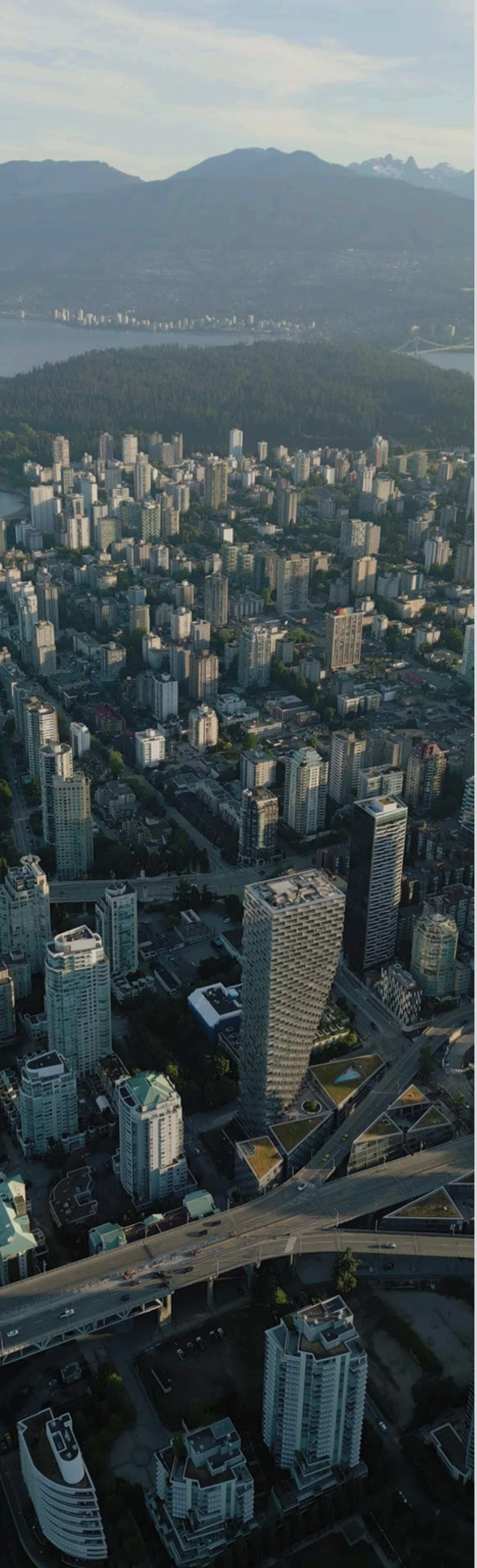
THE COLLECTIVE

REAL ESTATE TEAM

the COLLECTIVE
REAL ESTATE
TEAM

COQUITLAM MARKET REPORT



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WHY UNDERSTANDING
The Real Estate Market Matters

Understanding the real estate market is crucial for anyone involved in buying, selling, or investing in property. The market fluctuates based on a variety of factors such as interest rates, supply and demand, economic trends, and local conditions. Having a solid grasp of these dynamics allows you to make informed decisions, whether you're navigating a competitive buyer's market or preparing to sell your property at its peak value. By staying updated on market trends, like those in Coquitlam, you can better predict price movements, identify investment opportunities, and minimize risks, ensuring your real estate decisions align with current market conditions and future forecasts.

REALTOR® Report

AResearchToolProvidedbytheRealEstate Board of Greater Vancouver

Coquitlam

July 2026

Detached Properties

Activity Snapshot	July 2026	July 2025	July One-Year Change	June 2026	June 2025	June One-Year Change
Total Active Listings	**480**	559	- 14.1%	**504**	588	- 14.3%
Sales	**54**	64	- 15.6%	**81**	48	+ 68.8%
Days on Market Average	**27**	39	- 30.8%	**32**	30	+ 6.7%
MLS® HPI Benchmark Price	**$1,627,600**	$1,716,600	- 5.2%	**$1,649,000**	$1,732,900	- 4.8%

