

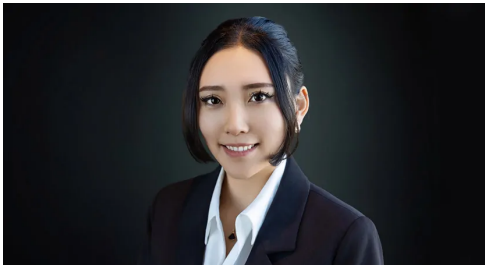
RESIDENTIAL MARKET REPORT

Richmond

July 2024



Richmond Specialists



Bready Wu

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bready@kleingroup.com

About Richmond

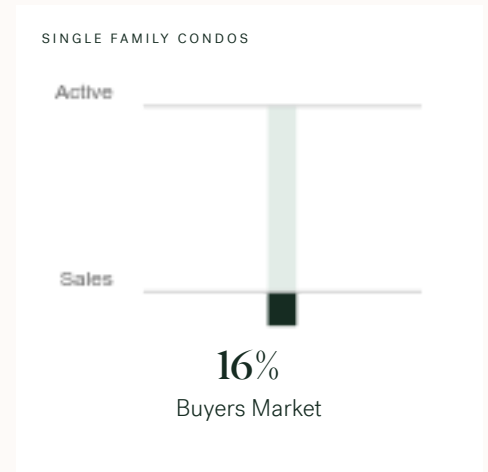
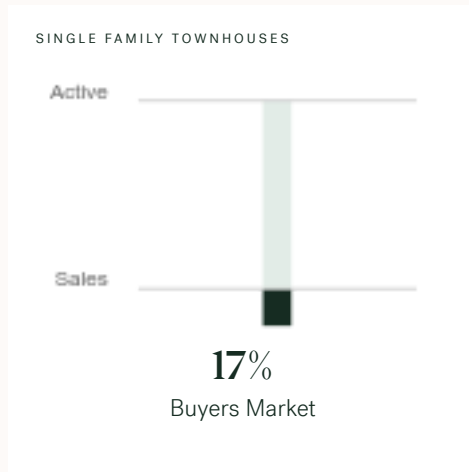
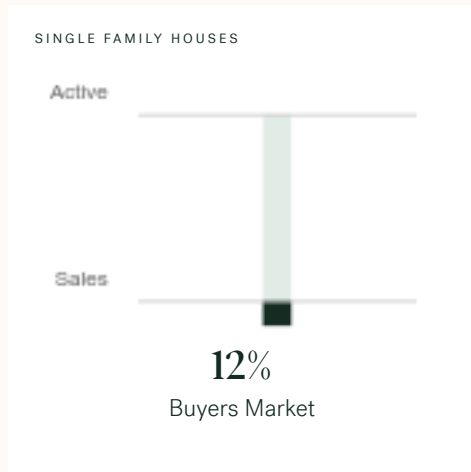
Richmond is a suburb of Vancouver, bordering Vancouver, Ladner and New Westminister, with approximately 230,584 (2022) residents living in a land area of 230,584 (2022) square kilometers. Currently there are homes for sale in Richmond, with an average price of 1,701,316, an average size of 1,802 sqft, and an average price per square feet of \$944.

Richmond Neighbourhoods

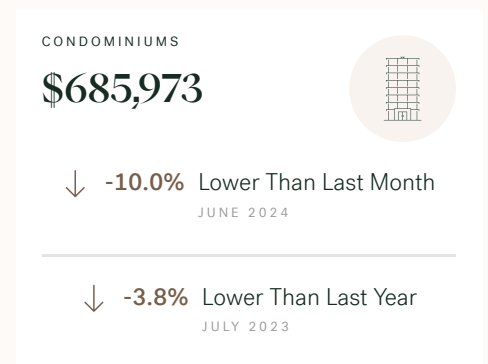
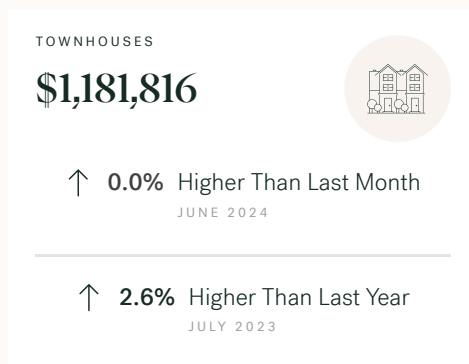
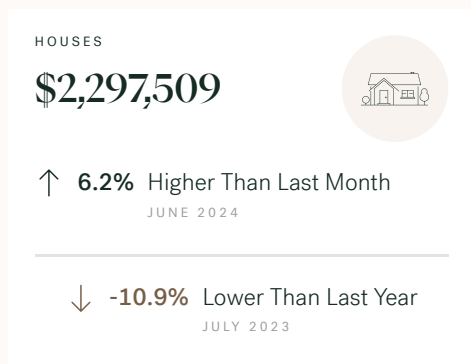
- Boyd Park
- Bridgeport
- Brighouse
- Brighouse South
- Broadmoor
- East Cambie
- East Richmond
- Garden City
- Gilmore
- Granville
- Hamilton
- Ironwood
- Lackner
- McLennan
- McLennan North
- Mcnair
- Quilchena
- Riverdale
- Saunders
- Sea Island
- Seafair
- South Arm
- Steveston North
- Steveston South
- Steveston Village
- Terra Nova
- West Cambie
- Westwind
- Woodwards

