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

Richmond

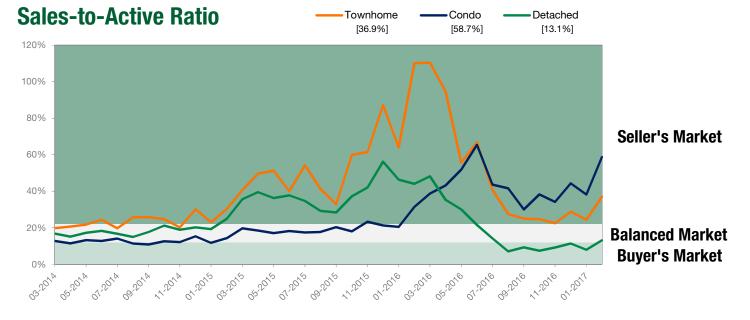
REAL ESTATE BOARD OF GREATER VANCOUVER

February 2017

Detached Properties		February			January		
Activity Snapshot	2017	2016	One-Year Change	2017	2016	One-Year Change	
Total Active Listings	702	463	+ 51.6%	706	352	+ 100.6%	
Sales	92	204	- 54.9%	56	163	- 65.6%	
Days on Market Average	43	23	+ 87.0%	64	48	+ 33.3%	
MLS® HPI Benchmark Price	\$1,561,600	\$1,370,200	+ 14.0%	\$1,566,000	\$1,323,800	+ 18.3%	

Condos		February			January		
Activity Snapshot	2017	2016	One-Year Change	2017	2016	One-Year Change	
Total Active Listings	305	720	- 57.6%	320	744	- 57.0%	
Sales	179	226	- 20.8%	122	152	- 19.7%	
Days on Market Average	30	48	- 37.5%	38	60	- 36.7%	
MLS® HPI Benchmark Price	\$476,000	\$395,700	+ 20.3%	\$460,900	\$396,400	+ 16.3%	

Townhomes February		February			January	
Activity Snapshot	2017	2016	One-Year Change	2017	2016	One-Year Change
Total Active Listings	187	89	+ 110.1%	189	108	+ 75.0%
Sales	69	98	- 29.6%	46	69	- 33.3%
Days on Market Average	34	28	+ 21.4%	47	29	+ 62.1%
MLS® HPI Benchmark Price	\$733,400	\$614,000	+ 19.4%	\$725,700	\$596,000	+ 21.8%



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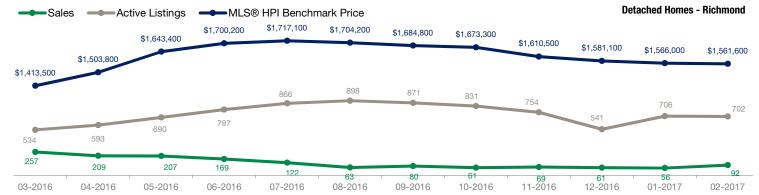


Detached Properties Report – February 2017

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	0	0
\$400,000 to \$899,999	2	9	18
\$900,000 to \$1,499,999	45	128	39
\$1,500,000 to \$1,999,999	23	206	51
\$2,000,000 to \$2,999,999	18	224	34
\$3,000,000 and \$3,999,999	2	86	17
\$4,000,000 to \$4,999,999	1	24	17
\$5,000,000 and Above	1	22	278
TOTAL	92	702	43

