

RESIDENTIAL MARKET REPORT

# Maple Ridge

January 2025



## Maple Ridge Specialists



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## About Maple Ridge

Maple Ridge is a suburb of Vancouver, bordering Langley, Mission and Pitt Meadows, with approximately 96,378 (2022) residents living in a land area of 96,378 (2022) square kilometers. Currently there are homes for sale in Maple Ridge, with an average price of 1,502,405, an average size of 2,026 sqft, and an average price per square feet of \$742.

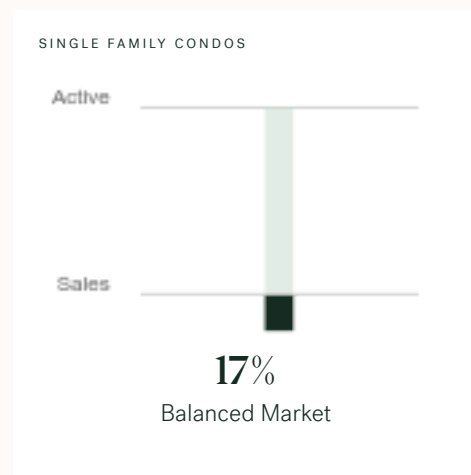
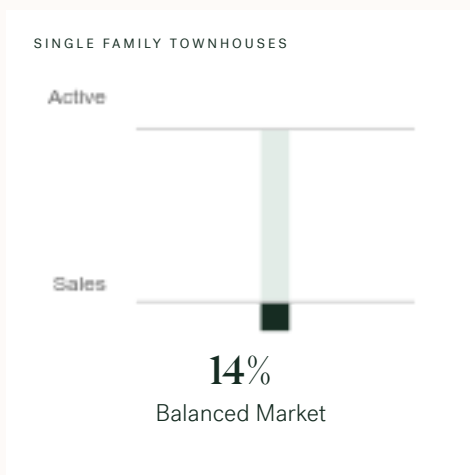
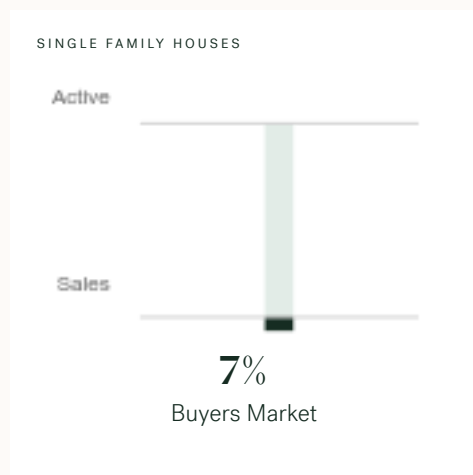
## Maple Ridge Neighbourhoods

- Albion
- Cottonwood
- East Central
- North
- North Maple Ridge
- Northeast Maple Ridge
- Northwest Maple Ridge
- Silver Valley
- Southwest Maple Ridge
- Thornhill
- Websters Corners
- West Central
- Whonnock

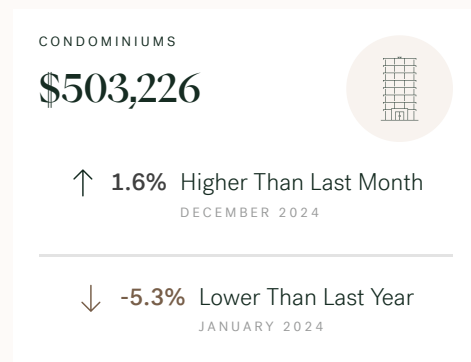
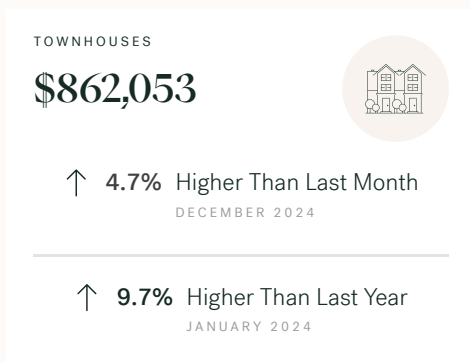
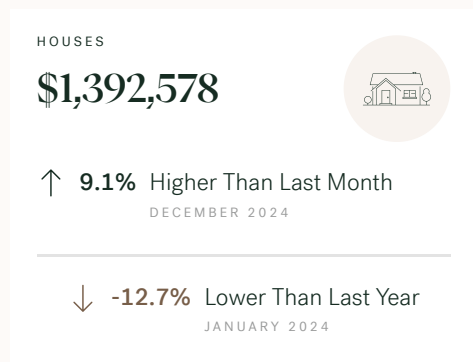
# January 2025 Maple Ridge Overview

