



Metro Vancouver Rent Report

April 2023

*Average rent

1br. furnished

\$2,473 ▼ -0.58%

*Average rent for Metro Vancouver

*Average rent

1br. unfurnished

\$2,263 ▲ 2.47%

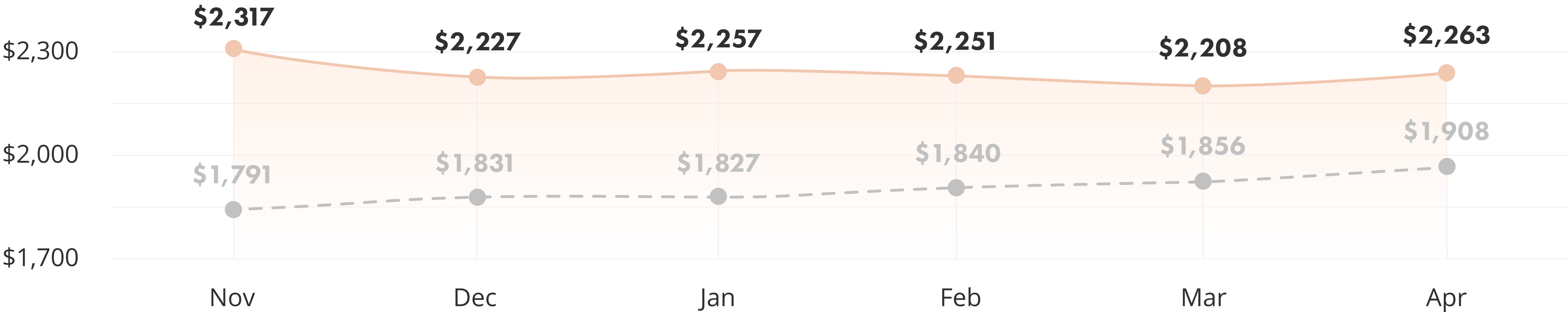
*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