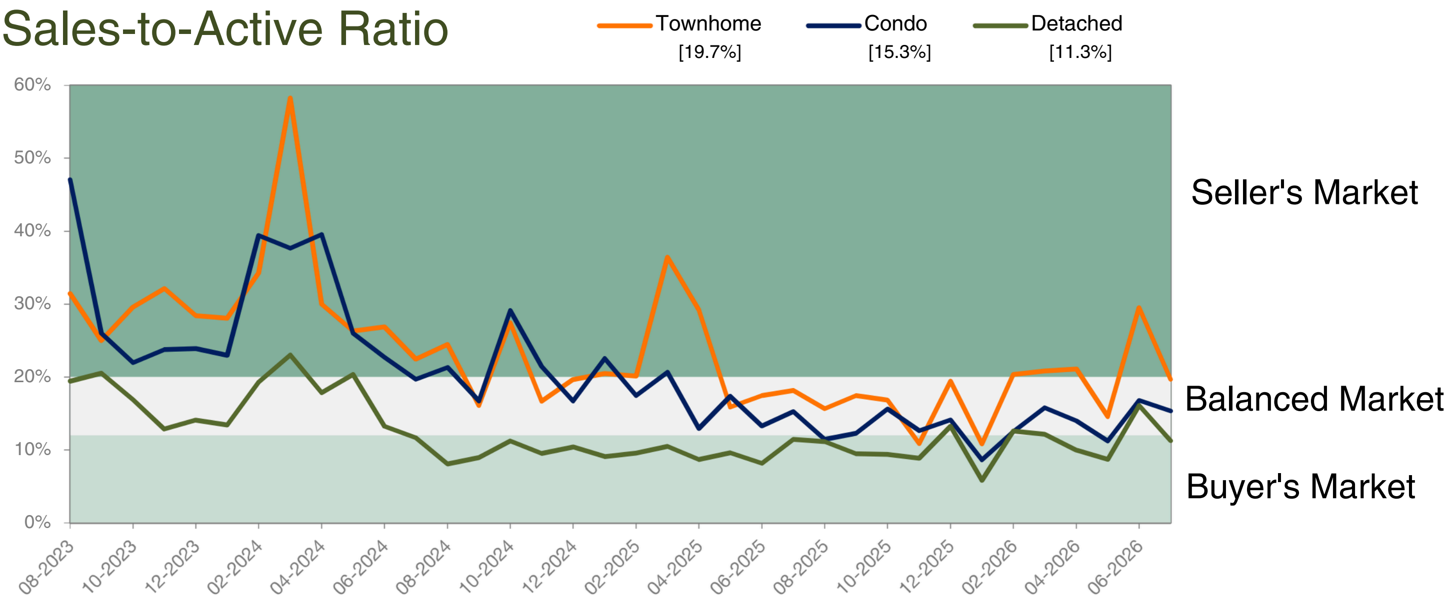
Condos

Activity Snapshot	July 2026	July 2025	July One-Year Change	June 2026	June 2025	June One-Year Change
Total Active Listings	**587**	610	- 3.8%	**661**	588	+ 12.4%
Sales	**90**	93	- 3.2%	**111**	78	+ 42.3%
Days on Market Average	**39**	33	+ 18.2%	**35**	37	- 5.4%
MLS® HPI Benchmark Price	**$651,400**	$702,300	- 7.2%	**$653,900**	$707,600	- 7.6%

Townhomes

Activity Snapshot	July 2026	July 2025	July One-Year Change	June 2026	June 2025	June One-Year Change
Total Active Listings	**183**	237	- 22.8%	**183**	229	- 20.1%
Sales	**36**	43	- 16.3%	**54**	40	+ 35.0%
Days on Market Average	**24**	34	- 29.4%	**28**	20	+ 40.0%
MLS® HPI Benchmark Price	**$990,900**	$1,084,400	- 8.6%	**$1,016,200**	$1,085,800	- 6.4%

