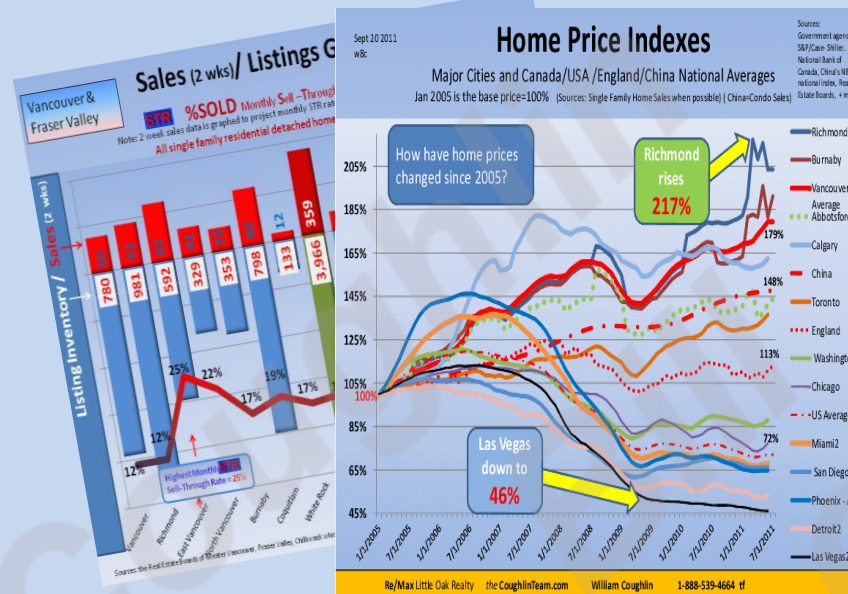


Market Reports



Advanced Marketing Tools



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
 Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting

Apr 1/26 Coquitlam

Coquitlam Real Estate Price Changes (\$/%)

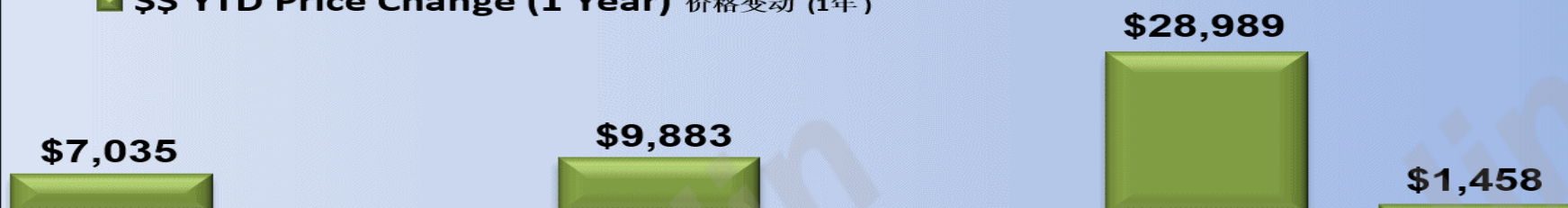
高貴林房地產價格變動 / 高貴林房地產價格變動

Housing Types: Year-To-Date March 2024 – March 2025 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2024 三月至2025 三月

Powered by: Vancouver Market Reports HPI[®]

■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)



0.3%

(\$5,674)

1.5%

(\$16,660)

2.5%

\$1,458

-0.4%

-3.4%

0.2%

■ % YTD Price Change (1 Year) 今年迄今为止价格变动 (1年)

High End Detached

高档独立屋



Low End Detached

低端独立屋



High End Condos

高档公寓



Low End Condos

低端公寓



High End Townhouse

高档城镇屋



Low End Townhouse

低端城镇屋



\$1,700,000

\$650,000

\$1,100,000

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YTD Home Price Changes \$\$ 年終住房價格變動

YTD Home Price Changes %% 年終住房價格變動

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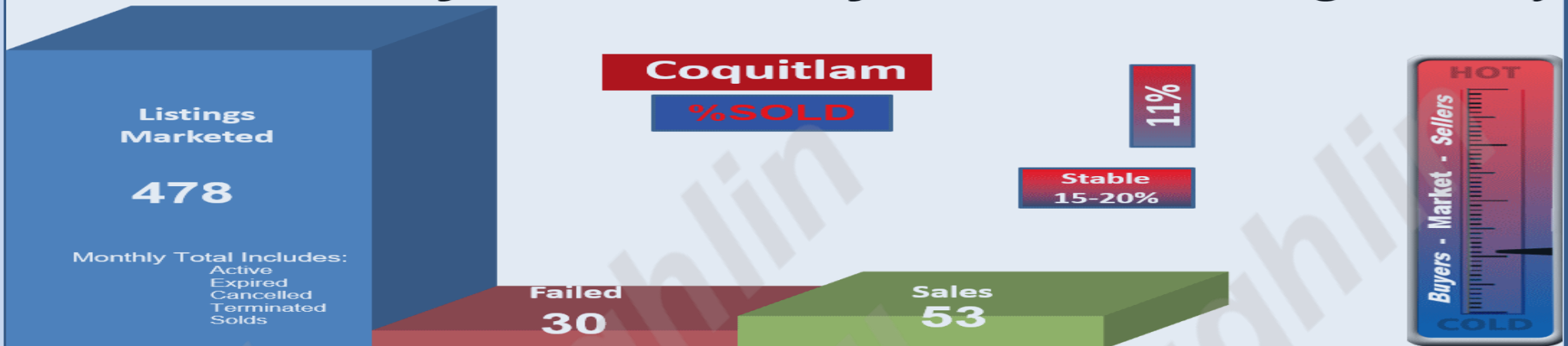
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Market Analysis and Forecasting Apr 1/ 26 Coquitlam

Monthly Market Activity - Mar 2026 - Single Family



Apr 1, 2026 Coquitlam Market Update (Detached)

Current: Coquitlam's **11 % SOLD** Rate indicates a Stable Market.
 (This means 11 homes out of 100 sold last month with an Average \$65,000 Discount from the Original List Price)
 Most Active Price Range: Homes between \$1.45 mill. - \$1.7 mill. have a **19.4 % SOLD** rate.
 Least Active Price Range: Homes between \$2.5 mill. - \$3.0 mill. have **1.4 % SOLD** rate.

History: The Coquitlam Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$190,034.
 The Coquitlam Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$149,223.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting Apr 1/26 Coquitlam

1. How Many Sold During the Month and at What Price Range?

Coquitlam Price Range Statistics - Mar 2026					Detached		
Home Price Range	Total Listings (Month)	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,450,000	77	13	9	98%	-\$24,900	16.9%	↑
\$1,450,001-1,700,000	103	20	15	95%	-\$75,750	19.4%	↑
\$1,700,001-\$1,900,000	70	9	20	97%	-\$58,000	12.9%	
\$1,900,001-\$2,100,000	42	3	25	92%	-\$158,000	7.1%	↓
\$2,100,001-\$2,500,000	73	6	26	97%	-\$72,500	8.2%	↓
\$2,500,001-\$3,000,000	71	1	126	96%	-\$119,000	1.4%	↓
\$3,000,001 and more	42	1	26	96%	-\$149,000	2.4%	↓
Total Activity	478	53	14	96%	-\$65,000	11%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Mar-25	Feb-26	Mar-26	4/1/2026	Change	
Total Listings** (A,S,T,C,X)	513	461	478		17	↑
Active Listings	375	359	368	395	27	↑
Solds	49	53	53		0	
DOM	18	43	14		-29	↓
%SOLD (Sales/Listings /Mthly Rate)	10%	11%	11%		-0.4%	↓
(Top 50%) Home Price Index HPIp	\$2,325,101	\$2,134,613	\$2,135,067		\$454	↑
(Lower 50%) Home Price Index HPIp	\$1,444,381	\$1,301,100	\$1,295,158		-\$5,942	↓



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Market Analysis and Forecasting Apr 1/ 26 Coquitlam

What Sold in your Neighbourhood and for What Price?

