

Metro Vancouver Rent Report

August 2024

\*Average rent

1br. furnished

\$2,452

▲ 1.22%

\*Average rent for Metro Vancouver

\*Average rent

1br. unfurnished

\$2,378

▲ 0.72%

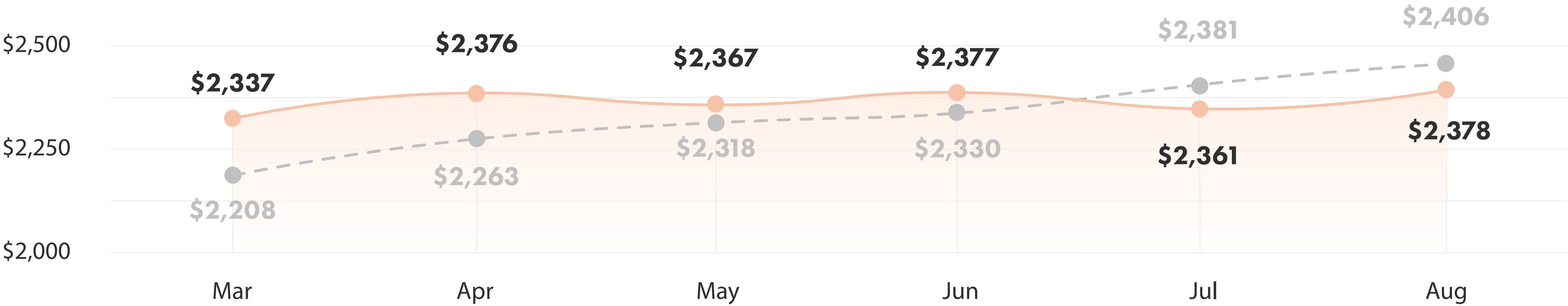
\*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

