

RESIDENTIAL MARKET REPORT

Port Coquitlam

November 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 1,088,875, an average size of 1,666 sqft, and an average price per square feet of \$654.

Port Coquitlam Neighbourhoods

Birchland Manor

Central Port Coquitlam

Citadel

Glenwood

Lincoln Park

Lower Mary Hill

Mary Hill

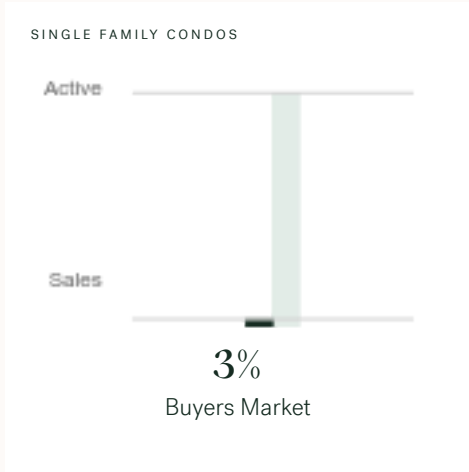
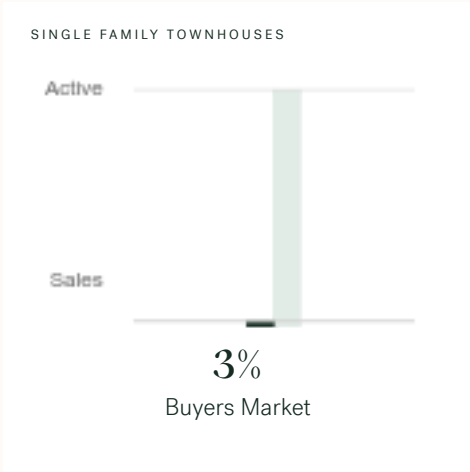
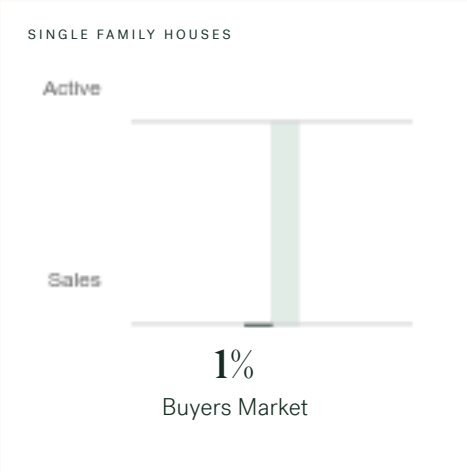
Oxford Heights

Riverwood

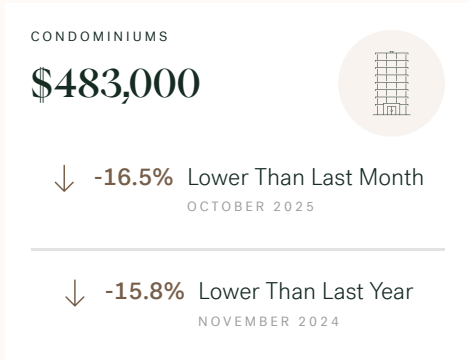
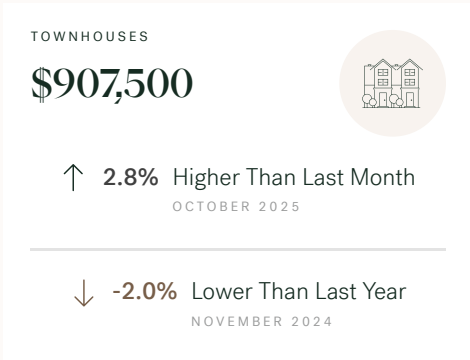
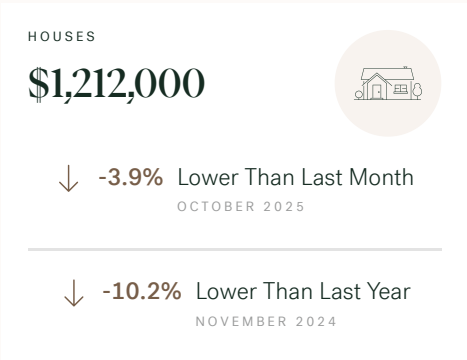
Woodland Acres