Coquitlam Neighbourhood Statistics - Mar 2026					Detached	
Neighbourhoods	Total Listings	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD
Burke Mountain	59	3	25	95%	-\$99,990	5.1%
Central Coquitlam-Chineside	61	5	5.25	96%	-\$62,625	8.2%
Coquitlam East	36	6	6.5	100%	-\$7,500	16.7%
Cape Horn	14	1	1	98%	-\$24,000	7.1%
Coquitlam West	85	6	47.5	95%	-\$84,444	7.1%
Eagle Ridge-Canyon Springs	15	1	45	99%	-\$9,000	6.7%
Harbour Chines	9	3	26	96%	-\$145,000	33.3%
Hockaday	9	1	126	96%	-\$119,000	11.1%
Harbour Place	7	0				0.0%
Meadow Brook	6	0				0.0%
Maillardville	33	1	28	89%	-\$24,900	3.0%
New Horizons	15	6	9	97%	-\$33,000	40.0%
Park Ridge Estates	2	1	55	96%	-\$65,500	0.0%
Ranch Park	53	6	16	93%	-\$101,950	11.3%
River Springs	3	0				0.0%
Scott Creek	9	5	30	97%	-\$58,000	0.0%
Eagle Ridge - Summit	5	1	0	0%	\$0	20.0%
Westwood Plateau-Summit	57	7	62.5	95%	-\$75,750	12.3%
Total Activity	478	53	14	96%	-\$65,000	11%



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Market Analysis and Forecasting

Apr 1/ 26 Coquitlam



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Next Months Market Forecast

Forecast: Coquitlam has a normal Listing supply; 368 homes are for sale. With the **11 %SOLD** Monthly Rate (**STR**) gives us ~9 months of inventory. 10% of the Active Listings have reduced their price by \$80,685 on Average or \$61,001 Median. We project Coquitlam Detached now in a Stable Market.

The housing market in Metro Vancouver has tipped up. In March, detached home prices went up by \$745 on average. This is real improvement over February, when prices dropped by \$9,716. Prices in about 62% of detached homes are INCREASING.

The condo and townhome markets are also improving. Condo prices increased by \$91, and townhome prices rose by \$2,148. These markets are expected to stay steady over the next month. Want to know which neighbourhoods are doing better or slowing down? Visit VancouverMarketReports.com every Saturday at noon to check the latest Sell-Through Rates and see how all 17 cities are performing. For expert help or a free home market review, call Bill Coughlin and the Coughlin Team at 778-374-3744. We're here to help you make the best decision.

Analytical Methods: The Coquitlam Area represents many diverse markets which cause the Average or Median Monthly Home Sales statistics to have very little value towards understanding the Market Changes. Currently we have split the market into two parts with the **Coquitlam HPIp Top 50%** representing the higher end sales and the **Coquitlam HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: This information is not intended to replace a Comparative Market Analysis. Please give us a call to get together & talk. Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com



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Market Analysis and Forecasting Apr 1/ 26 Coquitlam

Detached Coquitlam Home Price Index **HPIp** (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)



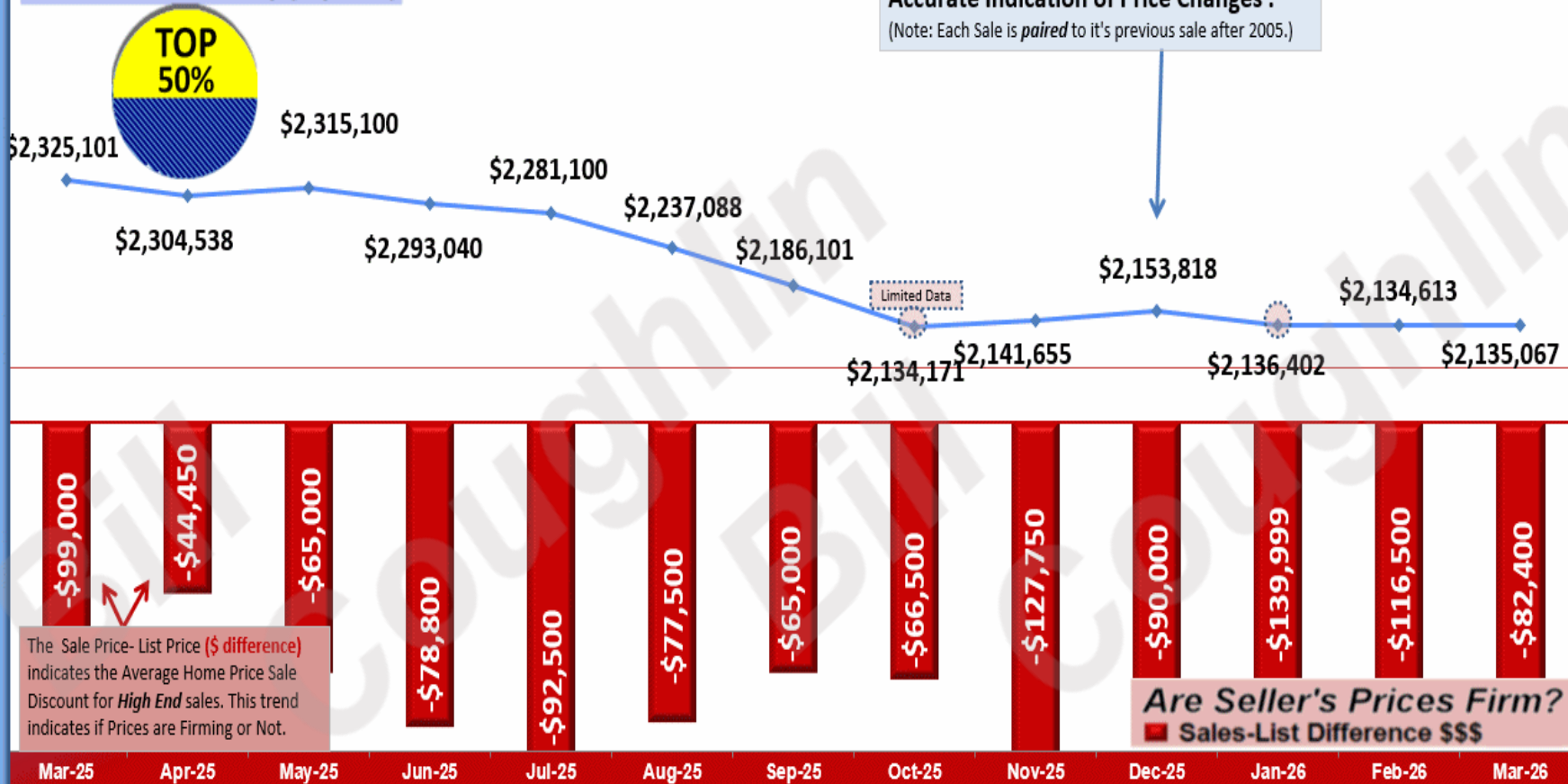
Detached

TOP 50%

Sales Discount \$\$
Sale Price - Original List Price (\$ \$ difference)

Are Home Prices Up? Homes Over \$1,700,000
Home Price Index → HPIp (Top 50%)

The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes .
(Note: Each Sale is paired to it's previous sale after 2005.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for **High End** sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Detached



