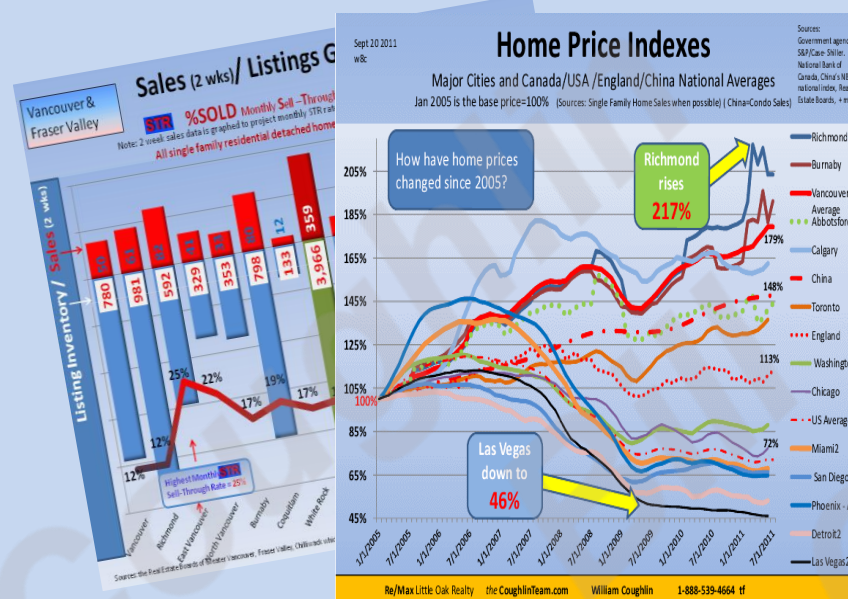


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Advanced Marketing Tools



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Market Analysis and Forecasting

Mar 1/26 Port Coquitlam

Monthly Market Activity - Feb 2026 - Single Family



Mar 1 2026 Port Coquitlam Market Update (Detached)

Current: Port Coquitlam's **5 %SOLD** rate indicates a Buyer Market.

(This means 5 homes out of 100 sold with an average \$45,950 decrease from the original list price).

Most Active Price Range: Homes between \$1.3 mill. - \$1.5 mill. have **7.4 %SOLD** rate.

Least Active Price Range: Homes above \$1.75 mill. have **3.6 %SOLD** rate.

History: Port Coquitlam Year-To-Date RMR Home Price Index* shows that prices decreased \$88,951.

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



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Market Analysis and Forecasting

Mar 1/26 Port Coquitlam

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

Port Coquitlam Price Range Statistics - Feb 2026				Detached		
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$1,300,000	44	2	31	95%	-\$67,450	4.5%
\$1,300,001-\$1,500,000	54	4	58	97%	-\$39,500	7.4%
\$1,500,001-\$1,750,000	21	1	2	97%	-\$42,900	4.8%
\$1,750,001 and more	28	1	18	93%	-\$138,000	3.6%
Total Activity	147	8	23	97%	-\$45,950	5%

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-25	Jan-26	Feb-26	3/1/2026	Change
Total Listings** (A,S,T,C,X)	158	138	147		9
Active Listings (1st of the month)	125	103	109	129	20
Solds	18	11	8		-3
Days on Market (DOM)	31	35	23		-13
%SOLD (Sales/ Listings/Mthly Rate)	11%	8.0%	5.4%		-2.5%
Home Price Index	\$1,411,895	\$1,328,127	\$1,322,944		-\$5,183



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Market Analysis and Forecasting

Mar 1/26 Port Coquitlam

What Sold in your Neighbourhood and for What Price?

