

Metro Vancouver Rent Report

February 2024

\*Average rent

1 br. furnished

\$2,619

▲ 5.23%

\*Average rent for Metro Vancouver

\*Average rent

1 br. unfurnished

\$2,379

▲ 0.47%

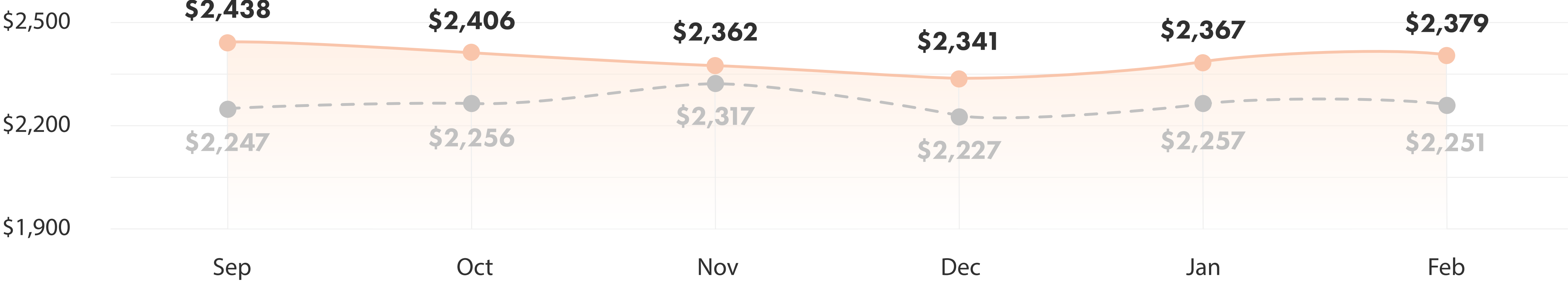
\*Average rent for Metro Vancouver

Rental trend