July 2024 Richmond Overview

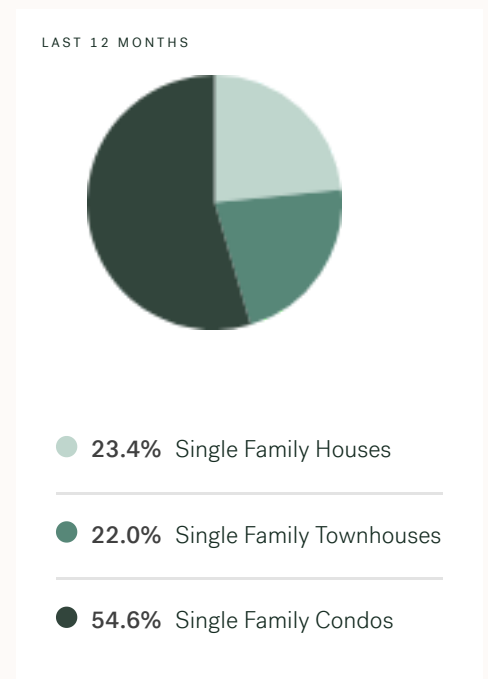
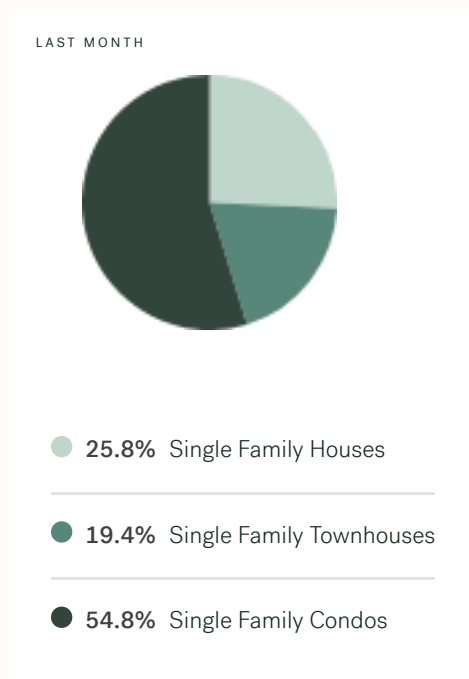
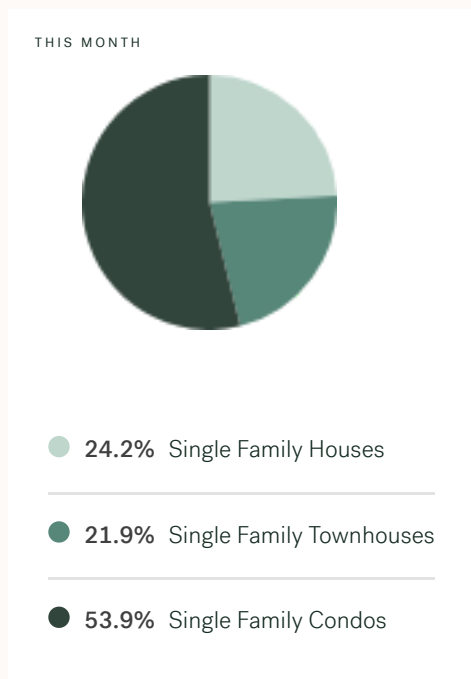
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Richmond Single Family Houses

JULY 2024 - 5 YEAR TREND

Market Status

Buyers Market

Richmond 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.

