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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

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Sales-to-Active Ratio





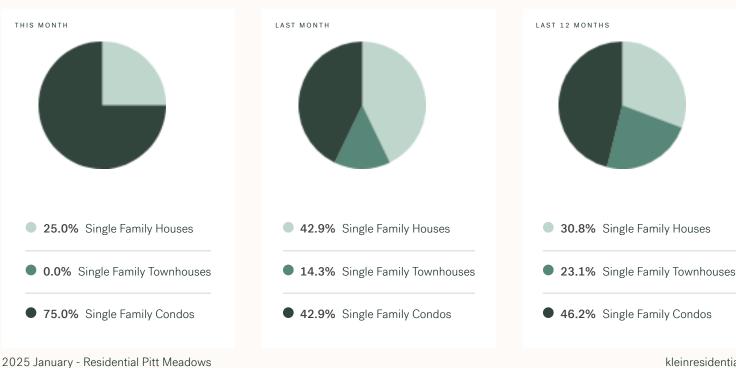


HPI Benchmark Price (Average Price)





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.

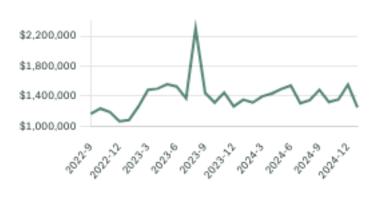




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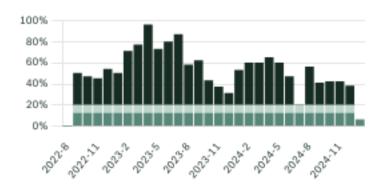
Sales Price



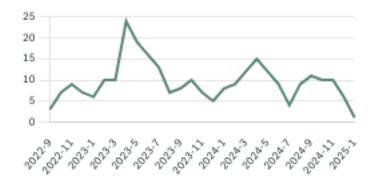
Summary of Sales Price Change



Sales-to-Active Ratio



Number of Transactions



2025 January - Residential Pitt Meadows

Pitt Meadows Single Family Townhomes

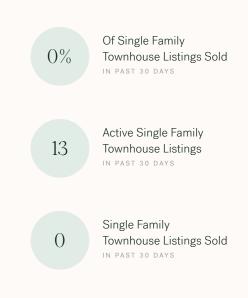
JANUARY 2025 - 5 YEAR TREND

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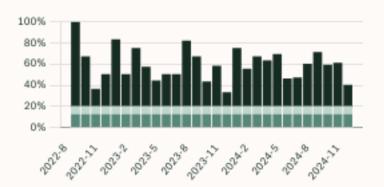
ROYAL LEPAGE

Sales Price

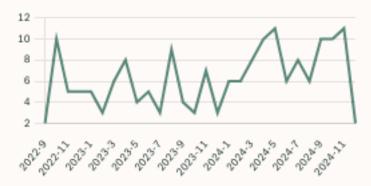




Sales-to-Active Ratio



Number of Transactions



Pitt Meadows Single Family Condos

JANUARY 2025 - 5 YEAR TREND

Market Status

Balanced Market

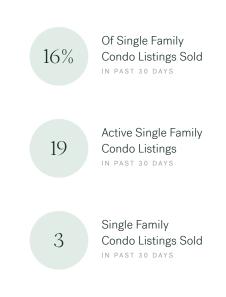
Pitt Meadows is currently a Balanced Market. This means that between 12% and 20% of listings are sold within **30 days**. There may not be an advantage either way when negotiating prices.



6%

Last Year

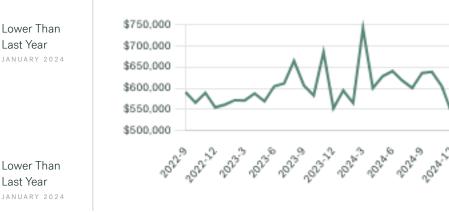
Last Year



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Sales Price



Sales-to-Active Ratio

Summary of Sales Price Change

Summary of Sales Volume Change

3%

50%

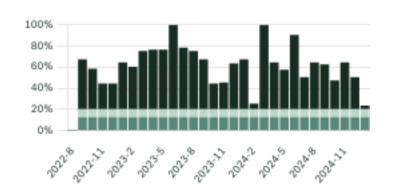
Higher Than

Last Month

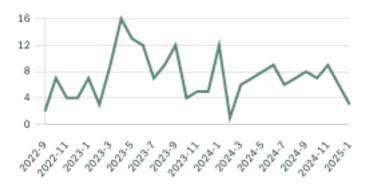
Lower Than

Last Month

ECEMBER 202



Number of Transactions



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Brokerage

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Royal LePage Westside Klein Group

Sources: Real Estate Board of Greater Vancouver, Commercial Edge; Canadian Real Estate Association, MLS®; Altus Group; Statistics Canada; Landcor; RealNet. Disclaimer: Data has been obtained from sources considered to be reliable as of September 31, 2023. However, no representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct.