

Metro Vancouver Rent Report

November 2023

*Average rent

1br. furnished

\$2,607

▼ -0.72%

*Average rent for Metro Vancouver

*Average rent

1br. unfurnished

\$2,362

▼ -1.83%

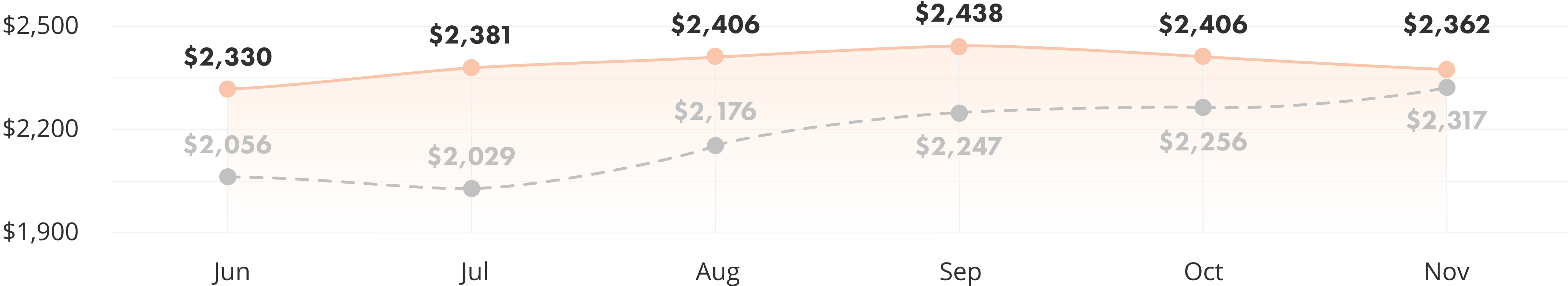
*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

