

Metro Vancouver Rent Report

July 2023

*Average rent
1 br. furnished

\$2,560 ▲ 1.48%

*Average rent for Metro Vancouver

*Average rent
1 br. unfurnished

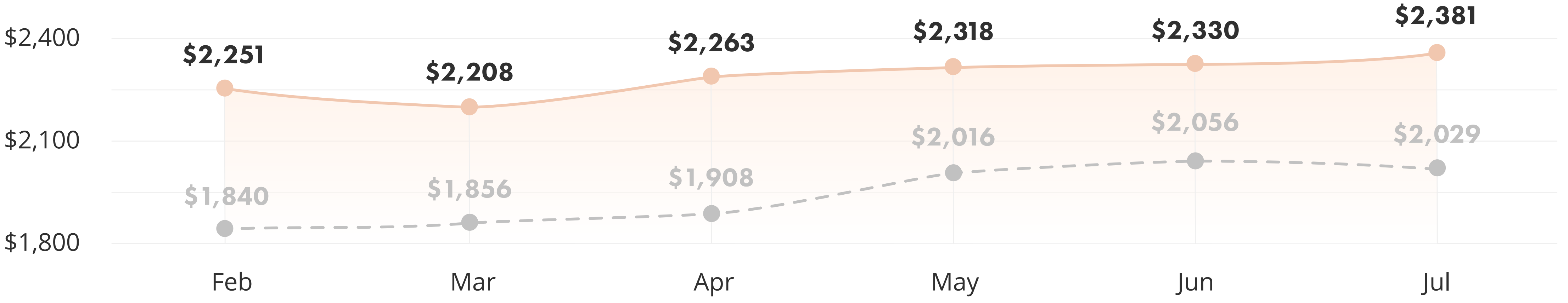
\$2,381 ▲ 2.18%

*Average rent for Metro Vancouver

Rental trend

1 br. unfurnished

● This year ● Previous year



Most expensive cities in Canada

1 br. unfurnished

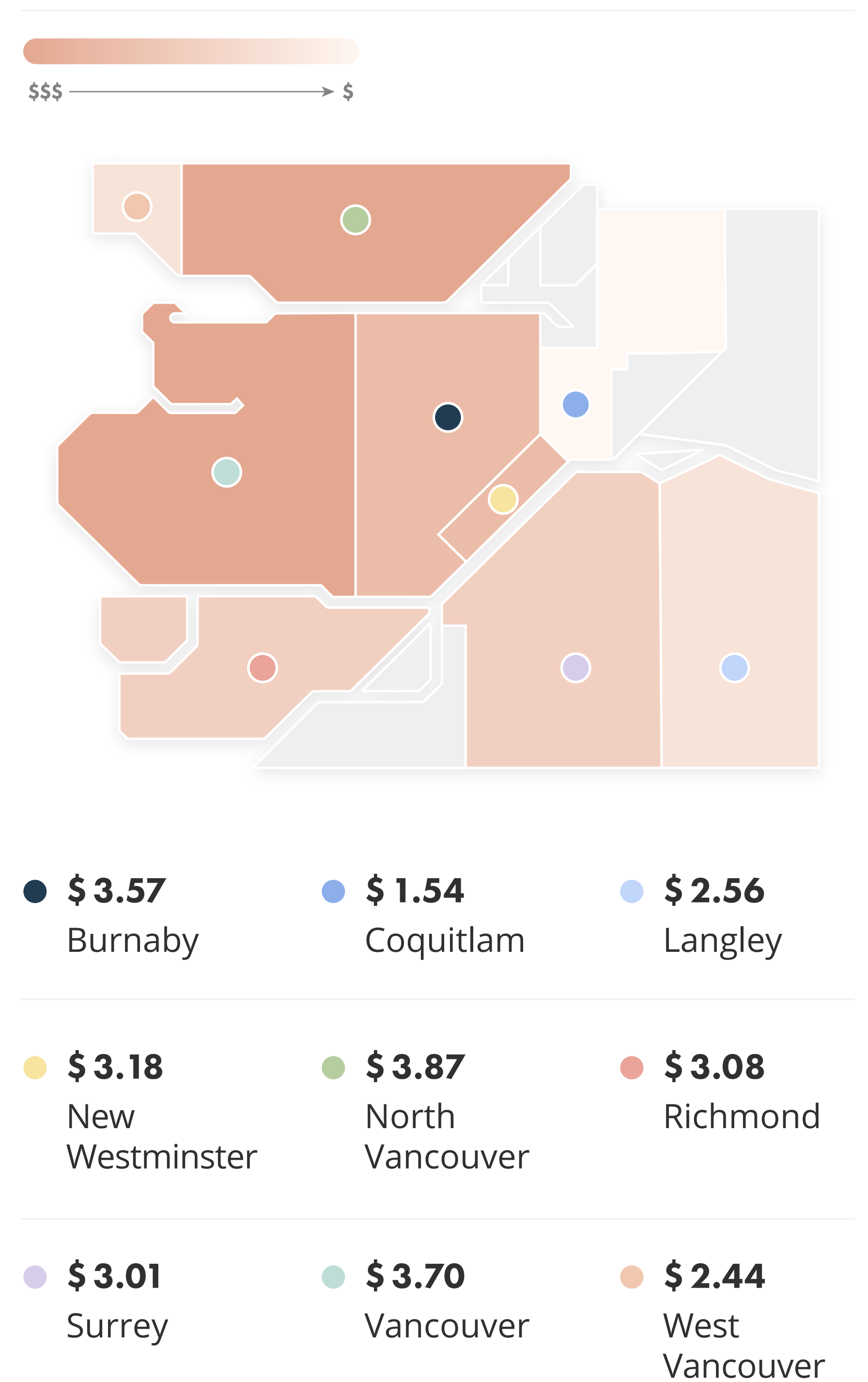
● BC cities ● ON cities ● QC cities ● AB cities



