

RESIDENTIAL MARKET REPORT

Pitt Meadows

January 2025



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 1,427,605, an average size of 1,992 sqft, and an average price per square feet of \$717.

Pitt Meadows Neighbourhoods

Central Meadows

Mid Meadows

North Meadows

South Meadows

West Meadows

January 2025 Pitt Meadows Overview

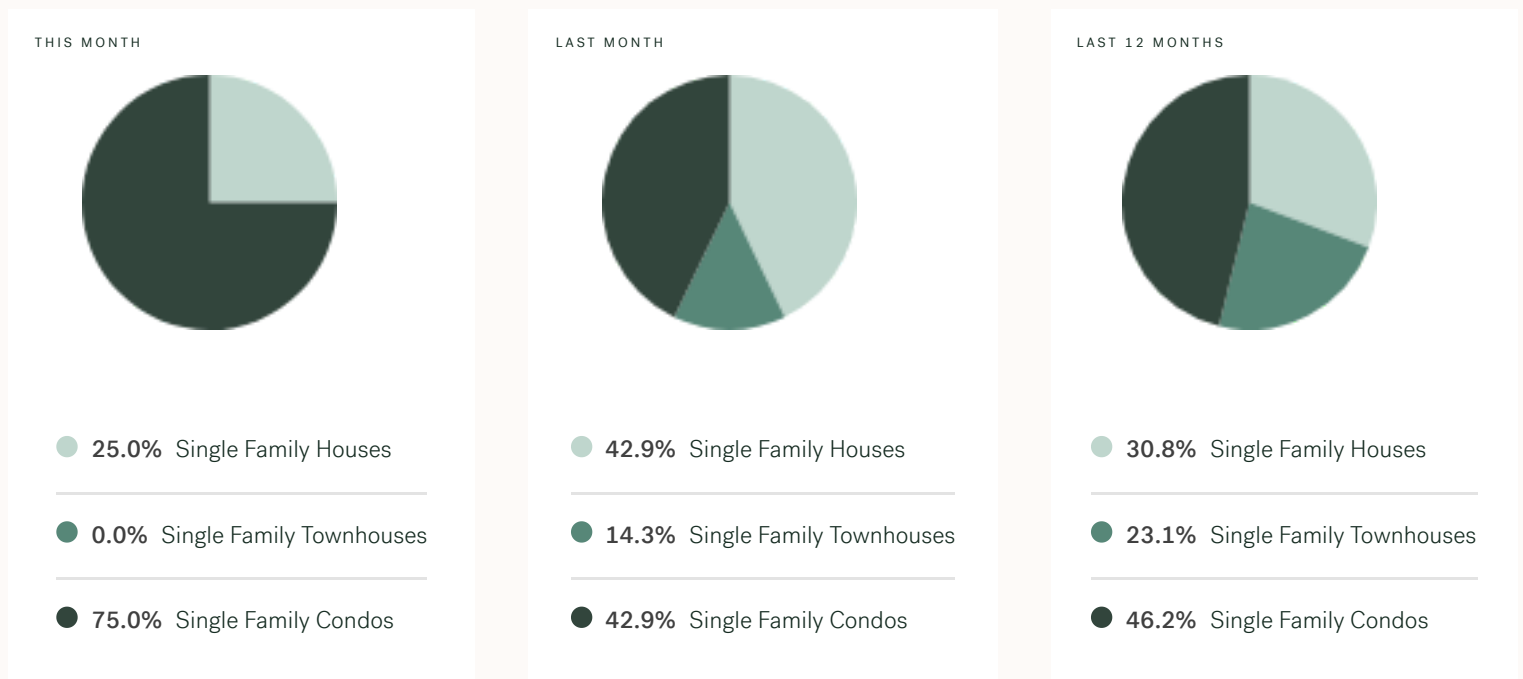
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