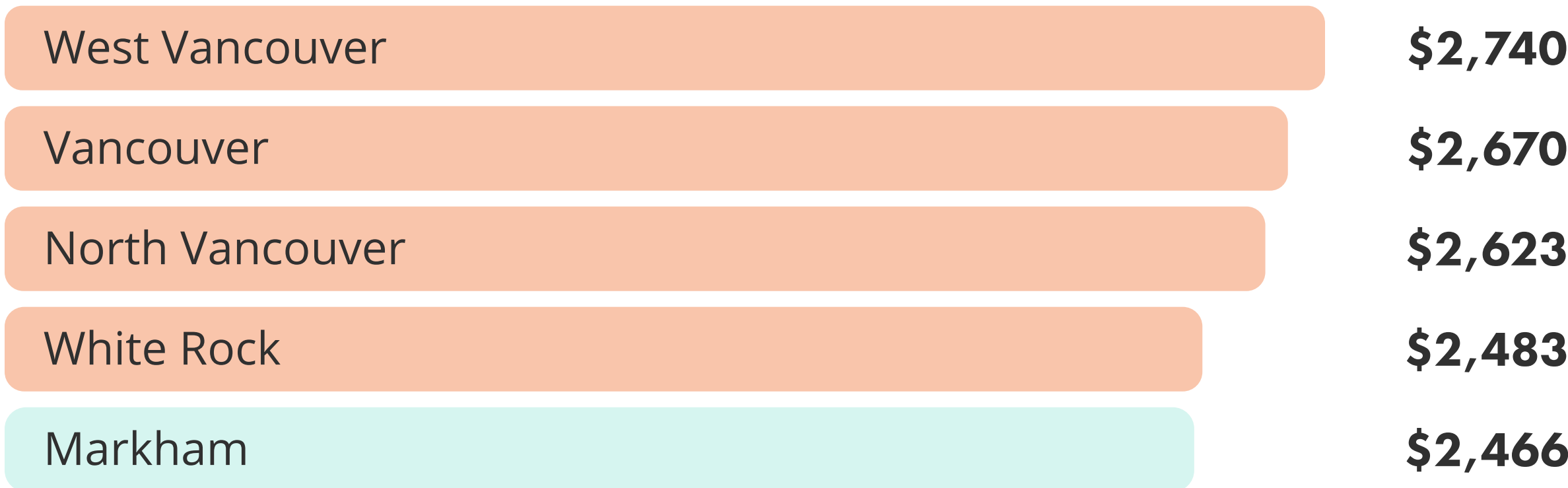
1br. unfurnished

● BC cities

● ON cities

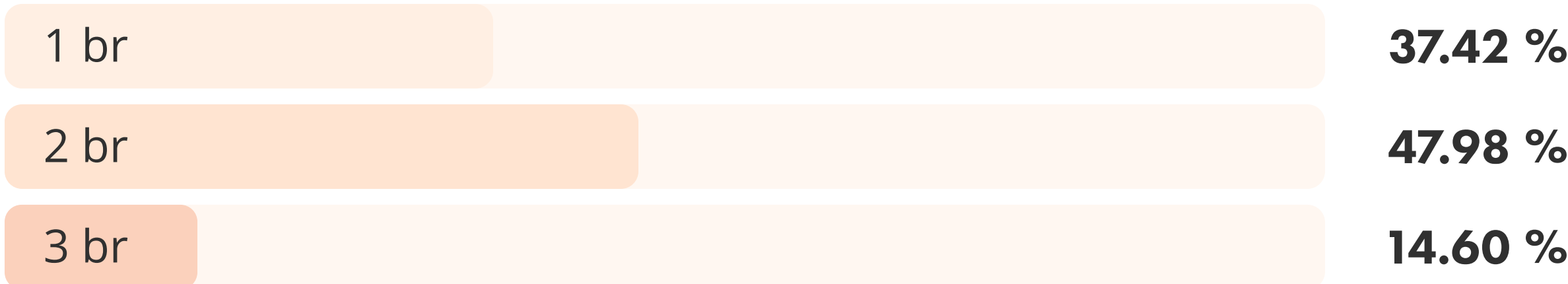
● QC cities

● AB cities



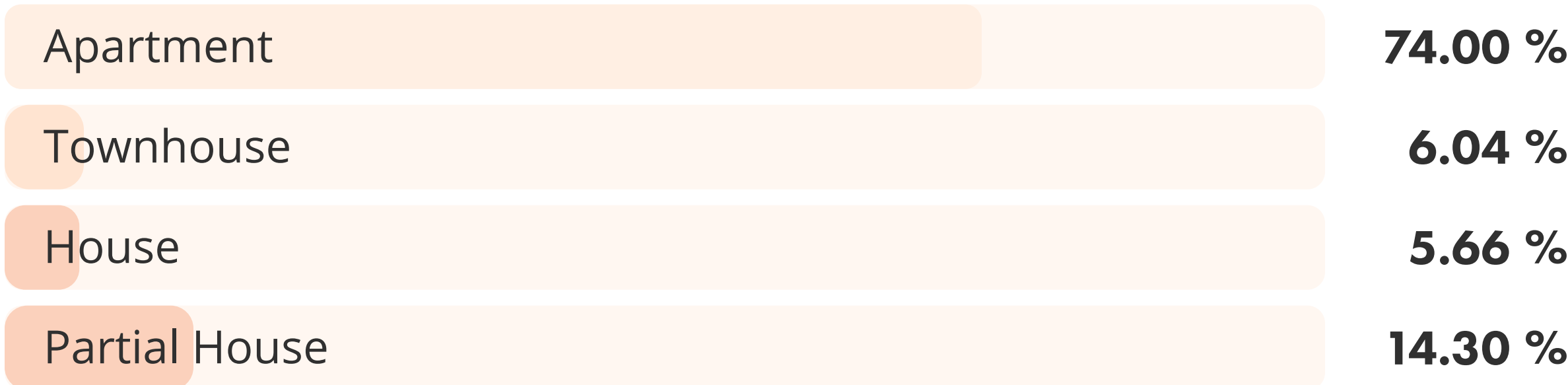
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

