

Metro Vancouver Rent Report

October 2023

*Average rent

1br. furnished

\$2,626

▲ 2.78%

*Average rent for Metro Vancouver

*Average rent

1br. unfurnished

\$2,406

▼ -1.30%

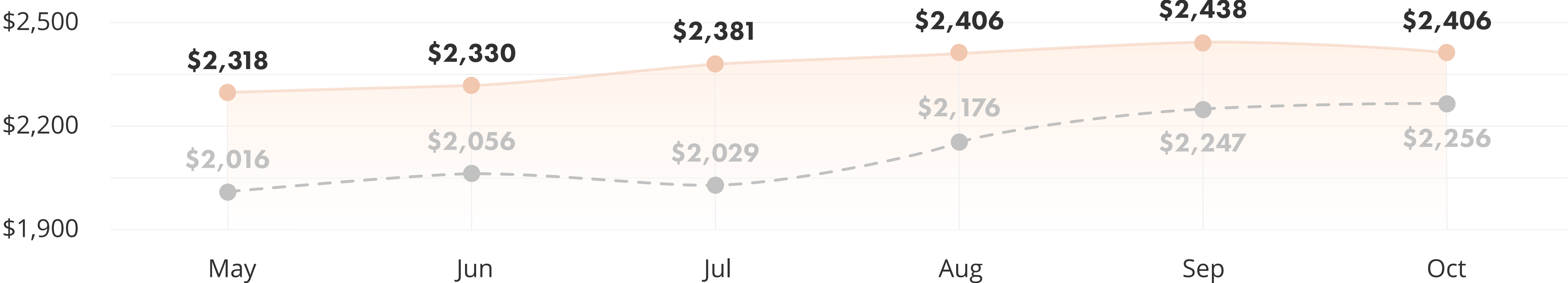
*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

