

RESIDENTIAL MARKET REPORT

Pitt Meadows

July 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 1,316,805, an average size of 1,922 sqft, and an average price per square feet of \$685.

Pitt Meadows Neighbourhoods

Central Meadows

Mid Meadows

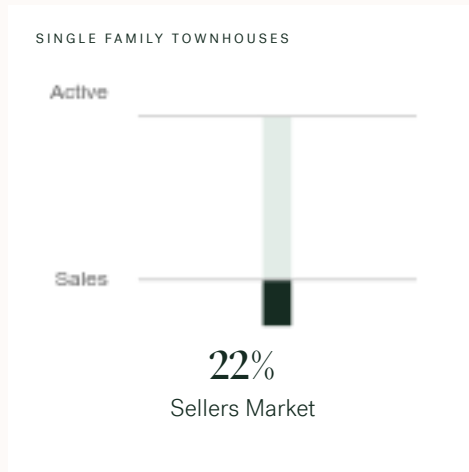
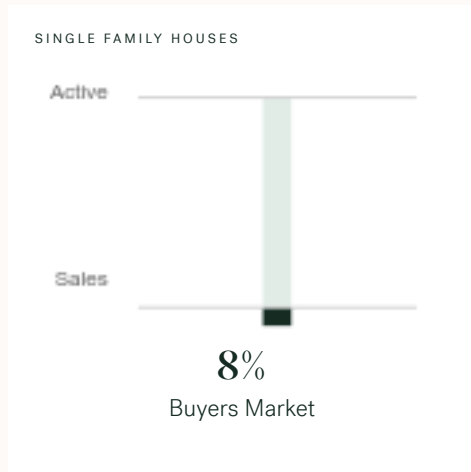
North Meadows

South Meadows

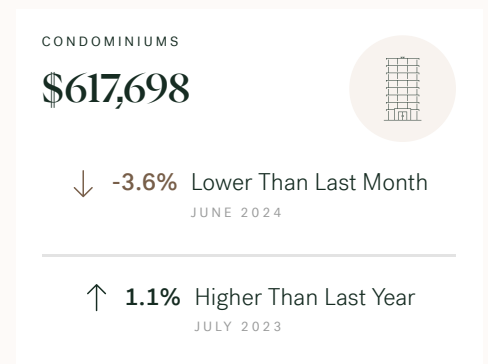
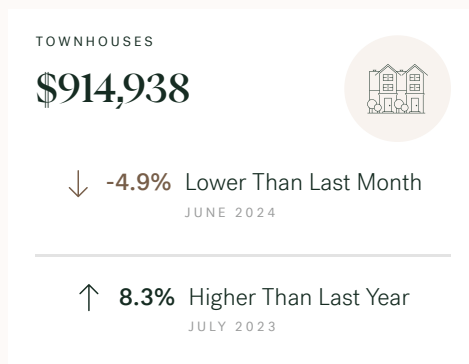
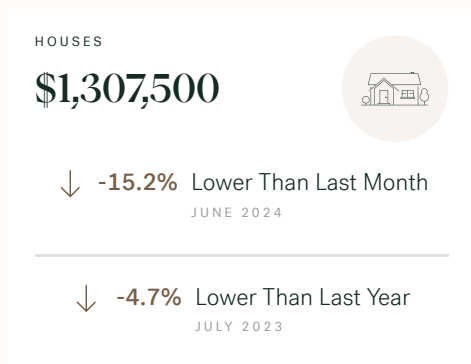
West Meadows

