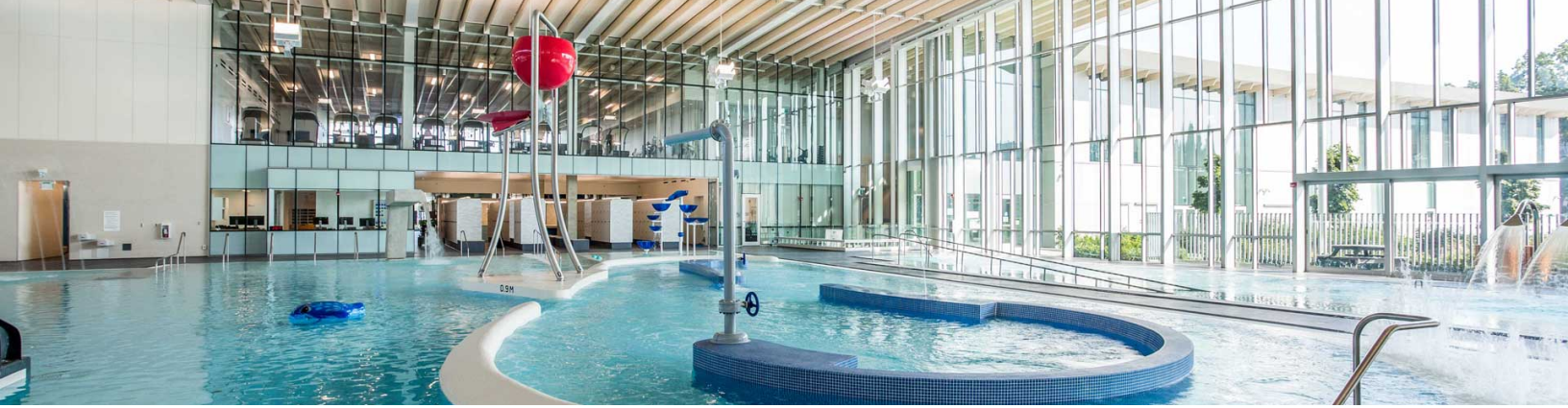


RESIDENTIAL MARKET REPORT

Richmond

October 2025



Richmond Specialists



Olga Tarasenko

B.LING (BACHELOR OF
LINGUISTICS), DIBM

604 684 8844 · 705
olga@kleingroup.com

About Richmond

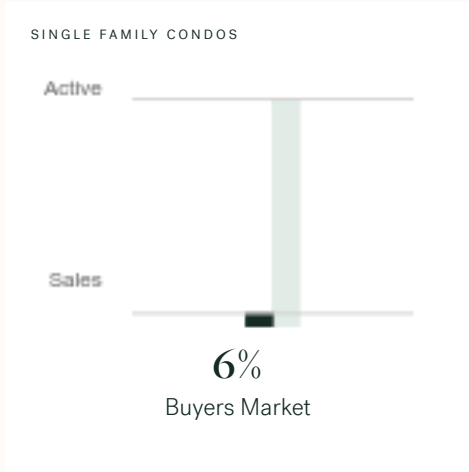
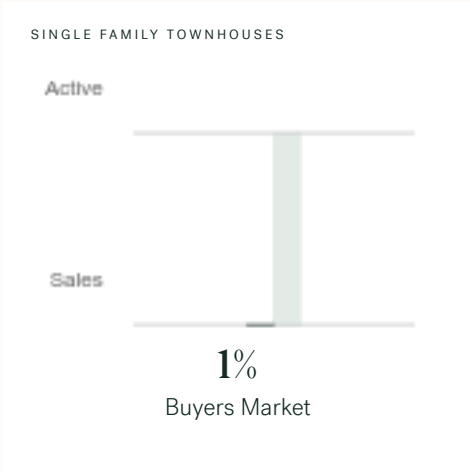
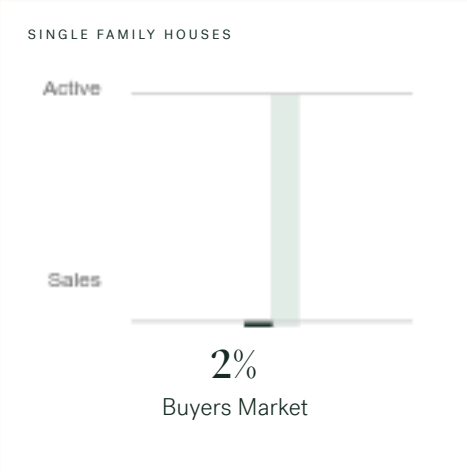
Richmond is a suburb of Vancouver, bordering Vancouver, Ladner and New Westminster, with approximately 230,584 (2022) residents living in a land area of 230,584 (2022) square kilometers. Currently there are homes for sale in Richmond, with an average price of 1,560,859, an average size of 1,707 sqft, and an average price per square feet of \$914.

