

Metro Vancouver Rent Report

January 2023

*Average rent

1br. furnished

\$2,648▲4.42%

*Average rent for Metro Vancouver

*Average rent

1br. unfurnished

\$2,257▲1.36%

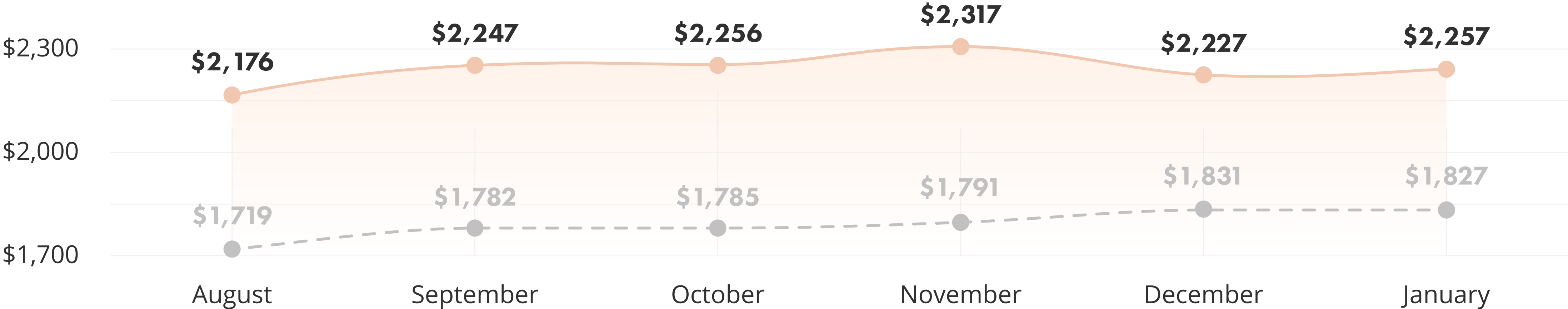
*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

