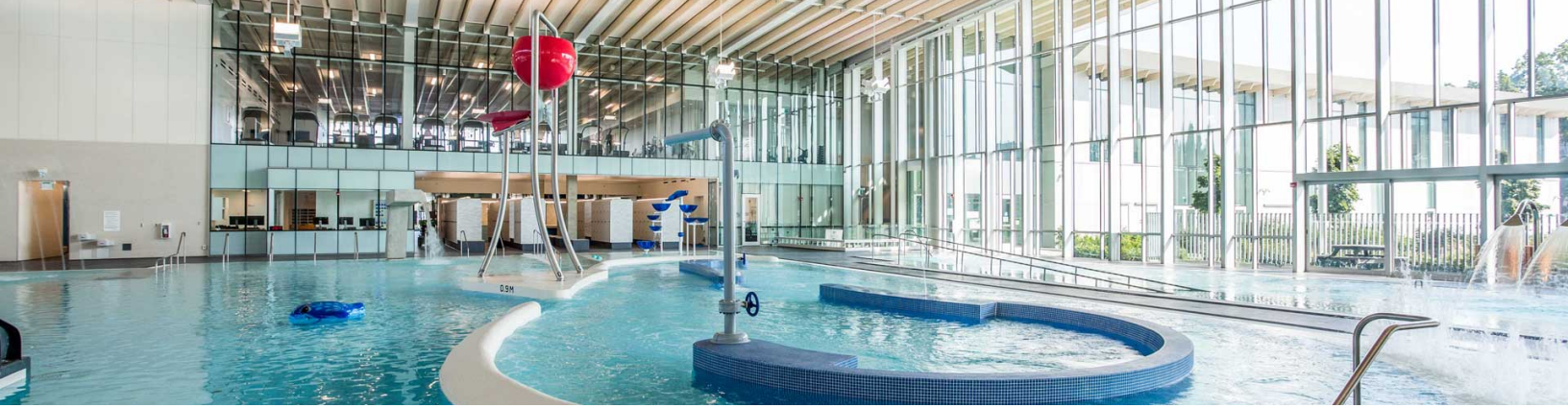


RESIDENTIAL MARKET REPORT

# Richmond

June 2025



## Richmond Specialists



**Olga Tarasenko**

B.LING (BACHELOR OF  
LINGUISTICS), DIBM

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## About Richmond

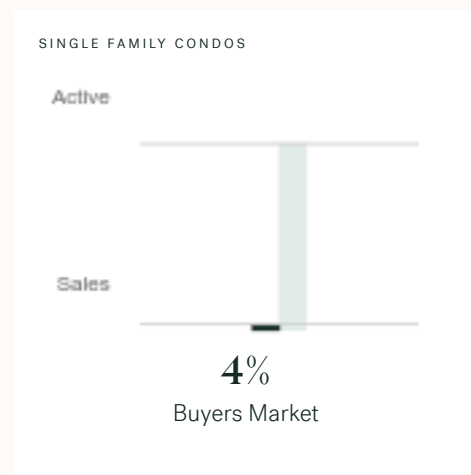
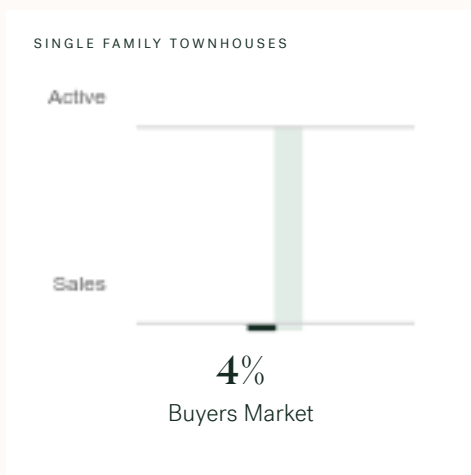
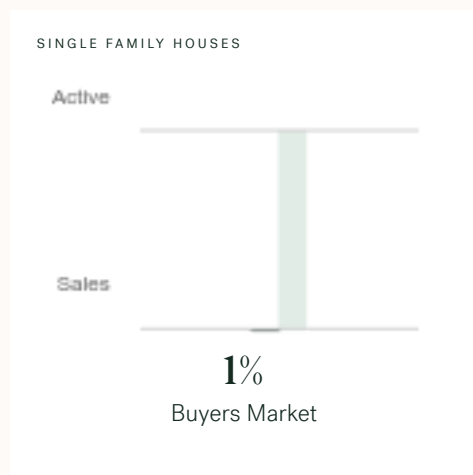
Richmond is a suburb of Vancouver, bordering Vancouver, Ladner and New Westminster, with approximately 230,584 (2022) residents living in a land area of 230,584 (2022) square kilometers. Currently there are homes for sale in Richmond, with an average price of 2,021,227, an average size of 1,950 sqft, and an average price per square feet of \$1,037.