1 br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

1 br. unfurnished

● BC cities

● ON cities

● QC cities

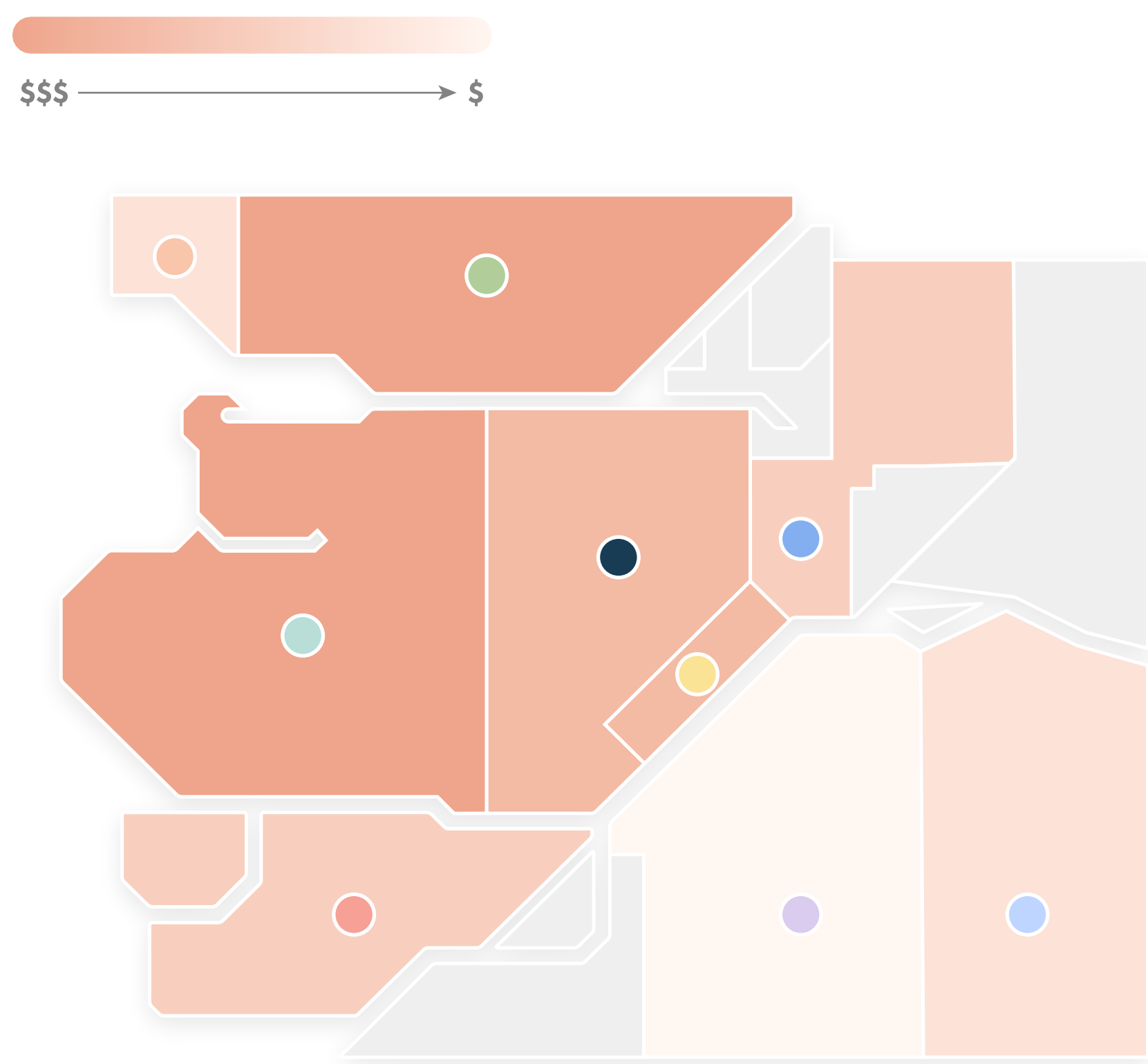
● AB cities



Average rent

per square foot

\$3.08



● \$3.25  
Burnaby

● \$2.76  
Coquitlam

● \$2.40  
Langley

