

Housing Characteristics Hot Facts

Introduction

This Hot Facts issue examines Richmond's housing stock based on the results of the 2021 and 2016 Census, which collects information on structural type, the number of dwelling units, age (period of construction) of housing stock, and the number of owner and tenant occupied dwellings.

Housing in Richmond

The 2021 Census indicated that there are 81,080* occupied private dwellings in Richmond. Apartment units account for 42% of the housing stock, followed by single family dwellings (36.3%), townhouse units (19.7%) and duplex / two family dwelling units (2.0%).¹

Number of Units by Housing Type in 2016 and 2021*

Housing Type	2021		2016		Percentage Change
	# of Units	% of Total	# of Units	% of Total	
Single-detached house	24,435	30.1%	24,315	33.1%	0.5% Increase
Apartment, building that has fewer than five storeys	18,590	22.9%	17,730	24.1%	4.9% Increase
Row house/townhouse	15,945	19.7%	14,595	19.9%	9.2% Increase
Apartment building that has five or more storeys	15,475	19.1%	10,400	14.2%	48.8% Increase
Apartment, duplex	4,990	6.2%	4,685	6.4%	6.5% Increase
Semi-detached house	1,585	2.0%	1,650	2.2%	3.9% Decrease
Movable dwelling	45	0.1%	65	0.1%	30.8% Decrease
Other single-attached house	20	0.02%	20	0.03%	0%
Total number of occupied dwellings by structural type of dwelling	81,080	100.0	73,460	100.0	10.4% Increase

Source: Statistics Canada 2021 and 2016 Census.

* See last page for definitions of housing types by Statistics Canada.

Number of Units, 2025 Estimate

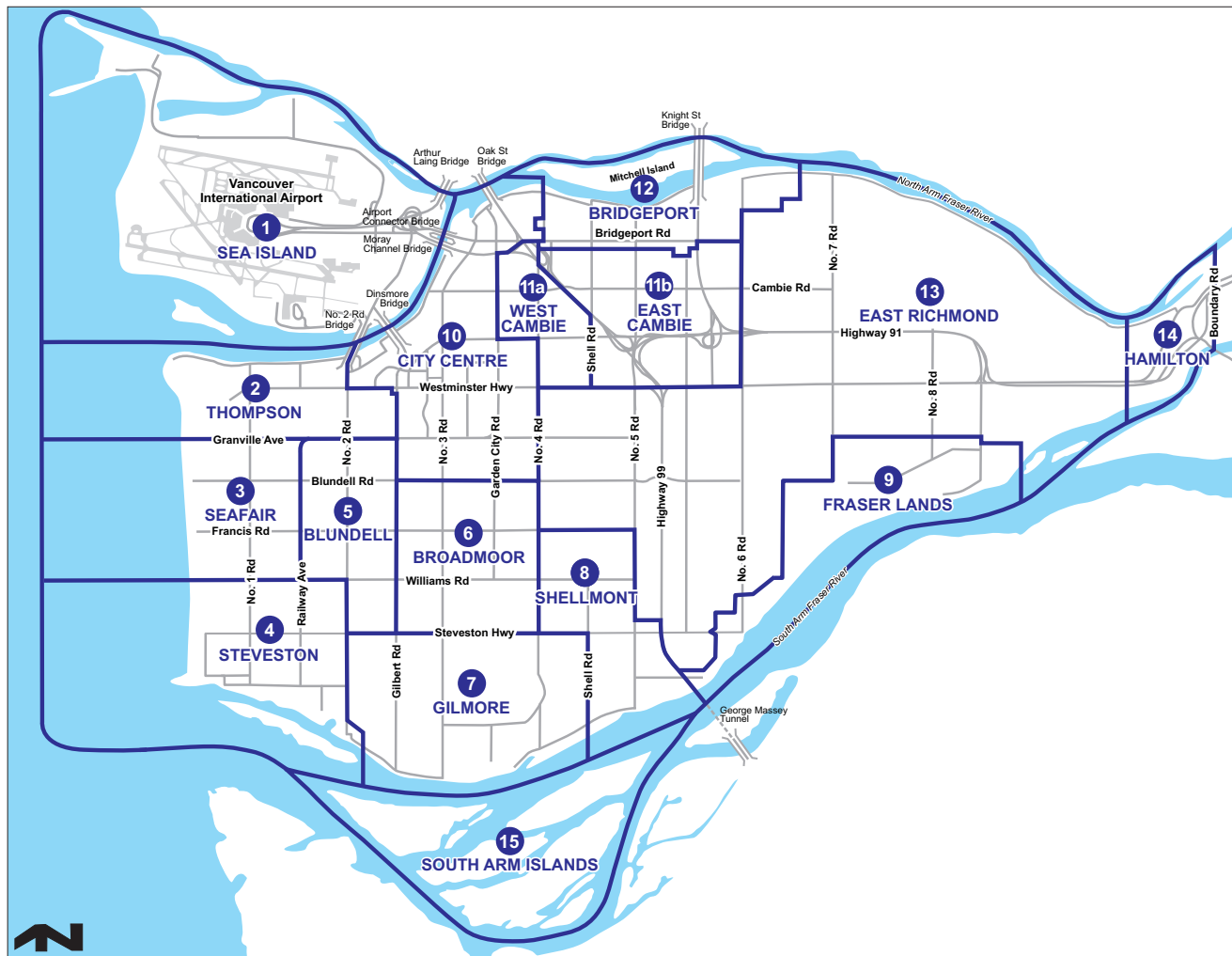
Housing Type	Utility Count (March 27, 2025)
Single Family*	28,754
Townhouse	18,687
Apartment	40,547
Total	87,988

