

Metro Vancouver Rent Report

August 2023

*Average rent

1br. furnished

\$2,642▲ 3.20%

*Average rent for Metro Vancouver

*Average rent

1br. unfurnished

\$2,406▲ 1.02%

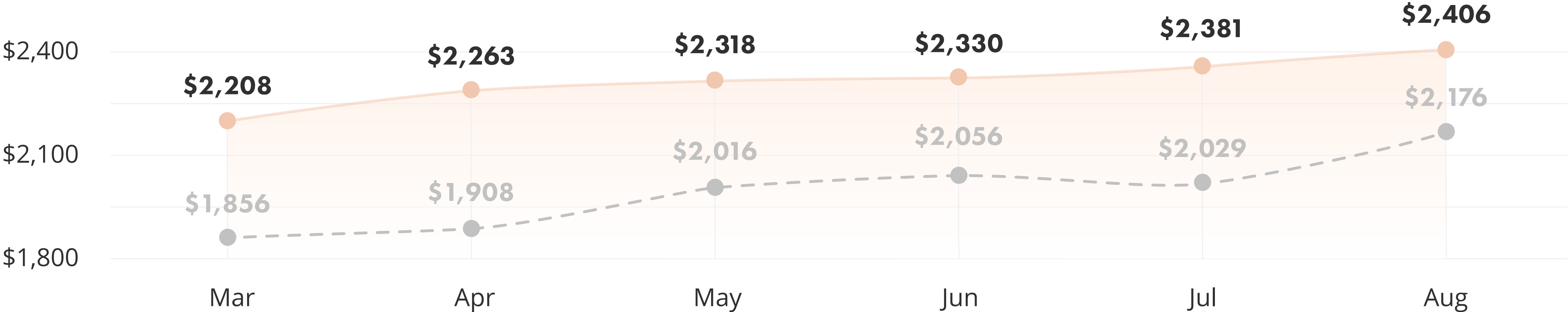
*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

