

T H E C O L L E C T I V E

R E A L E S T A T E T E A M



C O L L E C T I V E

R E A L E S T A T E
T E A M



RICHMOND MARKET REPORT



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WHY UNDERSTANDING

The Real Estate Market Matters

Understanding the real estate market is crucial for anyone involved in buying, selling, or investing in property. The market fluctuates based on a variety of factors such as interest rates, supply and demand, economic trends, and local conditions. Having a solid grasp of these dynamics allows you to make informed decisions, whether you're navigating a competitive buyer's market or preparing to sell your property at its peak value. By staying updated on market trends, like those in Richmond, you can better predict price movements, identify investment opportunities, and minimize risks, ensuring your real estate decisions align with current market conditions and future forecasts.





Richmond

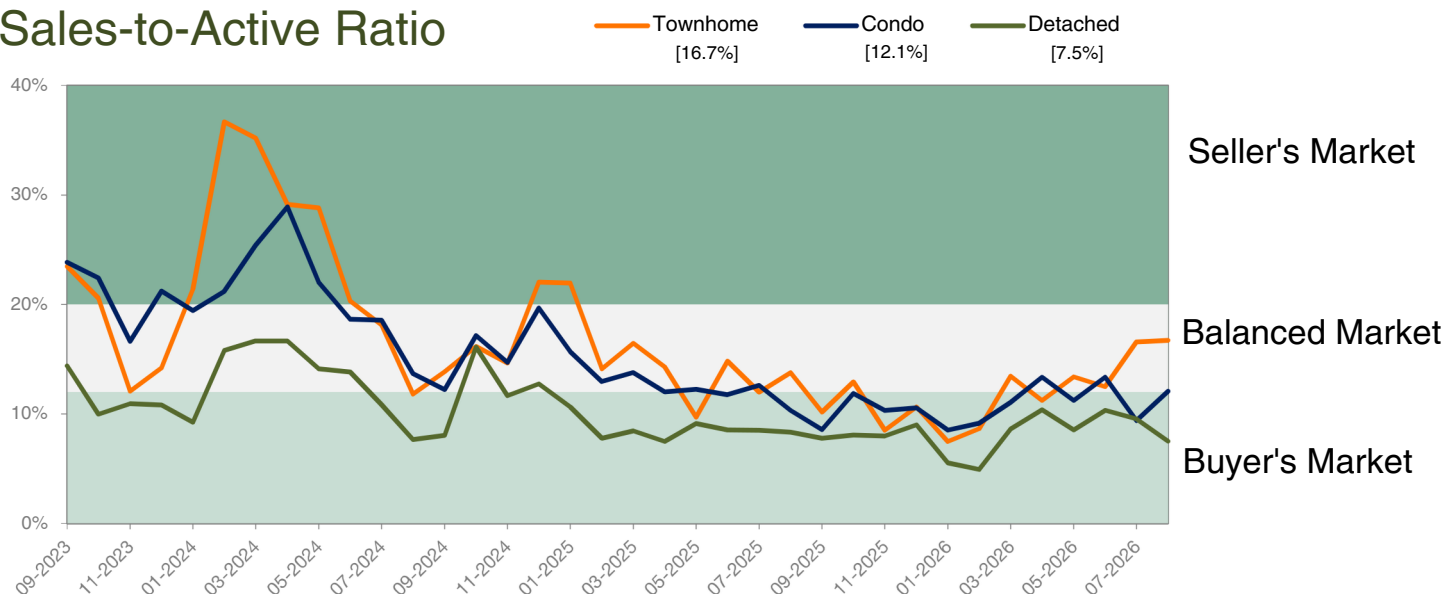
August 2026

Detached Properties	August			July		
Activity Snapshot	2026	2025	One-Year Change	2026	2025	One-Year Change
Total Active Listings	651	695	- 6.3%	682	705	- 3.3%
Sales	49	58	- 15.5%	65	60	+ 8.3%
Days on Market Average	44	40	+ 10.0%	48	50	- 4.0%
MLS® HPI Benchmark Price	\$1,925,400	\$2,088,800	- 7.8%	\$1,911,700	\$2,093,000	- 8.7%

