

RESIDENTIAL MARKET REPORT

# Port Coquitlam

May 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 1,265,898, an average size of 1,737 sqft, and an average price per square feet of \$729.

## Port Coquitlam Neighbourhoods

Birchland Manor

Central Port Coquitlam

Citadel

Glenwood

Lincoln Park

Lower Mary Hill

Mary Hill

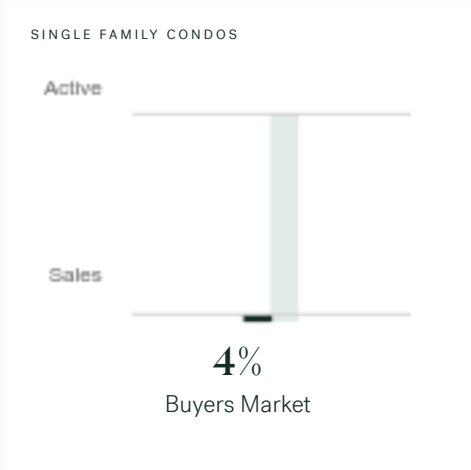
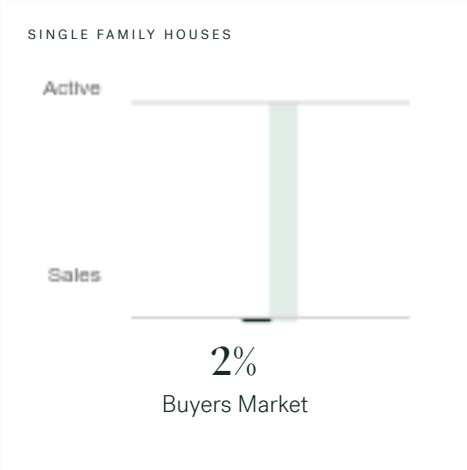
Oxford Heights

Riverwood

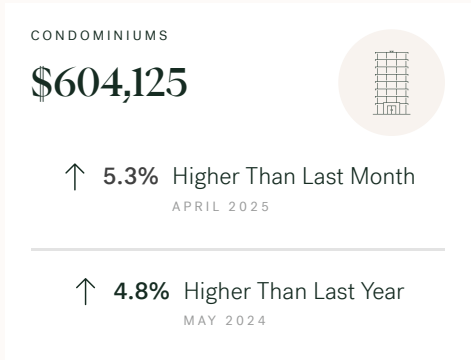
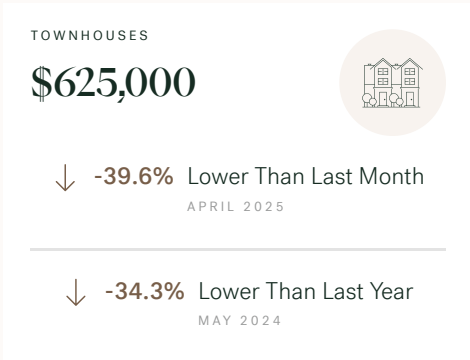
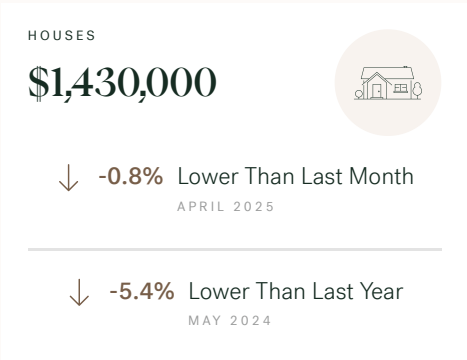
Woodland Acres