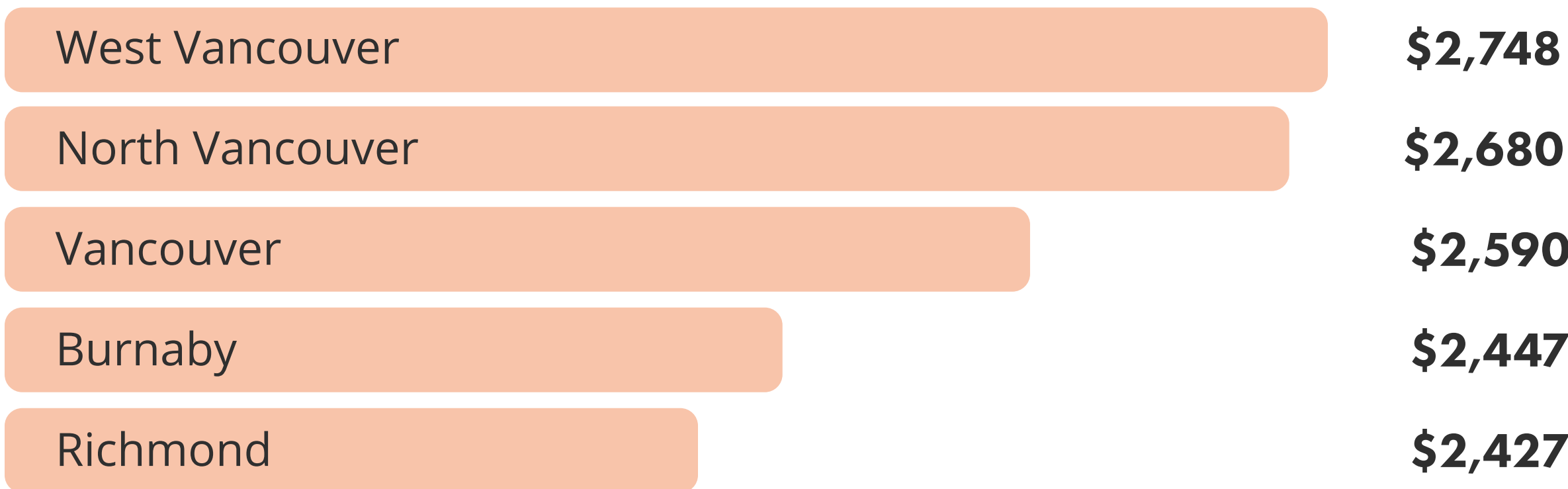
1br. unfurnished

● BC cities

● ON cities

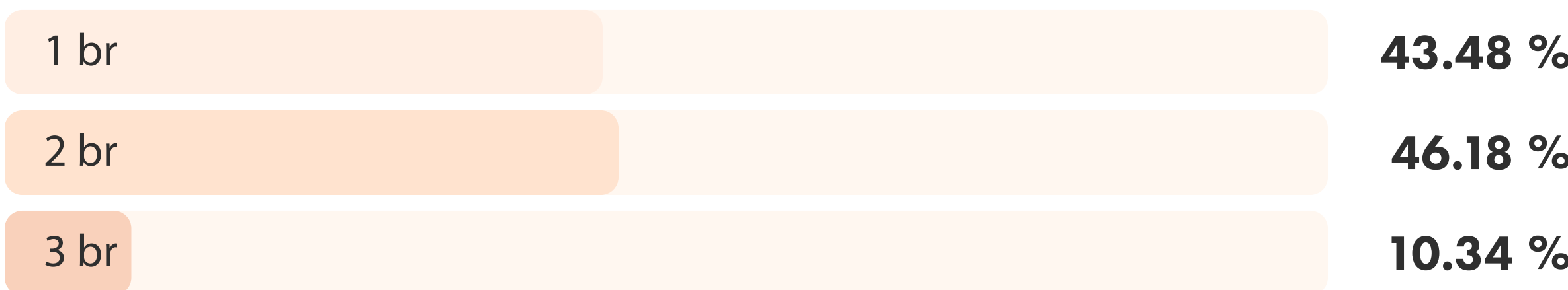
● QC cities

● AB cities



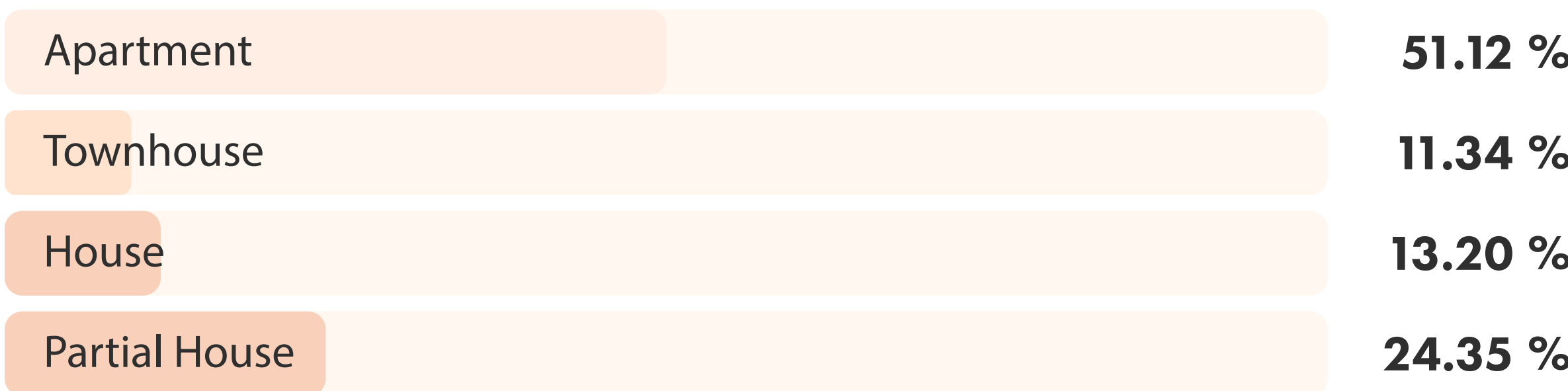
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

