

Metro Vancouver Rent Report

May 2026

*Average rent
1br. furnished

\$2,165 ▲ 0.56%

*Average rent for Metro Vancouver

*Average rent
1br. unfurnished

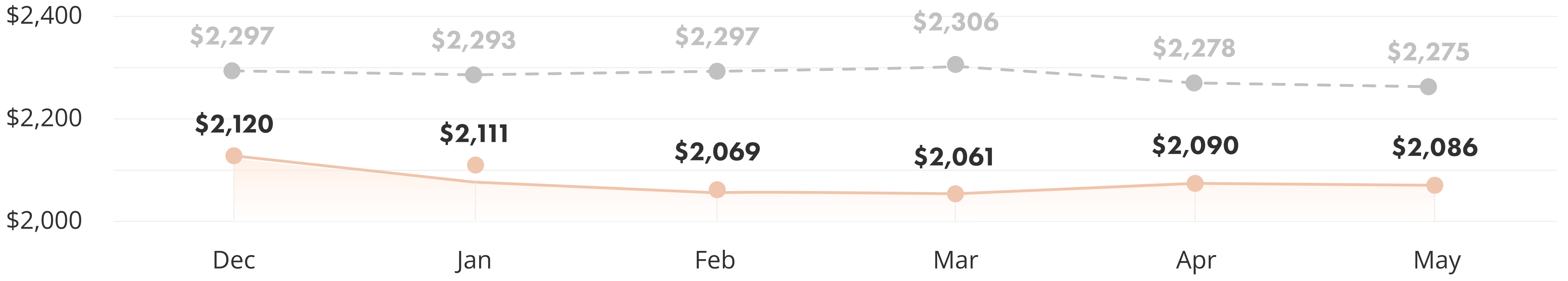
\$2,086 ▼ -0.20%

*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year ● Previous year



Most expensive cities in Canada

1br. unfurnished

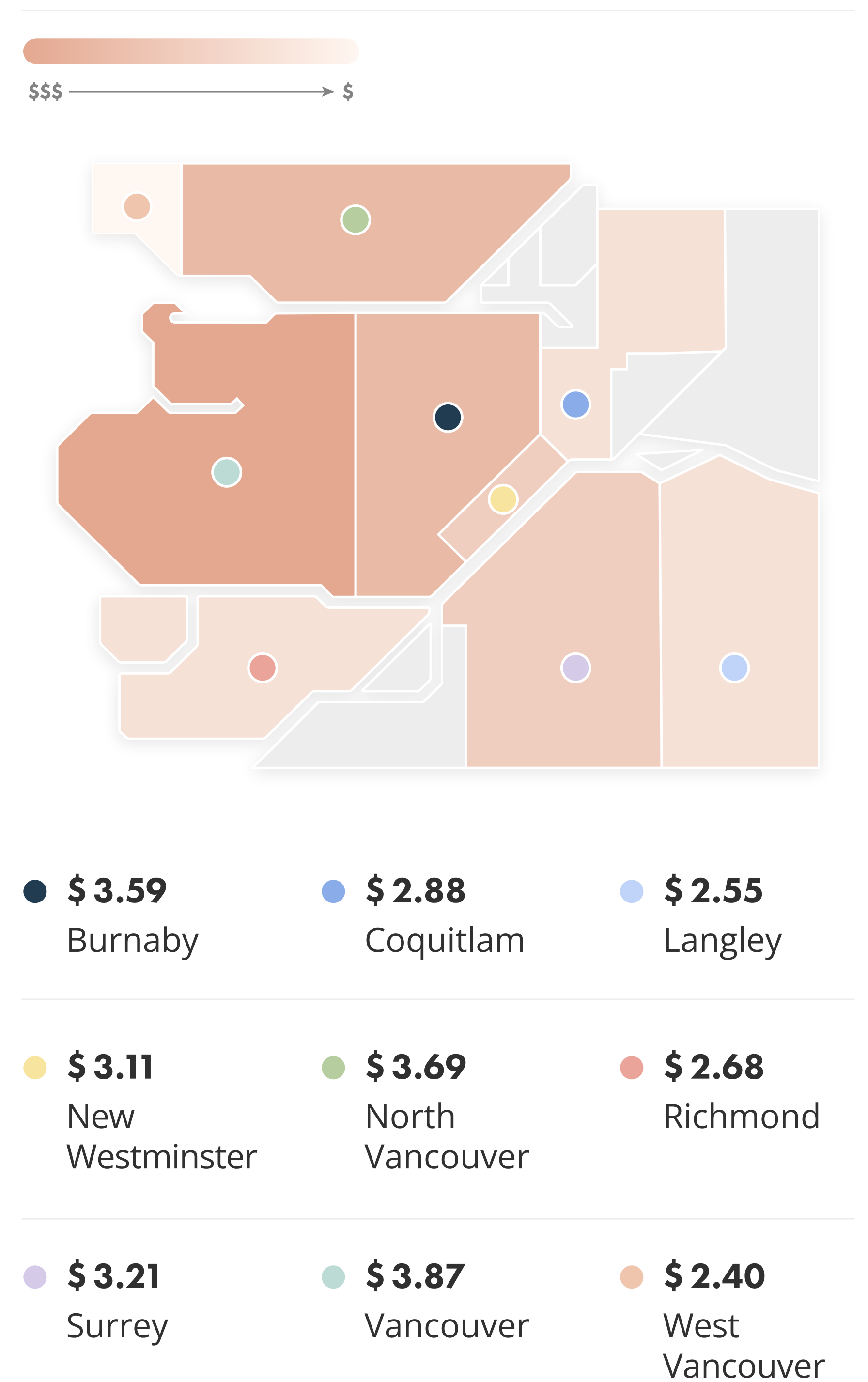
● BC cities ● ON cities ● QC cities ● AB cities