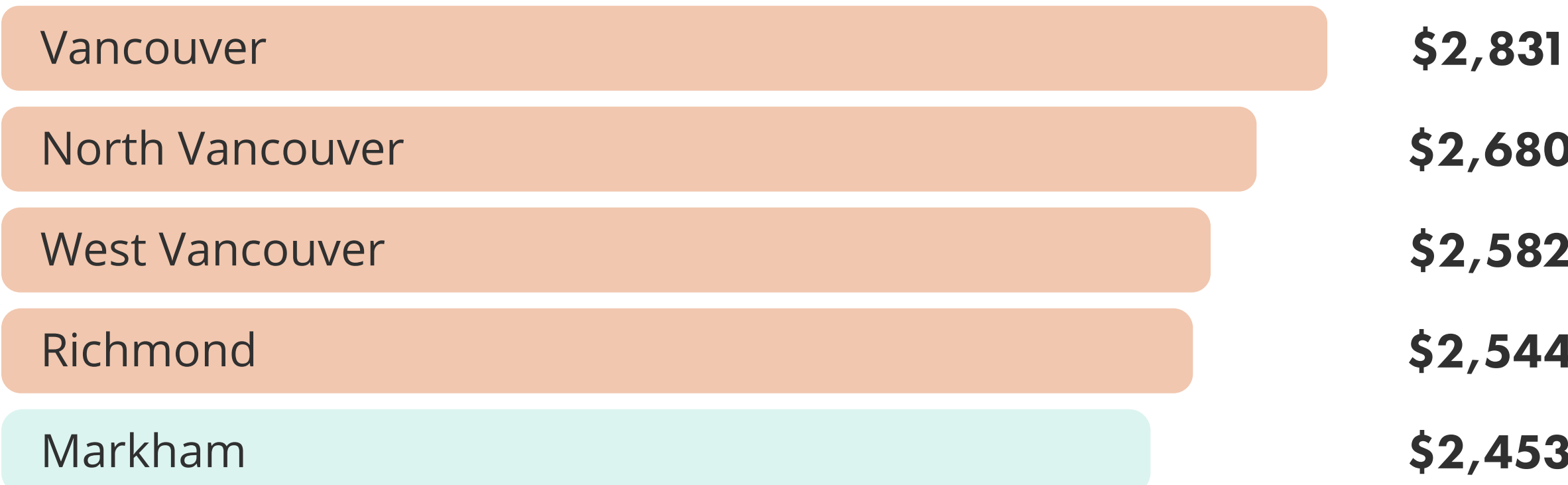
1br. unfurnished

● BC cities

● ON cities

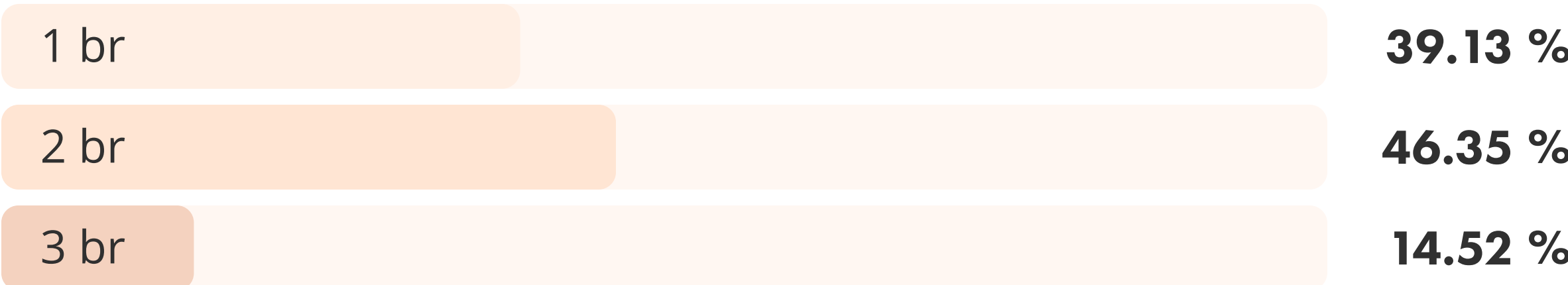
● QC cities

● AB cities



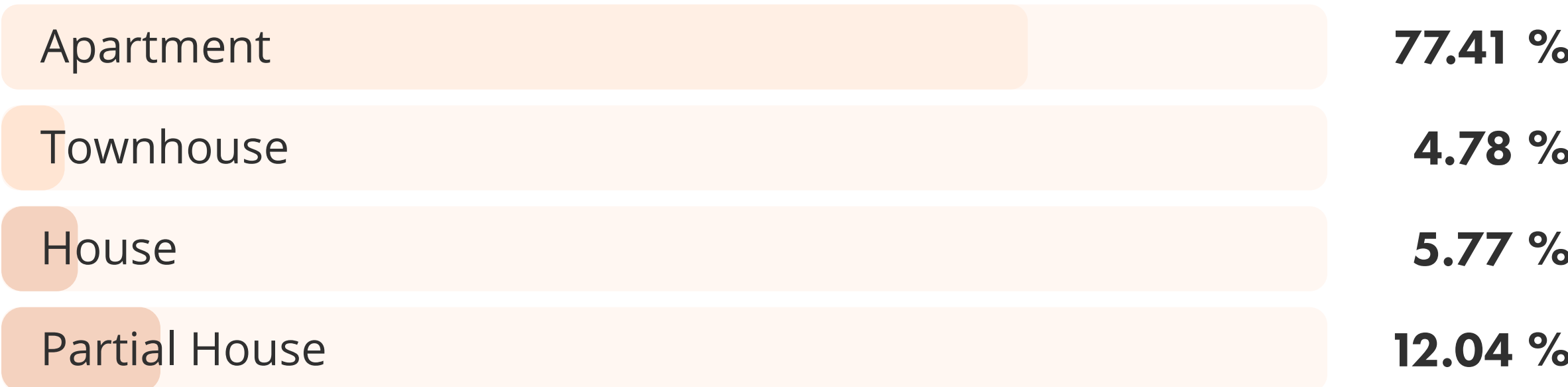
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

