



# Metro Vancouver Rent Report

## February 2023

\*Average rent  
1br. furnished

**\$2,463** ▼ -6.97%

\*Average rent for Metro Vancouver

\*Average rent  
1br. unfurnished

**\$2,251** ▼ -0.27%

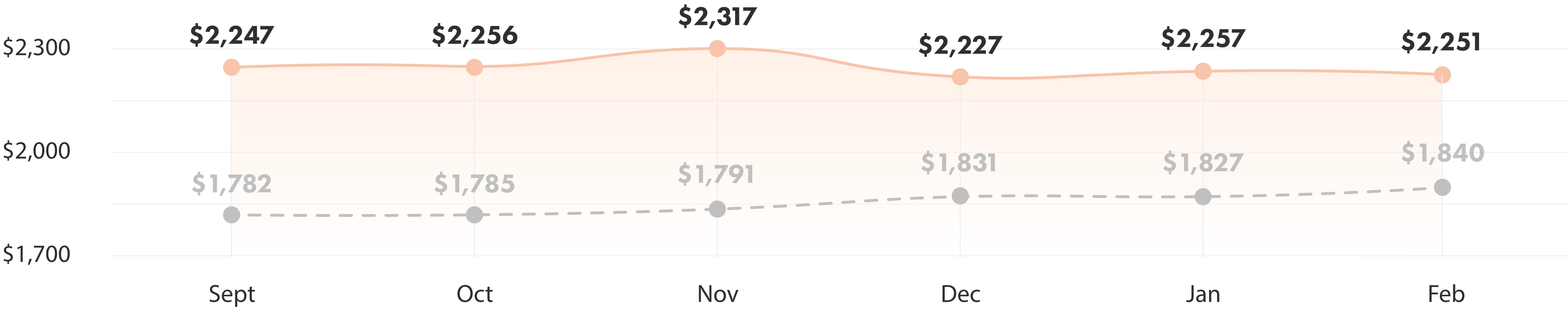
\*Average rent for Metro Vancouver

### Rental trend

1 br. unfurnished

● This year

● Previous year



### Most expensive cities in Canada

1br. unfurnished

● BC cities

● ON cities

● QB cities

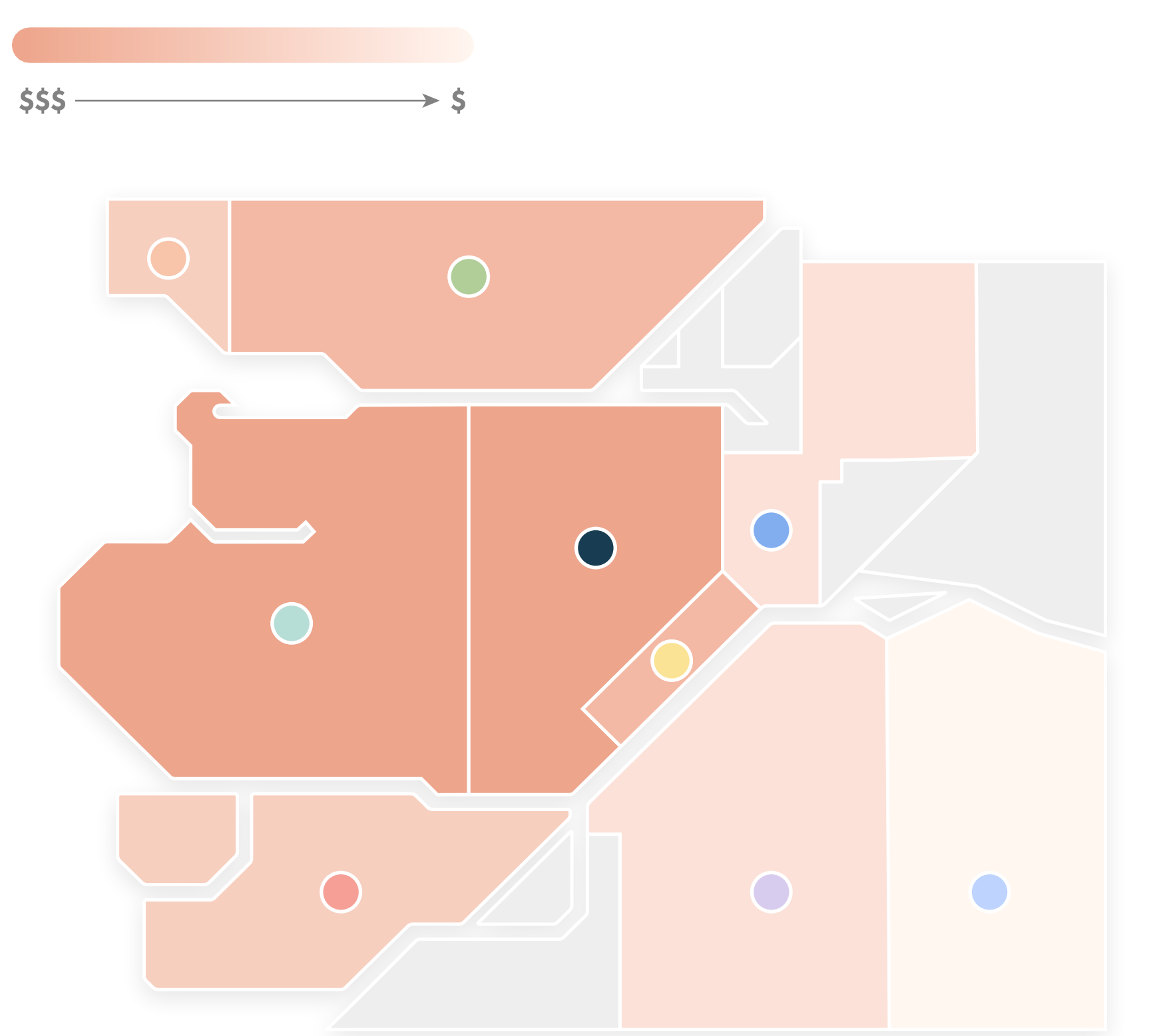
● AB cities



