

RESIDENTIAL MARKET REPORT

Pitt Meadows

December 2024



Pitt Meadows Specialists



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About Pitt Meadows

Pitt Meadows is a suburb of Vancouver, bordering Maple Ridge, Port Coquitlam and Coquitlam, with approximately 20,399 (2022) residents living in a land area of 20,399 (2022) square kilometers. Currently there are homes for sale in Pitt Meadows, with an average price of 1,513,428, an average size of 2,009 sqft, and an average price per square feet of \$753.

Pitt Meadows Neighbourhoods

Central Meadows

Mid Meadows

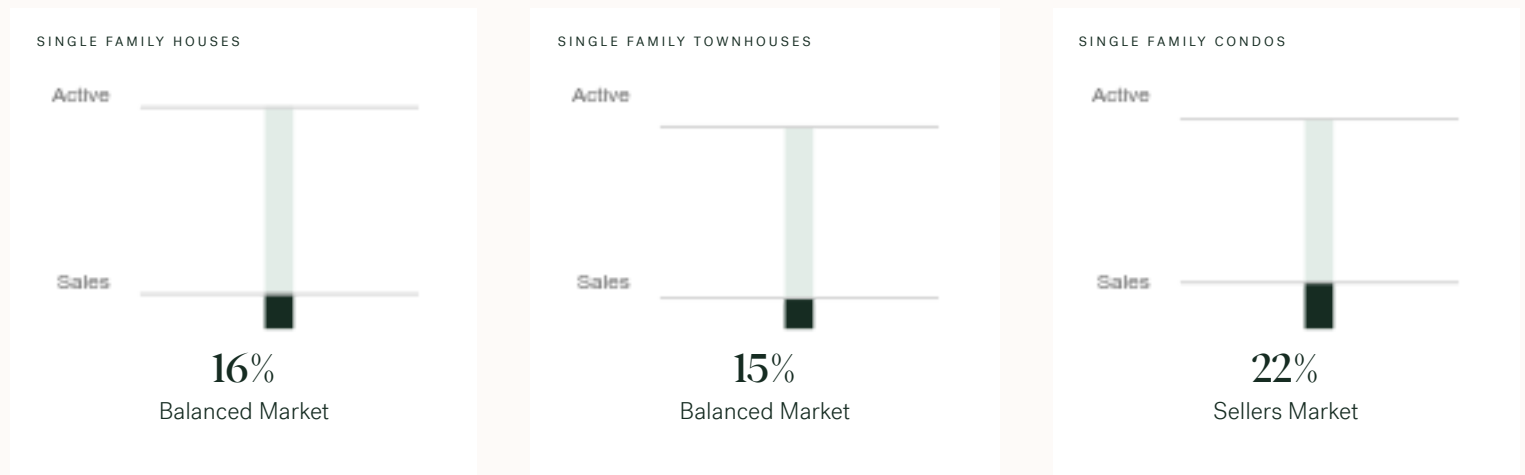
North Meadows

South Meadows

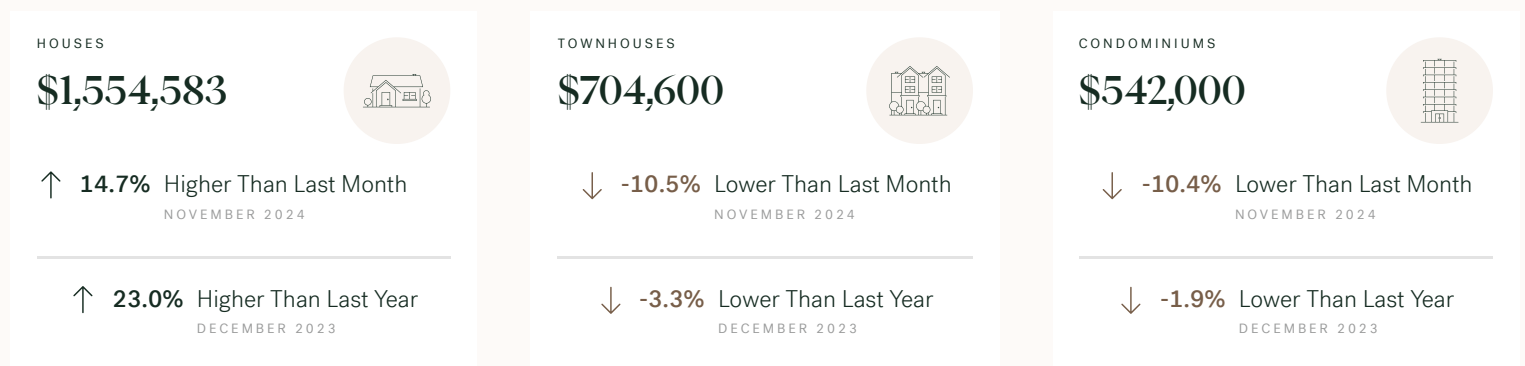
West Meadows

December 2024 Pitt Meadows Overview

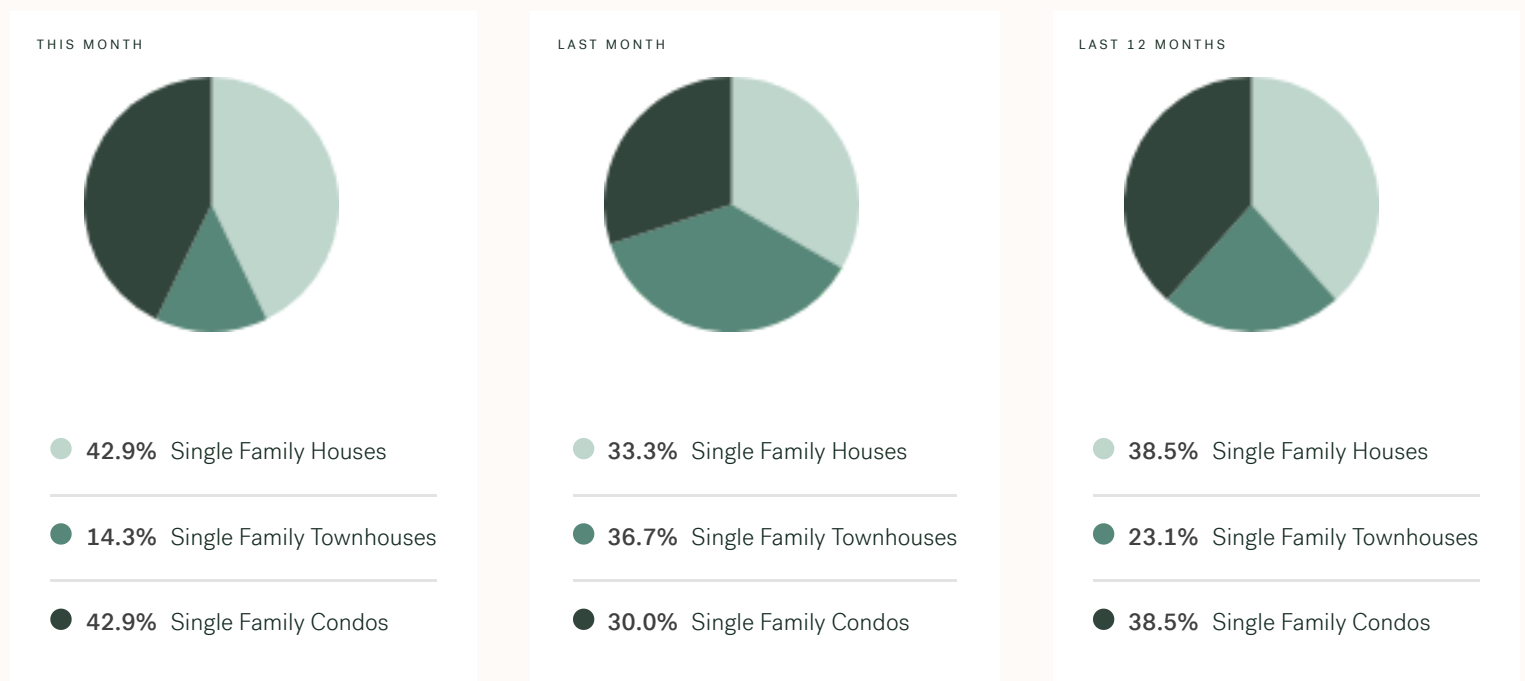
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Pitt Meadows Single Family Houses

DECEMBER 2024 - 5 YEAR TREND

Market Status

Balanced Market

Pitt Meadows is currently a **Balanced Market**. This means that **between 12% and 20%** of listings are sold within **30 days**. There may not be an advantage either way when negotiating prices.