Average rent

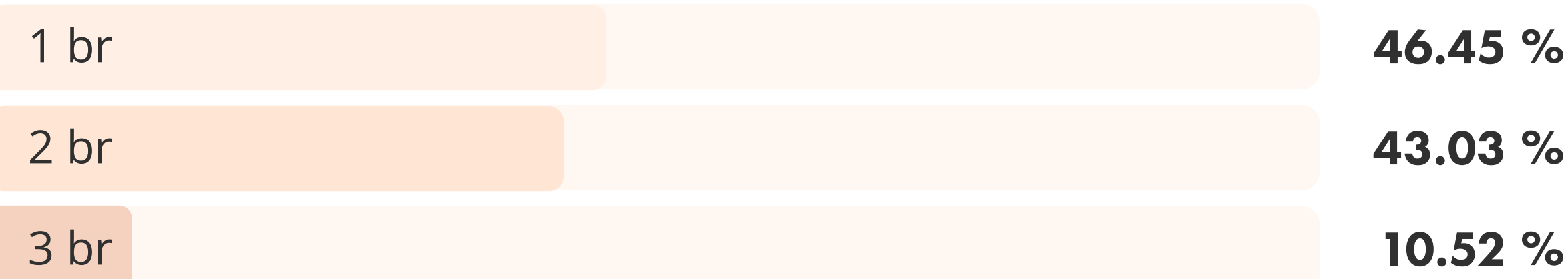
per square foot

\$3.11



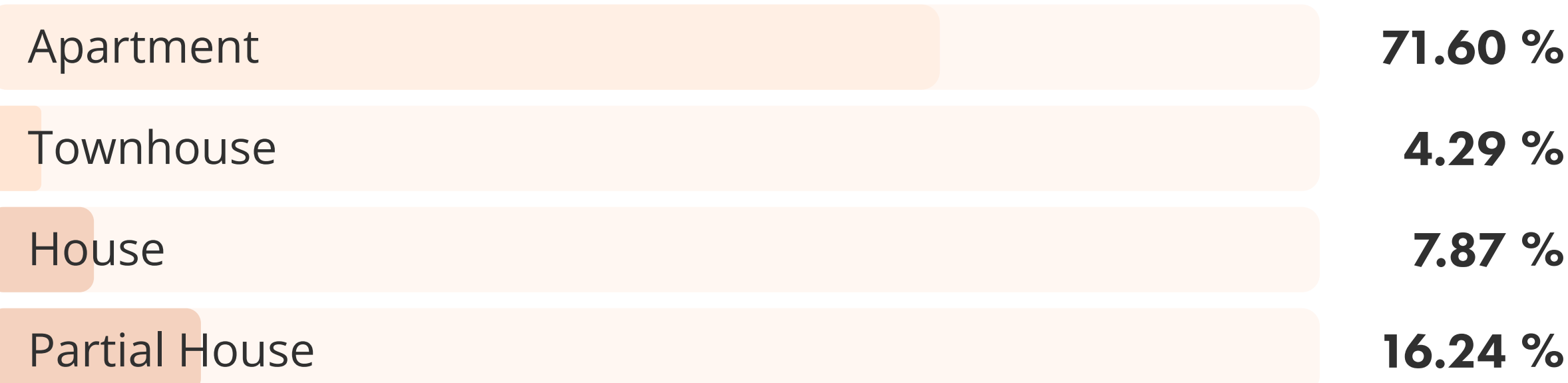
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