Boyd Park 6 28 \$1,476,200 + 10.1% Bridgeport RI 4 11 \$1,250,200 + 13.0% Brighouse 0 5 \$0 Brighouse South 0 2 \$0 Broadmoor 5 50 \$2,155,400 + 14.7% East Cambie 4 19 \$1,303,600 + 15.9% East Richmond 1 17 \$1,729,000 + 20.8% Garden City 1 31 \$1,470,800 + 13.7% Gilmore 1 10 \$0 Granville 7 44 \$1,831,900 + 6.6% Hamilton RI 6 6 \$938,700 + 5.8% Ironwood 4 23 \$1,199,800 + 14.4% Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2%	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Brighouse 0 5 \$0 Brighouse South 0 2 \$0 Broadmoor 5 50 \$2,155,400 + 14.7% East Cambie 4 19 \$1,303,600 + 15.9% East Richmond 1 17 \$1,729,000 + 20.8% Garden City 1 31 \$1,470,800 + 13.7% Gilmore 1 10 \$0 Granville 7 44 \$1,831,900 + 6.6% Hamilton RI 6 6 \$938,700 + 5.8% Ironwood 4 23 \$1,199,800 + 14.4% Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Guilchena RI 3 33 \$1,657,400 + 9.9% <tr< td=""><td>Boyd Park</td><td>6</td><td>28</td><td>\$1,476,200</td><td>+ 10.1%</td></tr<>	Boyd Park	6	28	\$1,476,200	+ 10.1%
Brighouse South 0 2 \$0 Broadmoor 5 50 \$2,155,400 + 14.7% East Cambie 4 19 \$1,303,600 + 15.9% East Richmond 1 17 \$1,729,000 + 20.8% Garden City 1 31 \$1,470,800 + 13.7% Gilmore 1 10 \$0 Granville 7 44 \$1,831,900 + 6.6% Hamilton RI 6 6 \$938,700 + 5.8% Ironwood 4 23 \$1,199,800 + 14.4% Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4%	Bridgeport RI	4	11	\$1,250,200	+ 13.0%
Broadmoor 5 50 \$2,155,400 + 14.7% East Cambie 4 19 \$1,303,600 + 15.9% East Richmond 1 17 \$1,729,000 + 20.8% Garden City 1 31 \$1,470,800 + 13.7% Gilmore 1 10 \$0 Granville 7 44 \$1,831,900 + 6.6% Hamilton RI 6 6 \$938,700 + 5.8% Ironwood 4 23 \$1,199,800 + 14.4% Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Sea Island 0 2 \$854,900 + 14.8%<	Brighouse	0	5	\$0	
East Cambie 4 19 \$1,303,600 + 15.9% East Richmond 1 17 \$1,729,000 + 20.8% Garden City 1 31 \$1,470,800 + 13.7% Gilmore 1 10 \$0 Granville 7 44 \$1,831,900 + 6.6% Hamilton RI 6 6 \$938,700 + 5.8% Ironwood 4 23 \$1,199,800 + 14.4% Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Sea Island 0 2 \$854,900 + 14.8% Sea Island 0 2 \$854,900 + 14.8% <td>Brighouse South</td> <td>0</td> <td>2</td> <td>\$0</td> <td></td>	Brighouse South	0	2	\$0	
East Richmond 1 17 \$1,729,000 + 20.8% Garden City 1 31 \$1,470,800 + 13.7% Gilmore 1 10 \$0 Granville 7 44 \$1,831,900 + 6.6% Hamilton RI 6 6 \$938,700 + 5.8% Ironwood 4 23 \$1,199,800 + 14.4% Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Sea Island 0 2 \$854,900 + 14.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9%	Broadmoor	5	50	\$2,155,400	+ 14.7%
Garden City 1 31 \$1,470,800 + 13.7% Gilmore 1 10 \$0 Granville 7 44 \$1,831,900 + 6.6% Hamilton RI 6 6 \$938,700 + 5.8% Ironwood 4 23 \$1,199,800 + 14.4% Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 21.5%	East Cambie	4	19	\$1,303,600	+ 15.9%
Gilmore 1 10 \$0 Granville 7 44 \$1,831,900 + 6.6% Hamilton RI 6 6 \$938,700 + 5.8% Ironwood 4 23 \$1,199,800 + 14.4% Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 21.5% Steveston North 9 46 \$1,321,800 + 21.5%	East Richmond	1	17	\$1,729,000	+ 20.8%
Granville 7 44 \$1,831,900 + 6.6% Hamilton RI 6 6 \$938,700 + 5.8% Ironwood 4 23 \$1,199,800 + 14.4% Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 21.5% Steveston North 9 46 \$1,321,800 + 21.5% Steveston Village 4 13 \$1,407,700	Garden City	1	31	\$1,470,800	+ 13.7%
Hamilton RI 6 6 \$938,700 + 5.8% Ironwood 4 23 \$1,199,800 + 14.4% Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300	Gilmore	1	10	\$0	
Ironwood	Granville	7	44	\$1,831,900	+ 6.6%
Lackner 2 29 \$1,646,100 + 11.6% McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344	Hamilton RI	6	6	\$938,700	+ 5.8%
McLennan 2 26 \$1,600,500 + 18.7% McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,61	Ironwood	4	23	\$1,199,800	+ 14.4%
McLennan North 0 5 \$1,629,400 + 17.2% McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,5	Lackner	2	29	\$1,646,100	+ 11.6%
McNair 0 23 \$1,308,700 + 14.8% Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	McLennan	2	26	\$1,600,500	+ 18.7%
Quilchena RI 3 33 \$1,657,400 + 9.9% Riverdale RI 2 42 \$1,679,800 + 8.4% Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	McLennan North	0	5	\$1,629,400	+ 17.2%
Riverdale RI 2 42 \$1,679,800 + 8.4% Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	McNair	0	23	\$1,308,700	+ 14.8%
Saunders 4 30 \$1,545,000 + 17.8% Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	Quilchena RI	3	33	\$1,657,400	+ 9.9%
Sea Island 0 2 \$854,900 + 14.8% Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	Riverdale RI	2	42	\$1,679,800	+ 8.4%
Seafair 8 68 \$1,547,700 + 12.9% South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	Saunders	4	30	\$1,545,000	+ 17.8%
South Arm 3 22 \$1,331,500 + 18.2% Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	Sea Island	0	2	\$854,900	+ 14.8%
Steveston North 9 46 \$1,321,800 + 21.5% Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	Seafair	8	68	\$1,547,700	+ 12.9%
Steveston South 2 20 \$1,583,500 + 21.1% Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	South Arm	3	22	\$1,331,500	+ 18.2%
Steveston Village 4 13 \$1,407,700 + 19.3% Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	Steveston North	9	46	\$1,321,800	+ 21.5%
Terra Nova 2 16 \$1,991,300 + 4.6% West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	Steveston South	2	20	\$1,583,500	+ 21.1%
West Cambie 4 26 \$1,344,600 + 16.6% Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	Steveston Village	4	13	\$1,407,700	+ 19.3%
Westwind 1 12 \$1,616,000 + 20.0% Woodwards 7 43 \$1,586,300 + 17.9%	Terra Nova	2	16	\$1,991,300	+ 4.6%
Woodwards 7 43 \$1,586,300 + 17.9%	West Cambie	4	26	\$1,344,600	+ 16.6%
. ,,,	Westwind	1	12	\$1,616,000	+ 20.0%
TOTAL* 92 702 \$1,561,600 + 14.0%	Woodwards	7	43	\$1,586,300	+ 17.9%
	TOTAL*	92	702	\$1,561,600	+ 14.0%