● \$3.65  
New Westminster

● \$3.68  
North Vancouver

● \$3.21  
Richmond

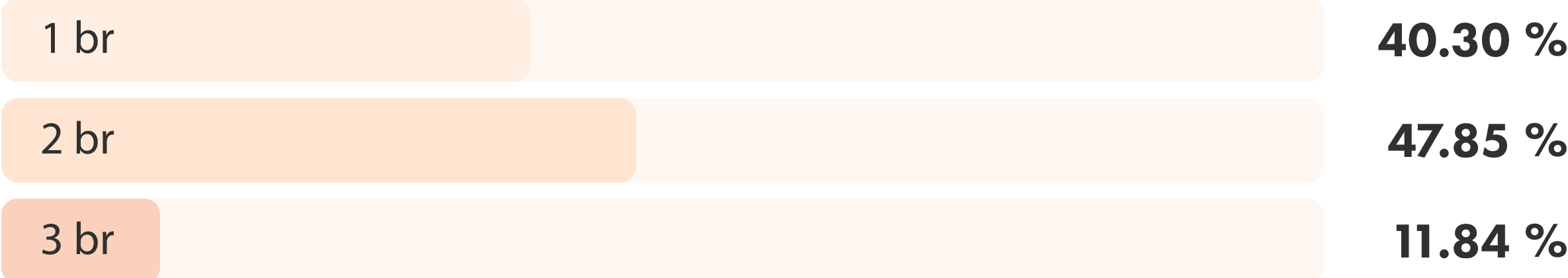
● \$2.33  
Surrey

● \$3.94  
Vancouver

● \$2.47  
West Vancouver

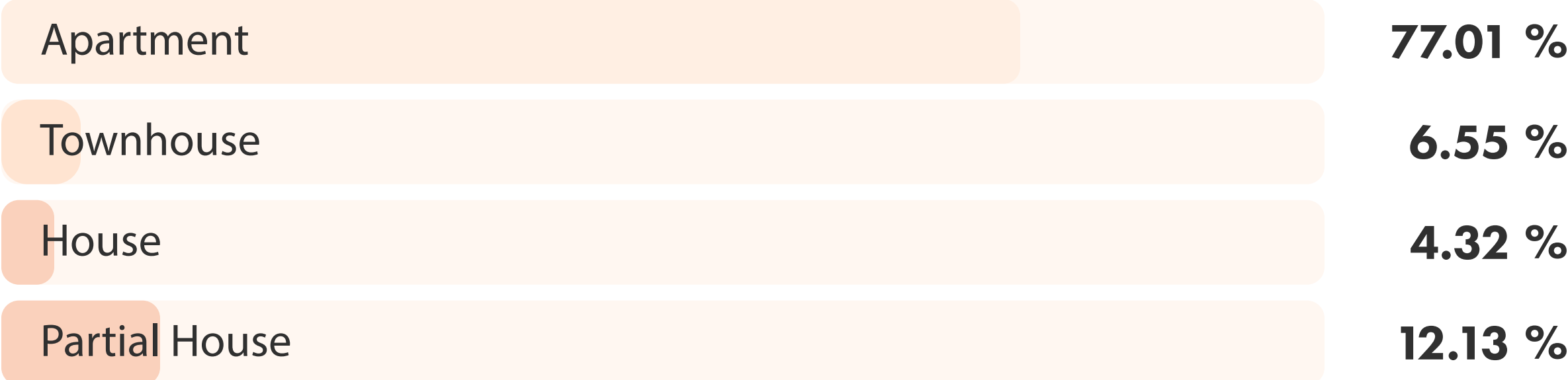
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