Average rent

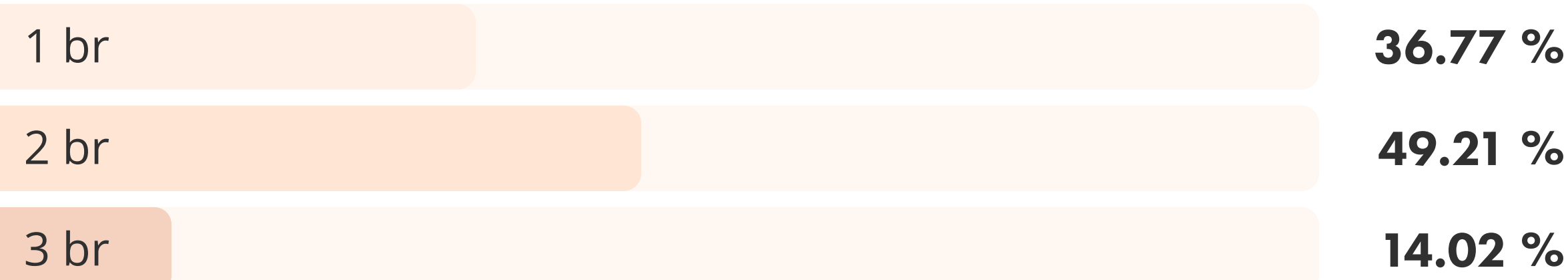
per square foot

\$2.99



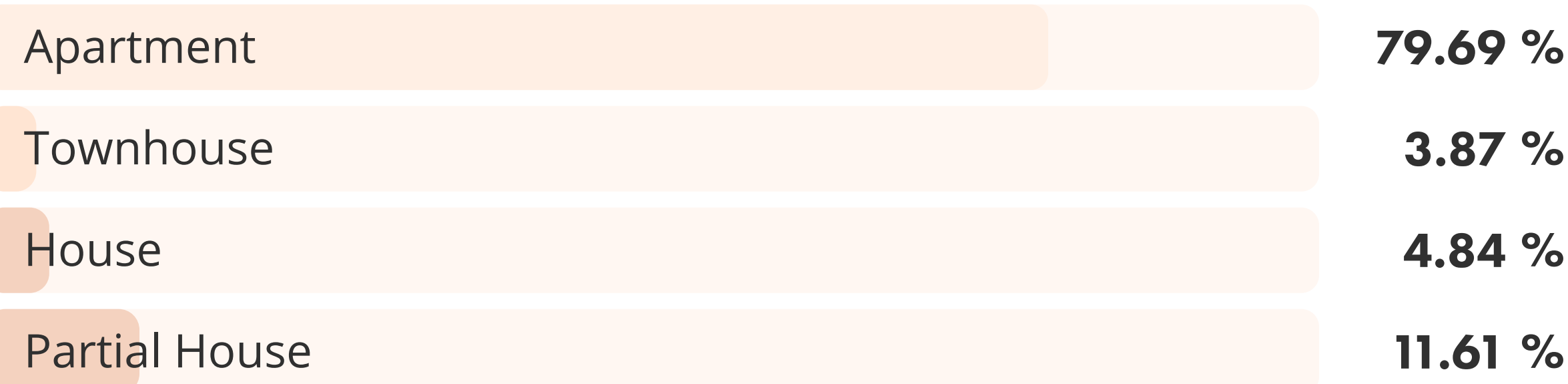
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