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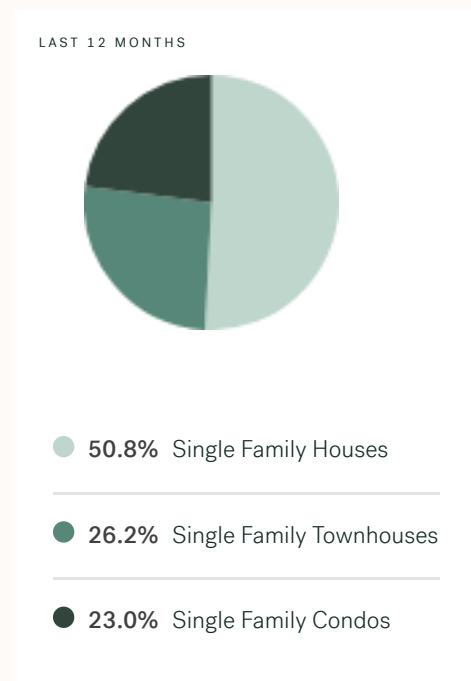
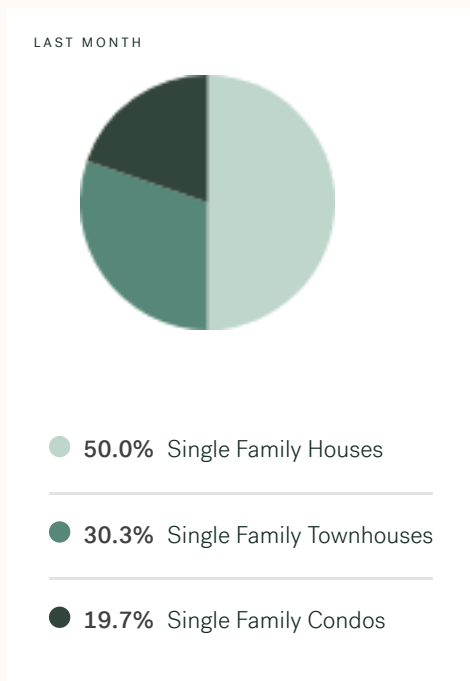
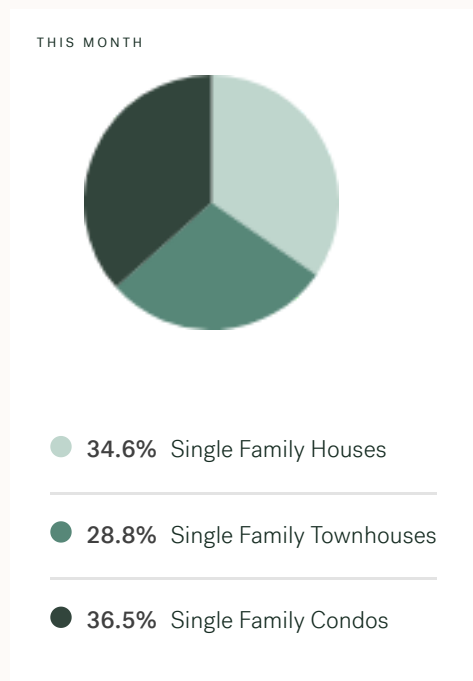
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



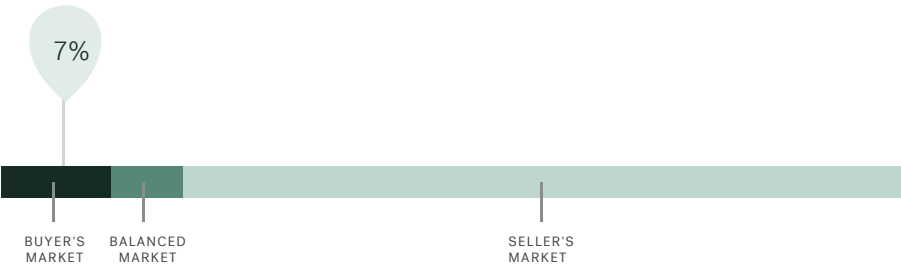
# Maple Ridge Single Family Houses

JANUARY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Maple Ridge 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.



7%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

267

Active Single Family House Listings  
IN PAST 30 DAYS

18

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



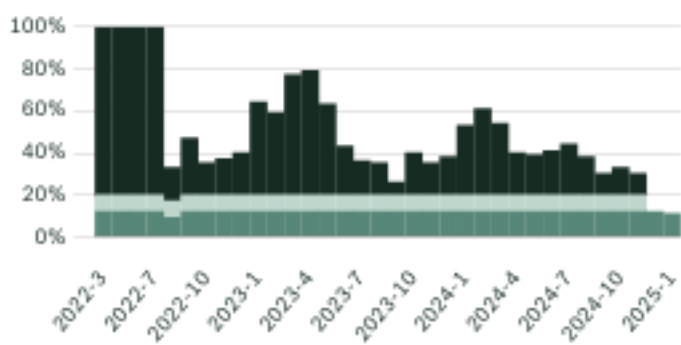
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



