

Metro Vancouver Rent Report

December 2023

*Average rent

1br. furnished

\$2,605

▼ -0.06%

*Average rent for Metro Vancouver

*Average rent

1br. unfurnished

\$2,341

▼ -0.88%

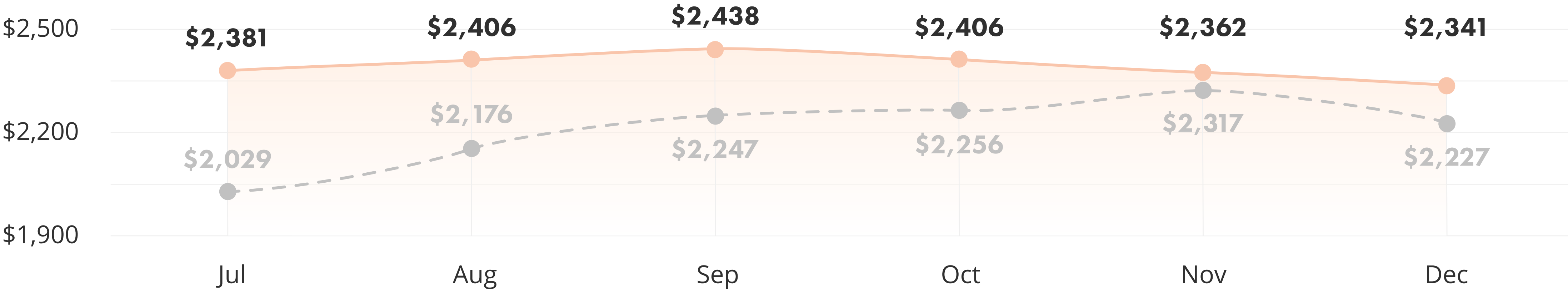
*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