1br. unfurnished

● BC cities

● ON cities

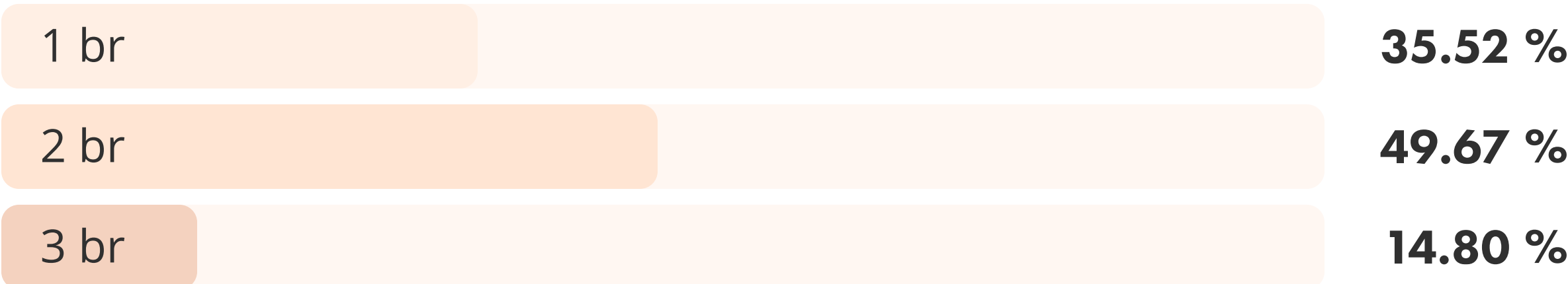
● QB cities

● AB cities



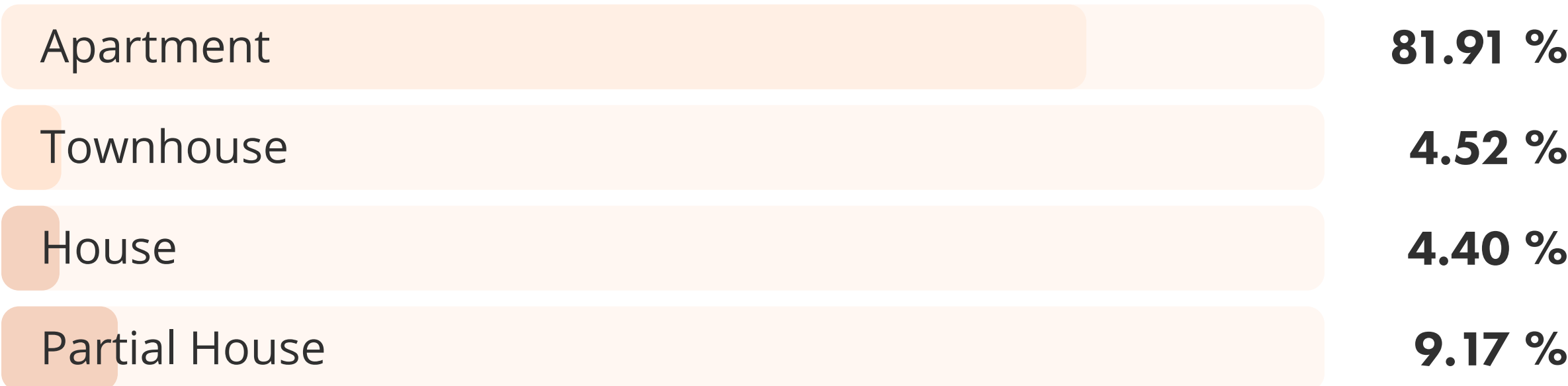
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