Sales-to-Active Ratio



REALTOR® Report

A Research Tool Provided by the Real Estate Board of Greater Vancouver

Coquitlam

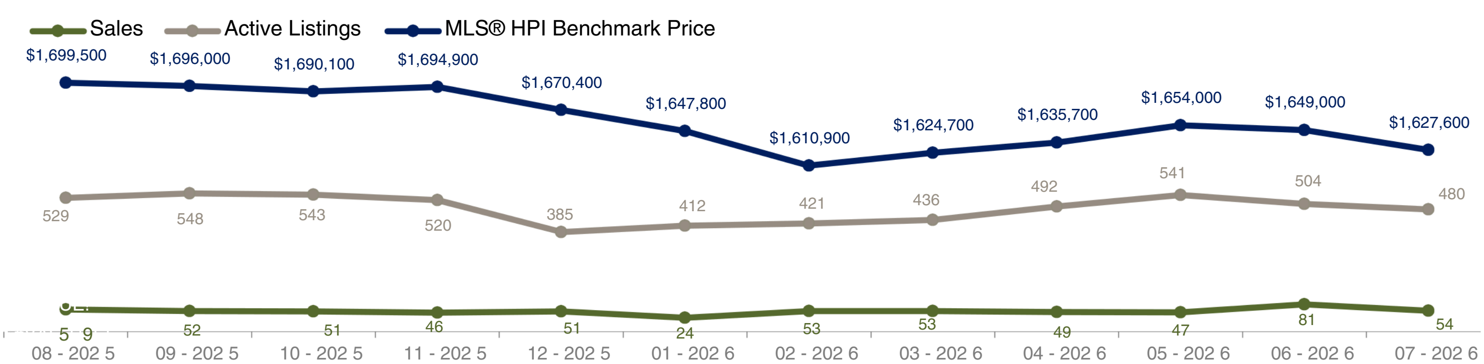
Detached Properties Report – July 2026

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	0	0
$100,000 to $199,999	0	0	0
$200,000 to $399,999	0	11	0
$400,000 to $899,999	1	1	55
$900,000 to $1,499,999	17	125	15
$1,500,000 to $1,999,999	22	164	23
$2,000,000 to $2,999,999	14	122	44
$3,000,000 and $3,999,999	0	46	0
$4,000,000 to $4,999,999	0	3	0
$5,000,000 and Above	0	8	0
TOTAL	**54**	**480**	**27**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	10	63	$1,907,000	- 2.5%
Canyon Springs	3	11	$1,453,700	- 10.1%
Cape Horn	1	18	$1,343,800	- 6.3%
Central Coquitlam	18	74	$1,606,900	- 8.6%
Chineside	1	7	$1,619,600	- 4.6%
Coquitlam East	5	35	$1,612,500	- 1.7%
Coquitlam West	3	86	$1,769,300	- 5.4%
Eagle Ridge CQ	1	6	$1,258,700	- 6.3%
Harbour Chines	0	9	$1,837,700	- 6.5%
Harbour Place	1	3	$1,700,800	- 3.1%
Hockaday	0	7	$1,641,400	- 1.6%
M aillardville	0	28	$1,596,400	- 8.0%
Meadow Brook	2	7	$991,800	- 14.5%
New Horizons	3	8	$1,203,800	- 6.1%
North Coquitlam	0	0	$0	--
Park Ridge Estates	0	2	$0	--
Ranch Park	2	30	$1,472,100	- 9.8%
River Springs	0	6	$1,150,100	- 4.4%
Scott Creek	0	4	$1,558,600	- 13.4%
Summitt View	1	4	$0	--
Upper Eagle Ridge	0	2	$1,500,500	- 13.7%
Westwood Plateau	3	70	$1,753,800	- 2.4%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**54**	**480**	**$1,627,600**	**- 5.2%**

* This represents the total of the Coquitlam area, not the sum of the areas above.

