

Metro Vancouver Rent Report

September 2023

*Average rent
1br. furnished

\$2,555 ▼ -3.30%

*Average rent for Metro Vancouver

*Average rent
1br. unfurnished

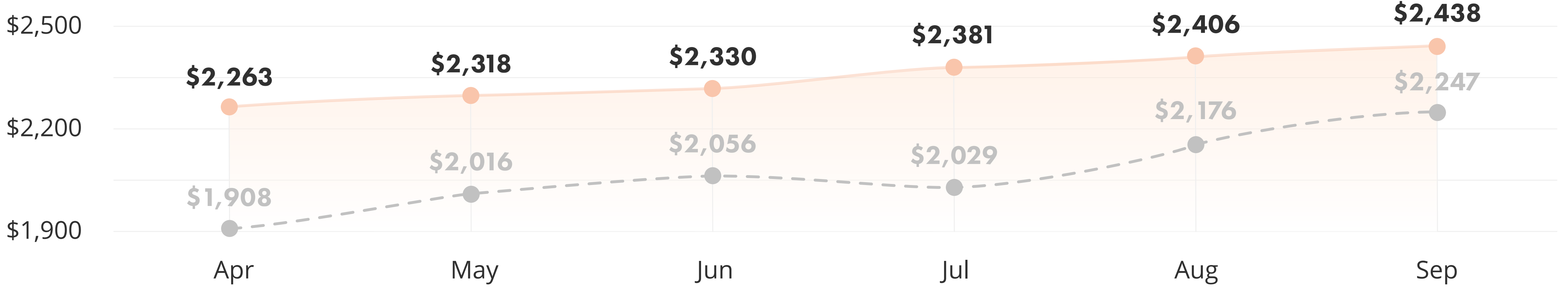
\$2,438 ▲ 1.33%

*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year ● Previous year



Most expensive cities in Canada

1br. unfurnished

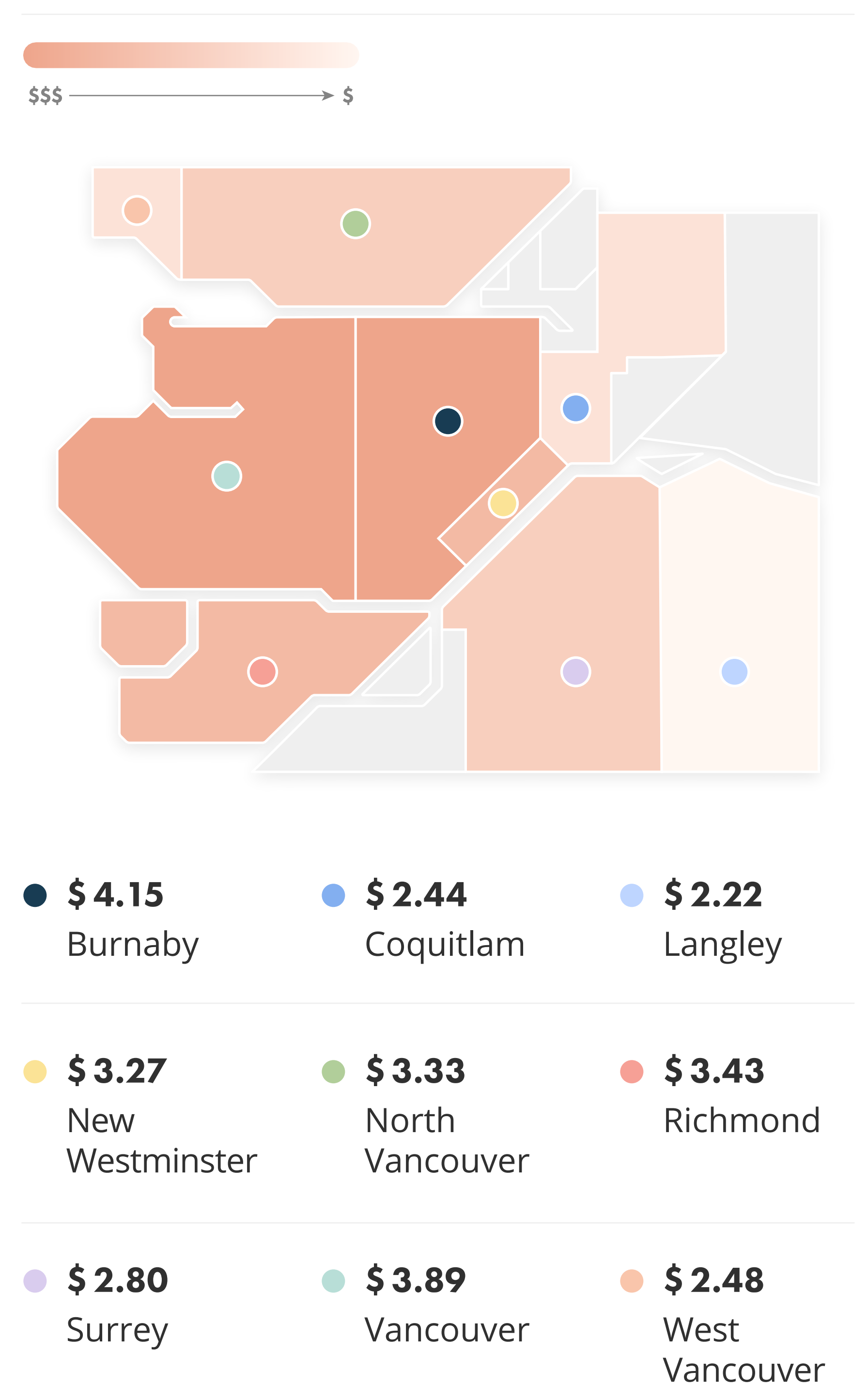
● BC cities ● ON cities ● QC cities ● AB cities