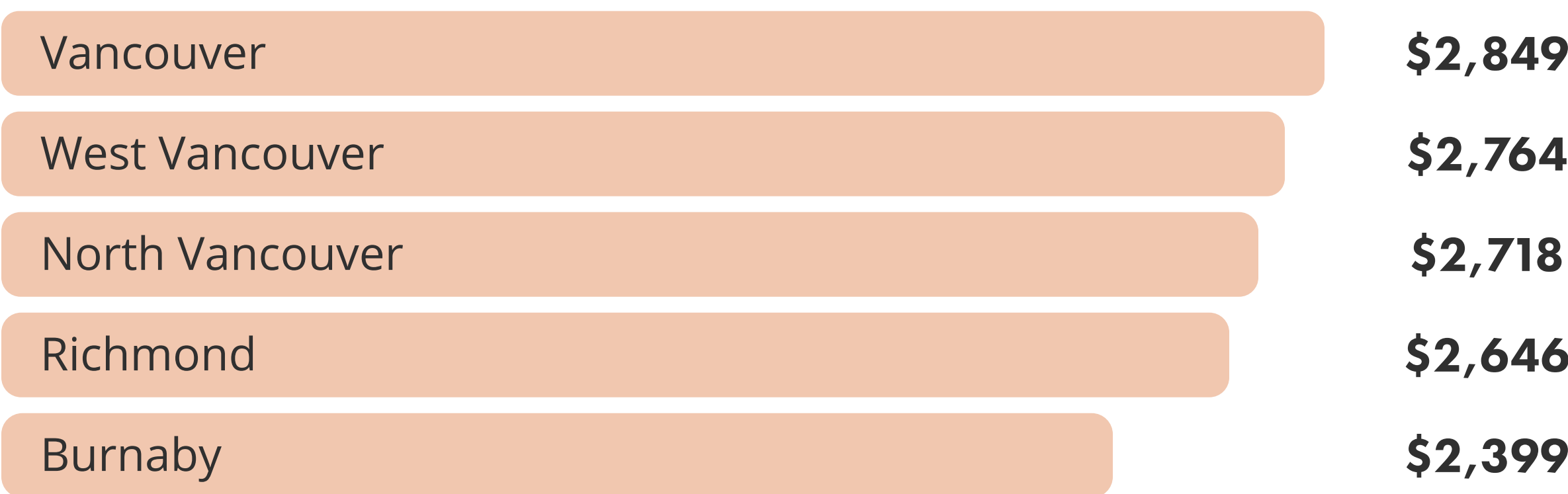
1br. unfurnished

● BC cities

● ON cities

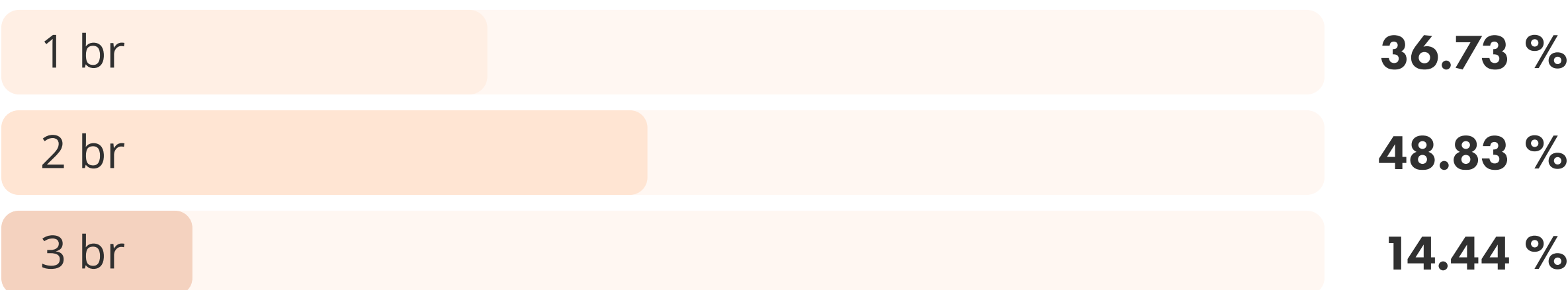
