



Metro Vancouver Rent Report

July 2026

***Average rent**

1br. furnished

\$2,174

▼ -0.72%

*Average rent for Metro Vancouver

***Average rent**

1br. unfurnished

\$2,089

▼ -0.08%

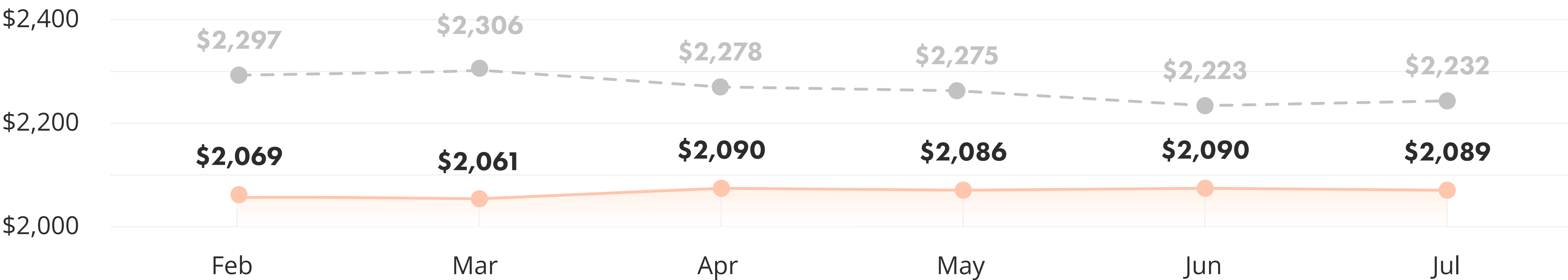
*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