Furnished & Unfurnished



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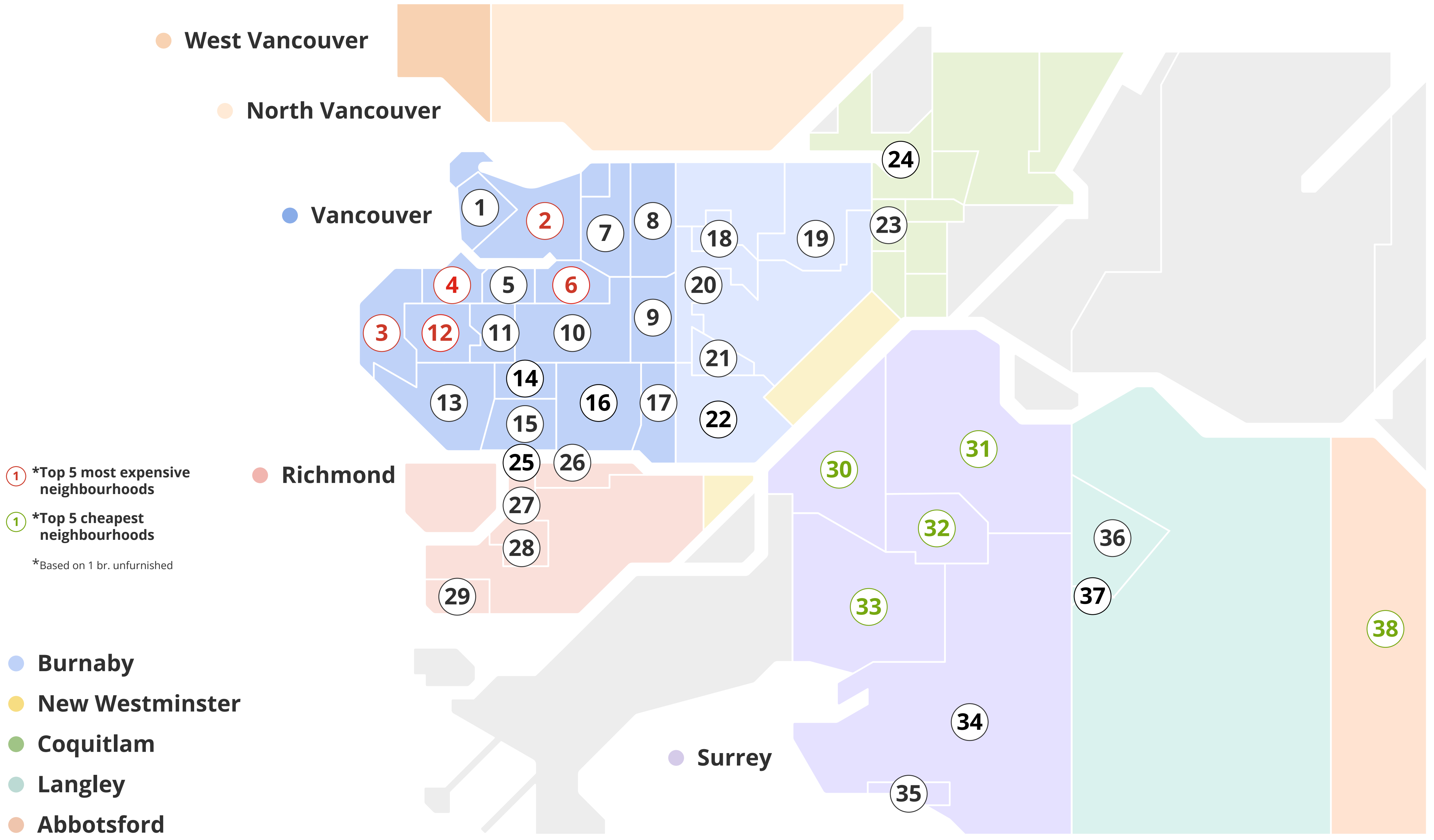
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Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,199 ▲	\$2,656 ▼	\$3,240 ▲	Burnaby	\$2,117 ▼	\$2,539 ▼	\$3,040 ▼
\$1,919 ▼	\$2,374 ▼	\$3,075 ▼	Coquitlam	\$1,937 ▼	\$2,378 ▼	\$3,114 ▼
\$1,640 ▼	\$2,453 ▲	No data -	Langley	\$1,866 ▼	\$2,313 ▼	\$3,207 ▲
\$1,989 ▼	\$2,637 ▲	\$3,150 -	New Westminster	\$1,930 ▲	\$2,486 ▲	\$3,349 ▲
\$2,718 ▲	\$3,451 ▲	No data -	North Vancouver	\$2,332 ▼	\$3,345 ▲	\$4,227 ▲
\$2,127 ▲	\$2,655 ▼	\$3,657 ▲	Richmond	\$2,091 ▼	\$2,696 ▲	\$3,356 ▼
\$1,796 ▲	\$2,117 ▼	\$3,087 ▲	Surrey	\$1,704 ▼	\$2,118 ▲	\$2,840 ▲
\$2,562 ▲	\$3,261 ▲	\$3,991 ▲	Vancouver	\$2,226 ▼	\$3,009 ▼	\$3,591 ▼
\$2,535 ▲	\$3,385 ▼	\$5,018 ▲	West Vancouver	\$2,569 ▲	\$3,379 ▲	\$4,891 ▼