Furnished & Unfurnished



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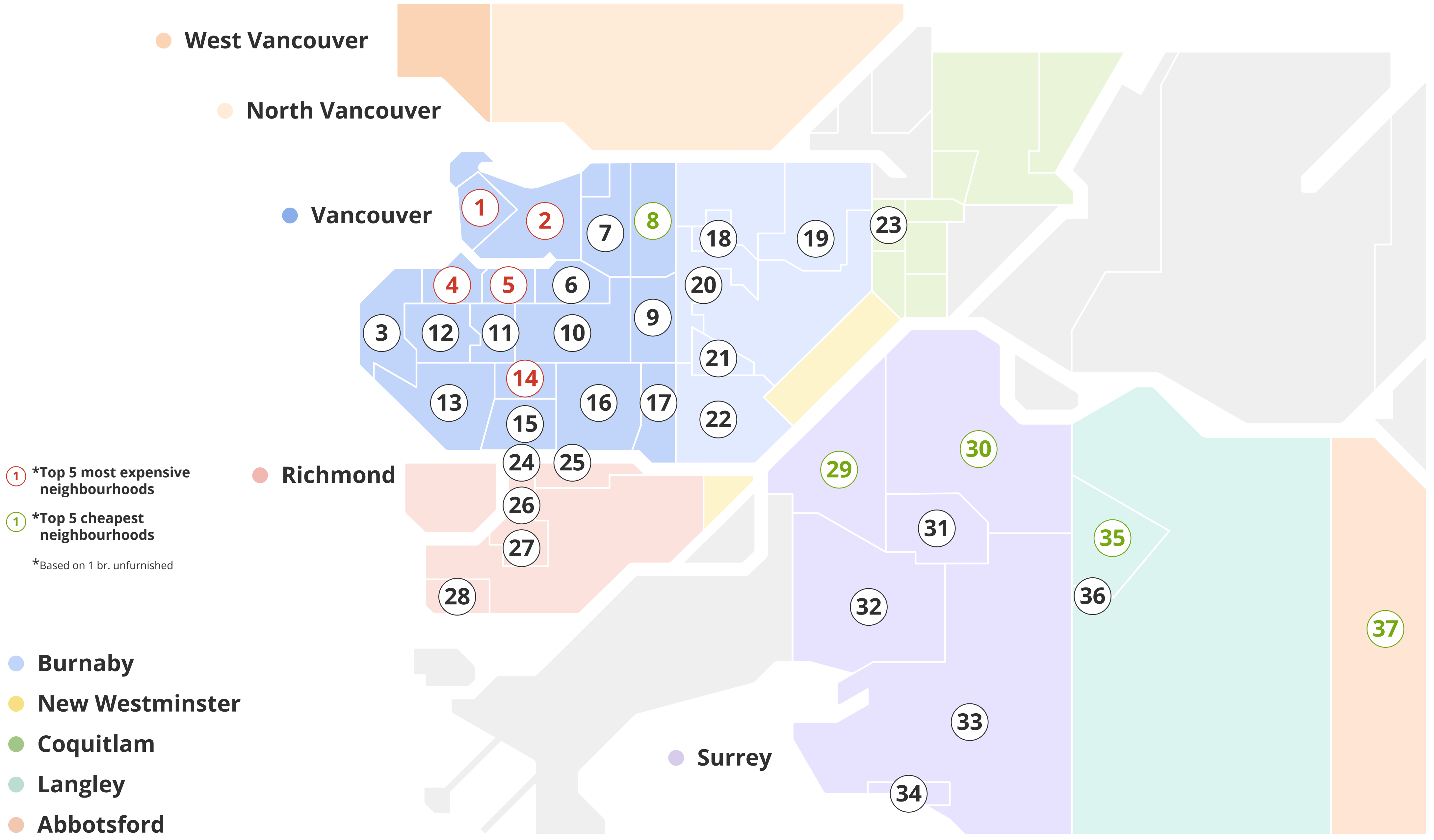
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Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,407 ▼	\$3,389 -	\$4,107 ▼	Burnaby	\$2,403 ▼	\$3,156 ▲	\$3,998 ▲
\$2,326 ▲	\$2,814 ▲	\$3,883 -	Coquitlam	\$2,098 ▼	\$2,768 ▼	\$3,464 ▼
\$1,961 ▼	\$2,582 ▼	\$3,441 ▼	Langley	\$1,941 ▲	\$2,558 ▲	\$3,161 ▼
\$2,349 ▼	\$3,298 ▲	No data -	New Westminster	\$2,232 ▲	\$2,819 ▼	No data -
\$3,293 ▲	\$3,919 ▲	\$5,904 ▼	North Vancouver	\$2,707 ▲	\$3,665 ▼	\$5,051 ▲
\$2,572 ▲	\$3,396 ▼	\$4,564 ▲	Richmond	\$2,525 ▲	\$3,393 ▲	\$4,423 ▲
\$2,038 ▼	\$2,634 ▲	\$3,395 ▼	Surrey	\$1,924 ▲	\$2,530 ▲	\$3,325 ▲
\$3,182 ▲	\$4,409 ▼	\$5,471 ▼	Vancouver	\$2,691 ▲	\$3,727 ▲	\$4,863 ▲
\$2,914 -	\$4,910 ▲	\$7,612 -	West Vancouver	\$2,910 ▲	\$4,212 ▼	\$5,691 ▲