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



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Richmond



Condo Report – February 2017

Price Range	Sales	Active Listings	Avg Days on Market
\$99,999 and Below	0	2	0
\$100,000 to \$199,999	3	12	28
\$200,000 to \$399,999	43	63	22
\$400,000 to \$899,999	127	199	30
\$900,000 to \$1,499,999	4	21	85
\$1,500,000 to \$1,999,999	2	4	60
\$2,000,000 to \$2,999,999	0	2	0
\$3,000,000 and \$3,999,999	0	2	0
\$4,000,000 to \$4,999,999	0	0	0
\$5,000,000 and Above	0	0	0
TOTAL	179	305	30

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Boyd Park	0	4	\$301,300	+ 27.9%
Bridgeport RI	2	24	\$439,200	
Brighouse	89	147	\$524,800	+ 15.1%
Brighouse South	32	26	\$427,900	+ 20.3%
Broadmoor	0	1	\$346,100	+ 52.7%
East Cambie	0	3	\$448,000	+ 62.2%
East Richmond	0	3	\$497,200	+ 21.1%
Garden City	1	2	\$0	
Gilmore	0	0	\$0	
Granville	1	8	\$158,400	+ 58.9%
Hamilton RI	0	0	\$0	
Ironwood	2	2	\$394,500	+ 47.6%
Lackner	0	0	\$0	
McLennan	0	0	\$0	
McLennan North	8	9	\$578,700	+ 19.1%
McNair	0	0	\$0	
Quilchena RI	0	0	\$0	
Riverdale RI	2	6	\$446,600	+ 28.1%
Saunders	0	0	\$0	
Sea Island	0	0	\$0	
Seafair	0	0	\$0	
South Arm	4	5	\$173,600	+ 60.7%
Steveston North	1	0	\$326,300	+ 30.5%
Steveston South	7	20	\$442,600	+ 10.1%
Steveston Village	0	1	\$0	
Terra Nova	0	0	\$0	
West Cambie	30	44	\$402,000	+ 35.5%
Westwind	0	0	\$0	
Woodwards	0	0	\$0	
TOTAL*	179	305	\$476,000	+ 20.3%