Comprehensive Breakdown May 2026

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						
\$2,747	\$3,572	No data	① West End	\$2,368	\$3,588	No data
\$2,786	\$3,407	\$4,189	② Downtown	\$2,386	\$3,159	\$4,053
\$2,697	\$3,755	\$4,583	③ West Point Grey/UBC	\$2,833	\$3,642	\$4,370
\$2,617	\$3,254	No data	④ Kitsilano	\$2,372	\$3,203	No data
\$2,573	\$3,899	No data	⑤ Fairview	\$2,179	\$3,262	No data
\$2,629	\$3,215	No data	⑥ Mount Pleasant	\$2,430	\$3,028	No data
No data	No data	No data	⑦ Strathcona-Grandview Woodland	\$1,934	\$2,508	No data
\$2,360	\$2,900	No data	⑧ Hastings-Sunrise	\$2,062	\$2,307	\$2,993
\$1,992	\$2,440	\$3,340	⑨ Renfrew-Collingwood	\$1,962	\$2,413	\$3,263
\$2,296	\$2,907	No data	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,106	\$2,805	\$3,230
\$2,314	\$3,138	No data	⑪ Shaughnessy	\$2,036	\$2,697	No data
No data	No data	No data	⑫ Dunbar-Arbutus	\$2,558	\$2,920	No data
No data	\$3,208	No data	⑬ Kerrisdale	\$2,161	\$3,056	\$3,973
\$1,892	\$2,848	\$3,790	⑭ Oakridge	\$2,154	\$3,316	\$4,440
\$1,986	\$2,684	No data	⑮ Marpole	\$1,882	\$2,611	\$3,484
\$1,803	\$2,463	\$3,346	⑯ Sunset-Victoria Fraserview	\$1,727	\$2,286	No data
\$2,024	\$2,416	No data	⑰ Killarney	\$1,908	\$2,230	\$2,659
\$2,718	\$3,451	No data	North Vancouver	\$2,332	\$3,345	\$4,227
\$2,535	\$3,385	\$5,018	West Vancouver	\$2,569	\$3,379	\$4,891
\$1,989	\$2,637	\$3,150	New Westminster	\$1,930	\$2,486	\$3,349

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Source: May 2026 Statistics — liv.rent and various online sources