Source: City of Richmond, Utility Rate Accounts.

* Includes one family and two family dwellings.

¹ Single family dwelling refers to the sum of all single detached houses, other single attached houses, movable dwellings and apartment, duplexes. Apartment refers to the sum of apartments in building of five or more stories and apartments in buildings of less than five stories. Townhouse refers to the sum of all row houses. Duplex/two family dwelling refers to semi-detached houses.

Richmond's Planning Areas Map



Total Number of Occupied Private Dwellings by Planning Area, 2016 and 2021

Planning Area	2021 Total Dwellings	2016 Total Dwellings	Percentage Change
Gilmore	165	200	17.5% Decrease
Sea Island	305	295	3.4% Increase
Bridgeport	1,420	1,170	21.4% Increase
East Richmond/Fraser Lands	1,675	1,610	4.0% Increase
Hamilton	1,790	1,290	38.8% Increase
East Cambie	3,325	3,205	3.7% Increase
Shellmont	3,790	3,675	3.1% Increase
West Cambie	4,755	3,800	25.1% Increase
Thompson	5,450	5,455	0.1% Decrease
Seafair	5,715	5,645	1.2% Increase
Blundell	6,110	5,840	4.6% Increase
Broadmoor	8,010	7,925	1.1% Increase
Steveston	9,580	9,470	1.2% Increase
City Centre	29,005	23,870	21.5% Increase
Richmond Total	81,080	73,455	10.4% Increase

Source: Statistics Canada, 2021 and 2016 Census.