● QC cities

● AB cities



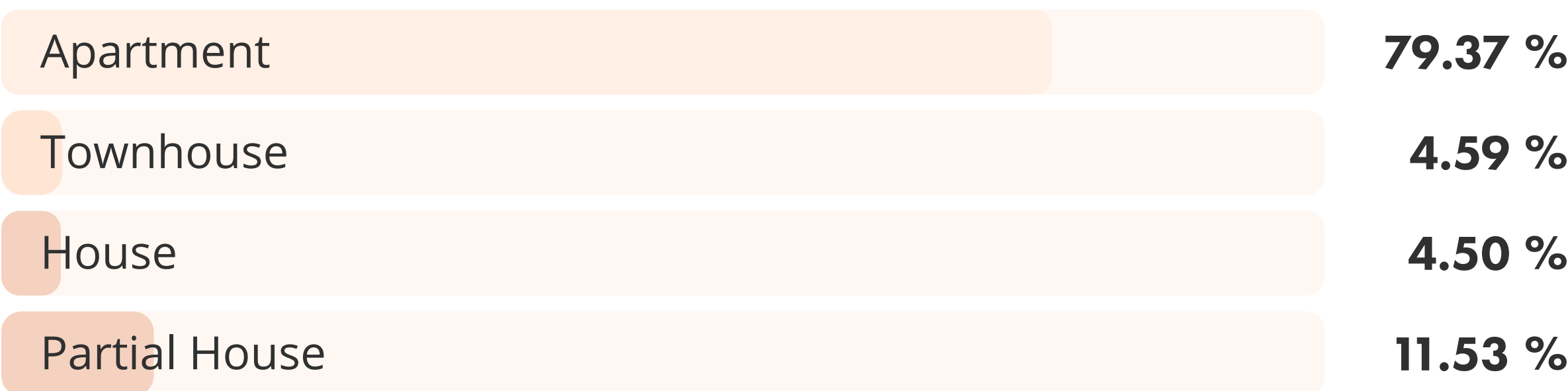
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