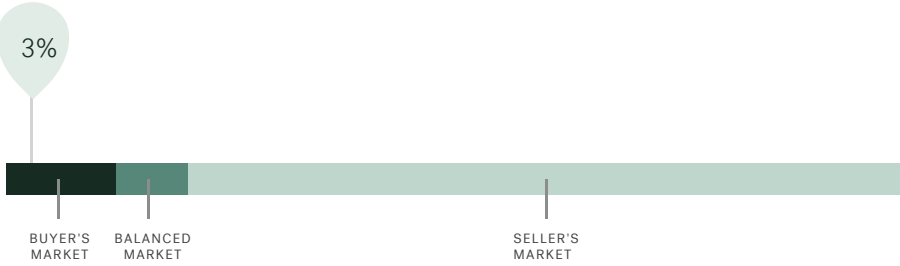
Pitt Meadows Single Family Houses

JANUARY 2025 - 5 YEAR TREND

Market Status

Buyers Market

Pitt Meadows is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



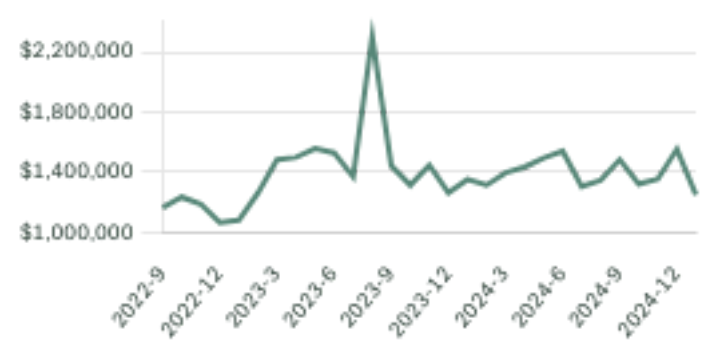
Summary of Sales Price Change



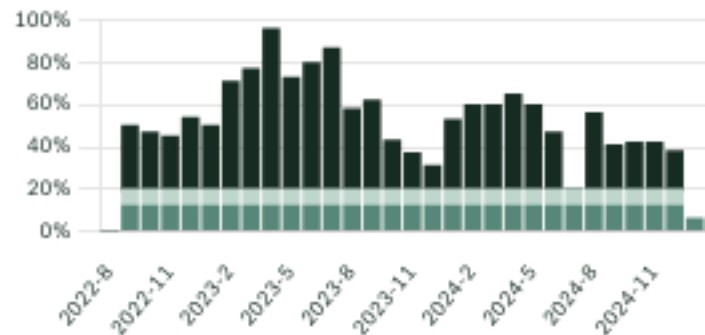
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



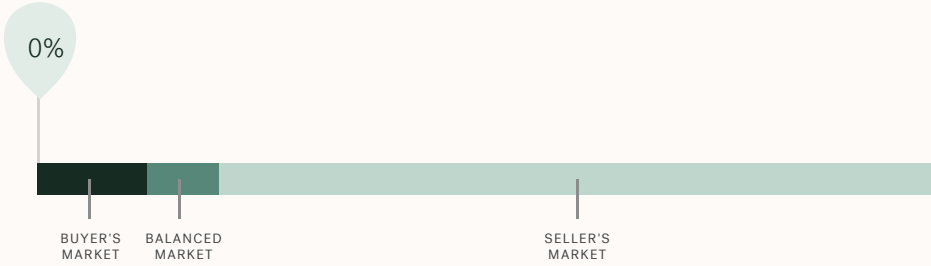
Pitt Meadows Single Family Townhomes

JANUARY 2025 - 5 YEAR TREND

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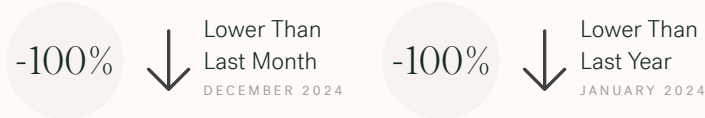


0% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS

13 Active Single Family Townhouse Listings IN PAST 30 DAYS

0 Single Family Townhouse Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



Sales Price



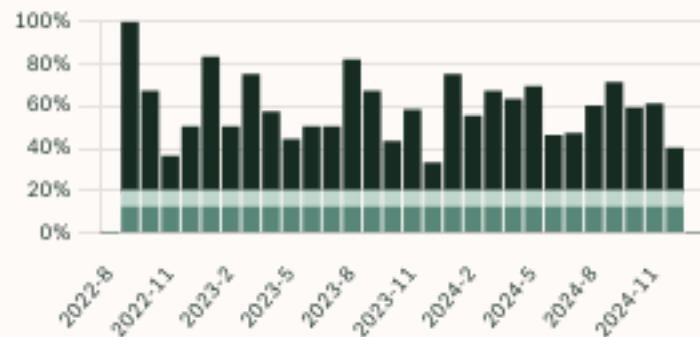
Summary of Sales Volume Change



Number of Transactions



Sales-to-Active Ratio



Pitt Meadows Single Family Condos

JANUARY 2025 - 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 Condo Listings Sold IN PAST 30 DAYS
- 19 Active Single Family Condo Listings IN PAST 30 DAYS
- 3 Single Family Condo Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



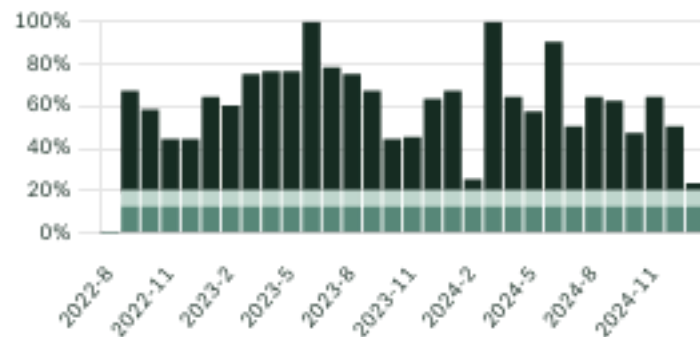
Sales Price



Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



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