Port Coquitlam Sub areas Statistics - Feb 2026			Detached			
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	6	0				0.0%
Central Port Coquitlam	17	0				0.0%
Citadel PQ	15	2	25	93%	-\$88,900	13.3%
Glenwood PQ	34	0				0.0%
Lower Mary Hill	6	2	82	95%	-\$93,500	33.3%
Lincoln Park PQ	16	2	52	96%	-\$62,500	12.5%
Mary Hill	14	1	27	99%	-\$10,800	7.1%
Oxford Heights	17	0				0.0%
Riverwood	12	1	15	98%	-\$30,000	8.3%
Woodland Acres PQ	10	0				0.0%
Total Activity	147	8	23	97%	-\$45,950	5%



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Market Analysis and Forecasting

Mar 1/26 Port Coquitlam



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Next Months Market Forecast

Forecast: Port Coquitlam has Average Listing supply; 129 homes are for sale and with the **5% SOLD** Monthly rate gives us a ~20 months of inventory. We project Port Coquitlam to be a continued Buyer Market. 9% of the active listings have reduced their price by \$39,342 on average and \$45,050 on median.

The housing market in Metro Vancouver is still a Buyer's Market, but things are starting to slow down and stabilize. Detached home prices went down by an average of -\$9,716 in February. This is better than January, when prices dropped -\$13,479. Prices are still going down, but not as fast. Right now, 61% of detached markets are dropping in price. The condo market is doing better. Prices only dropped -\$333, which is much smaller than last month's drop of -\$1,375. About 44% of condo markets are now going up, which is a good sign. Townhomes are mixed. Prices dropped -\$5,563, which is a bit more than last month. But more areas are improving, with 38% of townhome markets going up, compared to 31% in January.

Overall, the market is starting to feel more balanced. There are still many homes for sale, so buyers have more choices. But prices are not falling as quickly. If this continues, prices may level out in the next 1 to 2 months, with condos and townhomes improving first. Wondering which neighbourhoods are gaining momentum—or slowing? Visit VancouverMarketReports.com every Saturday at noon for the latest Sell-Through-Rates showing the Winners and Losers across all 17 cities. 📞 For expert guidance or a free Home Market Analysis, call Bill Coughlin and the Coughlin Team at 778-374-3744—we're here to help you make the right move.

Note*: The Home Price Index * (HPI) is all the detached home sales averaged & adjusted for finished sqft, age and lot size. (This HPI excludes the Mobile Home, Duplex and the House with Acreage sales.) For a more accurate price change for your home do request a personal Comparative Market Analysis (CMA).
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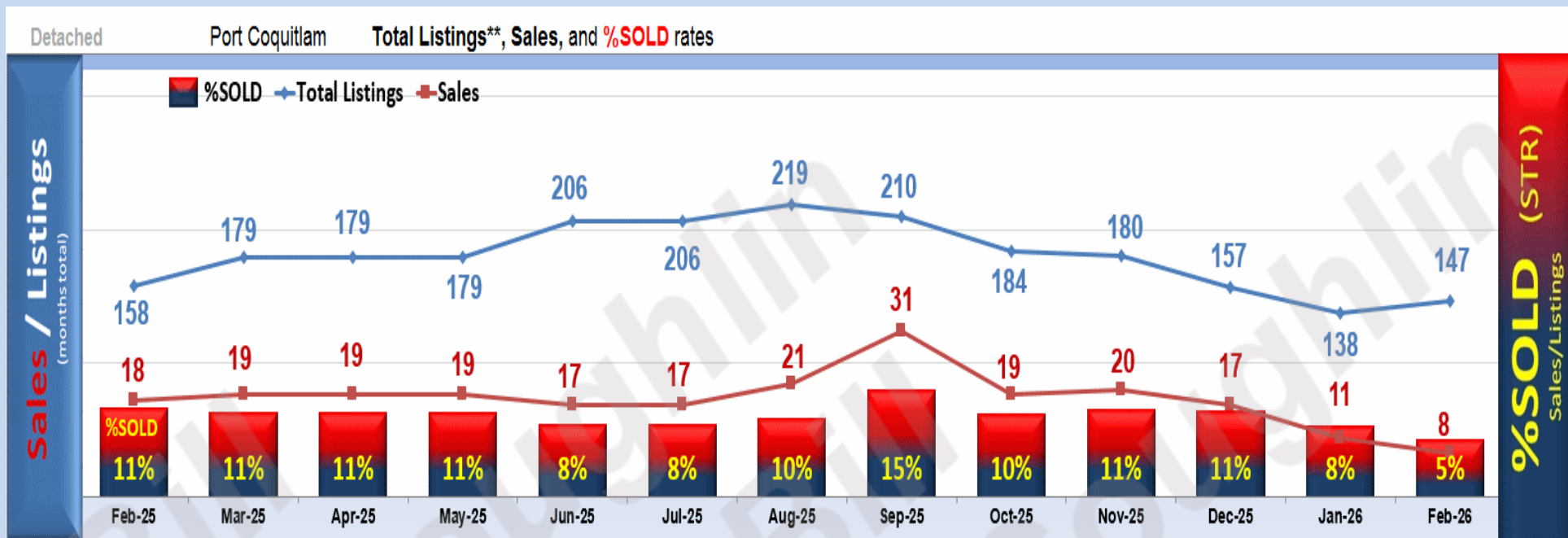