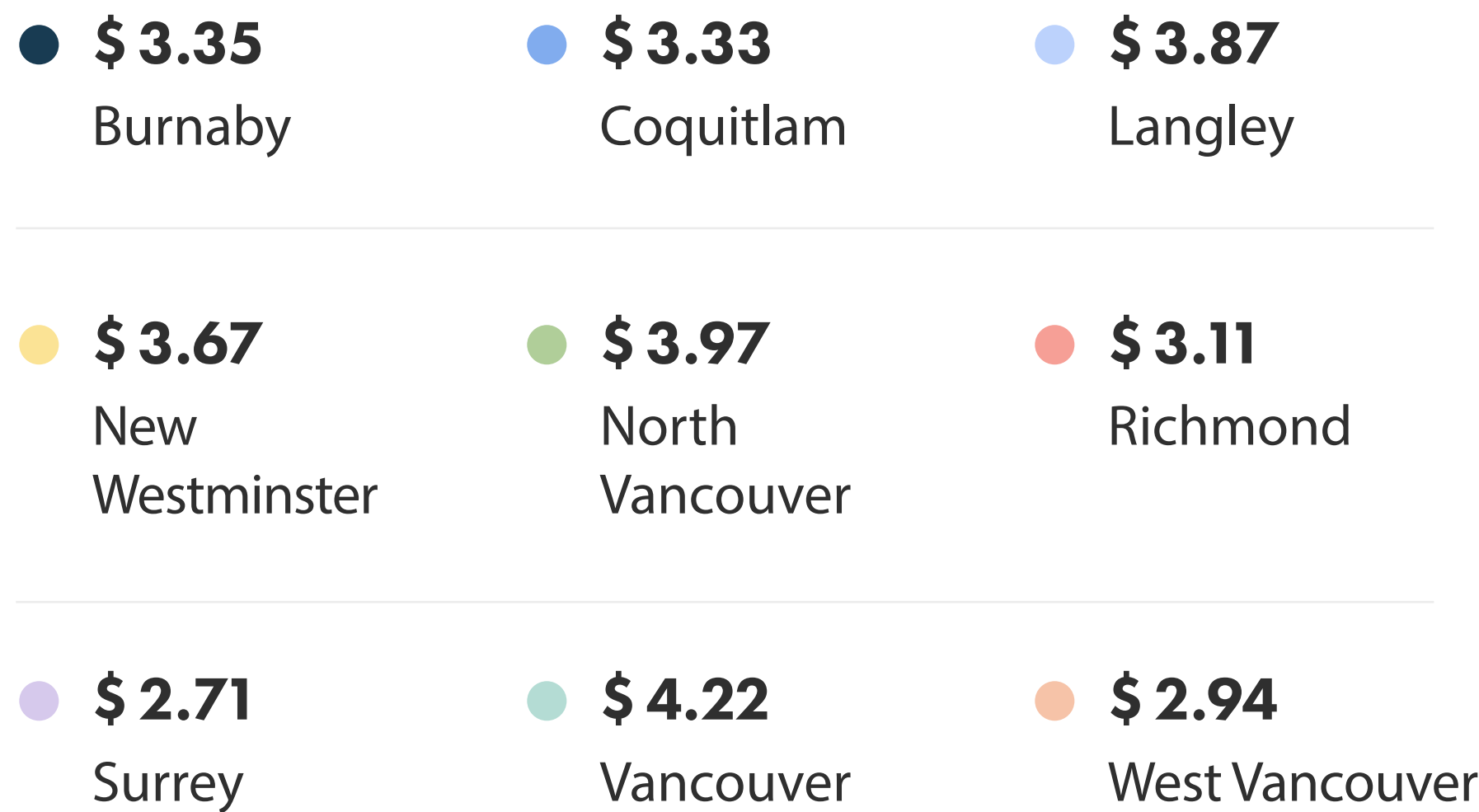