Condos	August			July		
Activity Snapshot	2026	2025	One-Year Change	2026	2025	One-Year Change
Total Active Listings	919	1,046	- 12.1%	980	1,048	- 6.5%
Sales	111	108	+ 2.8%	92	132	- 30.3%
Days on Market Average	52	49	+ 6.1%	49	39	+ 25.6%
MLS® HPI Benchmark Price	\$633,300	\$702,400	- 9.8%	\$639,700	\$707,700	- 9.6%

Townhomes	August			July		
Activity Snapshot	2026	2025	One-Year Change	2026	2025	One-Year Change
Total Active Listings	353	414	- 14.7%	410	417	- 1.7%
Sales	59	57	+ 3.5%	68	50	+ 36.0%
Days on Market Average	44	40	+ 10.0%	35	30	+ 16.7%
MLS® HPI Benchmark Price	\$1,022,200	\$1,065,600	- 4.1%	\$1,035,200	\$1,100,200	- 5.9%

Sales-to-Active Ratio





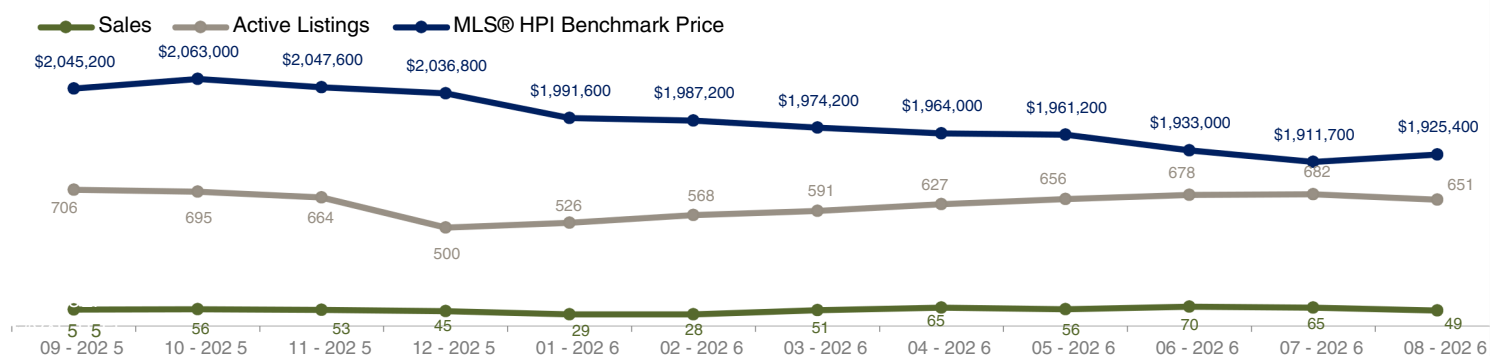
Richmond

Detached Properties Report – August 2026

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Boyd Park	3	15	\$1,863,700	- 4.1%
\$100,000 to \$199,999	0	1	0	Bridgeport RI	0	13	\$1,612,100	- 10.3%
\$200,000 to \$399,999	0	4	0	Brighouse	0	9	\$0	--
\$400,000 to \$899,999	0	3	0	Brighouse South	0	5	\$0	--
\$900,000 to \$1,499,999	20	86	30	Broadmoor	1	44	\$2,426,900	- 7.9%
\$1,500,000 to \$1,999,999	18	203	35	East Cambie	0	18	\$1,688,900	- 11.0%
\$2,000,000 to \$2,999,999	9	218	72	East Richmond	1	13	\$2,333,900	- 11.8%
\$3,000,000 and \$3,999,999	2	88	129	Garden City	2	16	\$1,716,600	- 9.0%
\$4,000,000 to \$4,999,999	0	30	0	Gilmore	0	15	\$0	--
\$5,000,000 and Above	0	18	0	Granville	3	43	\$2,183,900	- 9.3%
TOTAL	49	651	44	Hamilton RI	2	23	\$1,257,900	- 12.6%
				Ironwood	2	32	\$1,591,400	- 11.7%
				Lackner	2	29	\$2,073,700	- 3.4%
				M cLennan	0	21	\$2,103,900	- 12.6%
				McLennan North	0	10	\$2,326,400	- 10.4%
				McNair	2	27	\$1,668,600	- 11.5%
				Quilchena RI	0	31	\$1,930,200	- 8.8%
				Riverdale RI	4	42	\$2,185,600	- 7.7%
				Saunders	3	38	\$2,112,200	- 8.3%
				Sea Island	1	3	\$1,585,100	- 15.7%
				Seafair	2	35	\$2,322,000	- 3.0%
				South Arm	0	15	\$1,854,300	- 9.4%
				Steveston North	4	36	\$1,561,400	- 8.6%
				Steveston South	4	20	\$1,779,800	- 7.0%
				Steveston Village	5	7	\$1,716,900	- 6.6%
				Terra Nova	2	16	\$2,183,400	- 8.1%
				West Cambie	2	28	\$1,711,100	- 11.1%
				Westwind	3	8	\$1,828,200	- 8.7%
				Woodwards	1	39	\$1,750,200	- 8.4%
				TOTAL*	49	651	\$1,925,400	- 7.8%