November 2025 Port Coquitlam Overview

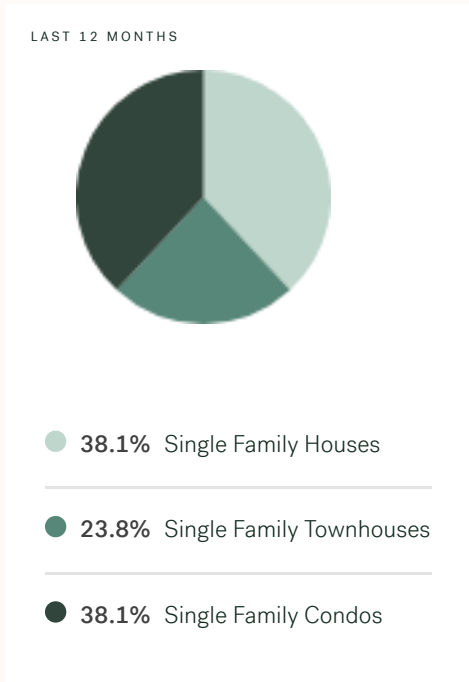
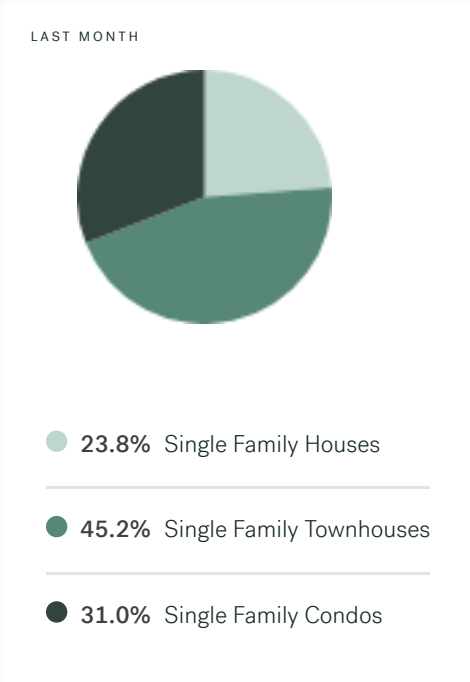
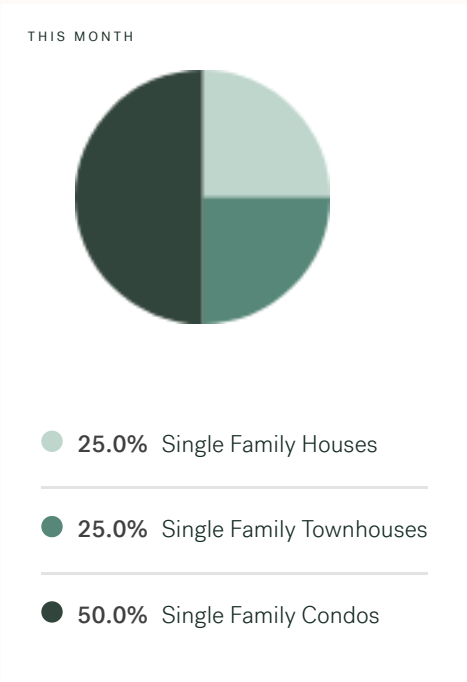
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Port Coquitlam Single Family Houses

NOVEMBER 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.