Detached Homes - Coquitlam



REALTOR® Report

AResearchToolProvidedbytheRealEstate Board of Greater Vancouver

GREATER VANCOUVER REALTORS®

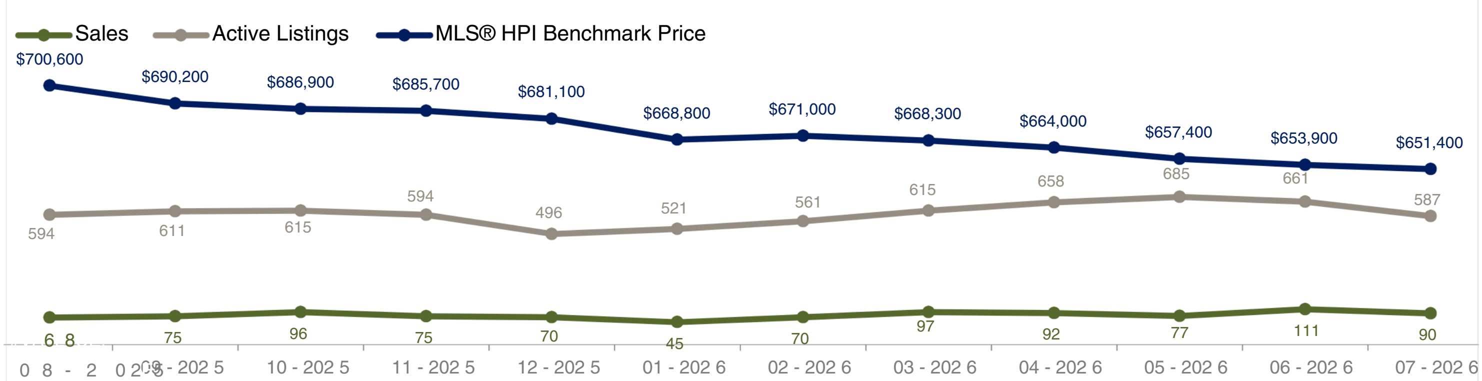
Coquitlam

Condo Report – July 2026

Price Range	Sales	Active Listings	AvgDays onMarket
$99,999 and Below	0	0	0
$100,000 to $199,999	0	0	0
$200,000 to $399,999	4	26	16
$400,000 to $899,999	81	521	40
$900,000 to $1,499,999	5	33	44
$1,500,000 to $1,999,999	0	4	0
$2,000,000 to $2,999,999	0	3	0
$3,000,000 and $3,999,999	0	0	0
$4,000,000 to $4,999,999	0	0	0
$5,000,000 and Above	0	0	0
TOTAL	**90**	**587**	**39**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	0	0	$0	--
Canyon Springs	1	20	$577,600	- 6.0%
Cape Horn	0	0	$0	--
Central Coquitlam	2	31	$516,900	- 7.4%
Chineside	0	0	$0	--
Coquitlam East	0	2	$557,600	- 4.7%
Coquitlam West	45	333	$678,700	- 8.1%
Eagle Ridge CQ	0	1	$659,700	- 5.6%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	0	$0	--
M aillardville	1	34	$436,100	- 10.1%
Meadow Brook	0	0	$0	--
New Horizons	7	23	$727,100	- 5.5%
North Coquitlam	29	119	$641,600	- 8.3%
Park Ridge Estates	0	0	$0	--
Ranch Park	0	0	$0	--
River Springs	0	0	$0	--
Scott Creek	0	0	$0	--
Summitt View	0	0	$0	--
Upper Eagle Ridge	0	0	$0	--
Westwood Plateau	5	24	$662,100	- 5.6%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**90**	**587**	**$651,400**	**- 7.2%**

* This represents the total of the Coquitlam area, not the sum of the areas above.



