



Metro Vancouver Rent Report

September 2022

Could your listing be attracting more renters? Get a **free** Listing Assessment from one of our rental experts today – including a complimentary rent estimate.

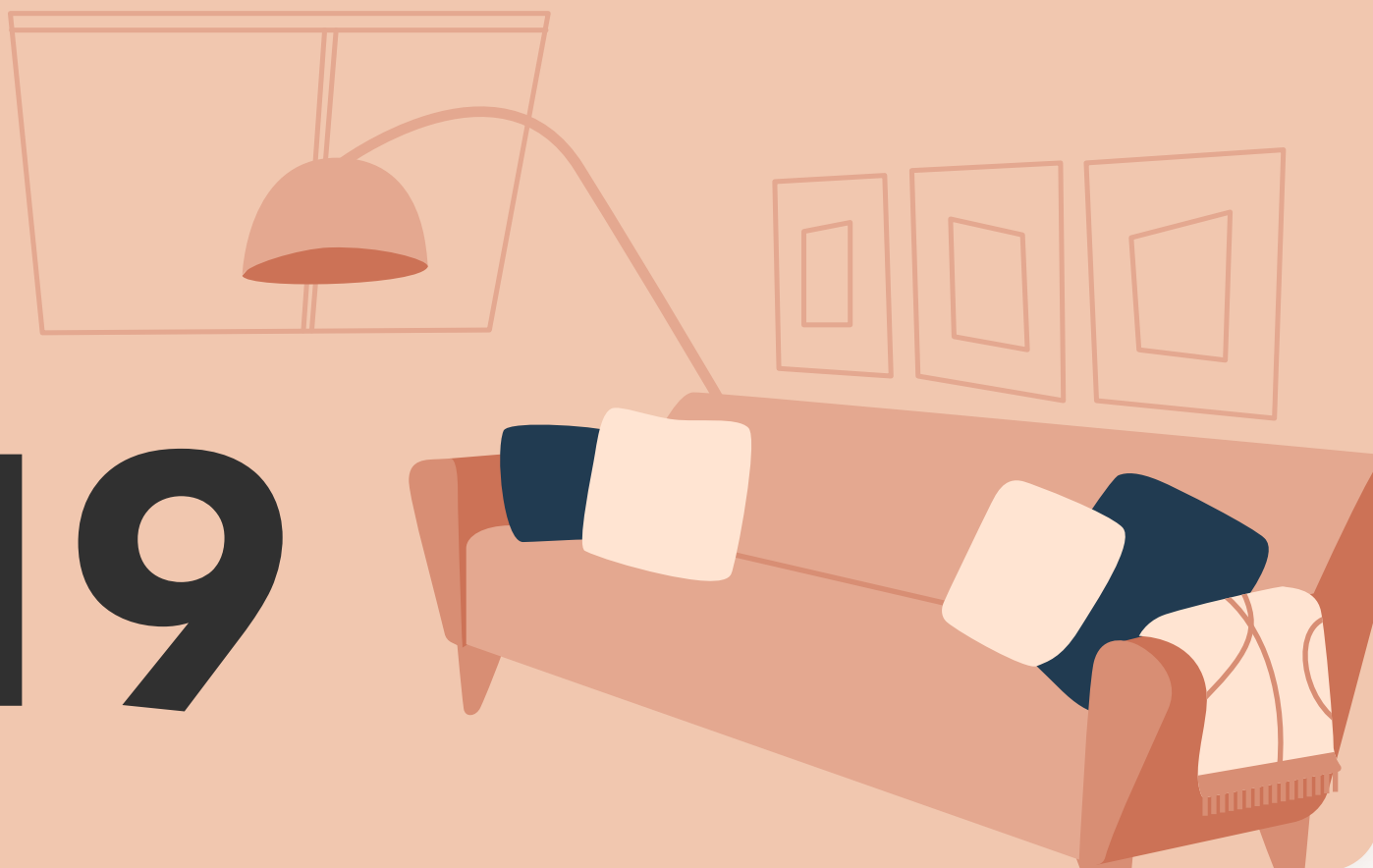
Get free estimate

Note: This information compiles data from some of the most popular cities/neighbourhoods on liv.rent. For a complete breakdown of rental averages across Metro Vancouver, head to Page 2 of this Rent Report.

