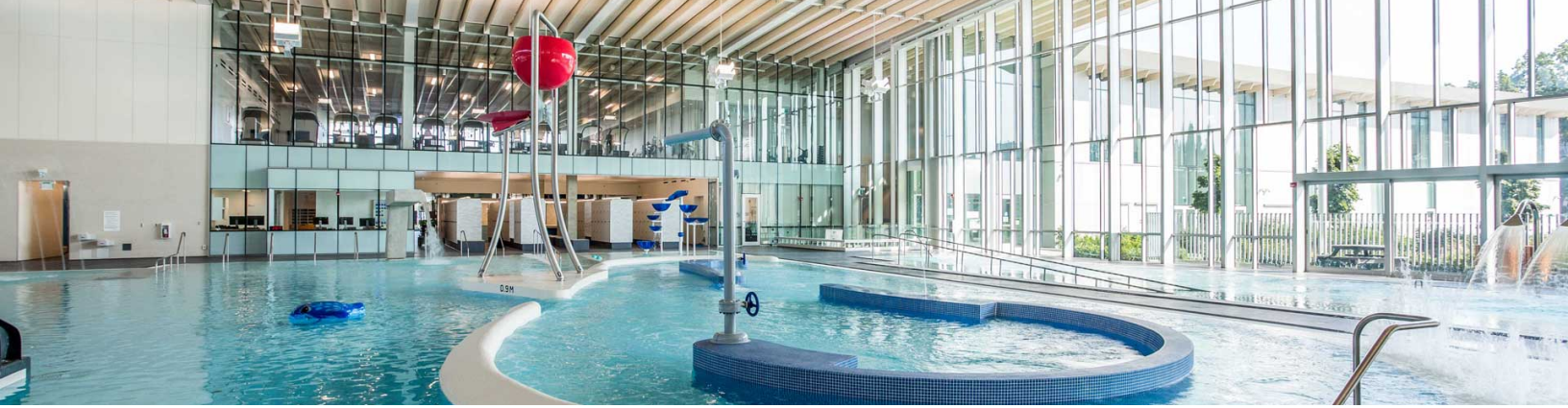


RESIDENTIAL MARKET REPORT

Richmond

July 2025



Richmond Specialists



Olga Tarasenko

B.LING (BACHELOR OF LINGUISTICS), DIBM

604 684 8844 · 705
olga@kleingroup.com

About Richmond

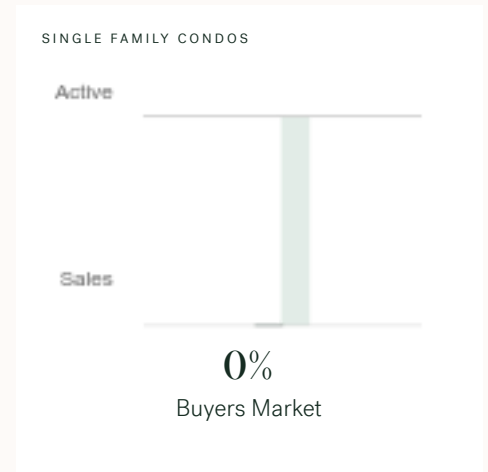
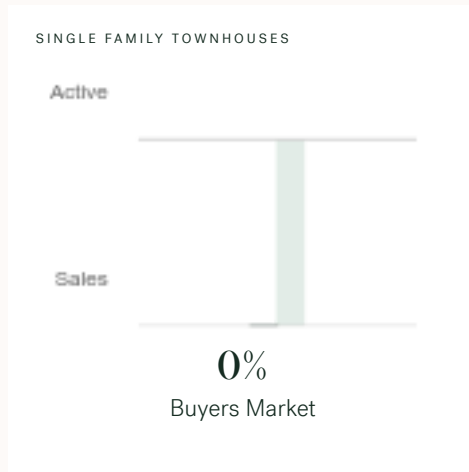
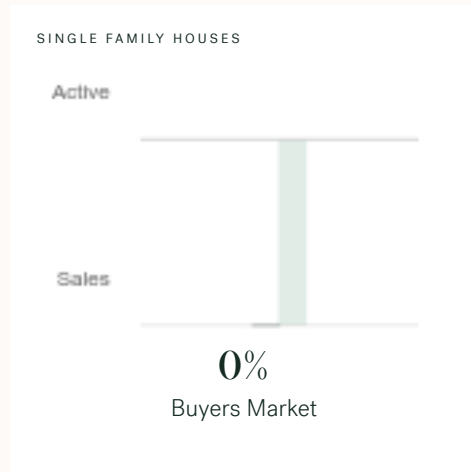
Richmond is a suburb of Vancouver, bordering Vancouver, Ladner and New Westminster, with approximately 230,584 (2022) residents living in a land area of 230,584 (2022) square kilometers. Currently there are homes for sale in Richmond, with an average price of 2,238,705, an average size of 2,206 sqft, and an average price per square feet of \$1,015.

