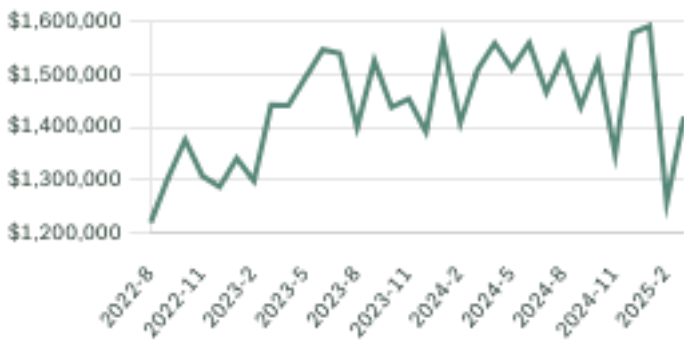
-86%

↓ Lower Than Last Month
FEBRUARY 2025

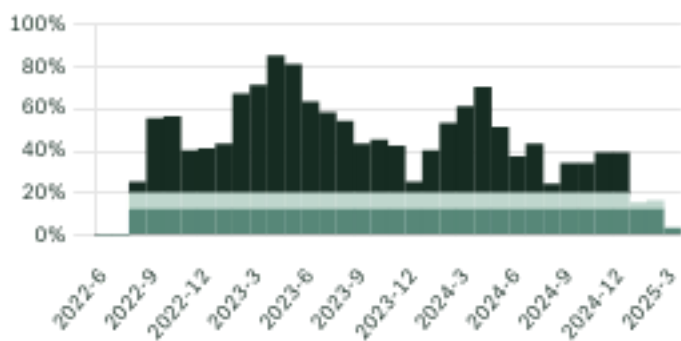
-95%

↓ Lower Than Last Year
MARCH 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



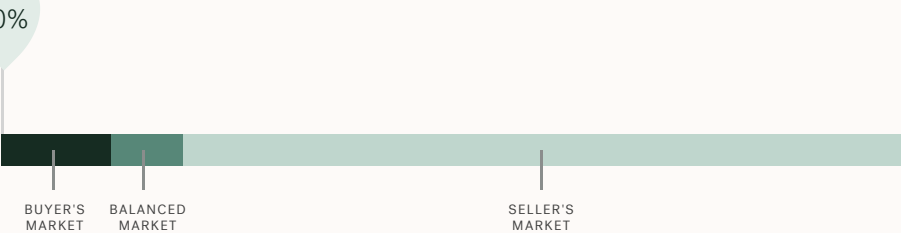
Port Coquitlam Single Family Townhomes

MARCH 2025 - 5 YEAR TREND

Market Status

Buyers Market

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0%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

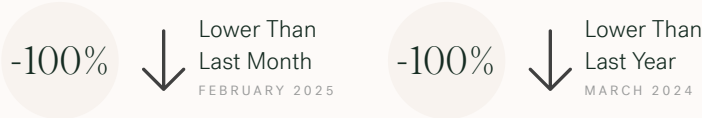
19

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

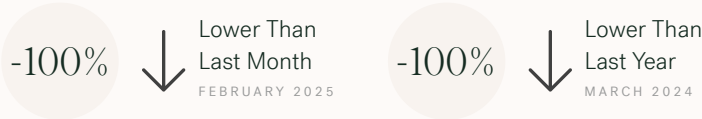
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Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



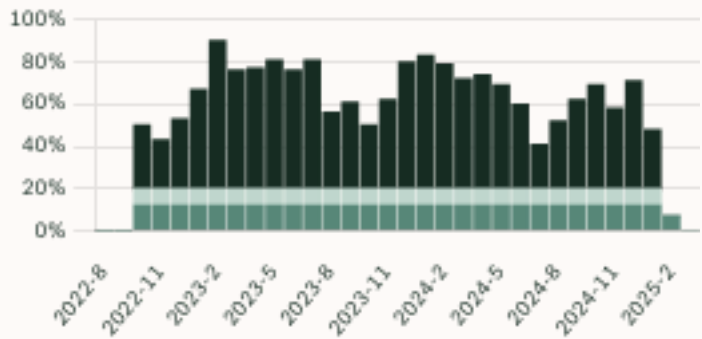
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Port Coquitlam Single Family Condos

MARCH 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.

2%



2%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

56

Active Single Family
Condo Listings
IN PAST 30 DAYS

1

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-4%



Lower Than
Last Month
FEBRUARY 2025

-11%



Lower Than
Last Year
MARCH 2024

Summary of Sales Volume Change

-90%



Lower Than
Last Month
FEBRUARY 2025

-97%

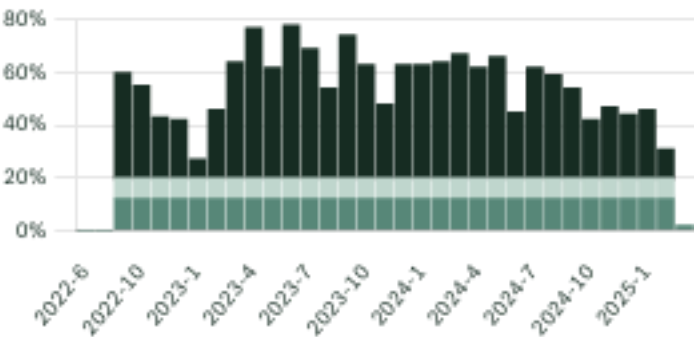


Lower Than
Last Year
MARCH 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



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