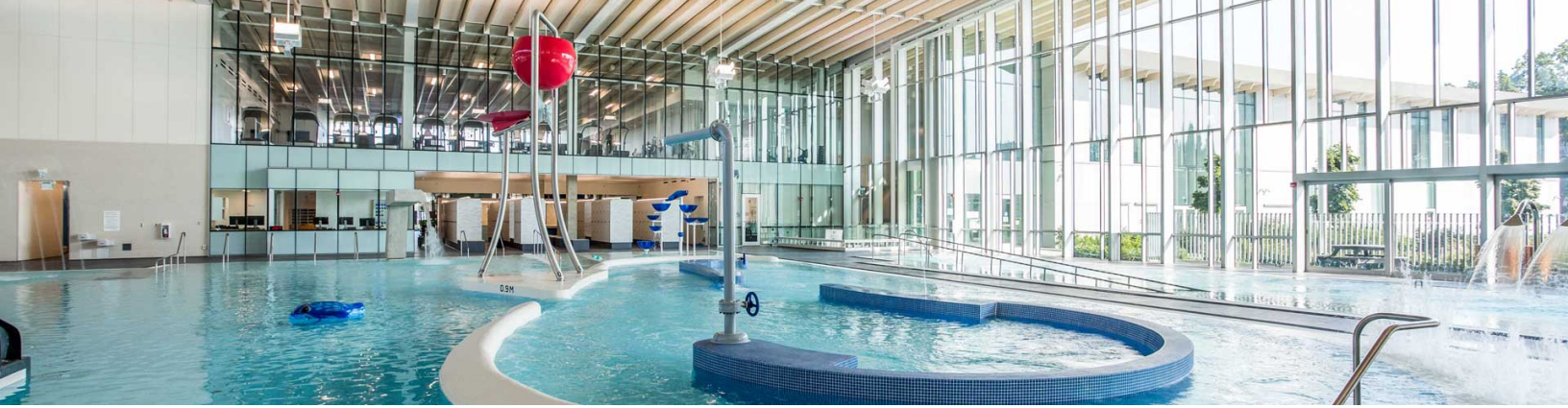


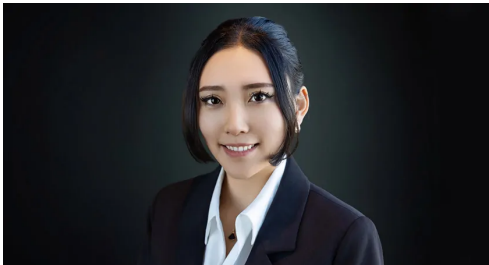
RESIDENTIAL MARKET REPORT

Richmond

January 2025



Richmond Specialists



Bready Wu

604 684 8844 · 711
bready@kleingroup.com

About Richmond

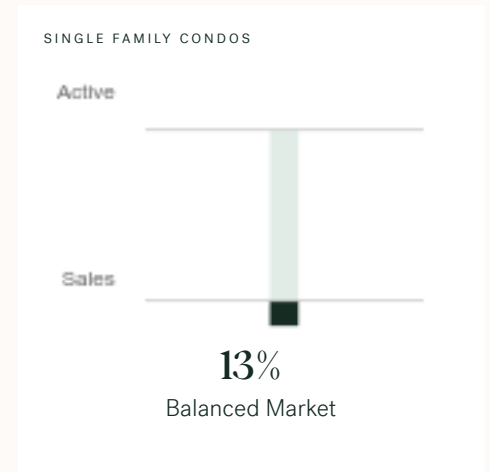
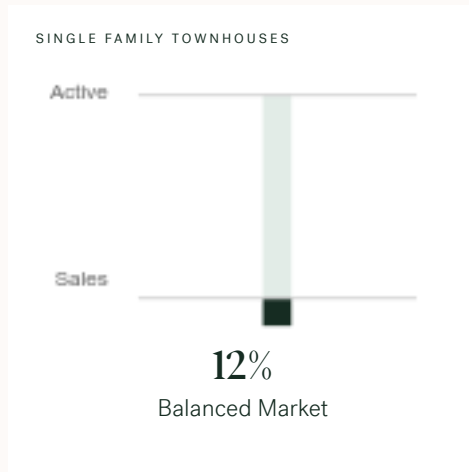
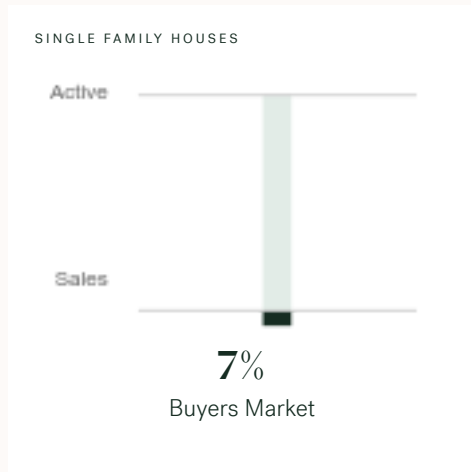
Richmond is a suburb of Vancouver, bordering Vancouver, Ladner and New Westminister, with approximately 230,584 (2022) residents living in a land area of 230,584 (2022) square kilometers. Currently there are homes for sale in Richmond, with an average price of 1,687,161, an average size of 1,797 sqft, and an average price per square feet of \$939.