### Average rent

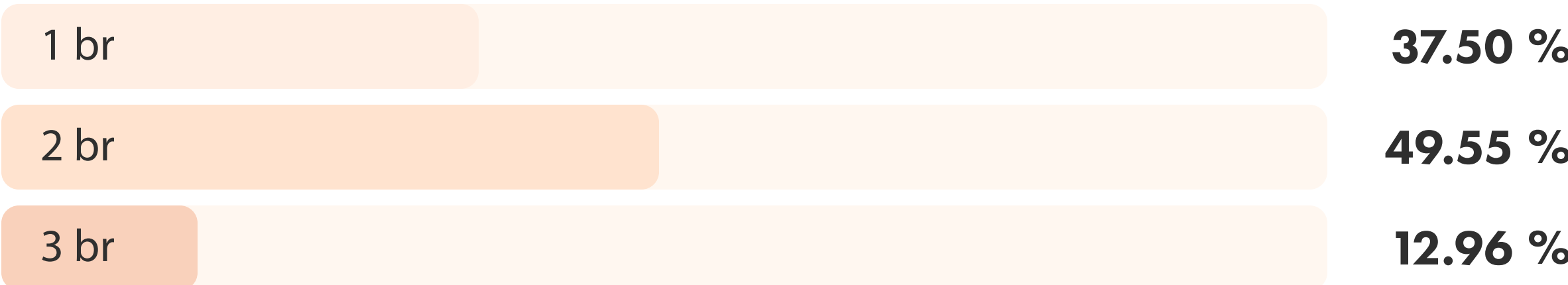
per square foot

**\$2.85**



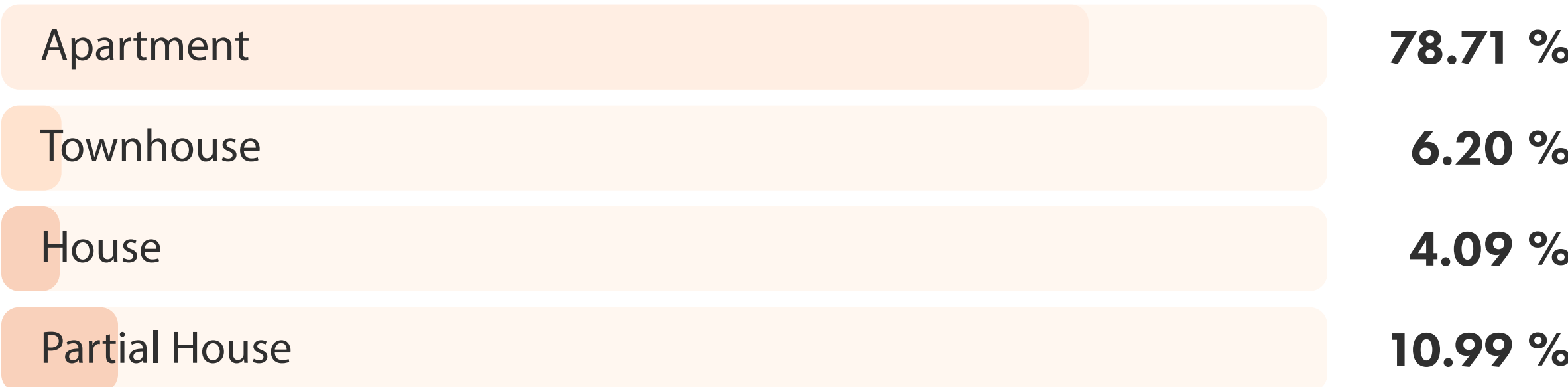
### Active listings by number of bedrooms

Furnished & Unfurnished



### Active listings by property type

Furnished & Unfurnished



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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.
\$2,406 ▼	\$3,210 ▼	\$4,381 ▲	Burnaby	\$2,374 ▼	\$3,094 ▼	\$4,150 ▲
\$1,959 ▼	\$2,754 ▲	\$3,619 ▲	Coquitlam	\$2,181 ▼	\$2,560 ▲	\$3,236 ▼
No data	\$2,486 ▼	\$3,372 ▲	Langley	\$1,884 ▲	\$2,473 ▲	\$3,077 ▼
\$2,040 ▼	No data	No data	New Westminster	\$2,181 ▲	\$2,599 ▼	No data
\$3,247 ▼	\$3,834 ▲	\$5,385 ▼	North Vancouver	\$2,497 ▼	\$3,138 ▼	\$4,820 ▲
\$2,546 ▼	\$3,073 ▼	No data	Richmond	\$2,223 ▲	\$2,897 ▼	\$3,798 ▲
\$1,995 ▼	\$2,510 ▼	\$3,312 ▼	Surrey	\$1,861 ▲	\$2,311 ▼	\$3,165 ▼
\$3,049 ▲	\$4,395 ▲	\$5,377 ▼	Vancouver	\$2,525 ▲	\$3,506 ▲	\$4,581 ▼
No data	\$4,034 ▲	No data	West Vancouver	\$2,533 ▼	\$3,676 ▼	\$4,908 ▼