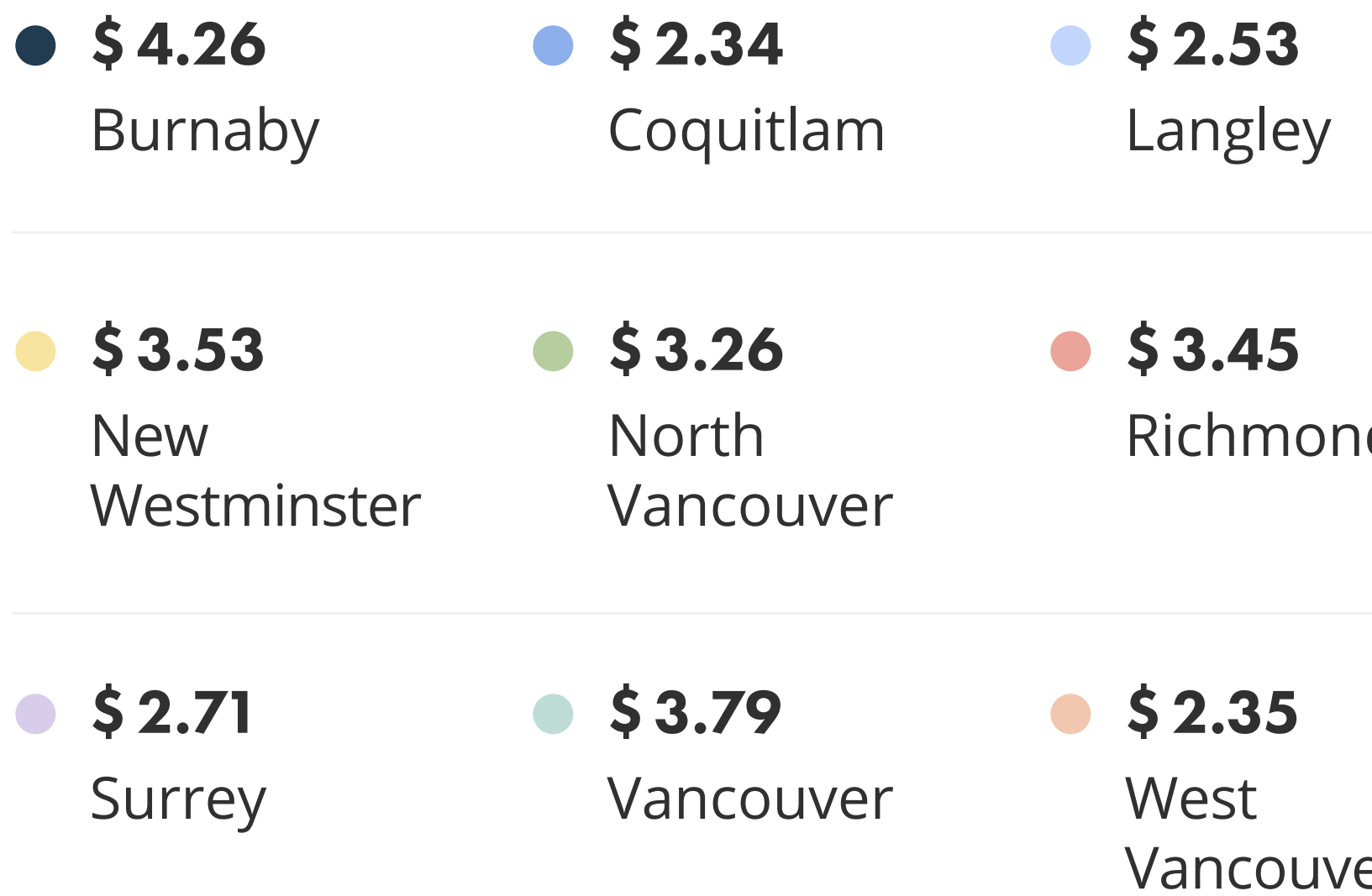
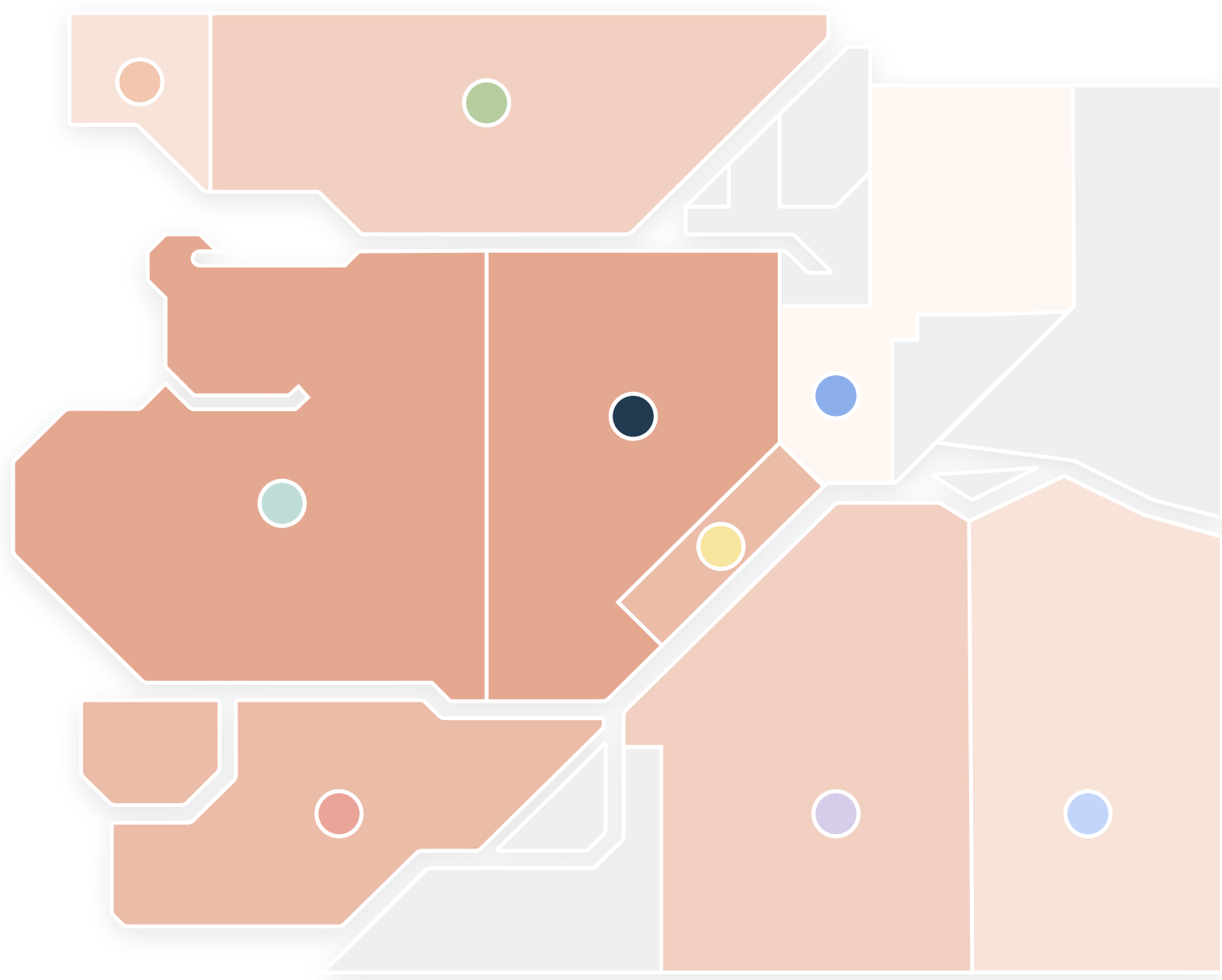