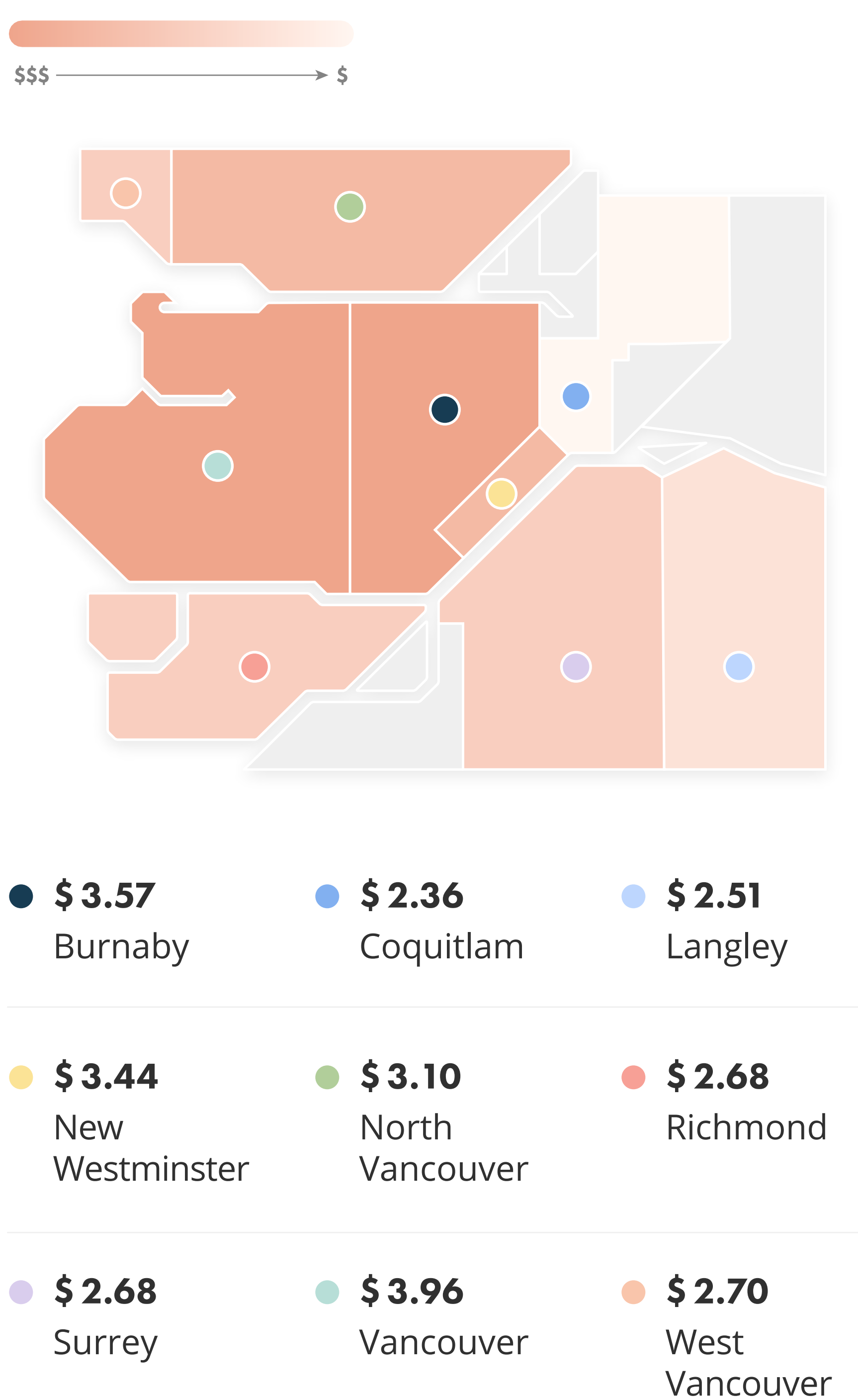
Furnished & Unfurnished



Average rent

per square foot

\$3.00



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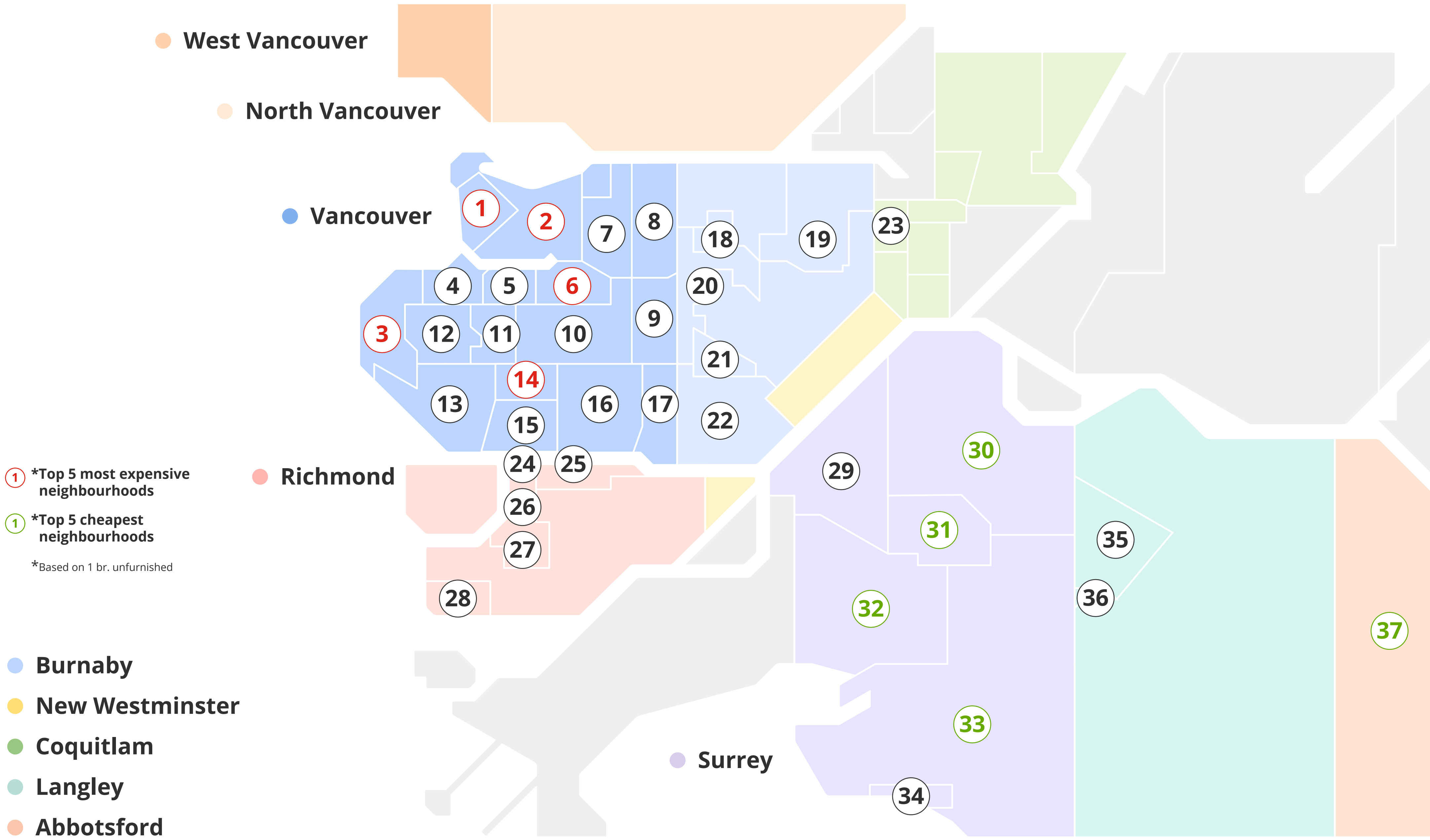
Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,540 ▲	\$3,429 ▲	\$3,836 ▼	Burnaby	\$2,444 ▼	\$3,223 ▲	\$3,693 ▼
\$2,248 ▼	\$3,023 ▲	\$3,616 ▼	Coquitlam	\$2,205 ▼	\$2,749 ▲	\$3,397 ▼
\$2,258 ▲	\$2,612 ▲	\$3,355 ▲	Langley	\$1,889 ▼	\$2,397 ▲	\$3,345 ▼
No data –	\$2,741 ▼	No data –	New Westminster	\$2,245 ▼	\$2,823 ▼	\$3,415 ▼
\$3,320 ▼	\$3,766 ▼	\$4,178 ▼	North Vancouver	\$2,623 ▼	\$3,608 ▼	\$4,735 ▲
\$2,419 ▼	\$3,508 ▲	\$4,057 ▼	Richmond	\$2,400 ▼	\$3,185 ▼	\$4,172 ▼
\$2,145 ▼	\$2,667 ▼	\$3,830 –	Surrey	\$2,041 ▼	\$2,566 ▲	\$3,389 ▲
\$3,123 ▼	\$4,336 ▼	\$5,240 ▼	Vancouver	\$2,670 ▼	\$3,599 ▼	\$4,582 ▼
\$2,803 ▼	\$3,654 ▼	No data –	West Vancouver	\$2,740 ▲	\$3,568 ▼	\$6,644 ▲

Comprehensive Breakdown

November 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			
\$3,252	\$4,633	\$4,778	① West End	\$2,698	\$4,130	No data
\$3,329	\$4,670	\$6,769	② Downtown	\$2,986	\$4,212	\$5,885
No data	\$4,117	\$5,542	③ West Point Grey/UBC	\$2,970	\$4,228	\$5,812
\$2,990	\$4,497	No data	④ Kitsilano	\$2,617	\$3,737	\$4,891
\$3,158	\$4,525	No data	⑤ Fairview	\$2,581	\$3,759	No data
\$2,998	\$4,847	No data	⑥ Mount Pleasant	\$2,763	\$3,415	\$4,894
\$2,516	\$3,716	No data	⑦ Strathcona-Grandview Woodland	\$2,448	\$3,157	\$4,358
No data	\$3,096	No data	⑧ Hastings-Sunrise	\$2,114	\$2,837	No data
\$2,672	\$3,063	No data	⑨ Renfrew-Collingwood	\$2,310	\$2,783	\$3,675
No data	\$3,761	\$4,492	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,514	\$3,290	\$4,588
No data	No data	No data	⑪ Shaughnessy	No data	No data	No data
\$2,376	No data	No data	⑫ Dunbar-Arbutus	No data	\$3,477	\$5,550
No data	\$4,032	\$5,196	⑬ Kerrisdale	\$2,509	\$3,195	\$5,030
No data	\$3,133	No data	⑭ Oakridge	\$2,923	\$3,491	\$4,715
No data	\$3,620	\$4,300	⑮ Marpole	\$2,227	\$3,271	\$3,632
No data	\$2,752	No data	⑯ Sunset-Victoria Fraserview	\$2,125	\$2,616	\$3,232
\$2,643	\$3,284	No data	⑰ Killarney	\$2,504	\$2,924	\$3,833
\$3,320	\$3,766	\$4,178	● North Vancouver	\$2,623	\$3,608	\$4,735
\$2,803	\$3,654	No data	● West Vancouver	\$2,740	\$3,568	\$6,644
No data	\$2,741	No data	● New Westminster	\$2,245	\$2,823	\$3,415

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

Comprehensive Breakdown

November 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></div>Burnaby</div>			
\$2,808	\$3,392	No data	<div>18</div> Brentwood	\$2,595	\$3,444	\$4,375
No data	\$2,870	No data	<div>19</div> SFU/Burnaby Heights	\$2,281	\$2,918	\$3,714
\$2,631	\$3,393	No data	<div>20</div> Central Burnaby	\$2,469	\$3,293	\$3,600
\$2,738	\$3,652	No data	<div>21</div> Metrotown	\$2,544	\$3,259	\$3,868
\$2,533	No data	No data	<div>22</div> South Slope	No data	\$2,830	\$3,550
			<div><div></div>Coquitlam</div>			
No data	\$3,255	\$3,700	<div>23</div> Burquitlam	\$2,460	\$3,087	\$3,784
			<div><div></div>Richmond</div>			
\$2,600	\$3,463	No data	<div>24</div> Golden Village	\$2,430	\$3,155	\$4,379
No data	\$3,356	No data	<div>25</div> Bridgeport	No data	\$3,299	\$3,975
\$2,630	No data	No data	<div>26</div> Lansdowne Village	No data	\$3,087	No data
\$2,588	\$3,283	No data	<div>27</div> Brighouse/City Centre	\$2,523	\$3,118	\$3,968
\$2,248	No data	\$3,837	<div>28</div> Steveston	\$2,170	\$3,142	\$4,020
			<div><div></div>Surrey</div>			
\$2,237	\$3,070	No data	<div>29</div> Surrey City Centre	\$2,151	\$2,759	\$3,735
\$2,138	\$2,730	No data	<div>30</div> Guildford	\$1,945	\$2,474	\$2,893
No data	\$2,650	No data	<div>31</div> Fleetwood	\$1,965	\$2,427	\$3,093
No data	No data	No data	<div>32</div> Newton	\$1,927	\$2,171	\$3,315
\$2,000	\$2,492	No data	<div>33</div> South Surrey	\$1,888	\$2,680	\$3,306
			<div><div></div>White Rock</div>			
\$3,096	\$3,168	No data	<div>34</div> White Rock	\$2,483	\$2,783	\$3,406
			<div><div></div>Langley</div>			
No data	\$2,578	No data	<div>35</div> Willoughby	\$2,043	\$2,552	\$3,331
No data	No data	No data	<div>36</div> Willowbrook	No data	\$2,749	No data
\$2,336	\$2,634	No data	<div><div></div>Abbotsford</div>	\$1,641	\$2,136	\$2,709

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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](#)