July 2024 Pitt Meadows Overview

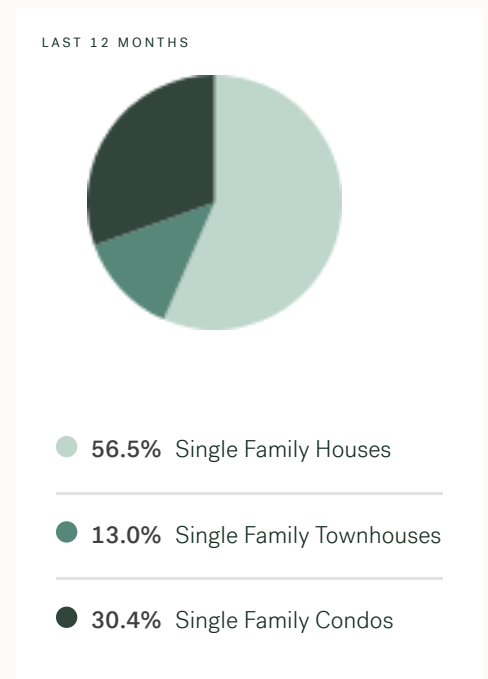
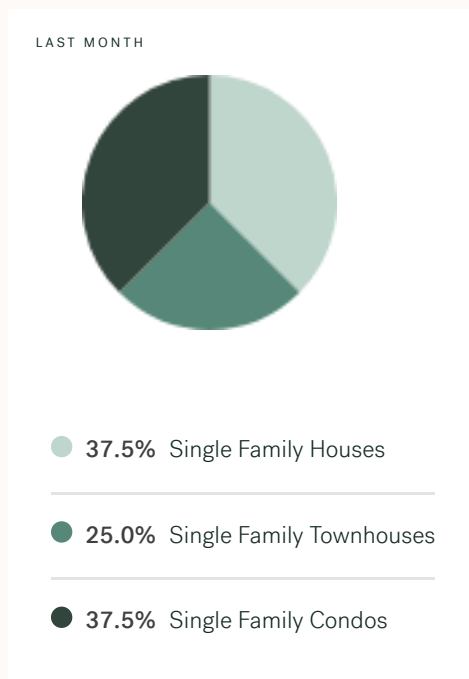
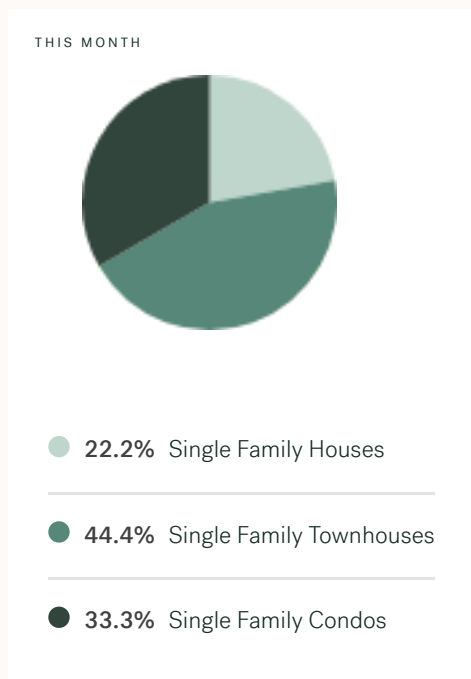
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Pitt Meadows Single Family Houses

JULY 2024 - 5 YEAR TREND

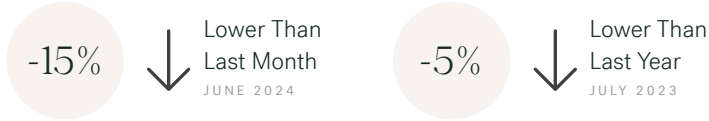
Market Status

Buyers Market

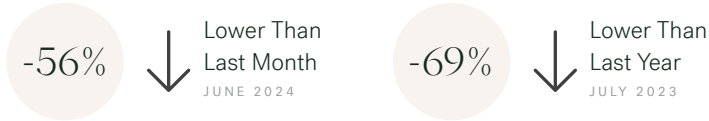
Pitt Meadows is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



Summary of Sales Price Change



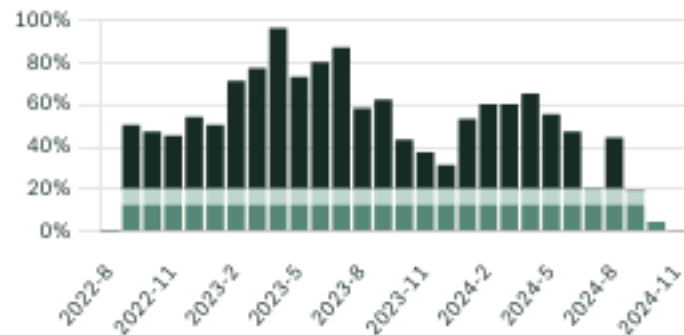
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



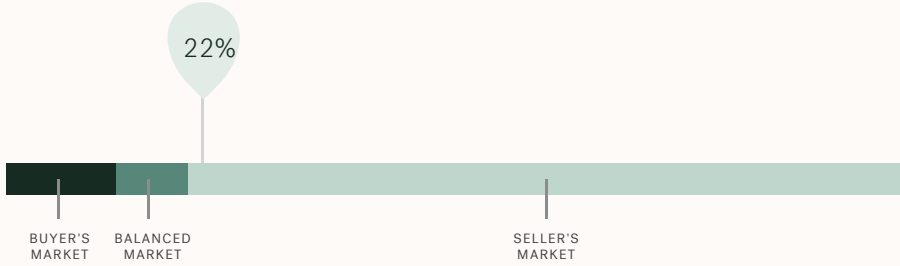
Pitt Meadows Single Family Townhomes

JULY 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 Townhouse Listings Sold IN PAST 30 DAYS
- 36 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 8 Single Family Townhouse Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change