Number of Housing Types by Planning Area, 2021

Planning Area	Single-detached	Semi-detached	Row House	Apartment Duplex	Apartment Building that has Five or More Storeys	Apartment Building that has Fewer than Five Storeys	Other Single-attached House	Movable Dwelling	Total
Blundell	3,610	245	1,185	410	285	375	0	0	6,110
Bridgeport	435	10	345	185	275	165	0	0	1,420
Broadmoor	4,020	265	1,555	685	5	1,480	5	0	8,010
City Centre	560	250	5,265	215	13,555	9,155	0	0	29,005
East Cambie	1,090	70	1,180	585	0	395	0	0	3,325
East Richmond/ Fraser Lands	705	5	315	270	170	315	5	5	1,790
Gilmore	140	5	0	20	0	0	0	0	165
Hamilton	745	10	730	145	0	20	0	30	1,675
Sea Island	240	5	0	60	0	0	0	0	305
Seafair	3,105	185	670	510	140	1,100	5	0	5,715
Shellmont	1,720	40	765	955	0	310	5	0	3,790
Steveston	4,620	195	1,745	470	0	2,535	5	5	9,580
Thompson	2,435	65	1,275	350	100	1,220	0	5	5,450
West Cambie	1,020	240	915	130	935	1,520	0	0	4,755
Richmond	24,435	1,585	15,945	4,990	15,470	18,585	20	45	81,080
% percent of overall total private dwellings	30.1%	2.0%	19.7%	6.2%	19.1%	22.9%	0.0%	0.1%	100.0%

Source: Statistics Canada, 2021 Census.

Note: To ensure confidentiality, the values, including totals, are randomly rounded either up or down to a multiple of '5' or '10.'

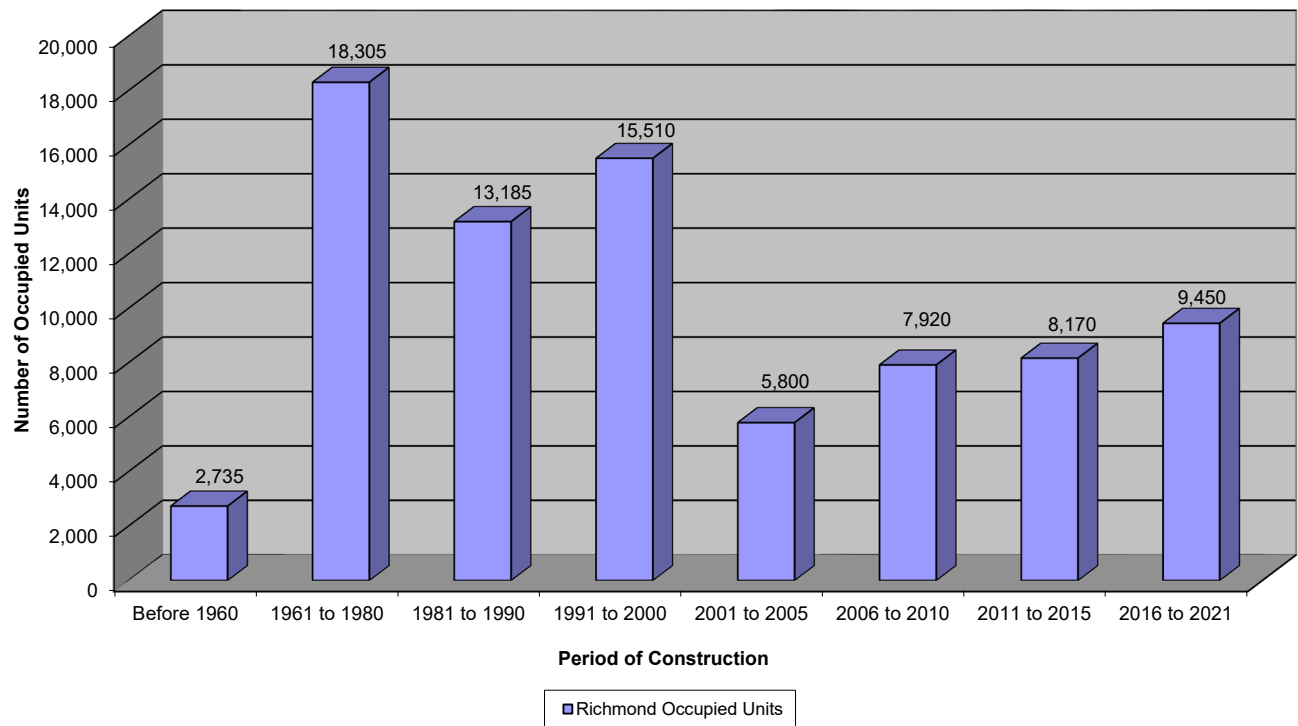
Period of Construction

The period of construction is based on the net number of units added each year. The greatest proportion of Richmond's housing stock was built before 1980 (30.6%) and 2011–2021 (21.8%).