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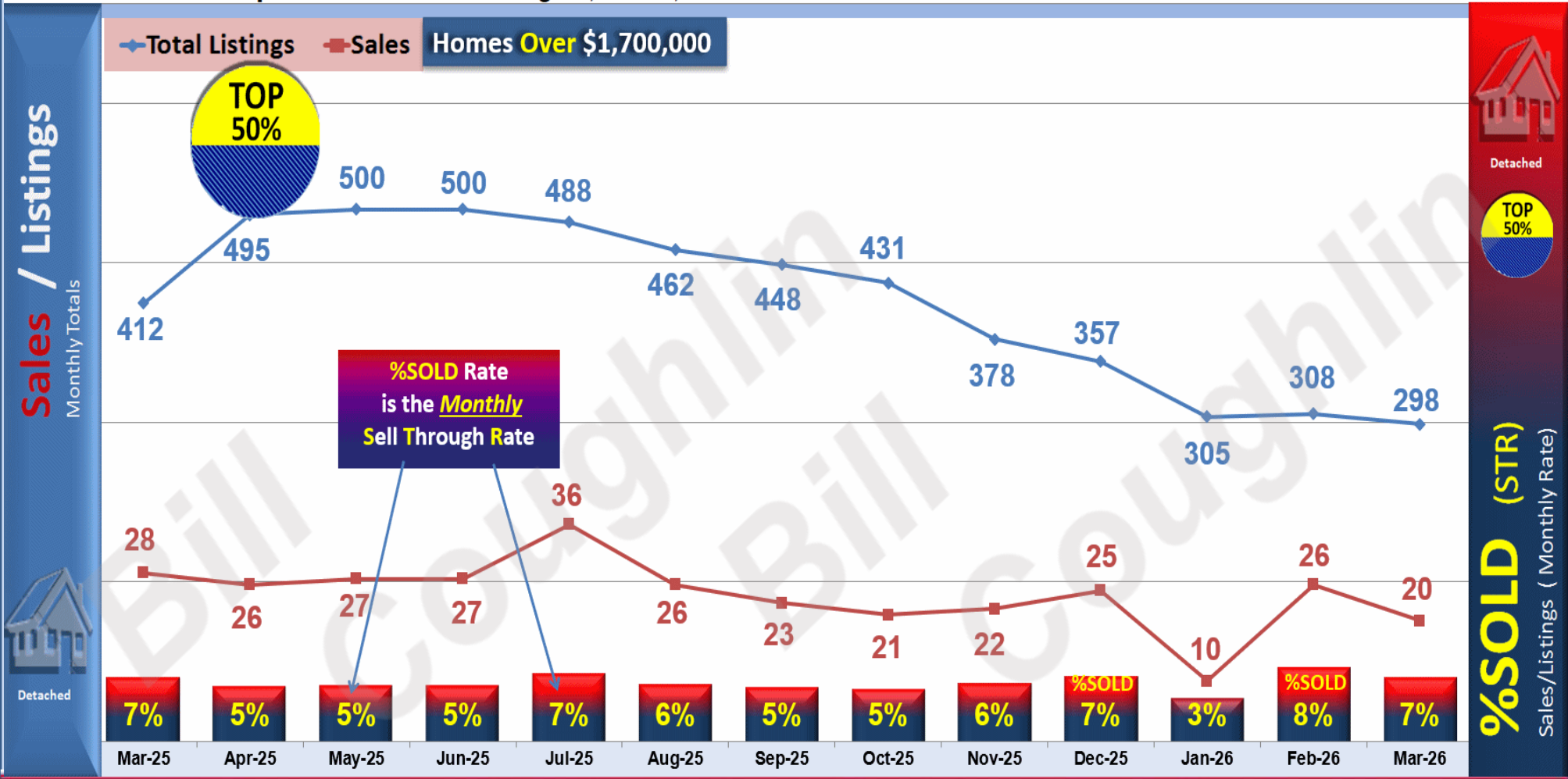
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Market Analysis and Forecasting Apr 1/26 Coquitlam

Detached Coquitlam Total Listings**, Sales, and %SOLD rates



Sales / Listings

Monthly Totals



Detached



Detached



%SOLD (STR)

Sales/Listings (Monthly Rate)



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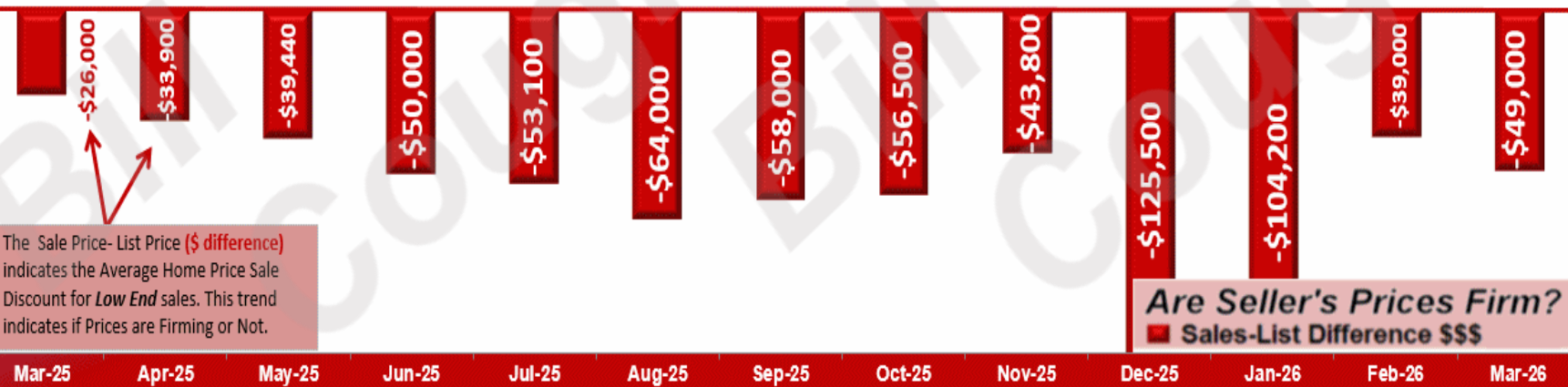
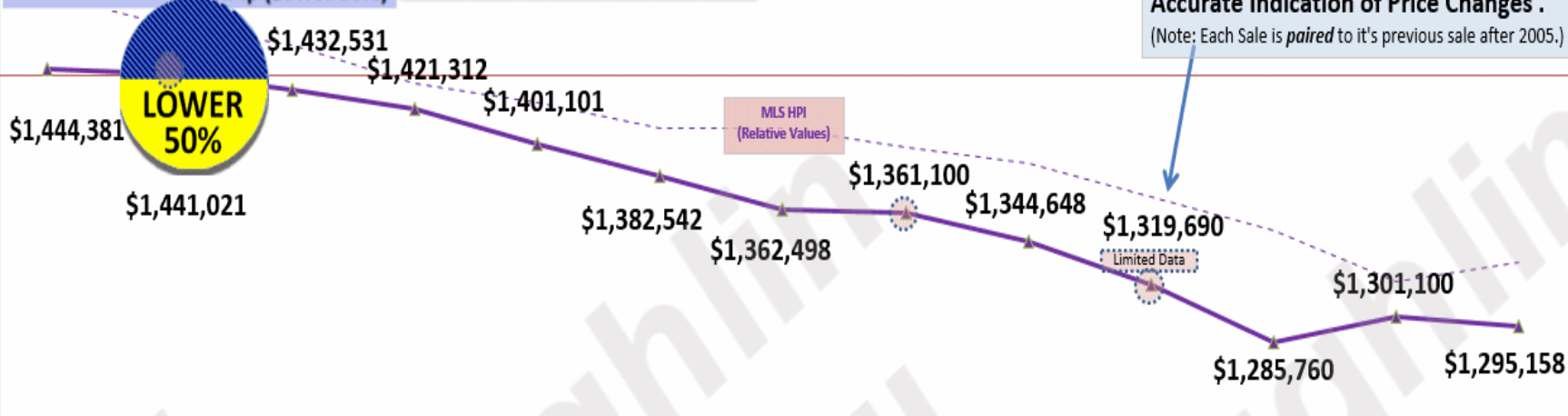
Apr 1/ 26 Coquitlam

Detached Coquitlam Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)

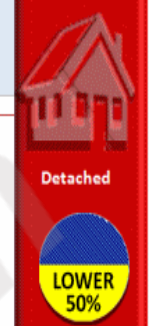
Are Home Prices Up? Homes Below \$1,700,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes .
(Note: Each Sale is paired to it's previous sale after 2005.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Sales Discount \$\$
Sale Price - Original List Price (- \$\$ difference)