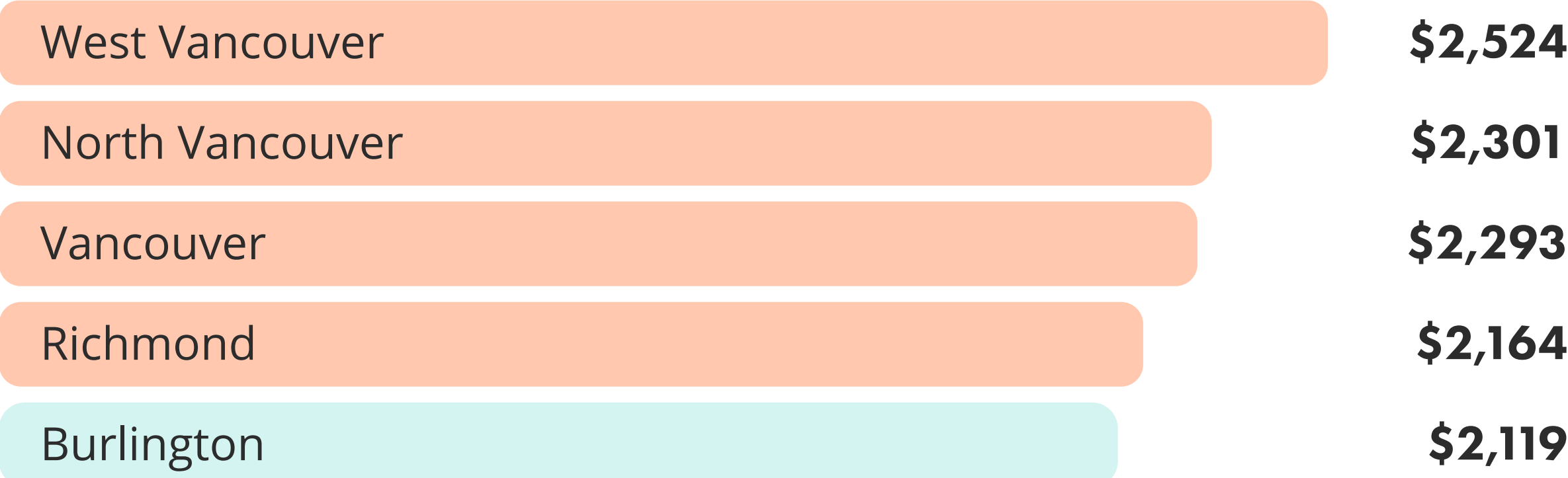
1br. unfurnished

● BC cities

● ON cities

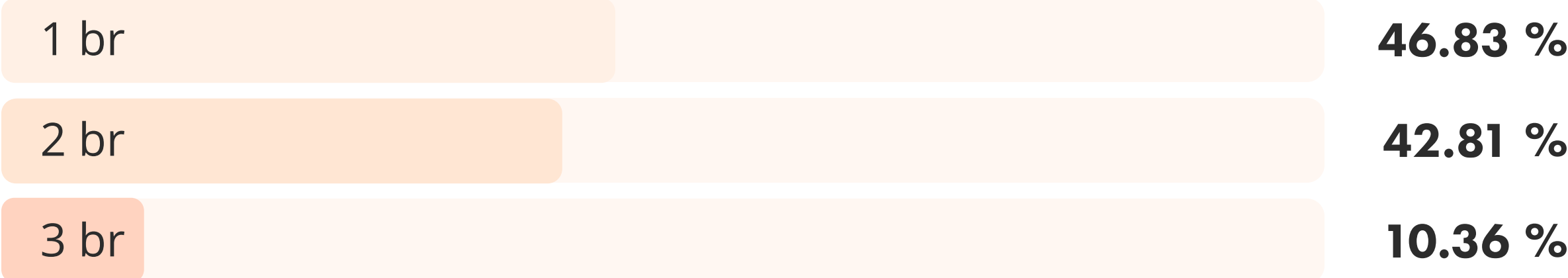
● QC cities

● AB cities



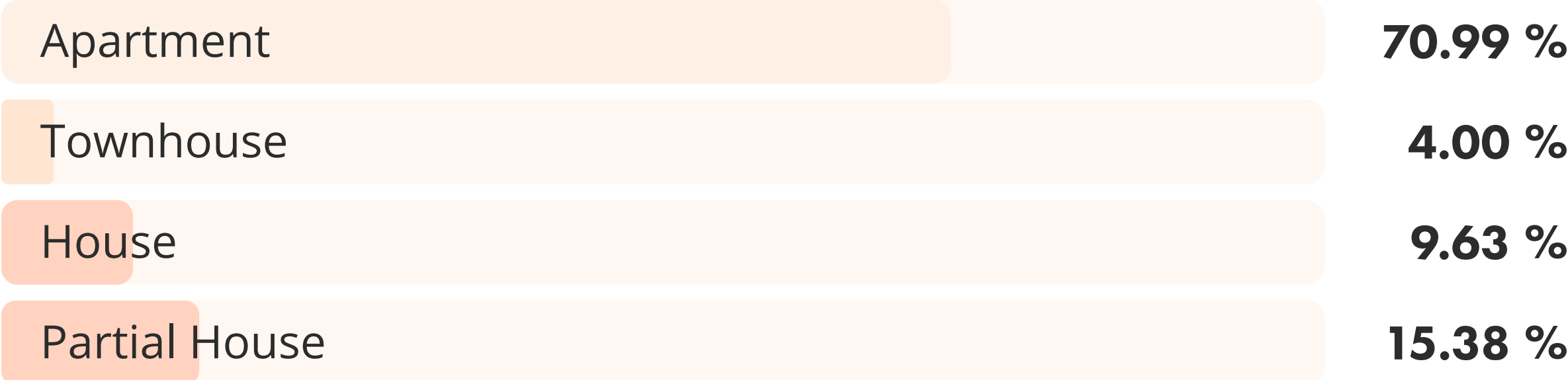
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