1%

Of Single Family
House Listings Sold
IN PAST 30 DAYS

69

Active Single Family
House Listings
IN PAST 30 DAYS

1

Single Family
House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-4%



Lower Than
Last Month
OCTOBER 2025

-10%



Lower Than
Last Year
NOVEMBER 2024

Summary of Sales Volume Change

-90%



Lower Than
Last Month
OCTOBER 2025

-96%

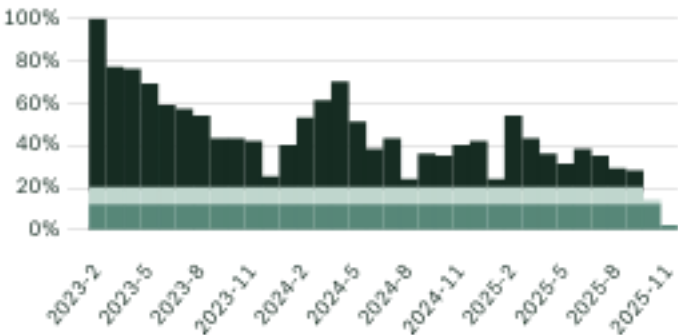


Lower Than
Last Year
NOVEMBER 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



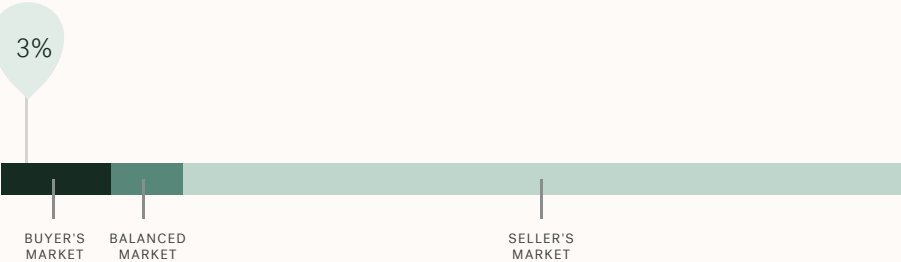
Port Coquitlam Single Family Townhomes

NOVEMBER 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 Townhouse Listings Sold
IN PAST 30 DAYS

40

Active Single Family Townhouse Listings
IN PAST 30 DAYS

1

Single Family Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



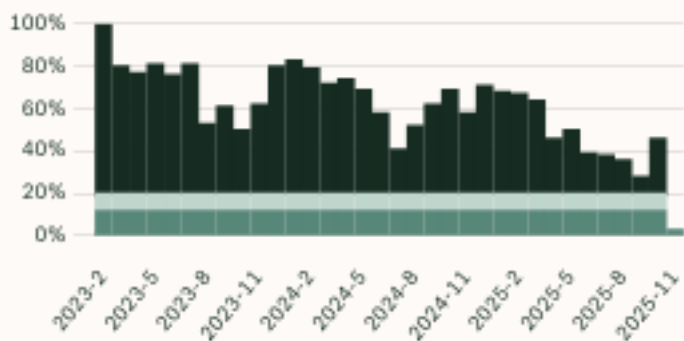
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Port Coquitlam Single Family Condos

NOVEMBER 2025 - 5 YEAR TREND

Market Status

Buyers Market

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3%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

59

Active Single Family
Condo Listings
IN PAST 30 DAYS

2

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-16%

↓

Lower Than
Last Month
OCTOBER 2025

-16%

↓

Lower Than
Last Year
NOVEMBER 2024

Summary of Sales Volume Change

-85%

↓

Lower Than
Last Month
OCTOBER 2025

-92%

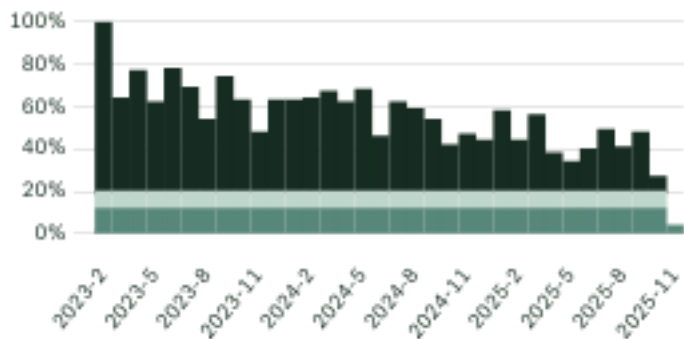
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Lower Than
Last Year
NOVEMBER 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



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