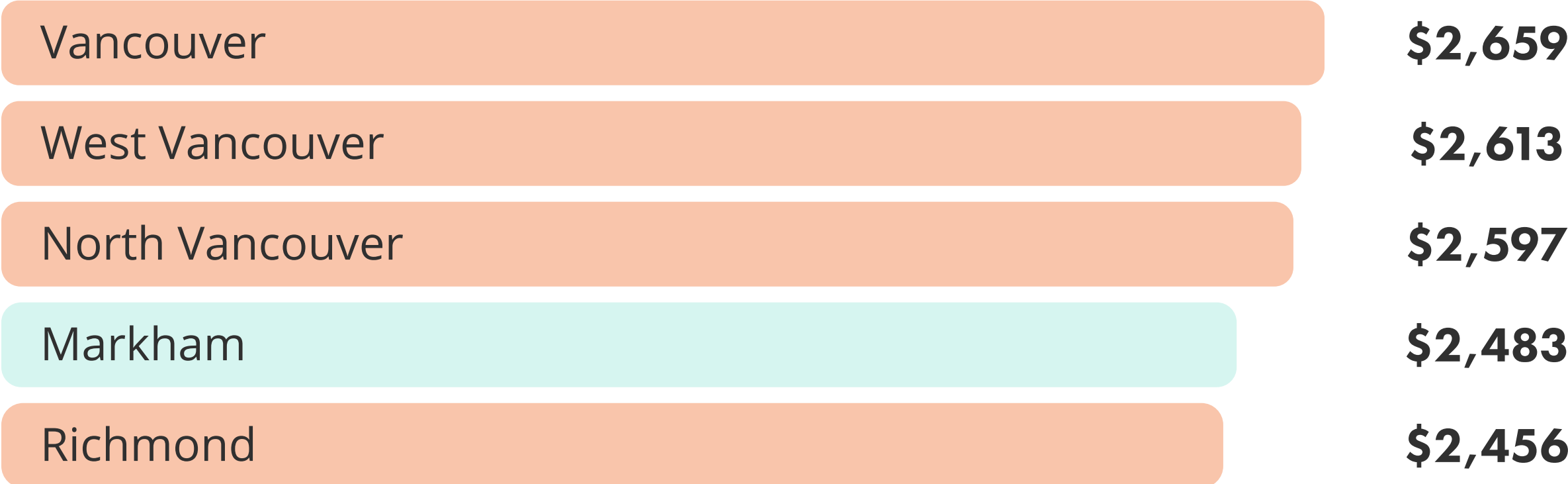
1br. unfurnished

● BC cities

● ON cities

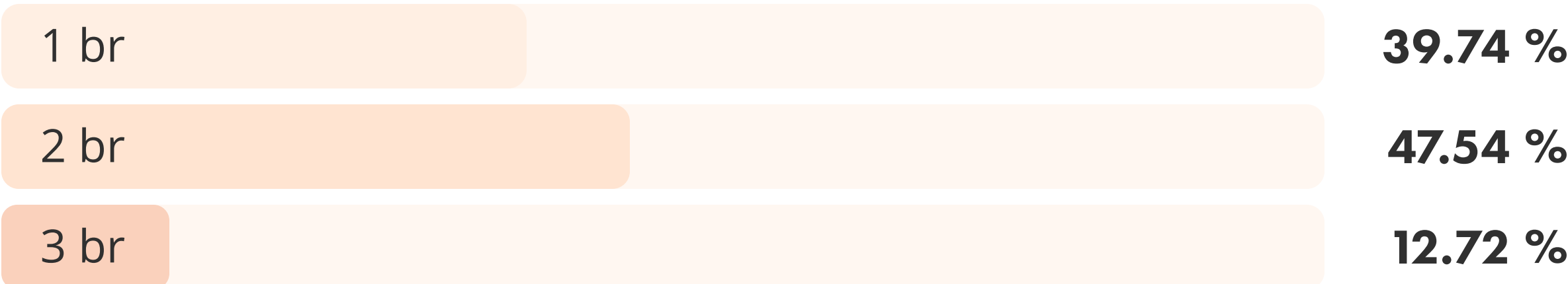
● QC cities

● AB cities



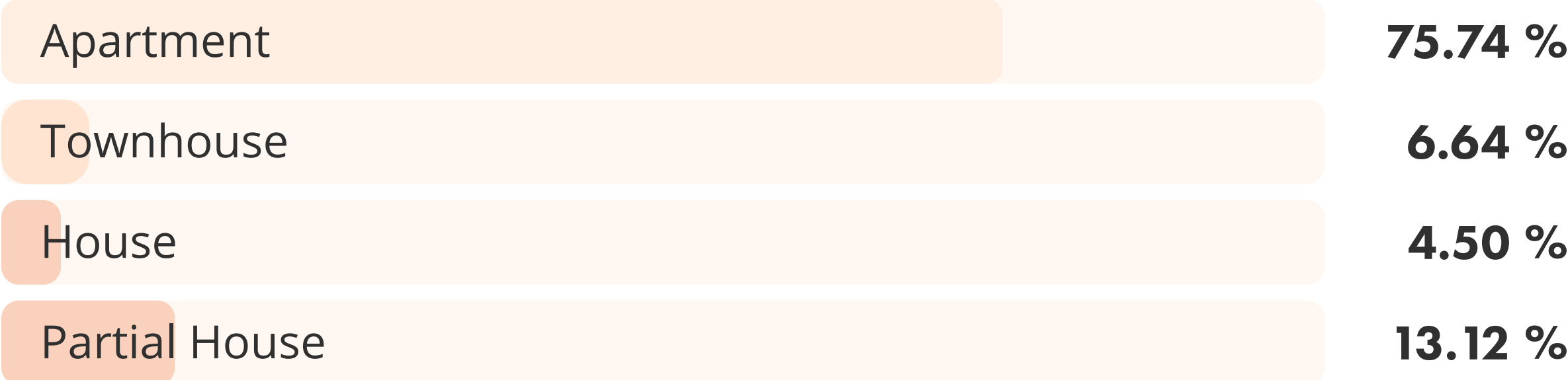
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