Comprehensive Breakdown July 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						
\$3,175	\$4,237	\$5,146	1 West End	\$2,795	\$4,047	\$5,557
\$3,237	\$4,811	\$6,084	2 Downtown	\$2,928	\$4,529	\$6,056
\$3,242	\$3,910	\$5,963	3 West Point Grey/UBC	No data	\$4,292	\$5,883
\$3,083	\$4,267	No data	4 Kitsilano	\$2,866	\$3,910	\$4,933
\$3,169	\$6,443	No data	5 Fairview	\$2,729	\$3,883	No data
\$2,897	\$4,300	No data	6 Mount Pleasant	\$2,658	\$3,684	\$5,786
No data	No data	No data	7 Strathcona-Grandview Woodland	No data	\$3,490	No data
No data	No data	No data	8 Hastings-Sunrise	\$1,930	\$2,764	\$3,150
No data	\$3,208	No data	9 Renfrew-Collingwood	\$2,331	\$2,612	\$3,624
No data	No data	No data	10 South Cambie-Riley Park-Kensington Cedar	\$2,628	\$3,428	\$4,441
No data	No data	No data	11 Shaughnessy	No data	No data	No data
No data	No data	No data	12 Dunbar-Arbutus	\$2,623	\$3,153	No data
No data	\$4,240	No data	13 Kerrisdale	\$2,671	\$3,317	\$5,564
No data	\$3,520	No data	14 Oakridge	\$2,788	\$3,324	\$4,042
No data	\$3,548	\$4,604	15 Marpole	\$2,187	\$3,064	No data
No data	\$3,049	No data	16 Sunset-Victoria Fraserview	No data	\$2,682	\$3,714
No data	No data	No data	17 Killarney	No data	\$2,701	No data
\$3,293	\$3,919	\$5,904	North Vancouver	\$2,707	\$3,665	\$5,051
\$2,914	\$4,910	\$7,612	West Vancouver	\$2,910	\$4,212	\$5,691
\$2,349	\$3,298	No data	New Westminster	\$2,232	\$2,819	No data