Richmond Neighbourhoods

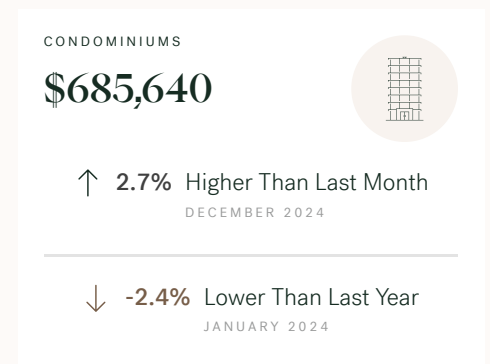
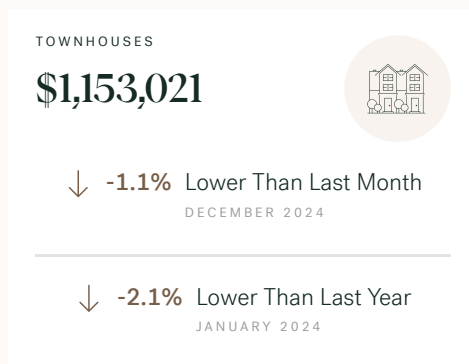
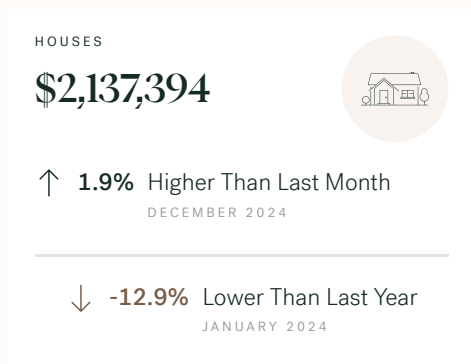
- Boyd Park
- Bridgeport
- Brighthouse
- Brighthouse South
- Broadmoor
- East Cambie
- East Richmond
- Garden City
- Gilmore
- Granville
- Hamilton
- Ironwood
- Lackner
- McLennan
- McLennan North
- Mcnair
- Quilchena
- Riverdale
- Saunders
- Sea Island
- Seafair
- South Arm
- Steveston North
- Steveston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