Furnished & Unfurnished



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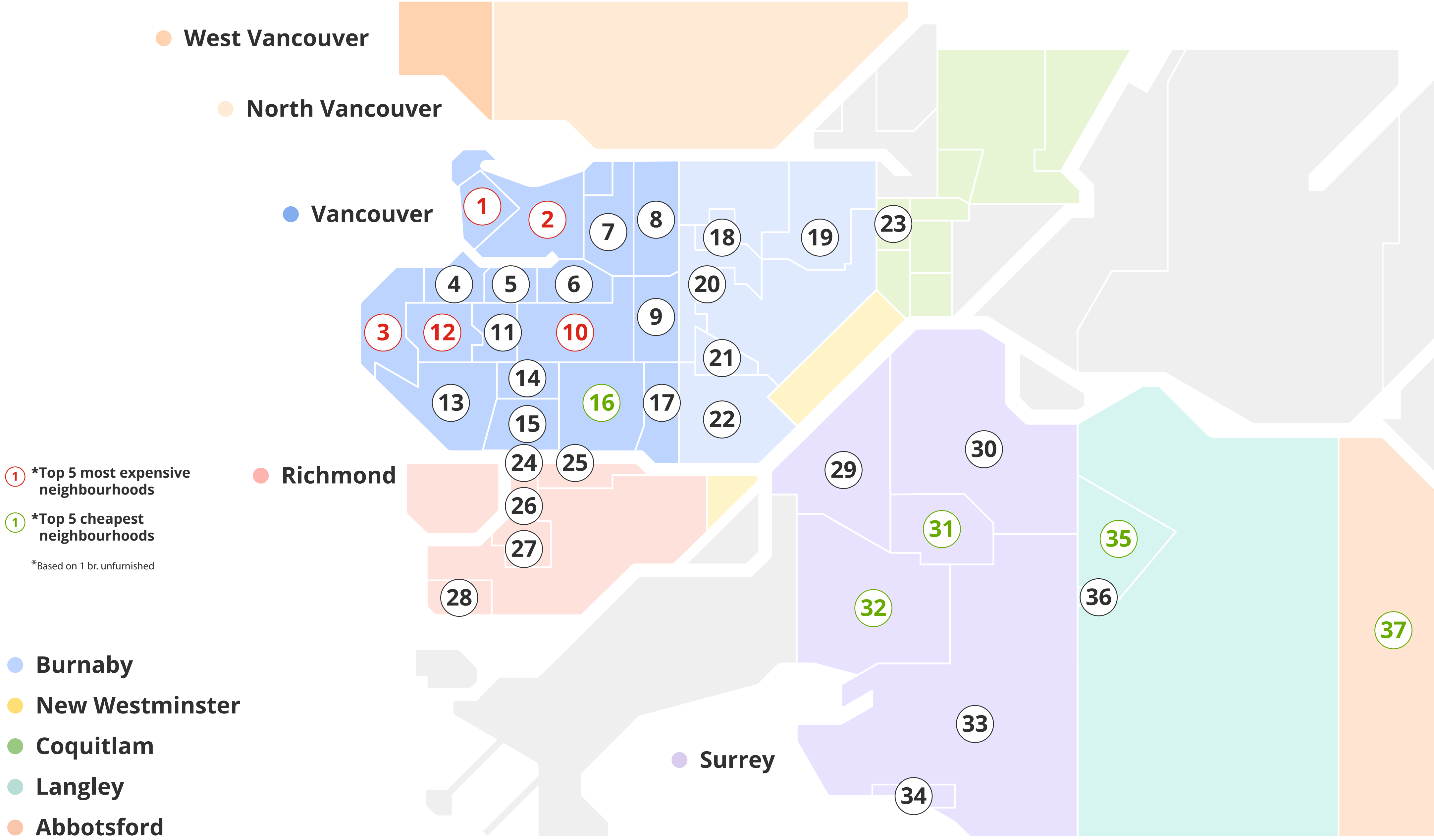
Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,594 ▲	\$3,240 ▲	\$4,000 ▲	Burnaby	\$2,437 ▼	\$3,102 ▲	\$3,807 ▲
No data –	\$2,856 ▲	\$3,639 ▲	Coquitlam	\$2,214 ▼	\$2,814 ▲	\$3,547 ▼
\$1,953 ▼	\$2,778 ▲	\$3,235 –	Langley	\$1,859 ▲	\$2,416 ▲	\$3,239 ▼
\$2,575 ▲	\$3,216 ▲	No data –	New Westminster	\$2,270 ▲	\$2,892 ▼	\$3,387 ▲
\$3,071 ▼	\$4,151 ▲	\$4,851 ▲	North Vancouver	\$2,802 ▲	\$3,756 ▲	\$4,417 ▲
\$2,623 ▲	\$3,239 ▼	\$3,870 ▼	Richmond	\$2,436 ▼	\$3,069 ▼	\$3,784 ▼
\$2,093 ▼	\$2,563 ▼	\$3,403 ▼	Surrey	\$2,055 ▲	\$2,418 ▼	\$3,163 ▼
\$2,939 ▼	\$4,287 ▼	\$5,424 ▲	Vancouver	\$2,642 ▲	\$3,569 ▼	\$4,369 ▲
\$3,100 ▲	\$3,445 ▼	No data –	West Vancouver	\$2,693 ▼	\$3,454 ▼	\$5,206 ▲

