

RESIDENTIAL MARKET REPORT

# Pitt Meadows

April 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 1,686,059, an average size of 1,872 sqft, and an average price per square feet of \$901.

## Pitt Meadows Neighbourhoods

Central Meadows

Mid Meadows

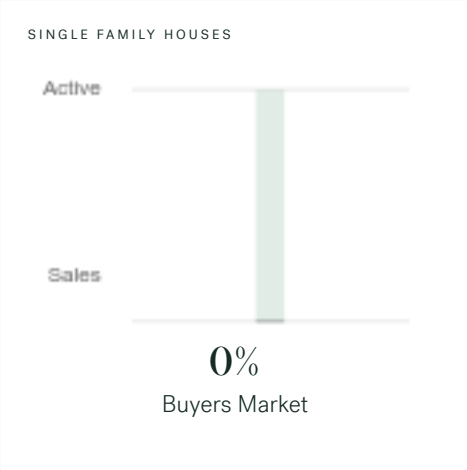
North Meadows

South Meadows

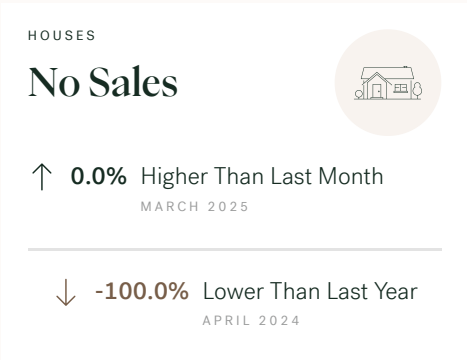
West Meadows

# April 2025 Pitt Meadows Overview

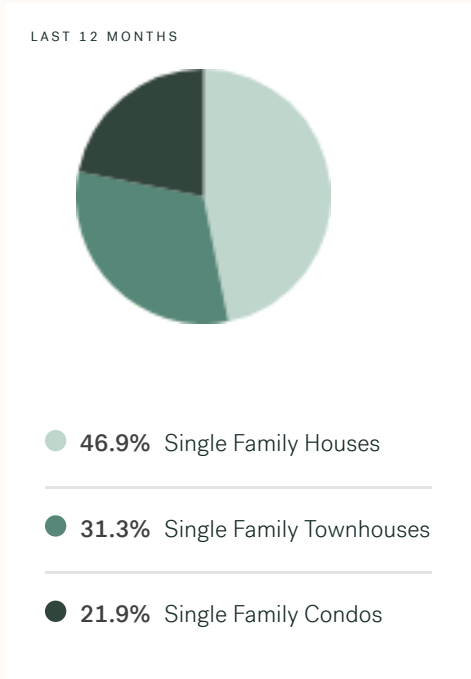
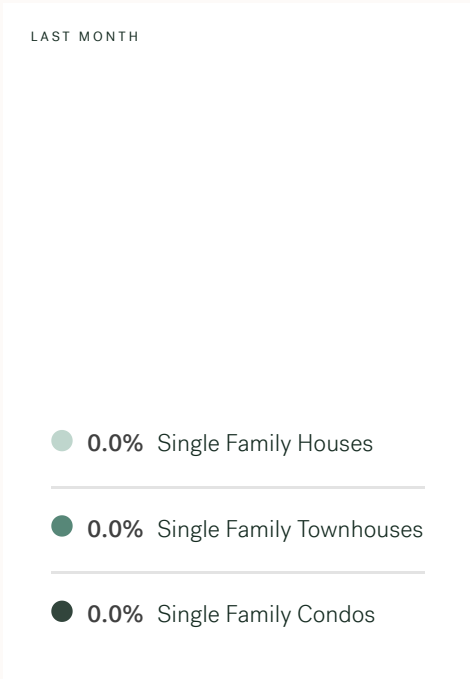
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