Occupied Dwellings by Period of Construction		
Before 1960	2,735	3.4%
1961–1980	18,305	22.6%
1981–1990	13,185	16.3%
1991–2000	15,510	19.1%
2001–2005	5,800	7.2%
2006–2010	7,920	9.8%
2011–2015	8,170	10.1%
2016–2021	9,450	11.7%
Total	81,080	

Source: Statistics Canada, 2021 Census.

Richmond Occupied Dwelling Units by Period of Construction, 2021 Census



Richmond Occupied Units by Period of Construction and Planning Areas, 2021 Census

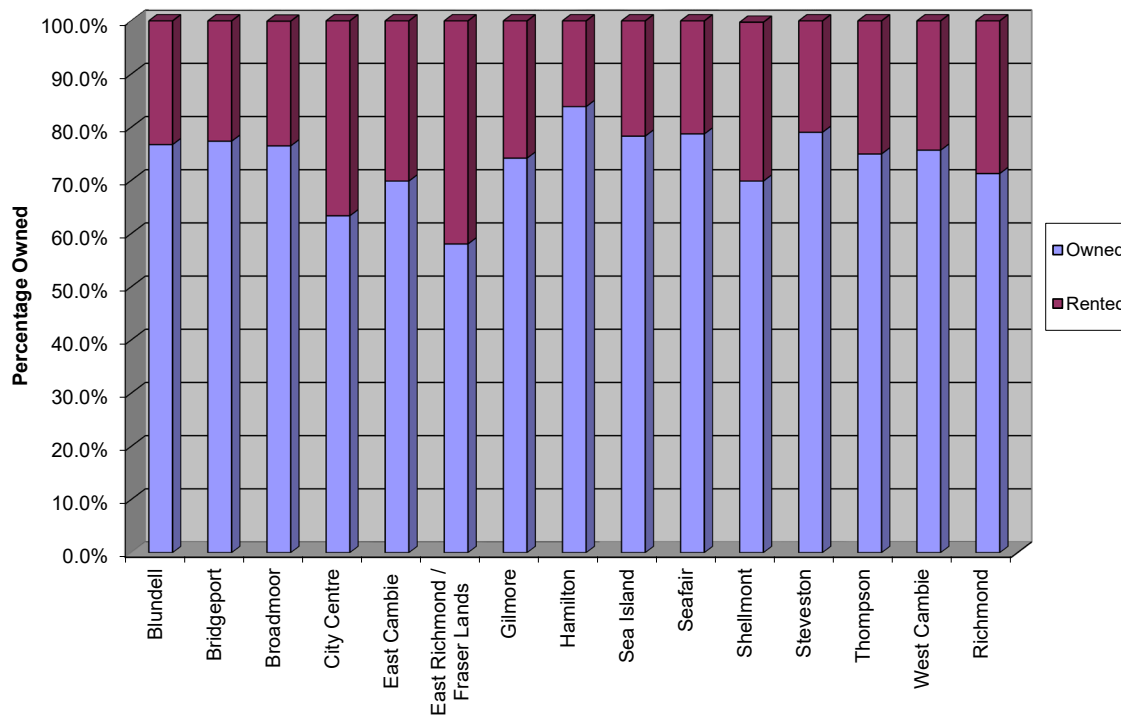
Planning Area	1960 or before	1961 to 1980	1981 to 1990	1991 to 2000	2001 to 2005	2006 to 2010	2011 to 2016	2016 to 2021	Total
Blundell	270	1,885	1,360	1,105	330	375	310	470	6,105
Bridgeport	20	105	250	350	30	50	245	310	1,370
Broadmoor	385	3,170	1,375	1,085	395	510	625	475	8,020
City Centre	445	2,805	4,770	5,135	2,585	4,645	3,625	4,965	28,975
East Cambie	130	860	620	1,215	125	80	170	170	3,370
East Richmond/ Fraser Lands	160	330	150	105	85	180	280	510	1,800
Gilmore	55	35	0	25	10	0	15	10	155
Hamilton	35	105	160	910	140	140	65	125	1,675
Sea Island	205	10	10	25	0	0	30	20	300
Seafair	375	2,665	670	635	345	255	385	385	5,715
Shellmont	245	1,790	430	275	140	340	280	280	3,785
Steveston	220	3,290	2,070	1,465	965	620	505	465	9,595
Thompson	135	1,130	910	2,150	375	250	285	215	5,455
West Cambie	40	120	415	1,035	275	460	1,350	1,060	4,750
Richmond CY	2,735	18,305	13,185	15,515	5,800	7,915	8,170	9,450	81,080

