A Research Tool Provided by the Real Estate Board of Greater Vancouver

# Richmond

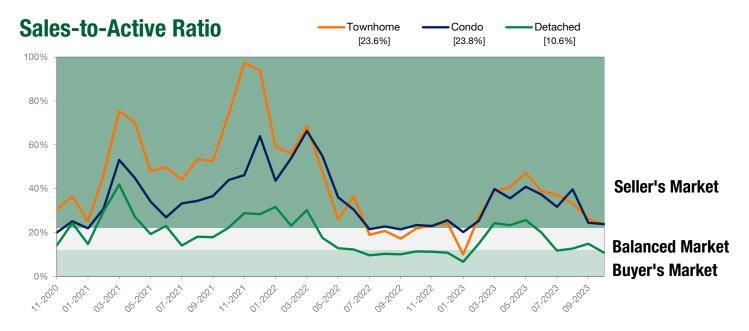


## October 2023

| Detached Properties      | October     |             |                    | September   |             |                    |
|--------------------------|-------------|-------------|--------------------|-------------|-------------|--------------------|
| Activity Snapshot        | 2023        | 2022        | One-Year<br>Change | 2023        | 2022        | One-Year<br>Change |
| Total Active Listings    | 479         | 534         | - 10.3%            | 509         | 545         | - 6.6%             |
| Sales                    | 51          | 60          | - 15.0%            | 75          | 54          | + 38.9%            |
| Days on Market Average   | 40          | 32          | + 25.0%            | 27          | 45          | - 40.0%            |
| MLS® HPI Benchmark Price | \$2,155,600 | \$2,059,400 | + 4.7%             | \$2,179,100 | \$2,084,800 | + 4.5%             |

| Condos October           |           |           | October            |           |           |                    |
|--------------------------|-----------|-----------|--------------------|-----------|-----------|--------------------|
| Activity Snapshot        | 2023      | 2022      | One-Year<br>Change | 2023      | 2022      | One-Year<br>Change |
| Total Active Listings    | 534       | 532       | + 0.4%             | 534       | 549       | - 2.7%             |
| Sales                    | 127       | 124       | + 2.4%             | 130       | 117       | + 11.1%            |
| Days on Market Average   | 29        | 28        | + 3.6%             | 30        | 36        | - 16.7%            |
| MLS® HPI Benchmark Price | \$763,400 | \$693,000 | + 10.2%            | \$750,200 | \$697,700 | + 7.5%             |

| Townhomes                | October     |             |                    | September   |             |                    |
|--------------------------|-------------|-------------|--------------------|-------------|-------------|--------------------|
| Activity Snapshot        | 2023        | 2022        | One-Year<br>Change | 2023        | 2022        | One-Year<br>Change |
| Total Active Listings    | 182         | 244         | - 25.4%            | 188         | 228         | - 17.5%            |
| Sales                    | 43          | 53          | - 18.9%            | 49          | 39          | + 25.6%            |
| Days on Market Average   | 21          | 32          | - 34.4%            | 27          | 31          | - 12.9%            |
| MLS® HPI Benchmark Price | \$1,104,800 | \$1,050,100 | + 5.2%             | \$1,126,200 | \$1,042,700 | + 8.0%             |



Current as of November 02, 2023. All data from the Real Estate Board of Greater Vancouver. Report © 2023 ShowingTime. Percent changes are calculated using rounded figures.

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## Richmond



## **Detached Properties Report – October 2023**

| Price Range                 | Sales | Active<br>Listings | Avg Days<br>on Market |
|-----------------------------|-------|--------------------|-----------------------|
| \$99,999 and Below          | 0     | 0                  | 0                     |
| \$100,000 to \$199,999      | 0     | 1                  | 0                     |
| \$200,000 to \$399,999      | 0     | 3                  | 0                     |
| \$400,000 to \$899,999      | 0     | 4                  | 0                     |
| \$900,000 to \$1,499,999    | 5     | 16                 | 32                    |
| \$1,500,000 to \$1,999,999  | 15    | 122                | 34                    |
| \$2,000,000 to \$2,999,999  | 20    | 181                | 34                    |
| \$3,000,000 and \$3,999,999 | 9     | 87                 | 55                    |
| \$4,000,000 to \$4,999,999  | 1     | 39                 | 84                    |
| \$5,000,000 and Above       | 1     | 26                 | 135                   |
| TOTAL                       | 51    | 479                | 40                    |

