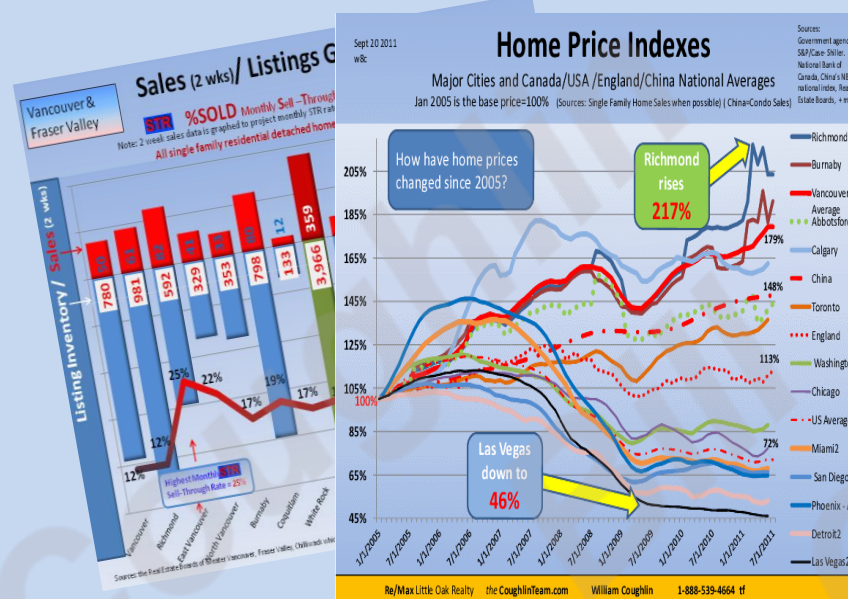


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*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
 Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

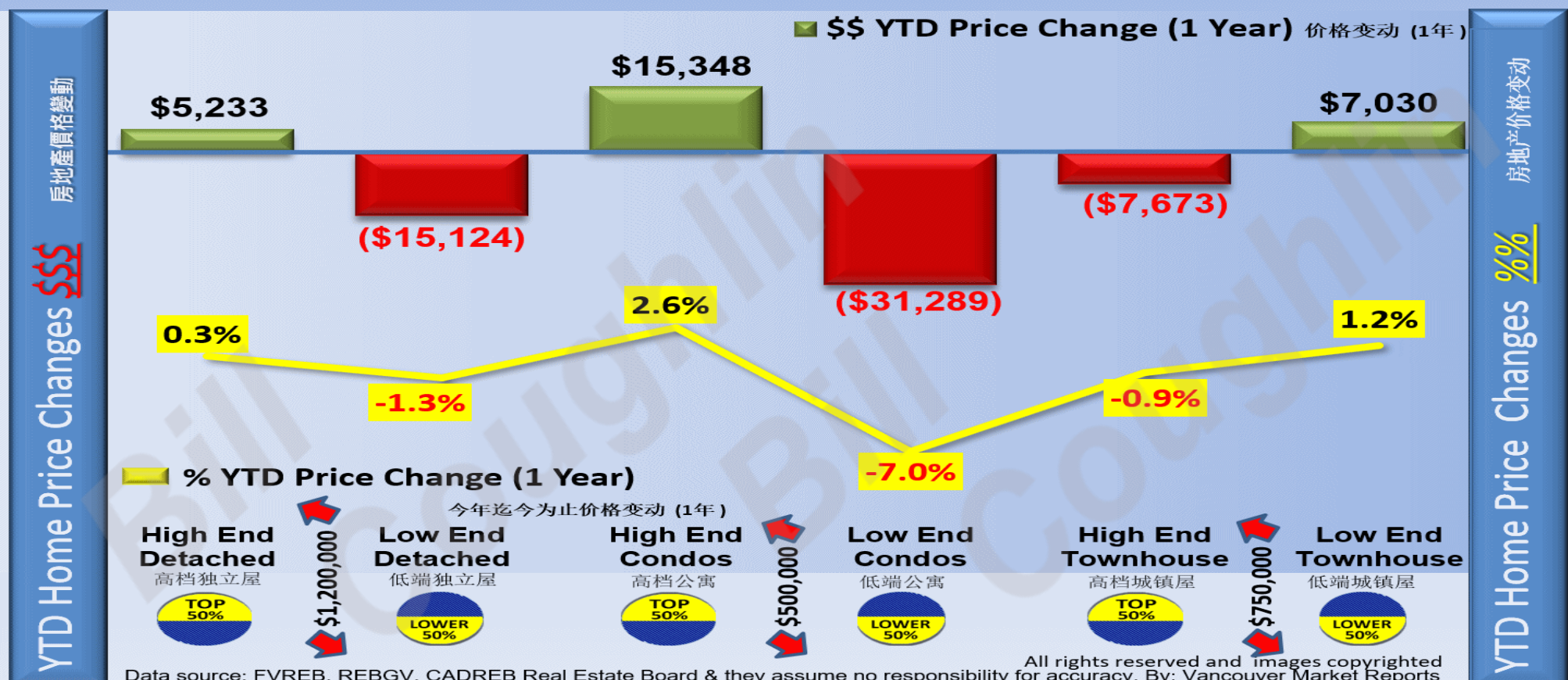
Maple Ridge-Pitt Meadows Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date March 2024 – March 2025 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2024 三月至2025 三月

Powered by: Vancouver Market Reports HPIp



Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports



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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Monthly Market Activity - Feb 2026 Single Family



Mar 1 2026 Maple Ridge & Pitt Meadows Market Update (Detached)

Current: Maple Ridge & Pitt Meadows are in a Buyer Market with Average Listing inventories, a **10 % SOLD** Rate and Sell Price/List Price = 96% (Meaning there is an Average of a \$43,000 decrease in a Sale from the List price)
 Most Active Price Range: Homes below \$1.15 mill.-\$1.3 mill. have **13.5 % SOLD** Rate.
 Least Active Price Range: Homes between \$2.0 - \$3.0 mill. have **1.1 % SOLD** Rate.

History: The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices decreased 29,030.
 The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$52,000.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

1. How Many Sold During the Month and at What Price Range?

Maple Ridge and Pitt Meadows List Price Ranges Statistics - Feb 2026

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,150,000	133	18	45	93%	-\$38,950	13.5%	
\$1,150,001-\$1,300,000	104	14	34	97%	-\$40,750	13.5%	↓
\$1,300,001-\$1,450,000	78	12	22	97%	-\$44,950	15.4%	↓
\$1,450,001-\$1,650,000	68	5	18	97%	-\$49,900	7.4%	↓
\$1,650,001-\$2,000,000	93	6	76	96%	-\$68,500	6.5%	↓
\$2,000,001-\$3,000,000	93	1	54	70%	-\$771,000	1.1%	↓
\$3,000,001 and more	31	1	136	84%	-\$470,000	3.2%	↓
Total Activity	600	57	36	96%	-\$43,000	10%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-25	Jan-26	Feb-26	3/1/2026	Change	
Total Listings** (A,S,T,C,X)	587	582	600		18	↑
Active Listings (1st of the month)	433	439	464	491	27	↑
Solds	63	38	57		19	↑
Days on Market (DOM)	16	23	36		14	↑
%SOLD (Sales/Listings/Mthly Rate)	11%	7%	10%		3.0%	↑
(Upper 50%) Home Price Index HPIp	\$1,556,552	\$1,510,100	\$1,527,522		\$17,422	↑
(Lower 50%) Home Price Index HPIp	\$1,105,100	\$1,031,003	\$1,053,100		\$22,097	↑



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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

What Sold in your Neighbourhood and for What Price?