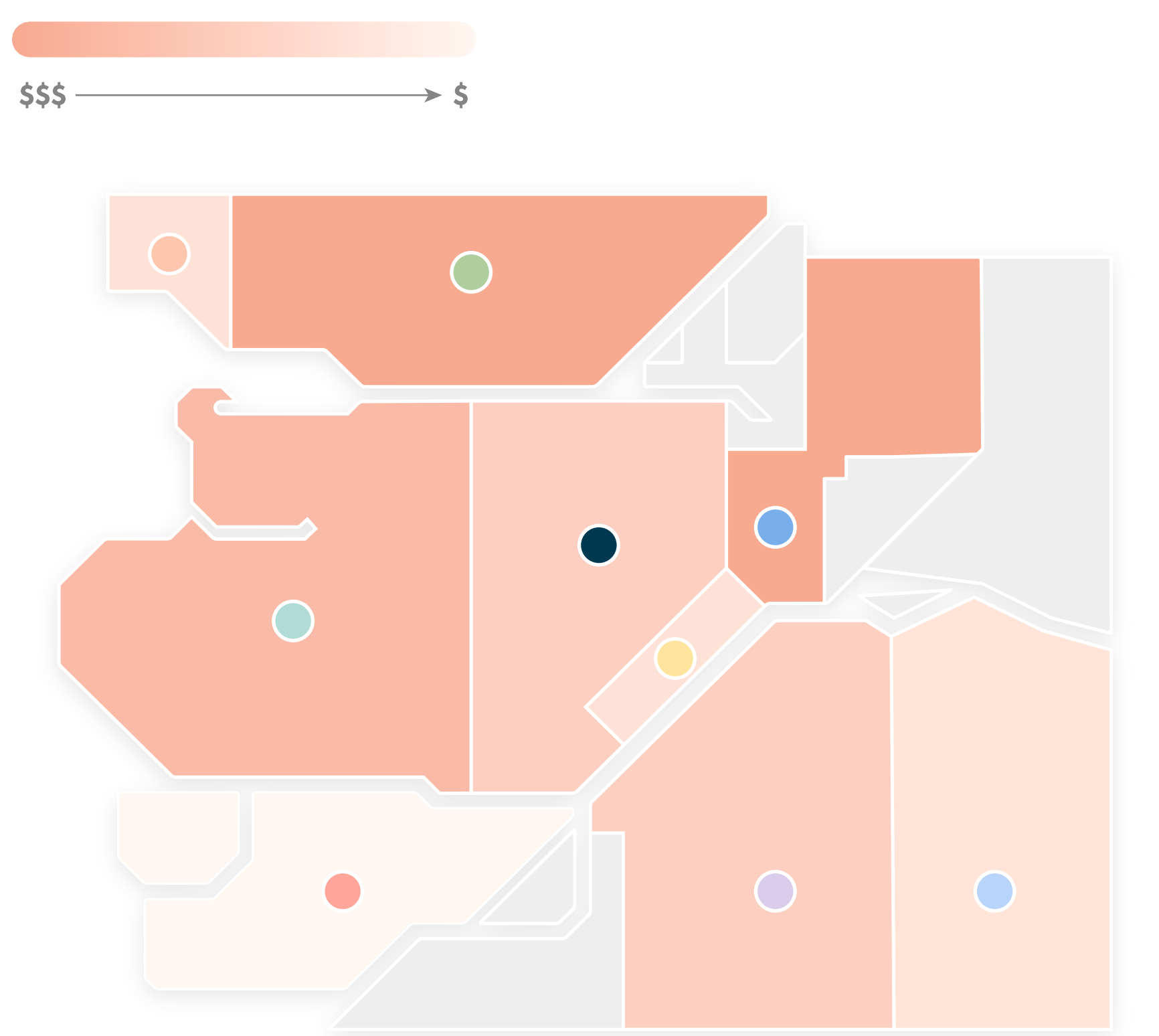
Furnished & Unfurnished



Average rent

per square foot

\$3.15



● \$ 3.50 Burnaby	● \$ 2.81 Coquitlam	● \$ 2.98 Langley
● \$ 3.02 New Westminster	● \$ 3.80 North Vancouver	● \$ 2.32 Richmond
● \$ 3.19 Surrey	● \$ 3.71 Vancouver	● \$ 3.01 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.
\$2,076 ▼	\$2,742 ▼	\$3,046 ▲	Burnaby	\$2,077 ▼	\$2,562 ▲	\$3,226 ▼
\$2,051 ▲	\$2,426 ▼	No data –	Coquitlam	\$1,999 ▲	\$2,403 ▲	\$3,200 ▲
\$1,743 ▲	\$2,290 ▼	\$2,950 ▲	Langley	\$1,786 ▲	\$2,313 ▲	\$2,970 ▼
\$1,983 ▲	\$2,782 ▲	No data –	New Westminster	\$1,911 ▼	\$2,541 ▲	\$3,314 ▼
\$2,568 ▼	\$3,264 ▼	\$4,800 ▼	North Vancouver	\$2,301 ▼	\$3,174 ▼	\$4,510 ▼
\$2,080 ▼	\$2,830 ▲	\$3,617 ▼	Richmond	\$2,164 ▲	\$2,689 ▲	\$3,618 ▲
\$1,939 ▲	\$2,309 ▲	\$2,948 ▲	Surrey	\$1,744 ▲	\$2,124 ▼	\$2,830 ▲
\$2,614 ▼	\$3,393 ▲	\$4,004 ▼	Vancouver	\$2,293 ▲	\$2,998 ▼	\$3,681 ▼
\$2,511 ▼	\$3,232 ▲	No data –	West Vancouver	\$2,524 ▼	\$3,373 ▼	\$4,987 ▲