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

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Comprehensive Breakdown

July 2023

Average rent by municipality/city

Metro Vancouver

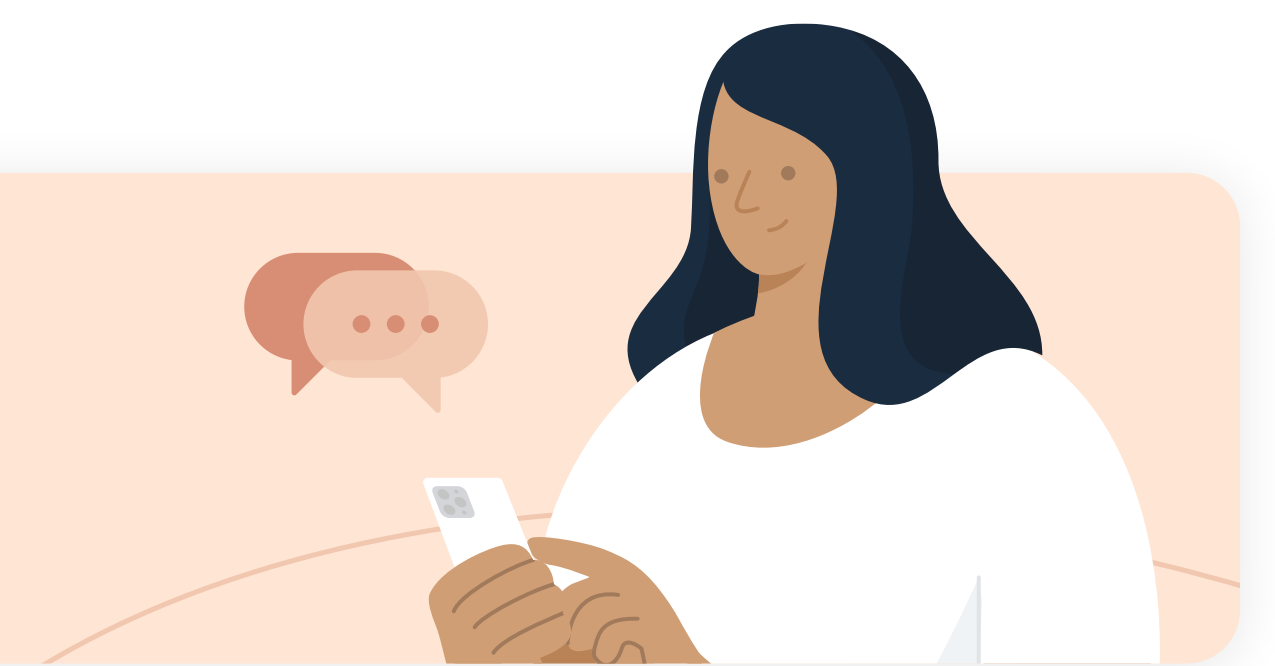
Furnished			Municipality/City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
			Burnaby			
No data	\$3,436	No data	18 Brentwood	\$2,397	\$3,315	\$4,389
\$2,318	\$3,057	No data	19 SFU/Burnaby Heights	\$2,261	\$2,675	\$4,017
No data	\$3,355	No data	20 Central Burnaby	\$2,444	\$3,328	\$3,972
\$2,650	\$3,292	\$4,525	21 Metrotown	\$2,425	\$3,384	\$4,720
No data	No data	No data	22 South Slope	\$2,371	No data	No data
			Coquitlam			
\$2,708	\$3,032	\$3,480	23 Burquitlam	\$2,320	\$2,953	No data
			Richmond			
No data	\$3,318	No data	24 Golden Village	\$2,500	\$3,672	\$4,795
No data	\$3,414	No data	25 Bridgeport	\$2,604	\$3,337	\$4,698
No data	\$3,181	No data	26 Lansdowne Village	\$2,680	\$3,383	\$4,256
\$2,736	\$3,043	No data	27 Brighouse/City Centre	\$2,618	\$3,606	\$4,567
No data	\$2,967	No data	28 Steveston	No data	\$2,767	No data
			Surrey			
\$2,285	\$2,814	No data	29 Surrey City Centre	\$2,069	\$2,728	\$3,359
No data	No data	No data	30 Guildford	\$1,738	\$2,280	\$3,266
No data	\$2,560	No data	31 Fleetwood	No data	\$2,200	\$3,288
\$2,011	\$2,486	\$3,139	32 Newton	No data	No data	No data
No data	No data	\$3,507	33 South Surrey	\$2,110	\$2,490	\$3,399
			White Rock			
\$3,678	\$4,004	\$3,533	34 White Rock	\$2,278	\$2,839	\$3,919
			Langley			
No data	\$2,410	No data	35 Willoughby	\$1,881	\$2,649	\$3,284
No data	No data	No data	36 Willowbrook	No data	\$2,519	No data
No data	\$2,189	No data	Abbotsford	\$1,621	\$2,063	\$2,716

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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: July 2023 Statistics — liv.rent and various online sources

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