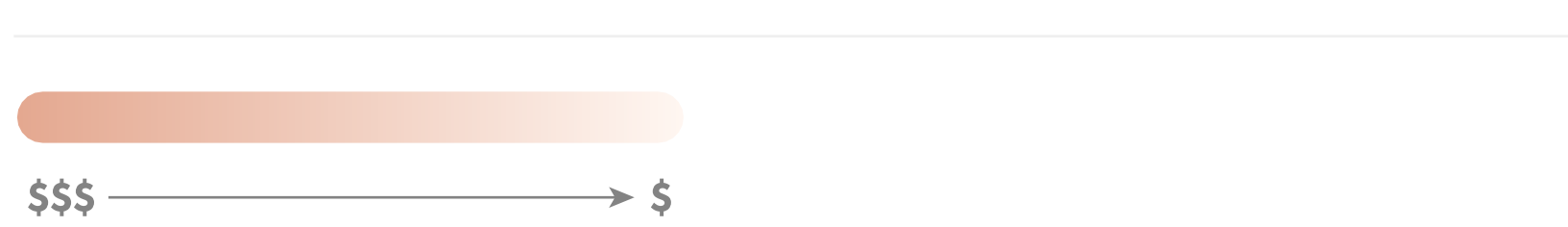
Furnished & Unfurnished