## Richmond Neighbourhoods

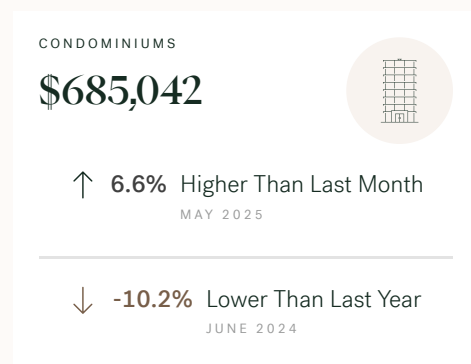
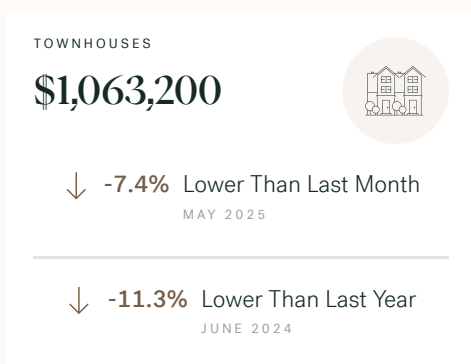
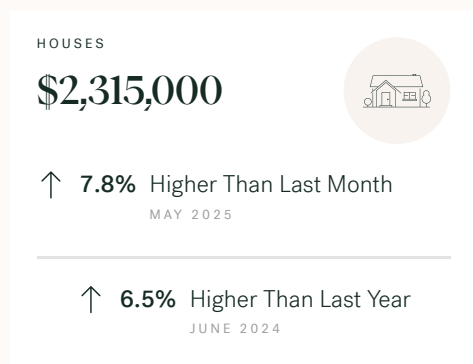
- Boyd Park
- Bridgeport
- Brighthouse
- Brighthouse South
- Broadmoor
- East Cambie
- East Richmond
- Garden City
- Gilmore
- Granville
- Hamilton
- Ironwood
- Lackner
- McLennan
- McLennan North
- Mcnair
- Quilchena
- Riverdale
- Saunders
- Sea Island
- Seafair
- South Arm
- Steveston North
- Steveston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