Maple Ridge, Haney and Pitt Mdws Sub areas Stats - Feb 2026				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	58	5	36	97%	-\$40,000	8.6%
Cottonwood MR	64	11	34	98%	-\$33,000	17.2%
East Central	79	6	79	95%	-\$40,750	7.6%
Northeast-North Maple Ridge	17	0	0	0%	\$0	0.0%
Northwest Maple Ridge	34	6	11	97%	-\$36,000	17.6%
Silver Valley	58	5	47	95%	-\$74,888	8.6%
Southwest Mple Rdg	65	7	74	95%	-\$43,000	10.8%
Thornhill	27	1	93	95%	-\$67,000	3.7%
Websters Corners	39	6	96	95%	-\$46,950	15.4%
West Central	80	4	18	91%	-\$103,950	5.0%
Whonnock	17	0				0.0%
Central & Mid Meadows	34	2	43	98%	-\$32,950	5.9%
North & West Meadows	16	3	0	0%	\$0	18.8%
South Meadows	12	1	128	93%	-\$99,000	8.3%
Total Activity	600	57	36	96%	-\$43,000	10%



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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Next Months Market Forecast

Forecast: Maple Ridge & Pitt Meadows has normal Listing supply; 491 homes are for sale and with the **10 %SOLD** Monthly Rate gives us a ~10 months of inventory. Another Indicator: 9% of the Active listings have Reduced their Price by \$51,810 on Average and \$30,000 on Median in the last month. We project Maple Ridge - Pitt Meadows Detached to continue into a Buyer Market.

The housing market in Metro Vancouver is still a Buyer's Market, but things are starting to slow down and stabilize. Detached home prices went down by an average of -\$9,716 in February. This is better than January, when prices dropped -\$13,479. Prices are still going down, but not as fast. Right now, 61% of detached markets are dropping in price. The condo market is doing better. Prices only dropped -\$333, which is much smaller than last month's drop of -\$1,375. About 44% of condo markets are now going up, which is a good sign. Townhomes are mixed. Prices dropped -\$5,563, which is a bit more than last month. But more areas are improving, with 38% of townhome markets going up, compared to 31% in January.

Overall, the market is starting to feel more balanced. There are still many homes for sale, so buyers have more choices. But prices are not falling as quickly. If this continues, prices may level out in the next 1 to 2 months, with condos and townhomes improving first. Wondering which neighbourhoods are gaining momentum—or slowing? Visit VancouverMarketReports.com every Saturday at noon for the latest Sell-Through-Rates showing the Winners and Losers across all 17 cities. 📞 For expert guidance or a free Home Market Analysis, call Bill Coughlin and the Coughlin Team at 778-374-3744—we're here to help you make the right move.

Analytical Methods: The Maple Ridge & Pitt Meadows represents many diverse markets that makes the Average or Median Monthly Home Sales Statistics have very little value towards understanding the Market changes. Currently we have split the market into two parts with the **Maple Ridge & Pitt Meadows HPIp Upper 50%** representing the Upper 50% Price Range Sales and the **Maple Ridge & Pitt Meadows HPIp Lower 50%** representing the Lower 50% Price Range Home Sales. Each HPI is determined by adjusting all of the Paired Monthly Sales to produce one the most accurate HPI indexes at this time. Note: For a more Accurate Price change for your Home, CALL US for a Comparative Market Analysis.

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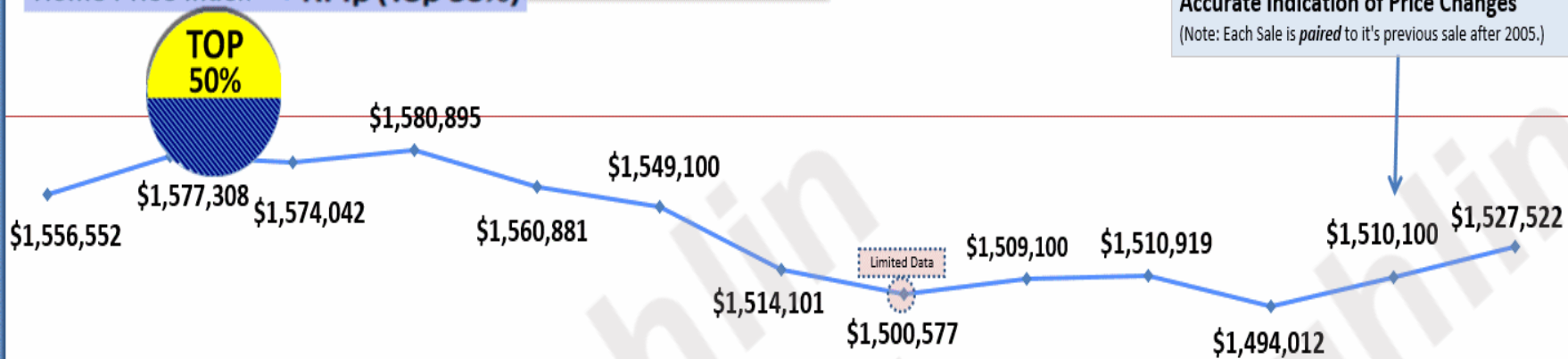
Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Detached

Maple Ridge and Pitt Meadows Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up? Homes Over \$1,200,000
Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes
(Note: Each Sale is paired to its previous sale after 2005.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$

Home Price Changes
(Home Price Index Paired sales from 2005)



Sales Discount \$\$
Sale Price - Original List Price (- \$\$ difference)