- 5% Lower Than Last Month (JUNE 2024)
- 8% Higher Than Last Year (JULY 2023)

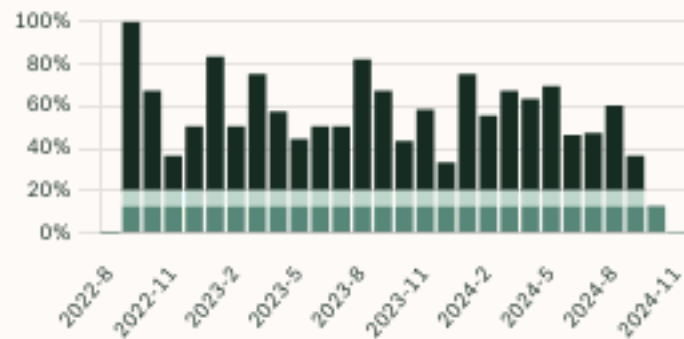
Summary of Sales Volume Change

- 33% Higher Than Last Month (JUNE 2024)
- 167% Higher Than Last Year (JULY 2023)

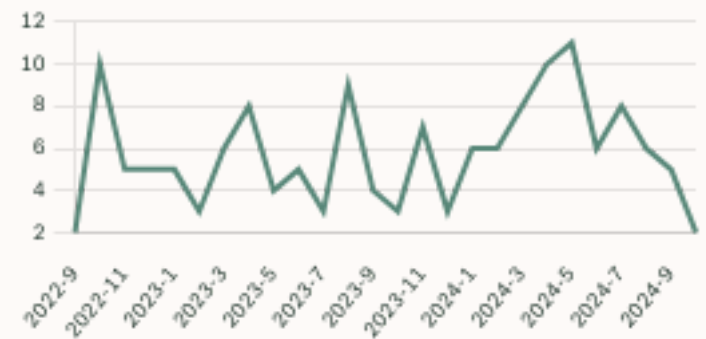
Sales Price



Sales-to-Active Ratio



Number of Transactions



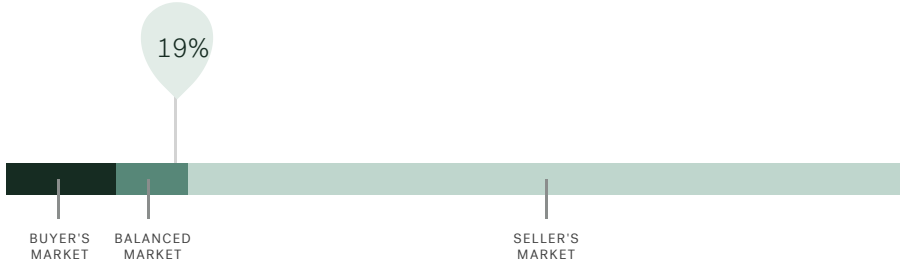
Pitt Meadows Single Family Condos

JULY 2024 - 5 YEAR TREND

Market Status

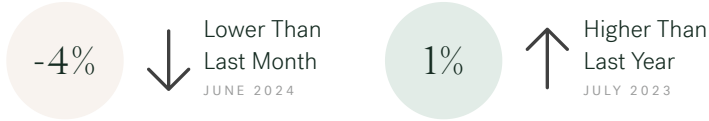
Buyers Market

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.



- 19% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 32 Active Single Family Condo Listings IN PAST 30 DAYS
- 6 Single Family Condo Listings Sold IN PAST 30 DAYS

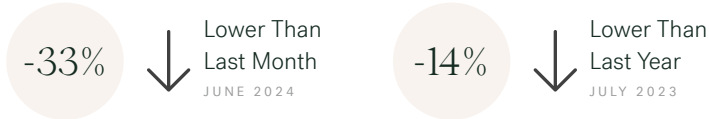
Summary of Sales Price Change



Sales Price



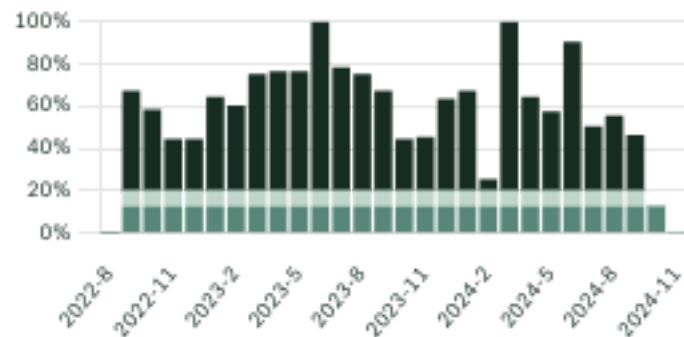
Summary of Sales Volume Change



Number of Transactions



Sales-to-Active Ratio



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