



# Metro Vancouver Rent Report

## December 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 assessment

**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

\$2,536

\*Average rent for Metro Vancouver

### \*Average rent

1br. unfurnished

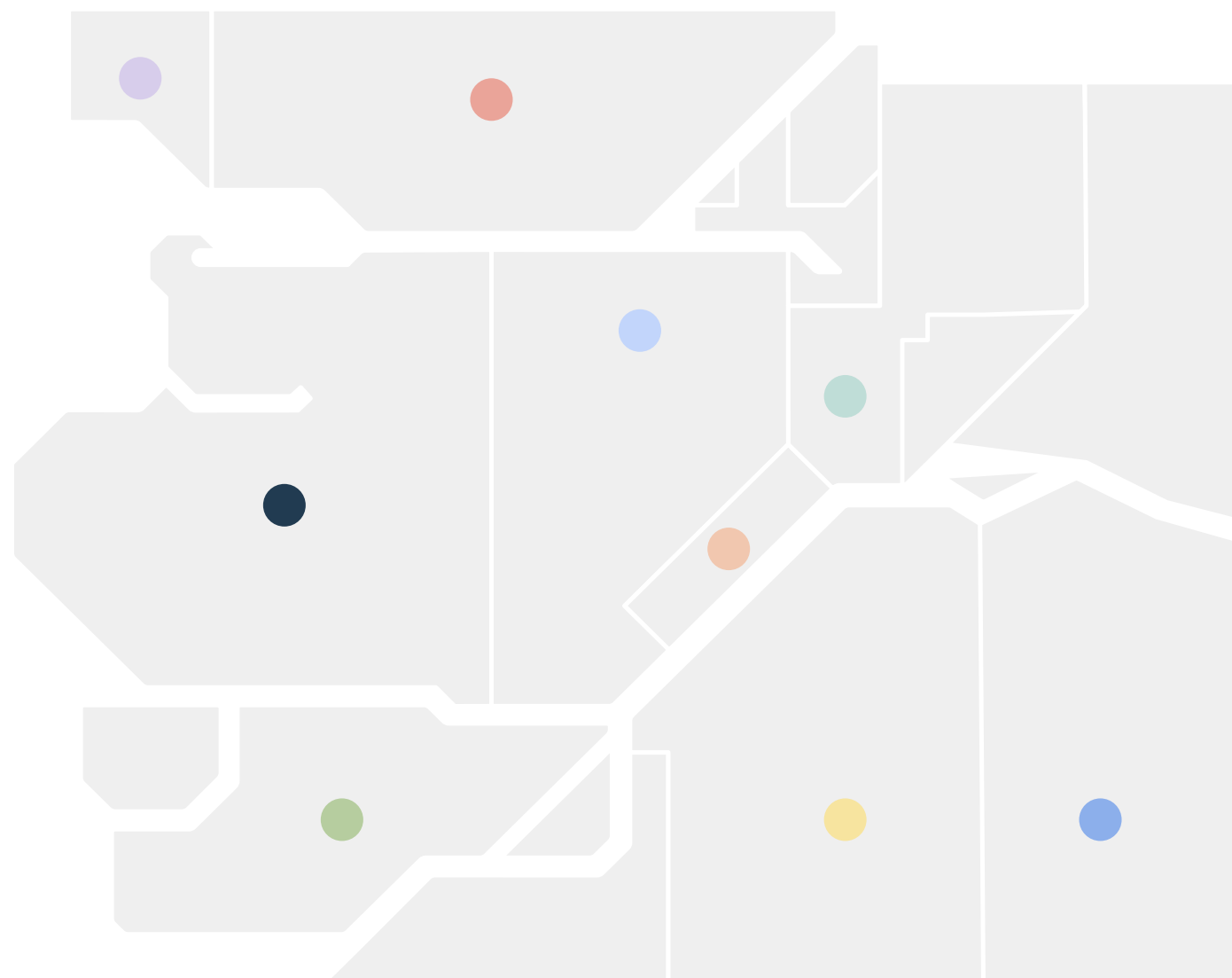
\$2,227

\*Average rent for Metro Vancouver

### Average rent

per square foot

\$2.87



\$ 3.75  
Vancouver

\$ 2.43  
Langley

\$ 3.64  
Burnaby

\$ 2.20  
Surrey

\$ 2.65  
Richmond

\$ 3.04  
North Vancouver

\$ 2.78  
West Vancouver

\$ 2.36  
Coquitlam

\$ 2.95  
New Westminister

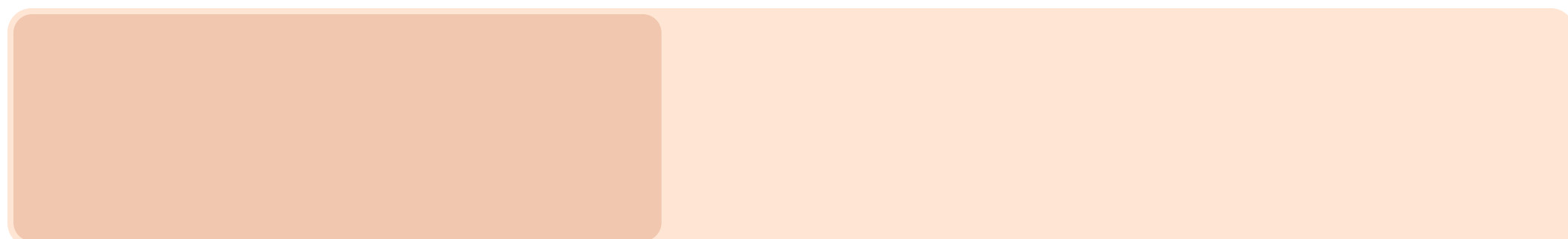