Tenure

In 2021, there were 57,800 (71.3%) dwellings that were privately owned in Richmond versus 23,275 (28.7%) dwellings that were rented.

There is very little variation in the levels of owned and rented housing in Richmond's communities. Nearly all Richmond communities have ownership rates above 70% and as high as 83.9% in Hamilton. The City Centre and East Richmond/Fraser Lands have slightly lower ownership rates of 63.3% and 58.1% respectively with a higher proportion of rental dwelling units relative to other Richmond communities.

Occupied Private Dwellings by Housing Tenure by Planning Area, 2021 Census



Number of Occupied Dwellings by Housing Tenure by Planning Area, 2021

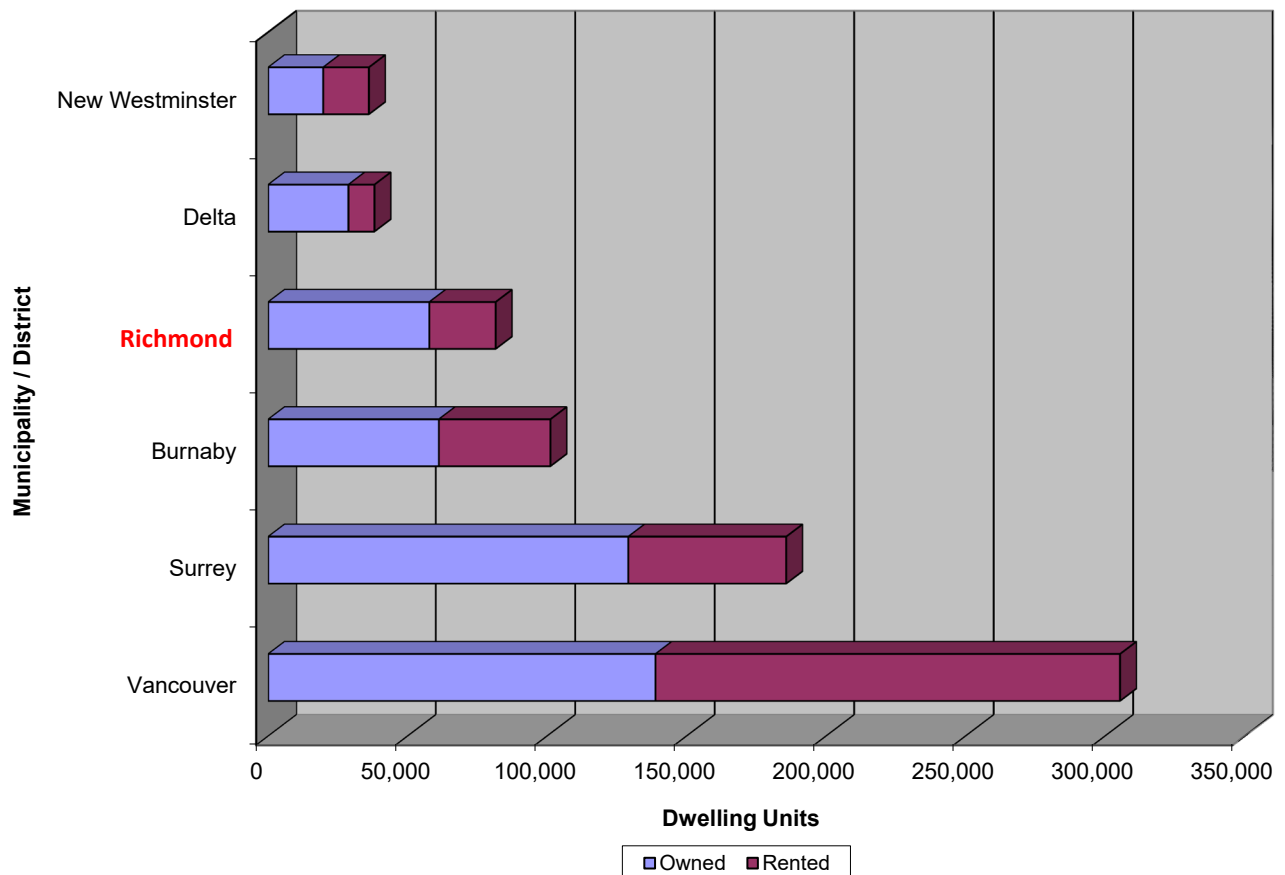
Planning Area	Owned	% of Total	Rented	% of Total	Total
Blundell	4,685	76.7%	1,420	23.3%	6,105
Bridgeport	1,060	77.4%	310	22.6%	1,370
Broadmoor	6,135	76.5%	1,880	23.4%	8,020
City Centre	18,355	63.3%	10,620	36.7%	28,975
East Cambie	2,355	69.9%	1,015	30.1%	3,370
East Richmond/Fraser Lands	1,045	58.1%	755	41.9%	1,800
Gilmore	115	74.2%	40	25.8%	155
Hamilton	1,405	83.9%	270	16.1%	1,675
Sea Island	235	78.3%	65	21.7%	300
Seafair	4,500	78.7%	1,215	21.3%	5,715
Shellmont	2,645	69.9%	1,130	29.9%	3,785
Steveston	7,585	79.1%	2,010	20.9%	9,595
Thompson	4,090	75.0%	1,365	25.0%	5,455
West Cambie	3,595	75.7%	1,160	24.4%	4,750
Richmond	57,805	71.3%	23,280	28.7%	81,080