Richmond Neighbourhoods

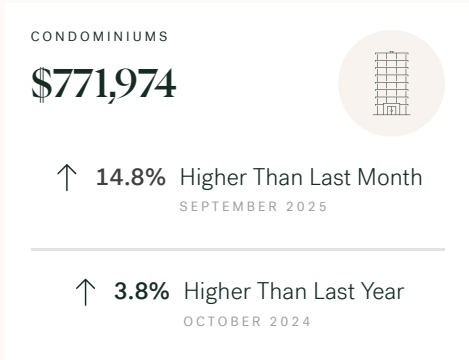
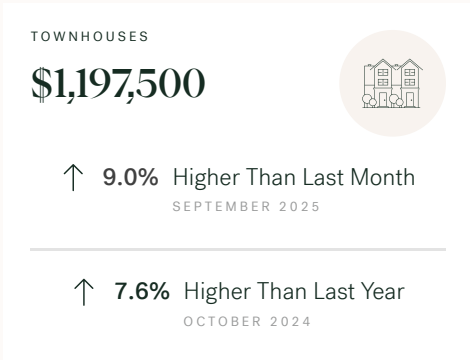
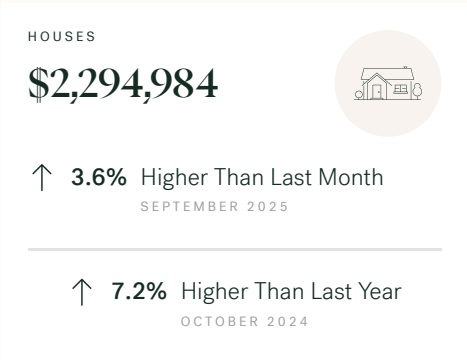
- Boyd Park
- Bridgeport
- Brighthouse
- Brighthouse South
- Broadmoor
- East Cambie
- East Richmond
- Garden City
- Gilmore
- Granville
- Hamilton
- Ironwood
- Lackner
- McLennan
- McLennan North
- McNair
- Quilchena
- Riverdale
- Saunders
- Sea Island
- Seafair
- South Arm
- Steveston North
- Steveston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