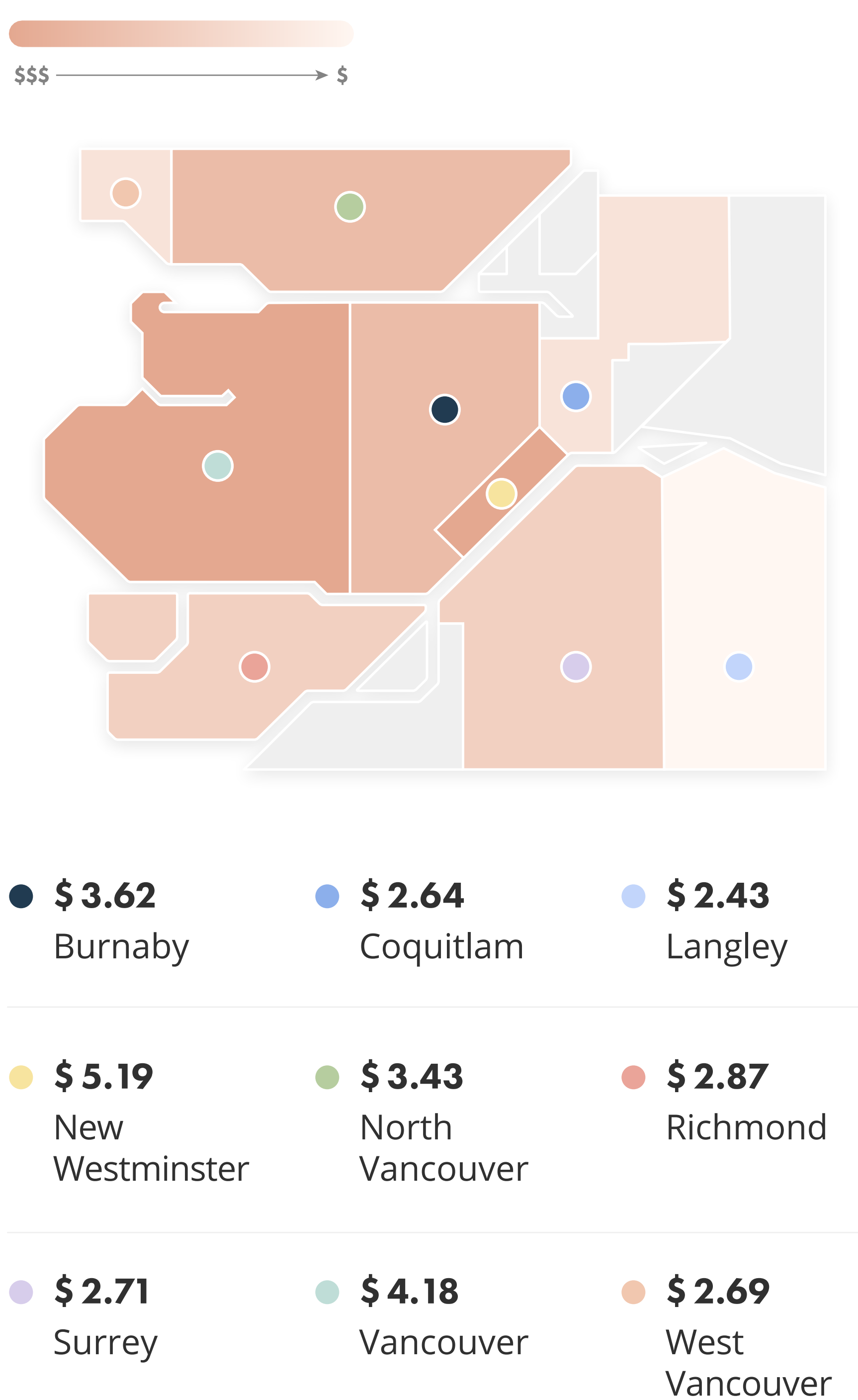
Furnished & Unfurnished



Average rent

per square foot

\$3.31



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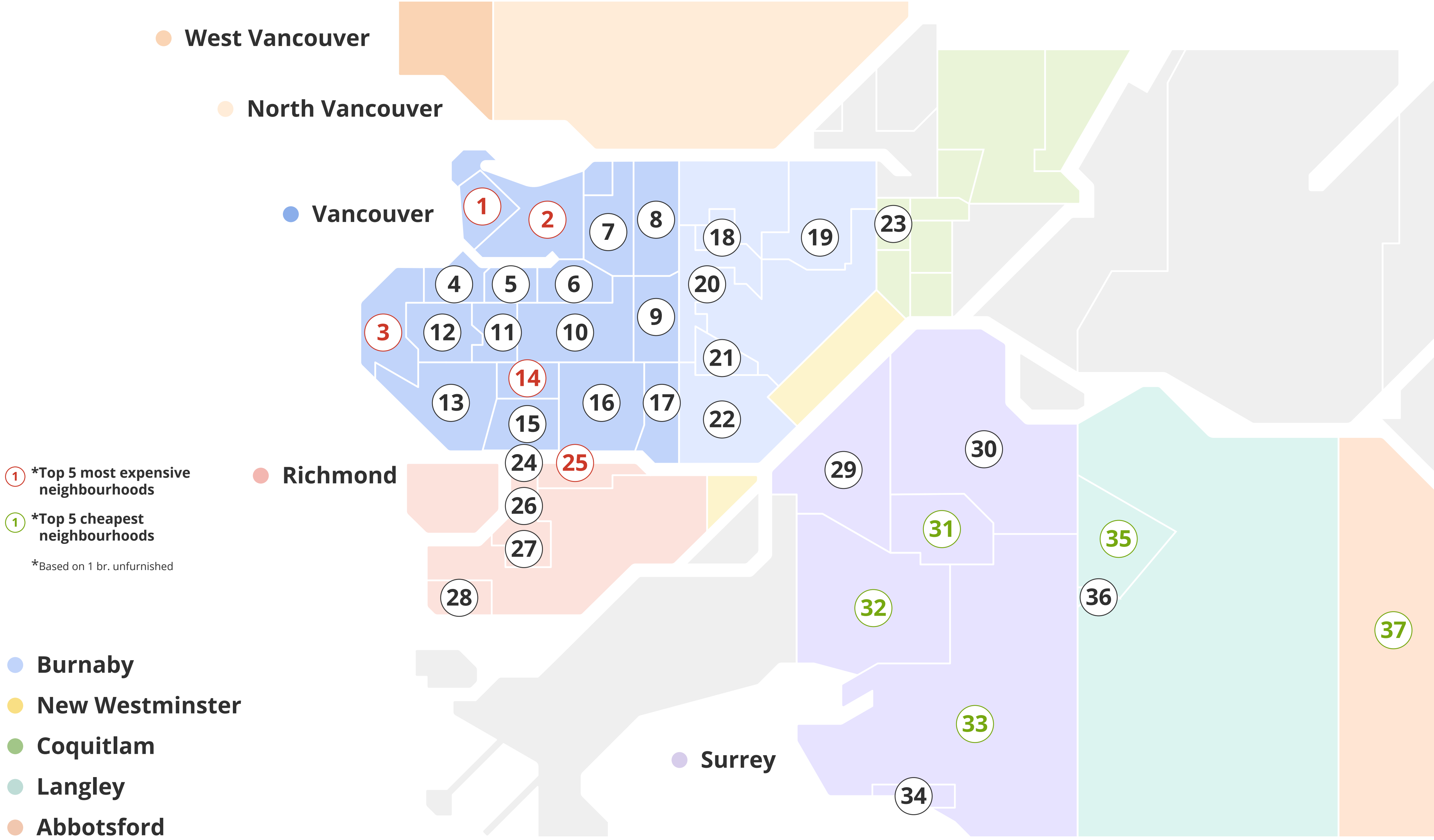
Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,527 ▼	\$3,351 ▲	\$3,979 ▼	Burnaby	\$2,447 ▼	\$3,168 ▼	\$3,860 ▲
\$2,296 ▼	\$2,801 ▼	\$3,767 ▲	Coquitlam	\$2,241 ▲	\$2,723 ▼	\$3,510 ▼
\$1,984 ▲	\$2,518 ▼	\$3,244 ▼	Langley	\$1,995 ▼	\$2,380 ▼	\$3,422 ▲
\$2,500 ▲	\$2,812 ▼	No data –	New Westminster	\$2,250 ▲	\$2,879 ▲	\$3,793 ▼
\$3,476 ▲	\$4,064 ▼	\$5,293 ▼	North Vancouver	\$2,680 ▼	\$3,699 ▲	\$4,600 ▼
\$2,499 ▼	\$3,449 ▲	\$4,156 ▼	Richmond	\$2,544 ▼	\$3,229 ▼	\$4,225 ▼
\$2,156 ▲	\$2,797 ▲	No data –	Surrey	\$2,085 ▲	\$2,564 ▲	\$3,367 ▼
\$3,270 ▲	\$4,648 ▼	\$6,224 ▲	Vancouver	\$2,831 ▲	\$3,670 ▼	\$4,813 ▼
\$2,923 ▲	\$4,324 ▲	\$7,760 ▼	West Vancouver	\$2,582 ▼	\$3,894 ▼	\$6,494 ▼