Average rent

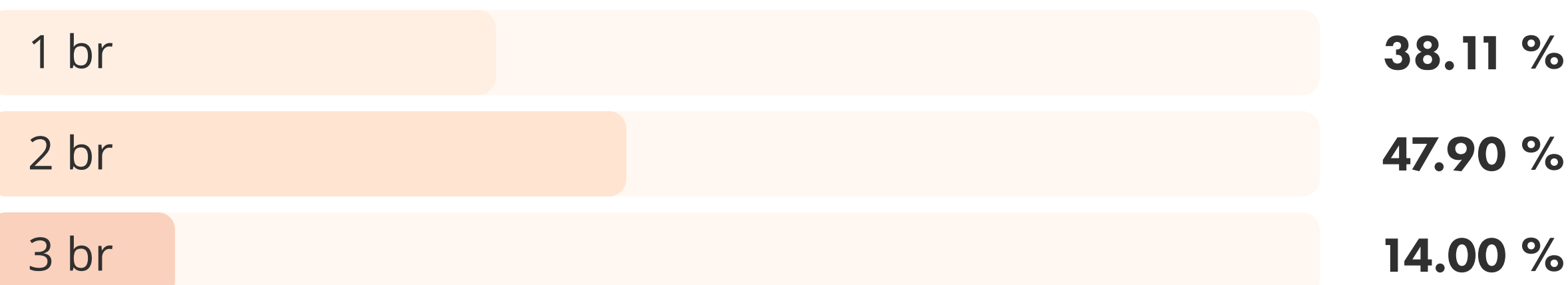
per square foot

\$3.11



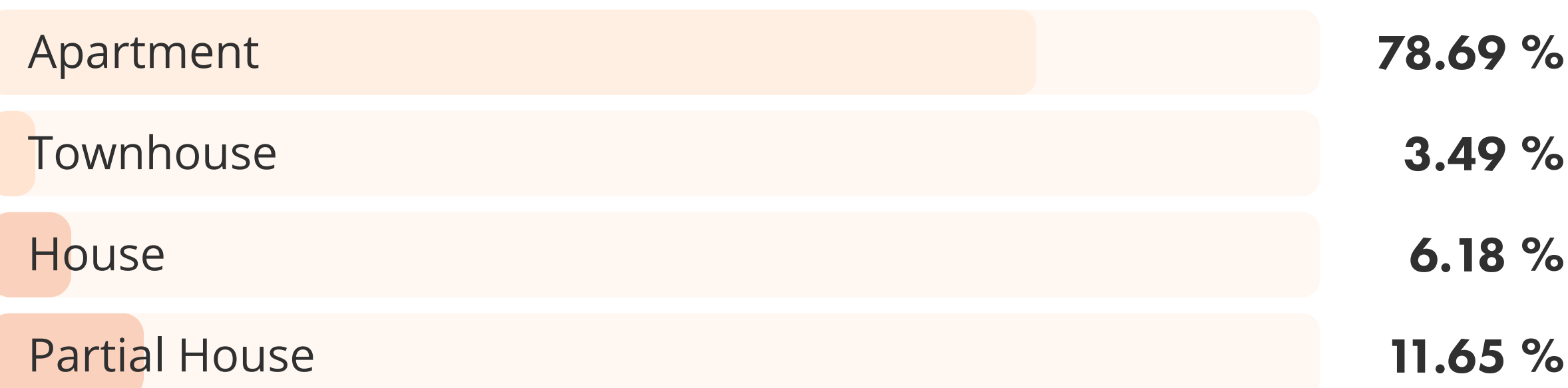
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