Detached



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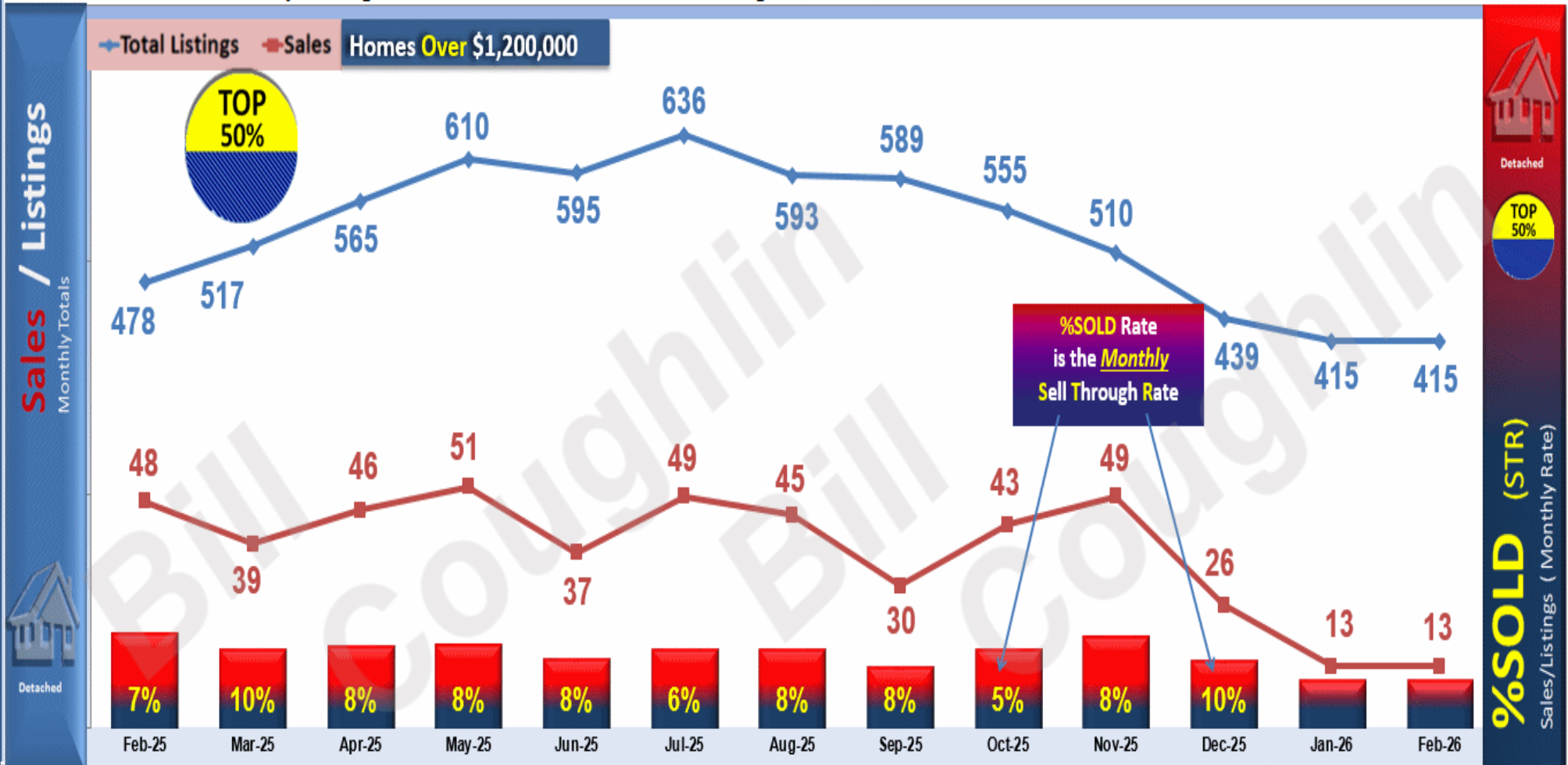
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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Detached Maple Ridge & Pitt Meadows Total Listings**, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached



Detached



%SOLD (STR)
Sales/Listings (Monthly Rate)



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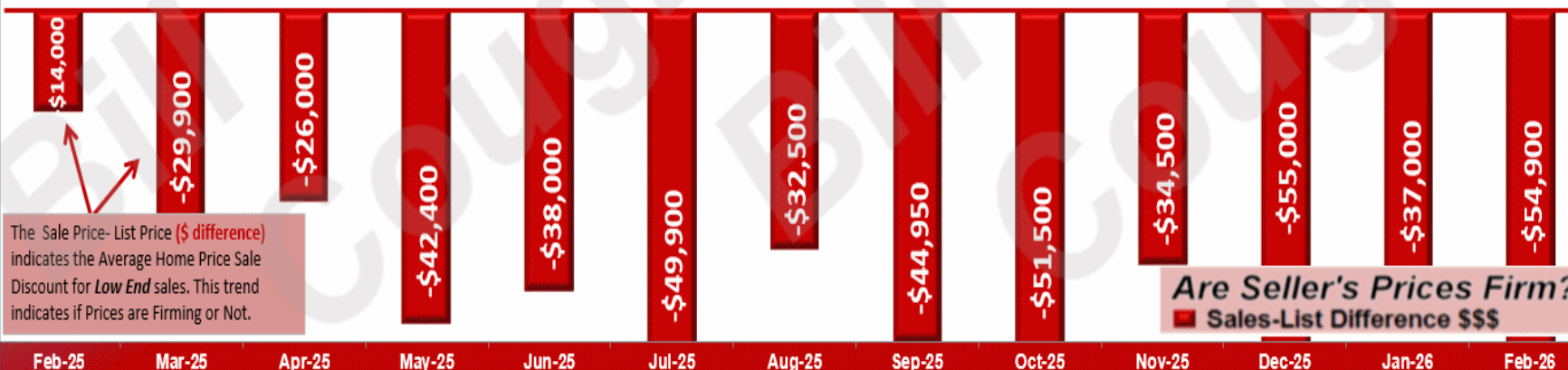
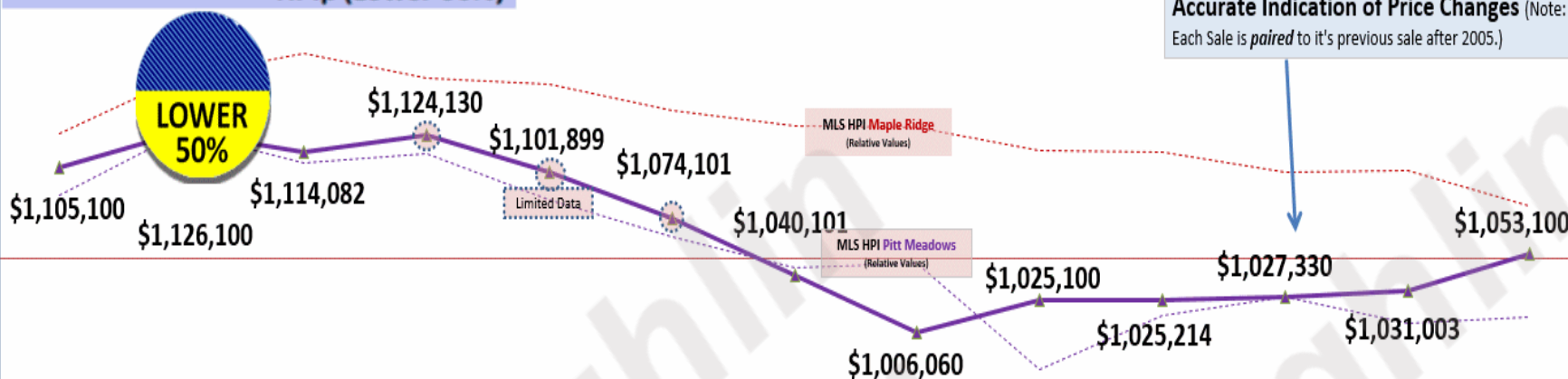
Detached Maple Ridge and Pitt Meadows Home Price Index **HPIp (Lower 50%)**, Sale Price-List Price (\$ Difference) (Average Home Sold for \$ less than their Original List price for Low End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up? Home Price Index → HPIp (Lower 50%)

Homes Below \$1,200,000

The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes (Note: Each Sale is *paired* to it's previous sale after 2005.)