Comprehensive Breakdown

October 2023

Map of Metro Vancouver



Average rent by municipality/city

Metro Vancouver

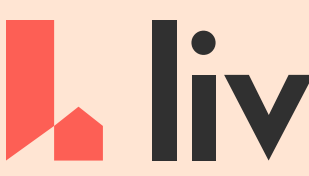
Furnished			Municipality/City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
			● City of Vancouver			
\$3,324	\$4,690	\$4,813	① West End	\$2,995	\$4,377	\$4,813
\$3,380	\$4,947	\$7,129	② Downtown	\$3,082	\$4,379	\$5,789
No data	\$4,244	No data	③ West Point Grey/UBC	\$2,971	\$4,139	\$5,830
\$2,997	\$4,406	\$5,439	④ Kitsilano	\$2,723	\$3,873	\$4,892
\$3,224	\$4,958	No data	⑤ Fairview	\$2,773	\$4,202	No data
\$3,122	\$5,268	No data	⑥ Mount Pleasant	\$2,805	\$3,666	No data
No data	No data	No data	⑦ Strathcona-Grandview Woodland	\$2,372	\$2,993	No data
No data	No data	No data	⑧ Hastings-Sunrise	No data	\$3,083	No data
\$2,673	\$3,193	No data	⑨ Renfrew-Collingwood	\$2,363	\$2,733	\$3,590
No data	No data	No data	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,685	\$3,400	\$4,627
No data	No data	No data	⑪ Shaughnessy	No data	No data	No data
No data	\$2,850	No data	⑫ Dunbar-Arbutus	No data	\$3,398	No data
No data	\$3,589	No data	⑬ Kerrisdale	\$2,458	\$3,330	\$4,882
No data	\$3,470	No data	⑭ Oakridge	\$2,810	\$3,496	\$4,567
No data	\$3,842	No data	⑮ Marpole	\$2,274	\$3,197	\$3,804
No data	\$3,066	No data	⑯ Sunset-Victoria Fraserview	\$2,288	\$2,624	\$3,417
No data	No data	No data	⑰ Killarney	\$2,661	\$3,203	\$4,320
\$3,476	\$4,064	\$5,293	● North Vancouver	\$2,680	\$3,699	\$4,600
\$2,923	\$4,324	\$7,760	● West Vancouver	\$2,582	\$3,894	\$6,494
\$2,500	\$2,812	No data	● New Westminster	\$2,250	\$2,879	\$3,793

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



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.
● Burnaby						
\$2,913	\$3,716	No data	18 Brentwood	\$2,645	\$3,558	\$4,300
No data	\$2,838	No data	19 SFU/Burnaby Heights	\$2,369	\$2,820	\$3,958
No data	\$3,150	No data	20 Central Burnaby	\$2,522	\$3,169	\$3,722
\$2,882	\$3,508	No data	21 Metrotown	\$2,529	\$3,239	\$4,036
No data	No data	No data	22 South Slope	No data	\$2,792	\$3,590
● Coquitlam						
\$2,513	\$3,205	\$4,233	23 Burquitlam	\$2,518	\$2,997	\$3,625
● Richmond						
No data	\$3,597	No data	24 Golden Village	No data	\$3,476	No data
No data	\$3,711	No data	25 Bridgeport	\$2,805	\$3,144	No data
No data	No data	No data	26 Lansdowne Village	No data	\$3,058	No data
\$2,706	\$3,287	No data	27 Brighthouse/City Centre	\$2,504	\$3,178	\$4,553
\$2,658	\$3,025	No data	28 Steveston	\$2,199	No data	No data
● Surrey						
\$2,250	\$2,873	No data	29 Surrey City Centre	\$2,200	\$2,750	\$3,763
No data	No data	No data	30 Guildford	\$2,167	\$2,580	No data
No data	No data	No data	31 Fleetwood	\$2,032	\$2,644	\$3,067
No data	No data	No data	32 Newton	\$1,971	\$2,435	\$3,170
\$2,011	\$2,470	\$3,216	33 South Surrey	\$1,939	\$2,468	\$3,254
● White Rock						
\$3,668	\$3,871	No data	34 White Rock	\$2,349	\$3,167	\$3,759
● Langley						
\$2,168	\$2,475	No data	35 Willoughby	\$2,031	\$2,497	\$3,432
No data	No data	No data	36 Willowbrook	No data	\$2,595	No data
\$2,029	\$2,349	No data	● Abbotsford	\$1,684	\$2,136	\$2,635

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

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