# June 2025 Richmond Overview

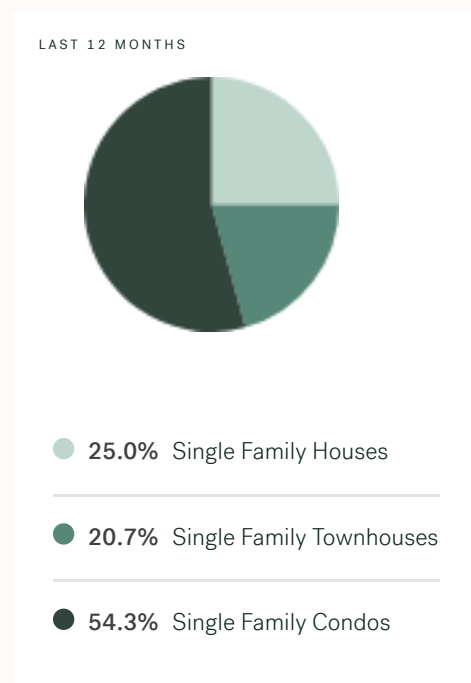
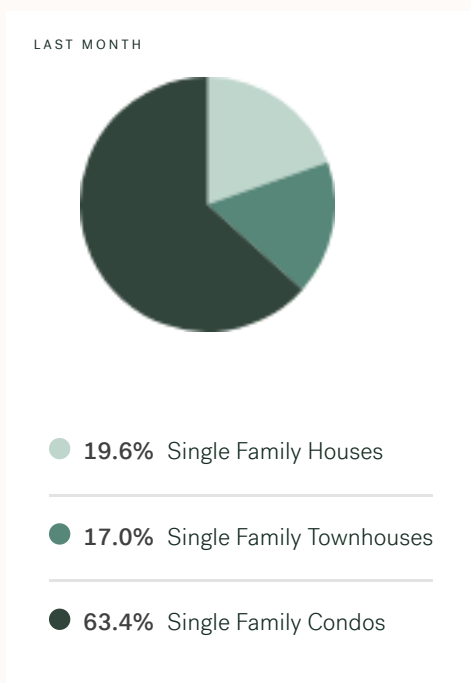
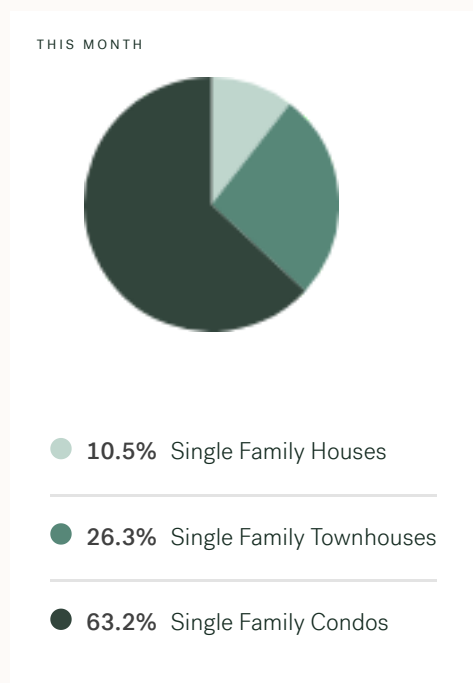
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



# Richmond Single Family Houses

JUNE 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.



1%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

172

Active Single Family House Listings  
IN PAST 30 DAYS

2

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

8%



Higher Than Last Month  
MAY 2025

6%



Higher Than Last Year  
JUNE 2024

## Summary of Sales Volume Change

-91%



Lower Than Last Month  
MAY 2025

-97%

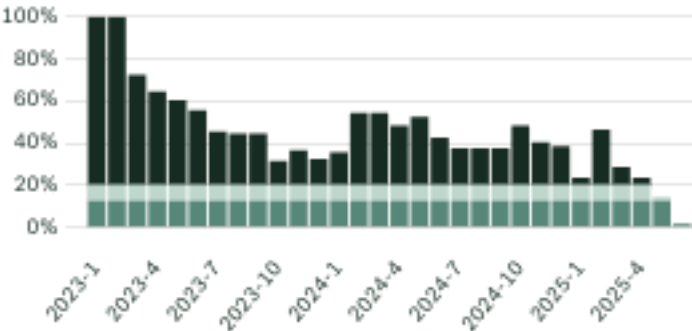


Lower Than Last Year  
JUNE 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



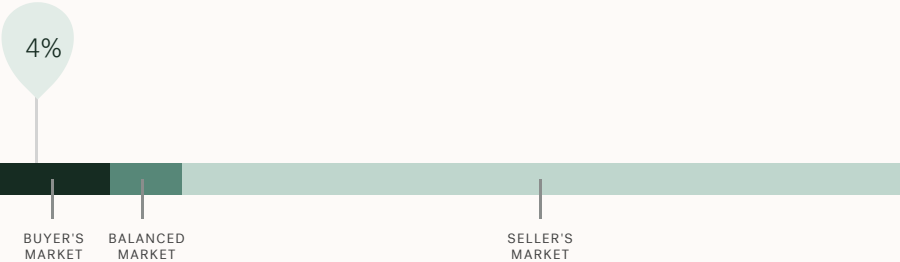
# Richmond Single Family Townhomes

JUNE 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.