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Townhomes Report – February 2017

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	1	0	9
\$400,000 to \$899,999	56	130	36
\$900,000 to \$1,499,999	12	55	27
\$1,500,000 to \$1,999,999	0	1	0
\$2,000,000 to \$2,999,999	0	1	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	69	187	34

Boyd Park 1 0 \$415,400 + 6.3% Bridgeport RI 0 3 \$510,400 + 25.8% Brighouse 4 11 \$693,600 + 27.2% Brighouse South 6 24 \$691,100 + 21.1% Broadmoor 3 15 \$905,900 + 27.2% East Cambie 4 2 \$653,400 + 21.7% East Richmond 0 2 \$0 Garden City 1 6 \$852,500 + 24.7% Gilmore 0 0 \$0 Granville 0 2 \$664,800 + 31.4% Hamilton RI 3 5 \$576,200 + 19.8% Ironwood 2 3 \$699,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair </th <th>Neighbourhood</th> <th>Sales</th> <th>Active Listings</th> <th>Benchmark Price</th> <th>One-Year Change</th>	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Brighouse 4 11 \$693,600 + 27.2% Brighouse South 6 24 \$691,100 + 27.2% Broadmoor 3 15 \$905,900 + 27.2% East Cambie 4 2 \$653,400 + 21.7% East Richmond 0 2 \$0 Garden City 1 6 \$852,500 + 24.7% Gilmore 0 0 \$0 Granville 0 2 \$664,800 + 31.4% Hamilton RI 3 5 \$576,200 + 19.8% Ironwood 2 3 \$690,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI	Boyd Park	1	0	\$415,400	+ 6.3%
Brighouse South 6 24 \$691,100 + 21.1% Broadmoor 3 15 \$905,900 + 27.2% East Cambie 4 2 \$653,400 + 21.7% East Richmond 0 2 \$0 Garden City 1 6 \$852,500 + 24.7% Gilmore 0 0 \$0 Granville 0 2 \$664,800 + 31.4% Hamilton RI 3 5 \$576,200 + 19.8% Ironwood 2 3 \$690,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Sea Island 0 0 \$0 Seafair <	Bridgeport RI	0	3	\$510,400	+ 25.8%
Broadmoor 3 15 \$905,900 + 27.2% East Cambie 4 2 \$653,400 + 21.7% East Richmond 0 2 \$0 Garden City 1 6 \$852,500 + 24.7% Gilmore 0 0 \$0 Granville 0 2 \$664,800 + 31.4% Hamilton RI 3 5 \$576,200 + 19.8% Ironwood 2 3 \$690,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Sea Island 0 0 \$0 Seafair 1	Brighouse	4	11	\$693,600	+ 27.2%
East Cambie 4 2 \$653,400 + 21.7% East Richmond 0 2 \$0 Garden City 1 6 \$852,500 + 24.7% Gilmore 0 0 \$0 Granville 0 2 \$664,800 + 31.4% Hamilton RI 3 5 \$576,200 + 19.8% Ironwood 2 3 \$690,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1	Brighouse South	6	24	\$691,100	+ 21.1%
East Richmond 0 2 \$0 Garden City 1 6 \$852,500 + 24.7% Gilmore 0 0 \$0 Granville 0 2 \$664,800 + 31.4% Hamilton RI 3 5 \$576,200 + 19.8% Ironwood 2 3 \$690,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0	Broadmoor	3	15	\$905,900	+ 27.2%
Garden City 1 6 \$852,500 + 24.7% Gilmore 0 0 \$0 Granville 0 2 \$664,800 + 31.4% Hamilton RI 3 5 \$576,200 + 19.8% Ironwood 2 3 \$690,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$582,900 + 26.1% Steveston North 0<	East Cambie	4	2	\$653,400	+ 21.7%