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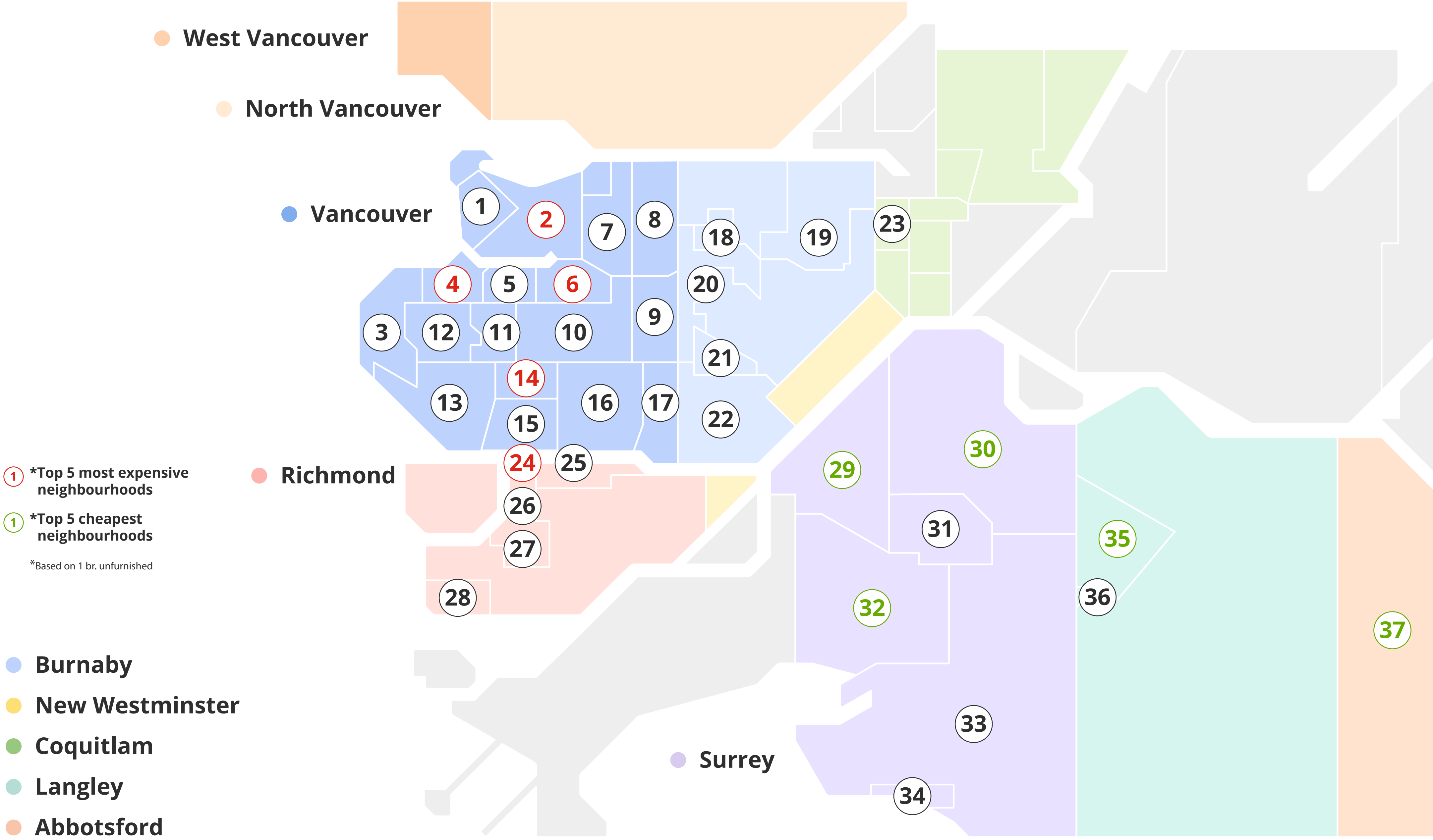
Source: February 2023 Statistics — liv.rent and various online sources