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Comprehensive Breakdown

May 2026

Average rent by municipality/city

Metro Vancouver

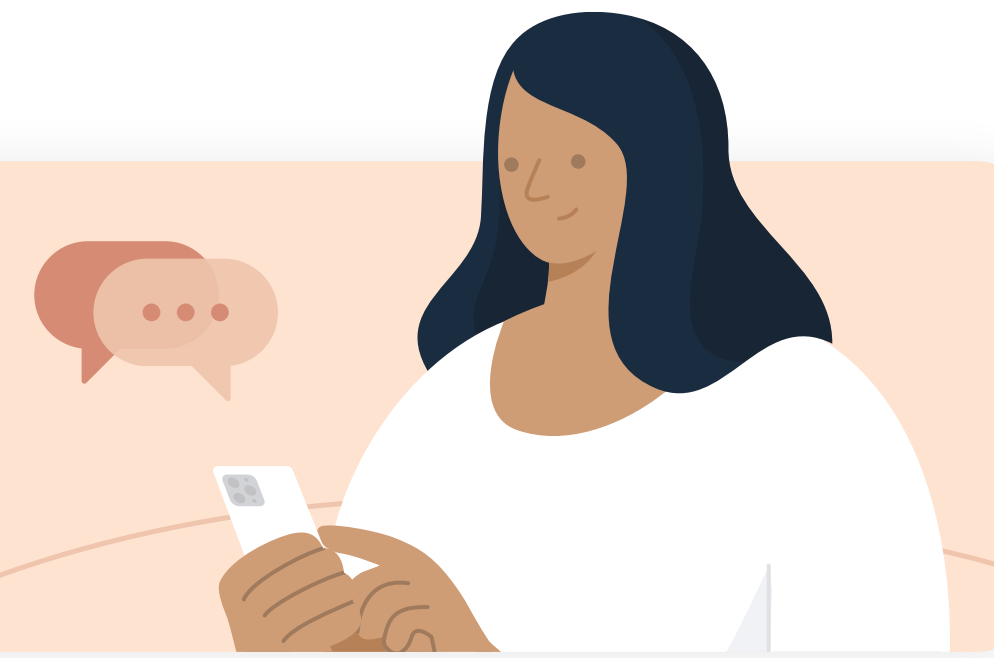
Furnished			Municipality/City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
Burnaby						
\$2,366	\$2,846	\$2,894	18 Brentwood	\$2,140	\$2,586	\$3,158
\$1,890	No data	No data	19 SFU/Burnaby Heights	\$1,918	\$2,280	\$3,029
\$2,131	\$2,590	\$3,686	20 Central Burnaby	\$2,177	\$2,524	\$3,000
\$2,214	\$2,818	\$3,530	21 Metrotown	\$2,189	\$2,717	\$3,442
No data	\$2,376	No data	22 South Slope	\$1,958	\$2,237	\$3,059
Tricities						
\$2,051	\$2,635	No data	23 Burquitlam	\$1,994	\$2,531	\$3,196
No data	\$2,845	No data	24 Port Moody	\$2,189	\$2,653	No data
Richmond						
\$1,774	\$2,670	No data	25 Golden Village	\$1,840	No data	\$3,260
\$2,128	\$2,716	No data	26 Bridgeport	\$2,105	\$2,711	\$3,459
\$2,235	\$2,717	No data	27 Lansdowne Village	\$2,132	\$2,673	\$3,625
\$2,062	\$2,664	\$3,767	28 Brighthouse/City Centre	\$2,092	\$2,659	\$3,262
\$1,736	\$2,658	\$3,633	29 Steveston	No data	\$2,282	\$3,075
Surrey						
\$1,795	\$2,186	\$3,160	30 Surrey City Centre	\$1,706	\$2,153	\$2,817
\$1,725	\$2,143	\$3,055	31 Guildford	\$1,649	\$2,049	\$2,697
\$1,762	\$2,106	\$2,990	32 Fleetwood	\$1,593	\$1,973	\$2,545
\$1,731	\$2,005	No data	33 Newton	\$1,413	\$1,952	\$2,548
\$1,723	\$2,011	No data	34 South Surrey	\$1,829	\$2,192	\$3,007
White Rock						
\$1,858	\$2,240	\$3,057	35 White Rock	\$1,758	\$2,476	\$3,083
Langley						
\$1,600	\$2,392	\$3,190	36 Willoughby	\$1,810	\$2,158	\$3,290
\$1,660	\$2,378	No data	37 Willowbrook	\$1,896	\$2,124	\$3,258
\$1,694	\$2,172	No data	Abbotsford	\$1,578	\$1,891	No data

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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](#)

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Source: May 2026 Statistics — liv.rent and various online sources