Average rent

1br. furnished

\$2,219



Average rent

1br. unfurnished

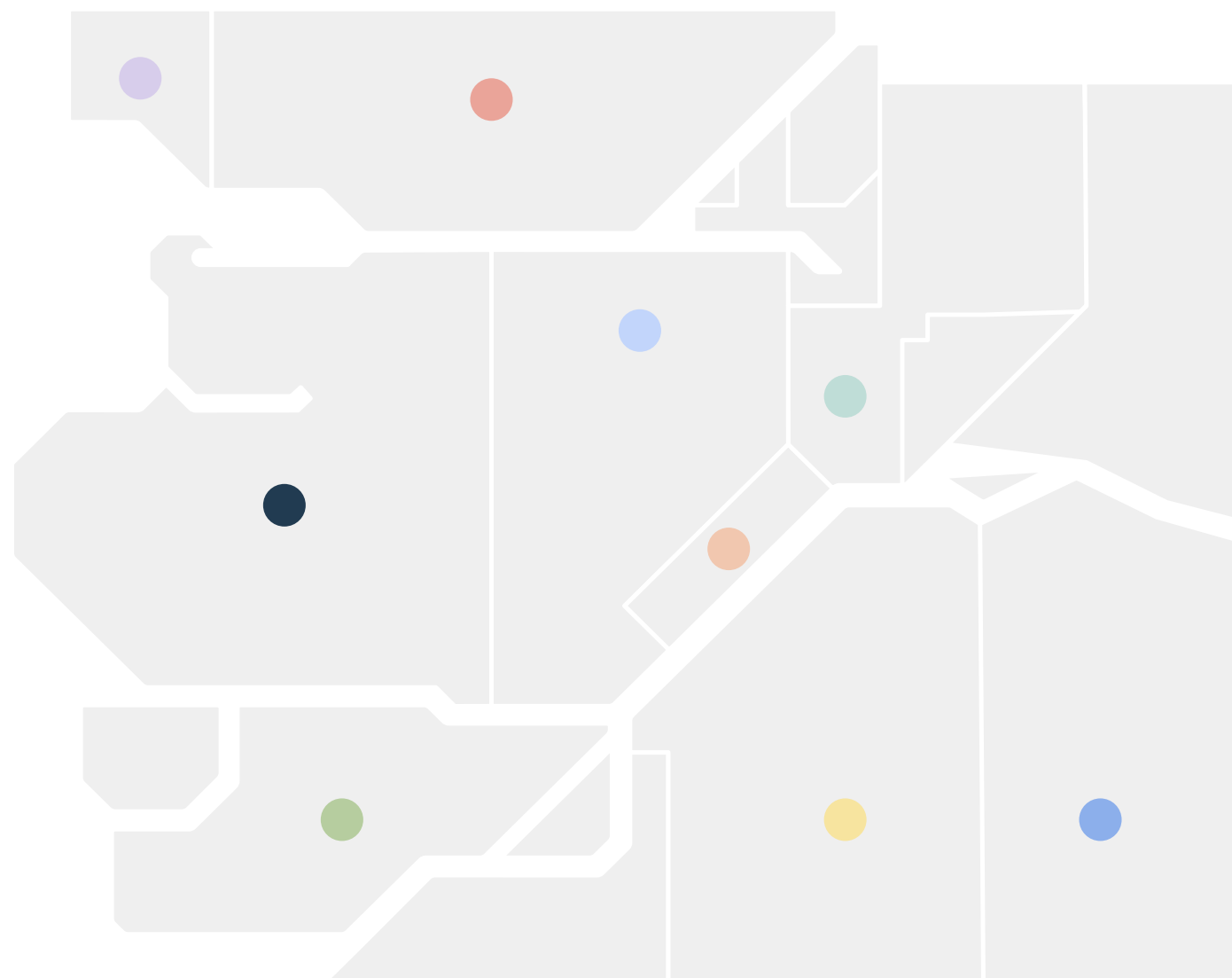
\$2,247



Average rent

per square foot

\$2.90



| | | |
|---------------------------|----------------------|----------------------------|
| \$ 4.21 Vancouver | \$ 2.69 Langley | \$ 3.21 Burnaby |
| \$ 2.35 Surrey | \$ 2.33 Richmond | \$ 3.15 North Vancouver |
| \$ 2.68 West Vancouver | \$ 2.21 Coquitlam | \$ 3.29 New Westminster |