| Neighbourhood     | Sales | Active<br>Listings | Benchmark<br>Price | One-Year<br>Change |
|-------------------|-------|--------------------|--------------------|--------------------|
| Boyd Park         | 1     | 18                 | \$2,178,200        | + 3.9%             |
| Bridgeport RI     | 0     | 8                  | \$1,841,000        | + 8.4%             |
| Brighouse         | 0     | 9                  | \$0                |                    |
| Brighouse South   | 0     | 2                  | \$0                |                    |
| Broadmoor         | 2     | 42                 | \$2,629,400        | + 0.5%             |
| East Cambie       | 2     | 12                 | \$1,883,900        | + 7.9%             |
| East Richmond     | 1     | 23                 | \$2,334,000        | + 0.7%             |
| Garden City       | 5     | 21                 | \$1,938,600        | + 3.3%             |
| Gilmore           | 0     | 11                 | \$0                |                    |
| Granville         | 2     | 27                 | \$2,590,400        | + 7.8%             |
| Hamilton RI       | 2     | 9                  | \$1,457,100        | + 1.6%             |
| Ironwood          | 3     | 16                 | \$1,726,600        | + 2.6%             |
| Lackner           | 0     | 20                 | \$2,284,300        | + 4.1%             |
| McLennan          | 0     | 15                 | \$2,587,200        | + 2.1%             |
| McLennan North    | 0     | 6                  | \$2,499,800        | + 6.5%             |
| McNair            | 2     | 18                 | \$1,834,200        | + 2.0%             |
| Quilchena RI      | 5     | 18                 | \$2,258,200        | + 8.2%             |
| Riverdale RI      | 1     | 27                 | \$2,413,700        | + 8.7%             |
| Saunders          | 3     | 19                 | \$2,211,600        | + 2.6%             |
| Sea Island        | 0     | 6                  | \$1,874,500        | - 1.5%             |
| Seafair           | 5     | 30                 | \$2,627,600        | + 4.7%             |
| South Arm         | 0     | 10                 | \$2,244,200        | + 1.6%             |
| Steveston North   | 1     | 19                 | \$1,808,600        | + 5.1%             |
| Steveston South   | 2     | 20                 | \$1,992,000        | + 4.9%             |
| Steveston Village | 3     | 6                  | \$1,855,600        | + 4.3%             |
| Terra Nova        | 4     | 10                 | \$2,378,400        | + 8.9%             |
| West Cambie       | 1     | 29                 | \$1,901,100        | + 8.8%             |
| Westwind          | 2     | 5                  | \$2,083,900        | + 3.8%             |
| Woodwards         | 4     | 23                 | \$1,979,100        | + 2.3%             |
| TOTAL*            | 51    | 479                | \$2,155,600        | + 4.7%             |

\* This represents the total of the Richmond area, not the sum of the areas above.

**Detached Homes - Richmond** 



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## Richmond



### **Condo Report – October 2023**

| Price Range                 | Sales | Active<br>Listings | Avg Days<br>on Market |
|-----------------------------|-------|--------------------|-----------------------|
| \$99,999 and Below          | 0     | 0                  | 0                     |
| \$100,000 to \$199,999      | 0     | 0                  | 0                     |
| \$200,000 to \$399,999      | 5     | 29                 | 75                    |
| \$400,000 to \$899,999      | 98    | 292                | 24                    |
| \$900,000 to \$1,499,999    | 22    | 171                | 30                    |
| \$1,500,000 to \$1,999,999  | 2     | 19                 | 131                   |
| \$2,000,000 to \$2,999,999  | 0     | 16                 | 0                     |
| \$3,000,000 and \$3,999,999 | 0     | 5                  | 0                     |
| \$4,000,000 to \$4,999,999  | 0     | 2                  | 0                     |
| \$5,000,000 and Above       | 0     | 0                  | 0                     |
| TOTAL                       | 127   | 534                | 29                    |

