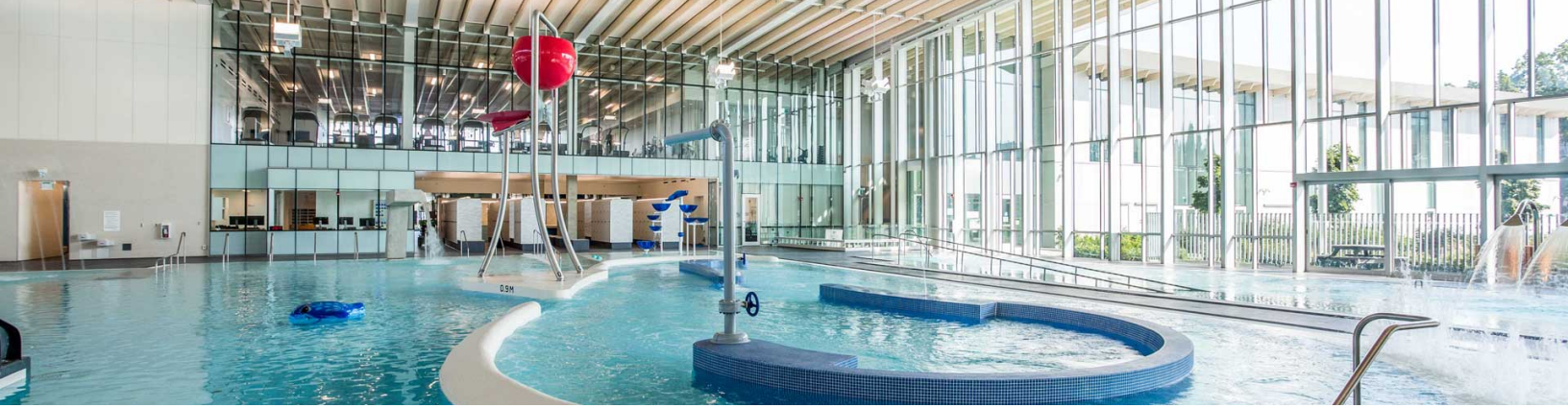


RESIDENTIAL MARKET REPORT

# Richmond

April 2025



## Richmond Specialists



**Olga Tarasenko**

B.LING (BACHELOR OF LINGUISTICS), DIBM

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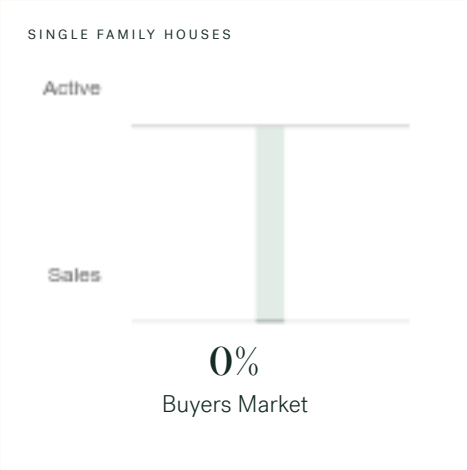
## About Richmond

Richmond is a suburb of Vancouver, bordering Vancouver, Ladner and New Westminster, 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 1,897,363, an average size of 1,908 sqft, and an average price per square feet of \$994.