Most expensive cities in Canada

1br. unfurnished

| | |
|-----------------|---------|
| West Vancouver | \$3,312 |
| Vancouver | \$2,656 |
| North Vancouver | \$2,486 |
| Toronto | \$1,979 |

Income-to-rent ratio

Average percentage of income spent on rent

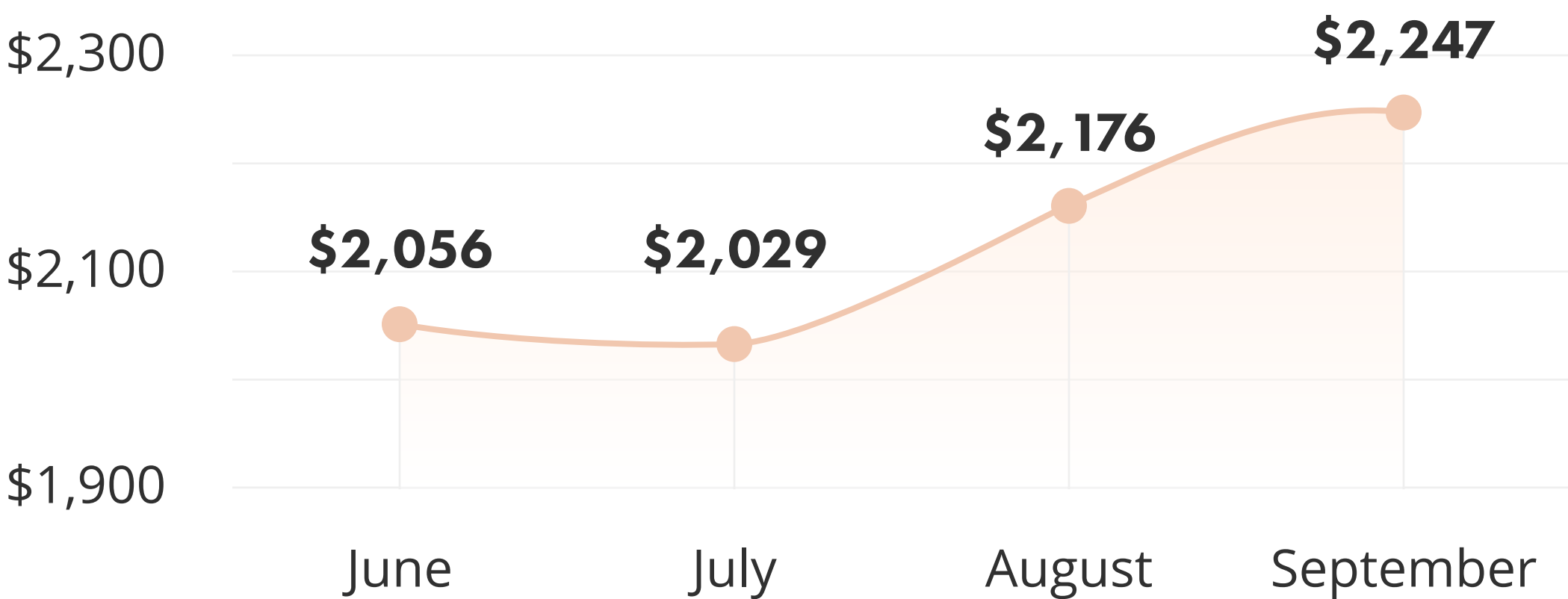


38.09 % spent on rent

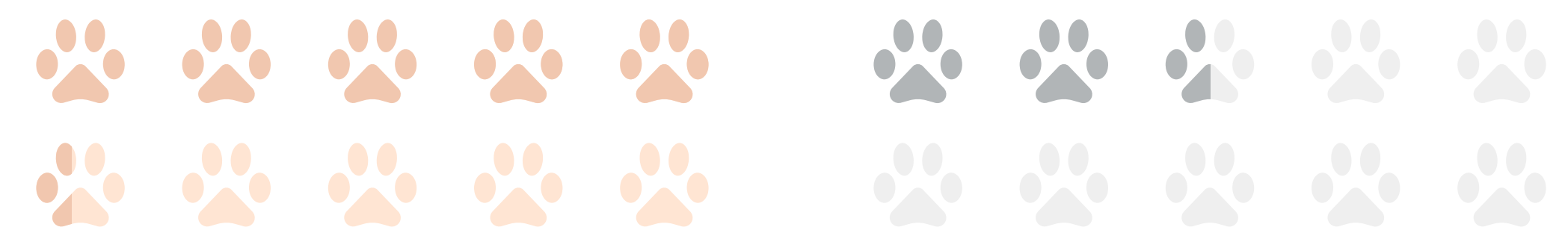
61.91 % other spending

Rental trend

1br. unfurnished



Pet-friendly rentals



54.00 % liv.rent platform

25.00 % other platforms

Average rent by listing type

Furnished

| Municipality/City | 1 br. | 2 br. | 3 br. |
|-------------------|---------|---------|---------|
| Vancouver | \$2,990 | \$4,260 | \$5,569 |
| Langley | \$1,888 | \$2,573 | \$2,999 |
| Burnaby | \$1,946 | \$2,720 | \$3,508 |
| Surrey | \$1,930 | \$2,409 | \$2,911 |
| Richmond | \$2,179 | \$3,434 | \$3,180 |
| North Vancouver | \$2,562 | \$3,654 | \$5,186 |
| West Vancouver | \$2,120 | \$3,381 | \$7,022 |
| Coquitlam | \$2,139 | \$3,195 | \$3,696 |
| New Westminster | \$2,223 | \$3,800 | \$3,400 |

Average rent by listing type

Unfurnished

| Municipality/City | 1 br. | 2 br. | 3 br. |
|-------------------|---------|---------|---------|
| Vancouver | \$2,656 | \$3,828 | \$4,563 |
| Langley | \$1,724 | \$2,317 | \$3,087 |
| Burnaby | \$2,108 | \$2,859 | \$3,573 |
| Surrey | \$1,771 | \$2,197 | \$3,065 |
| Richmond | \$2,151 | \$3,054 | \$3,459 |
| North Vancouver | \$2,486 | \$3,187 | \$5,127 |
| West Vancouver | \$3,312 | \$3,846 | \$5,581 |
| Coquitlam | \$1,971 | \$2,209 | \$3,355 |
| New Westminster | \$2,041 | \$2,585 | \$3,250 |

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Source: September 2022 Statistics — liv.rent and various online sources