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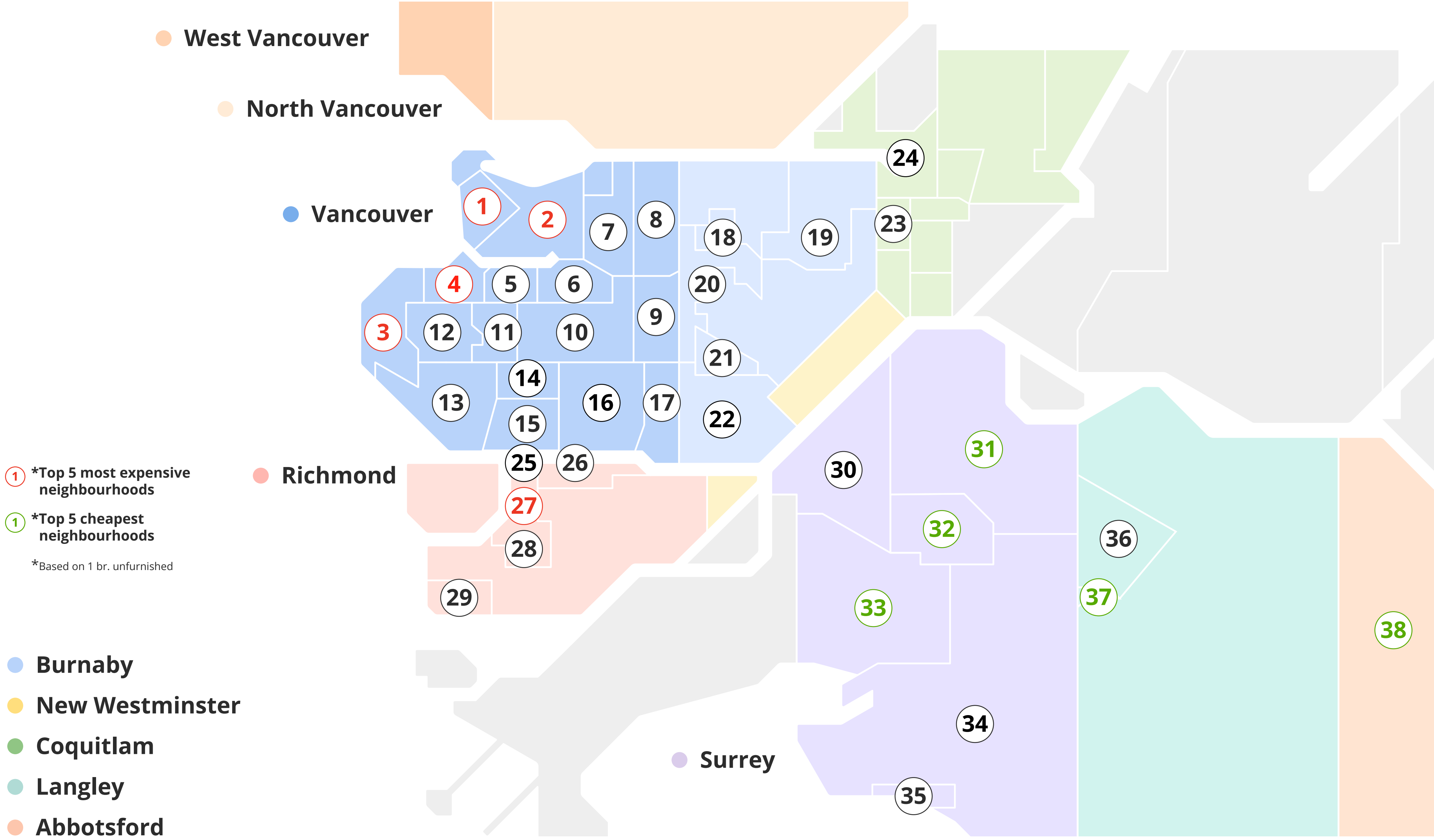
Source: July 2026 Statistics — liv.rent and various online sources