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

Detached Homes - Richmond



Current as of September 02, 2026. All data from the Real Estate Board of Greater Vancouver. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.

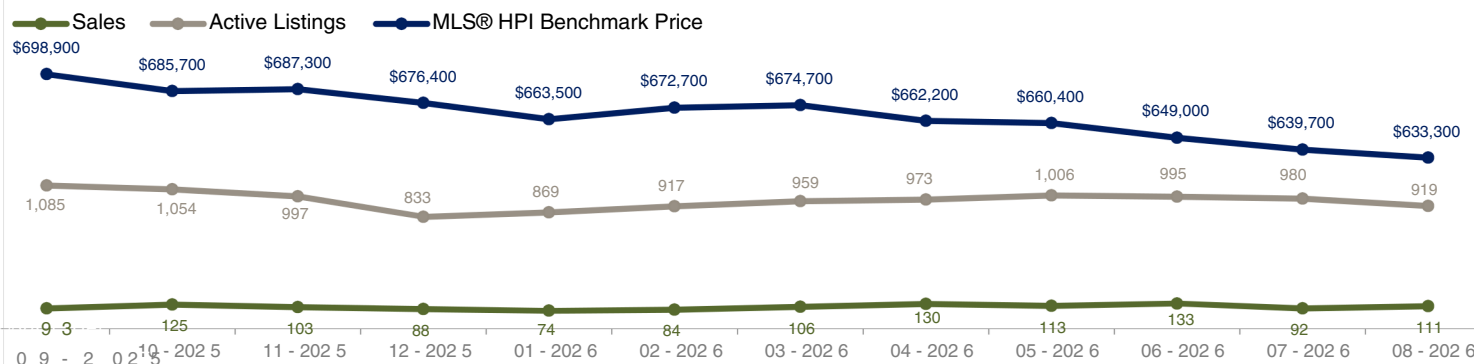
Richmond

Condo Report – August 2026

Price Range	Sales	Active Listings	AvgDays onMarket	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Boyd Park	0	15	\$507,800	- 4.7%
\$100,000 to \$199,999	1	8	26	Bridgeport RI	0	10	\$575,200	- 11.4%
\$200,000 to \$399,999	7	76	53	Brighthouse	49	488	\$665,800	- 10.9%
\$400,000 to \$899,999	97	653	51	Brighthouse South	16	96	\$545,200	- 10.7%
\$900,000 to \$1,499,999	5	156	71	Broadmoor	0	6	\$423,400	- 9.3%
\$1,500,000 to \$1,999,999	1	8	37	East Cambie	0	1	\$416,900	- 11.0%
\$2,000,000 to \$2,999,999	0	11	0	East Richmond	0	2	\$634,700	- 12.6%
\$3,000,000 and \$3,999,999	0	2	0	Garden City	0	0	\$0	--
\$4,000,000 to \$4,999,999	0	5	0	Gilmore	0	0	\$0	--
\$5,000,000 and Above	0	0	0	Granville	1	16	\$217,700	- 12.5%
TOTAL	111	919	52	Hamilton RI	5	17	\$695,300	- 12.0%
				Ironwood	2	13	\$519,800	- 11.7%
				Lackner	0	0	\$0	--
				M cLennan	0	0	\$0	--
				McLennan North	8	33	\$668,700	- 5.3%
				McNair	0	0	\$0	--
				Quilchena RI	0	3	\$0	--
				Riverdale RI	1	17	\$562,500	- 5.3%
				Saunders	0	0	\$0	--
				Sea Island	0	0	\$0	--
				Seafair	0	0	\$0	--
				South Arm	1	18	\$273,200	- 11.9%
				Steveston North	1	1	\$481,800	- 5.1%
				Steveston South	5	35	\$653,000	- 14.5%
				Steveston Village	0	2	\$0	--
				Terra Nova	0	1	\$0	--
				West Cambie	22	144	\$682,100	- 10.4%
				Westwind	0	0	\$0	--
				Woodwards	0	1	\$0	--
				TOTAL*	111	919	\$633,300	- 9.8%

