

Montreal Rent Report

July 2026

Average rent

1br. furnished

\$1,623 ▼ -0.72%

Average rent

1br. unfurnished

\$1,586 ▼ -0.75%

Highest rent

1br. unfurnished

\$1,782
Downtown

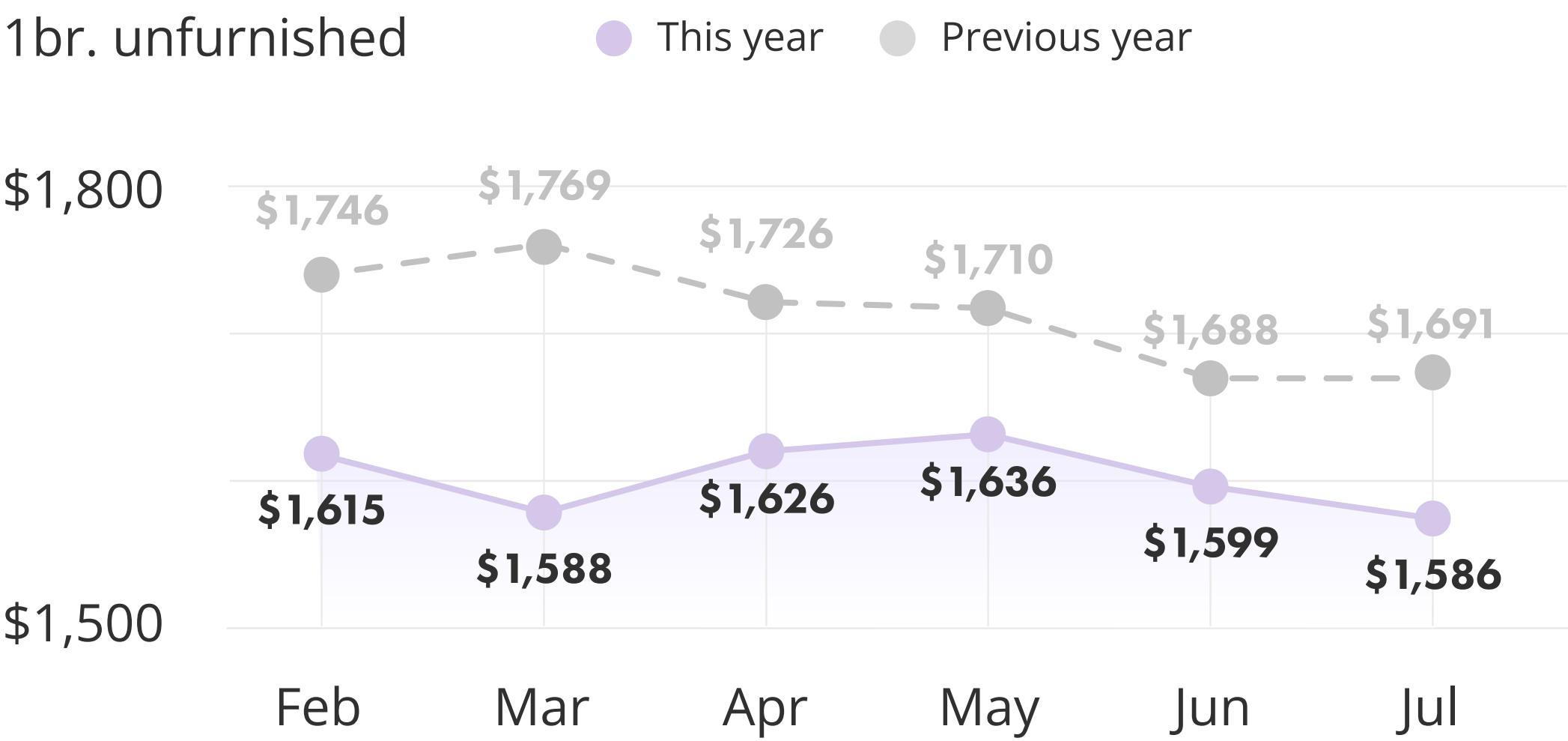
Lowest rent

1br. unfurnished

\$1,314
Villeray-Parc-Extension

Rental trend

1br. unfurnished



Get free assessment

Could your listing be attracting more renters? Get a **free** Listing Assessment from one of our rental experts today – including a complimentary rent estimate.

Average rent by listing type

Furnished			Municipality/City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$1,373 ▼	\$2,086 ▲	\$2,532 ▲	Ahuntsic-Cartierville	\$1,455 ▲	\$1,806 ▲	\$2,262 ▲
\$1,884 ▼	\$2,715 ▼	\$2,937 ▼	Downtown	\$1,782 ▼	\$2,366 ▼	\$2,912 ▼
\$1,578 ▲	\$1,852 ▼	\$2,225 ▲	Hochelaga-Maisonneuve	\$1,423 ▼	\$1,782 ▼	\$2,160 ▲
\$1,379 ▼	\$1,878 ▼	\$2,474 ▼	Notre-Dame-de-Grâce/Côte-des-Neiges	\$1,563 ▲	\$2,019 ▼	\$2,450 ▼
\$1,781 ▼	\$2,141 ▲	No data –	Saint Henri	\$1,707 ▼	\$1,983 ▲	No data –
\$1,572 ▼	\$2,189 ▲	\$2,673 ▲	Saint-Laurent	\$1,633 ▲	\$2,151 ▲	\$2,620 ▲
\$1,799 ▲	\$2,362 ▲	\$2,869 ▲	Le Plateau-Mont-Royal	\$1,632 ▼	\$2,146 ▼	\$2,581 ▼
\$1,544 ▼	\$2,203 ▼	\$2,453 –	Verdun	\$1,722 ▲	\$2,252 ▼	\$2,283 ▼
\$1,699 ▲	\$2,187 ▲	\$2,522 ▲	Villeray-Parc-Extension	\$1,314 ▼	\$1,799 ▲	\$2,303 ▲
No data –	No data –	No data –	Westmount	\$1,634 ▼	\$2,410 ▼	\$3,230 ▲