The Sale Price - List Price (\$ difference) indicates the Average Home Price Sale Discount for **Low End** sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
■ Sales-List Difference \$\$\$



Detached



Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)



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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Detached Maple Ridge & Pitt Meadows Total Listings**, Sales, and %SOLD Rates

← Total Listings → Sales Homes Below \$1,200,000

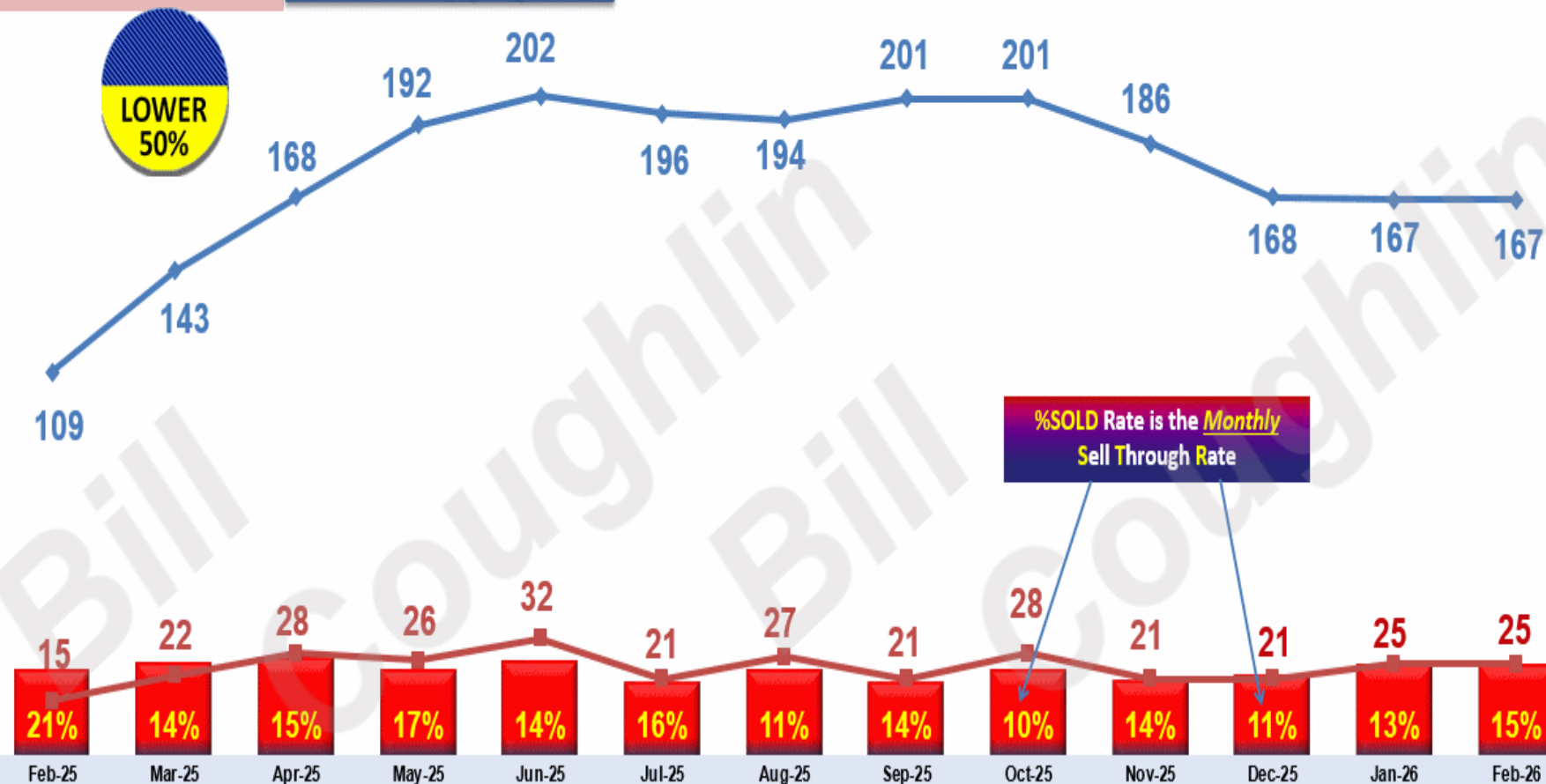
Sales / Listings
Monthly Totals



Detached



%SOLD (STR)
Sales/Listings (Monthly Rate)



Detached



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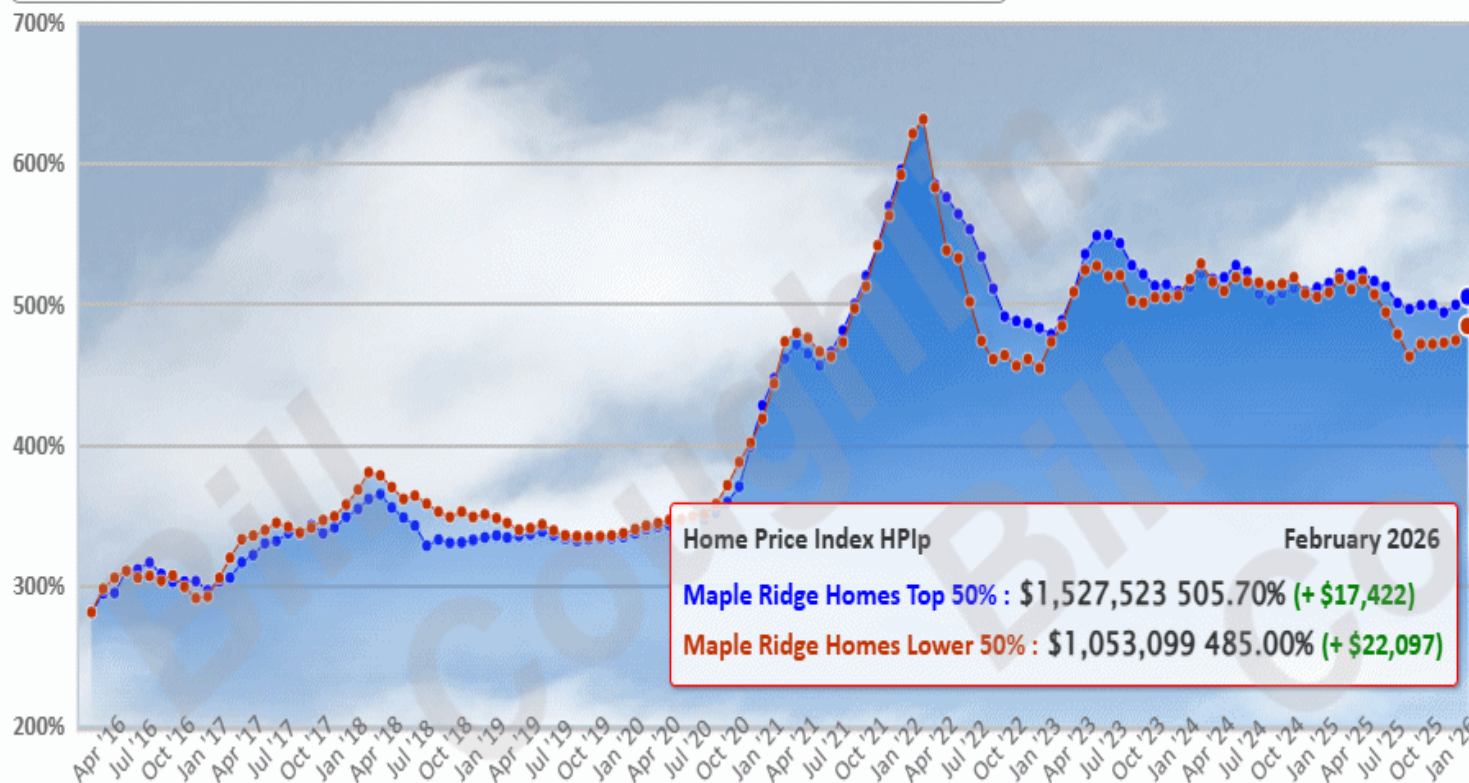
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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



Maple Ridge Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Maple Ridge Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Feb 2026	% 505.70
Jan 2026	% 500.00
Dec 2025	% 494.60
Nov 2025	% 500.20
Oct 2025	% 499.60
Sep 2025	% 496.80
Aug 2025	% 501.30
Jul 2025	% 512.90
Jun 2025	% 516.80
May 2025	% 523.40
Apr 2025	% 521.10
Mar 2025	% 522.20



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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows



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Maple Ridge - Pitt Meadows Sub areas Statistics - Feb 2026