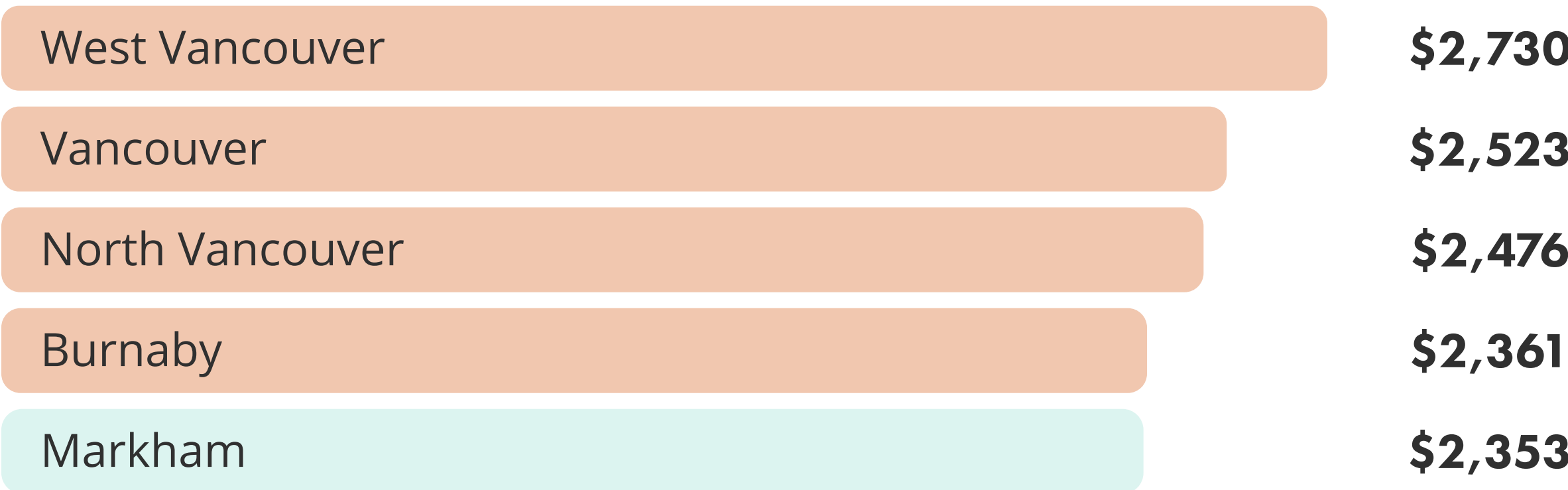
1br. unfurnished

● BC cities

● ON cities

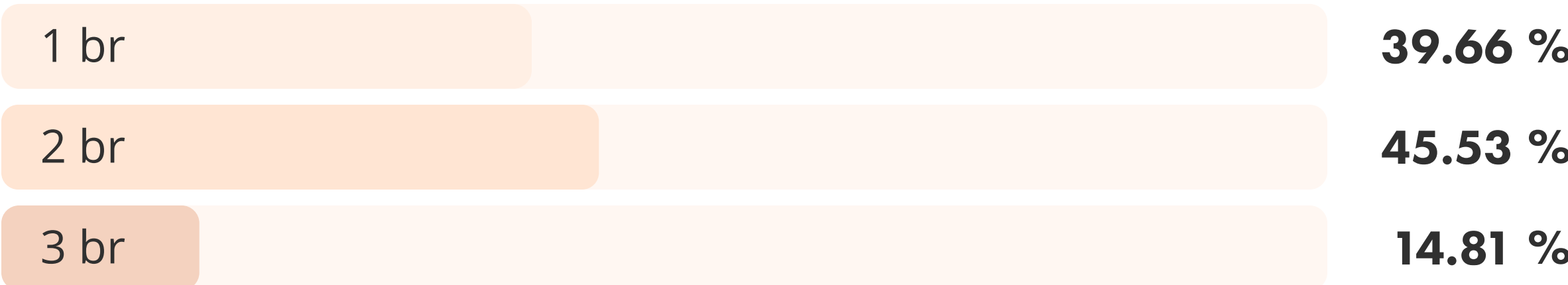
● QC cities

● AB cities



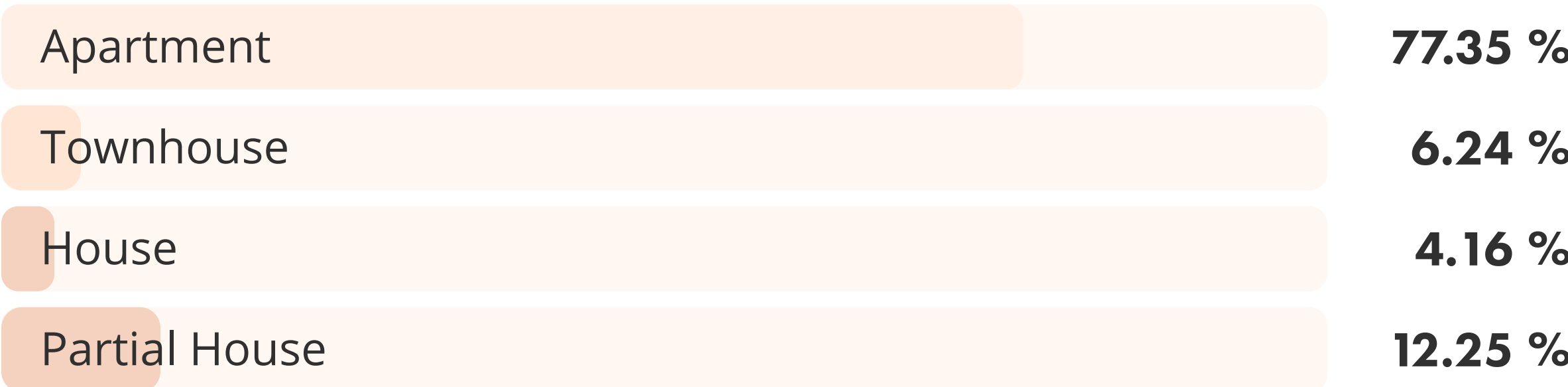
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