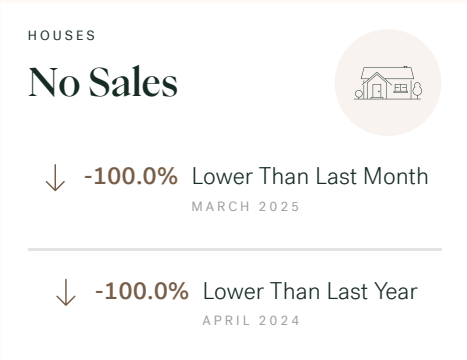
## Richmond Neighbourhoods

- 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

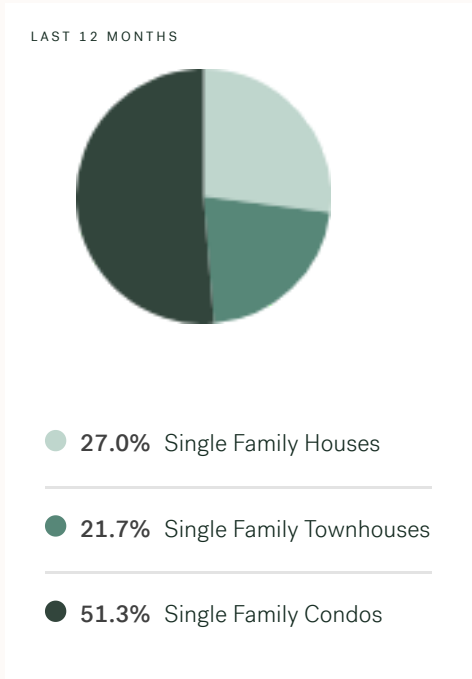
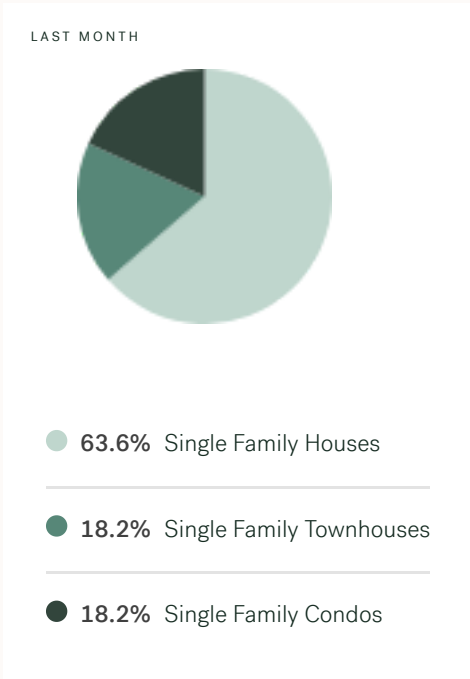
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



# Richmond Single Family Houses

APRIL 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.



0%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

21

Active Single Family House Listings  
IN PAST 30 DAYS

0

Single Family House Listings Sold  
IN PAST 30 DAYS

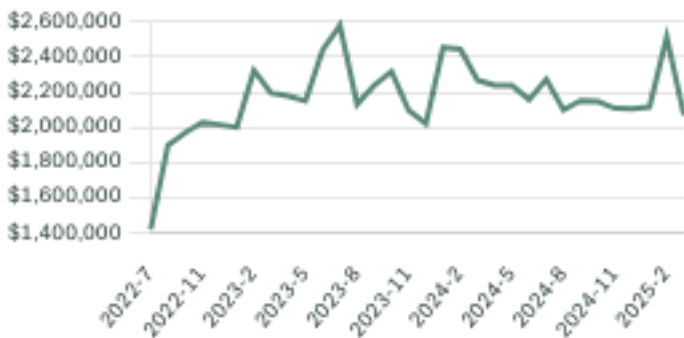
## Summary of Sales Price Change



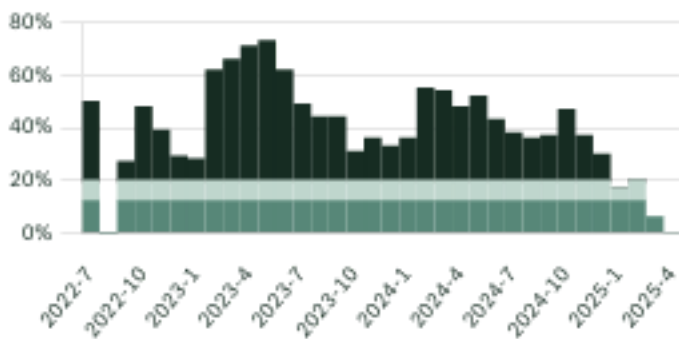
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



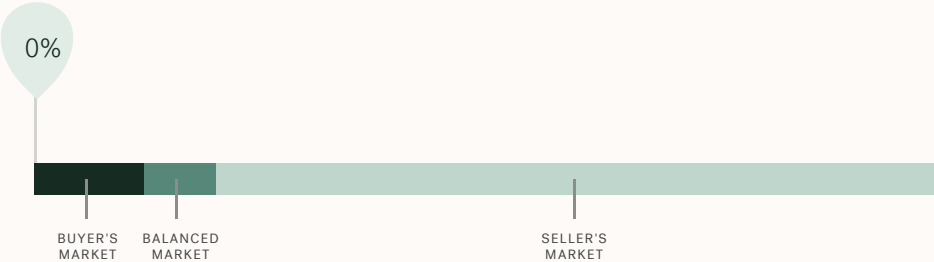
# Richmond Single Family Townhomes

APRIL 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.