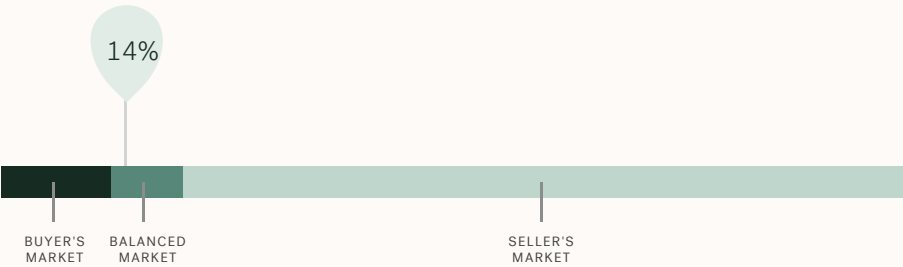
# Maple Ridge Single Family Townhomes

JANUARY 2025 - 5 YEAR TREND

## Market Status

# Balanced Market

Maple Ridge 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.



14%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

104

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

15

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

5%



Higher Than  
Last Month  
DECEMBER 2024

10%



Higher Than  
Last Year  
JANUARY 2024

## Summary of Sales Volume Change

-35%



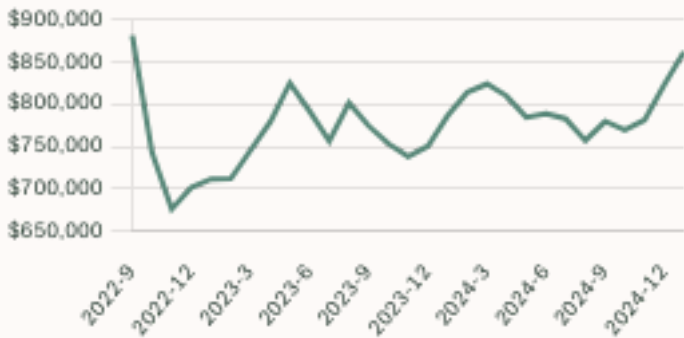
Lower Than  
Last Month  
DECEMBER 2024

-53%

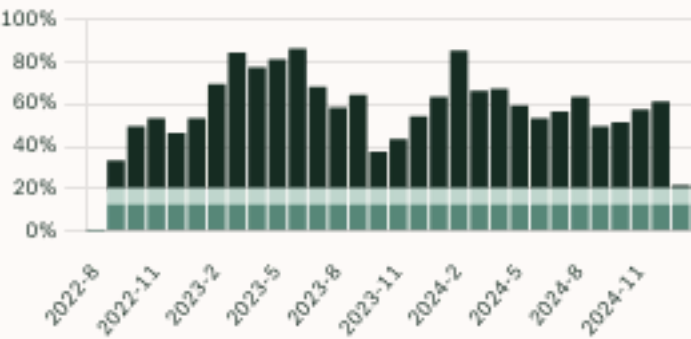


Lower Than  
Last Year  
JANUARY 2024

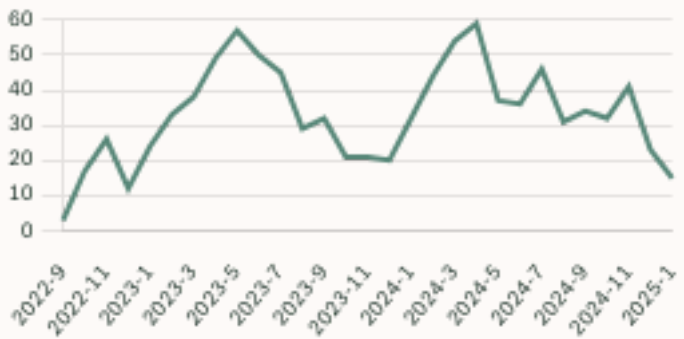
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Maple Ridge Single Family Condos

JANUARY 2025 - 5 YEAR TREND

## Market Status

# Balanced Market

Maple Ridge 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.



17%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

115

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

19

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

2%



Higher Than  
Last Month  
DECEMBER 2024

-5%



Lower Than  
Last Year  
JANUARY 2024

## Summary of Sales Volume Change

27%



Higher Than  
Last Month  
DECEMBER 2024

-32%

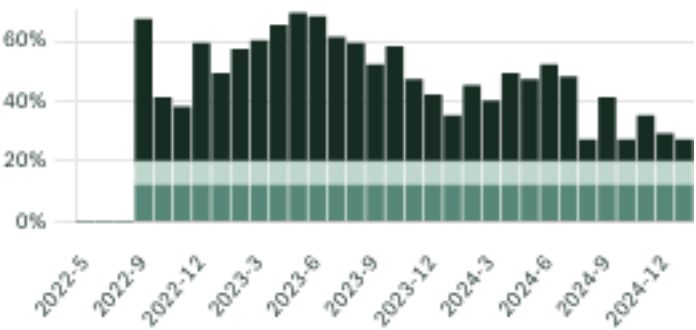


Lower Than  
Last Year  
JANUARY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions





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