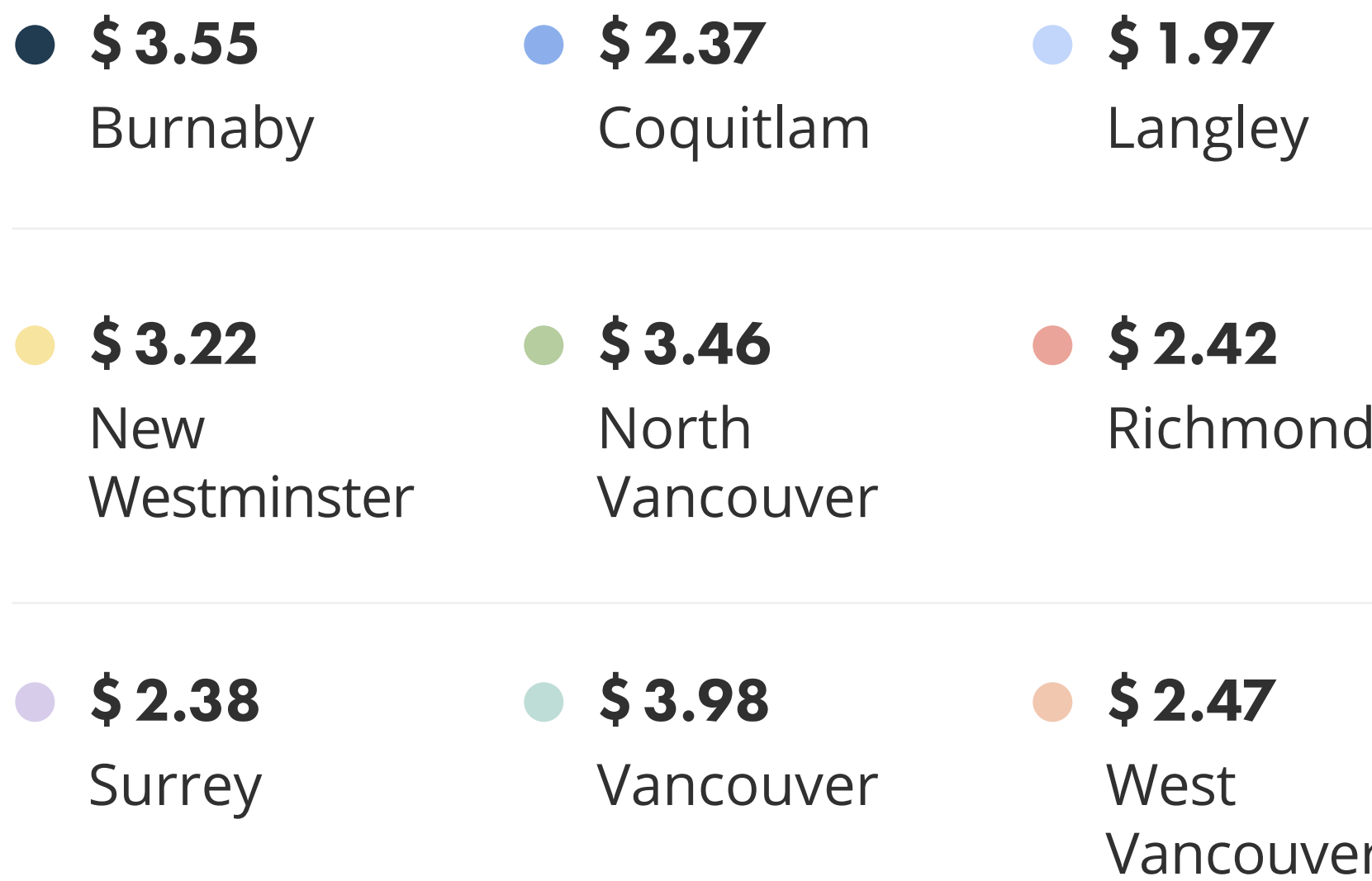
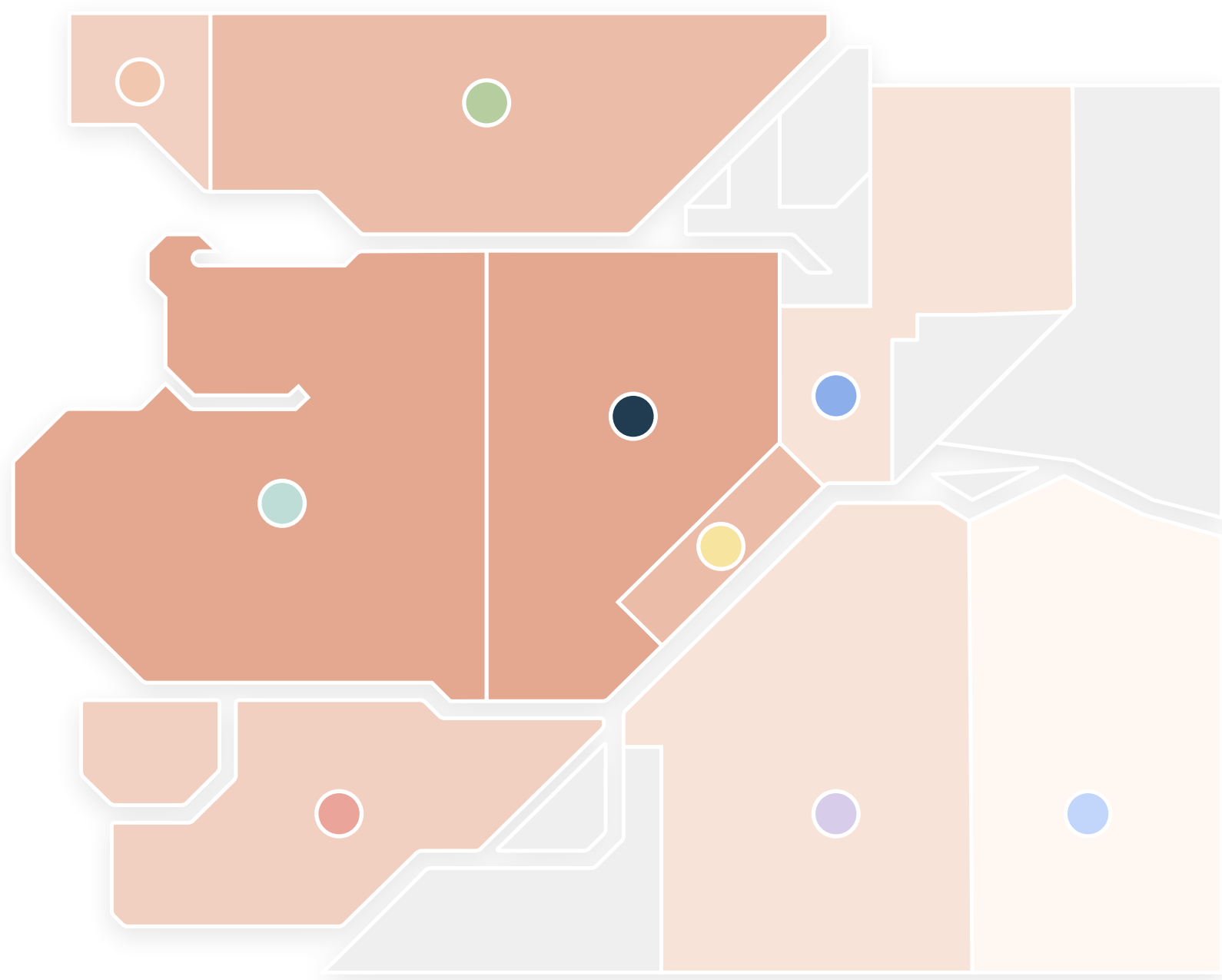
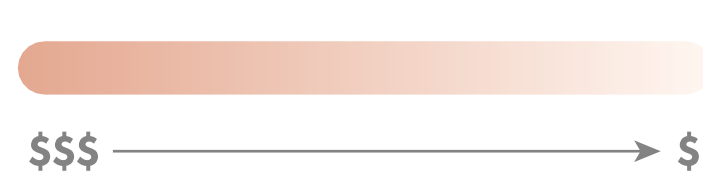
Furnished & Unfurnished