October 2025 Richmond Overview

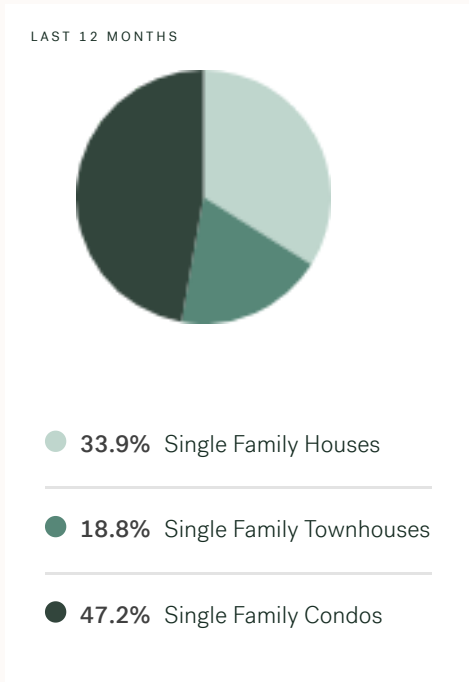
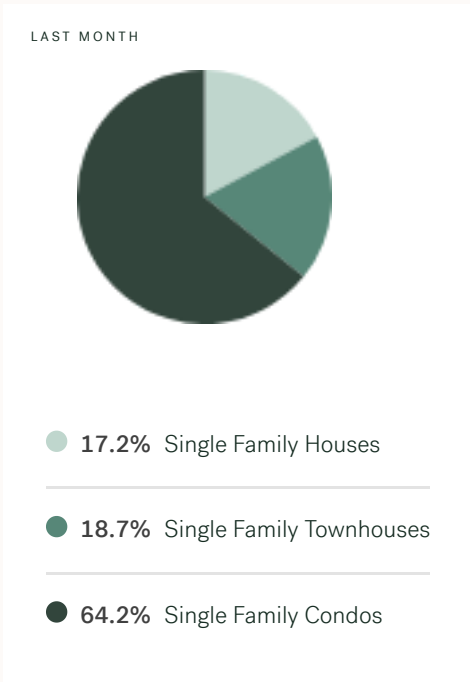
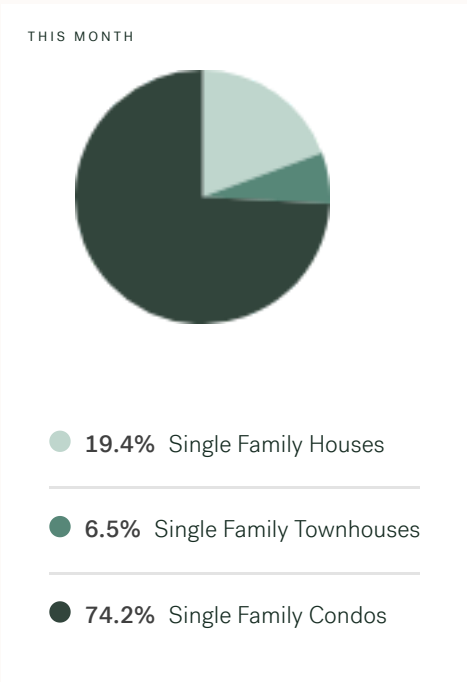
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



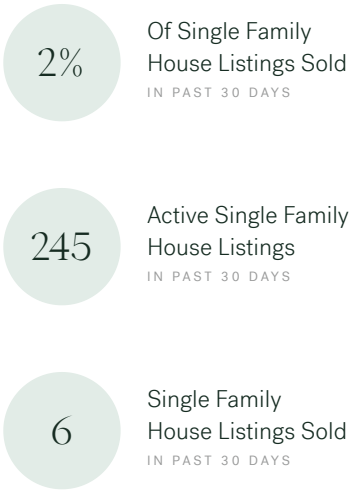
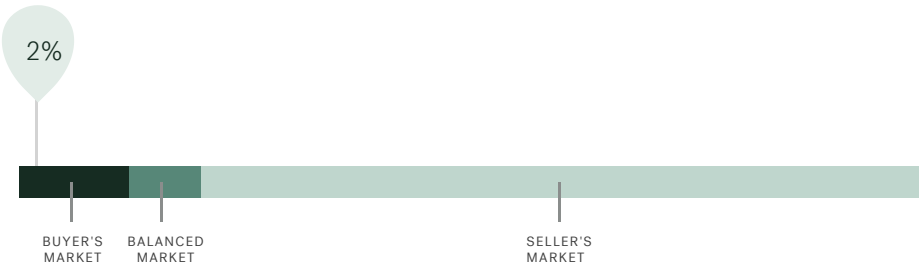
Richmond Single Family Houses

OCTOBER 2025 - 5 YEAR TREND

Market Status

Buyers Market

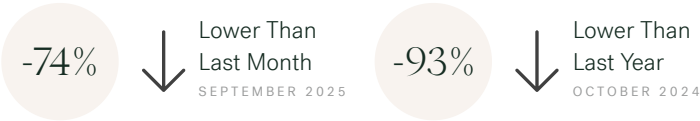
Richmond is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