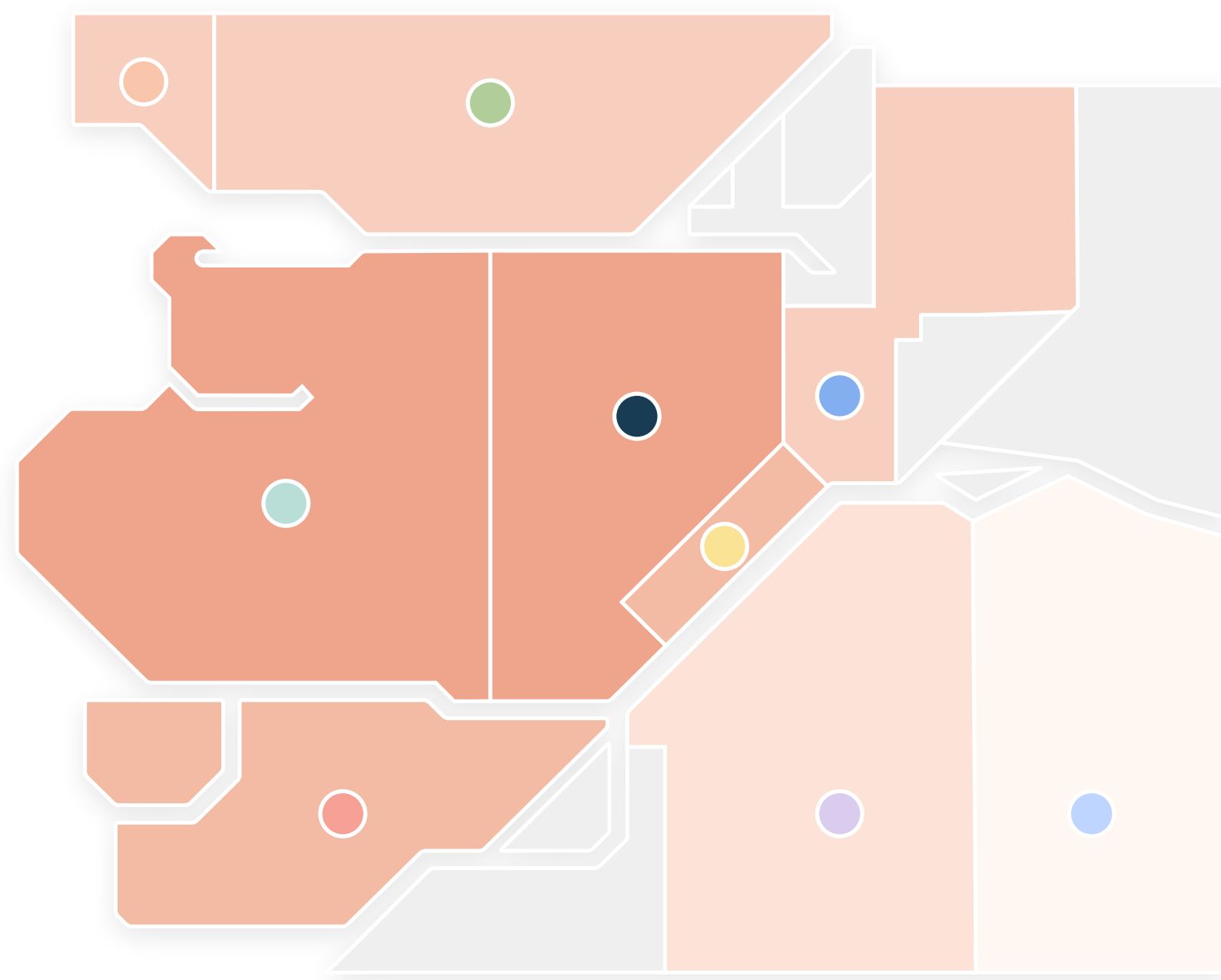
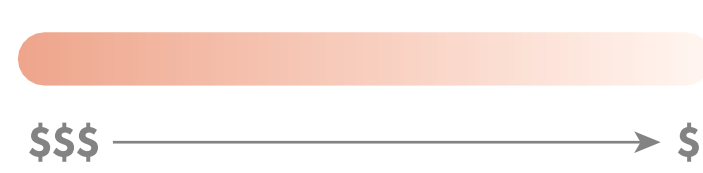
Furnished & Unfurnished



Average rent

per square foot

\$3.07



● \$3.54 Burnaby	● \$2.81 Coquitlam	● \$2.25 Langley
● \$3.52 New Westminster	● \$3.16 North Vancouver	● \$3.38 Richmond
● \$2.50 Surrey	● \$3.68 Vancouver	● \$2.83 West Vancouver

