

RESIDENTIAL MARKET REPORT

Maple Ridge

April 2025



Maple Ridge Specialists



Olga Tarasenko

B.LING (BACHELOR OF
LINGUISTICS), DIBM

604 684 8844 · 705
olga@kleingroup.com

About Maple Ridge

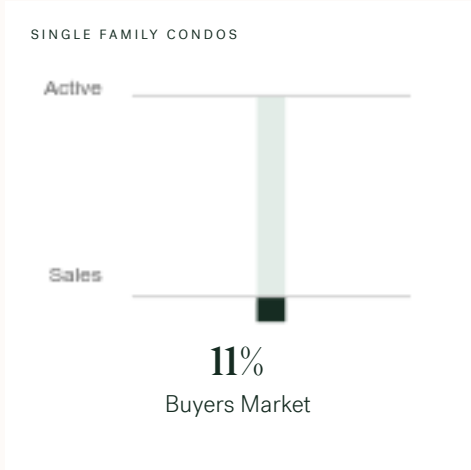
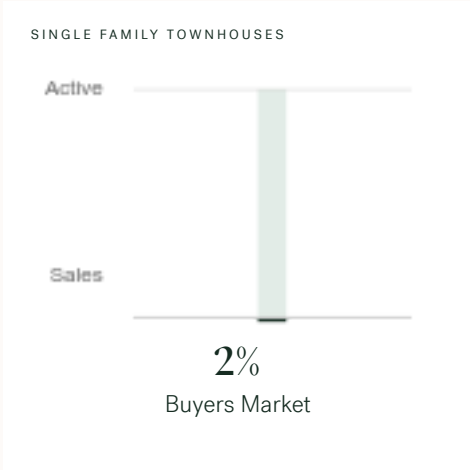
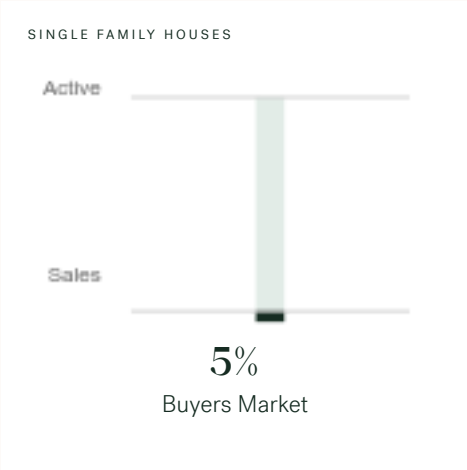
Maple Ridge is a suburb of Vancouver, bordering Langley, Mission and Pitt Meadows, with approximately 96,378 (2022) residents living in a land area of 96,378 (2022) square kilometers. Currently there are homes for sale in Maple Ridge, with an average price of 1,614,438, an average size of 2,003 sqft, and an average price per square feet of \$806.

Maple Ridge Neighbourhoods

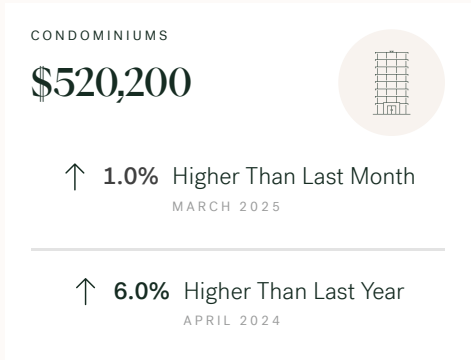
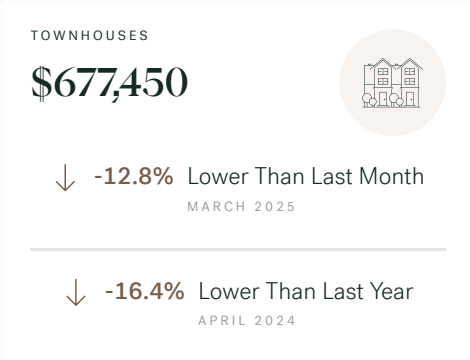
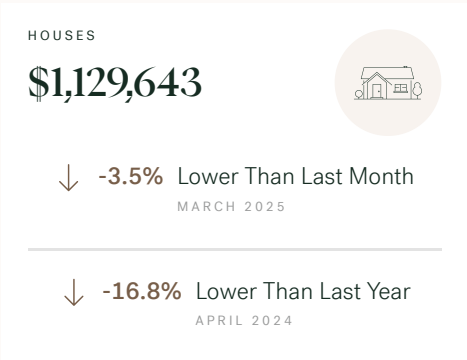
- Albion
- Cottonwood
- East Central
- North
- North Maple Ridge
- Northeast Maple Ridge
- Northwest Maple Ridge
- Silver Valley
- Southwest Maple Ridge
- Thornhill
- Websters Corners
- West Central
- Whonnock