- 16% Of Single Family House Listings Sold IN PAST 30 DAYS
- 38 Active Single Family House Listings IN PAST 30 DAYS
- 6 Single Family House Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



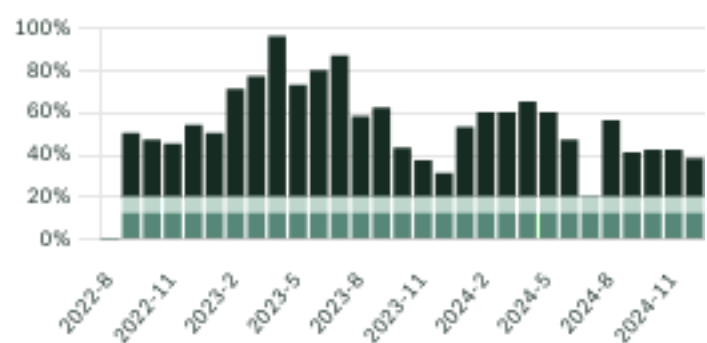
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



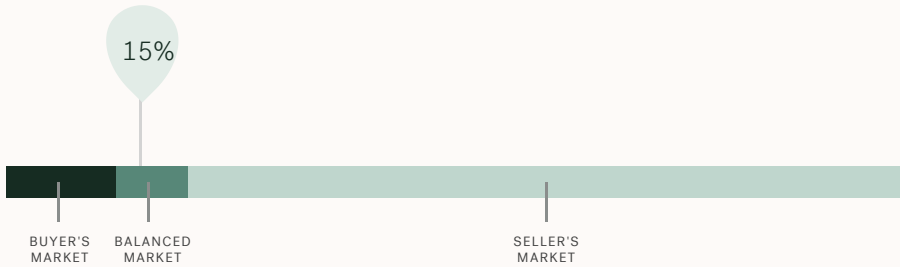
Pitt Meadows Single Family Townhomes

DECEMBER 2024 - 5 YEAR TREND

Market Status

Balanced Market

Pitt Meadows is currently a **Balanced Market**. This means that **between 12% and 20%** of listings are sold within **30 days**. There may not be an advantage either way when negotiating prices.



- 15% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 13 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 2 Single Family Townhouse Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



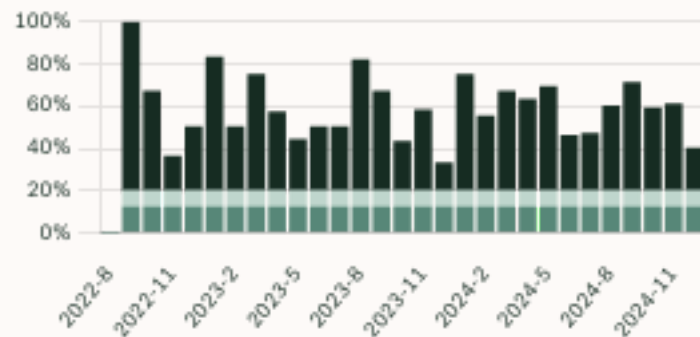
Sales Price



Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



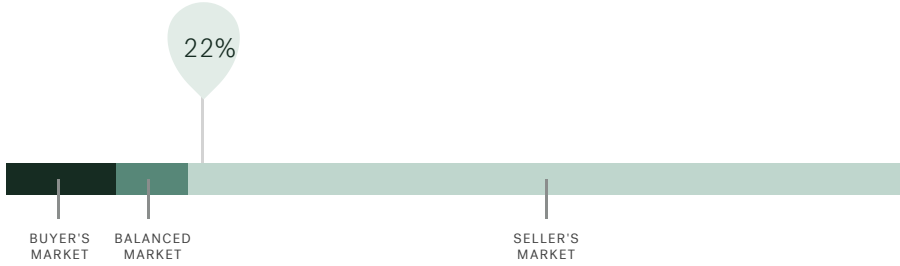
Pitt Meadows Single Family Condos

DECEMBER 2024 - 5 YEAR TREND

Market Status

Sellers Market

Pitt Meadows is currently a **Sellers Market**. This means that **>more than 20%** of listings are sold within **30 days**. Sellers may have a **slight advantage** when negotiating prices.



- 22% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 27 Active Single Family Condo Listings IN PAST 30 DAYS
- 6 Single Family Condo Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



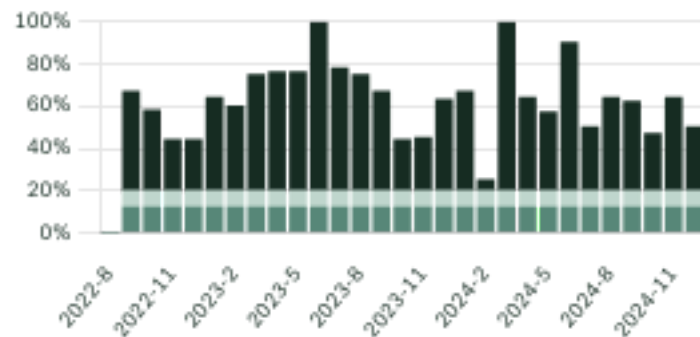
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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