Richmond Neighbourhoods

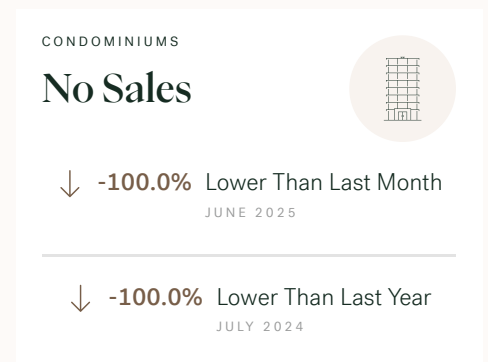
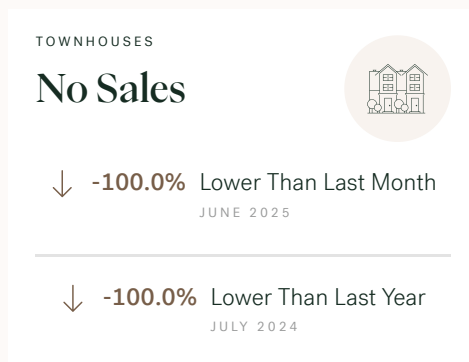
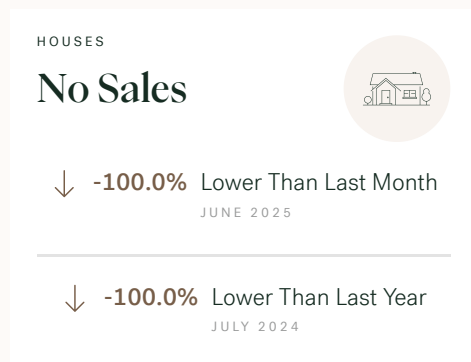
- Boyd Park
- Bridgeport
- Brighthouse
- Brighthouse South
- Broadmoor
- East Cambie
- East Richmond
- Garden City
- Gilmore
- Granville
- Hamilton
- Ironwood
- Lackner
- McLennan
- McLennan North
- Mcnair
- Quilchena
- Riverdale
- Saunders
- Sea Island
- Seafair
- South Arm
- Steveston North
- Steveston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

July 2025 Richmond Overview

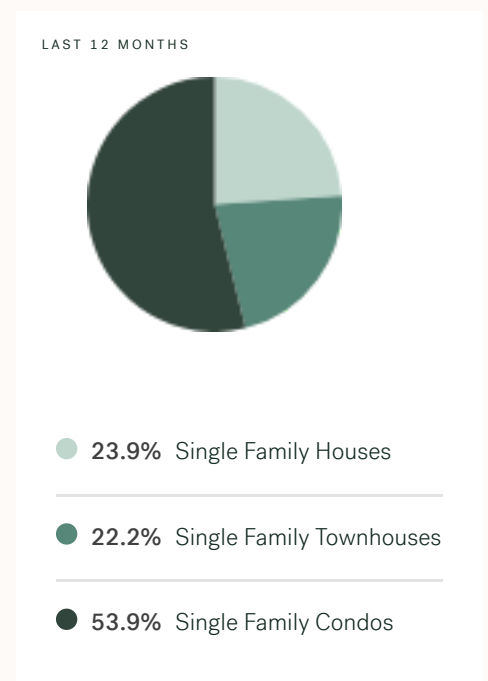
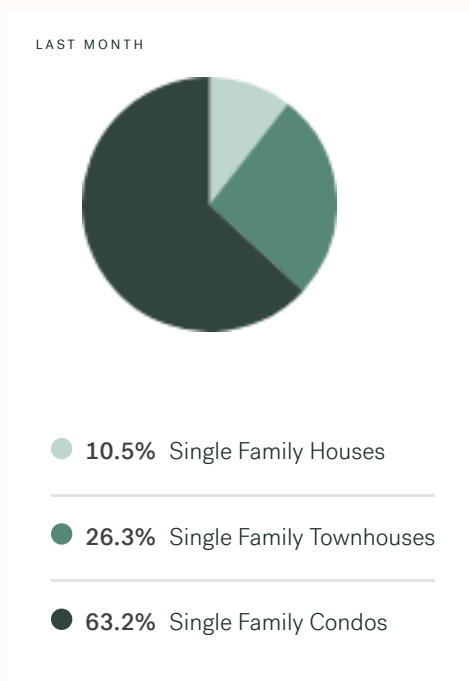
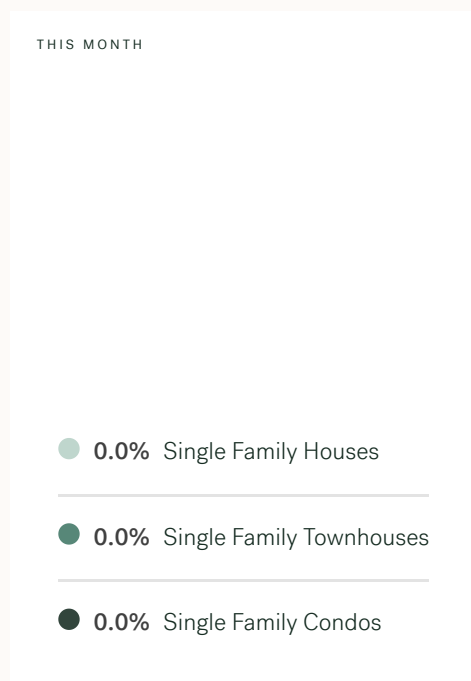
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Richmond Single Family Houses