January 2025 Richmond Overview

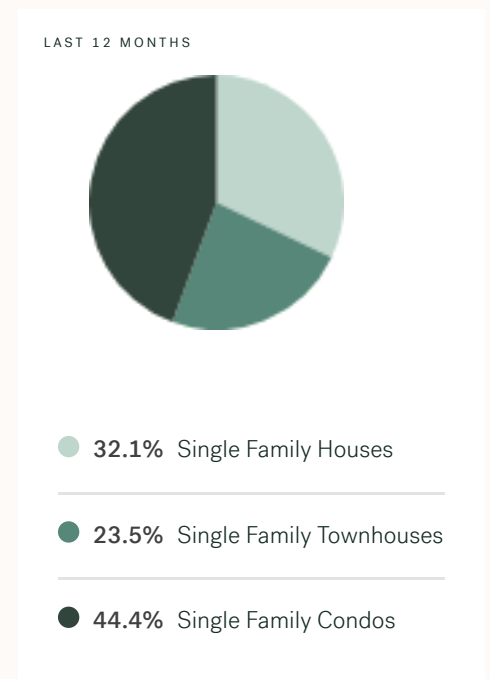
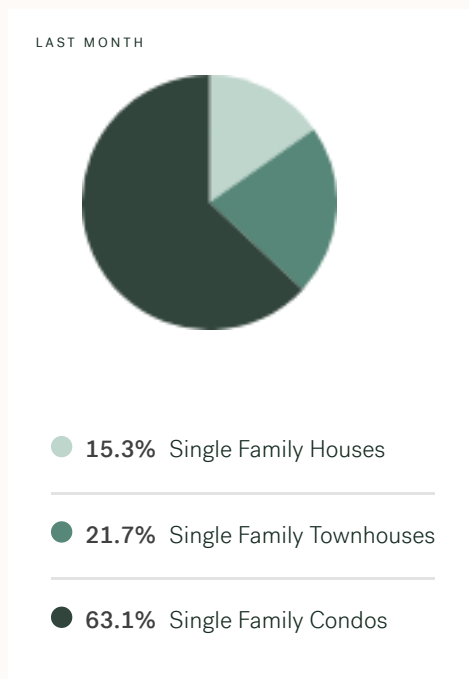
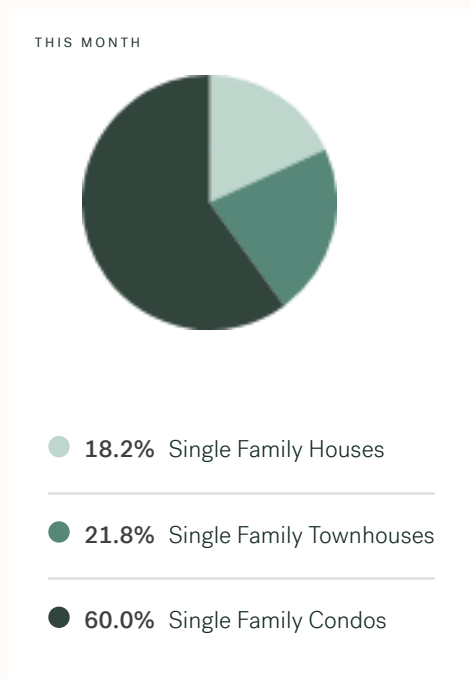
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



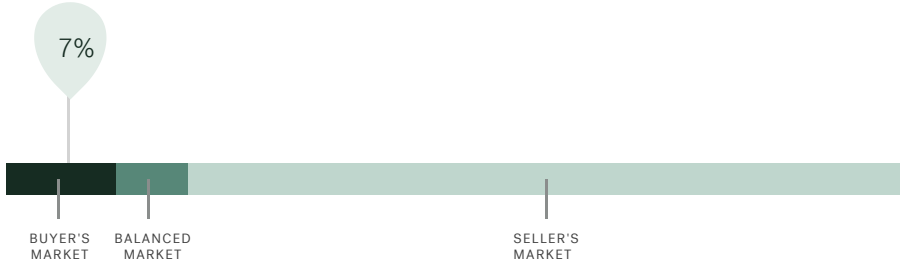
Richmond Single Family Houses

JANUARY 2025 - 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.



Summary of Sales Price Change



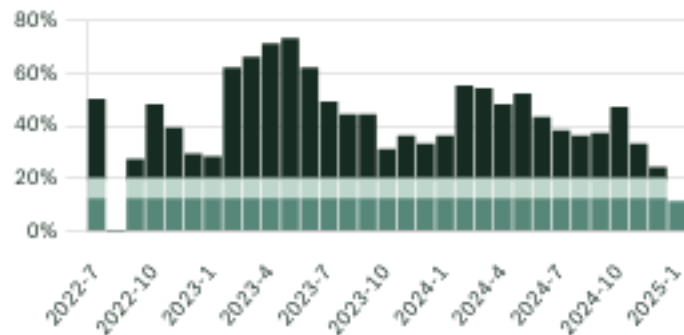
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Richmond Single Family Townhomes

JANUARY 2025 - 5 YEAR TREND

Market Status

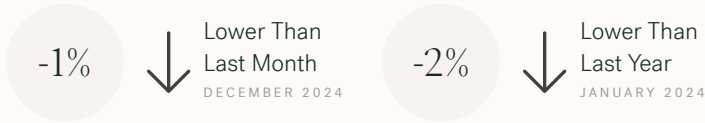
Balanced Market

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.