### Most expensive cities in Canada

1br. unfurnished

Vancouver	\$2,612
North Vancouver	\$2,587
Burnaby	\$2,406
Richmond	\$2,332

### Income-to-rent ratio

Average percentage of income spent on rent

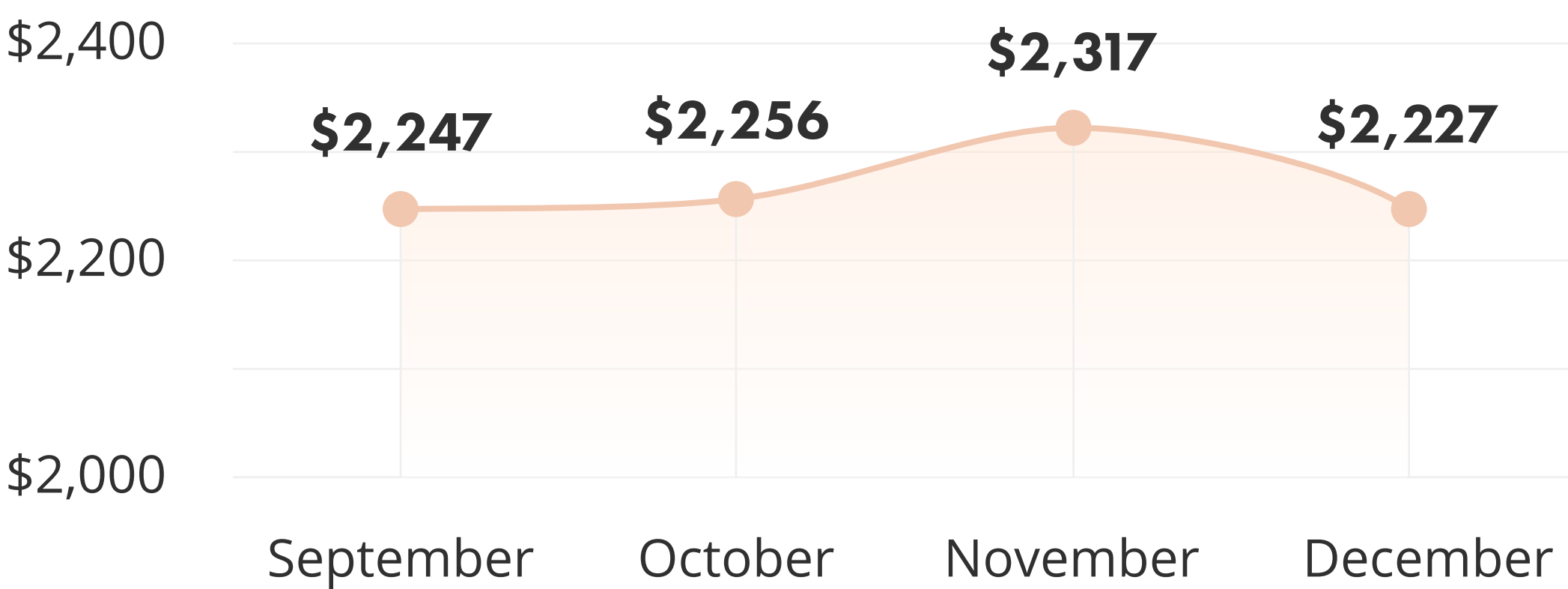


41.30 %  
spent on rent

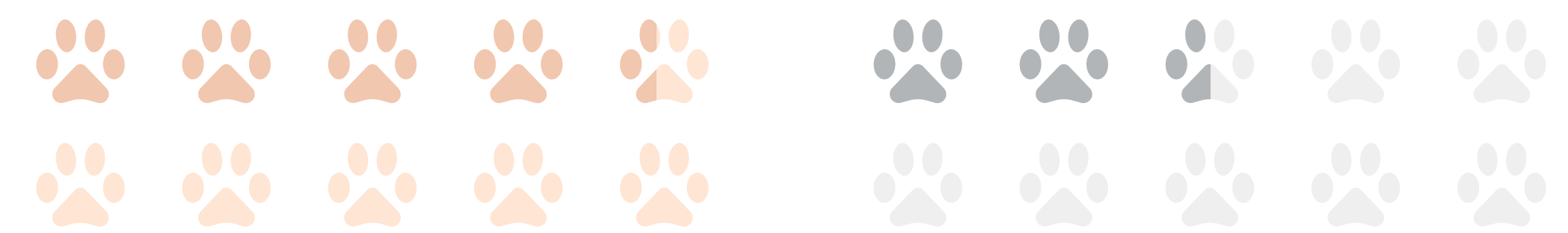
58.70 %  
other spending

### Rental trend

1br. unfurnished



### Pet-friendly rentals



44.00 %  
liv.rent platform

25.00 %  
other platforms

### Average rent by listing type

Furnished

Municipality/City	1 br.	2 br.	3 br.
Vancouver	\$2,970	\$4,442	\$5,991
Langley	\$2,433	\$2,732	\$2,930
Burnaby	\$2,494	\$3,199	\$4,188
Surrey	\$2,125	\$2,538	\$3,011
Richmond	\$2,686	\$3,082	\$3,924
North Vancouver	\$3,229	\$3,988	\$6,005
West Vancouver	No data	\$3,925	\$6,225
Coquitlam	\$2,250	\$2,638	\$3,212
New Westminister	\$2,098	\$2,779	\$3,787

### Average rent by listing type

Unfurnished

Municipality/City	1 br.	2 br.	3 br.
Vancouver	\$2,612	\$3,853	\$5,155
Langley	\$1,925	\$2,304	\$3,171
Burnaby	\$2,406	\$3,167	\$3,889
Surrey	\$1,698	\$2,326	\$3,093
Richmond	\$2,332	\$2,899	\$3,710
North Vancouver	\$2,587	\$3,437	\$4,661
West Vancouver	\$2,290	\$3,784	\$5,898
Coquitlam	\$2,035	\$2,507	\$3,237
New Westminister	\$2,157	\$2,745	\$3,603