Summary of Sales Price Change



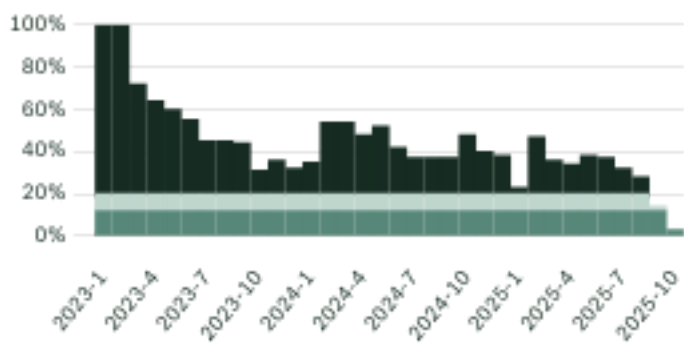
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



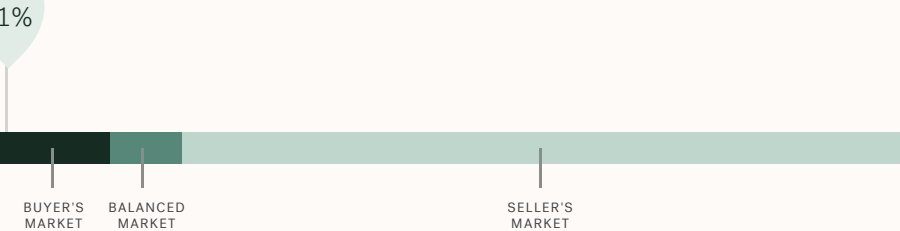
Richmond Single Family Townhomes

OCTOBER 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
Townhouse Listings Sold
IN PAST 30 DAYS

163

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

2

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

9%



Higher Than
Last Month
SEPTEMBER 2025

8%



Higher Than
Last Year
OCTOBER 2024

Summary of Sales Volume Change

-92%



Lower Than
Last Month
SEPTEMBER 2025

-96%

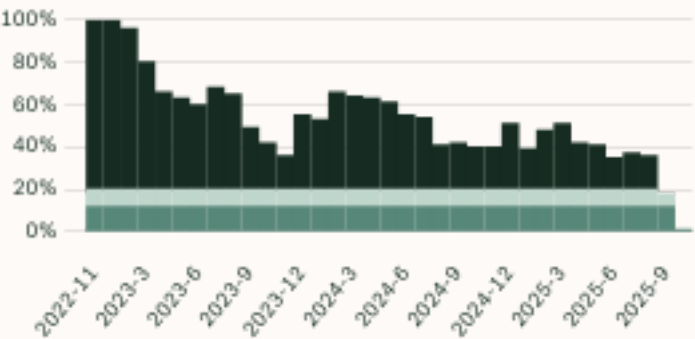


Lower Than
Last Year
OCTOBER 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



Richmond Single Family Condos

OCTOBER 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.



6%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

383

Active Single Family
Condo Listings
IN PAST 30 DAYS

23

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



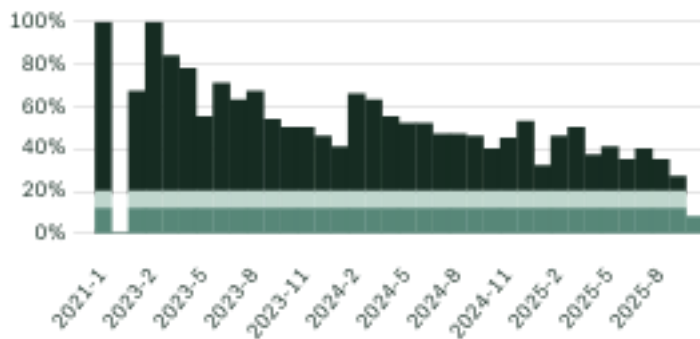
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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T 866 352 9311
F 1 855 684 8844

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Vancouver, BC
Canada V5T 1W5

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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.