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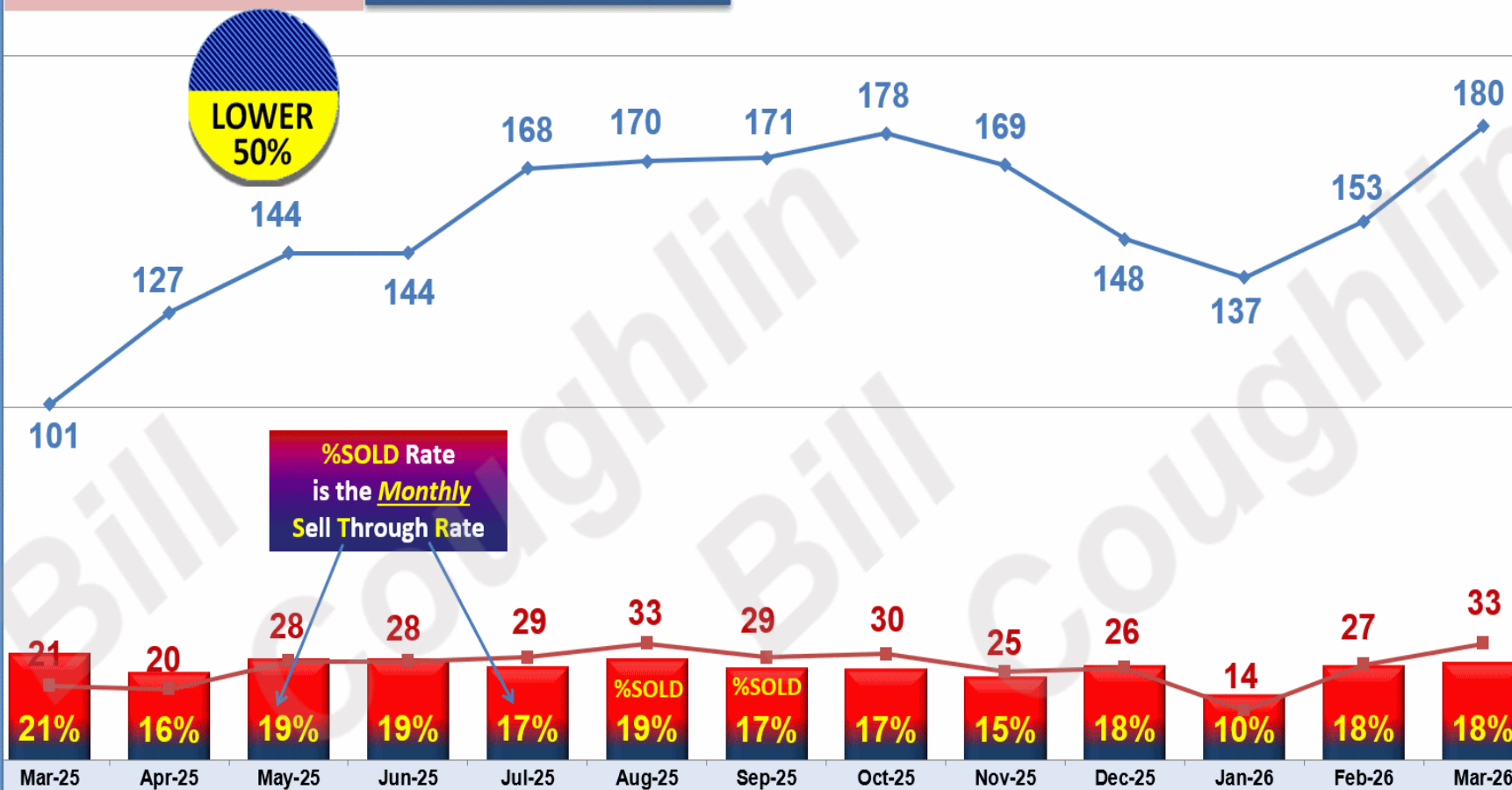
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Market Analysis and Forecasting Apr 1/26 Coquitlam

Detached Coquitlam Total Listings**, Sales, and %SOLD rates

Sales / Listings
Monthly Totals

◆ Total Listings ■ Sales Homes Below \$1,700,000



%SOLD Rate is the **Monthly Sell Through Rate**



Detached



%SOLD (STR)
Sales/Listings (Monthly Rate)



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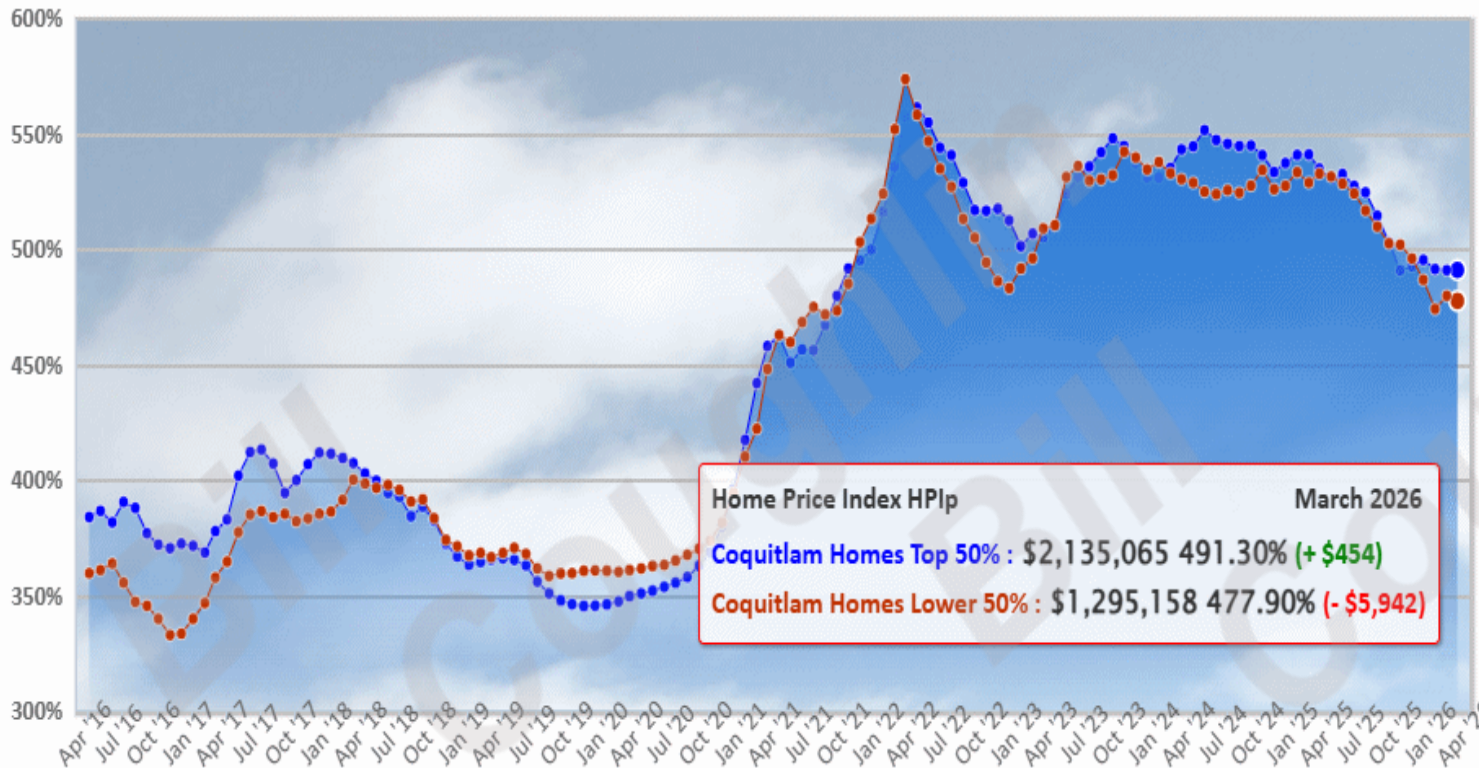
Market Analysis and Forecasting

Apr 1/ 26 Coquitlam

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Coquitlam Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Coquitlam Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Mar 2026	% 491.30
Feb 2026	% 491.20
Jan 2026	% 491.60
Dec 2025	% 495.60
Nov 2025	% 492.80
Oct 2025	% 491.10
Sep 2025	% 503.10
Aug 2025	% 514.80
Jul 2025	% 524.90
Jun 2025	% 527.70
May 2025	% 532.80
Apr 2025	% 530.30

drag over area to zoom in



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Market Analysis and Forecasting Apr 1/26 Coquitlam

