

RESIDENTIAL MARKET REPORT

Port Coquitlam

October 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 1,024,264, an average size of 1,471 sqft, and an average price per square feet of \$696.

Port Coquitlam Neighbourhoods

Birchland Manor

Central Port Coquitlam

Citadel

Glenwood

Lincoln Park

Lower Mary Hill

Mary Hill

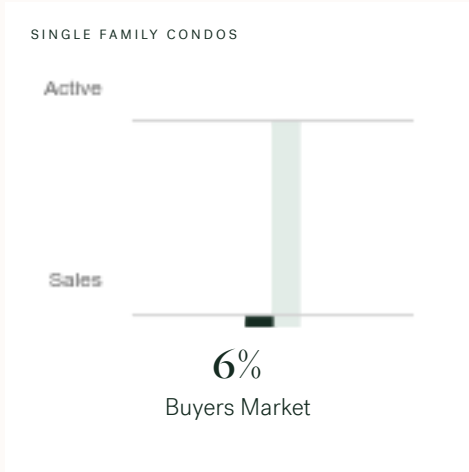
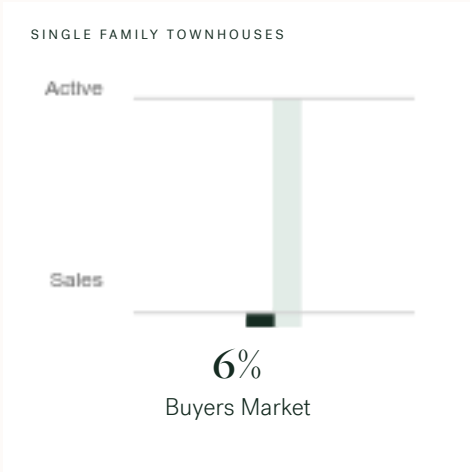
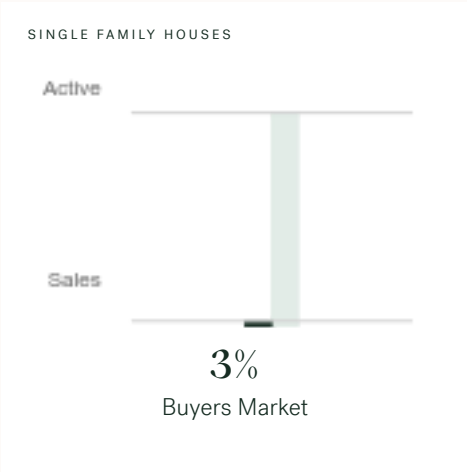
Oxford Heights

Riverwood

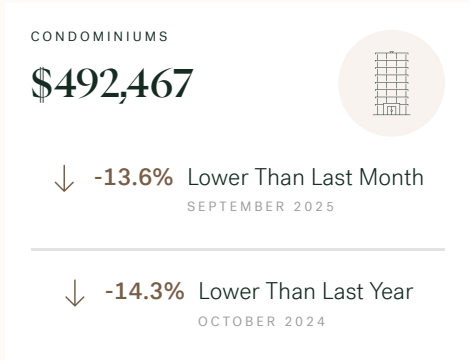
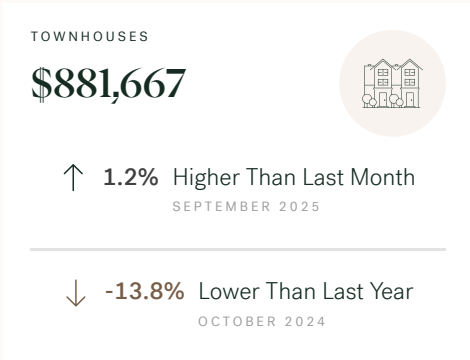
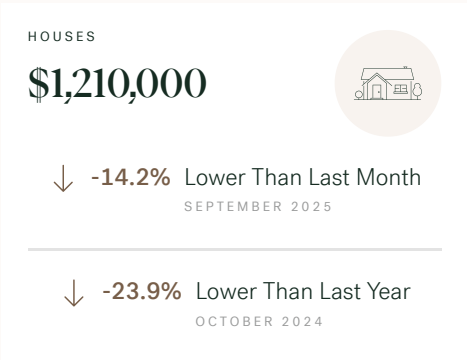
Woodland Acres