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Market Analysis and Forecasting

Mar 1/ 26 Port Coquitlam

How has the Market performed this Past Month and Year?



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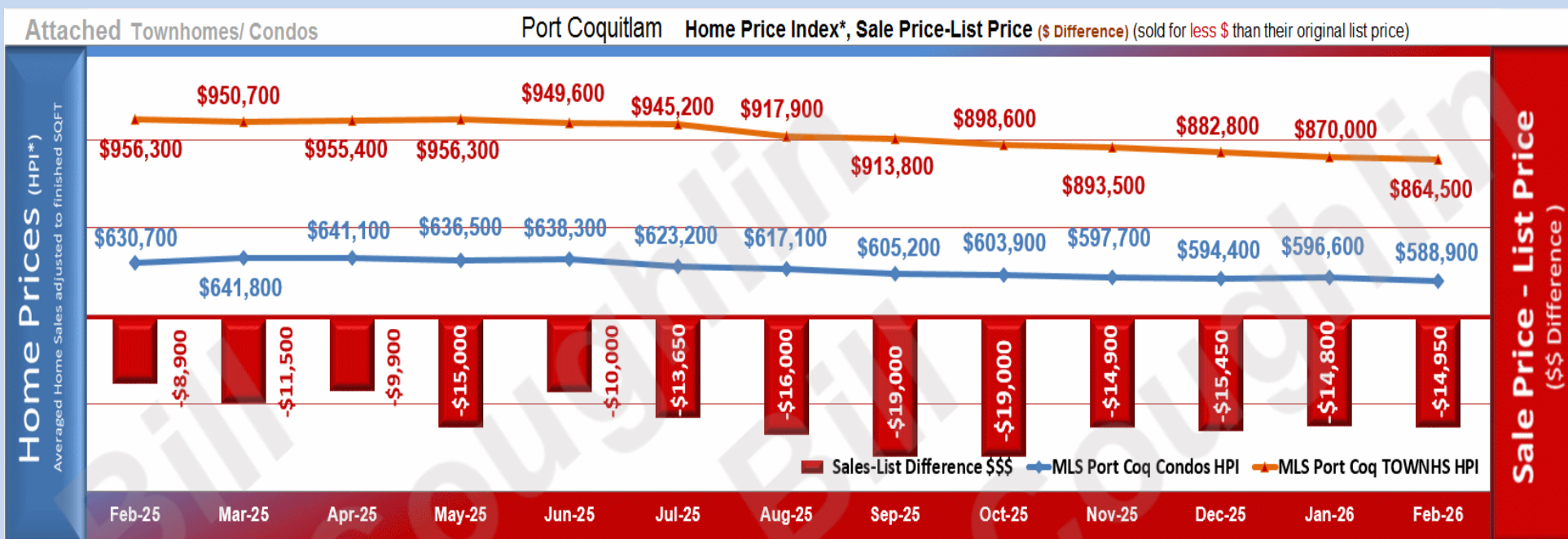
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Market Analysis and Forecasting Mar 1/26 Port Coquitlam

How has the Housing Price Index changed and ... What is the Average Negotiated Discount?