Average rent

per square foot

\$2.87



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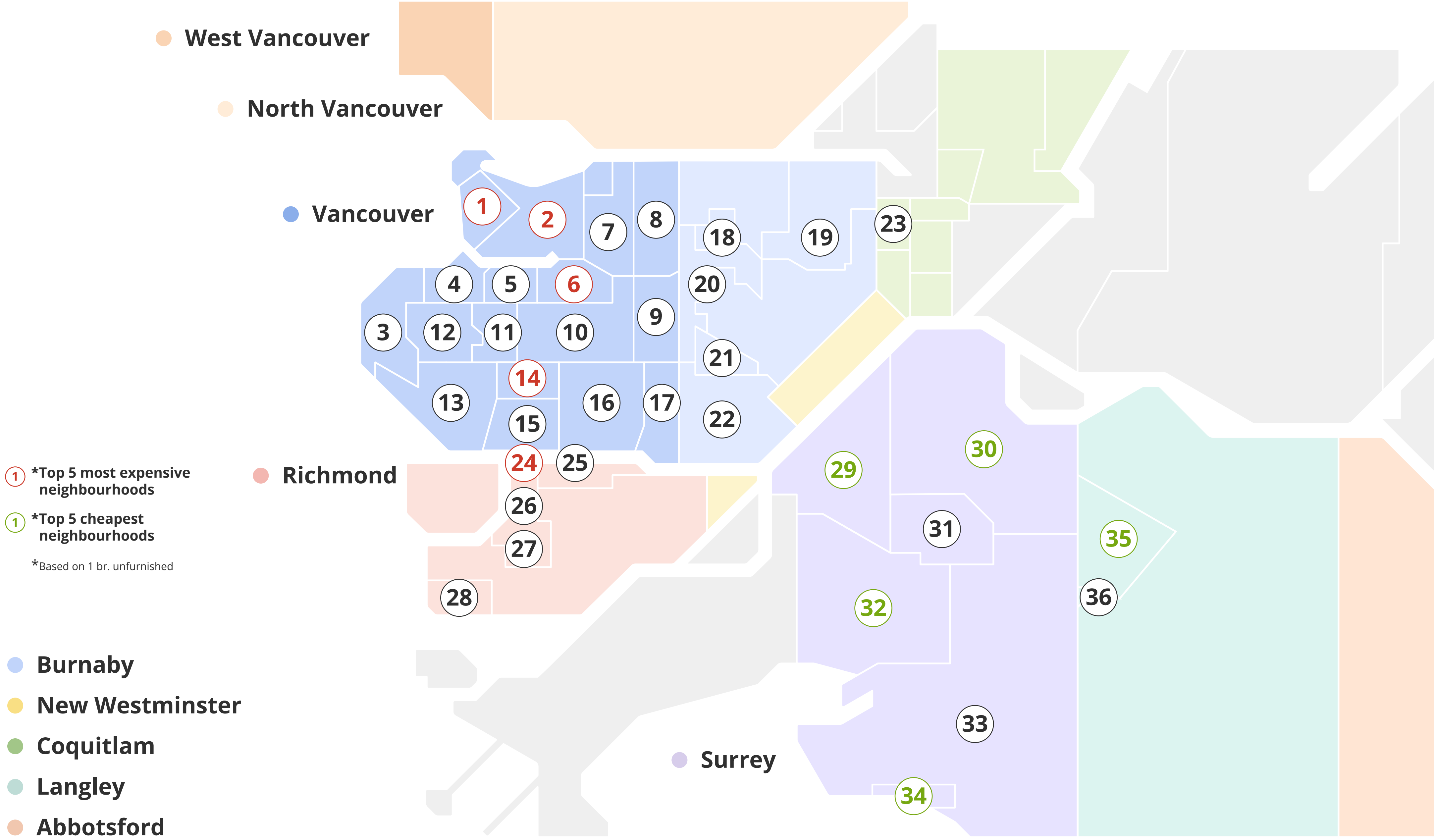
Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,550 ▲	\$3,239 ▲	\$4,020 ▼	Burnaby	\$2,394 ▼	\$3,184 ▲	\$3,919 ▲
\$2,183 ▼	\$2,735 ▲	\$2,800 ▼	Coquitlam	\$2,041 ▲	\$2,441 ▼	\$3,273 ▲
\$2,000 ▼	\$2,515 ▼	\$2,910 ▼	Langley	\$1,883 ▼	\$2,395 ▲	\$3,188 ▲
\$2,325 ▲	\$2,990 ▲	\$3,997 ▲	New Westminster	\$2,062 ▼	\$2,659 ▼	\$3,586 ▼
\$3,424 ▲	\$3,703 ▼	\$5,632 ▼	North Vancouver	\$2,576 ▼	\$3,290 ▼	\$4,472 ▼
\$2,611 ▼	\$3,465 ▲	\$3,775 ▼	Richmond	\$2,195 ▼	\$2,998 ▲	\$3,378 ▼
\$2,033 ▼	\$2,770 ▲	\$3,500 ▲	Surrey	\$1,832 ▲	\$2,363 ▲	\$3,210 ▲
\$2,855 ▼	\$4,105 ▼	\$6,411 ▲	Vancouver	\$2,488 ▼	\$3,444 ▼	\$4,638 ▼
\$3,847 –	\$3,439 ▼	\$5,997 ▼	West Vancouver	\$2,844 ▲	\$3,829 ▲	\$5,366 ▼