October 2025 Port Coquitlam Overview

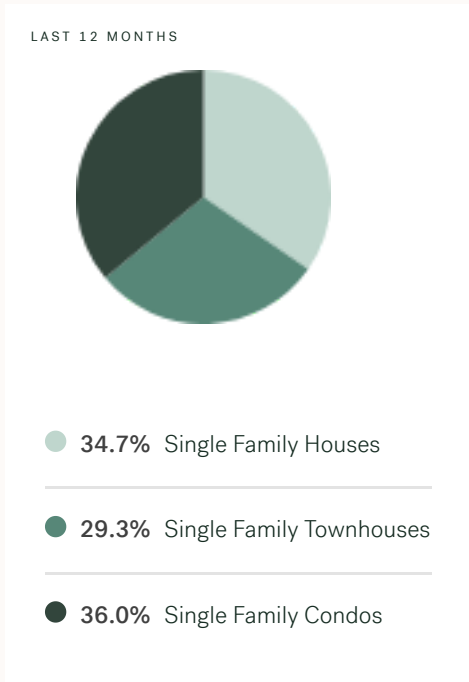
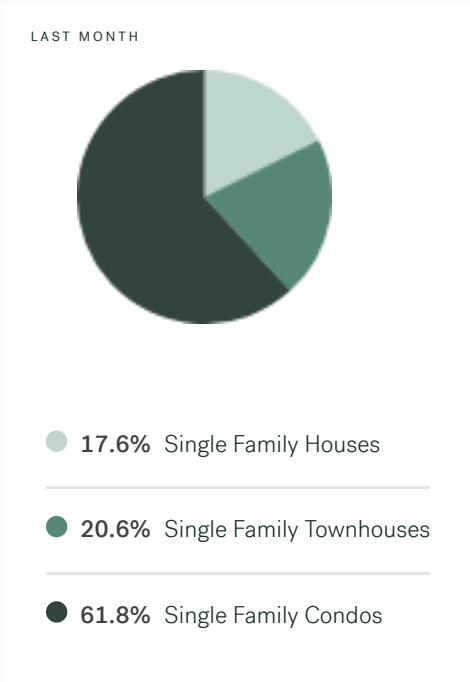
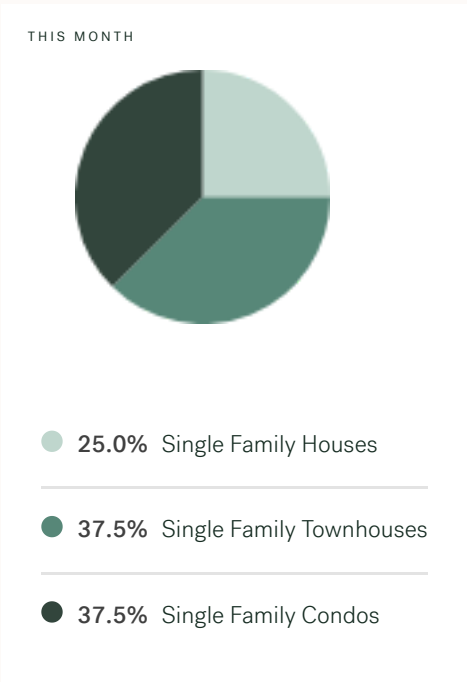
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Port Coquitlam Single Family Houses

OCTOBER 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.



