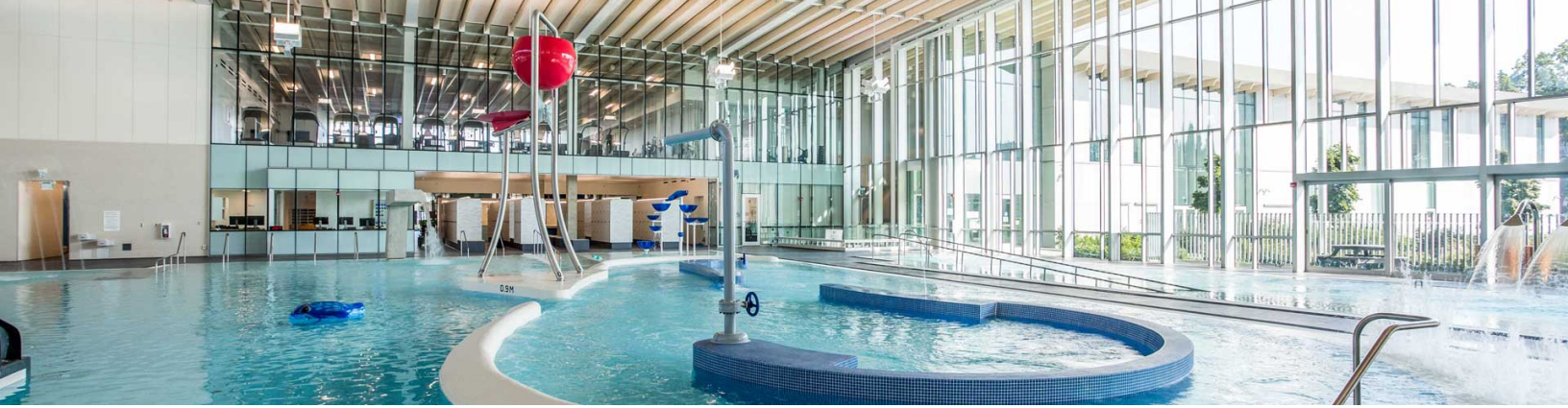


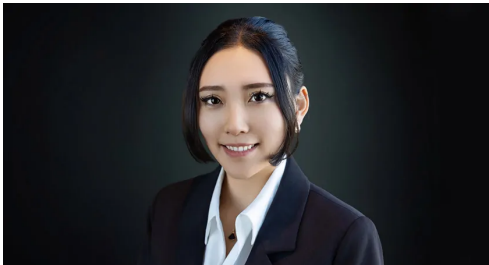
RESIDENTIAL MARKET REPORT

# Richmond

December 2024



## Richmond Specialists



**Bready Wu**

604 684 8844 · 711  
bready@kleingroup.com

## About Richmond

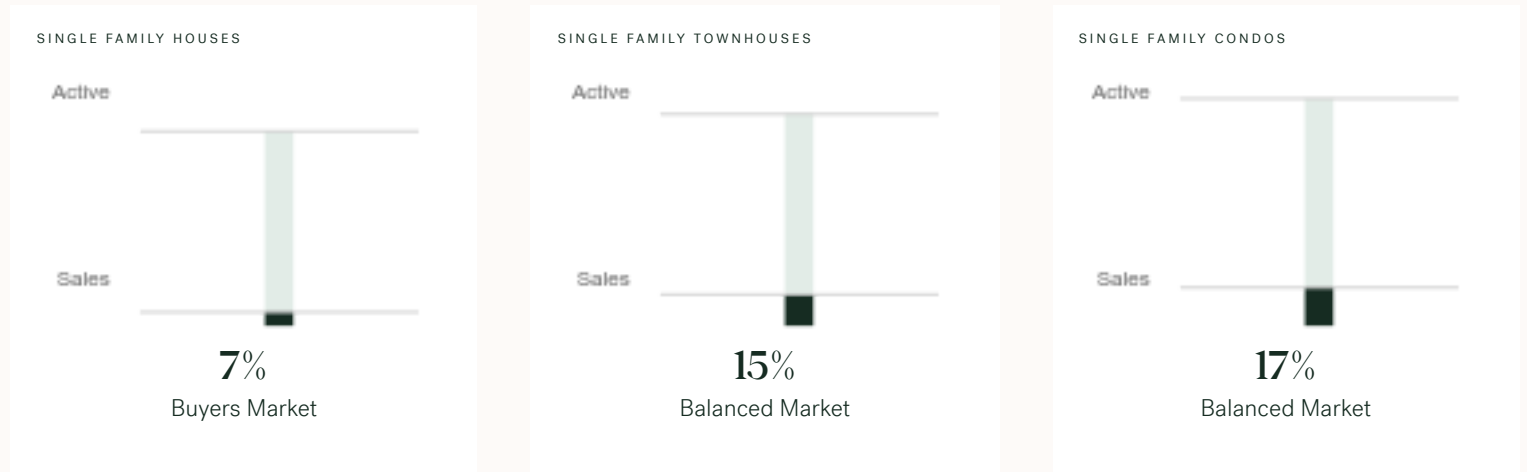
Richmond is a suburb of Vancouver, bordering Vancouver, Ladner and New Westminister, with approximately 230,584 (2022) residents living in a land area of 230,584 (2022) square kilometers. Currently there are homes for sale in Richmond, with an average price of 1,722,237, an average size of 1,815 sqft, and an average price per square feet of \$949.

