



DEVIN DESAULNIERS

Real Estate Associate · Axford Real Estate · Port Moody, BC

Axford real estate

OCTOBER 2026 EDITION · DEVINDESALNIERS.CA

September 2026 Tri-Cities, BC market report

Coquitlam, Port Coquitlam, and Port Moody. Figures from Greater Vancouver REALTORS, October 2, 2026. This edition does not include a later month, because it has not been published. Brokerage: Axford Real Estate.

COQUITLAM

\$971,700

–1.0% month · –6.3% year
141 sales · 515 new listings

PORT COQUITLAM

\$835,500

–0.6% month · –8.2% year
55 sales · 186 new listings

PORT MOODY

\$1,011,500

–2.5% month · –5.8% year
46 sales · 151 new listings

Sales and new listings on the cards are the sum of the detached, attached, and apartment rows. Metro Vancouver sales-to-active listings ratio, September 2026: 10.9% (detached 9.7%, attached 12.2%, apartment 11.4%). A city sales-to-active ratio was not published.

Benchmarks, sales, and new listings

Coquitlam

Type	Benchmark	1 month	1 year
All residential	\$971,700	-1.0%	-6.3%
Detached	\$1,584,400	-0.9%	-6.6%
Townhouse	\$976,600	-1.2%	-6.5%
Apartment	\$640,100	-0.9%	-7.3%

MLS Home Price Index benchmarks, Coquitlam, September 2026 — one-month and one-year change as printed

Type	Sales	Sales, month	Sales, year	New listings	Listings, month	Listings, year	Sales-to-listings	Median sale price
Detached	46	+9.5%	52 (-11.5%)	158	+29.5%	178 (-11.2%)	29%	\$1,449,000
Attached	33	-32.7%	37 (-10.8%)	121	+2.5%	118 (+2.5%)	27%	\$1,075,000
Apartment	62	+5.1%	76 (-18.4%)	236	+16.3%	267 (-11.6%)	26%	\$600,000

Sales and new listings, Coquitlam. Month change is the percent Greater Vancouver REALTORS printed versus August 2026. Year change is calculated from the September 2025 count shown in the same cell.

Port Coquitlam

Type	Benchmark	1 month	1 year
All residential	\$835,500	-0.6%	-8.2%
Detached	\$1,240,600	-0.3%	-8.5%
Townhouse	\$834,300	-1.5%	-7.8%
Apartment	\$550,000	-1.5%	-9.0%

MLS Home Price Index benchmarks, Port Coquitlam, September 2026 — one-month and one-year change as printed

Type	Sales	Sales, month	Sales, year	New listings	Listings, month	Listings, year	Sales-to-listings	Median sale price
Detached	26	+44.4%	5 (+420.0%)	52	+44.4%	73 (-28.8%)	50%	\$1,262,500
Attached	16	-5.9%	11 (+45.5%)	54	+157.1%	50 (+8.0%)	30%	Not published
Apartment	13	-48.0%	29 (-55.2%)	80	+142.4%	58 (+37.9%)	16%	Not published

Sales and new listings, Port Coquitlam. Month change is the percent Greater Vancouver REALTORS printed versus August 2026. Year change is calculated from the September 2025 count shown in the same cell.

Port Moody

Benchmarks: Port Moody. Sales and listings: Port Moody/Belcarra.

Type	Benchmark	1 month	1 year
All residential	\$1,011,500	-2.5%	-5.8%
Detached	\$1,903,500	-3.0%	-8.4%
Townhouse	\$940,900	-4.7%	-5.2%
Apartment	\$676,200	-0.6%	-4.9%

MLS Home Price Index benchmarks, Port Moody, September 2026 — one-month and one-year change as printed

Type	Sales	Sales, month	Sales, year	New listings	Listings, month	Listings, year	Sales-to-listings	Median sale price
Detached	16	+33.3%	15 (+6.7%)	53	+26.2%	47 (+12.8%)	30%	Not published
Attached	9	+12.5%	13 (-30.8%)	28	+100.0%	32 (-12.5%)	32%	Not published
Apartment	21	-30.0%	18 (+16.7%)	70	+48.9%	107 (-34.6%)	30%	\$710,000

Sales and new listings, Port Moody/Belcarra. Month change is the percent Greater Vancouver REALTORS printed versus August 2026. Year change is calculated from the September 2025 count shown in the same cell.