3%

Of Single Family House Listings Sold
IN PAST 30 DAYS

72

Active Single Family House Listings
IN PAST 30 DAYS

2

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



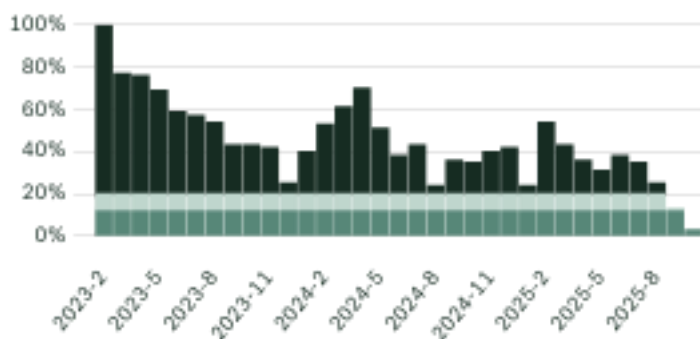
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



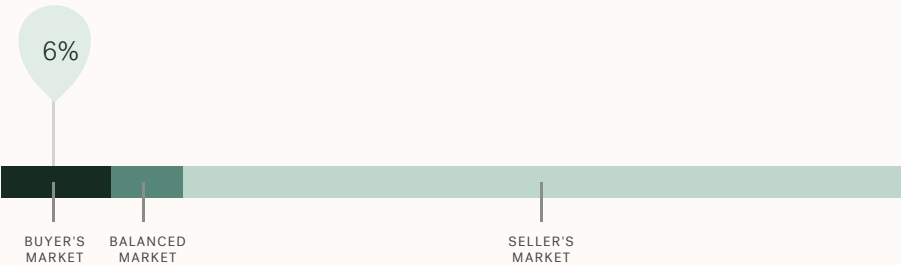
Port Coquitlam Single Family Townhomes

OCTOBER 2025 - 5 YEAR TREND

Market Status

Buyers Market

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6%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

48

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

3

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



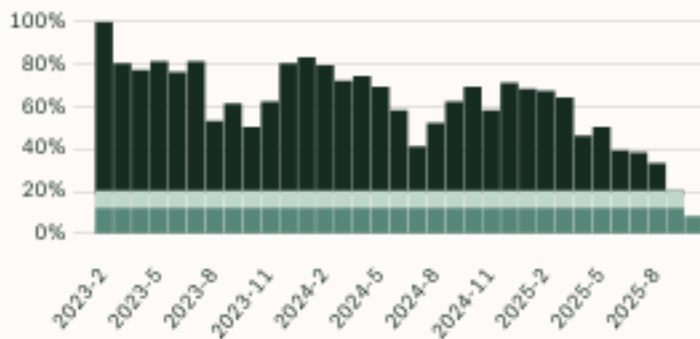
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



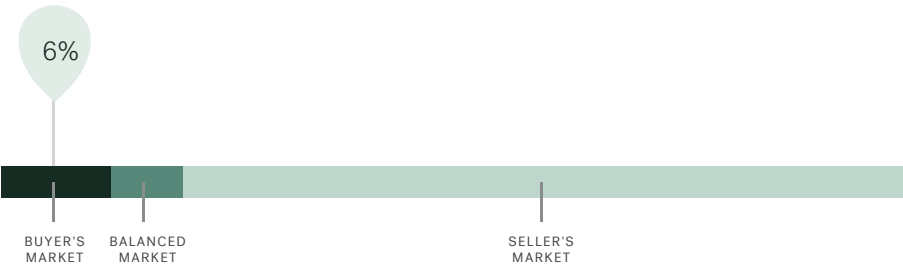
Port Coquitlam Single Family Condos

OCTOBER 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
Condo Listings Sold
IN PAST 30 DAYS

52

Active Single Family
Condo Listings
IN PAST 30 DAYS

3

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



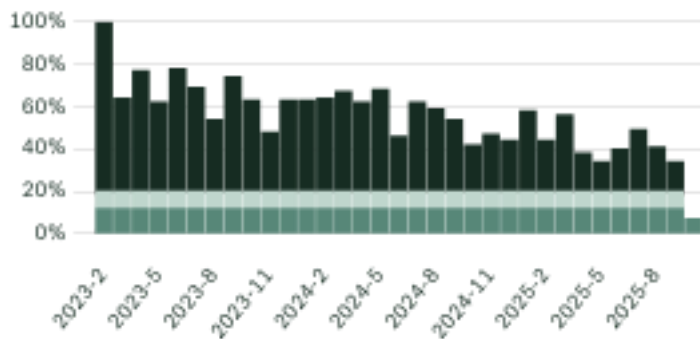
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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