Source: Statistics Canada, 2021 Census.

How does Richmond compare?

According to the 2021 Census, the proportion of renters in Richmond was 28.7%, and the rate of home ownership is 71.3%. The rate of home ownership in Richmond is higher than the regional average of 62.1%. Vancouver (54.5%), North Vancouver City (46.7%), and New Westminster (45.3%) are the 3 communities with the highest proportion of renters in the Lower Mainland.

Regional Comparison: Owned Versus Rented Private Occupied Dwelling Units in the Lower Mainland, 2021 Census



Definitions of Structural Type of Dwellings – 2021 Census of Population Reference Guide

Single detached house: A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

A mobile home fixed permanently to a foundation should be coded as a single-detached house.

Semi-detached house: One of two dwellings attached side by side (or back to back) to each other, but not to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together has open space on all sides.

Row house: One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes, other duplexes or other non-residential structures (e.g., a store), each unit is assigned as an apartment or flat in a duplex.

Apartment building that has five or more storeys: A dwelling unit in a high-rise apartment building that has five or more storeys. Also included are apartments in a building with five or more storeys where the first floor or second floor is commercial establishments.

Apartment building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).

Mobile home: A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

Other movable dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat or floating home.

Cited from the Structural Type of Dwelling and Collectives Reference Guide, 2021 Census of Population.

For Further Information:

Please contact the Policy Planning Department at 604-276-4116 or communityplanning@richmond.ca.

For monthly statistical reports on building and demolition permit, see richmond.ca/Business-Development/Building-Approvals/Reports.

City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
richmond.ca