April 2025 Maple Ridge Overview

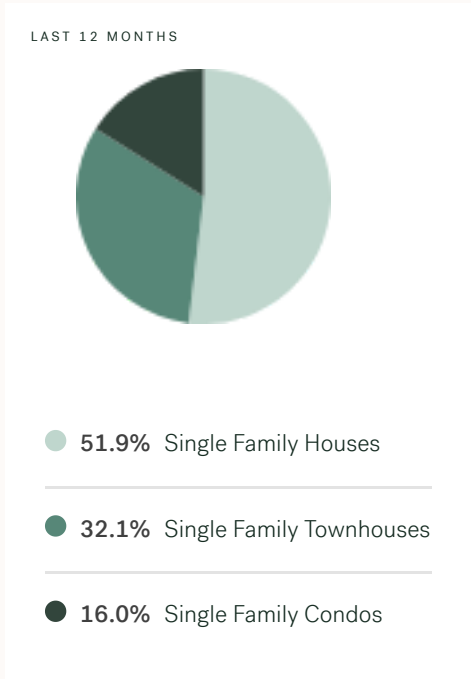
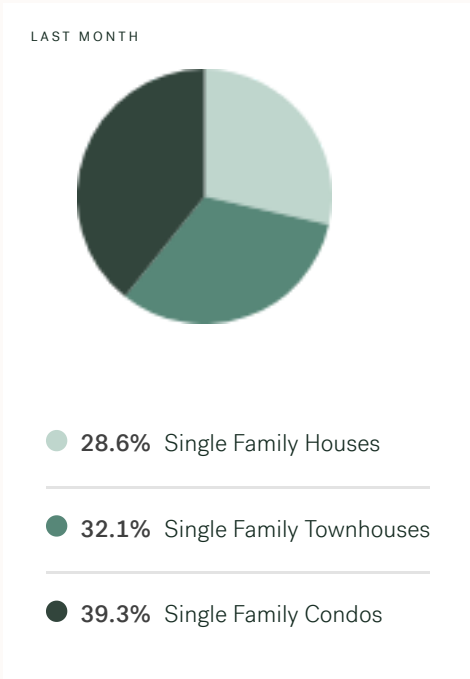
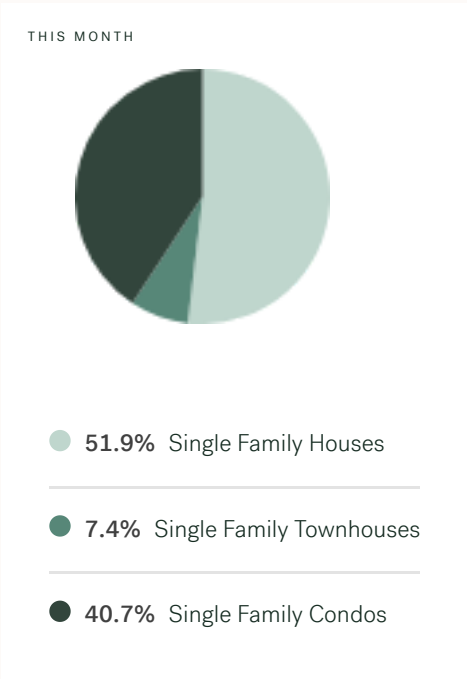
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



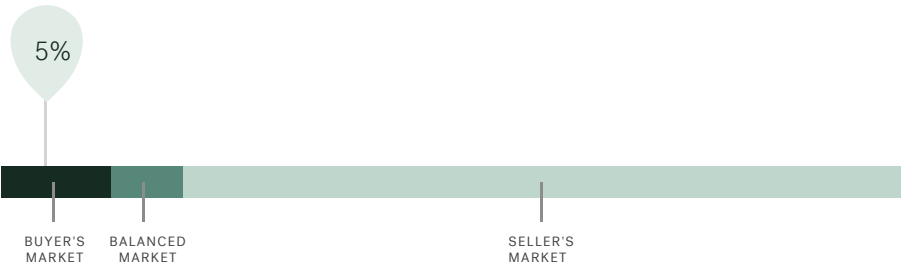
Maple Ridge Single Family Houses

APRIL 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.