## Richmond Neighbourhoods

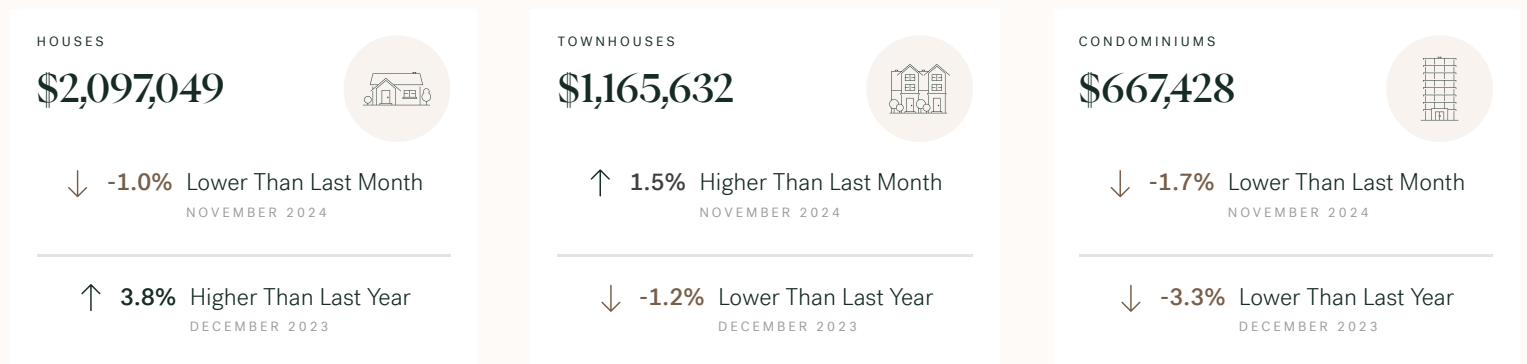
- Boyd Park
- Bridgeport
- Brighthouse
- Brighthouse South
- Broadmoor
- East Cambie
- East Richmond
- Garden City
- Gilmore
- Granville
- Hamilton
- Ironwood
- Lackner
- McLennan
- McLennan North
- Mcnair
- Quilchena
- Riverdale
- Saunders
- Sea Island
- Seafair
- South Arm
- Steveston North
- Steveston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