Coquitlam

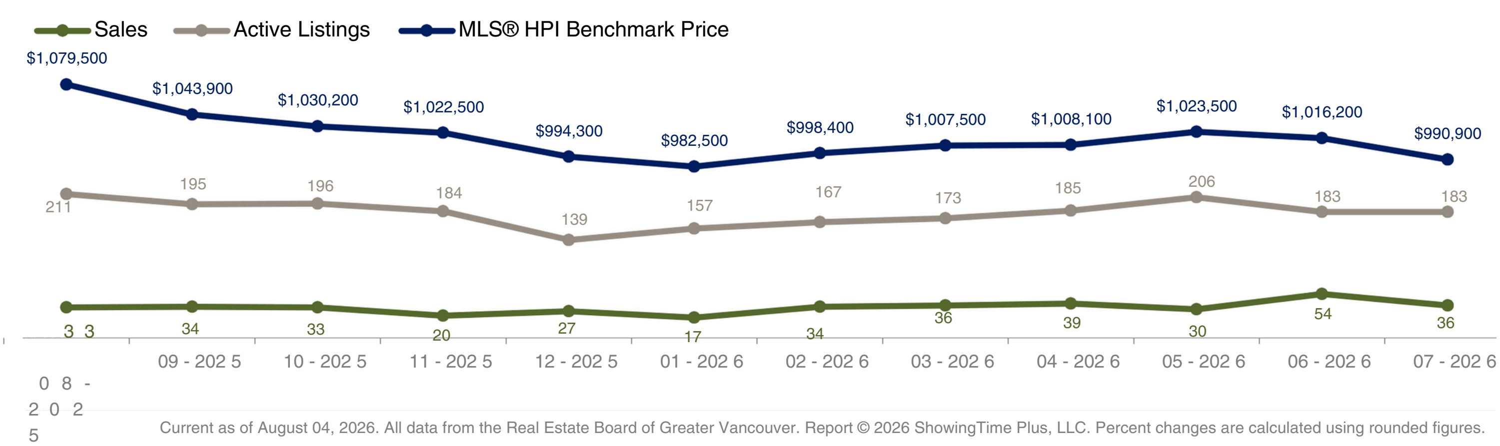
Townhomes Report – July 2026

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	0	0	0
$100,000 to $199,999	0	0	0
$200,000 to $399,999	0	1	0
$400,000 to $899,999	9	46	16
$900,000 to $1,499,999	27	135	27
$1,500,000 to $1,999,999	0	1	0
$2,000,000 to $2,999,999	0	0	0
$3,000,000 and $3,999,999	0	0	0
$4,000,000 to $4,999,999	0	0	0
$5,000,000 and Above	0	0	0
TOTAL	**36**	**183**	**24**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Burke Mountain	21	68	$1,052,400	- 10.0%
Canyon Springs	0	2	$651,700	- 11.7%
Cape Horn	0	0	$0	--
Central Coquitlam	0	4	$658,800	- 9.3%
Chineside	0	0	$0	--
Coquitlam East	1	6	$752,000	- 11.6%
Coquitlam West	7	48	$1,035,900	- 10.5%
Eagle Ridge CQ	2	2	$875,900	- 10.6%
Harbour Chines	0	0	$0	--
Harbour Place	0	0	$0	--
Hockaday	0	1	$0	--
M aillardville	1	14	$686,200	- 12.6%
Meadow Brook	0	0	$0	--
New Horizons	1	5	$1,075,700	- 8.5%
North Coquitlam	0	1	$0	--
Park Ridge Estates	0	0	$0	--
Ranch Park	0	2	$718,600	- 7.5%
River Springs	0	0	$0	--
Scott Creek	1	7	$972,800	- 10.9%
Summitt View	0	0	$0	--
Upper Eagle Ridge	0	3	$753,000	- 11.4%
Westwood Plateau	2	20	$1,084,500	- 3.4%
Westwood Summit CQ	0	0	$0	--
TOTAL*	**36**	**183**	**$990,900**	**- 8.6%**

* This represents the total of the Coquitlam area, not the sum of the areas above.