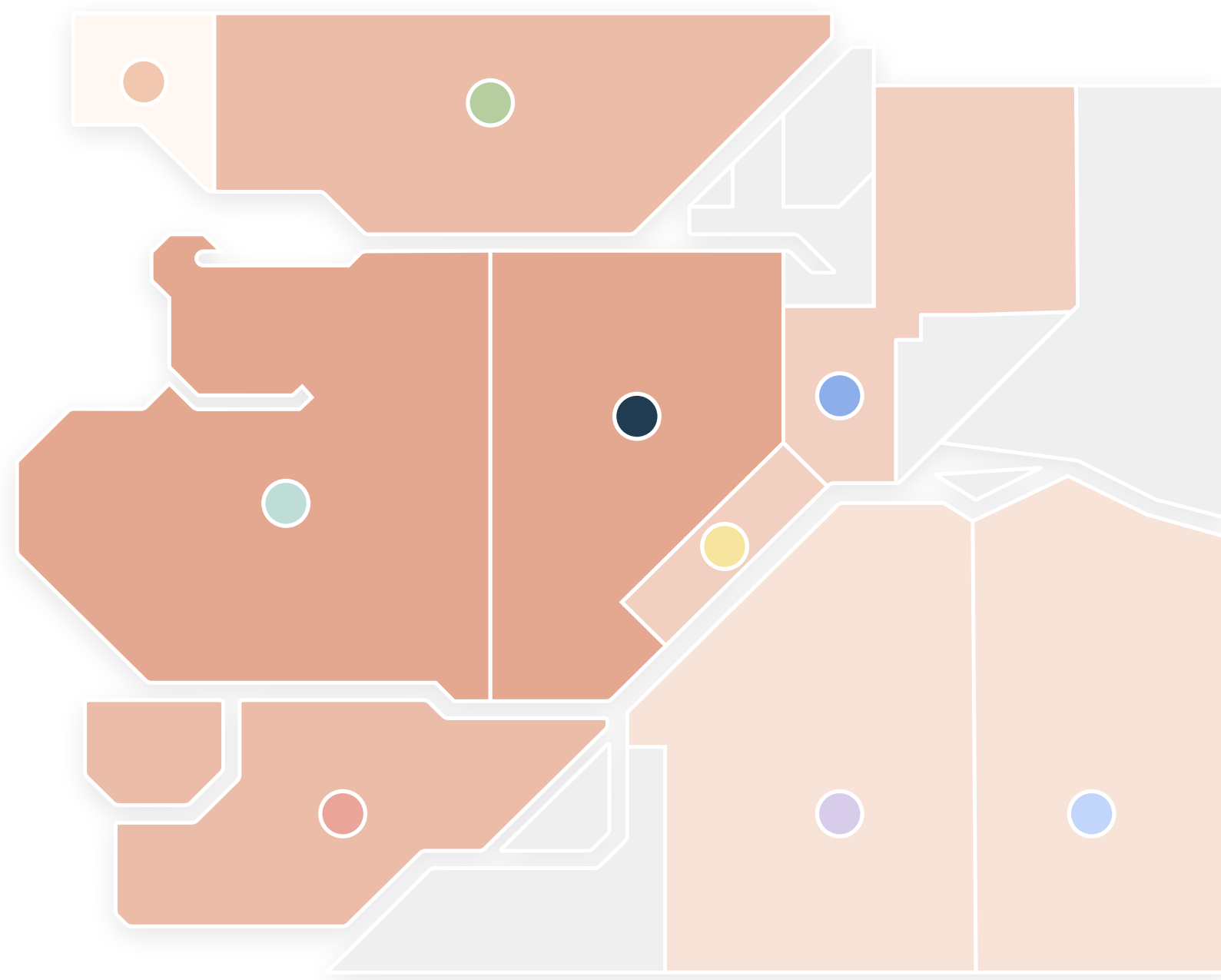
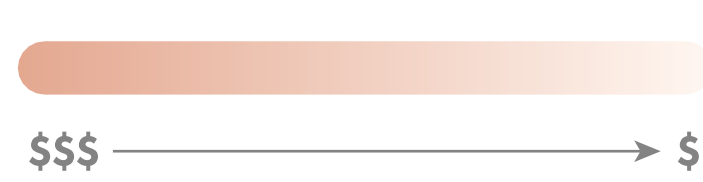
Furnished & Unfurnished



Average rent

per square foot

\$2.97



● \$3.88 Burnaby	● \$2.55 Coquitlam	● \$2.50 Langley
● \$2.91 New Westminister	● \$3.35 North Vancouver	● \$3.18 Richmond
● \$2.41 Surrey	● \$3.80 Vancouver	● \$2.18 West Vancouver

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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.
\$2,334 ▼	\$3,039 ▲	\$4,245 –	Burnaby	\$2,361 ▲	\$2,945 ▼	\$3,531 ▼
No data –	\$2,620 ▲	No data –	Coquitlam	\$2,185 ▲	\$2,520 ▲	\$3,343 ▼
\$1,727 ▼	\$2,292 ▼	\$2,920 ▼	Langley	\$1,880 ▲	\$2,283 ▼	\$3,211 ▼
\$2,154 ▼	\$2,600 ▲	No data –	New Westminister	\$2,049 ▼	\$2,733 ▲	\$3,424 ▲
\$3,325 ▲	\$4,179 ▲	\$4,805 ▼	North Vancouver	\$2,476 ▲	\$3,339 ▼	\$4,223 ▼
\$2,360 ▼	\$3,016 ▼	\$4,150 ▼	Richmond	\$2,222 ▲	\$2,875 ▲	\$3,856 ▼
\$1,776 ▼	\$2,641 ▲	\$3,590 ▲	Surrey	\$1,940 ▲	\$2,277 ▼	\$3,065 ▲
\$3,055 ▲	\$4,192 ▼	\$5,119 ▼	Vancouver	\$2,523 ▼	\$3,523 ▼	\$4,298 ▼
\$3,049 ▲	\$4,738 ▲	\$5,520 ▼	West Vancouver	\$2,730 ▲	\$4,165 ▲	\$4,865 ▼