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

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# Comprehensive Breakdown

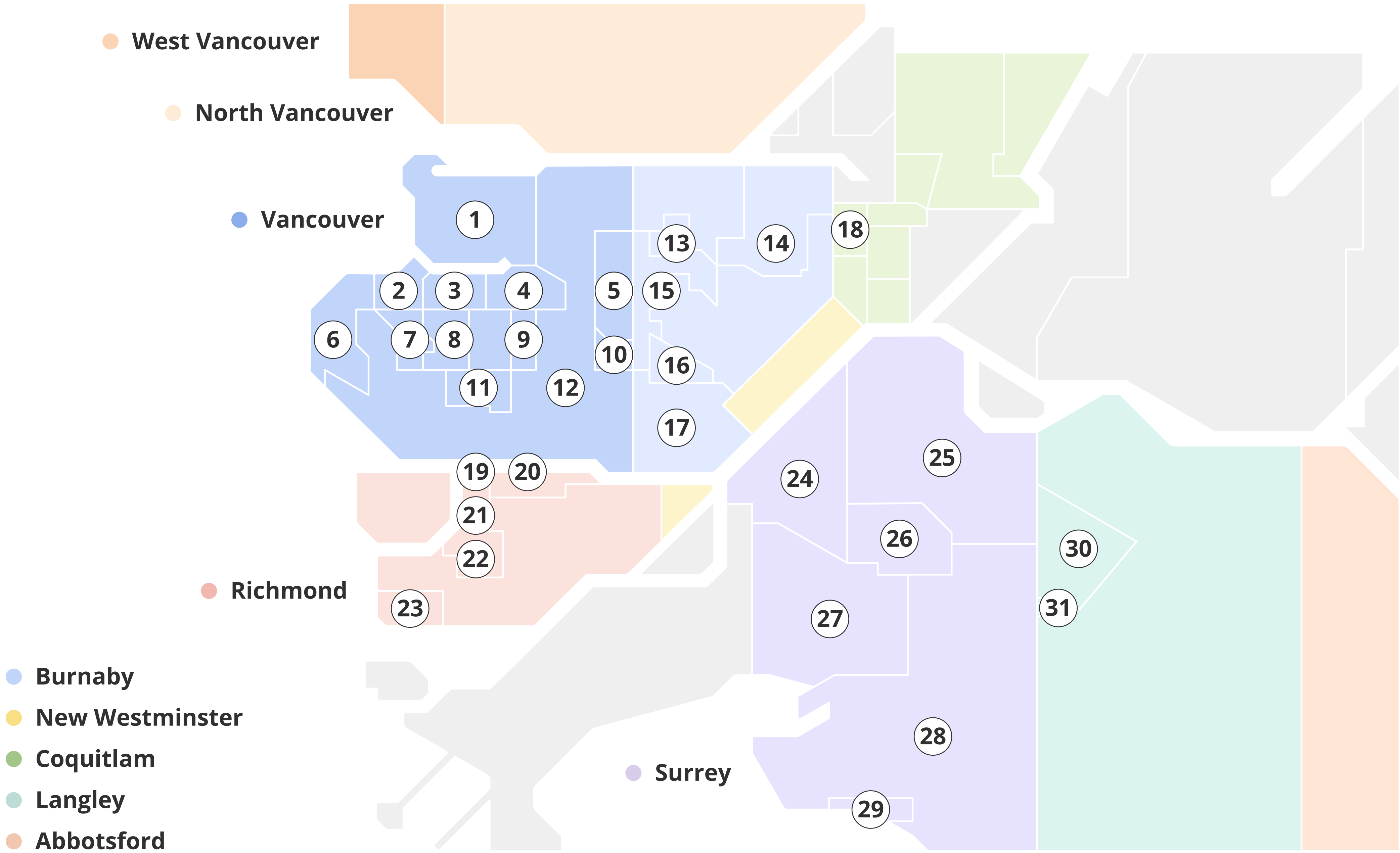
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Let’s take a closer look at rental averages across Metro Vancouver, broken down by city/municipality.