Townhomes - Coquitlam



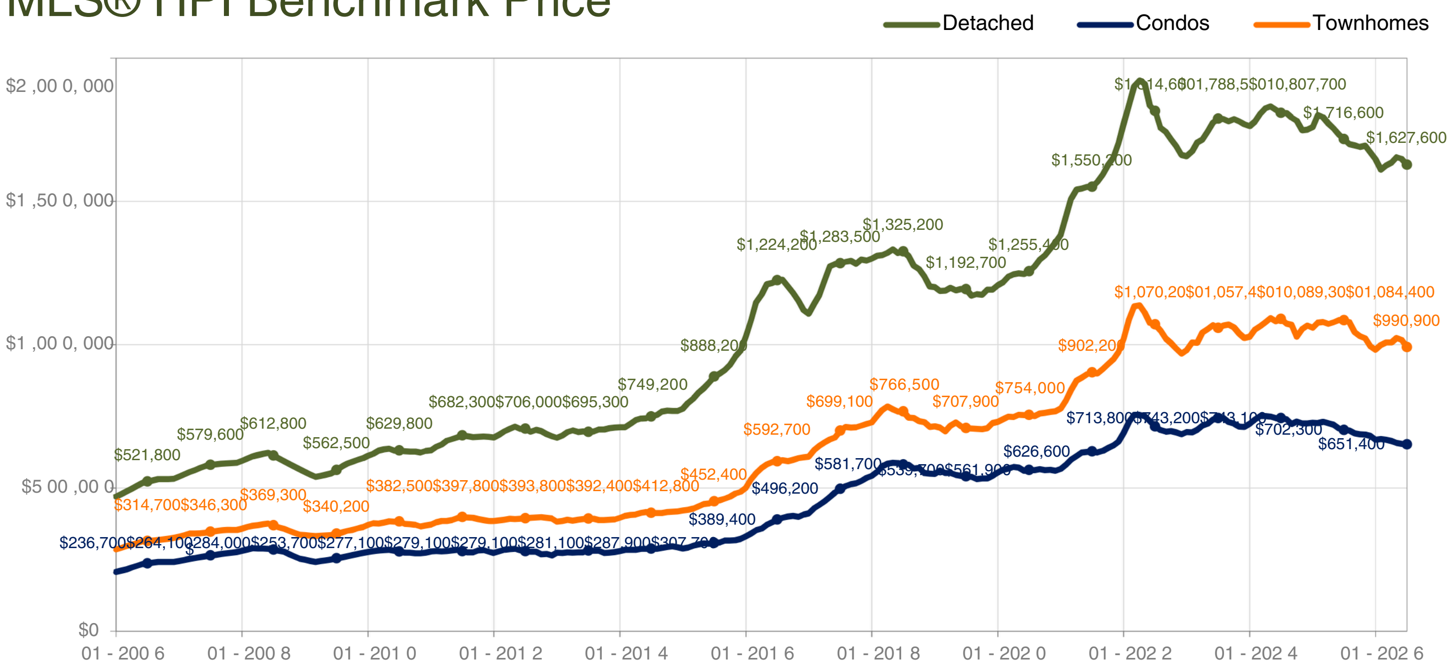
REALTOR® Report

A Research Tool Provided by the Real Estate Board of Greater Vancouver

Coquitlam

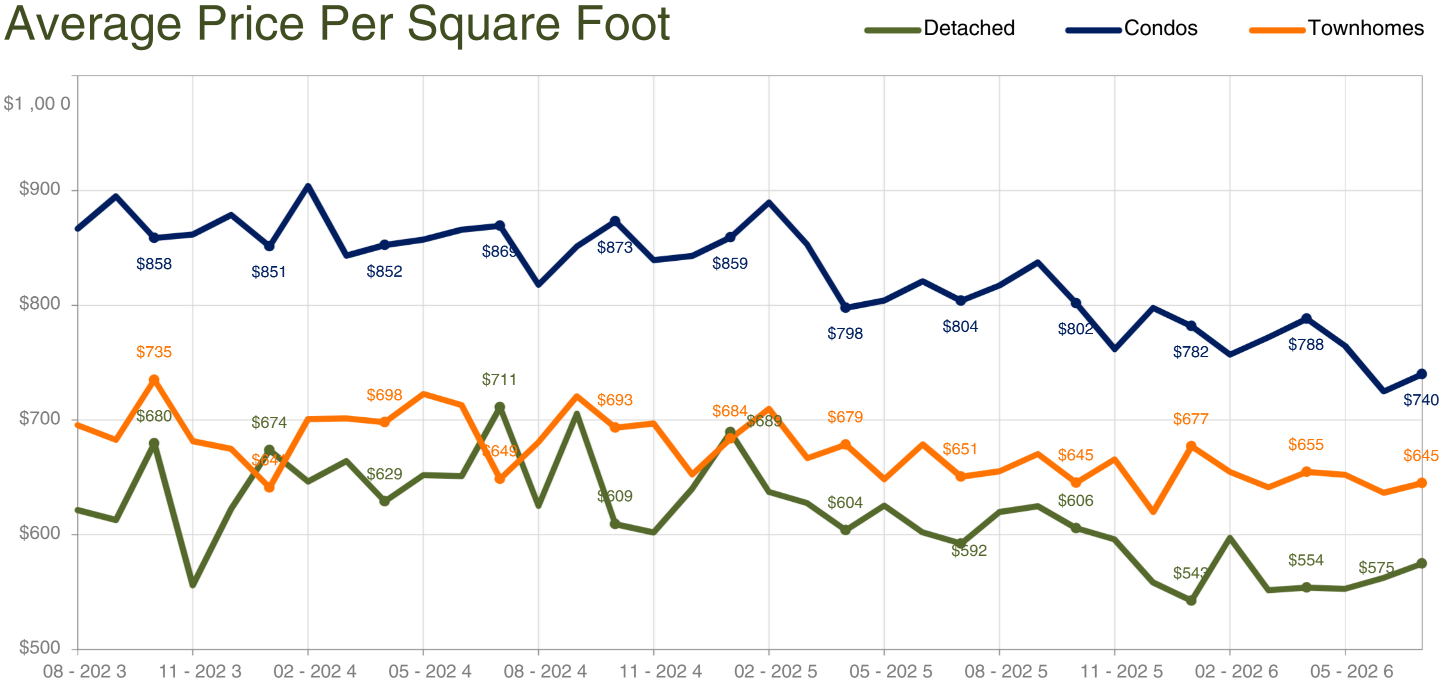
July 2026

MLS® HPI Benchmark Price



Note: $0 means that there is no sales activity, not $0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



Note: $0 means that there is no sales activity, not $0 as an Average Price Per Square Foot.

MEET ERIN PRICE EMERY

My Highlights

- Top 1% agent at Oakwyn Realty
- Top 10% agent of the Real Estate Board of Greater Vancouver
- Over 15 years of Real Estate experience
- Ranked top 100 BC Real Estate Agents On Social Media
- Medallion Club member
- Member of Real Estate Board of Greater Vancouver REALTORS®
- Member of British Columbia Real Estate Association
- Member of The Canadian Real Estate Association
- Blockwatch Captain
- Long-term Strata Council member
- Community Volunteer

Erin Price Emery, Founder of The Collective Real Estate Team, is more than just a real estate agent—she's a visionary leader with over a decade of experience. Known for her business acumen, negotiation expertise, and personalized approach, Erin is dedicated to putting her clients' needs first. With a foundation built on transparency, honesty, and a relentless work ethic, she ensures every real estate journey is seamless and successful.