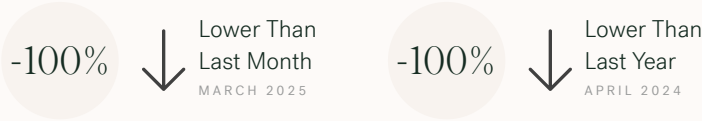


0%  
Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

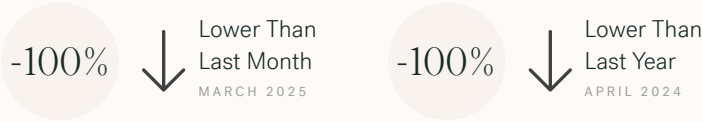
0  
Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

0  
Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



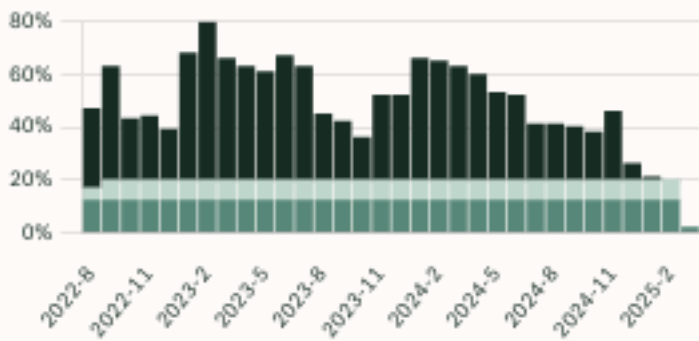
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



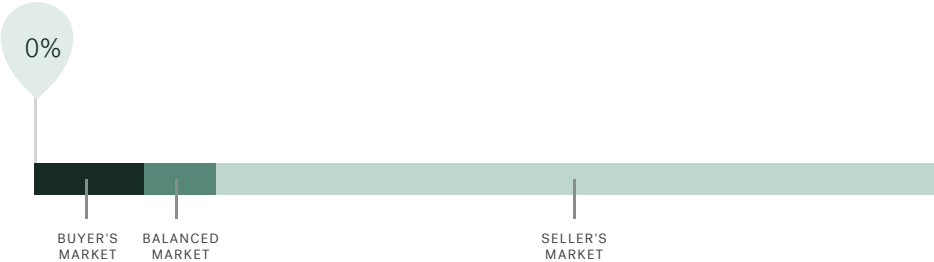
# Richmond Single Family Condos

APRIL 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.



0%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

0

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

0

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

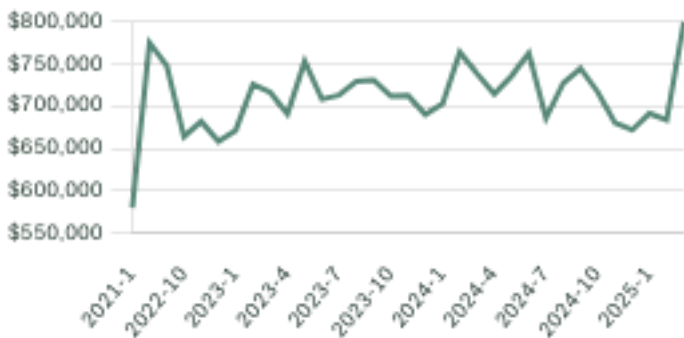
## Summary of Sales Price Change



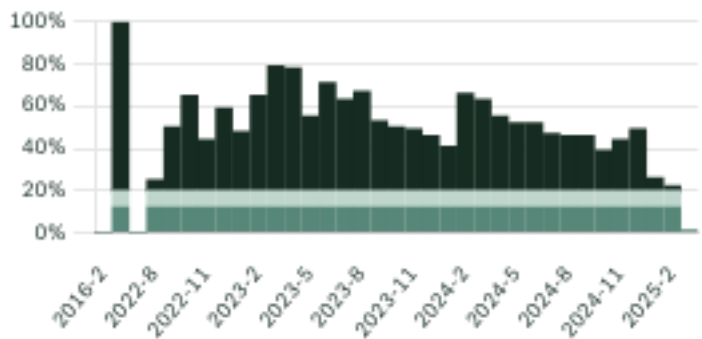
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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