Average rent

per square foot

\$3.14



Get free assessment

Could your listing be attracting more renters? Get a **free** Listing Assessment from one of our rental experts today – including a complimentary rent estimate.

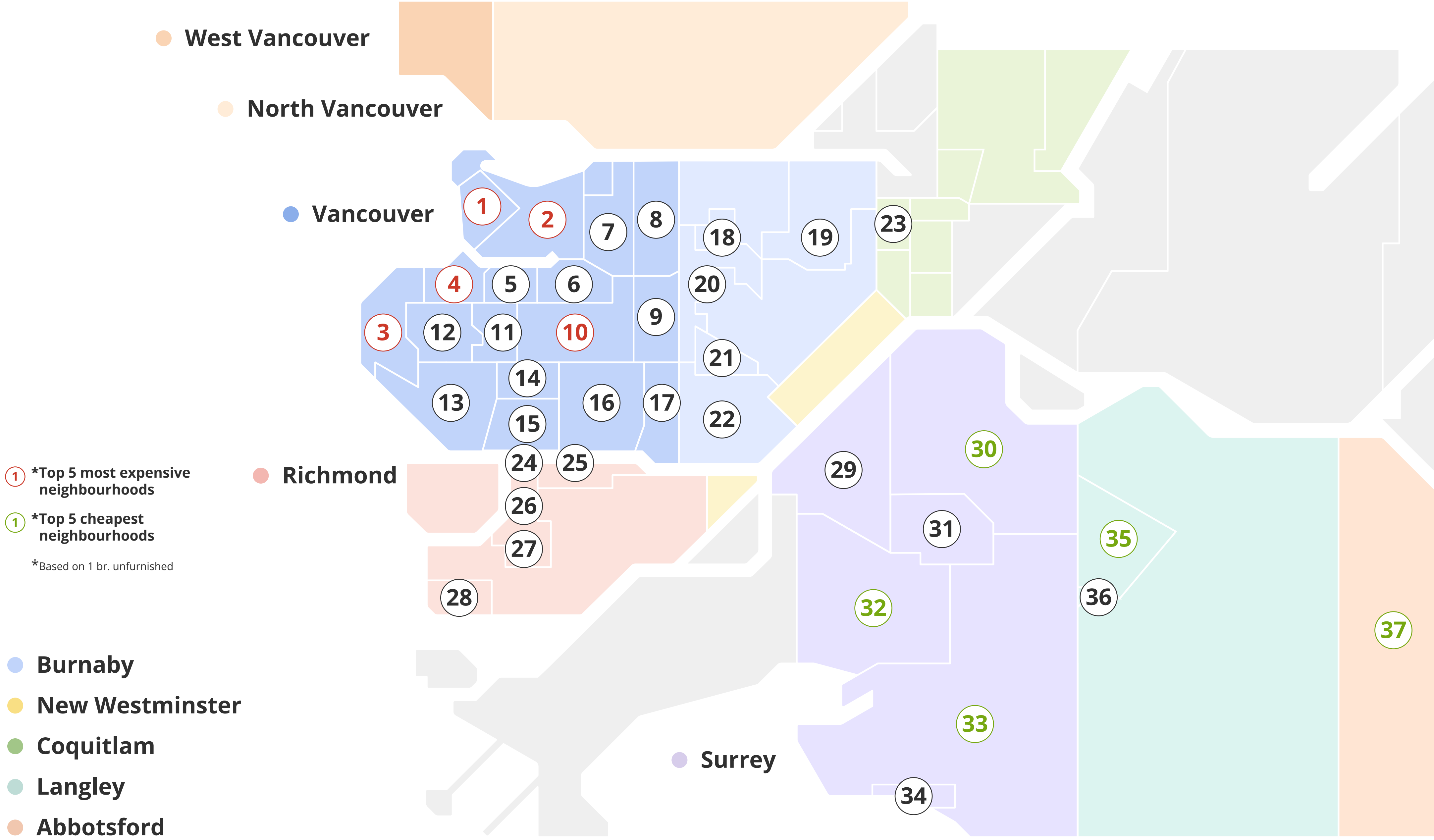
Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,569 ▲	\$3,584 ▲	\$3,896 ▼	Burnaby	\$2,399 ▼	\$3,222 ▲	\$3,829 ▼
\$2,429 ▲	\$2,978 ▲	\$3,766 ▼	Coquitlam	\$2,099 ▲	\$2,657 ▼	\$3,416 ▼
\$2,160 ▲	\$2,460 ▼	\$3,281 ▼	Langley	\$1,970 ▲	\$2,570 ▲	\$3,264 ▲
\$2,331 ▼	\$3,160 ▼	No data –	New Westminster	\$2,211 ▼	\$2,998 ▲	\$3,825 –
\$3,311 ▲	\$4,086 ▲	\$5,548 ▼	North Vancouver	\$2,718 ▲	\$3,623 ▼	\$4,539 ▼
\$2,540 ▼	\$3,311 ▼	\$4,357 ▼	Richmond	\$2,646 ▲	\$3,472 ▲	\$4,359 ▼
\$2,211 ▲	\$2,593 ▼	\$3,612 ▲	Surrey	\$1,994 ▲	\$2,594 ▲	\$3,339 ▲
\$3,259 ▲	\$4,737 ▲	\$5,596 ▲	Vancouver	\$2,849 ▲	\$3,824 ▲	\$4,899 ▲
\$2,969 ▲	\$5,183 ▲	\$7,900 ▲	West Vancouver	\$2,764 ▼	\$4,535 ▲	\$6,109 ▲