Buying with Erin

As a dedicated real estate professional, I am deeply passionate about helping clients navigate the complex process of buying a home. Whether you are a first-time homebuyer or a seasoned investor, I provide the utmost care and precise guidance tailored to your unique needs. Known for my trustworthiness, accountability, and attention to detail, I manage all aspects of the home-buying process efficiently, making it as seamless and stress-free as possible. Clients appreciate my helpful nature and commitment to their satisfaction, knowing they can count on me to support their interests and help them achieve their real estate goals.

Selling with Erin

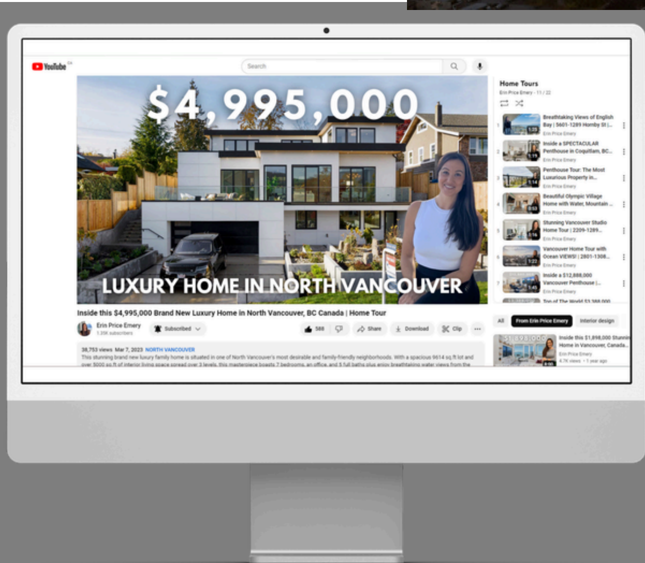
Erin's track record speaks for itself. Having sold over $50 million in real estate through strategic social media marketing in just under two years alone, she is recognized as a true game-changer in the industry. Her innovative approach to digital marketing and her dedication to showcasing properties through high-quality video content have set her apart as the go-to realtor for those looking to buy or sell luxury homes in Vancouver. Whether it's a multi-million-dollar penthouse or a family home in one of Vancouver's top neighborhoods, Erin knows how to get results.

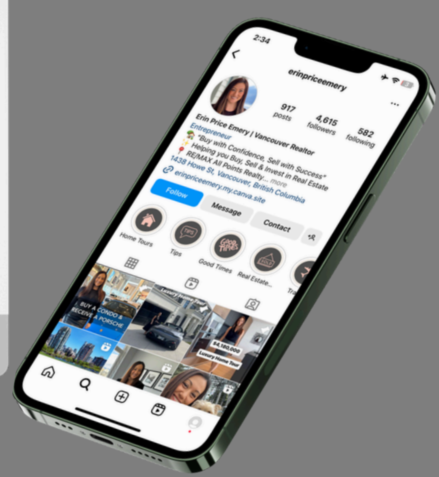
Presales & New Development

Erin Price Emery is highly experienced in presales across the Lower Mainland, bringing unparalleled expertise and connections to the table. Having built strong relationships with some of the region's top developers, Erin ensures her clients receive exclusive access, priority opportunities, and special treatment in highly sought-after developments. As a trusted real estate agent to her investor clients, Erin goes above and beyond, offering her personal attention and years of experience to ensure their goals are met. With her in-depth knowledge of the presale process from start to finish, Erin expertly guides her clients every step of the way, making what can be a complex journey feel seamless and stress-free.

SCAN ME

BUYERS & SELLERS BROCHURE





TIPS WITH TRACY

FIXED VS VARIABLE: WHAT'S BEST FOR YOU?

Choosing between a fixed or variable mortgage rate is one of the first decisions every Canadian homebuyer faces. A fixed rate keeps your interest and payments the same for the entire term, offering stability, predictable budgeting, and peace of mind. On the other hand, a variable rate moves with the Bank of Canada's prime rate, meaning your payments can change, but historically, variable rates often outperform fixed rates over time.

Each option has benefits. Fixed rates are ideal if you want payment certainty, protection from rising rates, and simple budgeting. Variable rates can be appealing for lower starting rates, potential long-term savings, and flexibility with fewer penalties for early repayment. The right choice depends on your income stability, risk tolerance, and future plans. Understanding these differences allows you to pick a mortgage strategy that fits your financial goals.