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

Condos - Richmond





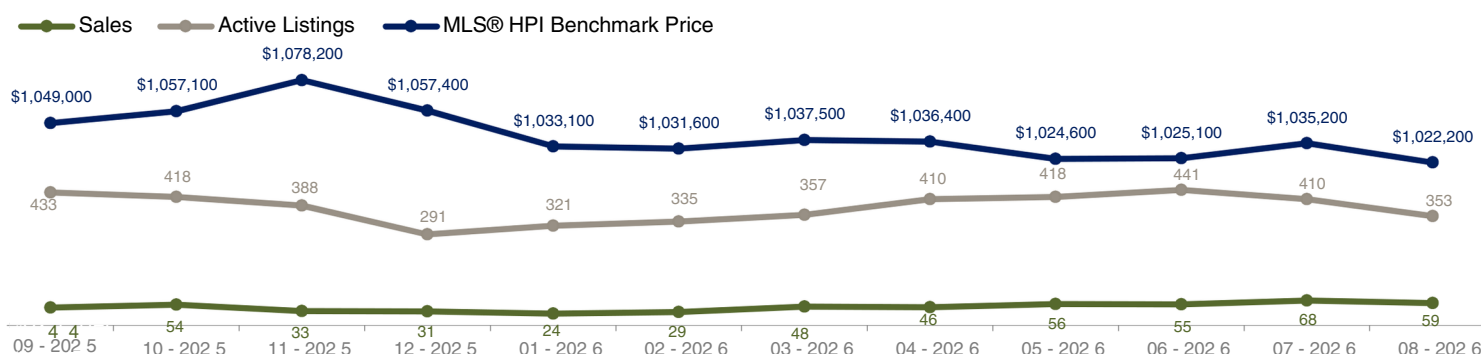
Richmond

Townhomes Report – August 2026

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	0	0	Boyd Park	1	4	\$731,100	+ 1.8%
\$100,000 to \$199,999	0	0	0	Bridgeport RI	4	14	\$1,013,600	- 5.7%
\$200,000 to \$399,999	0	0	0	Brighouse	1	30	\$966,200	- 2.1%
\$400,000 to \$899,999	22	83	41	Brighouse South	5	31	\$955,400	+ 3.2%
\$900,000 to \$1,499,999	36	247	46	Broadmoor	2	9	\$1,024,800	- 7.4%
\$1,500,000 to \$1,999,999	1	23	70	East Cambie	5	10	\$809,100	- 4.9%
\$2,000,000 to \$2,999,999	0	0	0	East Richmond	0	0	\$0	--
\$3,000,000 and \$3,999,999	0	0	0	Garden City	2	4	\$1,035,200	- 8.8%
\$4,000,000 to \$4,999,999	0	0	0	Gilmore	0	1	\$0	--
\$5,000,000 and Above	0	0	0	Granville	3	12	\$999,900	- 3.2%
TOTAL	59	353	44	Hamilton RI	9	31	\$824,300	- 6.3%
				Ironwood	1	6	\$934,500	- 8.0%
				Lackner	0	5	\$1,213,000	- 0.7%
				M cLennan	0	0	\$0	--
				McLennan North	10	62	\$1,061,400	- 7.8%
				McNair	0	5	\$0	--
				Quilchena RI	0	8	\$792,600	- 0.6%
				Riverdale RI	0	7	\$1,008,300	+ 0.4%
				Saunders	1	16	\$1,073,400	- 8.7%
				Sea Island	0	0	\$0	--
				Seafair	0	3	\$882,600	+ 1.0%
				South Arm	2	4	\$1,089,400	- 9.2%
				Steveston North	1	23	\$941,400	+ 1.6%
				Steveston South	2	9	\$1,113,400	+ 0.5%
				Steveston Village	1	4	\$915,500	+ 2.1%
				Terra Nova	0	9	\$1,159,900	- 1.6%
				West Cambie	5	31	\$1,087,800	- 2.3%
				Westwind	1	1	\$1,000,700	+ 2.5%
				Woodwards	3	14	\$1,316,200	- 5.4%
				TOTAL*	59	353	\$1,022,200	- 4.1%