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Comprehensive Breakdown

July 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			
\$2,939	\$3,810	No data	① West End	\$2,364	\$3,532	\$4,671
\$2,778	\$3,535	\$3,984	② Downtown	\$2,453	\$3,096	\$3,910
\$2,663	\$3,597	\$4,363	③ West Point Grey/UBC	\$2,809	\$3,726	\$4,099
\$2,631	\$3,711	\$4,652	④ Kitsilano	\$2,467	\$3,297	\$3,991
\$2,582	\$4,019	\$5,329	⑤ Fairview	\$2,105	\$3,127	No data
\$2,614	\$2,999	\$4,376	⑥ Mount Pleasant	\$2,238	\$2,940	\$3,355
No data	No data	No data	⑦ Strathcona-Grandview Woodland	\$1,989	No data	No data
\$2,391	\$2,770	No data	⑧ Hastings-Sunrise	\$2,114	\$2,420	No data
\$1,797	\$2,700	No data	⑨ Renfrew-Collingwood	\$2,088	\$2,343	\$3,177
\$2,102	\$2,776	No data	⑩ South Cambie-Riley Park-Kensington Cedar	No data	\$2,255	No data
\$2,338	\$3,700	No data	⑪ Shaughnessy	\$2,080	\$2,595	No data
No data	\$2,885	No data	⑫ Dunbar-Arbutus	No data	No data	No data
\$2,221	\$2,786	No data	⑬ Kerrisdale	\$2,141	\$2,964	\$3,642
\$2,287	\$3,183	\$3,919	⑭ Oakridge	\$2,351	\$3,346	\$4,437
\$2,026	\$2,896	\$3,537	⑮ Marpole	\$1,919	\$2,504	\$3,590
\$2,008	\$2,748	No data	⑯ Sunset-Victoria Fraserview	\$1,860	\$2,332	No data
\$1,975	\$2,256	\$3,163	⑰ Killarney	\$1,952	\$2,202	\$2,726
\$2,568	\$3,264	\$4,800	● North Vancouver	\$2,301	\$3,174	\$4,510
\$2,511	\$3,232	No data	● West Vancouver	\$2,524	\$3,373	\$4,987
\$1,983	\$2,782	No data	● New Westminster	\$1,911	\$2,541	\$3,314

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

Comprehensive Breakdown

July 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			
\$2,290	\$2,662	\$2,768	18 Brentwood	\$2,111	\$2,614	\$3,353
\$1,935	\$2,827	No data	19 SFU/Burnaby Heights	\$1,948	\$2,401	\$2,888
\$1,976	\$2,472	No data	20 Central Burnaby	\$2,085	\$2,416	\$2,863
\$2,390	\$3,019	\$3,445	21 Metrotown	\$2,075	\$2,830	\$3,867
No data	\$2,471	No data	22 South Slope	\$1,844	\$2,272	\$3,019
			Tricities			
\$2,338	\$2,731	No data	23 Burquitlam	\$2,011	\$2,499	\$3,263
No data	\$2,394	\$3,334	24 Port Moody	\$2,154	\$2,452	\$3,118
			Richmond			
No data	No data	No data	25 Golden Village	No data	\$2,444	\$3,500
No data	No data	No data	26 Bridgeport	\$2,147	\$2,777	\$3,500
\$2,194	\$2,923	\$3,510	27 Lansdowne Village	\$2,436	\$2,764	\$3,653
\$2,085	\$2,810	\$3,542	28 Brighthouse/City Centre	\$2,040	\$2,619	\$3,534
\$1,873	\$2,681	\$3,566	29 Steveston	\$1,801	\$2,380	\$3,211
			Surrey			
\$1,914	\$2,236	\$3,069	30 Surrey City Centre	\$1,754	\$2,222	\$2,860
No data	No data	No data	31 Guildford	\$1,635	\$2,023	\$2,517
\$1,659	\$2,173	No data	32 Fleetwood	\$1,707	\$1,986	\$2,638
\$1,720	\$2,255	\$2,604	33 Newton	\$1,408	\$2,051	\$2,459
No data	\$2,392	No data	34 South Surrey	\$1,788	\$2,145	\$3,716
			White Rock			
\$2,073	\$2,443	\$3,540	35 White Rock	\$1,822	\$2,552	\$3,053
			Langley			
No data	\$2,570	No data	36 Willoughby	\$1,840	\$2,346	\$3,192
\$1,643	\$2,337	No data	37 Willowbrook	\$1,713	\$2,229	\$3,181
			Abbotsford			
\$1,824	\$2,134	No data		\$1,484	\$1,946	\$2,336

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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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