Comprehensive Breakdown

August 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			
\$3,278	\$4,351	\$5,281	① West End	\$3,079	\$4,245	\$5,210
\$3,375	\$5,089	\$6,180	② Downtown	\$3,024	\$4,304	\$5,840
\$3,100	\$4,410	No data	③ West Point Grey/UBC	\$2,948	\$4,393	\$6,322
\$3,264	\$4,129	\$5,978	④ Kitsilano	\$2,774	\$3,611	\$4,540
\$3,104	\$5,887	No data	⑤ Fairview	\$2,705	\$3,893	No data
\$3,055	\$4,530	No data	⑥ Mount Pleasant	\$2,754	\$3,718	\$5,900
\$2,949	\$3,350	No data	⑦ Strathcona-Grandview Woodland	\$2,424	\$3,526	No data
No data	No data	No data	⑧ Hastings-Sunrise	\$2,030	No data	No data
\$2,682	No data	No data	⑨ Renfrew-Collingwood	\$2,282	\$2,686	\$3,772
\$3,138	\$3,260	No data	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,877	\$3,501	\$4,158
No data	No data	No data	⑪ Shaughnessy	No data	No data	No data
No data	No data	No data	⑫ Dunbar-Arbutus	No data	No data	No data
No data	No data	No data	⑬ Kerrisdale	\$2,510	\$3,527	No data
No data	No data	No data	⑭ Oakridge	\$2,680	\$3,600	No data
\$2,616	\$3,360	No data	⑮ Marpole	\$2,313	\$3,215	\$3,508
No data	No data	No data	⑯ Sunset-Victoria Fraserview	No data	\$2,788	\$3,795
No data	No data	No data	⑰ Killarney	No data	\$2,984	No data
\$3,311	\$4,086	\$5,548	● North Vancouver	\$2,718	\$3,623	\$4,539
\$2,969	\$5,183	\$7,900	● West Vancouver	\$2,764	\$4,535	\$6,109
\$2,331	\$3,160	No data	● New Westminster	\$2,211	\$2,998	\$3,825

Get free assessment

Could your listing be attracting more renters? Get a **free** Listing Assessment from one of our rental experts today – including a complimentary rent estimate.

Follow us for more monthly stats

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

Comprehensive Breakdown

August 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			
\$2,638	\$3,719	No data	⑱ Brentwood	\$2,605	\$3,393	No data
No data	\$3,157	No data	⑲ SFU/Burnaby Heights	\$2,305	\$2,941	No data
\$2,824	\$3,439	\$3,807	⑳ Central Burnaby	\$2,622	\$3,112	\$4,436
No data	\$3,870	No data	㉑ Metrotown	\$2,507	\$3,292	\$4,555
No data	No data	No data	㉒ South Slope	\$2,421	\$3,170	No data
			● Coquitlam			
No data	\$2,910	No data	㉓ Burquitlam	\$2,481	\$3,149	\$4,065
			● Richmond			
No data	No data	No data	㉔ Golden Village	No data	\$3,420	No data
No data	No data	No data	㉕ Bridgeport	\$2,647	\$3,461	\$4,405
No data	No data	No data	㉖ Lansdowne Village	\$2,710	\$3,722	No data
\$2,908	\$3,270	\$4,108	㉗ Brighthouse/City Centre	\$2,728	\$3,793	\$4,485
No data	No data	No data	㉘ Steveston	\$2,189	No data	No data
			● Surrey			
\$2,433	\$2,731	No data	㉙ Surrey City Centre	\$2,075	\$2,751	\$3,160
No data	\$2,536	No data	⑳ Guildford	\$1,750	\$2,825	\$3,375
No data	No data	No data	㉑ Fleetwood	\$2,125	\$2,381	\$3,281
No data	No data	No data	㉒ Newton	\$2,005	\$2,406	\$3,016
No data	\$2,760	No data	㉓ South Surrey	\$2,000	\$2,557	\$3,600
			● White Rock			
\$3,242	No data	No data	㉔ White Rock	\$2,204	\$3,083	\$3,669
			● Langley			
No data	\$2,250	No data	㉕ Willoughby	\$2,018	\$2,684	\$3,322
No data	No data	No data	㉖ Willowbrook	No data	No data	No data
No data	No data	No data	● Abbotsford			
No data	No data	No data		\$1,578	\$2,061	\$2,775

Get free assessment

Could your listing be attracting more renters? Get a **free** Listing Assessment from one of our rental experts today – including a complimentary rent estimate.

Don't see your city or neighbourhood here?

Send us a request at 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](#)