Coquitlam Sub areas Statistics - Mar 2026

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Burke Mountain	88	14	19	100%	\$0	15.9%
Central Coquitlam	60	1	40	95%	-\$19,000	1.7%
Coquitlam East	14	1	3	100%	\$100	7.1%
Cape Horn	9	0				0.0%
Coquitlam West	470	48	31	98%	-\$17,500	10.2%
Canyon Springs	19	3	19	98%	-\$9,900	15.8%
Eagle Ridge CQ	9	3	8	101%	\$5,100	33.3%
Harbour Chines	1	1	17	100%	\$0	100.0%
Meadow Brook	2	0				0.0%
Maillardville	64	7	13	98%	-\$28,800	10.9%
North Coquitlam	171	25	7	98%	-\$9,900	14.6%
New Horizons	76	26	3	100%	\$0	34.2%
Ranch Park	4	2	46	92%	-\$53,250	50.0%
Scott Creek	2	0				0.0%
Upper Eagle Ridge	4	1	6	104%	\$45,000	25.0%
Westwood Plateau	44	7	13	98%	-\$18,000	15.9%
Total Activity	1037	139	14	98%	-\$10,000	13%

Attached

Coquitlam List Price Ranges Statistics - Mar 2026

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$550,000	205	23	10	98%	-\$9,000	11.2%
\$550,001-\$675,000	187	37	13	98%	-\$9,900	19.8%
\$675,001-\$725,000	107	16	19	97%	-\$23,150	15.0%
\$725,001-\$850,000	189	25	10	100%	-\$2,500	13.2%
\$850,001-\$950,000	98	10	34	98%	-\$20,450	10.2%
\$950,001-\$1,250,000	131	14	15	100%	-\$2,000	10.7%
\$1,250,001 and more	120	14	12	99%	-\$9,000	11.7%
Total Activity	1,037	139	14	98%	-\$10,000	13%

Attached

Monthly Changes Summary	Mar-25	Feb-26	Mar-26	4/1/2026	Change
Total Listings** (A,S,T,C,X)	1008	906	1,037		131 ↑
Active Listings	642	655	701	769	68 ↑
Solds	185	109	139		30 ↑
Days on Market (DOM)	14	5	14		9 ↑
%SOLD (Sales/Listings /Mthly Rate)	18.4%	12.0%	13.4%		1.4% ↓
Condos (Top 50%) Home Price Index HI	\$667,348	\$615,100	\$612,736		-\$2,364 ↓
Condos (Lower 50%) Home Price Index I	\$473,158	\$430,906	\$431,226		\$320 ↑
Twnhs (Top 50%) Home Price Index HP	\$1,200,309	\$1,114,391	\$1,133,892		\$19,501 ↑
Twnhs (Lower 50%) Home Price Index H	\$722,535	\$654,100	\$646,939		-\$7,161 ↓

Apr 1, 2026 Coquitlam Market Update Attached Townhomes/ Condos

Current: Coquitlam is a Stable Market with average listing inventory, a **13 %SOLD** rate and a 98% Sell/List Ratio.

(This means the decrease on a sale from the original list price is averaging \$10,000)

Most Active Price Range: Attached Homes between \$550,000 - \$675,000 have a **19.8 %SOLD** rate.

Least Active Price Range: Attached Homes between \$850,000 - \$950,000 have a **10.2 %SOLD** rate.

History: The Coquitlam's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$54,612.

The Coquitlam's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$41,932.

The Coquitlam's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$66,417.

The Coquitlam's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$75,596

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Analytical Methods: The Coquitlam represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the **Condos** and **Townhouse** markets into two parts with the **Coquitlam HPIp Top 50%** representing the higher end sales and the **Coquitlam HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. For a more accurate price change for your home request a Comparative Market Analysis.

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Forecast: We currently have 3% more listing than same month last year. We project Coquitlam Attached continuing to be a Stable market.

The housing market in Metro Vancouver has tipped up. In March, detached home prices went up by \$745 on average. This is real improvement over February, when prices dropped by \$9,716. Prices in about 62% of detached homes are INCREASING. The condo and townhome markets are also improving. Condo prices increased by \$91, and townhome prices rose by \$2,148. These markets are expected to stay steady over the next month.

Want to know which neighbourhoods are doing better or slowing down? Visit VancouverMarketReports.com every Saturday at noon to check the latest Sell-Through Rates and see how all 17 cities are performing. For expert help or a free home market review, call Bill Coughlin and the Coughlin Team at 778-374-3744. We're here to help you make the best decision.



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Market Analysis and Forecasting Apr 1/26 Coquitlam

Attached Townhomes/ Condos Coquitlam Total Listings, Sales, and %SOLD rates

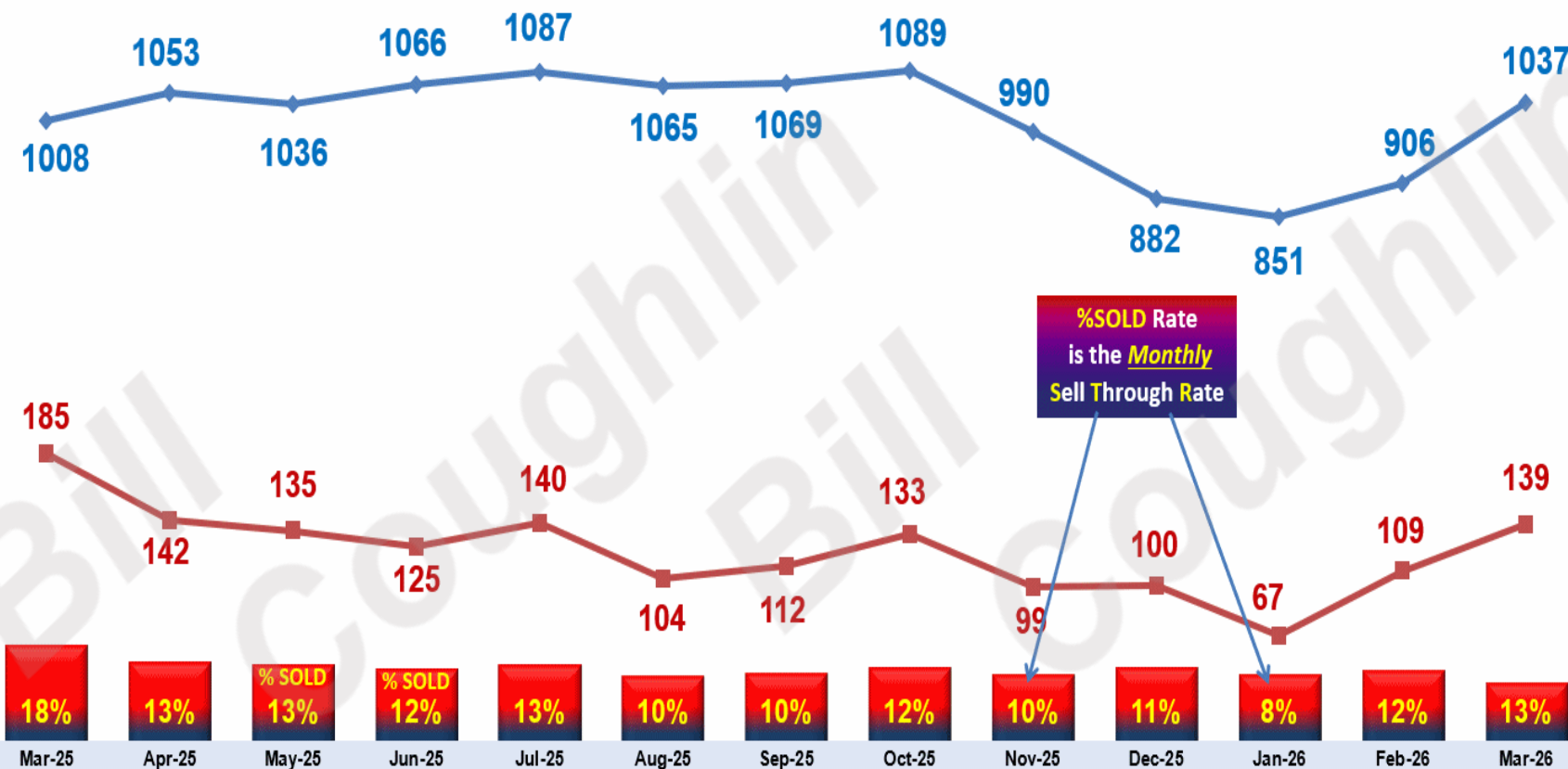
Sales / Listings
Monthly Totals



Attached

%SOLD (STR)
Sales/Listings (Monthly Rate)