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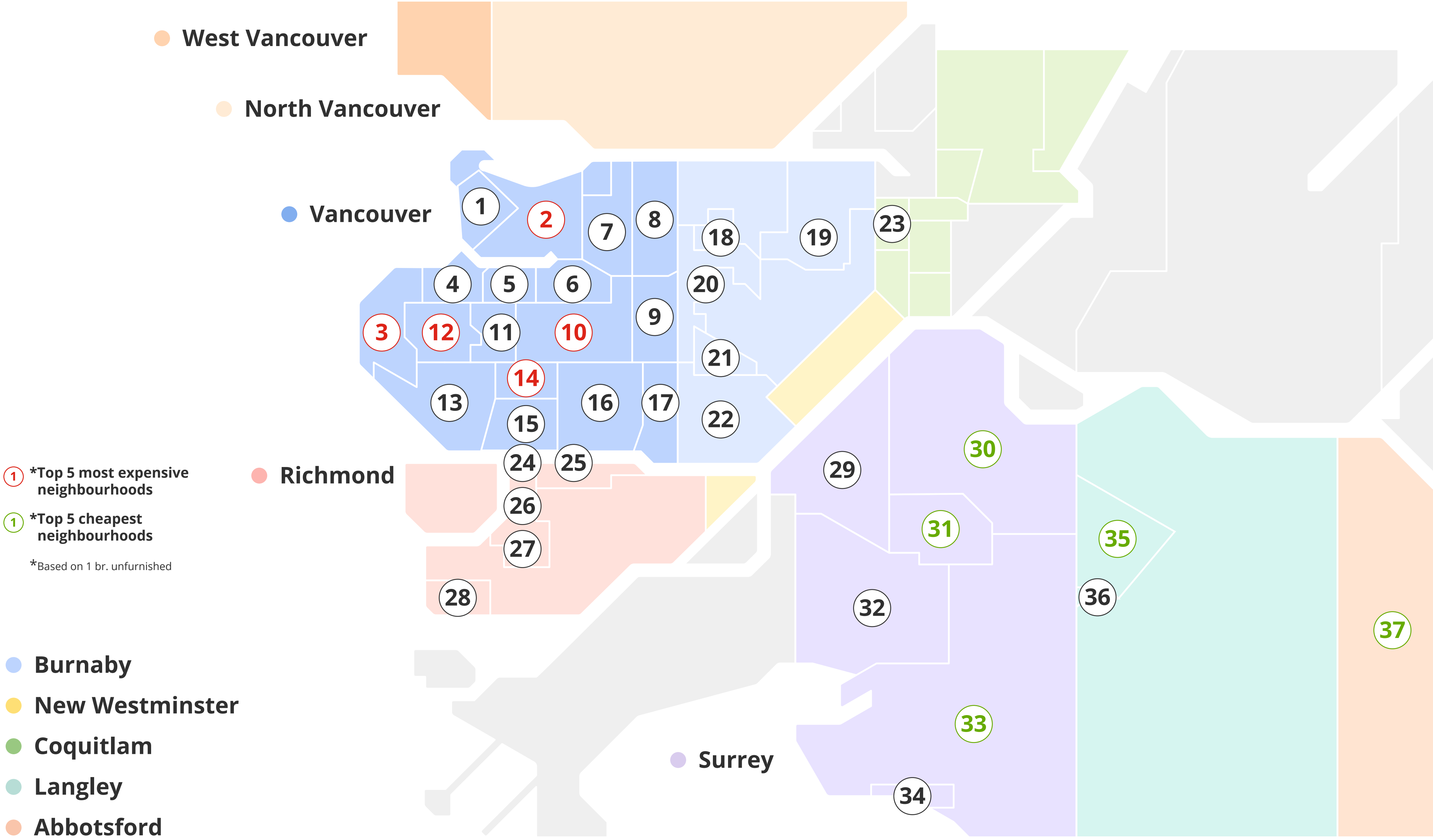
Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,452 ▼	\$3,340 ▼	\$3,664 ▼	Burnaby	\$2,420 ▼	\$3,073 ▼	\$3,366 ▼
No data –	\$3,045 ▲	\$3,358 ▼	Coquitlam	\$2,237 ▲	\$2,780 ▲	\$3,461 ▲
\$2,174 ▼	\$2,725 ▲	\$3,581 ▲	Langley	\$1,909 ▲	\$2,333 ▼	\$3,337 ▼
\$2,380 –	\$2,912 ▲	No data –	New Westminster	\$2,195 ▼	\$2,889 ▲	\$3,330 ▼
\$3,242 ▼	\$4,043 ▲	No data –	North Vancouver	\$2,597 ▼	\$3,549 ▼	\$4,471 ▼
\$2,447 ▲	\$3,380 ▼	\$4,135 ▲	Richmond	\$2,456 ▲	\$3,152 ▼	\$4,147 ▼
\$2,194 ▲	\$2,658 ▼	\$3,550 ▼	Surrey	\$1,984 ▼	\$2,466 ▼	\$3,260 ▼
\$3,062 ▼	\$4,339 ▲	\$4,949 ▼	Vancouver	\$2,659 ▼	\$3,639 ▲	\$4,569 ▼
\$2,892 ▲	\$3,924 ▲	\$6,116 –	West Vancouver	\$2,613 ▼	\$3,643 ▲	\$6,059 ▼