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Comprehensive Breakdown

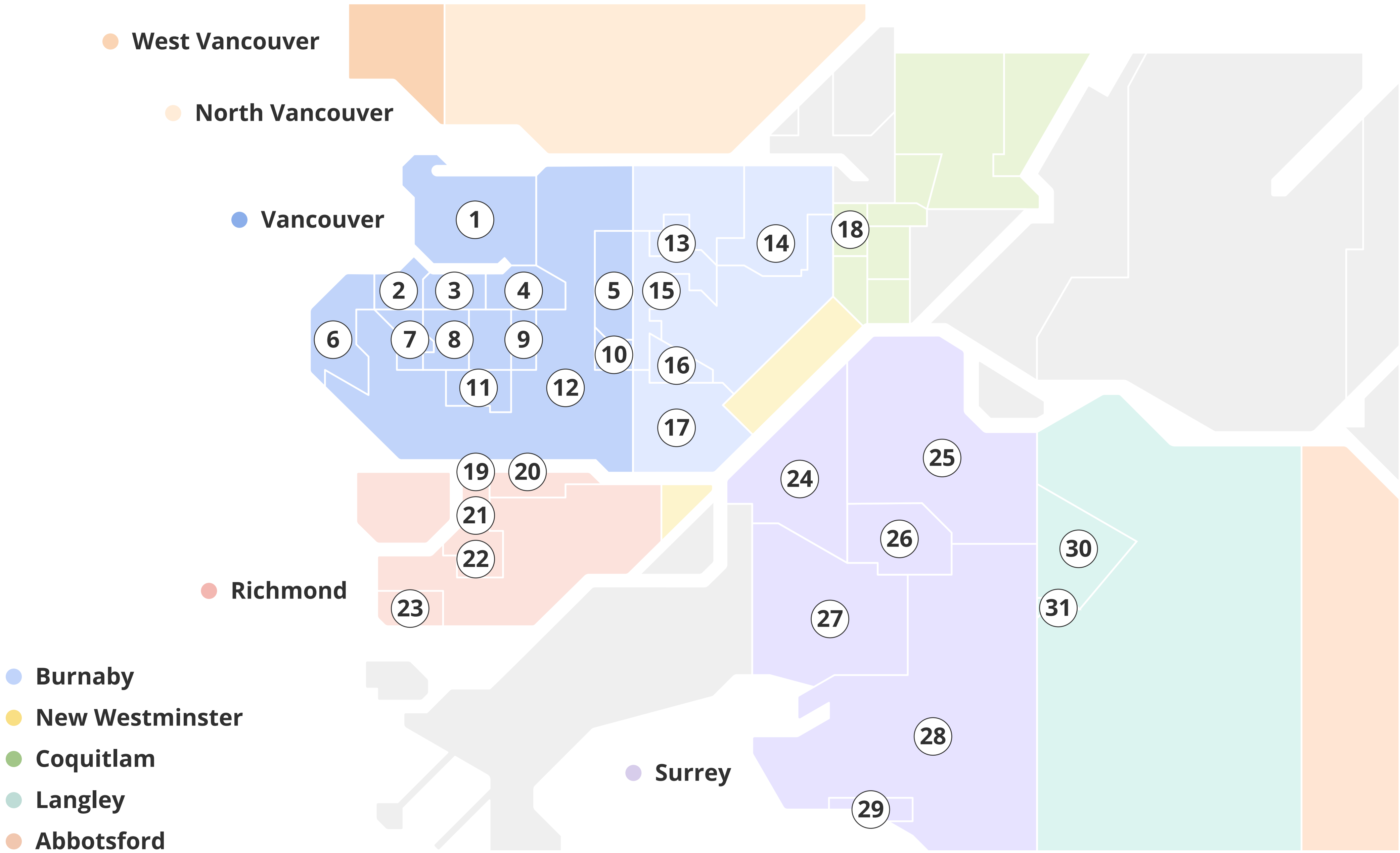
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Let's take a closer look at rental averages across Metro Vancouver, broken down by city/municipality.

Map of Metro Vancouver



Average rent by municipality/city

Furnished

| Municipality/City | 1 br. | 2 br. | 3 br. |
|-----------------------|---------|---------|---------|
| ● Vancouver | \$2,990 | \$4,260 | \$5,569 |
| ① Downtown | \$3,185 | \$5,005 | \$5,484 |
| ② Kitsilano | \$3,536 | \$5,008 | \$5,462 |
| ③ Fairview | \$3,250 | \$4,518 | \$5,250 |
| ④ Mount Pleasant | \$3,168 | \$5,350 | \$6,342 |
| ⑤ Renfrew | \$1,862 | \$2,716 | \$5,098 |
| ⑥ Point Grey/UBC | \$2,706 | \$5,117 | \$5,500 |
| ⑦ Arbutus | \$3,075 | \$3,283 | \$3,700 |
| ⑧ Shaughnessy | \$2,838 | \$4,183 | No data |
| ⑨ South Main | \$3,033 | \$4,283 | \$5,250 |
| ⑩ Collingwood | \$2,016 | \$4,469 | \$5,500 |
| ⑪ Oakridge | \$2,200 | \$3,600 | \$5,200 |
| ⑫ South Vancouver | \$2,150 | \$3,913 | \$5,590 |
| ● Burnaby | \$1,946 | \$2,720 | \$3,508 |
| ⑬ Brentwood | No data | \$2,993 | No data |
| ⑭ SFU/Burnaby Heights | \$1,825 | \$2,325 | \$3,050 |
| ⑮ Central Burnaby | No data | \$2,625 | No data |
| ⑯ Metrotown | \$2,349 | \$3,252 | \$4,400 |
| ⑰ South Slope | \$2,105 | \$3,315 | \$3,400 |