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List	Sell - List \$Difference	%SOLD
Albion	14	3	13	100%	\$0	21.4%
Cottonwood MR	46	9	18	98%	-\$13,800	19.6%
East Central	121	19	19	98%	-\$14,900	15.7%
North Maple Ridge	0	0				#DIV/0!
Northwest Maple Ridge	7	2	20	96%	-\$21,500	28.6%
Silver Valley	25	6	23	98%	-\$14,950	24.0%
Southwest Maple Ridge	15	3	43	96%	-\$24,000	20.0%
Thornhill	7	1	19	98%	-\$17,400	0.0%
West Central	105	12	56	98%	-\$9,450	11.4%
Central Meadows	27	1	0	102%	\$11,000	3.7%
Mid Meadows	28	3	15	98%	-\$10,000	10.7%
North Meadows	6	0				0.0%
South Meadows	21	1	14	100%	\$0	4.8%
Total Activity	422	60	19	98%	-\$13,100	14%

Attached

Mar 1 2026 Maple Ridge - Pitt Meadows Market Update Attached Townhomes/ Condos

Current: Maple Ridge, Pitt Meadows is a Stable Market with Average listing inventory, **14 % SOLD** rate and a 98% Sell/List Ratio (This means the decrease on a sale from the original list price is averaging \$13,000)

Most Active Range: Homes between \$775,000 - \$925,000 have **17.6 % SOLD** rate.
Least Active Range: Homes above \$925,000 have **8.7 % SOLD** rate.

History: Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index

HPIp (Upper 50%) shows that prices decreased \$42,429.

Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices decreased \$38,656.

Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices decreased \$56,077.

Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$56,779.

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The Total listings last month are 46 more in count than same month last year. We project Ridge-Meadows Attached to be a continued Stable market.

Maple Ridge - Pitt Meadows List Price Ranges Statistics - Feb 2026

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List	Sell - List	%SOLD
0-\$500,000	108	12	42	96%	-\$14,150	11.1%
\$500,001-\$625,000	81	12	19	98%	-\$9,450	14.8%
\$625,001-\$775,000	102	17	15	97%	-\$19,000	16.7%
\$775,001-\$925,000	85	15	19	98%	-\$13,800	17.6%
\$925,001 and more	46	4	43	97%	-\$38,286	8.7%
Total Activity	422	60	19	98%	-\$13,100	14%

Attached

Monthly Changes Summary	Feb-25	Jan-26	Feb-26	3/1/2026	Change
Total Listings** (A,S,T,C,X)	392	376	422		46 ↑
Active Listings (1st of the Month)	252	257	276	322	46 ↑
Solds	86	41	60		19 ↑
DOM	14	37	19		-18 ↓
%SOLD (Sales/ Listings /mnlth rate)	21.9%	10.9%	14.2%		3.3% ↑
Condos (Upper 50%) Home Price Index HPIp	\$612,839	\$569,006	\$570,410		\$1,404 ↑
Condos (Lower 50%) Home Price Index HPIp	\$415,354	\$387,100	\$376,699		-\$10,401 ↓
Twnhs (Upper 50%) Home Price Index HPIp	\$832,895	\$788,101	\$776,818		-\$11,283 ↓
Twnhs (Lower 50%) Home Price Index HPIp	\$619,365	\$568,100	\$562,585		-\$5,515 ↓

The housing market in Metro Vancouver is still a Buyer's Market, but things are starting to slow down and stabilize. Detached home prices went down by an average of -\$9,716 in February. This is better than January, when prices dropped -\$13,479. Prices are still going down, but not as fast. Right now, 61% of detached markets are dropping in price. The condo market is doing better. Prices only dropped -\$333, which is much smaller than last month's drop of -\$1,375. About 44% of condo markets are now going up, which is a good sign. Townhomes are mixed. Prices dropped -\$5,563, which is a bit more than last month. But more areas are improving, with 38% of townhome markets going up, compared to 31% in January. Overall, the market is starting to feel more balanced. There are still many homes for sale, so buyers have more choices. But prices are not falling as quickly. If this continues, prices may level out in the next 1 to 2 months, with condos and townhomes improving first.

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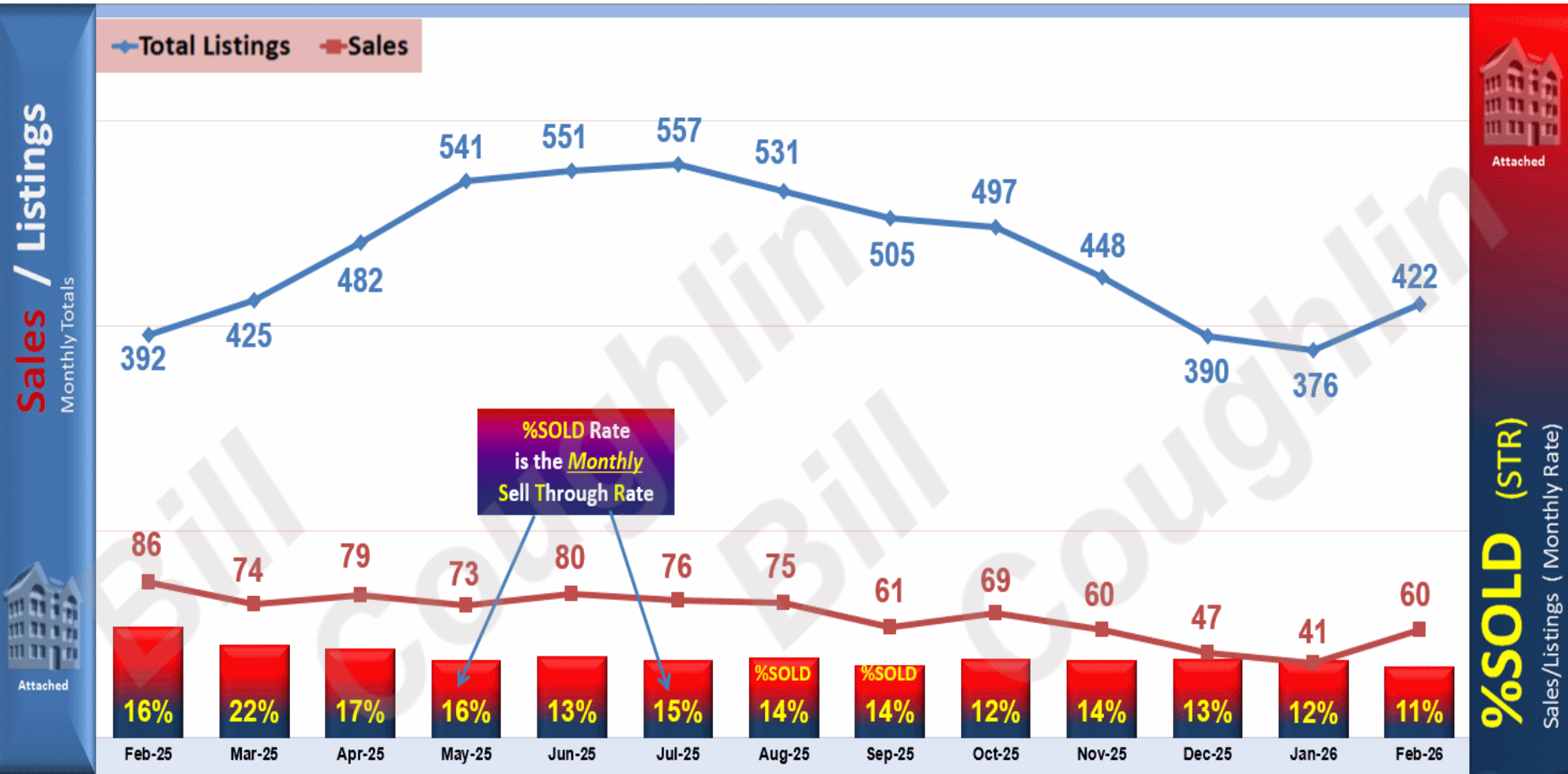
attached homes



