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

Richmond



Detached

Condo

December 2018

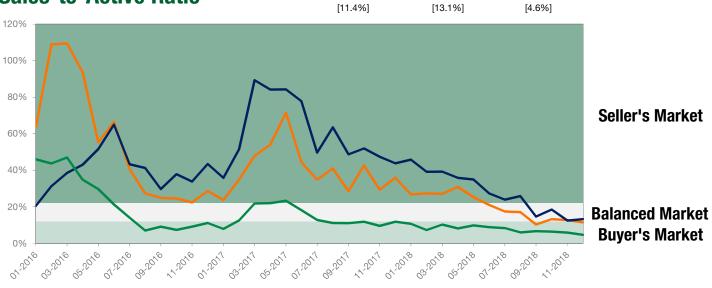
Detached Properties	December			November		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	637	589	+ 8.1%	875	790	+ 10.8%
Sales	29	69	- 58.0%	51	75	- 32.0%
Days on Market Average	60	53	+ 13.2%	58	42	+ 38.1%
MLS® HPI Benchmark Price	\$1,593,000	\$1,753,500	- 9.2%	\$1,606,900	\$1,731,800	- 7.2%

Condos	December			November		
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change
Total Active Listings	502	327	+ 53.5%	670	401	+ 67.1%
Sales	66	143	- 53.8%	83	190	- 56.3%
Days on Market Average	40	23	+ 73.9%	53	22	+ 140.9%
MLS® HPI Benchmark Price	\$668,500	\$652,500	+ 2.5%	\$658,500	\$627,800	+ 4.9%

Townhomes	December			December			November	
Activity Snapshot	2018	2017	One-Year Change	2018	2017	One-Year Change		
Total Active Listings	246	212	+ 16.0%	332	290	+ 14.5%		
Sales	28	76	- 63.2%	42	85	- 50.6%		
Days on Market Average	49	26	+ 88.5%	37	27	+ 37.0%		
MLS® HPI Benchmark Price	\$819,800	\$807,900	+ 1.5%	\$840,200	\$805,500	+ 4.3%		

Townhome

Sales-to-Active Ratio



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Richmond



Detached Properties Report – December 2018

Price Range	Sales	Active Listings	Avg Days on Market
\$99,999 and Below	0	0	0
\$100,000 to \$199,999	0	3	0
\$200,000 to \$399,999	0	1	0
\$400,000 to \$899,999	0	14	0
\$900,000 to \$1,499,999	17	110	58
\$1,500,000 to \$1,999,999	6	180	24
\$2,000,000 to \$2,999,999	4	213	103
\$3,000,000 and \$3,999,999	2	77	95
\$4,000,000 to \$4,999,999	0	22	0
\$5,000,000 and Above	0	17	0
TOTAL	29	637	60

Neighbourhood	Sales	Active	Benchmark	One-Year
, i i i i i i i i i i i i i i i i i i i		Listings	Price	Change
Boyd Park	2	22	\$1,411,000	- 8.4%
Bridgeport RI	0	18	\$1,314,100	- 6.2%
Brighouse	0	27	\$0	
Brighouse South	0	2	\$0	
Broadmoor	0	48	\$2,048,700	- 9.6%
East Cambie	0	17	\$1,319,200	- 10.7%
East Richmond	1	15	\$2,008,800	- 3.8%
Garden City	0	19	\$1,409,800	- 8.7%
Gilmore	0	5	\$1,790,700	- 1.1%
Granville	2	50	\$1,716,000	- 12.1%
Hamilton RI	0	14	\$1,116,200	- 7.2%
Ironwood	1	30	\$1,404,100	- 6.0%
Lackner	1	27	\$1,531,100	- 9.6%
McLennan	0	9	\$1,810,800	- 6.1%
McLennan North	0	11	\$1,723,300	- 6.3%
McNair	2	18	\$1,525,400	- 6.1%
Quilchena RI	2	26	\$1,565,900	- 11.1%
Riverdale RI	1	34	\$1,591,900	- 11.6%
Saunders	2	31	\$1,481,700	- 11.6%
Sea Island	2	2	\$863,500	- 0.8%
Seafair	2	37	\$1,419,700	- 10.9%
South Arm	0	18	\$1,297,400	- 10.0%
Steveston North	4	36	\$1,350,400	- 6.6%
Steveston South	2	19	\$1,583,400	- 6.1%
Steveston Village	0	9	\$1,460,900	- 5.3%
Terra Nova	0	14	\$1,851,200	- 11.6%
West Cambie	1	24	\$1,326,500	- 9.4%
Westwind	1	11	\$1,640,100	- 5.2%
Woodwards	3	44	\$1,518,900	- 8.8%
TOTAL*	29	637	\$1,593,000	- 9.2%

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



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Condo Report – December 2018

Price Range	Sales	Active Listings	Avg Days on Market
\$99,999 and Below	0	1	0
\$100,000 to \$199,999	0	1	0
\$200,000 to \$399,999	4	31	33
\$400,000 to \$899,999	58	398	38
\$900,000 to \$1,499,999	4	54	73
\$1,500,000 to \$1,999,999	0	6	0
\$2,000,000 to \$2,999,999	0	6	0
\$3,000,000 and \$3,999,999	0	4	0
\$4,000,000 to \$4,999,999	0	1	0
\$5,000,000 and Above	0	0	0
TOTAL	66	502	40