| Neighbourhood     | Sales | Active<br>Listings | Benchmark<br>Price | One-Year<br>Change |
|-------------------|-------|--------------------|--------------------|--------------------|
| Boyd Park         | 3     | 3                  | \$568,000          | + 9.2%             |
| Bridgeport RI     | 1     | 4                  | \$696,600          | + 9.6%             |
| Brighouse         | 61    | 294                | \$828,100          | + 11.8%            |
| Brighouse South   | 14    | 26                 | \$654,400          | + 10.4%            |
| Broadmoor         | 0     | 1                  | \$505,200          | + 11.5%            |
| East Cambie       | 1     | 0                  | \$510,200          | + 6.3%             |
| East Richmond     | 0     | 0                  | \$782,600          | + 7.2%             |
| Garden City       | 0     | 0                  | \$0                |                    |
| Gilmore           | 0     | 0                  | \$0                |                    |
| Granville         | 1     | 5                  | \$270,900          | + 6.1%             |
| Hamilton RI       | 2     | 11                 | \$831,600          | + 9.6%             |
| Ironwood          | 0     | 9                  | \$650,800          | + 9.1%             |
| Lackner           | 0     | 0                  | \$0                |                    |
| McLennan          | 0     | 0                  | \$0                |                    |
| McLennan North    | 5     | 23                 | \$829,600          | + 16.4%            |
| McNair            | 0     | 0                  | \$0                |                    |
| Quilchena RI      | 0     | 1                  | \$0                |                    |
| Riverdale RI      | 3     | 2                  | \$623,600          | + 7.8%             |
| Saunders          | 0     | 0                  | \$0                |                    |
| Sea Island        | 0     | 0                  | \$0                |                    |
| Seafair           | 0     | 0                  | \$588,900          | + 9.5%             |
| South Arm         | 0     | 6                  | \$308,000          | + 6.1%             |
| Steveston North   | 1     | 1                  | \$540,500          | + 9.8%             |
| Steveston South   | 3     | 8                  | \$758,000          | + 6.4%             |
| Steveston Village | 0     | 3                  | \$0                |                    |
| Terra Nova        | 0     | 1                  | \$0                |                    |
| West Cambie       | 30    | 134                | \$820,000          | + 8.0%             |
| Westwind          | 0     | 0                  | \$0                |                    |
| Woodwards         | 2     | 2                  | \$0                |                    |
| TOTAL*            | 127   | 534                | \$763,400          | + 10.2%            |

\* This represents the total of the Richmond area, not the sum of the areas above.

Sales Active Listings MLS® HPI Benchmark Price **Condos - Richmond** \$763,400 \$750,200 \$747,000 \$747,000 \$740,800 \$739,800 \$740,800 \$728,700 \$725 200 \$716,100 \$683,300 \$681,700 534 518 512 534 490 484 466 473 455 . 476 403 376 193 194 193 181 172 162 130 127 118 109 96 81 02-2023 07-2023 11-2022 12-2022 01-2023 03-2023 04-2023 05-2023 06-2023 08-2023 09-2023 10-2023

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## **Richmond**

Sales

Active Listings



## **Townhomes Report – October 2023**

| Price Range                 | Sales | Active<br>Listings | Days on<br>Market |
|-----------------------------|-------|--------------------|-------------------|
| \$99,999 and Below          | 0     | 0                  | 0                 |
| \$100,000 to \$199,999      | 0     | 0                  | 0                 |
| \$200,000 to \$399,999      | 0     | 0                  | 0                 |
| \$400,000 to \$899,999      | 7     | 16                 | 37                |
| \$900,000 to \$1,499,999    | 34    | 138                | 17                |
| \$1,500,000 to \$1,999,999  | 2     | 26                 | 34                |
| \$2,000,000 to \$2,999,999  | 0     | 2                  | 0                 |
| \$3,000,000 and \$3,999,999 | 0     | 0                  | 0                 |
| \$4,000,000 to \$4,999,999  | 0     | 0                  | 0                 |
| \$5,000,000 and Above       | 0     | 0                  | 0                 |
| TOTAL                       | 43    | 182                | 21                |