Comprehensive Breakdown

December 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			
\$3,241	\$4,562	\$4,703	① West End	\$2,702	\$4,147	\$4,703
\$3,193	\$4,857	\$6,667	② Downtown	\$2,807	\$4,202	\$5,256
\$2,444	\$3,926	\$4,959	③ West Point Grey/UBC	\$3,002	\$4,054	\$5,141
\$3,073	\$4,427	\$5,626	④ Kitsilano	\$2,688	\$3,728	\$4,810
\$3,080	\$4,680	No data	⑤ Fairview	\$2,634	\$3,831	\$6,980
\$3,004	\$4,522	No data	⑥ Mount Pleasant	\$2,671	\$3,613	\$4,616
\$2,880	\$3,914	No data	⑦ Strathcona-Grandview Woodland	\$2,501	\$3,454	\$4,550
\$2,857	\$3,444	\$4,960	⑧ Hastings-Sunrise	\$2,275	\$2,837	No data
\$2,740	\$3,375	No data	⑨ Renfrew-Collingwood	\$2,206	\$2,944	\$3,940
\$2,209	\$3,776	No data	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,738	\$3,458	\$4,602
No data	No data	No data	⑪ Shaughnessy	No data	No data	No data
\$2,236	\$3,589	No data	⑫ Dunbar-Arbutus	\$3,514	\$3,269	\$4,880
\$2,500	\$3,759	No data	⑬ Kerrisdale	\$2,554	\$3,324	\$4,108
\$2,966	\$3,288	No data	⑭ Oakridge	\$2,711	\$3,739	\$4,744
\$2,742	\$3,657	\$4,274	⑮ Marpole	\$2,334	\$3,092	\$3,710
No data	\$3,027	\$3,322	⑯ Sunset-Victoria Fraserview	No data	\$2,464	\$3,544
\$2,842	\$3,791	No data	⑰ Killarney	\$2,534	\$2,916	\$3,639
\$3,242	\$4,043	No data	● North Vancouver	\$2,597	\$3,549	\$4,471
\$2,892	\$3,924	\$6,116	● West Vancouver	\$2,613	\$3,643	\$6,059
\$2,380	\$2,912	No data	● New Westminster	\$2,195	\$2,889	\$3,330

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

Comprehensive Breakdown

December 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>			
\$2,903	\$3,487	No data	<div>18</div> Brentwood	\$2,515	\$3,230	No data
\$2,983	\$2,917	No data	<div>19</div> SFU/Burnaby Heights	\$2,424	\$2,984	No data
\$2,398	\$3,151	\$3,398	<div>20</div> Central Burnaby	\$2,466	\$3,150	\$3,541
\$2,520	\$3,429	\$4,624	<div>21</div> Metrotown	\$2,525	\$3,353	No data
No data	No data	No data	<div>22</div> South Slope	\$2,129	\$2,478	No data
			<div><div></div>Coquitlam</div>			
\$2,506	No data	\$3,643	<div>23</div> Burquitlam	\$2,421	\$3,106	\$3,648
			<div><div></div>Richmond</div>			
\$2,550	\$3,695	No data	<div>24</div> Golden Village	\$2,396	\$3,438	\$4,170
No data	No data	No data	<div>25</div> Bridgeport	\$2,396	No data	\$4,186
No data	No data	No data	<div>26</div> Lansdowne Village	\$2,580	No data	No data
\$2,470	\$3,267	\$3,970	<div>27</div> Brighouse/City Centre	\$2,485	\$3,168	\$3,952
\$2,371	\$2,992	No data	<div>28</div> Steveston	No data	\$2,778	\$3,556
			<div><div></div>Surrey</div>			
\$2,297	\$2,776	No data	<div>29</div> Surrey City Centre	\$2,110	\$2,678	\$3,499
No data	\$2,508	No data	<div>30</div> Guildford	\$1,756	\$2,507	\$3,129
No data	No data	No data	<div>31</div> Fleetwood	\$1,958	\$2,130	\$3,107
\$2,231	\$2,813	No data	<div>32</div> Newton	\$2,007	\$2,419	\$3,180
\$2,070	\$2,303	\$4,044	<div>33</div> South Surrey	\$1,794	\$2,603	\$3,431
			<div><div></div>White Rock</div>			
\$2,536	\$3,077	No data	<div>34</div> White Rock	\$2,265	\$2,777	\$3,679
			<div><div></div>Langley</div>			
No data	\$2,380	No data	<div>35</div> Willoughby	\$1,841	\$2,481	\$3,398
No data	No data	No data	<div>36</div> Willowbrook	No data	\$2,800	No data
\$2,326	\$2,308	No data	<div><div></div>Abbotsford</div>	\$1,710	\$2,223	\$2,727

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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](#)