Comprehensive Breakdown

February 2024

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			
\$2,990	\$4,499	\$5,134	① West End	\$2,715	\$4,032	\$5,110
\$3,131	\$4,792	\$6,084	② Downtown	\$2,840	\$4,110	\$5,634
\$2,758	\$3,788	\$5,259	③ West Point Grey/UBC	\$2,775	\$3,936	\$4,924
\$2,941	\$4,410	\$6,120	④ Kitsilano	\$2,600	\$3,540	\$4,540
\$3,073	\$4,264	No data	⑤ Fairview	\$2,618	\$3,688	No data
\$2,740	\$4,287	\$5,361	⑥ Mount Pleasant	\$2,624	\$3,392	\$4,327
\$2,817	\$3,760	No data	⑦ Strathcona-Grandview Woodland	\$2,406	No data	No data
\$2,249	\$3,325	No data	⑧ Hastings-Sunrise	\$2,263	\$2,695	\$3,169
\$2,694	\$2,900	No data	⑨ Renfrew-Collingwood	\$2,235	\$2,648	\$3,925
\$2,625	\$3,414	No data	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,630	\$3,307	\$3,307
No data	No data	No data	⑪ Shaughnessy	No data	No data	No data
\$2,224	\$3,149	No data	⑫ Dunbar-Arbutus	\$3,004	\$3,151	No data
\$2,133	\$3,221	No data	⑬ Kerrisdale	\$2,390	\$3,071	\$4,017
\$3,119	\$3,175	No data	⑭ Oakridge	\$2,625	\$3,656	\$4,880
\$2,632	\$3,466	No data	⑮ Marpole	\$2,323	\$3,012	\$3,742
\$2,131	\$3,105	\$3,750	⑯ Sunset-Victoria Fraserview	\$1,871	\$2,568	\$3,179
\$2,133	\$4,007	No data	⑰ Killarney	\$2,407	\$2,972	\$3,894
\$3,071	\$4,151	\$4,851	● North Vancouver	\$2,802	\$3,756	\$4,417
\$3,100	\$3,445	No data	● West Vancouver	\$2,693	\$3,454	\$5,206
\$2,575	\$3,216	No data	● New Westminster	\$2,270	\$2,892	\$3,387

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Source: February 2024 Statistics — liv.rent and various online sources



Comprehensive Breakdown

February 2024

Average rent by municipality/city

Metro Vancouver

Furnished			Municipality/City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
			● Burnaby			
\$2,721	\$3,163	No data	⑱ Brentwood	\$2,420	\$3,208	\$3,887
\$2,477	\$2,825	No data	⑲ SFU/Burnaby Heights	\$2,394	\$2,910	No data
\$2,615	\$3,369	\$4,960	⑳ Central Burnaby	\$2,421	\$3,028	\$3,853
\$2,487	\$3,478	No data	㉑ Metrotown	\$2,491	\$3,246	\$3,942
No data	\$2,611	No data	㉒ South Slope	\$2,058	\$2,614	\$3,365
			● Coquitlam			
\$2,516	\$2,920	No data	㉓ Burquitlam	\$2,347	\$2,881	\$3,463
			● Richmond			
\$2,675	\$3,238	No data	㉔ Golden Village	\$2,418	\$3,223	\$3,899
No data	\$3,174	No data	㉕ Bridgeport	\$2,407	\$3,034	\$4,213
No data	\$3,060	No data	㉖ Lansdowne Village	No data	\$3,226	No data
\$2,631	\$3,255	\$3,786	㉗ Brighouse/City Centre	\$2,586	\$3,219	\$3,827
No data	No data	No data	㉘ Steveston	No data	No data	No data
			● Surrey			
\$2,196	\$2,740	No data	㉙ Surrey City Centre	\$2,078	\$2,654	\$3,439
No data	\$2,267	No data	㉚ Guildford	\$1,930	\$2,344	\$2,853
No data	\$2,660	No data	㉛ Fleetwood	\$1,648	\$2,107	\$2,928
\$2,378	\$2,705	No data	㉜ Newton	\$1,750	\$2,319	\$3,127
\$1,750	\$2,348	\$3,173	㉝ South Surrey	\$1,999	\$2,565	\$3,276
			● White Rock			
\$2,314	\$2,485	No data	㉞ White Rock	\$2,146	\$2,752	\$2,800
			● Langley			
No data	\$2,340	No data	㉟ Willoughby	\$1,818	\$2,606	\$3,265
No data	No data	No data	㊱ Willowbrook	No data	No data	No data
\$2,182	No data	\$3,775	● Abbotsford	\$1,558	\$2,046	\$2,771

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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](#)