- Benchmark prices and their one-month and one-year changes are the MLS Home Price Index figures Greater Vancouver REALTORS printed for that area and property type.
- Sales and new listings are from the board's listing and sales activity summary. The month-over-month percent is the percent that table prints (September compared with August). The year-over-year percent is calculated here from the September 2025 and September 2026 counts in that same table.
- Sales-to-listings is the percent the board prints on its listings table: September sales divided by September new listings. It is not a sales-to-active listings ratio. This package publishes a sales-to-active listings ratio for Metro Vancouver, not for Coquitlam, Port Coquitlam, or Port Moody.
- The price index uses the word townhouse. The sales tables use the word attached. The board's index note says townhomes are similar to attached properties but do not include duplexes, so those two rows are not the same set of homes.
- Median selling prices are blank where the board did not publish one. Its sales table says medians are not reported for areas with fewer than 20 sales.
- Coquitlam, Port Coquitlam, and Port Moody benchmarks are for those names on the index pages. Sales and new listings for Port Moody are the Port Moody/Belcarra column. This report does not split Belcarra out, because the table does not.
- Fraser Valley figures are the Fraser Valley Real Estate Board's, for the municipalities named in that release. They are not Tri-Cities, BC prices. Greater Vancouver REALTORS' Lower Mainland benchmark mixes both boards, so it is not used here.

Who this market is good for right now

If you are buying

If you are buying in the Tri-Cities, BC, the published composite benchmarks are Coquitlam \$971,700 (down 6.3% from September 2025, down 1.0% from August 2026); Port Coquitlam \$835,500 (down 8.2% from September 2025, down 0.6% from August 2026); Port Moody \$1,011,500 (down 5.8% from September 2025, down 2.5% from August 2026). That index is not a price for the home you want, and it is not a promise about the next sale.

Greater Vancouver REALTORS published a sales-to-active listings ratio of 10.9% for Metro Vancouver in September 2026: 9.7% for detached homes, 12.2% for attached homes, and 11.4% for apartments. The board says prices tend to face downward pressure when that ratio stays below 12% for a sustained period, and upward pressure when it stays above 20% for several months. That ratio is for the whole region. This release does not publish one for Coquitlam, Port Coquitlam, or Port Moody.

What the city tables do print is sales divided by that month's new listings. In September 2026 the lowest of those figures was Port Coquitlam apartment at 16% (13 sales, 80 new listings). The highest was Port Coquitlam detached at 50% (26 sales, 52 new listings).

The useful part is time. Line up a pre-approval, compare recent sales of the same kind of home, and keep subjects such as financing and inspection in the offer. Neighbourhood notes for the Tri-Cities, BC are on the [buyers page](#). These figures are resale benchmarks and MLS sales, not asking rents.

If you are selling

If you are selling, buyers can compare more new listings than they could in August 2026 in the segments where that count jumped. The largest of those printed month-to-month increases was Port Coquitlam attached new listings: 54 in September 2026, from 21 in August 2026 (+157.1%).

Detached sales against September 2025: Coquitlam 46 detached sales, compared with 52 in September 2025 (down 11.5%); Port Coquitlam 26 detached sales, compared with 5 in September 2025 (up 420.0%); Port Moody/Belcarra 16 detached sales, compared with 15 in September 2025 (up 6.7%).

Where the year-ago count was under 10, read the two counts, not only the percent: Port Coquitlam detached sales went from 5 in September 2025 to 26 (up 420.0%).

Apartment sales against September 2025: Coquitlam 62 apartment sales, compared with 76 in September 2025 (down 18.4%); Port Coquitlam 13 apartment sales, compared with 29 in September 2025 (down 55.2%); Port Moody/Belcarra 21 apartment sales, compared with 18 in September 2025 (up 16.7%).

I would price from recent sales near the property, not from the city benchmark. When several similar homes are listed, the one that sits above those sales is the one buyers can skip. Axford Real Estate is the brokerage. If you want that read on a specific address, use the form on the [contact page](#).