◆ Total Listings ■ Sales



Attached



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Market Analysis and Forecasting Apr 1/ 26 Coquitlam

Attached Coquitlam Townhouse Home Price Index HPI (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)

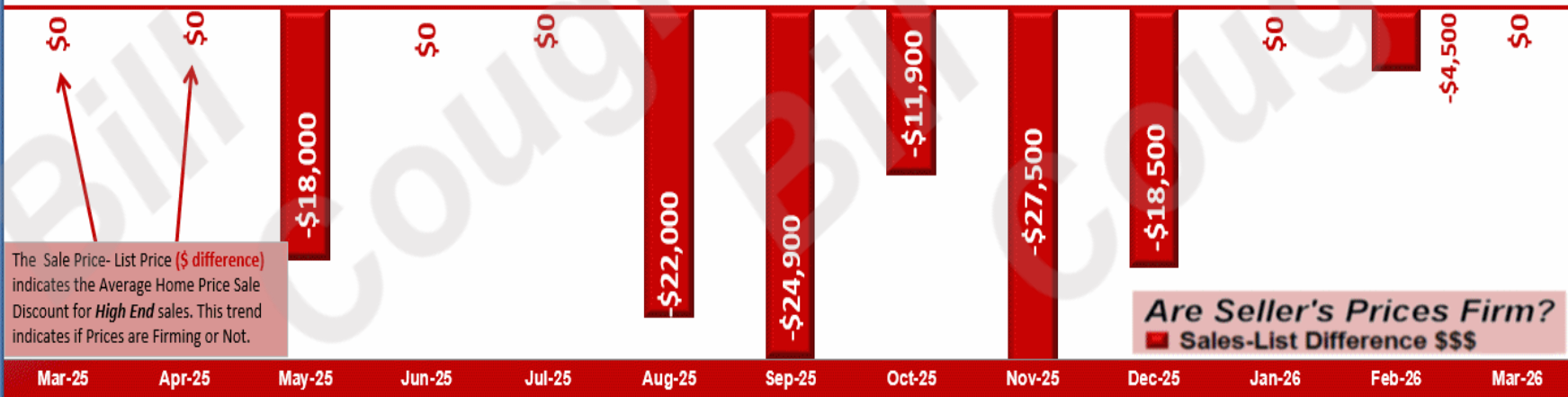
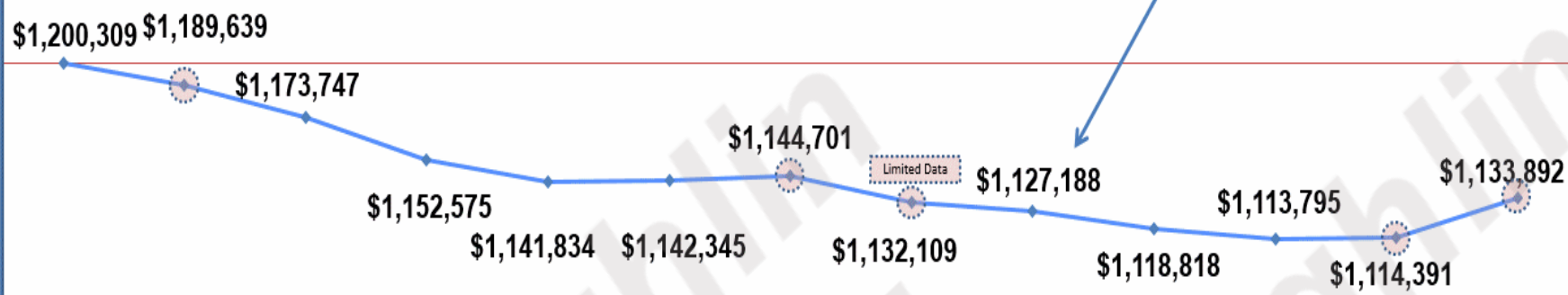


TOP 50%

Sales Discount \$\$
Sale Price - Original List Price (\$ \$ difference)

Are Home Prices Up? Home Price Index → HPI (Top 50%)

The Home Price Index HPI is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Vancouver Market Reports

Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Apr 1/ 26 Coquitlam

Attached Coquitlam Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)



Townhouses

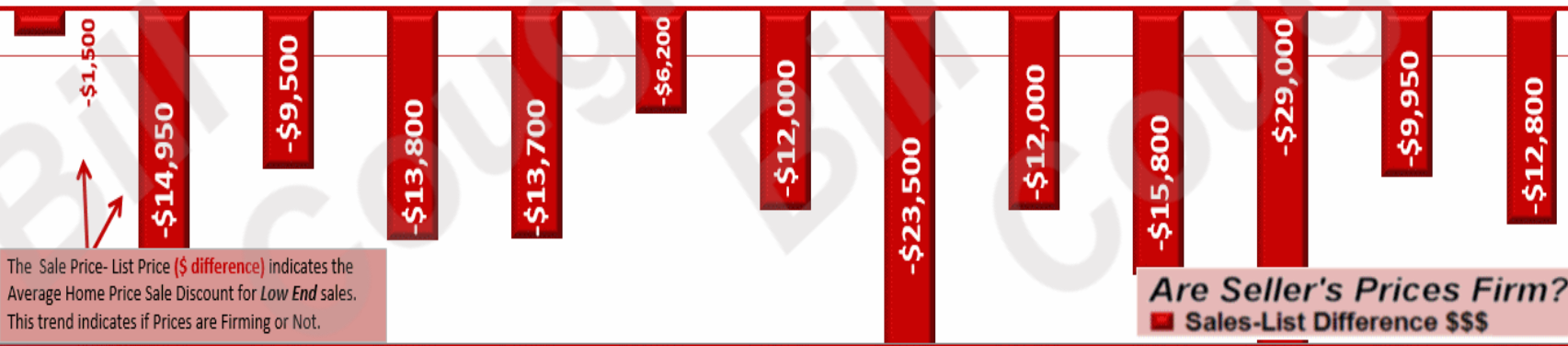
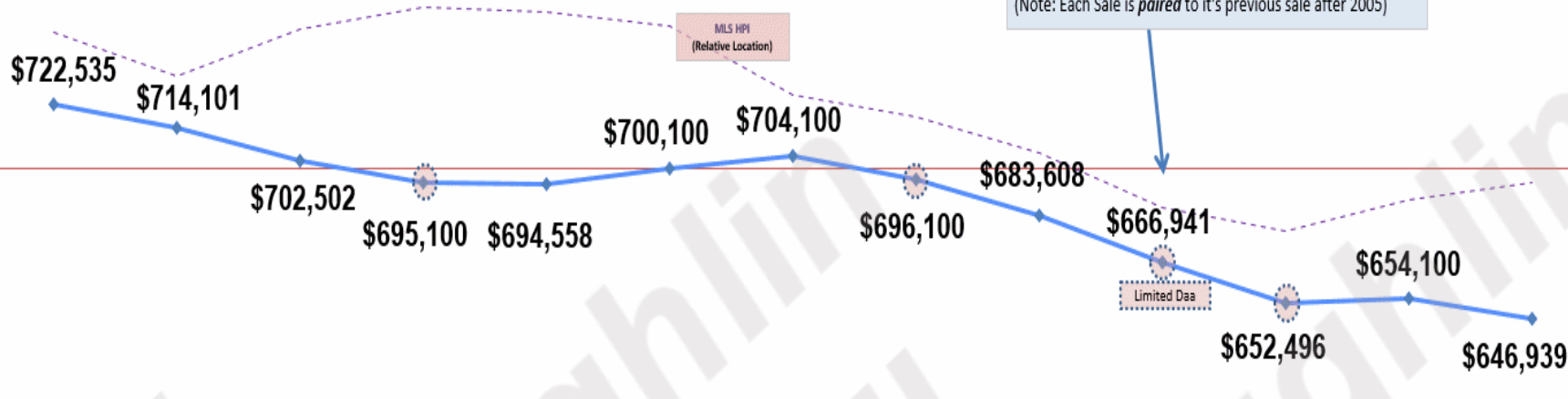


Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index - HPIp (Lower 50%)

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(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

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Sales-List Difference \$\$\$



Townhouses



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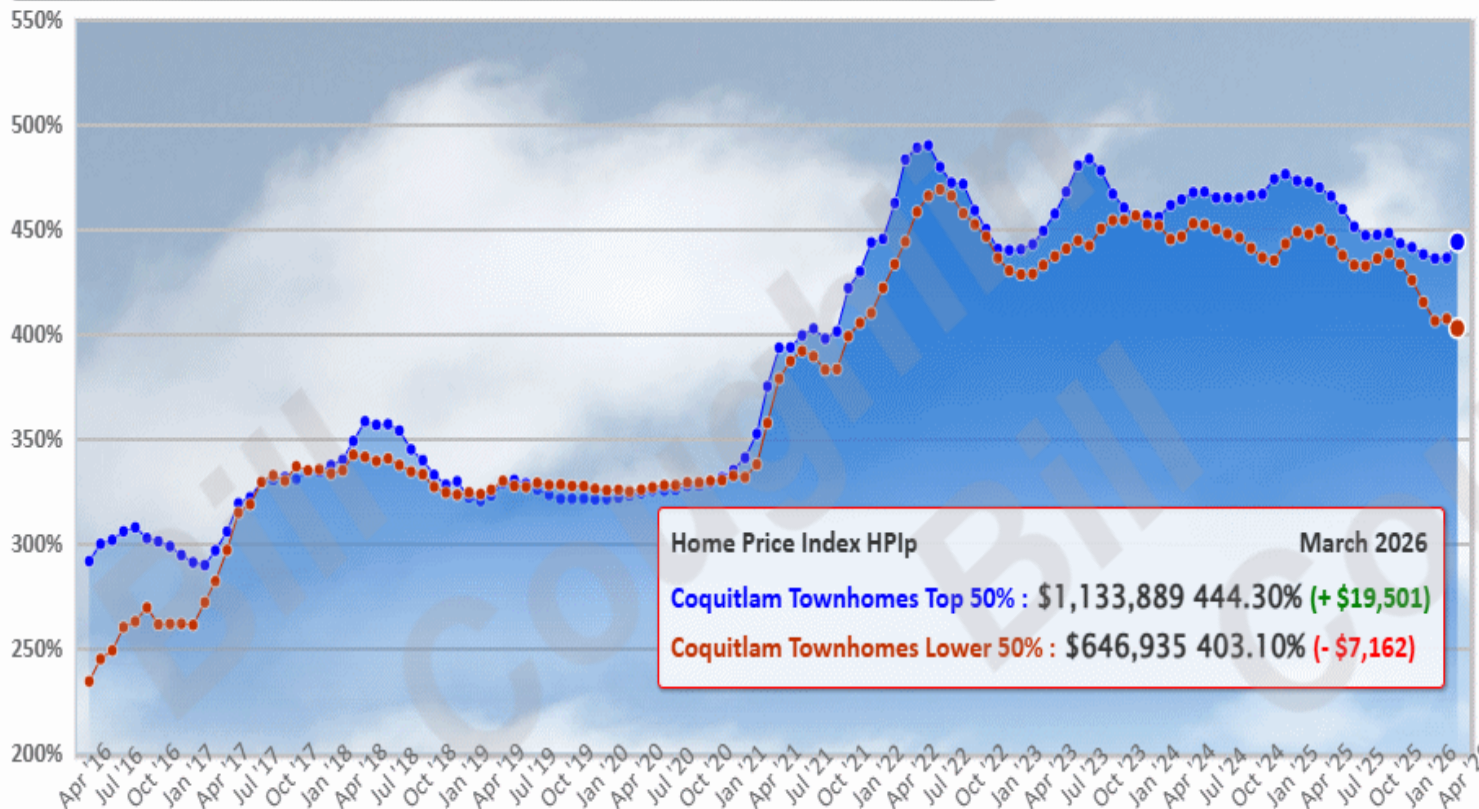


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Market Analysis and Forecasting Apr 1/26 Coquitlam

Powered by the Greater Vancouver Market Reports HPIp

Coquitlam Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Coquitlam Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Mar 2026	% 444.30
Feb 2026	% 436.70
Jan 2026	% 436.40
Dec 2025	% 438.40
Nov 2025	% 441.70
Oct 2025	% 443.60
Sep 2025	% 448.50
Aug 2025	% 447.60
Jul 2025	% 447.40
Jun 2025	% 451.60
May 2025	% 459.90
Apr 2025	% 466.10



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Market Analysis and Forecasting Apr 1/ 26 Coquitlam

Attached Coquitlam Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums



Condominiums

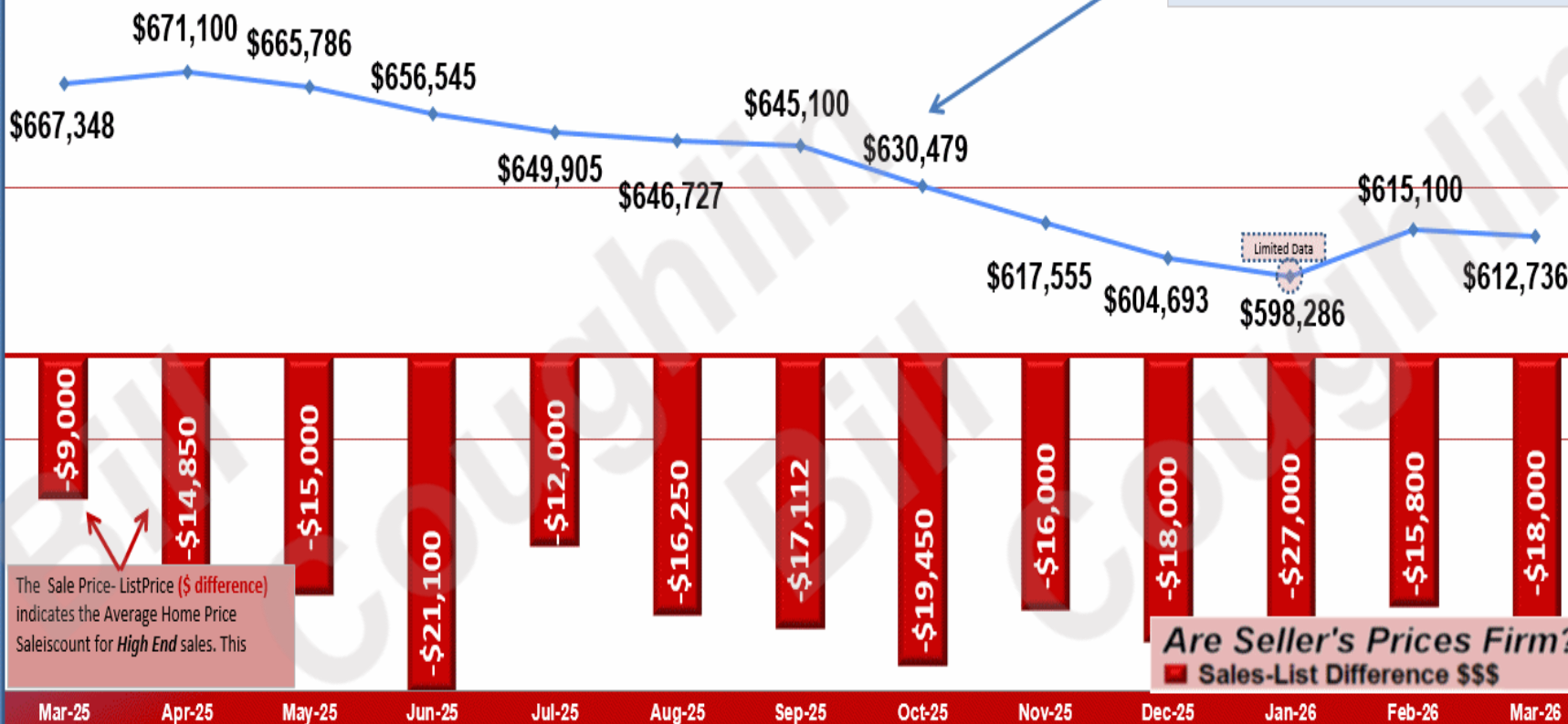
TOP 50%

Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- ListPrice (\$ difference) indicates the Average Home Price Saleiscount for High End sales. This