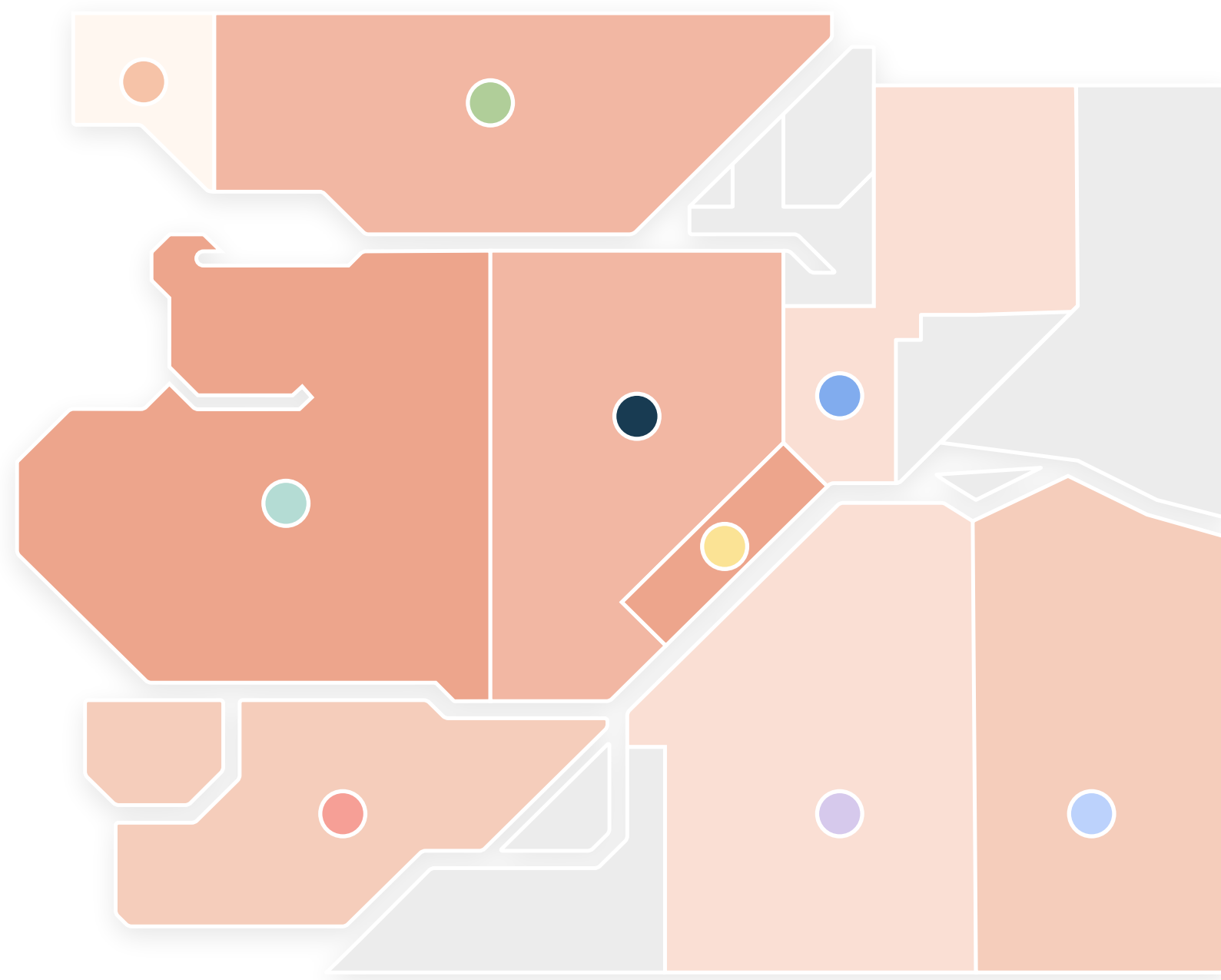
Furnished & Unfurnished