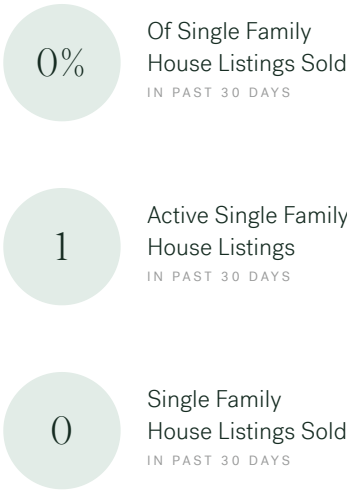
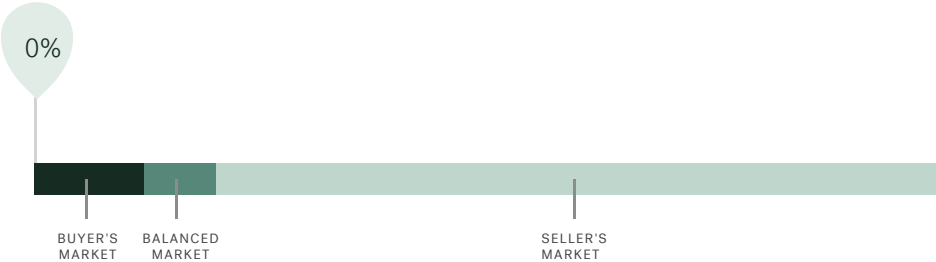
# Pitt Meadows Single Family Houses

APRIL 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



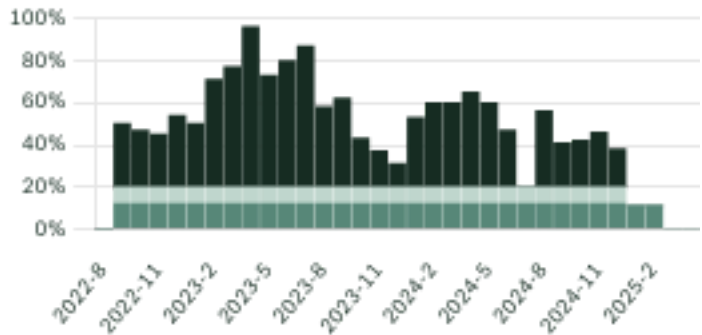
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



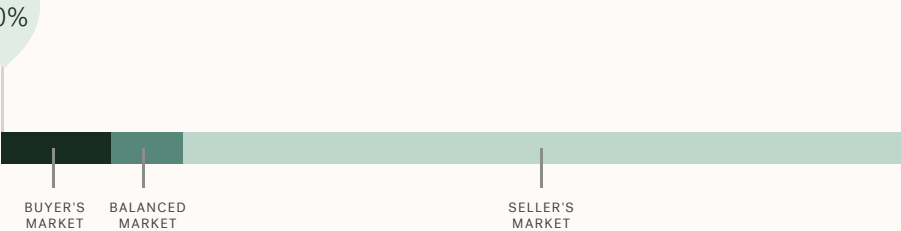
# Pitt Meadows Single Family Townhomes

APRIL 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.



0%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

0

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

0

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

0%



Higher Than  
Last Month  
MARCH 2025

-100%



Lower Than  
Last Year  
APRIL 2024

## Summary of Sales Volume Change

0%



Higher Than  
Last Month  
MARCH 2025

-100%

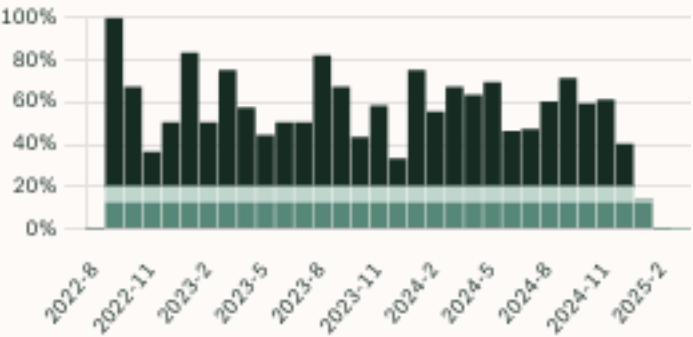


Lower Than  
Last Year  
APRIL 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Pitt Meadows Single Family Condos

APRIL 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.



0%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

0

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

0

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



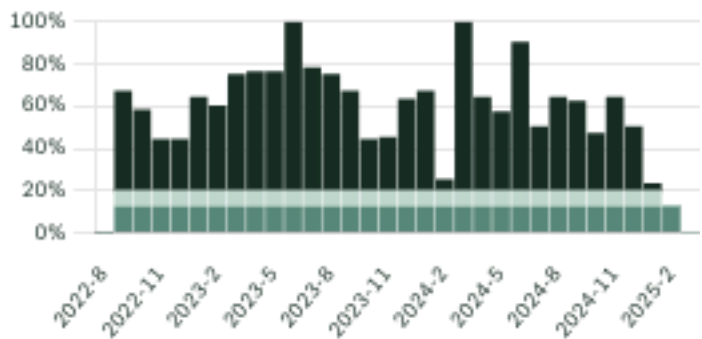
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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