Comprehensive Breakdown

January 2023

Map of Metro Vancouver



Average rent by municipality/city

Metro Vancouver

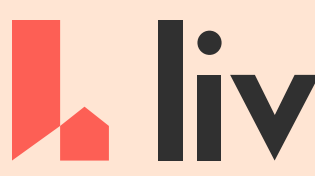
Furnished			Municipality/City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
			● City of Vancouver			
\$2,897	\$4,404	\$6,128	① West End	\$2,545	\$4,383	\$5,296
\$3,073	\$4,734	\$6,632	② Downtown	\$2,720	\$3,948	\$5,952
\$2,550	\$3,434	\$4,783	③ West Point Grey/UBC	\$2,442	\$3,396	\$4,500
\$2,956	\$4,103	\$3,166	④ Kitsilano	\$2,510	\$4,218	\$5,854
\$2,575	\$4,153	\$3,396	⑤ Fairview	\$2,536	\$3,930	No data
\$3,002	\$4,461	\$4,924	⑥ Mount Pleasant	\$2,676	\$3,364	\$4,270
\$2,779	\$3,625	No data	⑦ Strathcona-Grandview Woodland	\$2,385	\$3,039	\$4,111
\$1,975	No data	No data	⑧ Hastings-Sunrise	\$2,243	\$2,675	\$3,313
\$2,425	\$3,570	No data	⑨ Renfrew-Collingwood	\$2,278	\$2,851	\$3,652
\$2,846	\$3,629	\$4,573	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,297	\$3,045	\$4,208
No data	No data	No data	⑪ Shaughnessy	No data	No data	No data
No data	\$3,220	No data	⑫ Dunbar-Arbutus	No data	\$2,333	No data
No data	\$3,783	No data	⑬ Kerrisdale	\$2,183	\$2,650	No data
No data	No data	No data	⑭ Oakridge	\$2,647	\$3,362	\$4,910
No data	\$4,483	No data	⑮ Marpole	\$2,353	\$3,177	No data
No data	\$3,350	No data	⑯ Sunset-Victoria Fraserview	\$1,952	\$2,551	No data
No data	\$2,957	No data	⑰ Killarney	\$2,300	\$2,875	\$3,400
\$3,424	\$3,703	\$5,632	● North Vancouver	\$2,576	\$3,290	\$4,472
\$3,847	\$3,439	\$5,997	● West Vancouver	\$2,844	\$3,829	\$5,366
\$2,325	\$2,990	\$3,997	● New Westminster	\$2,062	\$2,659	\$3,586

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Source: January 2023 Statistics — liv.rent and various online sources



Comprehensive Breakdown

January 2023

Average rent by municipality/city

Metro Vancouver

Furnished			Municipality/City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
			<div><div></div>Burnaby</div>			
No data	\$3,270	No data	18 Brentwood	\$2,359	\$3,170	\$4,265
No data	\$2,873	No data	19 SFU/Burnaby Heights	\$2,392	\$2,928	\$3,592
\$2,484	\$3,206	\$3,913	20 Central Burnaby	\$2,253	\$2,741	\$3,599
\$2,491	\$3,276	No data	21 Metrotown	\$2,376	\$3,295	\$4,064
\$2,115	No data	No data	22 South Slope	\$2,200	\$2,719	No data
			<div><div></div>Coquitlam</div>			
\$2,341	No data	\$2,933	23 Burquitlam	\$2,141	\$2,647	\$3,229
			<div><div></div>Richmond</div>			
\$2,608	\$3,128	No data	24 Golden Village	\$2,788	\$3,164	No data
No data	No data	No data	25 Bridgeport	No data	\$3,121	No data
\$2,466	No data	No data	26 Lansdowne Village	No data	No data	No data
\$2,608	\$3,712	No data	27 Brighouse/City Centre	\$2,197	\$3,069	\$3,417
\$2,274	\$3,200	No data	28 Steveston	No data	No data	No data
			<div><div></div>Surrey</div>			
\$2,075	\$2,666	No data	29 Surrey City Centre	\$1,890	\$2,525	\$3,154
No data	No data	\$3,233	30 Guildford	\$1,582	\$1,960	\$3,000
No data	No data	No data	31 Fleetwood	No data	\$2,266	\$3,100
\$3,030	\$3,349	No data	32 Newton	\$1,908	\$2,401	\$3,148
\$3,030	\$3,349	\$3,100	33 South Surrey	No data	\$2,381	\$3,478
			<div><div></div>White Rock</div>			
No data	\$5,347	\$3,817	34 White Rock	\$1,927	\$3,286	\$3,396
			<div><div></div>Langley</div>			
\$2,025	No data	No data	35 Willoughby	\$1,789	\$2,390	\$3,328
No data	\$2,354	No data	36 Willowbrook	\$2,012	\$2,649	No data
			<div><div></div>Abbotsford</div>			
\$1,600	\$2,333	\$2,660		\$1,570	\$2,053	\$2,581

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Don't see your city or neighbourhood here?

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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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Source: January 2023 Statistics — liv.rent and various online sources

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