JULY 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

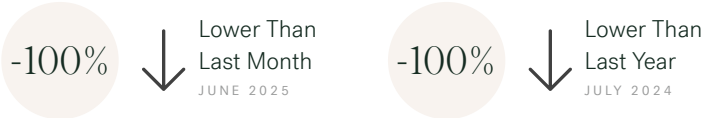
32

Active Single Family House Listings
IN PAST 30 DAYS

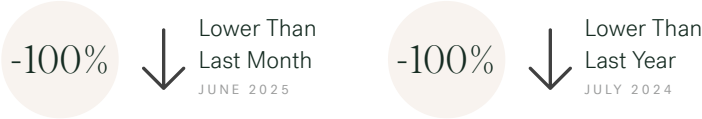
0

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



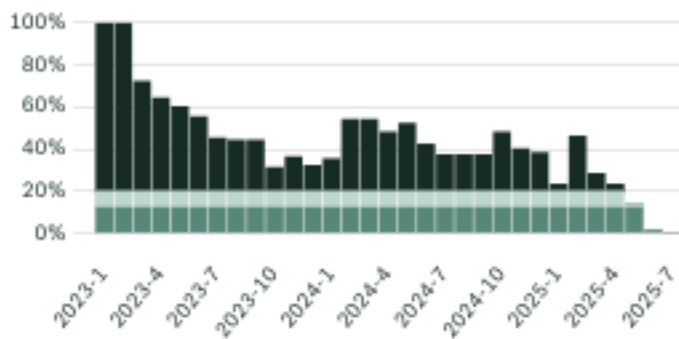
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



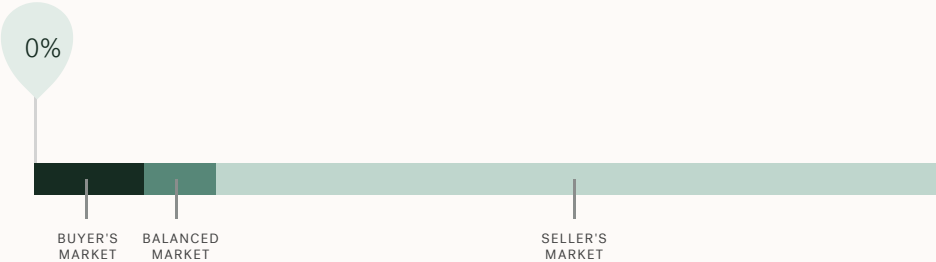
Richmond Single Family Townhomes

JULY 2025 - 5 YEAR TREND

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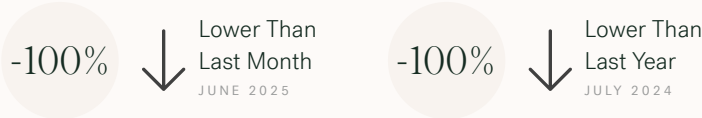


0%
Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

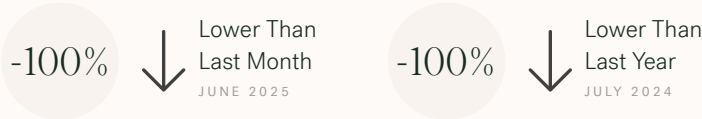
16
Active Single Family
Townhouse Listings
IN PAST 30 DAYS