- 12% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 198 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 24 Single Family Townhouse Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



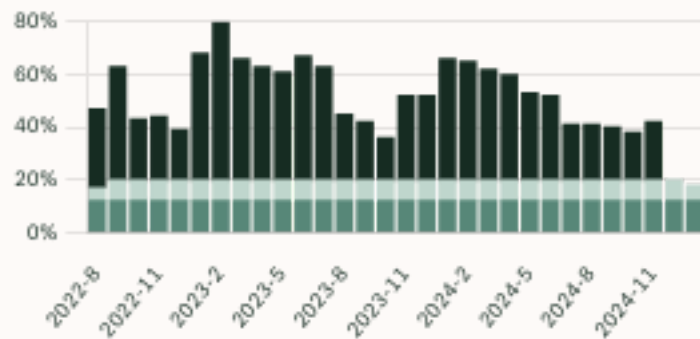
Sales Price



Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



JANUARY 2025 - 5 YEAR TREND

Market Status

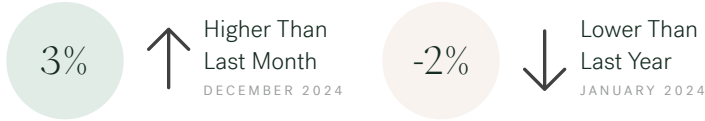
Balanced Market

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.



- 13% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 505 Active Single Family Condo Listings IN PAST 30 DAYS
- 66 Single Family Condo Listings Sold IN PAST 30 DAYS

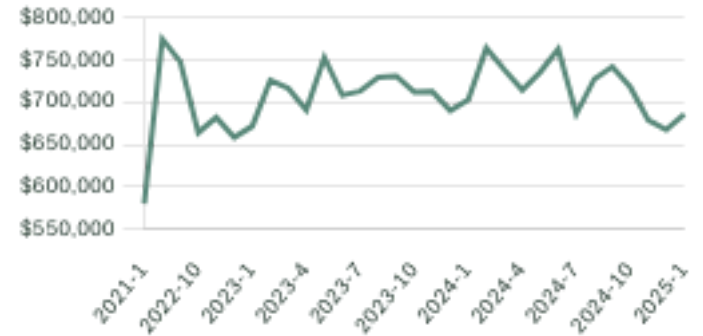
Summary of Sales Price Change



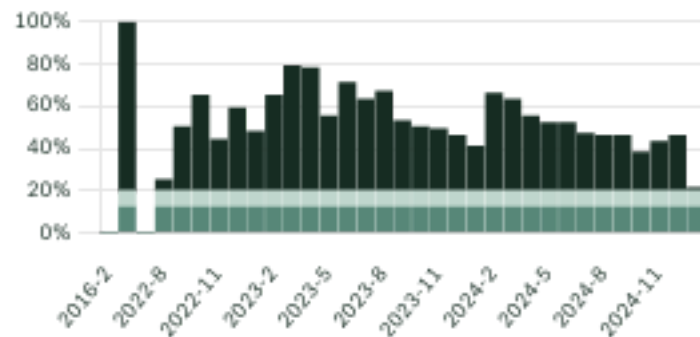
Summary of Sales Volume Change



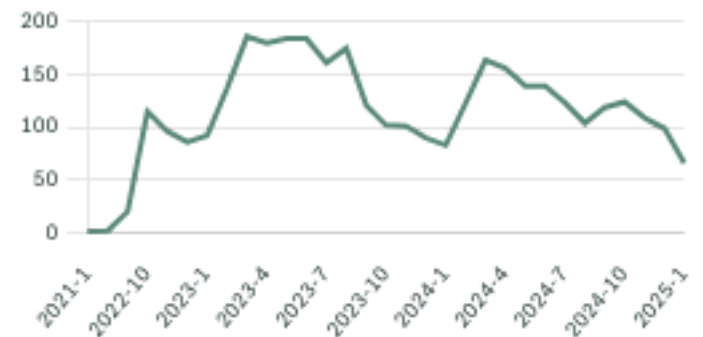
Sales Price



Sales-to-Active Ratio



Number of Transactions



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