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

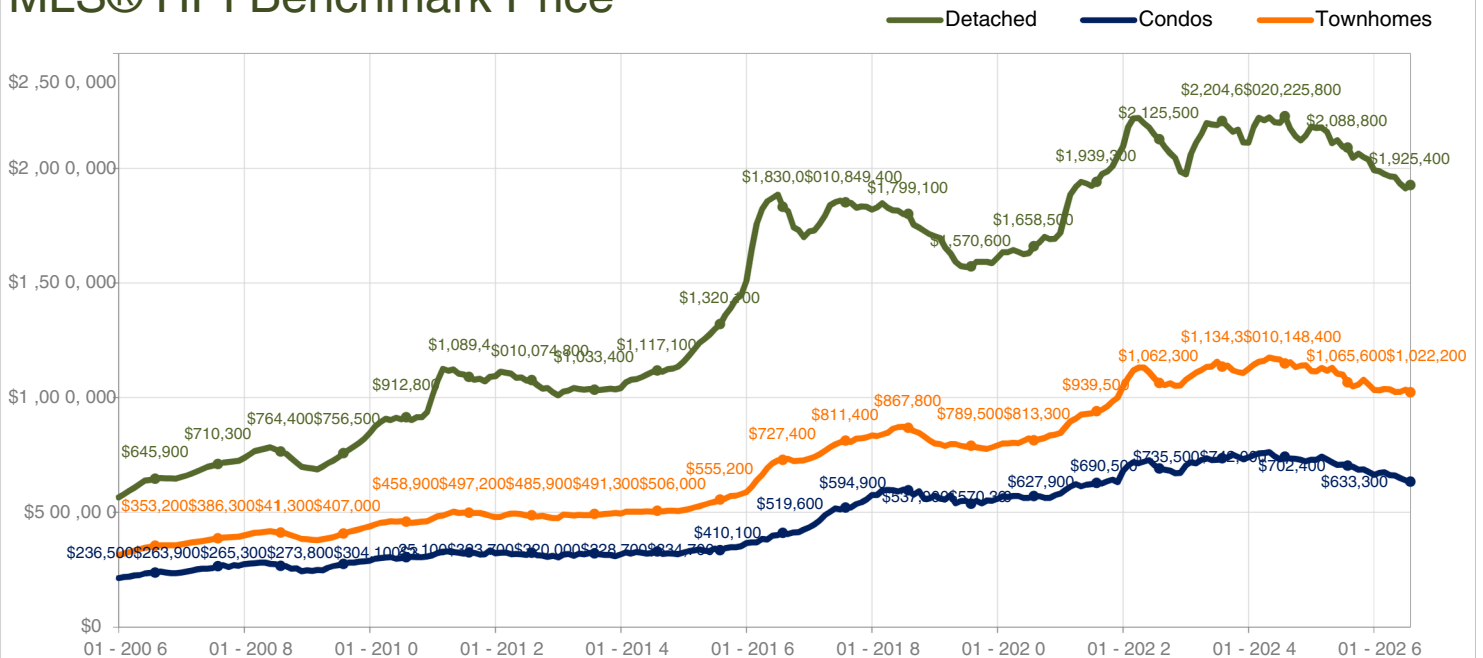
Townhomes - Richmond



Richmond

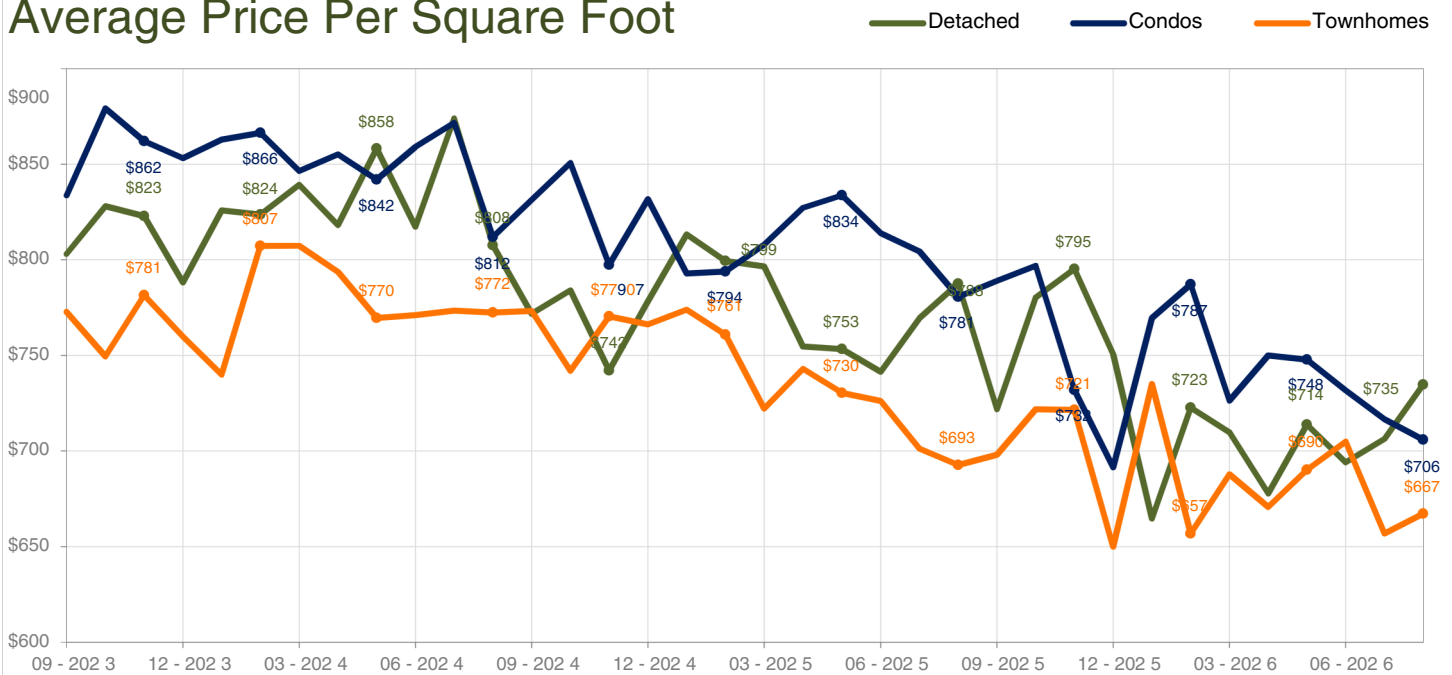
August 2026

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



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

MEET ERIN PRICE EMERY



My Highlights

- Top 1% agent at Oakwyn Realty
- Top 10% agent of the Real Estate Board of Greater Vancouver
- Over 15 years of Real Estate experience
- Ranked top 100 BC Real Estate Agents On Social Media
- Medallion Club member
- Member of Real Estate Board of Greater Vancouver REALTORS®
- Member of British Columbia Real Estate Association
- Member of The Canadian Real Estate Association
- Blockwatch Captain
- Long-term Strata Council member
- Community Volunteer

Erin Price Emery, Founder of The Collective Real Estate Team, is more than just a real estate agent—she's a visionary leader with over a decade of experience. Known for her business acumen, negotiation expertise, and personalized approach, Erin is dedicated to putting her clients' needs first. With a foundation built on transparency, honesty, and a relentless work ethic, she ensures every real estate journey is seamless and successful.

Buying with Erin

As a dedicated real estate professional, I am deeply passionate about helping clients navigate the complex process of buying a home. Whether you are a first-time homebuyer or a seasoned investor, I provide the utmost care and precise guidance tailored to your unique needs. Known for my trustworthiness, accountability, and attention to detail, I manage all aspects of the home-buying process efficiently, making it as seamless and stress-free as possible. Clients appreciate my helpful nature and commitment to their satisfaction, knowing they can count on me to support their interests and help them achieve their real estate goals.