0
Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

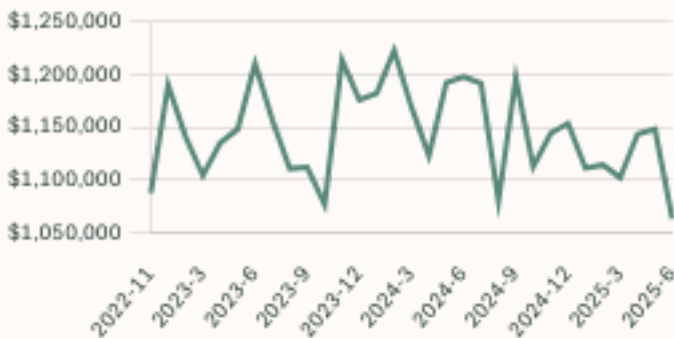
Summary of Sales Price Change



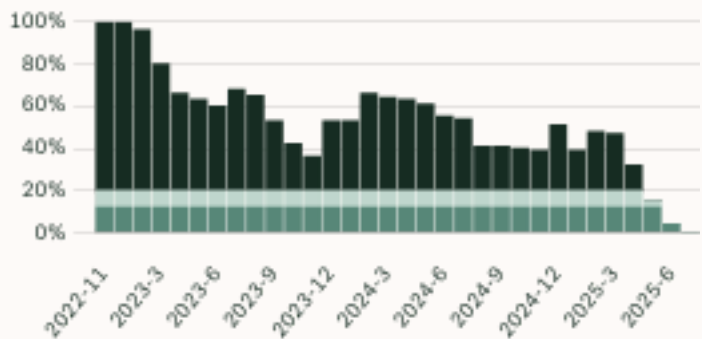
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



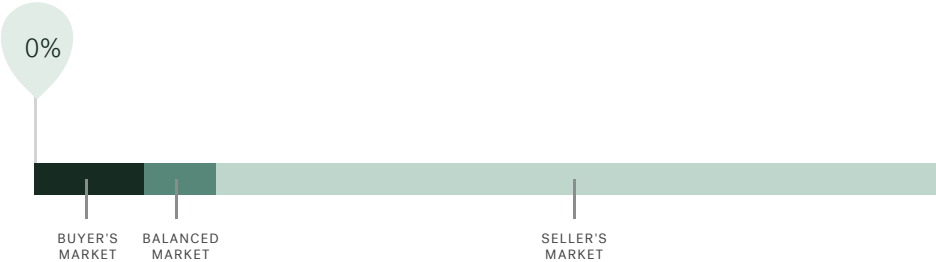
Richmond Single Family Condos

JULY 2025 - 5 YEAR TREND

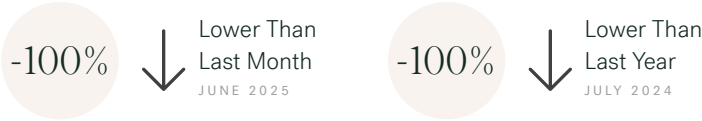
Market Status

Buyers Market

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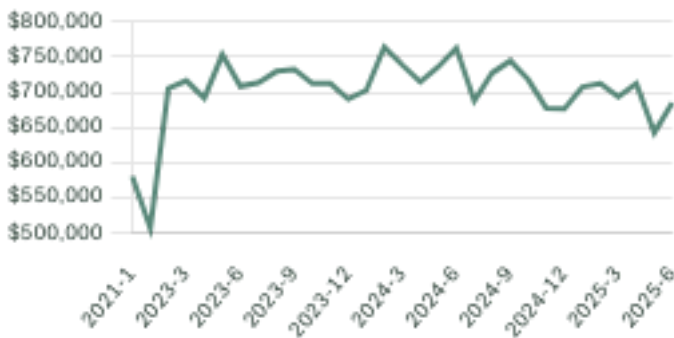
Summary of Sales Price Change



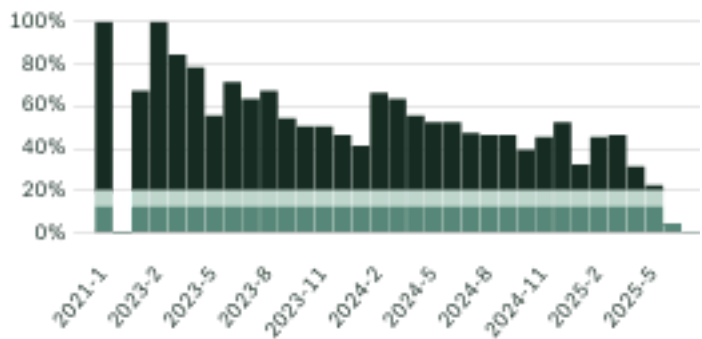
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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