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778-374-3744

Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Attached Townhomes/ Condos Maple Ridge, Pitt Meadows Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



%SOLD (STR)
Sales/Listings (Monthly Rate)



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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Attached Maple Ridge, Pitt Meadows Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)



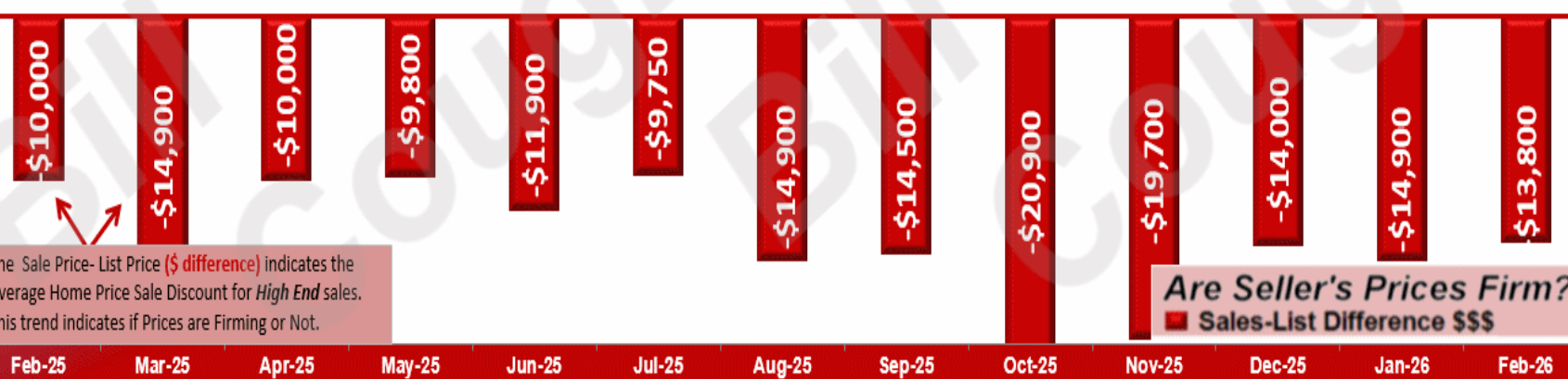
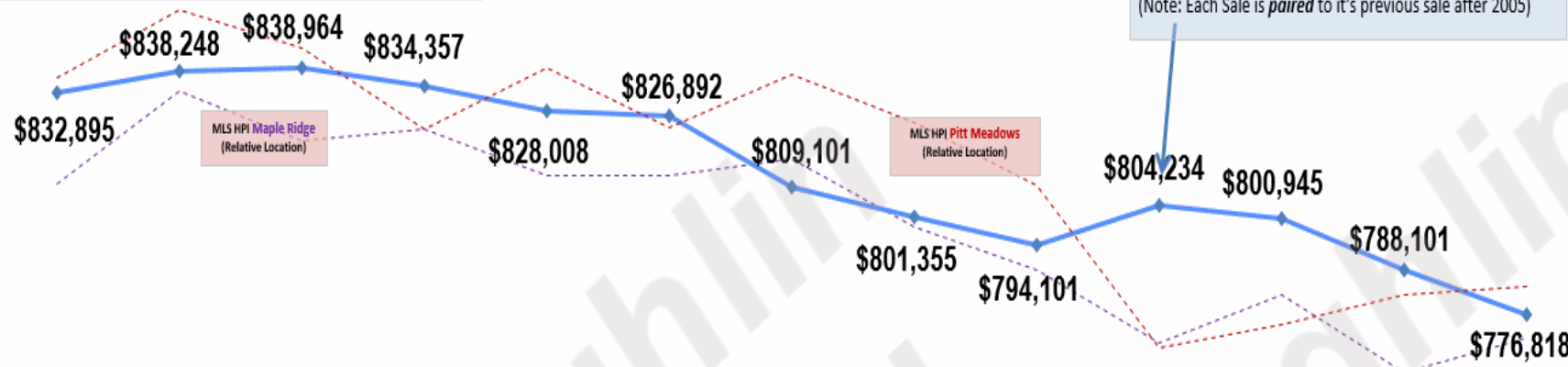
TOP 50%

Sales Discount \$\$
Sale Price - Original List Price (-\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

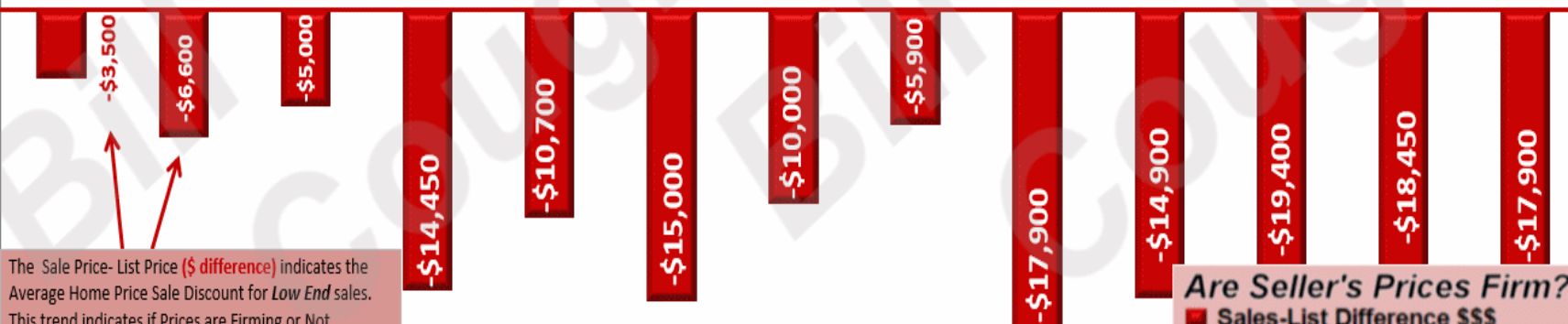
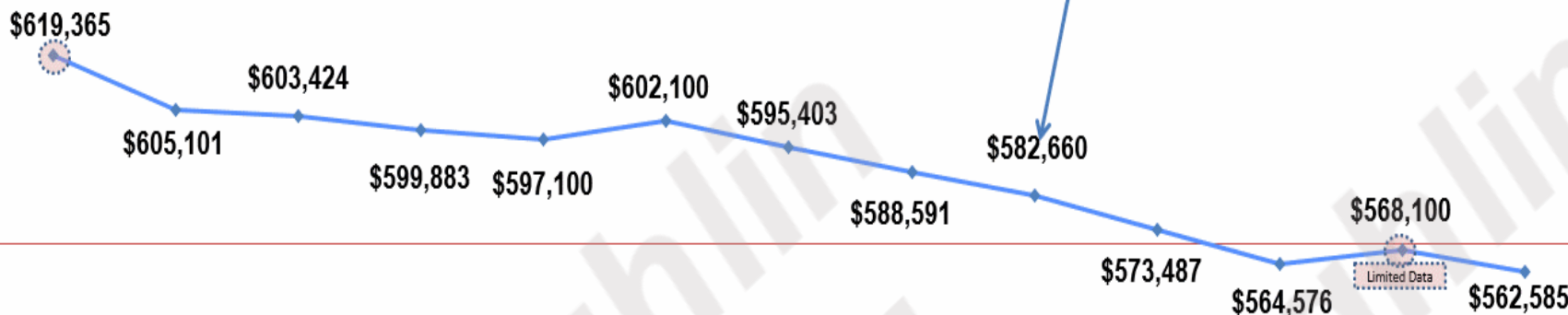
Attached Maple Ridge, Pitt Meadows Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for *Low End* sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Townhouses



Sales Discount \$\$
Sale Price - Original List Price (\$ difference)



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Vancouver Market Reports

Statistics, on the Web!