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

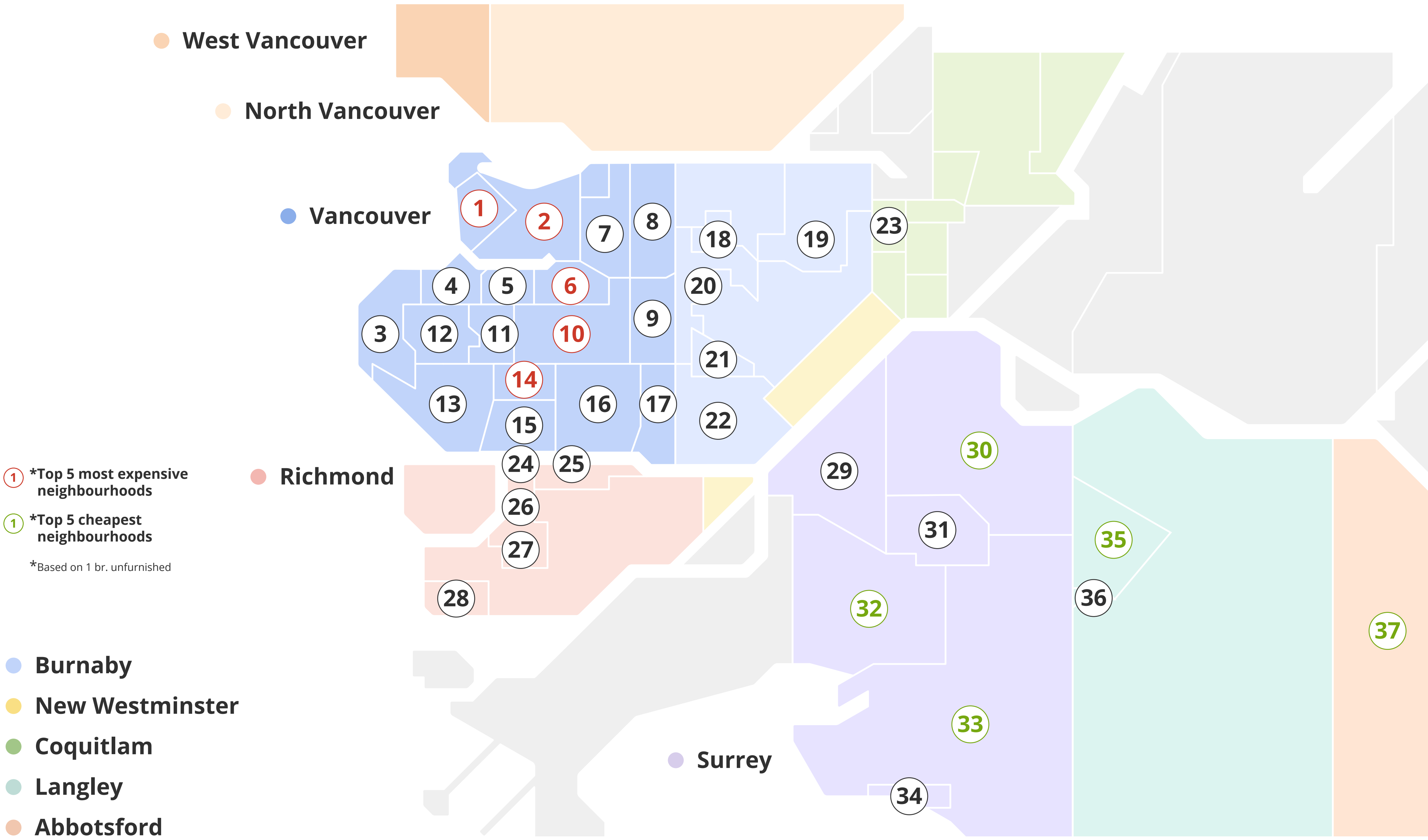
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Comprehensive Breakdown