Furnished & Unfurnished



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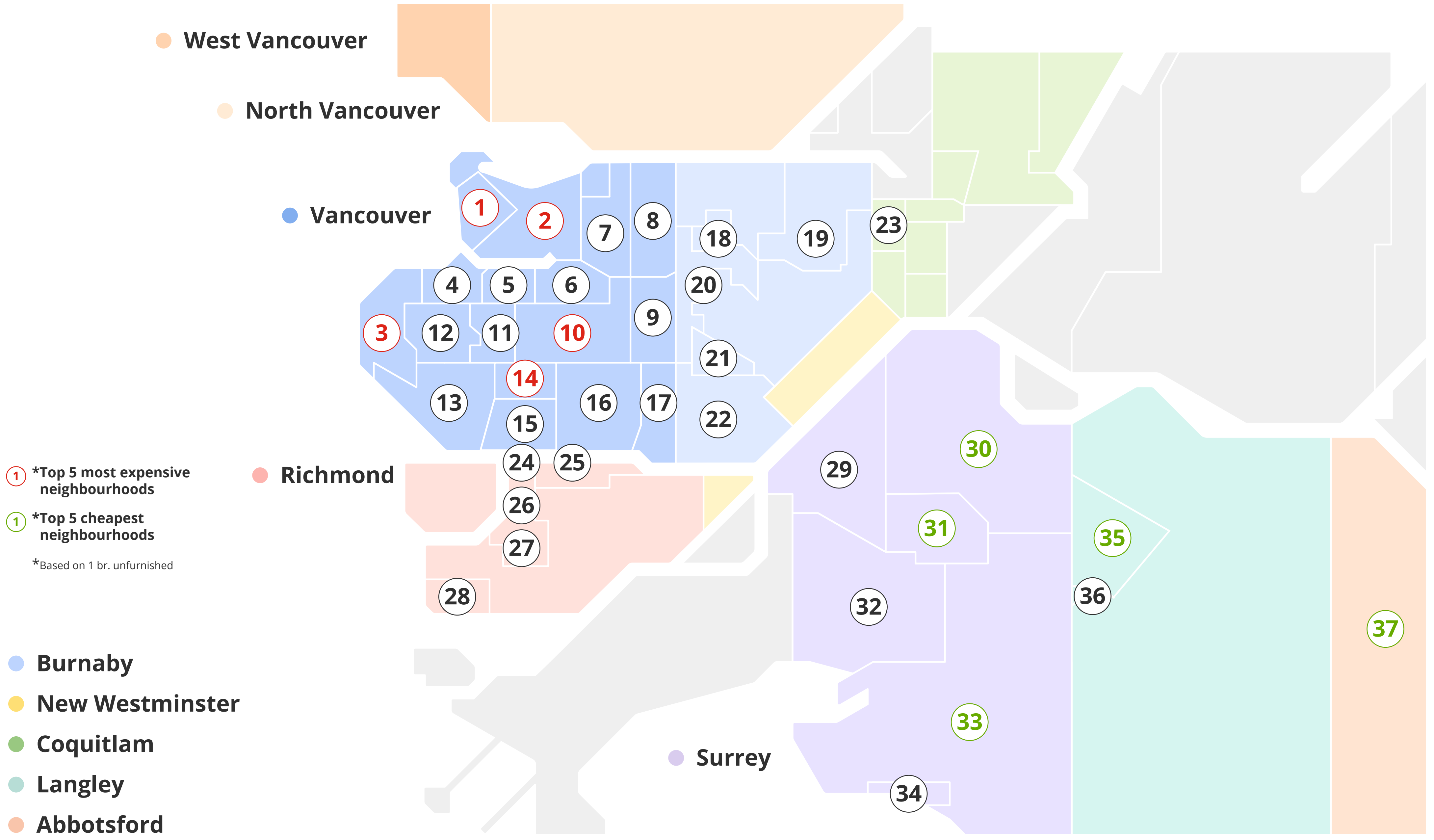
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Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,588 ▲	\$3,329 ▼	\$4,150 ▲	Burnaby	\$2,536 ▲	\$3,241 ▲	\$3,848 ▲
\$2,333 ▼	\$2,946 ▼	\$3,725 ▼	Coquitlam	\$2,218 ▲	\$2,734 ▲	\$3,711 ▲
\$1,836 ▼	\$2,576 ▲	\$3,397 ▲	Langley	\$2,027 ▲	\$2,481 ▼	\$3,294 ▲
\$2,134 ▼	\$2,855 ▼	No data –	New Westminister	\$2,162 ▼	\$2,819 ▼	\$3,893 ▲
\$3,331 ▲	\$4,114 ▲	\$5,875 ▲	North Vancouver	\$2,719 ▲	\$3,677 ▲	\$4,707 ▲
\$2,632 ▲	\$3,408 ▲	\$4,371 ▲	Richmond	\$2,629 ▼	\$3,304 ▼	\$4,337 ▼
\$2,104 ▼	\$2,688 ▲	\$3,625 ▲	Surrey	\$2,045 ▲	\$2,534 ▼	\$3,462 ▲
\$3,191 ▼	\$4,685 ▼	\$5,653 ▲	Vancouver	\$2,802 ▼	\$3,835 ▲	\$4,937 ▲
\$2,844 ▼	\$4,171 ▼	\$8,456 ▲	West Vancouver	\$2,801 ▲	\$3,947 ▼	\$6,542 ▲