Selling with Erin

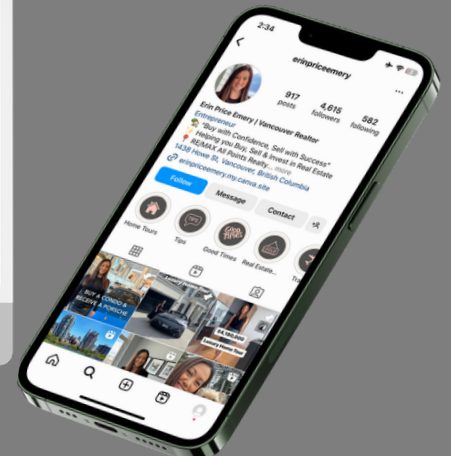
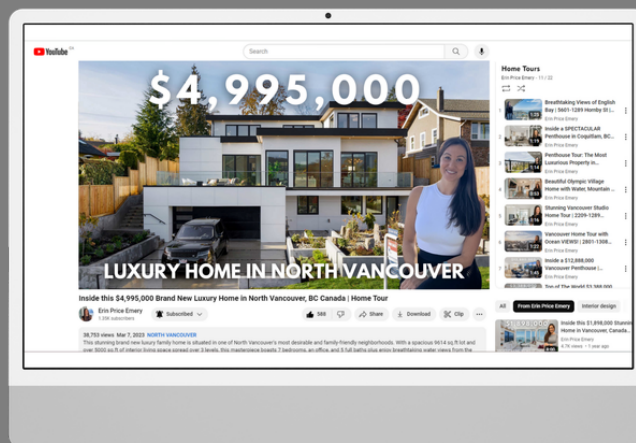
Erin's track record speaks for itself. Having sold over \$50 million in real estate through strategic social media marketing in just under two years alone, she is recognized as a true game-changer in the industry. Her innovative approach to digital marketing and her dedication to showcasing properties through high-quality video content have set her apart as the go-to realtor for those looking to buy or sell luxury homes in Vancouver. Whether it's a multi-million-dollar penthouse or a family home in one of Vancouver's top neighborhoods, Erin knows how to get results.

Presales & New Development

Erin Price Emery is highly experienced in presales across the Lower Mainland, bringing unparalleled expertise and connections to the table. Having built strong relationships with some of the region's top developers, Erin ensures her clients receive exclusive access, priority opportunities, and special treatment in highly sought-after developments. As a trusted real estate agent to her investor clients, Erin goes above and beyond, offering her personal attention and years of experience to ensure their goals are met. With her in-depth knowledge of the presale process from start to finish, Erin expertly guides her clients every step of the way, making what can be a complex journey feel seamless and stress-free.



BUYERS & SELLERS
BROCHURE



TIPS WITH TIA

THE BALCONY THAT CHANGES CONDO LIVING

One of the coolest features I've seen in a new development lately is at Concord Metrotown in Burnaby: the retractable glass balcony.

You can open it up and enjoy the fresh air, or close it when the weather isn't cooperating. Even better, it creates more usable living space and makes your home feel bigger.

For Vancouver living, I love the idea of having an indoor-outdoor space you can actually enjoy year-round. It's a small feature that can make a big difference in how you experience your home.

Tia Haughian

Real Estate Agent
Oakwyn Realty
604-318-6282

connect@tiasellshomes.com



Want to learn more about Concord Metrotown? Feel free to reach out for floor plans and pricing.



tiasellshomes



Homebuyers: Never Skip This First Step

The hard truth no one tells you about buying property. Falling in love with a home is easy. Discovering afterward that the financing does not work is the part no buyer wants.

Before the house hunt becomes serious, it is worth getting pre-approved for a mortgage. A pre-approval estimates how much a lender may be prepared to lend based on your income, debts, credit history and down payment. Depending on the lender, it may also include an interest-rate hold. The real benefit is clarity.

In Metro Vancouver, even a \$50,000 difference can change the homes and neighbourhoods available. Knowing your realistic price range helps focus the search, clarify monthly costs and reduce the chance of pursuing a property that does not fit your financing. However, it is not final mortgage approval. The lender must still review the property and confirm your financial information, so a financing condition may still be important.



REAL ESTATE PRO TIP

**“House hunting
is more exciting,
but pre-approval
gives it a practical
starting point.”**

House hunting may be the exciting part, but pre-approval creates a practical starting point and helps buyers search with realistic expectations.

ERIN PRICE EMERY

Vancouver REALTOR® | The Collective Real Estate Team

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areas listitvancouver.com



JULIE TRAN

Leveraging her mortgage-planning expertise, Julie has helped hundreds of clients realize their goals of home-ownership, funding over \$700 million in real estate financing. Having spent more than a decade working as a mortgage specialist at one of Canada's leading banks, Julie has accumulated extensive experience in the financial industry. Julie specializes in multi-family residential mortgages, addressing the growing demand within the real estate sector for more multi-family housing solutions. With a deep understanding of the missing middle housing crisis, she is committed to making a significant impact by facilitating the development of affordable housing options. This combination of experience, passion and vision led her to create The West Mortgage Group to best serve her clients and the industry with class and integrity.