April 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			
\$3,153	\$4,291	\$5,531	① West End	\$2,529	\$3,884	\$4,896
\$3,165	\$4,497	\$5,703	② Downtown	\$2,830	\$3,917	\$5,708
\$2,489	\$3,785	No data	③ West Point Grey/UBC	\$2,442	\$3,878	\$4,683
\$3,129	\$4,157	No data	④ Kitsilano	\$2,478	\$3,539	\$4,670
\$2,832	\$4,777	No data	⑤ Fairview	\$2,392	\$3,636	No data
\$3,264	\$4,381	No data	⑥ Mount Pleasant	\$2,497	\$3,495	No data
No data	No data	No data	⑦ Strathcona-Grandview Woodland	\$2,110	\$2,945	No data
No data	No data	No data	⑧ Hastings-Sunrise	No data	No data	\$3,475
\$2,147	\$3,006	No data	⑨ Renfrew-Collingwood	\$2,156	No data	\$3,627
\$2,629	No data	No data	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,580	\$3,319	\$4,331
No data	No data	No data	⑪ Shaughnessy	No data	No data	No data
No data	\$2,706	No data	⑫ Dunbar-Arbutus	\$2,456	No data	\$4,880
No data	\$4,158	No data	⑬ Kerrisdale	\$2,366	\$3,277	No data
No data	\$3,519	No data	⑭ Oakridge	\$2,575	\$3,420	\$4,150
\$2,382	\$3,275	\$4,575	⑮ Marpole	\$2,241	\$2,952	\$3,786
No data	No data	No data	⑯ Sunset-Victoria Fraserview	No data	\$2,428	\$3,180
\$2,106	No data	No data	⑰ Killarney	\$2,373	\$2,729	No data
\$3,325	\$4,179	\$4,805	● North Vancouver	\$2,476	\$3,339	\$4,223
\$3,049	\$4,738	\$5,520	● West Vancouver	\$2,730	\$4,165	\$4,865
\$2,154	\$2,600	No data	● New Westminster	\$2,049	\$2,733	\$3,424

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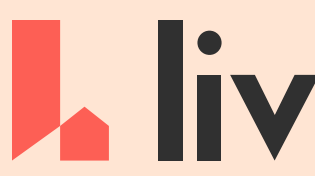
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Comprehensive Breakdown

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Average rent by municipality/city

Metro Vancouver

1 br.	Furnished 2 br.	3 br.	Municipality/City	1 br.	Unfurnished 2 br.	3 br.
			<div>● Burnaby</div>			
\$2,606	\$3,320	No data	18 Brentwood	\$2,382	\$3,206	\$4,016
\$2,378	\$2,902	No data	19 SFU/Burnaby Heights	\$2,146	\$2,639	\$3,600
\$2,339	\$3,004	No data	20 Central Burnaby	\$2,417	\$2,869	\$3,466
\$2,530	\$3,091	No data	21 Metrotown	\$2,462	\$3,041	\$4,400
No data	No data	No data	22 South Slope	No data	\$2,292	No data
			<div>● Coquitlam</div>			
\$2,387	\$2,790	No data	23 Burquitlam	\$2,166	\$2,818	\$3,358
			<div>● Richmond</div>			
No data	No data	No data	24 Golden Village	No data	\$3,066	No data
No data	No data	No data	25 Bridgeport	No data	\$2,828	No data
No data	No data	No data	26 Lansdowne Village	No data	\$3,063	No data
\$2,676	\$3,098	No data	27 Brighthouse/City Centre	\$2,098	\$3,108	\$3,894
No data	No data	No data	28 Steveston	No data	No data	No data
			<div>● Surrey</div>			
\$1,942	No data	No data	29 Surrey City Centre	\$2,011	\$2,395	\$3,098
No data	No data	No data	30 Guildford	\$1,759	\$2,318	No data
\$1,477	No data	No data	31 Fleetwood	\$2,109	\$2,417	\$3,099
No data	No data	No data	32 Newton	\$1,934	\$2,514	\$3,027
\$1,729	\$2,728	\$3,380	33 South Surrey	\$1,919	\$2,289	\$3,137
			<div>● White Rock</div>			
\$3,301	\$3,542	No data	34 White Rock	\$2,278	\$2,921	\$3,833
			<div>● Langley</div>			
No data	No data	No data	35 Willoughby	\$1,913	\$2,299	\$3,348
No data	No data	No data	36 Willowbrook	No data	No data	No data
\$1,864	\$1,748	No data	● Abbotsford	\$1,565	\$1,980	\$2,497

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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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