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



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Attached Coquitlam Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums



Condominiums

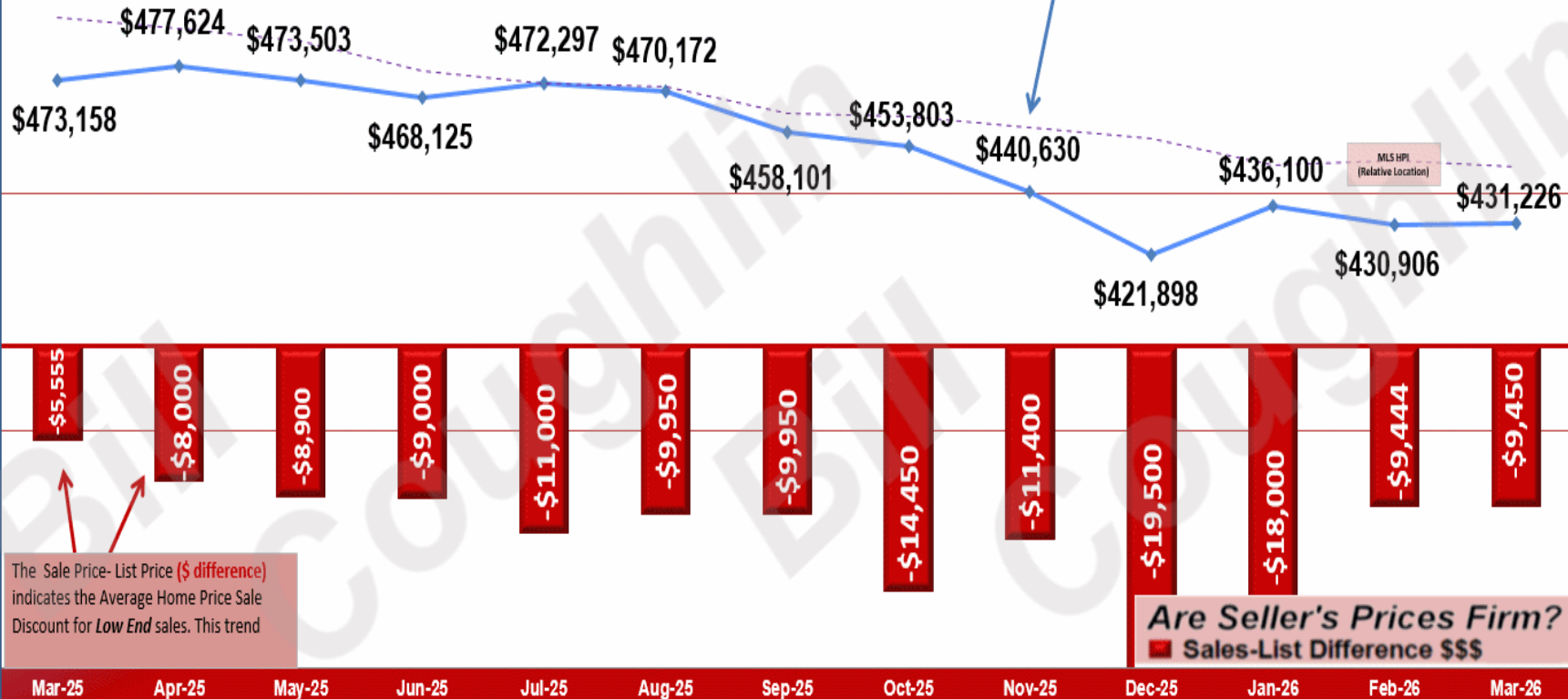


Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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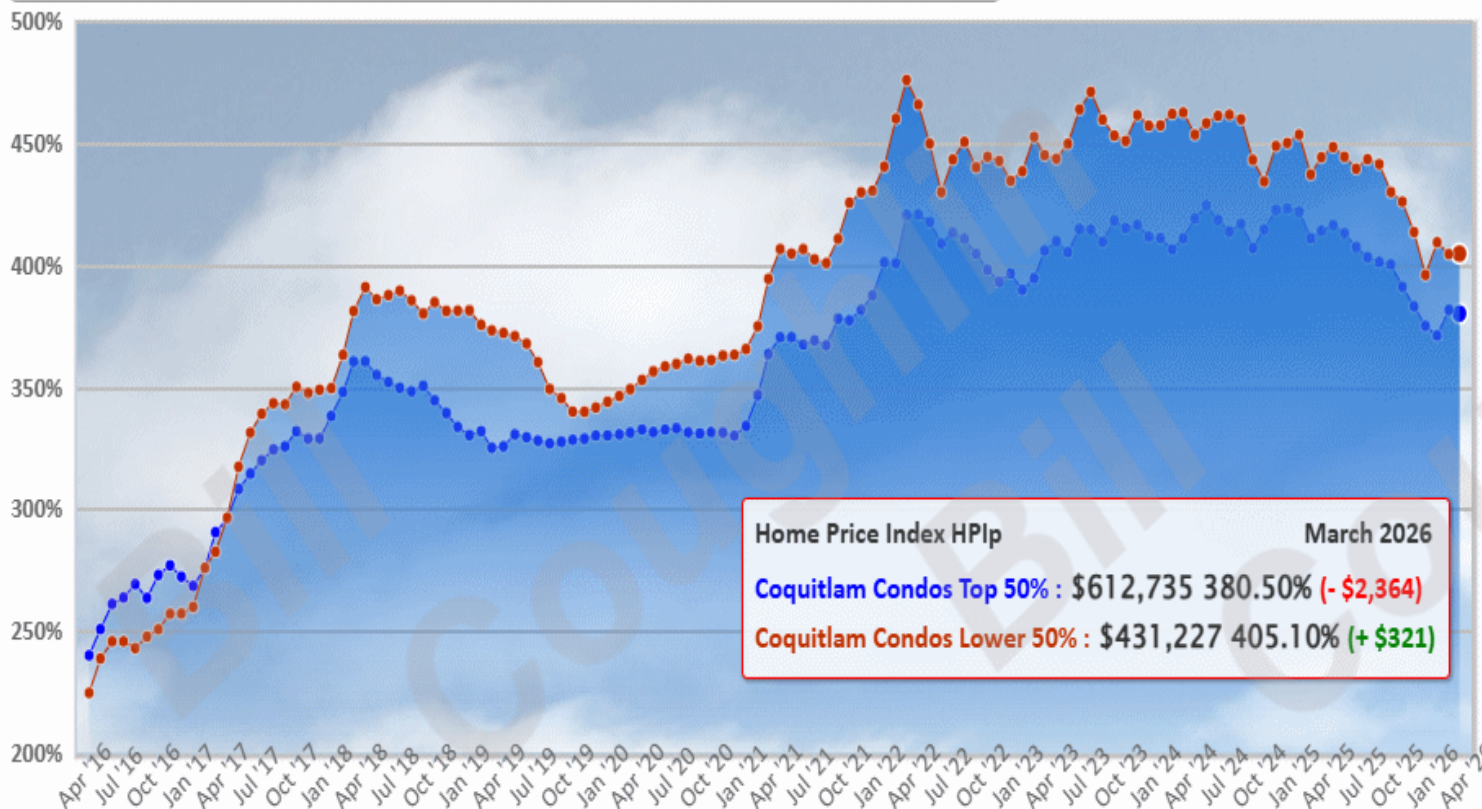


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Market Analysis and Forecasting Apr 1/ 26 Coquitlam

Powered by the Greater Vancouver Market Reports HPIp

Coquitlam Condos Top 50% : HPIp Forecast+ Forecast-
Coquitlam Condos Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Mar 2026	% 380.50
Feb 2026	% 382.00
Jan 2026	% 371.50
Dec 2025	% 375.50
Nov 2025	% 383.50
Oct 2025	% 391.50
Sep 2025	% 400.60
Aug 2025	% 401.60
Jul 2025	% 403.60
Jun 2025	% 407.70
May 2025	% 413.40
Apr 2025	% 416.70



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