5%

Of Single Family House Listings Sold
IN PAST 30 DAYS

289

Active Single Family House Listings
IN PAST 30 DAYS

14

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-4%

↓ Lower Than Last Month
MARCH 2025

-17%

↓ Lower Than Last Year
APRIL 2024

Summary of Sales Volume Change

-13%

↓ Lower Than Last Month
MARCH 2025

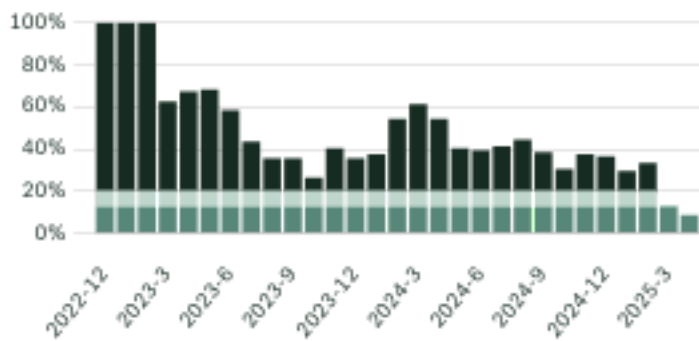
-86%

↓ Lower Than Last Year
APRIL 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



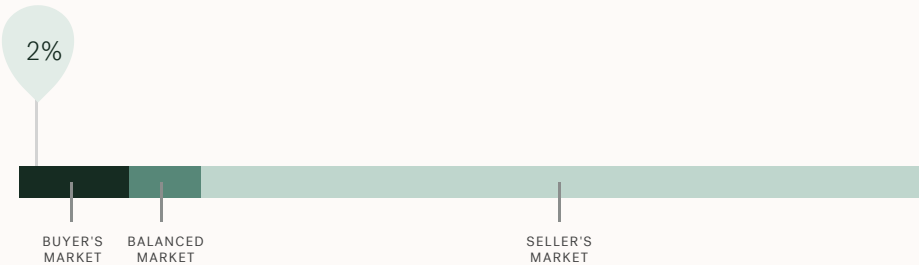
Maple Ridge Single Family Townhomes

APRIL 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.



2%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

100

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

2

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-13%



Lower Than
Last Month
MARCH 2025

-16%



Lower Than
Last Year
APRIL 2024

Summary of Sales Volume Change

-89%



Lower Than
Last Month
MARCH 2025

-97%

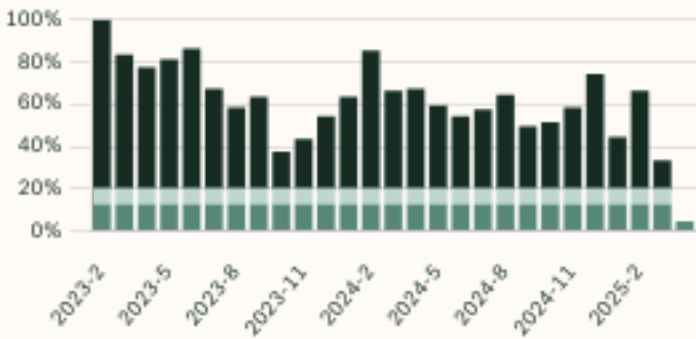


Lower Than
Last Year
APRIL 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



Maple Ridge Single Family Condos

APRIL 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.



11%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

97

Active Single Family
Condo Listings
IN PAST 30 DAYS

11

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



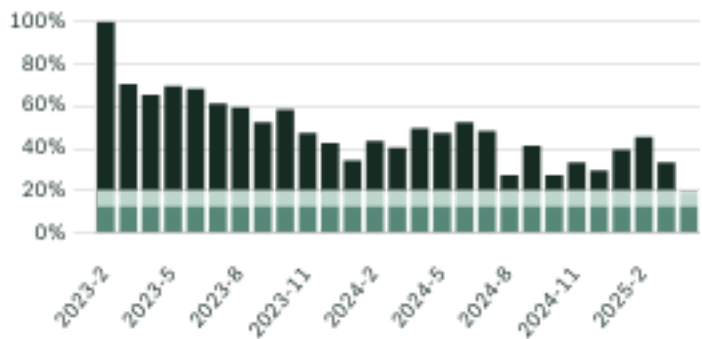
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Stay Intelligent. Join our newsletter.

Subscribe

Get first access to our public and non-public offerings, foreclosures, new projects and other developments.

kleinresidential.ca

KLEIN 

Klein Group

Residential
Commercial
Pre-Sale
Property Management

Klein Group

O 604 684 8844
T 866 352 9311
F 1 855 684 8844

201 - 2468 Scotia Street
Vancouver, BC
Canada V5T 1W5

Brokerage



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.