Average rent by municipality/city

Unfurnished

| Municipality/City | 1 br. | 2 br. | 3 br. |
|-----------------------|---------|---------|---------|
| ● Vancouver | \$2,656 | \$3,828 | \$4,563 |
| ① Downtown | \$2,931 | \$4,505 | \$5,380 |
| ② Kitsilano | \$2,591 | \$4,106 | \$4,699 |
| ③ Fairview | \$2,246 | \$4,033 | \$5,238 |
| ④ Mount Pleasant | \$2,685 | \$3,896 | \$6,244 |
| ⑤ Renfrew | \$1,828 | \$2,452 | \$3,521 |
| ⑥ Point Grey/UBC | \$2,054 | \$3,653 | \$5,305 |
| ⑦ Arbutus | \$2,293 | \$3,229 | \$4,145 |
| ⑧ Shaughnessy | \$2,887 | \$4,132 | \$5,672 |
| ⑨ South Main | \$3,032 | \$3,386 | \$7,650 |
| ⑩ Collingwood | \$2,029 | \$2,758 | \$3,883 |
| ⑪ Oakridge | \$2,587 | \$3,474 | \$4,279 |
| ⑫ South Vancouver | \$2,338 | \$3,119 | \$3,483 |
| ● Burnaby | \$2,108 | \$2,859 | \$3,573 |
| ⑬ Brentwood | \$2,361 | \$3,062 | \$3,025 |
| ⑭ SFU/Burnaby Heights | \$1,890 | \$2,503 | \$2,817 |
| ⑮ Central Burnaby | \$2,027 | \$2,495 | \$3,250 |
| ⑯ Metrotown | \$2,357 | \$3,096 | \$3,595 |
| ⑰ South Slope | \$1,989 | \$2,903 | \$3,338 |

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Comprehensive Breakdown

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Average rent by municipality/city

Unfurnished

| Municipality/City | 1 br. | 2 br. | 3 br. |
|---|---------|---------|---------|
| <div><div></div>New Westminster</div> | \$2,041 | \$2,585 | \$3,250 |
| <div><div></div>Coquitlam</div> | \$1,971 | \$2,209 | \$3,355 |
| <div><div>18</div>Burquitlam</div> | \$2,000 | \$2,740 | \$3,063 |
| <div><div></div>Richmond</div> | \$2,151 | \$3,054 | \$3,459 |
| <div><div>19</div>Golden Village</div> | \$2,327 | \$3,233 | \$3,725 |
| <div><div>20</div>Bridgeport</div> | \$2,119 | No data | No data |
| <div><div>21</div>Lansdowne Village</div> | \$3,138 | \$3,370 | \$3,200 |
| <div><div>22</div>Brighthouse/City Centre</div> | No data | \$1,621 | \$3,800 |
| <div><div>23</div>Steveston</div> | \$2,150 | \$2,148 | No data |
| <div><div></div>Surrey</div> | \$1,771 | \$2,197 | \$3,065 |
| <div><div>24</div>Surrey City Centre</div> | \$1,850 | \$2,462 | \$3,283 |
| <div><div>25</div>Guildford</div> | \$1,633 | \$2,091 | \$2,723 |
| <div><div>26</div>Fleetwood</div> | \$1,246 | \$2,012 | \$3,041 |
| <div><div>27</div>Newton</div> | \$1,750 | \$2,005 | \$2,298 |
| <div><div>28</div>South Surrey</div> | \$1,700 | \$2,215 | \$3,309 |
| <div><div>29</div>White Rock</div> | \$2,287 | \$2,732 | \$4,039 |
| <div><div></div>Langley</div> | \$1,724 | \$2,317 | \$3,087 |
| <div><div>30</div>Willoughby</div> | \$1,656 | \$2,524 | \$3,100 |
| <div><div>31</div>Willowbrook</div> | \$1,830 | \$2,252 | \$3,267 |
| <div><div></div>Abbotsford</div> | \$1,445 | \$1,799 | \$2,628 |
| <div><div></div>North Vancouver</div> | \$2,486 | \$3,187 | \$5,127 |
| <div><div></div>West Vancouver</div> | \$3,312 | \$3,846 | \$5,581 |

Don't see your city or neighbourhood here?

Send us a request at media@liv.rent or leave us a comment on our Instagram!

Resources

Landlord Resources

- How much should I charge for rent?
- 9 essential components of an attractive rental ad
- How to effectively advertise your rental listing
- How to screen tenants
- Understanding lease addendums

Renter Resources

- Cheapest neighbourhoods for rent near Metro Vancouver
- Neighbourhood Guides
- How to protect yourself from rental scams
- Tips for finding an apartment in Vancouver
- Tips to save on rent in Vancouver

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