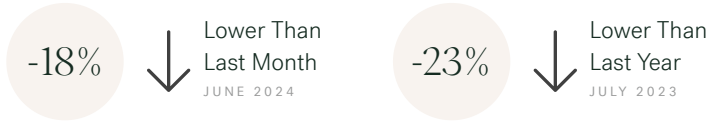


- 12% Of Single Family House Listings Sold IN PAST 30 DAYS
- 452 Active Single Family House Listings IN PAST 30 DAYS
- 53 Single Family House Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



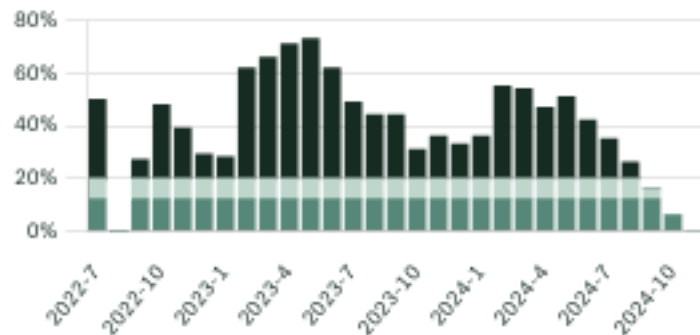
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



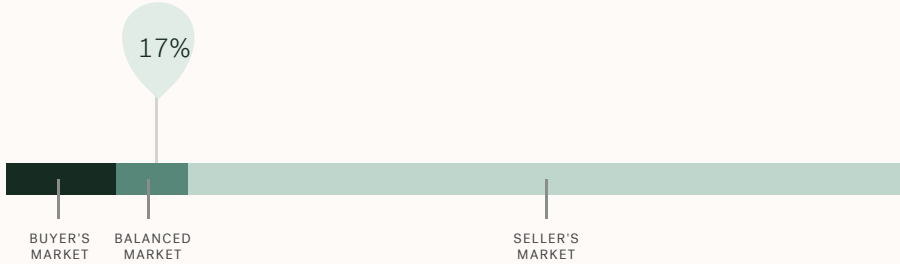
Richmond Single Family Townhomes

JULY 2024 - 5 YEAR TREND

Market Status

Buyers Market

Richmond 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.



- 17% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 290 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 48 Single Family Townhouse Listings Sold IN PAST 30 DAYS

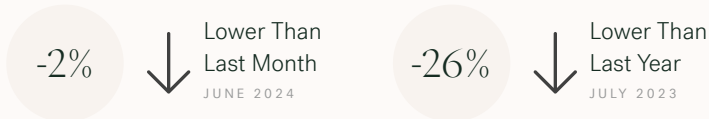
Summary of Sales Price Change



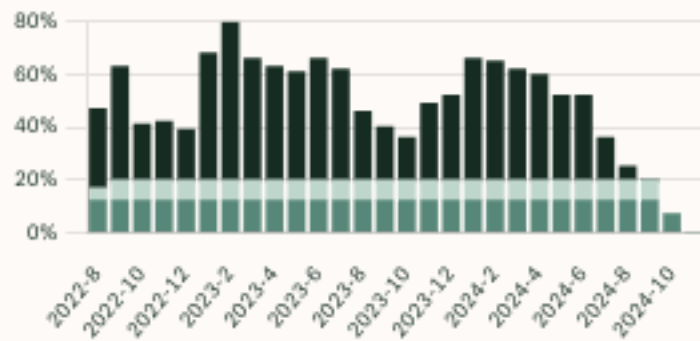
Sales Price



Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



Richmond Single Family Condos

JULY 2024 - 5 YEAR TREND

Market Status

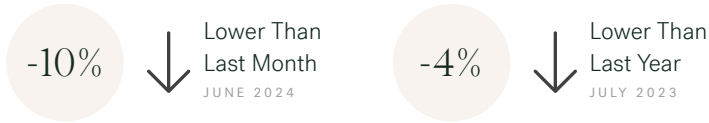
Buyers Market

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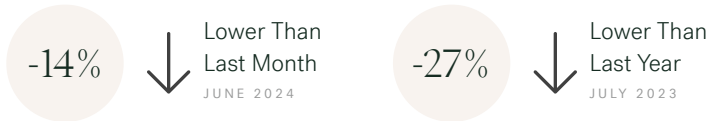


- 16% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 754 Active Single Family Condo Listings IN PAST 30 DAYS
- 118 Single Family Condo Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



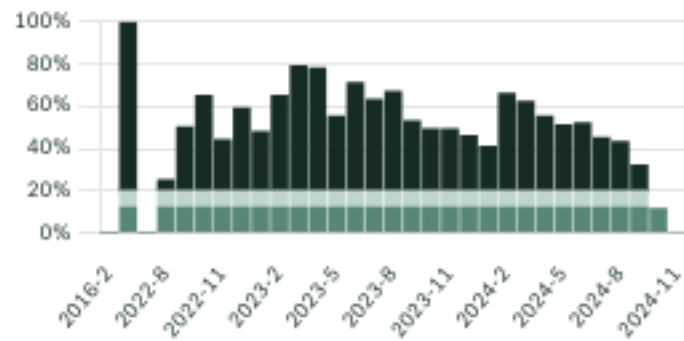
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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