# May 2025 Port Coquitlam Overview

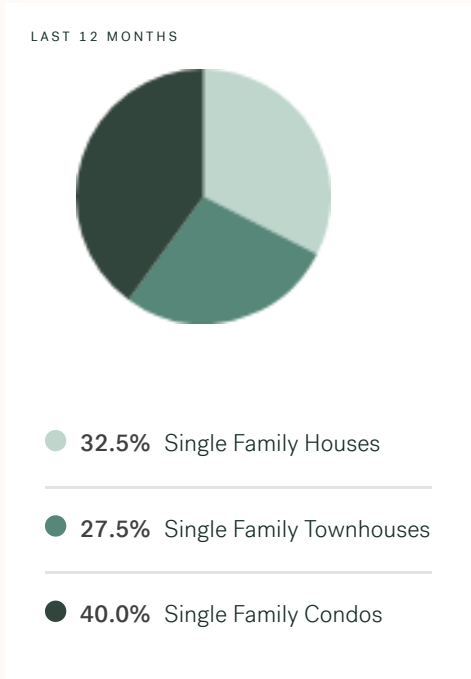
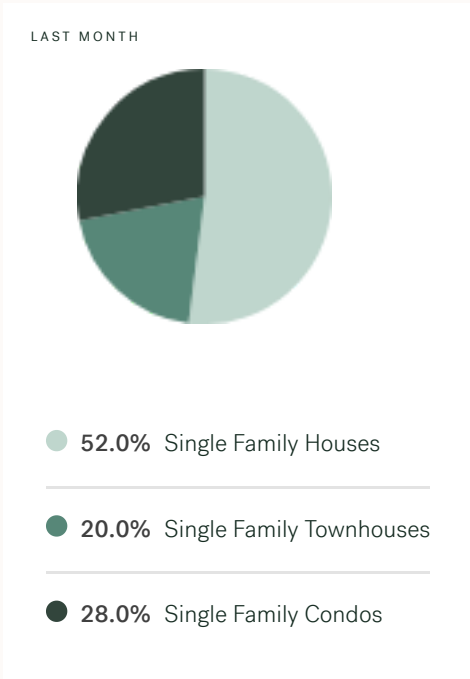
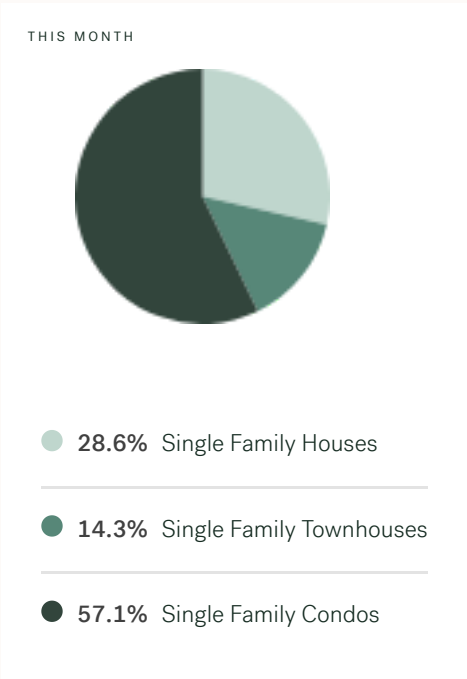
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



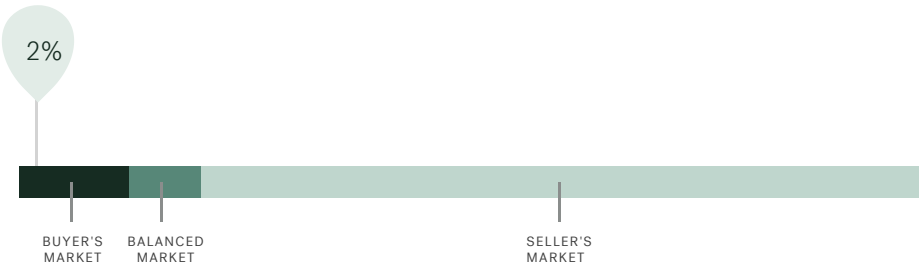
# Port Coquitlam Single Family Houses

MAY 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

94

Active Single Family House Listings  
IN PAST 30 DAYS

2

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



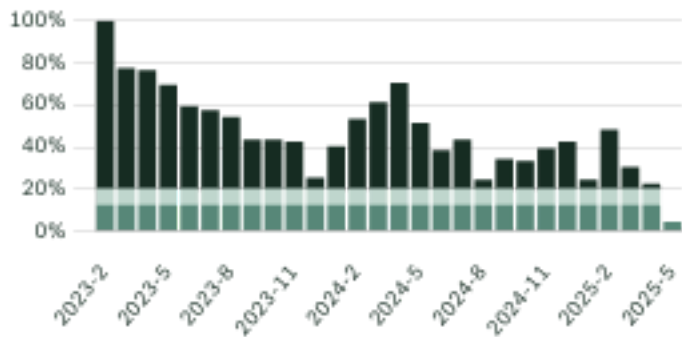
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