What people are asking

Are home prices down from last year in the Tri-Cities, BC?

Yes. On the MLS Home Price Index, every published benchmark in these three cities was lower than a year earlier.

Composite benchmarks for September 2026: Coquitlam \$971,700 (down 6.3% from September 2025, down 1.0% from August 2026); Port Coquitlam \$835,500 (down 8.2% from September 2025, down 0.6% from August 2026); Port Moody

\$1,011,500 (down 5.8% from September 2025, down 2.5% from August 2026). Detached, townhouse, and apartment benchmarks are in the tables above, each with the one-month and one-year change the board printed.

Is this a buyer's market?

Greater Vancouver REALTORS did not publish a sales-to-active listings ratio for Coquitlam, Port Coquitlam, or Port Moody in this package. For Metro Vancouver the ratio was 10.9% in September 2026. The board says downward pressure tends to show up when the ratio stays below 12% for a sustained period, and upward pressure when it stays above 20% for several months. One month under 12% is not a forecast.

The city figure they do publish is sales divided by new listings. For example, Port Coquitlam apartment was 16%.

What is a benchmark price, and how is that different from a median?

The benchmark is the MLS Home Price Index estimate for a typical property, so the mix of what happened to sell that month moves it less. The median is the middle price among homes that actually sold. The board says a benchmark is an estimated sale price of a typical property, not a price tag for one home.

Published medians for September 2026: Coquitlam detached \$1,449,000 (46 sales); Coquitlam attached \$1,075,000 (33 sales); Coquitlam apartment \$600,000 (62 sales); Port Coquitlam detached \$1,262,500 (26 sales); Port Moody/Belcarra apartment \$710,000 (21 sales). Not published, because the row had fewer than 20 sales: Port Coquitlam attached (16 sales); Port Coquitlam apartment (13 sales); Port Moody/Belcarra detached (16 sales); Port Moody/Belcarra attached (9 sales).

Why are Port Moody sales grouped with Belcarra?

On the benchmark pages the area is Port Moody. On the sales and listings tables the column is Port Moody/Belcarra. This report keeps that split: benchmarks are Port Moody, and sales, new listings, sales-to-listings, and medians are Port Moody/Belcarra. Belcarra is not given its own sales count in the table, so I do not invent one. Anmore is not named in that column.

Do these numbers include the Fraser Valley?

No. Coquitlam, Port Coquitlam, and Port Moody are in the Greater Vancouver REALTORS area. The Fraser Valley Real Estate Board's release of October 5, 2026 covers Surrey, Langley, Abbotsford, Mission, White Rock, North Delta. That release recorded 922 Fraser Valley sales in September 2026 (down 4.2% from 962 a year earlier, and down 2.0% from 941 in August 2026). Its detached benchmark was \$1,300,000, townhome \$745,300, and apartment \$461,800. The board described the composite benchmark as falling one per cent in September and seven per cent from one year ago, and it did not print a dollar figure for that composite in the news release. Those are Fraser Valley figures, not Tri-Cities, BC prices.

Source: [Fraser Valley Real Estate Board, October 5, 2026](#). The Tri-Cities, BC tables above are from [Greater Vancouver REALTORS, October 2, 2026](#).

Sources

- Greater Vancouver REALTORS, October 2, 2026. Apartments lead sales downward — September 2026 news release and statistics package. <https://members.gvrealtors.ca/news/GVR-Stats-Package-September-2026.pdf>
- Fraser Valley Real Estate Board, October 5, 2026. Fraser Valley Housing Market Statistics, September 2026. <https://www.fvreb.bc.ca/statistics/Package202609.pdf>

This report is general information, not legal, tax, or financial advice, and not a mortgage approval. A benchmark is the board's estimate for a typical property. A median is the middle sale among homes that sold. Neither figure is a price for a particular home, and nothing here is a promise about a future sale price. MLS® and the MLS® Home Price Index are trademarks of The Canadian Real Estate Association. Greater Vancouver REALTORS, October 2, 2026. Fraser Valley Real Estate Board, October 5, 2026.

