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### RESIDENTIAL MARKET REPORT

# Pitt Meadows

## September 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 1,339,089, an average size of 1,946 sqft, and an average price per square feet of \$688.

## Pitt Meadows Neighbourhoods

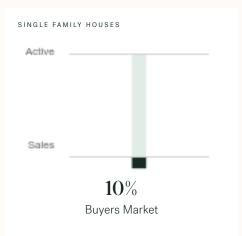
Central Meadows Mid Meadows North Meadows South Meadows West Meadows

## September 2024 Pitt Meadows Overview

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#### Sales-to-Active Ratio







#### HPI Benchmark Price (Average Price)





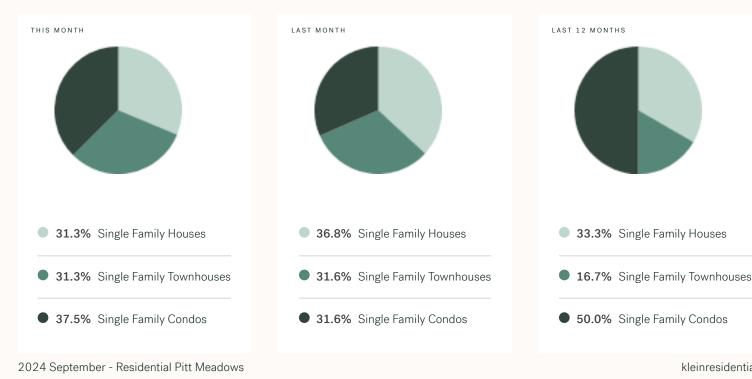
- ↑ 7.9% Higher Than Last Month AUGUST 2024
- -18.1% Lower Than Last Year SEPTEMBER 2023



↑ 1.4% Higher Than Last Month AUGUST 2024

↑ 3.1% Higher Than Last Year SEPTEMBER 2023

#### Market Share



## Pitt Meadows Single Family Houses

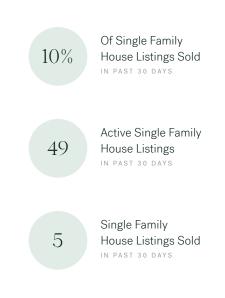
SEPTEMBER 2024 - 5 YEAR TREND

#### 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.

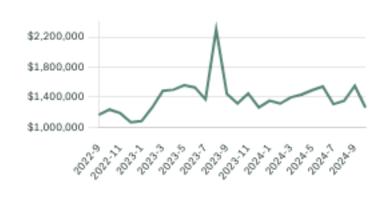




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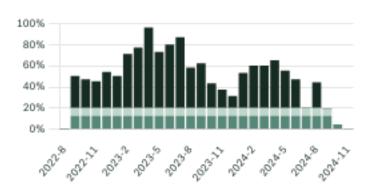
#### Sales Price



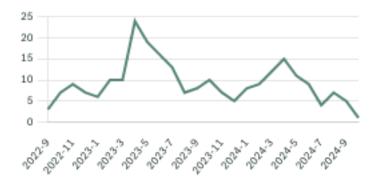




#### Sales-to-Active Ratio



Number of Transactions



## Pitt Meadows Single Family Townhomes

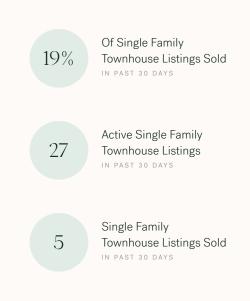
SEPTEMBER 2024 - 5 YEAR TREND

#### **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.





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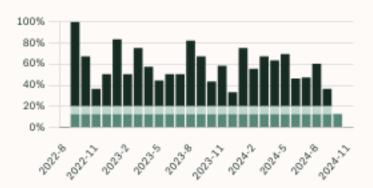
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#### Sales Price



#### \$1,100,000 \$1,000,000 \$900,000 \$800,000 \$700,000 \$600,000 \$600,000 \$0

#### Sales-to-Active Ratio



Number of Transactions



## Pitt Meadows Single Family Condos

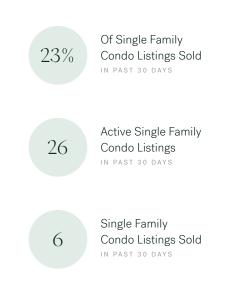
SEPTEMBER 2024 - 5 YEAR TREND

#### 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.



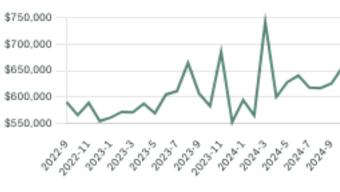


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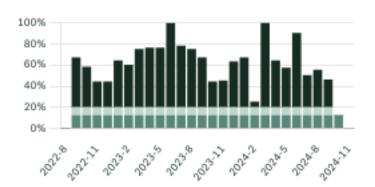
#### Sales Price





#### Sales-to-Active Ratio

Summary of Sales Price Change



Number of Transactions



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#### Brokerage

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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.