| Neighbourhood     | Sales | Active<br>Listings | Benchmark<br>Price | One-Year<br>Change |
|-------------------|-------|--------------------|--------------------|--------------------|
| Boyd Park         | 2     | 3                  | \$774,600          | + 4.1%             |
| Bridgeport RI     | 0     | 15                 | \$1,099,100        | + 5.8%             |
| Brighouse         | 2     | 16                 | \$1,025,400        | - 0.8%             |
| Brighouse South   | 3     | 15                 | \$1,091,900        | + 10.4%            |
| Broadmoor         | 1     | 6                  | \$1,192,600        | + 12.0%            |
| East Cambie       | 4     | 7                  | \$918,000          | + 4.3%             |
| East Richmond     | 0     | 0                  | \$0                |                    |
| Garden City       | 0     | 7                  | \$1,227,500        | + 11.8%            |
| Gilmore           | 0     | 0                  | \$0                |                    |
| Granville         | 1     | 2                  | \$1,051,600        | + 1.9%             |
| Hamilton RI       | 1     | 19                 | \$902,300          | + 7.3%             |
| Ironwood          | 3     | 3                  | \$890,200          | + 7.3%             |
| Lackner           | 1     | 2                  | \$1,290,000        | + 4.7%             |
| McLennan          | 0     | 0                  | \$0                |                    |
| McLennan North    | 6     | 23                 | \$1,187,100        | + 5.7%             |
| McNair            | 0     | 1                  | \$820,100          | + 6.9%             |
| Quilchena RI      | 0     | 0                  | \$841,200          | + 2.0%             |
| Riverdale RI      | 1     | 3                  | \$1,013,700        | + 0.8%             |
| Saunders          | 2     | 5                  | \$1,096,400        | + 11.3%            |
| Sea Island        | 0     | 0                  | \$0                |                    |
| Seafair           | 1     | 3                  | \$1,012,000        | + 3.5%             |
| South Arm         | 1     | 0                  | \$1,191,900        | + 11.2%            |
| Steveston North   | 2     | 6                  | \$840,300          | + 1.9%             |
| Steveston South   | 3     | 2                  | \$1,205,000        | + 3.0%             |
| Steveston Village | 1     | 2                  | \$946,100          | + 1.3%             |
| Terra Nova        | 1     | 12                 | \$1,228,400        | + 1.8%             |
| West Cambie       | 4     | 19                 | \$1,157,900        | - 0.7%             |
| Westwind          | 0     | 1                  | \$1,017,500        | + 4.1%             |
| Woodwards         | 3     | 10                 | \$1,466,800        | + 11.3%            |
| TOTAL*            | 43    | 182                | \$1,104,800        | + 5.2%             |

\* This represents the total of the Richmond area, not the sum of the areas above.

**Townhomes - Richmond** 

\$1,143,200 \$1,126,200 \$1,119,900 \$1,121,500 \$1,120,800 \$1,107,300 \$1,104,800 \$1,095,200 \$1.081.100 \$1,065,500 \$1,040,300 \$1,038,700 178 183 180 188 180 170 181 182 203 165 162 149 71 70 69 84 67 60 49 47 45 43 36 16 11-2022 12-2022 01-2023 02-2023 03-2023 04-2023 05-2023 06-2023 07-2023 08-2023 09-2023 10-2023

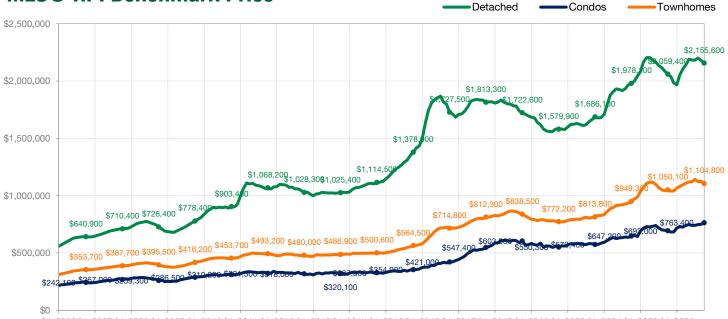
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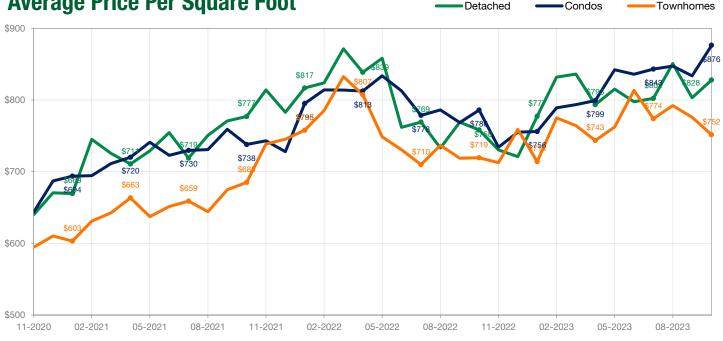
## Richmond October 2023

### **MLS® HPI Benchmark Price**



01-2006 01-2007 01-2008 01-2009 01-2010 01-2011 01-2012 01-2013 01-2014 01-2015 01-2016 01-2017 01-2018 01-2019 01-2020 01-2021 01-2022 01-2023

Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.



#### **Average Price Per Square Foot**

Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.