# December 2024 Richmond Overview

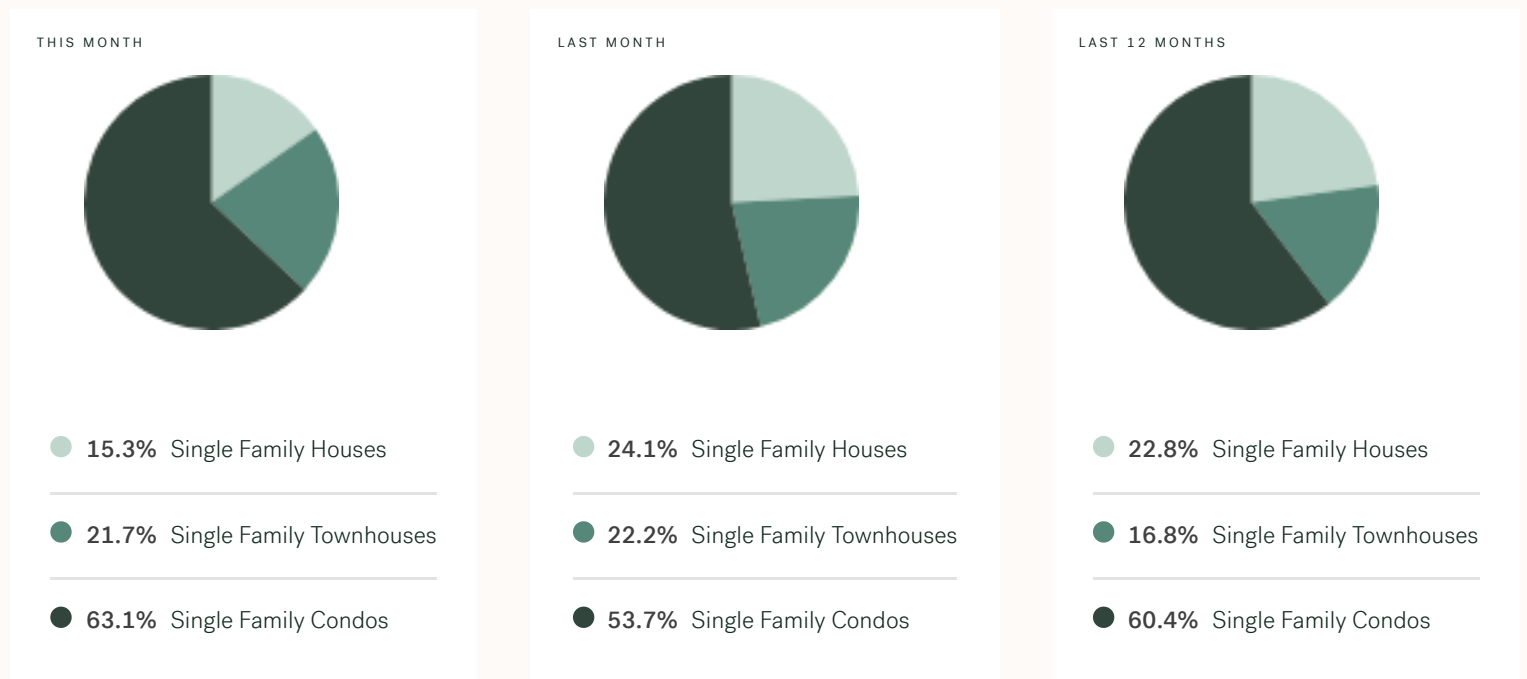
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



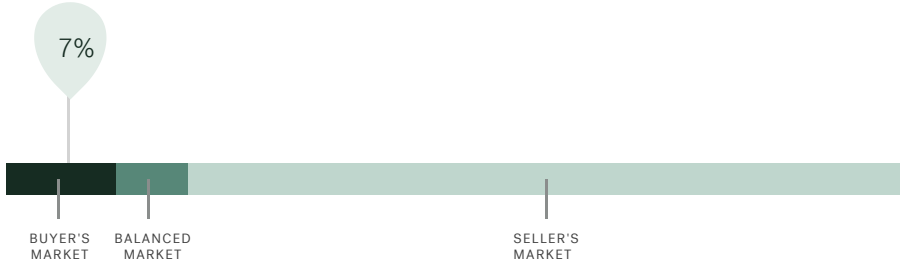
# Richmond Single Family Houses

DECEMBER 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.



- 7% Of Single Family House Listings Sold IN PAST 30 DAYS
- 334 Active Single Family House Listings IN PAST 30 DAYS
- 24 Single Family House Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



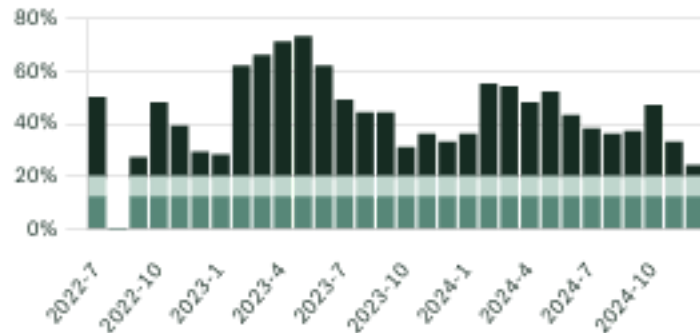
## Sales Price



## Summary of Sales Volume Change



## Sales-to-Active Ratio



## Number of Transactions



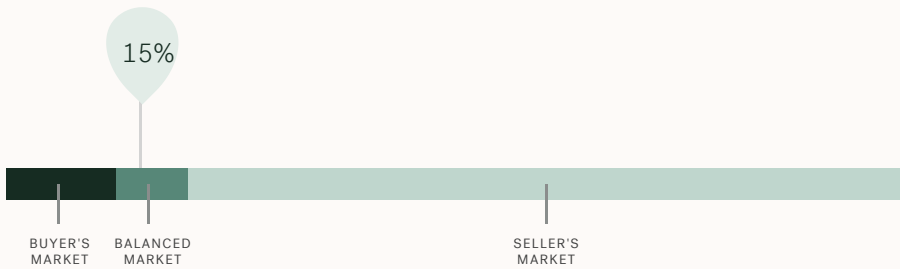
# Richmond Single Family Townhomes

DECEMBER 2024 - 5 YEAR TREND

## Market Status

# Balanced Market

Richmond 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.