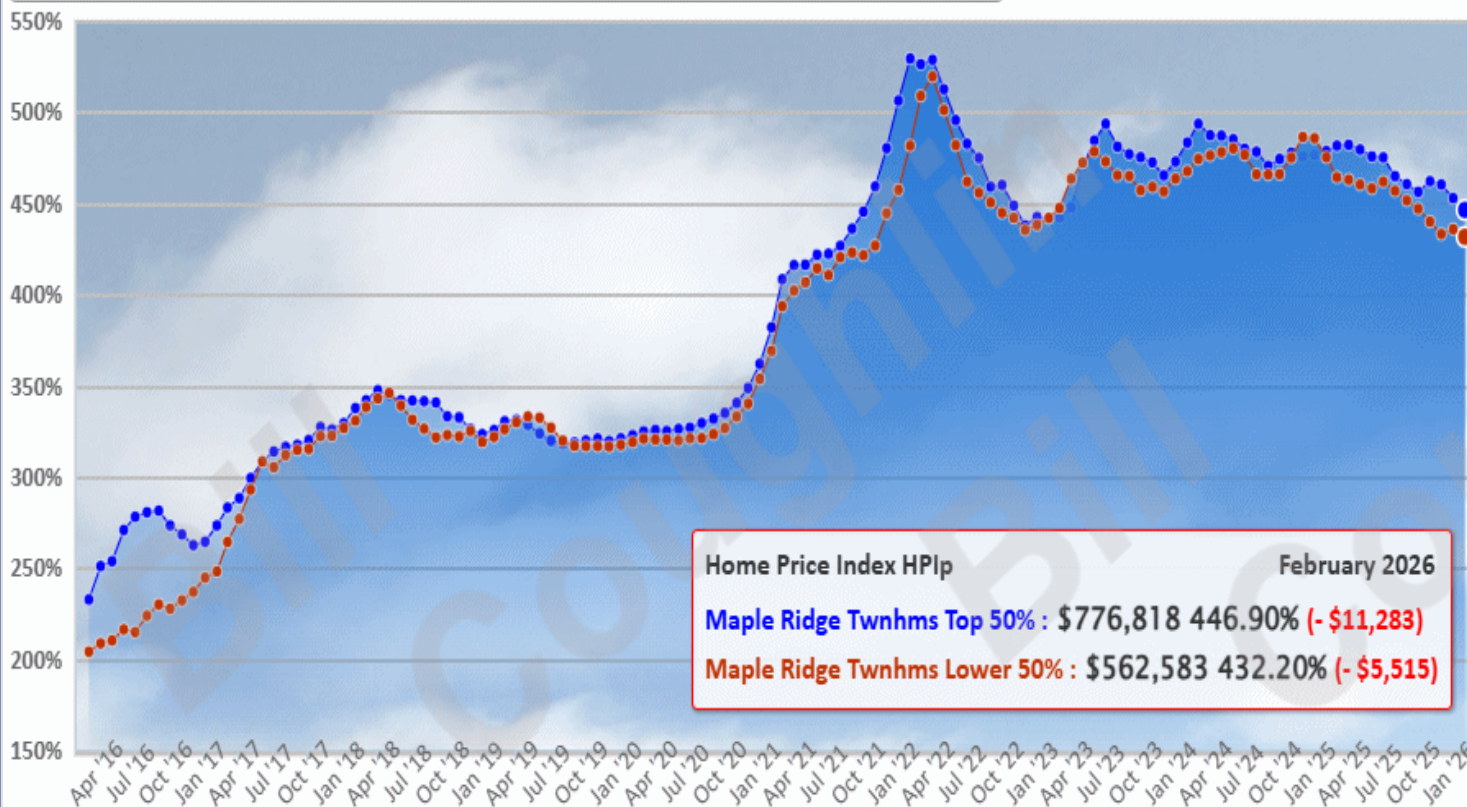


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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp

Maple Ridge Twnhms Top 50% : **HPIp** Forecast+ Forecast-
Maple Ridge Twnhms Lower 50% : **HPIp** Forecast+ Forecast-



Monthly Home values

Date	Value
Feb 2026	% 446.90
Jan 2026	% 453.40
Dec 2025	% 460.80
Nov 2025	% 462.70
Oct 2025	% 456.80
Sep 2025	% 461.00
Aug 2025	% 465.50
Jul 2025	% 475.70
Jun 2025	% 476.30
May 2025	% 480.00
Apr 2025	% 482.60
Mar 2025	% 482.20



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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Attached Maple Ridge, Pitt Meadows Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

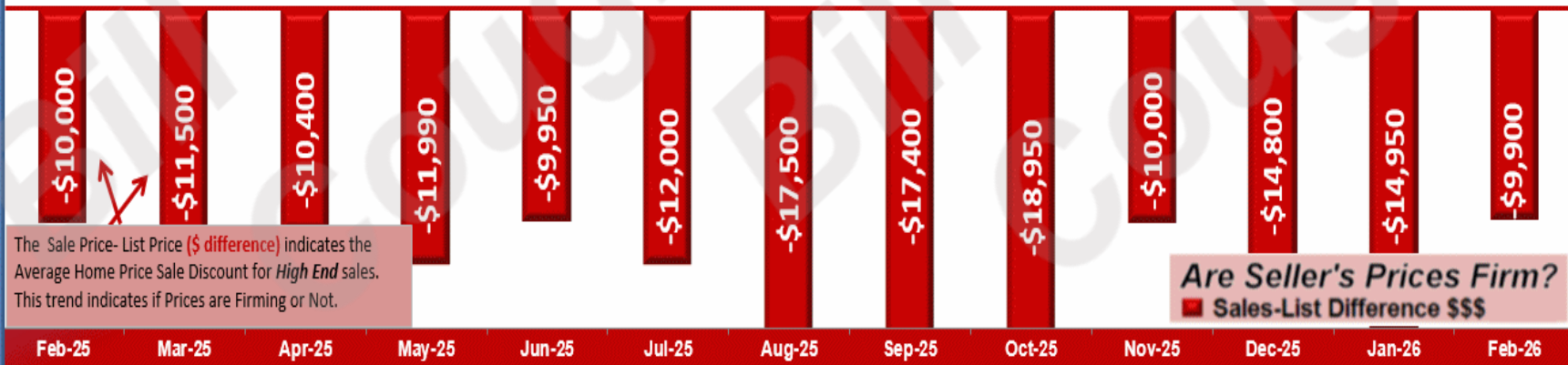
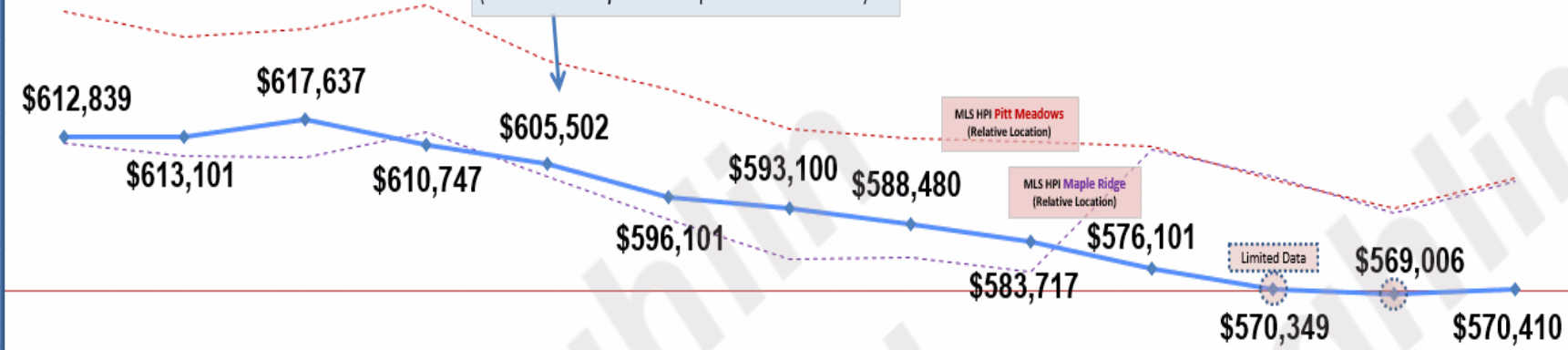
Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums

Are Home Prices Up? Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Condominiums

TOP 50%

Sales Discount \$\$
Sale Price - Original List Price (- \$ difference)



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Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Attached Maple Ridge, Pitt Meadows Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums



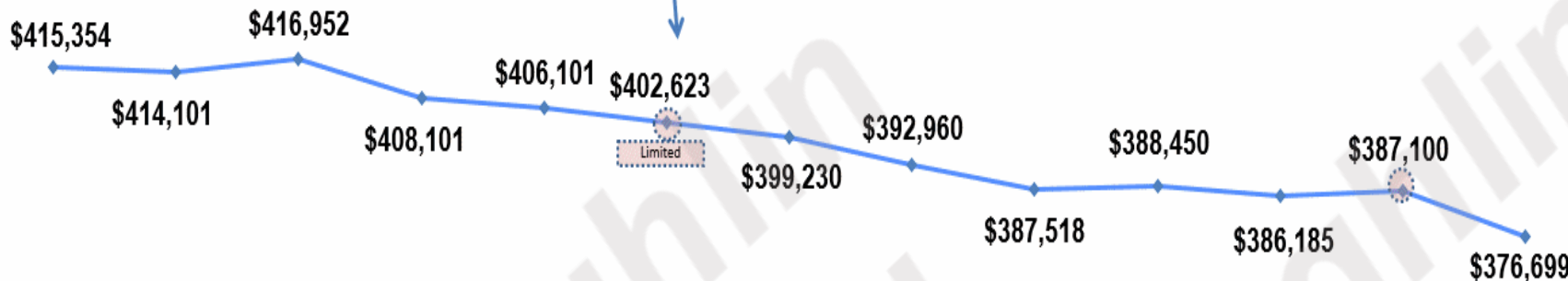
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price - List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Condominiums



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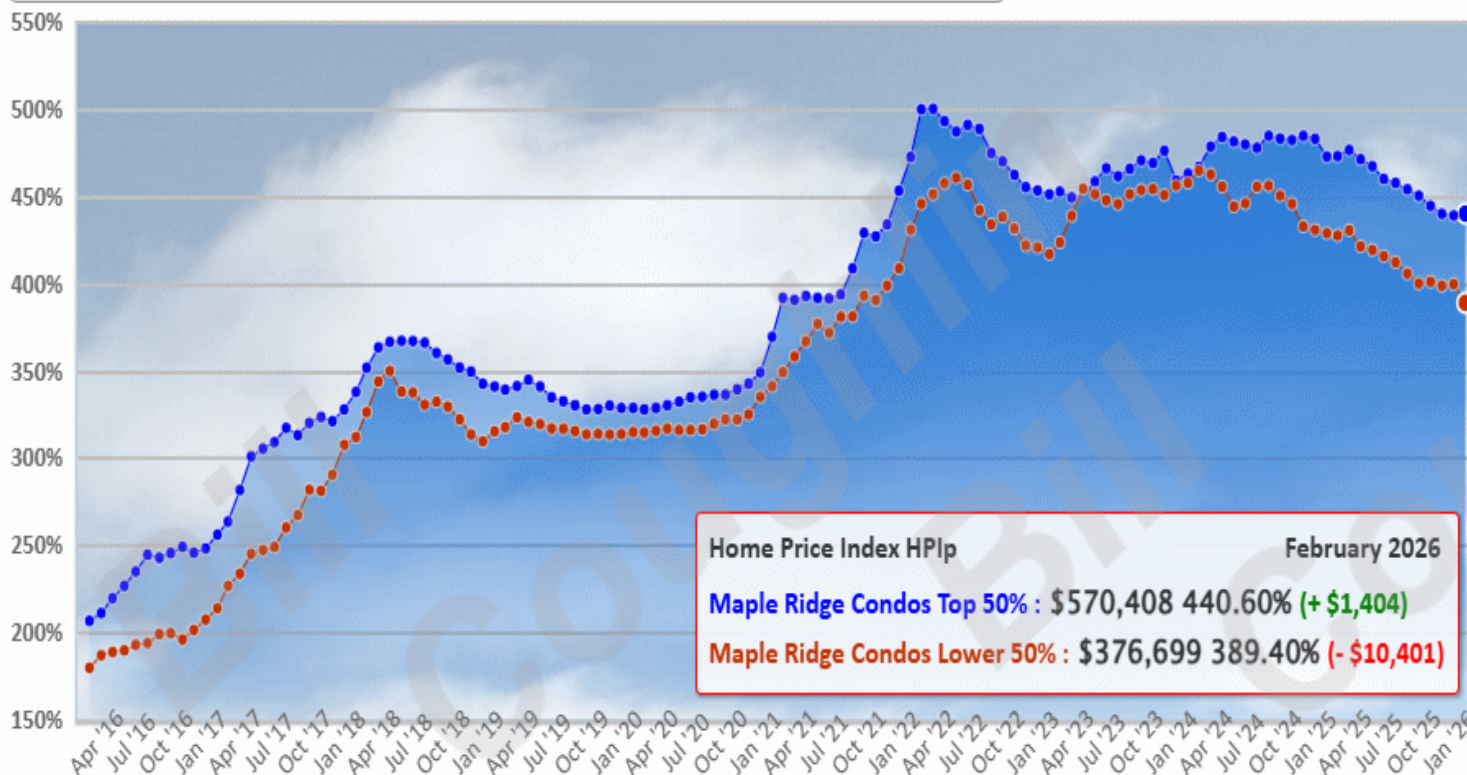


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778-374-3744

Market Analysis and Forecasting Mar 1/26 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp

Maple Ridge Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Maple Ridge Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Feb 2026	% 440.60
Jan 2026	% 439.50
Dec 2025	% 440.50
Nov 2025	% 445.00
Oct 2025	% 450.90
Sep 2025	% 454.50
Aug 2025	% 458.10
Jul 2025	% 460.40
Jun 2025	% 467.70
May 2025	% 471.70
Apr 2025	% 477.10
Mar 2025	% 473.50



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