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Market Analysis and Forecasting

Mar 1/ 26 Port Coquitlam



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Port Coquitlam Sub areas Statistics - Feb 2026

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Differenc	%SOLD
Birchland Manor	2	1	6	95%	-\$35,000	50%
Central Pt Coquitlam	125	12	20	98%	-\$10,650	10%
Citadel PQ	14	5	10	98%	-\$14,900	36%
Glenwood PQ	37	5	29	98%	-\$6,000	14%
Lower Mary Hill	0	0				0%
Lincoln Park PQ	3	1	82	96%	-\$31,000	33%
Mary Hill	9	1	30	96%	-\$40,000	11%
Oxford Heights	0	0				0%
Riverwood	34	13	10	98%	-\$21,000	38%
Woodland Acres PQ	0	0				0%
Total Activity	224	38	16	98%	-\$14,950	17%

Attached

Mar 1 2026 Port Coquitlam Market Update Attached

Current: Port Coquitlam is a Seller Market with average listing inventory, a **17 %SOLD** rate and a 98% Sell/List Ratio.

(This means that there is an average of a \$14,950 decrease on a sale from the original list price)

Most Active Price Range: Homes above \$750,000 have **25.3 %SOLD** rate.

Least Active Price Range: Homes between \$600,000 - \$750,000 have **8.2 %SOLD** rate.

History: Port Coquitlam's Condos Year-To-Date MLS Home Price Index* shows an decrease of \$41,800.

Port Coquitlam's Townhouses Year-To-Date MLS Home Price Index* shows an increase of \$91,800.

Forecast: Listing Inventories are 25% more than same month last year. We project a Stable Market in the next month.

The housing market in Metro Vancouver is still a Buyer's Market, but things are starting to slow down and stabilize. Detached home prices went down by an average of -\$9,716 in February. This is better than January, when prices dropped -\$13,479. Prices are still going down, but not as fast. Right now, 61% of detached markets are dropping in price. The condo market is doing better. Prices only dropped -\$333, which is much smaller than last month's drop of -\$1,375. About 44% of condo markets are now going up, which is a good sign. Townhomes are mixed. Prices dropped -\$5,563, which is a bit more than last month. But more areas are improving, with 38% of townhome markets going up, compared to 31% in January.

Overall, the market is starting to feel more balanced. There are still many homes for sale, so buyers have more choices. But prices are not falling as quickly. If this continues, prices may level out in the next 1 to 2 months, with condos and townhomes improving first. Wondering which neighbourhoods are gaining momentum—or slowing? Visit VancouverMarketReports.com every Saturday at noon for the latest Sell-Through-Rates showing the Winners and Losers across all 17 cities. For expert guidance or a free Home Market Analysis, call Bill Coughlin and the Coughlin Team at 778-374-3744—we're here to help you make the right move.

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Port Coquitlam List Price Ranges - Sep 2025

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Differenc	%SOLD
0-\$500,000	44	4	26	98%	-\$7,850	9.1%
\$500,001-\$600,000	36	8	27	98%	-\$9,900	22.2%
\$600,001-\$750,000	61	5	12	97%	-\$19,000	8.2%
\$750,001 and more	83	21	10	98%	-\$21,000	25.3%
Total Activity	224	38	16	98%	-\$14,950	17%

Attached

Monthly Changes Summary

	Feb-25	Jan-26	Feb-26	3/1/2026	Change
Total Listings** (A,S,T,C,X)	179	229	224		-5
Active Listings	103	122	229	166	-63
Solds	40	17	38		21
DOM	31	27	16		-11
MLS Port Coquitlam HPI* (Apts)	\$630,700	\$596,600	\$588,900		-\$7,700
MLS Port Coquitlam HPI* (Twnhs)	\$956,300	\$870,000	\$864,500		-\$5,500
%SOLD (Sales/Listings /Mthly Rate)	22.3%	7.4%	17.0%		9.5%