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Boyd Park	2	7	\$480,700	+ 17.6%
Bridgeport RI	0	9	\$732,600	+ 1.1%
Brighouse	22	226	\$639,600	- 2.9%
Brighouse South	7	49	\$590,200	+ 5.4%
Broadmoor	0	5	\$467,900	+ 0.6%
East Cambie	0	1	\$495,400	+ 7.3%
East Richmond	2	4	\$772,300	+ 1.0%
Garden City	0	1	\$423,900	- 1.9%
Gilmore	0	0	\$0	
Granville	0	4	\$247,600	+ 2.4%
Hamilton RI	0	1	\$690,000	+ 2.8%
Ironwood	1	29	\$632,500	+ 1.7%
Lackner	0	0	\$0	
McLennan	0	0	\$0	
McLennan North	5	24	\$776,800	+ 9.4%
McNair	0	0	\$0	
Quilchena RI	0	0	\$0	
Riverdale RI	3	10	\$601,700	+ 8.5%
Saunders	0	1	\$0	
Sea Island	0	1	\$0	
Seafair	0	0	\$475,300	+ 17.5%
South Arm	1	0	\$304,000	+ 3.9%
Steveston North	0	1	\$476,600	+ 16.0%
Steveston South	2	19	\$586,900	+ 9.5%
Steveston Village	0	2	\$0	
Terra Nova	0	1	\$0	
West Cambie	21	106	\$676,300	+ 1.7%
Westwind	0	0	\$0	
Woodwards	0	1	\$0	
TOTAL*	66	502	\$668,500	+ 2.5%

Condos - Richmond Sales Active Listings MLS® HPI Benchmark Price \$700,600 \$699,700 \$700,100 \$690,600 \$686,500 \$685,500 \$681,900 \$675,500 \$673,300 \$668,500 \$665,200 \$658,500 672 661 629 594 597 538 502 467 411 363 317 188 154 167 161 162 145 142 150 124 96 83 66 01-2018 02-2018 03-2018 04-2018 05-2018 06-2018 07-2018 08-2018 09-2018 10-2018 11-2018 12-2018

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Townhomes Report – December 2018

Price Range	Sales	Active Listings	Days on Market
\$99,999 and Below	0	0	0
\$100,000 to \$199,999	0	0	0
\$200,000 to \$399,999	0	1	0
\$400,000 to \$899,999	20	121	33
\$900,000 to \$1,499,999	7	118	89
\$1,500,000 to \$1,999,999	1	6	82
\$2,000,000 to \$2,999,999	0	0	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	28	246	49

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Boyd Park	0	4	\$455,400	- 0.7%
Bridgeport RI	0	12	\$659,300	+ 5.3%
Brighouse	1	11	\$758,600	+ 0.9%
Brighouse South	2	25	\$798,700	+ 3.0%
Broadmoor	1	5	\$950,700	+ 0.9%
East Cambie	2	5	\$830,600	+ 0.6%
East Richmond	0	2	\$0	
Garden City	1	5	\$898,800	+ 1.5%
Gilmore	0	0	\$0	
Granville	0	9	\$729,600	+ 0.9%
Hamilton RI	2	15	\$697,600	+ 0.4%
Ironwood	2	7	\$675,200	+ 0.6%
Lackner	1	1	\$905,000	+ 0.7%
McLennan	0	0	\$0	
McLennan North	7	59	\$929,500	+ 0.9%
McNair	0	2	\$582,200	+ 1.4%
Quilchena RI	0	2	\$633,700	- 0.9%
Riverdale RI	0	4	\$809,500	- 0.5%
Saunders	1	11	\$642,300	+ 2.4%
Sea Island	0	0	\$0	
Seafair	1	3	\$939,900	- 0.6%
South Arm	0	1	\$663,200	+ 2.3%
Steveston North	1	4	\$640,500	- 0.7%
Steveston South	1	10	\$896,900	- 0.7%
Steveston Village	0	2	\$807,100	- 1.3%
Terra Nova	0	13	\$923,600	- 0.1%
West Cambie	2	22	\$835,300	+ 2.2%
Westwind	1	0	\$785,300	+ 1.0%
Woodwards	2	12	\$798,400	+ 2.8%
TOTAL*	28	246	\$819,800	+ 1.5%

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Townhomes - Richmond Active Listings MLS® HPI Benchmark Price Sales \$869,400 \$865,400 \$862,400 \$854.800 \$851,700 \$846,300 \$840,200 \$839,000 \$830,700 \$822,500 \$819,500 \$819,800 322 342 329 342 332 310 298 246 241 246 227 210 75 76 56 65 65 62 56 56 35 45 42 28 11-2018 01-2018 02-2018 03-2018 04-2018 05-2018 06-2018 07-2018 08-2018 09-2018 10-2018 12-2018

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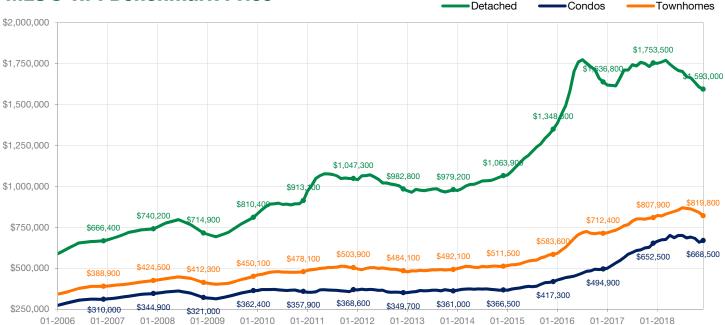
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Richmond



December 2018

MLS® HPI Benchmark Price



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

Average Price Per Square Foot Detached -Condos Townhomes \$900 \$810 \$800 \$747 \$749 \$735 \$693 \$700 \$700 \$695 \$650 \$680 \$676 646 631 \$588 \$600 \$549 \$609 \$601 \$610 \$599 \$572 \$572 \$572 \$485 \$500 \$480 \$576 \$483 \$400 04-2016 07-2016 10-2016 01-2017 04-2017 07-2017 10-2017 01-2018 04-2018 07-2018 10-2018 01-2016

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