### Map of Metro Vancouver



### Average rent by municipality/city

Furnished

Municipality/City	1 br.	2 br.	3 br.
<b>Vancouver</b>	<b>\$2,970</b>	<b>\$4,442</b>	<b>\$5,991</b>
1 Downtown	\$2,971	\$4,771	\$6,324
2 Kitsilano	\$3,004	\$5,104	\$6,272
3 Fairview	\$3,150	\$4,569	No data
4 Mount Pleasant	\$2,906	\$4,541	No data
5 Renfrew	No data	\$3,816	No data
6 Point Grey/UBC	\$2,523	\$2,856	No data
7 Arbutus	\$2,198	No data	No data
8 Shaughnessy	\$2,750	\$3,800	No data
9 South Main	\$3,031	\$3,615	No data
10 Collingwood	\$2,483	No data	No data
11 Oakridge	No data	No data	No data
12 South Vancouver	\$2,328	\$3,917	\$4,302
<b>Burnaby</b>	<b>\$2,494</b>	<b>\$3,199</b>	<b>\$4,188</b>
13 Brentwood	\$2,691	\$3,339	No data
14 SFU/Burnaby Heights	No data	No data	No data
15 Central Burnaby	No data	No data	\$3,300
16 Metrotown	\$2,804	\$3,150	No data
17 South Slope	\$2,271	No data	No data

### Average rent by municipality/city

Unfurnished

Municipality/City	1 br.	2 br.	3 br.
<b>Vancouver</b>	<b>\$2,612</b>	<b>\$3,853</b>	<b>\$5,155</b>
1 Downtown	\$2,694	\$4,256	\$6,127
2 Kitsilano	\$2,291	\$3,543	\$5,270
3 Fairview	\$2,551	\$3,476	No data
4 Mount Pleasant	\$2,450	\$3,478	\$3,962
5 Renfrew	\$2,151	\$2,689	\$3,810
6 Point Grey/UBC	\$2,441	\$3,267	\$5,699
7 Arbutus	No data	\$2,655	\$4,750
8 Shaughnessy	No data	No data	No data
9 South Main	\$2,533	\$2,300	No data
10 Collingwood	\$2,000	\$2,617	\$3,300
11 Oakridge	\$2,438	\$3,980	\$4,341
12 South Vancouver	\$2,157	\$3,079	\$4,002
<b>Burnaby</b>	<b>\$2,406</b>	<b>\$3,167</b>	<b>\$3,889</b>
13 Brentwood	\$2,463	\$3,156	\$4,514
14 SFU/Burnaby Heights	\$2,233	\$2,741	\$3,550
15 Central Burnaby	\$1,953	\$3,161	No data
16 Metrotown	\$2,535	\$3,249	\$4,308
17 South Slope	No data	\$2,829	\$3,195

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

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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>	\$2,157	\$2,745	\$3,603
<div><div></div>Coquitlam</div>	\$2,035	\$2,507	\$3,237
<div><div>18</div>Burquitlam</div>	\$2,224	\$2,789	\$3,267
<div><div></div>Richmond</div>	\$2,332	\$2,899	\$3,710
<div><div>19</div>Golden Village</div>	\$2,625	No data	No data
<div><div>20</div>Bridgeport</div>	\$2,625	\$3,000	No data
<div><div>21</div>Lansdowne Village</div>	\$2,173	\$2,933	No data
<div><div>22</div>Brighthouse/City Centre</div>	\$1,926	\$3,065	\$3,621
<div><div>23</div>Steveston</div>	\$2,063	No data	\$3,546
<div><div></div>Surrey</div>	\$1,698	\$2,326	\$3,093
<div><div>24</div>Surrey City Centre</div>	\$1,899	\$2,572	\$3,064
<div><div>25</div>Guildford</div>	\$1,519	\$2,122	\$2,750
<div><div>26</div>Fleetwood</div>	No data	\$2,162	\$3,060
<div><div>27</div>Newton</div>	\$1,671	\$1,890	\$2,833
<div><div>28</div>South Surrey</div>	\$1,816	\$2,903	\$3,188
<div><div>29</div>White Rock</div>	\$1,706	\$2,937	\$4,065
<div><div></div>Langley</div>	\$1,925	\$2,304	\$3,171
<div><div>30</div>Willoughby</div>	\$1,929	\$2,508	\$3,231
<div><div>31</div>Willowbrook</div>	\$1,882	\$2,326	\$3,400
<div><div></div>Abbotsford</div>	\$1,536	\$1,935	\$2,369
<div><div></div>North Vancouver</div>	\$2,587	\$3,437	\$4,661
<div><div></div>West Vancouver</div>	\$2,290	\$3,784	\$5,898

### Don't see your city or neighbourhood here?

Send us a request at [media@liv.rent](mailto: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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