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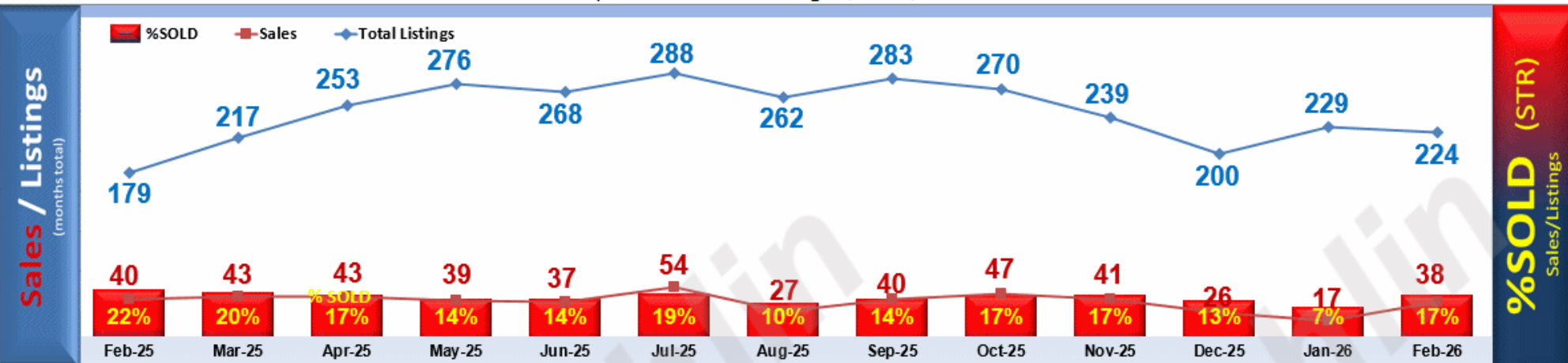
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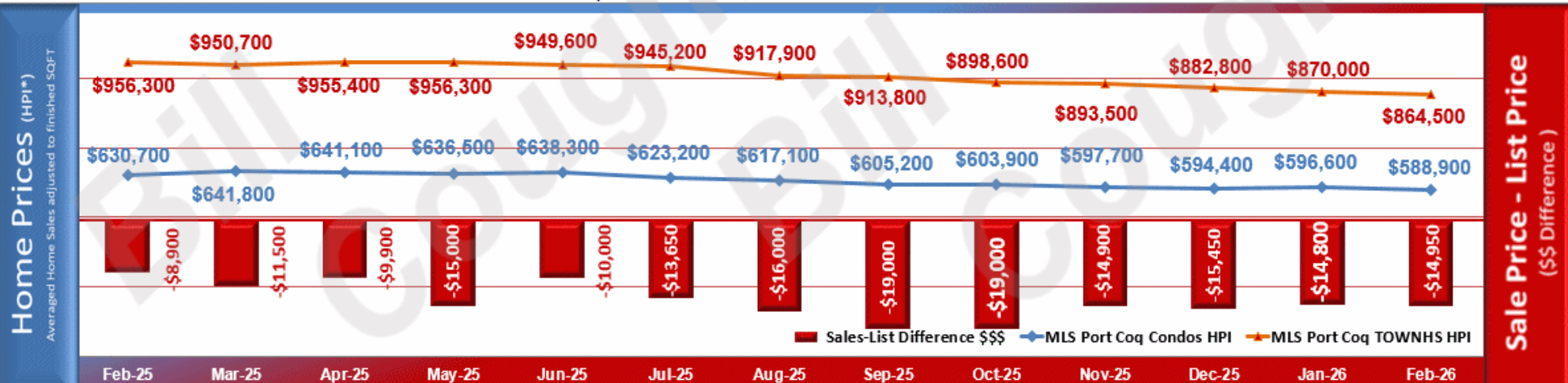
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Market Analysis and Forecasting Mar 1/26 Port Coquitlam

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



Attached Townhomes/ Condos Port Coquitlam Home Price Index*, Sale Price-List Price (\$ Difference) (sold for less \$ than their original list price)



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