Gilmore 0 0 \$0 Granville 0 2 \$664,800 + 31.4% Hamilton RI 3 5 \$576,200 + 19.8% Ironwood 2 3 \$690,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston Village	East Richmond	0	2	\$0	
Granville 0 2 \$664,800 + 31.4% Hamilton RI 3 5 \$576,200 + 19.8% Ironwood 2 3 \$690,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova	Garden City	1	6	\$852,500	+ 24.7%
Hamilton RI 3 5 \$576,200 + 19.8% Ironwood 2 3 \$690,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Camb	Gilmore	0	0	\$0	
Ironwood 2 3 \$690,300 + 20.7% Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West	Granville	0	2	\$664,800	+ 31.4%
Lackner 0 3 \$822,300 + 11.5% McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4%	Hamilton RI	3	5	\$576,200	+ 19.8%
McLennan 0 0 \$0 McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% <td< td=""><td>Ironwood</td><td>2</td><td>3</td><td>\$690,300</td><td>+ 20.7%</td></td<>	Ironwood	2	3	\$690,300	+ 20.7%
McLennan North 10 41 \$797,200 + 17.4% McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	Lackner	0	3	\$822,300	+ 11.5%
McNair 0 0 \$0 Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	McLennan	0	0	\$0	
Quilchena RI 0 0 \$580,800 + 11.5% Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	McLennan North	10	41	\$797,200	+ 17.4%
Riverdale RI 2 2 \$748,700 + 12.9% Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	McNair	0	0	\$0	
Saunders 3 12 \$597,100 + 25.4% Sea Island 0 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	Quilchena RI	0	0	\$580,800	+ 11.5%
Sea Island 0 \$0 Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	Riverdale RI	2	2	\$748,700	+ 12.9%
Seafair 1 3 \$861,000 + 10.5% South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	Saunders	3	12	\$597,100	+ 25.4%
South Arm 0 3 \$625,900 + 26.1% Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	Sea Island	0	0	\$0	
Steveston North 0 3 \$582,100 + 11.4% Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	Seafair	1	3	\$861,000	+ 10.5%
Steveston South 6 5 \$822,300 + 12.4% Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	South Arm	0	3	\$625,900	+ 26.1%
Steveston Village 1 2 \$779,900 + 12.8% Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	Steveston North	0	3	\$582,100	+ 11.4%
Terra Nova 5 9 \$850,500 + 11.2% West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	Steveston South	6	5	\$822,300	+ 12.4%
West Cambie 12 23 \$751,200 + 26.4% Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	Steveston Village	1	2	\$779,900	+ 12.8%
Westwind 1 0 \$727,800 + 13.4% Woodwards 4 8 \$739,400 + 25.5%	Terra Nova	5	9	\$850,500	+ 11.2%
Woodwards 4 8 \$739,400 + 25.5%	West Cambie	12	23	\$751,200	+ 26.4%
	Westwind	1	0	\$727,800	+ 13.4%
TOTAL* 69 187 \$733,400 + 19.4%	Woodwards	4	8	\$739,400	+ 25.5%
	TOTAL*	69	187	\$733,400	+ 19.4%

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



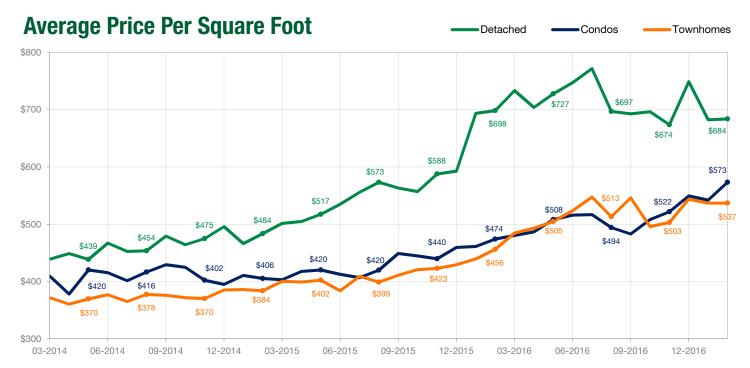
Richmond



February 2017



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



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