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Comprehensive Breakdown

February 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			
\$3,055	\$4,305	\$4,722	① West End	\$2,643	\$4,482	\$4,871
\$3,099	\$4,627	\$5,936	② Downtown	\$2,796	\$4,043	\$5,788
\$2,438	\$3,815	No data	③ West Point Grey/UBC	\$2,685	\$3,530	\$4,826
\$3,052	\$4,462	\$5,535	④ Kitsilano	\$2,344	\$3,196	\$4,583
\$2,765	\$5,059	No data	⑤ Fairview	\$2,518	\$3,298	No data
\$3,170	\$4,506	No data	⑥ Mount Pleasant	\$2,545	\$3,467	No data
No data	\$3,379	No data	⑦ Strathcona-Grandview Woodland	\$2,569	\$3,108	No data
No data	No data	No data	⑧ Hastings-Sunrise	\$1,950	\$2,991	No data
No data	\$3,020	No data	⑨ Renfrew-Collingwood	\$2,150	\$2,605	No data
\$2,601	No data	No data	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,136	\$3,515	\$4,209
No data	No data	No data	⑪ Shaughnessy	\$2,591	\$3,316	No data
No data	No data	No data	⑫ Dunbar-Arbutus	No data	\$3,132	No data
No data	No data	No data	⑬ Kerrisdale	No data	\$3,279	\$5,391
No data	\$3,991	No data	⑭ Oakridge	\$2,137	\$3,802	\$4,516
No data	\$3,398	No data	⑮ Marpole	\$2,376	\$3,179	\$4,121
No data	No data	No data	⑯ Sunset-Victoria Fraserview	\$1,989	\$2,962	\$4,102
No data	No data	No data	⑰ Killarney	\$2,320	\$2,752	\$3,489
\$3,247	\$3,834	\$5,385	● North Vancouver	\$2,497	\$3,138	\$4,820
No data	\$4,034	No data	● West Vancouver	\$2,533	\$3,676	\$4,908
\$2,040	No data	No data	● New Westminster	\$2,181	\$2,599	No data

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Comprehensive Breakdown

February 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> Burnaby			
\$2,485	\$3,112	No data	⑱ Brentwood	\$2,472	\$3,137	\$4,375
\$2,681	\$3,112	No data	⑲ SFU/Burnaby Heights	\$2,298	\$2,980	\$3,446
\$2,541	\$3,197	\$4,475	⑳ Central Burnaby	\$2,229	\$3,038	\$4,200
\$2,336	\$3,289	No data	㉑ Metrotown	\$2,359	\$3,329	\$4,555
No data	No data	No data	㉒ South Slope	\$2,349	\$3,362	\$4,520
			<div>●</div> Coquitlam			
No data	\$3,149	No data	㉓ Burquitlam	\$2,142	\$2,862	No data
			<div>●</div> Richmond			
No data	\$3,142	No data	㉔ Golden Village	No data	\$3,098	\$4,514
No data	No data	No data	㉕ Bridgeport	No data	\$2,986	No data
No data	\$3,050	No data	㉖ Lansdowne Village	No data	\$3,033	No data
No data	\$2,957	No data	㉗ Brighthouse/City Centre	\$2,270	\$2,780	\$3,839
No data	No data	No data	㉘ Steveston	No data	No data	No data
			<div>●</div> Surrey			
\$1,990	No data	No data	㉙ Surrey City Centre	\$1,932	\$2,462	No data
No data	No data	No data	㉚ Guildford	No data	\$2,229	\$3,177
No data	No data	No data	㉛ Fleetwood	No data	\$2,204	\$3,283
No data	No data	No data	㉜ Newton	No data	\$2,389	No data
No data	\$2,723	\$3,425	㉝ South Surrey	\$1,840	\$2,348	\$3,526
			<div>●</div> White Rock			
\$3,071	\$3,960	No data	㉞ White Rock	\$2,102	\$3,120	No data
			<div>●</div> Langley			
No data	No data	\$3,450	㉟ Willoughby	\$1,810	\$2,340	No data
No data	No data	No data	㊱ Willowbrook	No data	\$2,495	No data
			<div>●</div> Abbotsford			
\$1,650	\$2,112	No data		\$1,635	\$1,869	\$2,360

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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](#)