Mortgage Broker
West Mortgage Group
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· julie@westmortgagegroup.com

TIANNA TRAN

With over a decade of experience in client relations, Tianna has built a strong reputation for reliability, exceptional service, and a dedication to exceeding client expectations. Transitioning from a successful career as a makeup artist, she brings the same passion and attention to detail to her new role in real estate. Known for her trustworthiness and keen eye for detail, Tianna works diligently to help individuals and families find the perfect home, always keeping their unique needs and lifestyle in mind. Whether helping a first-time homebuyer, navigating the complexities of the market, or ensuring a smooth selling process, Tianna is committed to providing a high level of service and making the real estate experience as stress-free and enjoyable as possible. Her goal is to guide clients through every step with professionalism, compassion, and a focus on achieving the best possible outcome.



TIANNA TRAN

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OAKWYN REALTY

TIA HAUGHIAN

Tia is a dedicated real estate professional with deep roots in Vancouver, providing her with an insider's perspective on the local market and community. With a Bachelor's degree in Business Administration, she brings a strong foundation in marketing, business strategy, and the financial aspects of real estate, helping clients make informed, smart decisions. Passionate about real estate, Tia goes above and beyond to ensure every transaction is smooth, stress-free, and tailored to her clients' needs. Her fresh perspective, enthusiasm, and commitment to staying ahead of trends set her apart, offering a modern approach to real estate. When not working, Tia enjoys traveling, cheering on the Canucks, and exploring new foods. With her friendly personality and dedication, Tia is excited to help you on your real estate journey and make your next move a success.



TIA HAUGHIAN

Real Estate Agent

604-318-6282

connect@tiasellshomes.com



OAKWYNREALTY

TRACY LE

With over 15 years of experience in the mortgage industry, Tracy is committed to helping individuals and families turn their homeownership dreams into reality. As a Senior Mortgage Advisor at Onward Lending Group, she specializes in crafting personalized mortgage solutions that cater to a wide range of clients, from first-time buyers navigating the complexities of purchasing their first home to seasoned homeowners looking to refinance, and investors seeking to expand their real estate portfolios. Tracy's approach is built on professionalism, transparency, and a deep sense of care. She takes the time to thoroughly understand her clients' unique financial situations and long-term goals, ensuring that every mortgage solution is tailored to their specific needs.



Senior Mortgage Broker
DLC Onward Lending Group
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THE COLLECTIVE REAL ESTATE TEAM



At The Collective Real Estate Team, we are more than just a group of real estate professionals – we are a passionate, driven, and dynamic team dedicated to helping clients achieve their real estate goals.

We bring together years of combined expertise in the local market, specializing in everything from Luxury Properties to Presales. Our team is built on a foundation of collaboration, innovation, and a shared commitment to excellence.

We understand that buying or selling a home is one of the most significant decisions in life, and we are here to make that journey seamless, successful, and even enjoyable. At The Collective Real Estate Team, we believe in making real estate personal. We pride ourselves on our ability to connect with clients on a deeper level, offering tailored advice and solutions that fit their unique circumstances. With a reputation for professionalism, passion, and success, we're here to guide you through every step of your real estate journey. When you work with us, you're not just hiring a team – you're gaining trusted partners committed to your success. Let's make your real estate dreams a reality, together.

FOLLOW ME ON SOCIAL MEDIA

Real Estate Tips, News, Home Tours and Fun!

@erinpriceemery

✉ erin@priceemery.com

WELL-ESTABLISHED SOCIAL MEDIA
PRESENCE ON INSTAGRAM, TIKTOK,
FACEBOOK & YOUTUBE

Top 100 British Columbia Real Estate Agents On Social Media

FEBRUARY 6, 2023

Official Rank of British Columbia's Top Agents on Social Media

PropertySpark does not accept payments or incentives for being on our top lists. Our researchers go through thousands of agents by searching hashtags, review sites, social media profiles and real estate portals. Then we rank agents based on our proprietary algorithm that takes into consideration multiple variables as seen below:

Instagram Followers
Instagram Average
Per Post Engagement