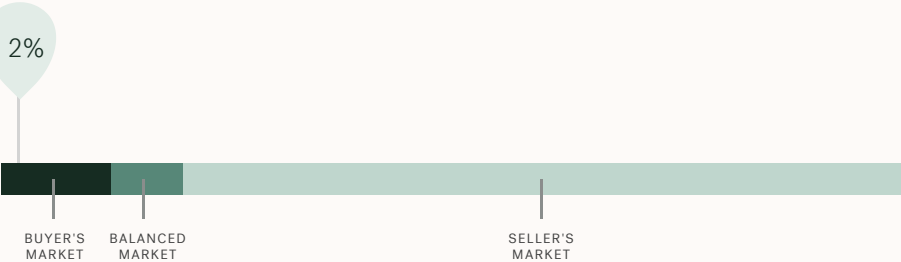
# Port Coquitlam Single Family Townhomes

MAY 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  
Townhouse Listings Sold  
IN PAST 30 DAYS

53

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

1

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-40%



Lower Than  
Last Month  
APRIL 2025

-34%



Lower Than  
Last Year  
MAY 2024

## Summary of Sales Volume Change

-80%



Lower Than  
Last Month  
APRIL 2025

-95%

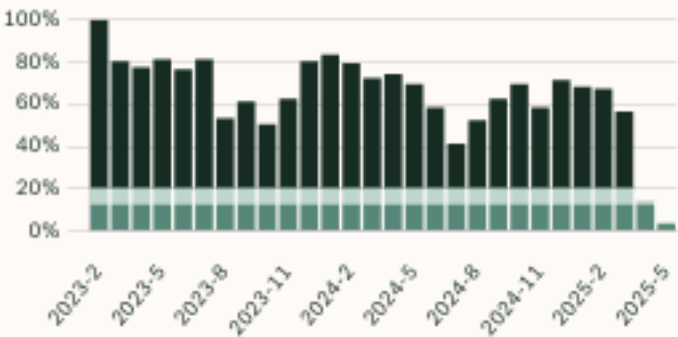


Lower Than  
Last Year  
MAY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



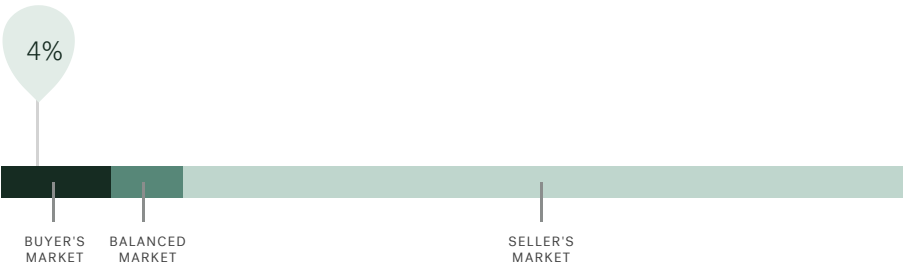
# Port Coquitlam Single Family Condos

MAY 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.



4%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

107

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

4

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

5%



Higher Than  
Last Month  
APRIL 2025

5%



Higher Than  
Last Year  
MAY 2024

## Summary of Sales Volume Change

-43%



Lower Than  
Last Month  
APRIL 2025

-88%

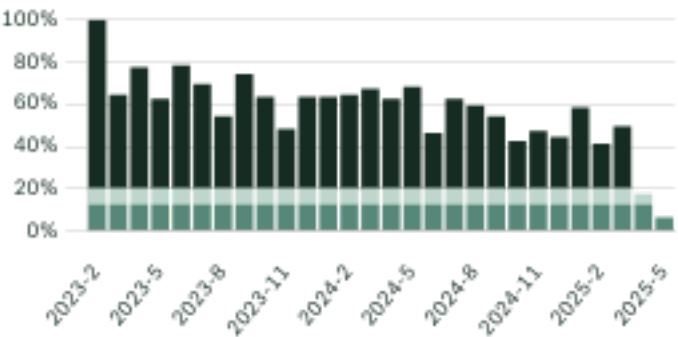


Lower Than  
Last Year  
MAY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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