Average rent

per square foot

\$3.46



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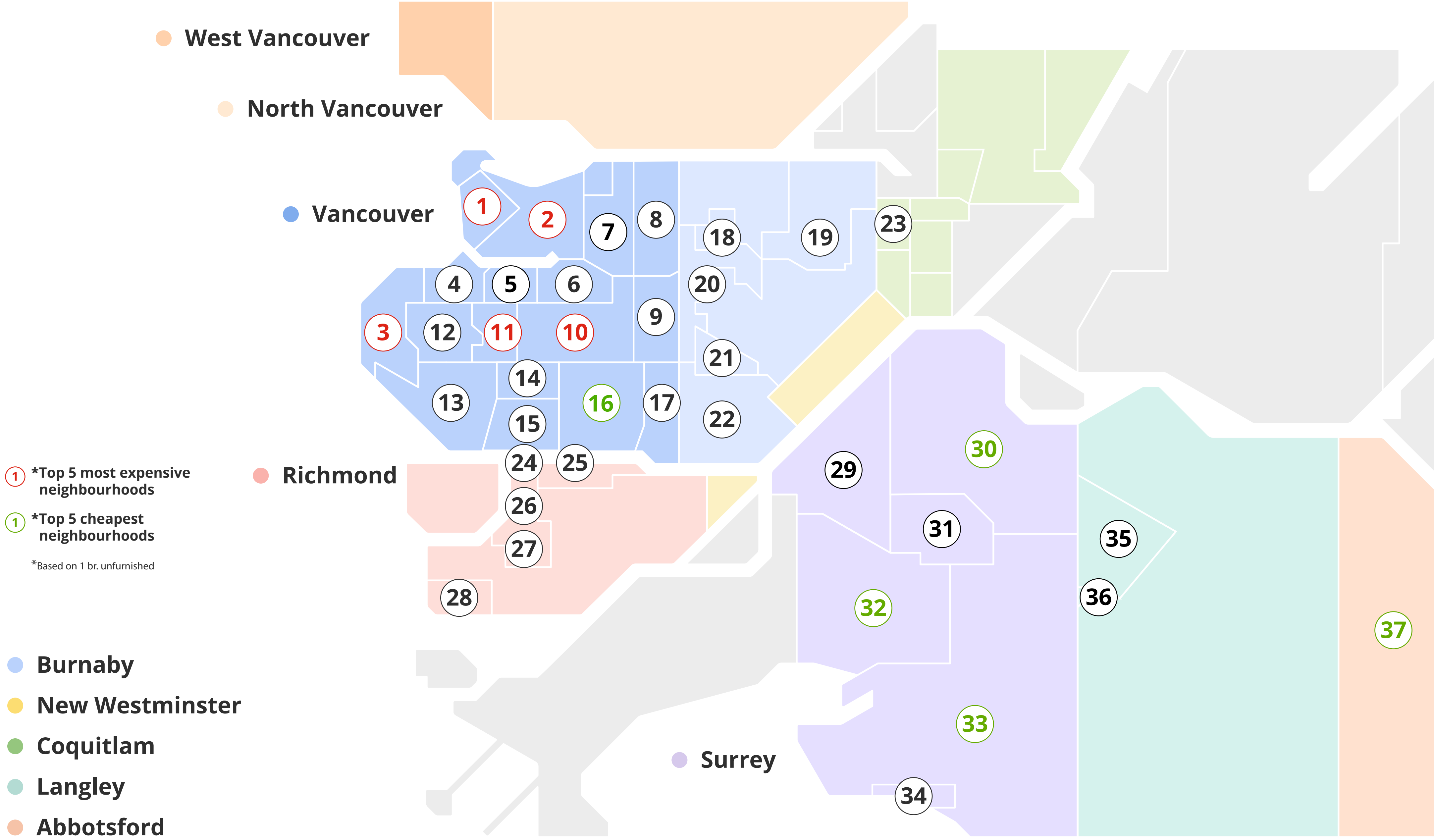
Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,517 ▲	\$3,171 ▼	\$3,748 ▲	Burnaby	\$2,447 ▼	\$3,133 ▼	\$3,812 ▲
\$2,247 ▲	\$2,954 ▲	\$3,469 ▼	Coquitlam	\$2,246 ▲	\$2,673 ▼	\$3,543 ▼
\$2,035 ▲	\$2,703 ▲	\$3,317 –	Langley	\$2,067 ▼	\$2,672 ▲	\$3,489 ▲
\$2,136 ▼	\$3,340 ▲	No data –	New Westminster	\$2,230 ▲	\$2,940 ▲	\$3,900 ▲
\$2,874 ▼	\$3,875 ▲	\$4,343 ▼	North Vancouver	\$2,680 ▲	\$3,544 ▼	\$4,214 ▲
\$2,480 ▼	\$3,322 ▼	\$4,181 ▲	Richmond	\$2,427 ▼	\$3,251 ▲	\$3,908 ▲
\$2,045 ▲	\$2,741 ▲	\$3,487 ▲	Surrey	\$1,967 ▼	\$2,496 ▲	\$3,325 ▲
\$2,917 ▼	\$3,769 ▲	\$4,333 ▲	Vancouver	\$2,590 ▼	\$3,358 ▲	\$3,682 ▼
\$2,818 ▲	\$3,588 ▲	No data –	West Vancouver	\$2,748 ▲	\$3,592 ▲	\$4,153 ▲