Comprehensive Breakdown September 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						
\$3,472	\$4,753	\$5,449	① West End	\$3,073	\$4,312	\$5,193
\$3,257	\$4,843	\$6,759	② Downtown	\$2,944	\$4,669	\$5,904
\$2,614	\$4,150	\$5,985	③ West Point Grey/UBC	\$3,144	\$4,277	\$6,268
\$3,143	\$4,399	\$5,338	④ Kitsilano	\$2,674	\$3,829	\$4,883
\$2,788	\$5,195	No data	⑤ Fairview	\$2,630	\$3,946	No data
\$2,945	\$4,903	No data	⑥ Mount Pleasant	\$2,812	\$3,911	\$5,431
No data	\$3,529	No data	⑦ Strathcona-Grandview Woodland	\$2,453	\$3,360	\$4,682
No data	No data	No data	⑧ Hastings-Sunrise	\$2,162	\$3,000	No data
No data	No data	No data	⑨ Renfrew-Collingwood	\$2,333	\$2,754	\$3,475
\$2,774	No data	\$4,740	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,859	\$3,316	\$4,506
No data	No data	No data	⑪ Shaughnessy	No data	No data	No data
\$2,400	No data	No data	⑫ Dunbar-Arbutus	No data	\$2,943	No data
No data	No data	\$4,720	⑬ Kerrisdale	\$2,612	\$3,279	No data
No data	No data	No data	⑭ Oakridge	\$2,854	\$3,589	\$5,048
\$2,661	No data	No data	⑮ Marpole	\$2,384	\$3,480	\$4,038
No data	\$2,817	No data	⑯ Sunset-Victoria Fraserview	\$2,175	\$2,544	\$3,519
No data	\$3,746	No data	⑰ Killarney	\$2,367	\$2,816	\$3,986
\$3,331	\$4,114	\$5,875	North Vancouver	\$2,719	\$3,677	\$4,707
\$2,844	\$4,171	\$8,456	West Vancouver	\$2,801	\$3,947	\$6,542
\$2,134	\$2,855	No data	New Westminster	\$2,162	\$2,819	\$3,893

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

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Comprehensive Breakdown

September 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			
\$3,179	\$3,731	No data	18 Brentwood	\$2,622	\$3,437	\$4,598
\$2,439	\$3,182	No data	19 SFU/Burnaby Heights	\$2,442	\$3,055	\$4,114
No data	\$3,306	No data	20 Central Burnaby	\$2,458	\$3,024	\$3,743
\$2,990	\$3,685	No data	21 Metrotown	\$2,635	\$3,322	\$4,150
No data	\$2,760	No data	22 South Slope	No data	\$2,705	No data
			Coquitlam			
\$2,361	\$3,000	No data	23 Burquitlam	\$2,522	\$3,048	\$3,689
			Richmond			
No data	\$3,180	No data	24 Golden Village	\$2,688	\$3,511	No data
No data	No data	No data	25 Bridgeport	No data	No data	\$4,220
No data	No data	No data	26 Lansdowne Village	No data	\$3,103	No data
No data	\$3,394	No data	27 Brighouse/City Centre	\$2,675	\$3,349	\$4,522
No data	No data	No data	28 Steveston	No data	No data	No data
			Surrey			
\$2,257	\$2,856	No data	29 Surrey City Centre	\$2,162	\$2,700	No data
No data	\$2,680	\$3,950	30 Guildford	\$1,915	\$2,523	\$3,336
No data	\$2,700	No data	31 Fleetwood	\$2,080	\$2,183	\$3,018
No data	No data	No data	32 Newton	No data	\$2,250	\$3,160
No data	\$2,220	\$3,143	33 South Surrey	\$1,983	\$2,433	\$3,468
			White Rock			
\$3,591	\$4,117	No data	34 White Rock	\$2,196	\$3,317	\$3,985
			Langley			
No data	No data	No data	35 Willoughby	\$2,059	\$2,389	\$3,373
No data	No data	No data	36 Willowbrook	No data	No data	No data
No data	No data	No data	Abbotsford	\$1,714	\$2,192	\$2,831

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

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