Tracy Le
Mortgage Broker
Onward Lending Group
778-968-9255
tracy@onwardlending.ca

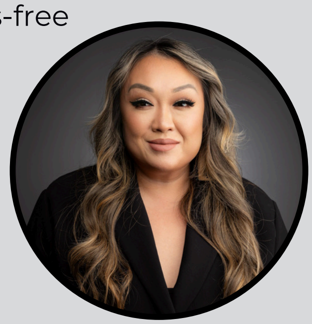
JULIE TRAN

Leveraging her mortgage-planning expertise, Julie has helped hundreds of clients realize their goals of home-ownership, funding over $700 million in real estate financing. Having spent more than a decade working as a mortgage specialist at one of Canada's leading banks, Julie has accumulated extensive experience in the financial industry. Julie specializes in multi-family residential mortgages, addressing the growing demand within the real estate sector for more multi-family housing solutions. With a deep understanding of the missing middle housing crisis, she is committed to making a significant impact by facilitating the development of affordable housing options. This combination of experience, passion and vision led her to create The West Mortgage Group to best serve her clients and the industry with class and integrity.

Mortgage Broker
West Mortgage Group
778-241-8191
julie@westmortgagegroup.com

TIANNA TRAN

With over a decade of experience in client relations, Tianna has built a strong reputation for reliability, exceptional service, and a dedication to exceeding client expectations. Transitioning from a successful career as a makeup artist, she brings the same passion and attention to detail to her new role in real estate. Known for her trustworthiness and keen eye for detail, Tianna works diligently to help individuals and families find the perfect home, always keeping their unique needs and lifestyle in mind. Whether helping a first-time homebuyer, navigating the complexities of the market, or ensuring a smooth selling process, Tianna is committed to providing a high level of service and making the real estate experience as stress-free and enjoyable as possible. Her goal is to guide clients through every step with professionalism, compassion, and a focus on achieving the best possible outcome.



TIANNA TRAN
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OAKWYN REALTY

TIA HAUGHIAN

Tia is a dedicated real estate professional with deep roots in Vancouver, providing her with an insider's perspective on the local market and community. With a Bachelor's degree in Business Administration, she brings a strong foundation in marketing, business strategy, and the financial aspects of real estate, helping clients make informed, smart decisions. Passionate about real estate, Tia goes above and beyond to ensure every transaction is smooth, stress-free, and tailored to her clients' needs. Her fresh perspective, enthusiasm, and commitment to staying ahead of trends set her apart, offering a modern approach to real estate. When not working, Tia enjoys traveling, cheering on the Canucks, and exploring new foods. With her friendly personality and dedication, Tia is excited to help you on your real estate journey and make your next move a success.

TIA HAUGHIAN

Real Estate Agent

604-318-6282

connect@tiasellshomes.com

OAKWYN REALTY

TRACY LE

With over 15 years of experience in the mortgage industry, Tracy is committed to helping individuals and families turn their homeownership dreams into reality. As a Senior Mortgage Advisor at Onward Lending Group, she specializes in crafting personalized mortgage solutions that cater to a wide range of clients, from first-time buyers navigating the complexities of purchasing their first home to seasoned homeowners looking to refinance, and investors seeking to expand their real estate portfolios. Tracy's approach is built on professionalism, transparency, and a deep sense of care. She takes the time to thoroughly understand her clients' unique financial situations and long-term goals, ensuring that every mortgage solution is tailored to their specific needs.

Senior Mortgage Broker

DLC Onward Lending Group

778-968 9255

tracy@onwardlending.ca

THE COLLECTIVE REAL ESTATE TEAM

At The Collective Real Estate Team, we are more than just a group of real estate professionals – we are a passionate, driven, and dynamic team dedicated to helping clients achieve their real estate goals.
We bring together years of combined expertise in the local market, specializing in everything from Luxury Properties to Presales. Our team is built on a foundation of collaboration, innovation, and a shared commitment to excellence.
We understand that buying or selling a home is one of the most significant decisions in life, and we are here to make that journey seamless, successful, and even enjoyable. At The Collective Real Estate Team, we believe in making real estate personal. We pride ourselves on our ability to connect with clients on a deeper level, offering tailored advice and solutions that fit their unique circumstances. With a reputation for professionalism, passion, and success, we're here to guide you through every step of your real estate journey. When you work with us, you're not just hiring a team – you're gaining trusted partners committed to your success. Let's make your real estate dreams a reality, together.

FOLLOW ME ON SOCIAL MEDIA

Real Estate Tips, News, Home Tours and Fun!

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WELL-ESTABLISHED SOCIAL MEDIA PRESENCE ON INSTAGRAM, TIKTOK, FACEBOOK & YOUTUBE