Comprehensive Breakdown

August 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			
\$3,039	\$3,975	\$4,781	① West End	\$2,665	\$3,906	No data
\$3,170	\$4,111	\$4,600	② Downtown	\$2,814	\$3,952	No data
\$3,102	\$4,002	No data	③ West Point Grey/UBC	\$3,191	\$4,110	No data
\$2,948	\$3,779	\$4,436	④ Kitsilano	\$2,602	\$3,378	\$4,175
\$2,976	\$4,157	No data	⑤ Fairview	\$2,599	\$3,706	No data
\$2,948	\$3,834	No data	⑥ Mount Pleasant	\$2,611	\$3,473	\$3,514
\$2,903	\$3,963	No data	⑦ Strathcona-Grandview Woodland	\$2,547	\$3,495	\$4,278
\$2,520	\$3,266	No data	⑧ Hastings-Sunrise	\$2,336	\$2,698	\$3,457
\$2,598	\$2,929	\$3,867	⑨ Renfrew-Collingwood	\$2,223	\$2,660	\$3,541
\$2,454	\$3,420	\$4,103	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,613	\$3,401	\$3,866
\$2,927	\$3,551	No data	⑪ Shaughnessy	\$2,745	\$3,721	No data
\$2,530	\$3,073	No data	⑫ Dunbar-Arbutus	\$2,553	\$3,261	No data
\$2,392	\$3,387	\$4,394	⑬ Kerrisdale	\$2,591	\$3,419	No data
\$2,219	\$3,401	\$4,046	⑭ Oakridge	\$2,568	\$3,405	No data
\$2,660	\$3,422	\$4,167	⑮ Marpole	\$2,267	\$3,028	\$4,056
\$2,137	\$2,842	\$3,328	⑯ Sunset-Victoria Fraserview	\$1,965	\$2,565	\$3,313
\$2,200	\$3,004	No data	⑰ Killarney	\$2,214	\$2,621	\$3,270
\$2,874	\$3,875	\$4,343	● North Vancouver	\$2,680	\$3,544	\$4,214
\$2,818	\$3,588	No data	● West Vancouver	\$2,748	\$3,592	\$4,153
\$2,136	\$3,340	No data	● New Westminster	\$2,230	\$2,940	\$3,900

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



Comprehensive Breakdown

August 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			
\$2,724	\$3,194	No data	⑱ Brentwood	\$2,528	\$3,217	\$3,701
\$2,383	\$2,923	\$3,375	⑲ SFU/Burnaby Heights	\$2,367	\$2,972	\$3,507
\$2,291	\$2,982	No data	⑳ Central Burnaby	\$2,249	\$2,887	\$3,579
\$2,650	\$3,431	\$3,960	㉑ Metrotown	\$2,489	\$3,296	\$4,013
No data	\$2,628	No data	㉒ South Slope	No data	\$2,494	No data
			● Coquitlam			
\$2,282	\$3,339	\$3,445	㉓ Burquitlam	\$2,396	\$2,997	\$3,668
			● Richmond			
\$2,400	\$3,216	No data	㉔ Golden Village	No data	\$3,319	No data
\$2,657	\$3,600	No data	㉕ Bridgeport	\$2,429	\$3,302	\$4,063
No data	No data	No data	㉖ Lansdowne Village	No data	\$3,155	No data
\$2,797	\$3,361	\$3,738	㉗ Brighouse/City Centre	\$2,520	\$3,236	\$3,520
No data	No data	No data	㉘ Steveston	\$2,321	No data	\$4,460
			● Surrey			
\$2,095	\$2,872	No data	㉙ Surrey City Centre	\$2,099	\$2,676	\$3,476
\$2,047	\$2,910	No data	⑳ Guildford	\$1,908	\$2,381	\$3,205
No data	No data	No data	㉑ Fleetwood	\$2,167	\$2,531	\$3,461
No data	No data	No data	㉒ Newton	\$1,713	\$2,096	\$3,300
No data	\$2,559	\$3,175	㉓ South Surrey	\$2,037	\$2,455	\$3,451
			● White Rock			
\$2,246	\$3,025	No data	㉔ White Rock	\$2,184	\$3,153	\$3,433
			● Langley			
No data	No data	No data	㉕ Willoughby	\$2,235	\$2,752	\$3,464
No data	No data	No data	㉖ Willowbrook	No data	\$2,610	No data
			● Abbotsford			
\$2,001	\$2,313	No data		\$1,631	\$2,084	\$2,586

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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](#)