- 15% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 227 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 34 Single Family Townhouse Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



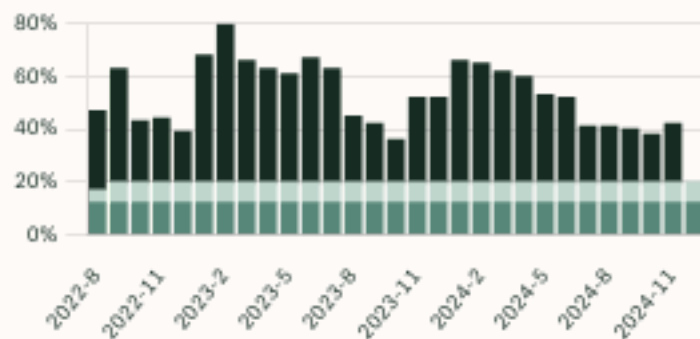
## Sales Price



## Summary of Sales Volume Change



## Sales-to-Active Ratio



## Number of Transactions



DECEMBER 2024 - 5 YEAR TREND

## Market Status

# Balanced Market

Richmond 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
- 585 Active Single Family Condo Listings IN PAST 30 DAYS
- 99 Single Family Condo Listings Sold IN PAST 30 DAYS

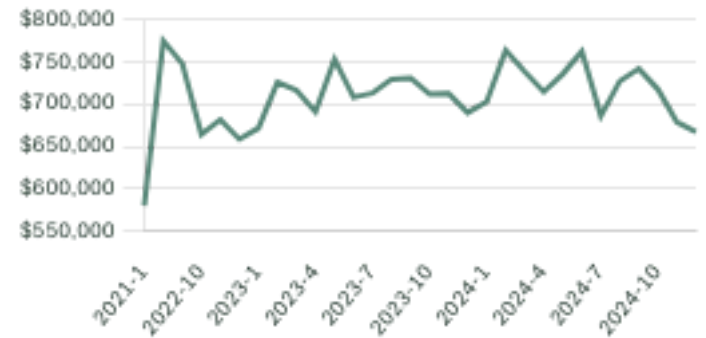
## Summary of Sales Price Change



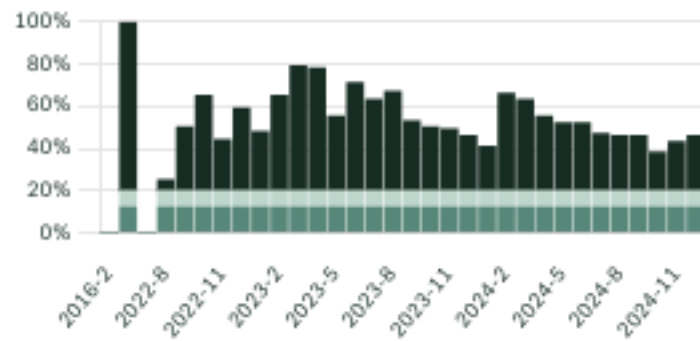
## Summary of Sales Volume Change



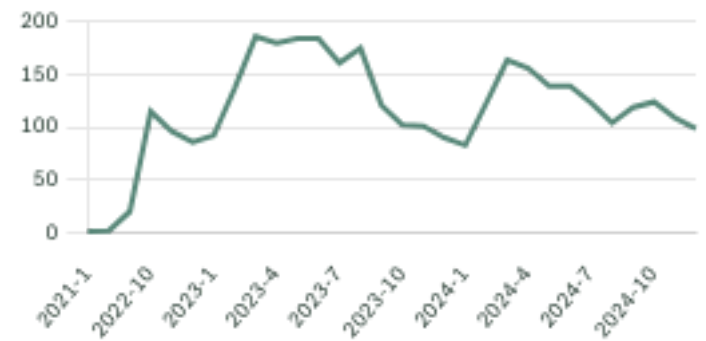
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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