4%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

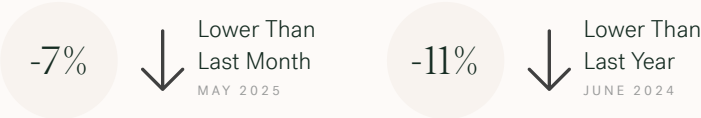
131

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

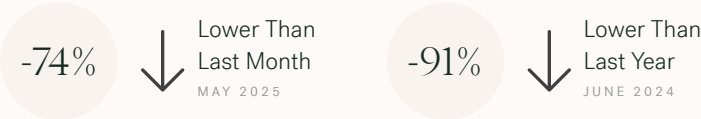
5

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

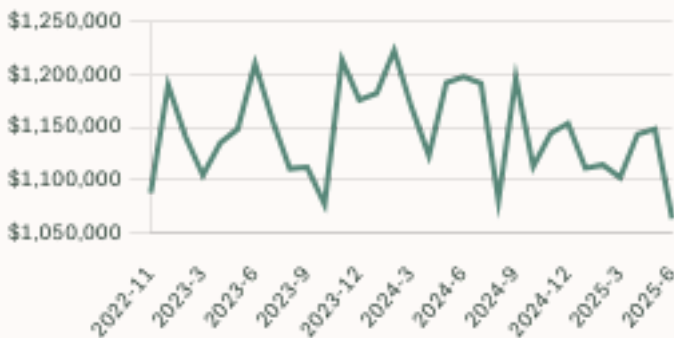
## Summary of Sales Price Change



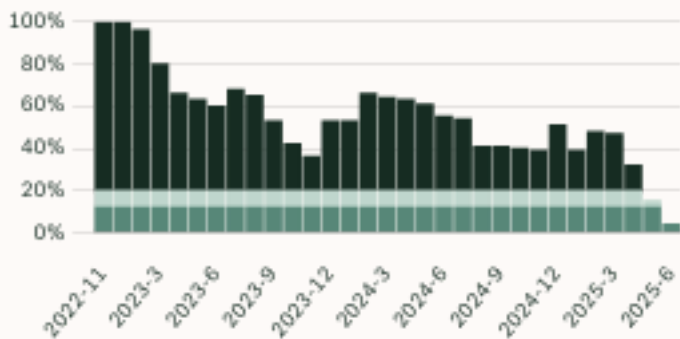
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Richmond Single Family Condos

JUNE 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.



4%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

321

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

12

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

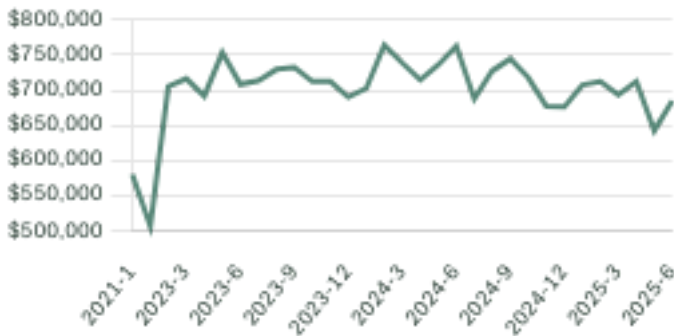
## Summary of Sales Price Change



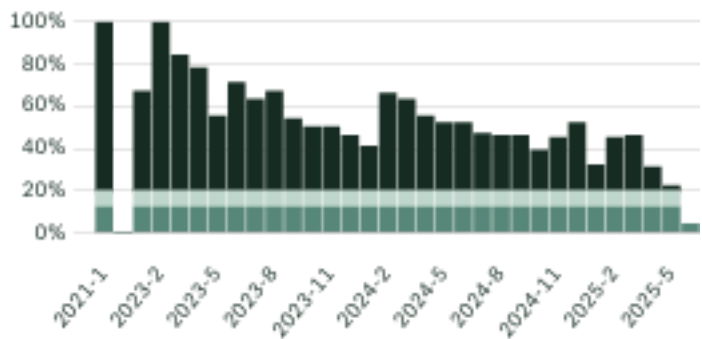
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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Sources: Real Estate Board of Greater Vancouver, Commercial Edge, Canadian Real Estate Association, MLS®, Altus Group, Statistics Canada, Landcor, RealNet. Disclaimer: Data has been obtained from sources considered to be reliable as of September 31, 2023. However, no representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct.