



Metro Vancouver Rent Report

August 2026

*Average rent

1br. furnished

\$2,181

▲ 0.34%

*Average rent for Metro Vancouver

*Average rent

1br. unfurnished

\$2,098

▲ 0.45%

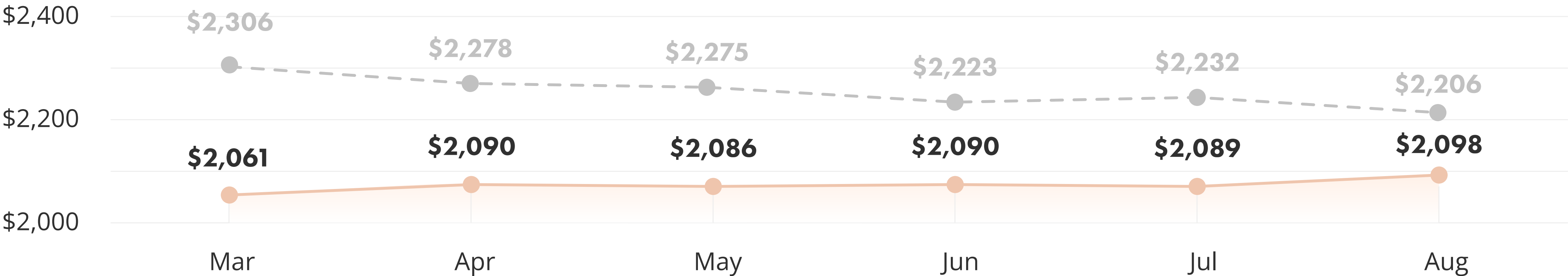
*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

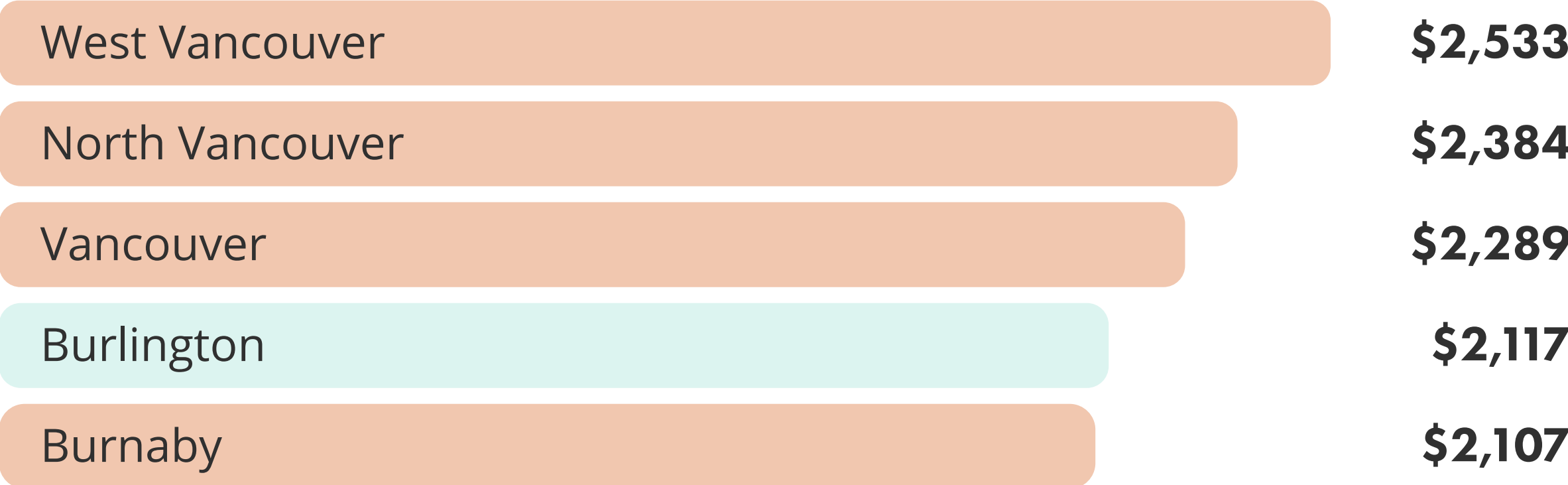
1br. unfurnished

● BC cities

● ON cities

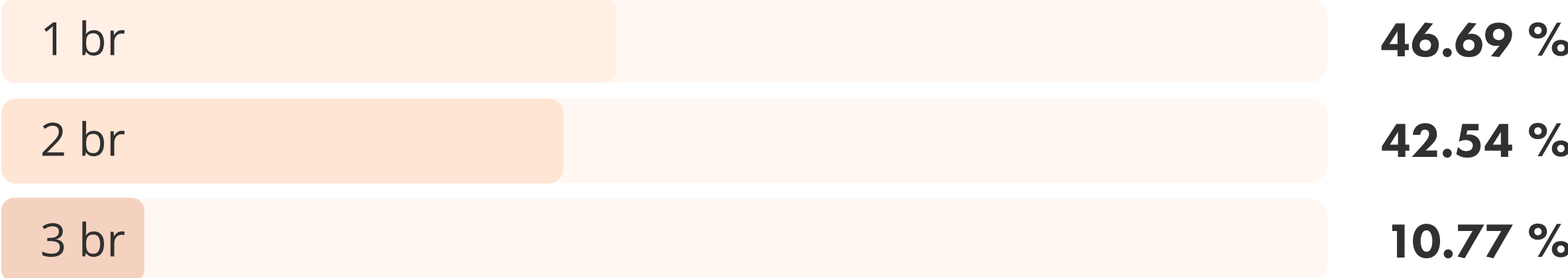
● QC cities

● AB cities



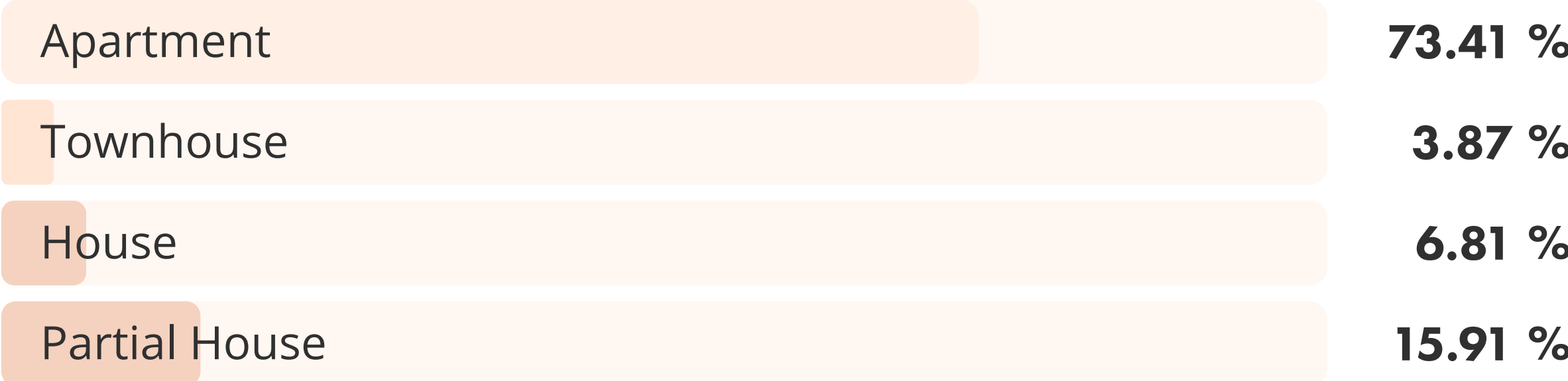
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

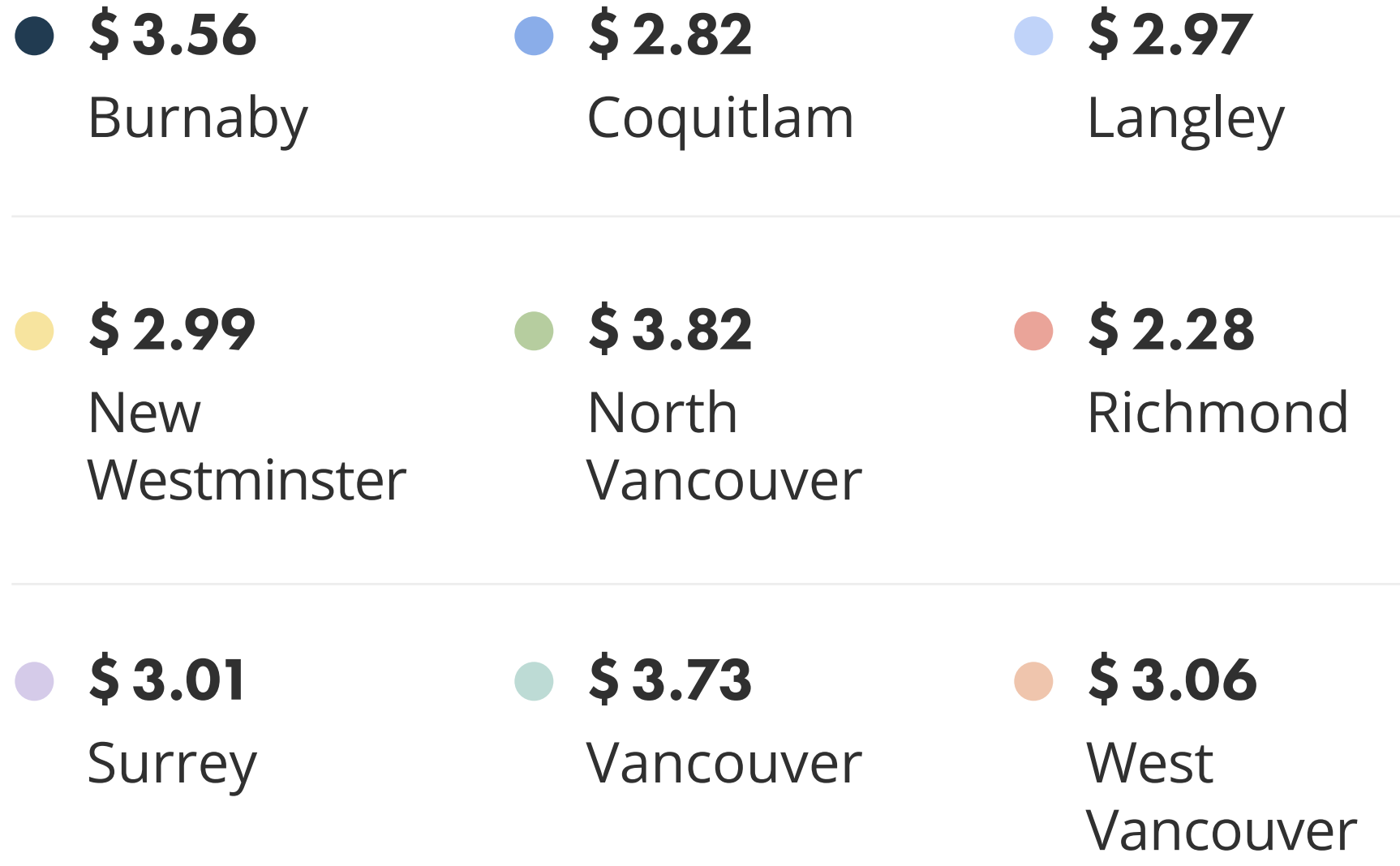
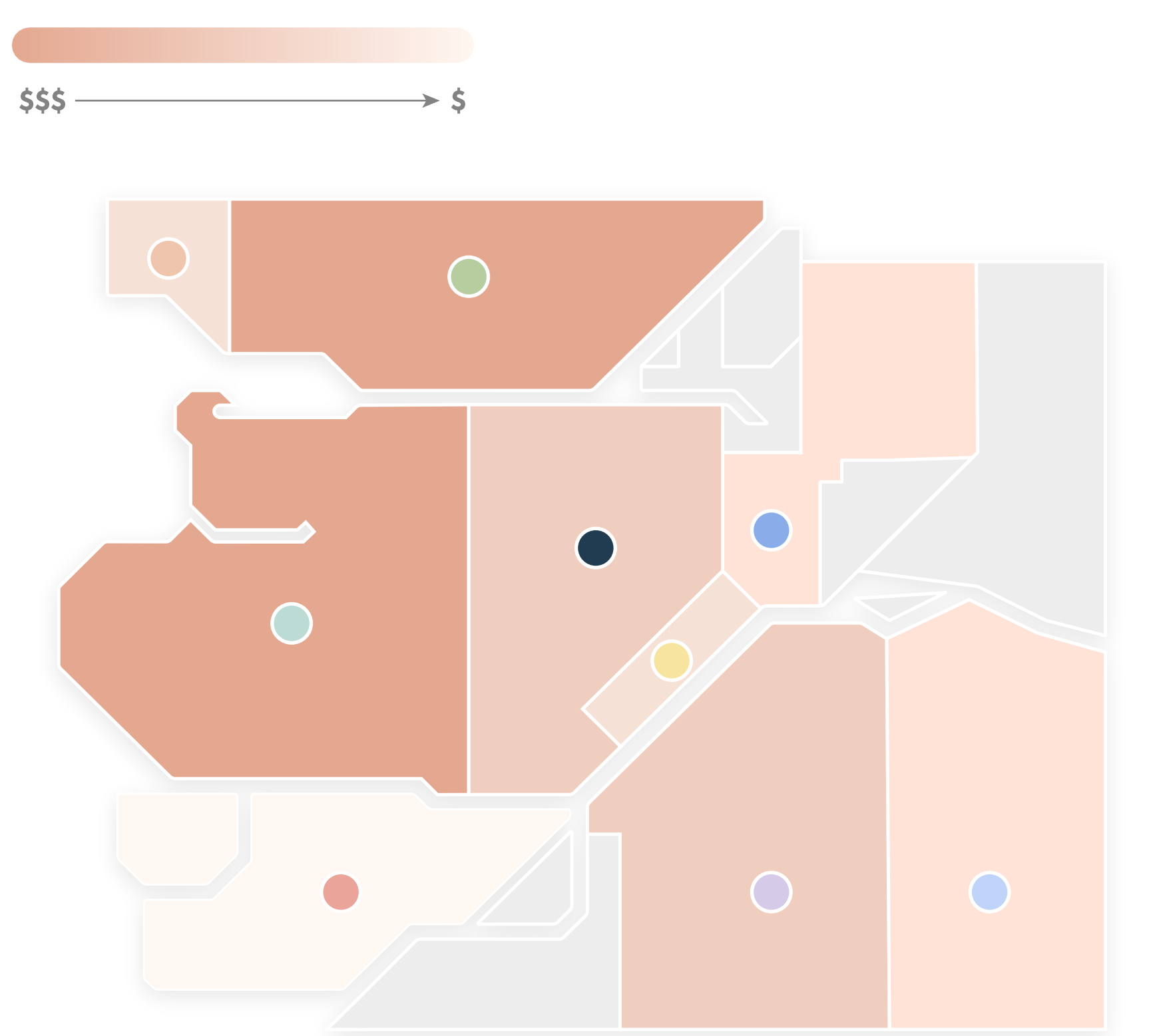
Furnished & Unfurnished



Average rent

per square foot

\$3.14



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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.
\$2,116 ▲	\$2,762 ▲	\$3,190 ▲	Burnaby	\$2,107 ▲	\$2,647 ▲	\$3,242 ▲
\$2,026 ▼	\$2,350 ▼	No data –	Coquitlam	\$2,036 ▲	\$2,418 ▲	\$3,184 ▼
\$1,777 ▲	\$2,118 ▼	No data –	Langley	\$1,767 ▼	\$2,235 ▼	\$2,978 ▲
\$1,964 ▼	\$2,938 ▲	No data –	New Westminster	\$1,916 ▲	\$2,587 ▲	\$3,331 ▲
\$2,538 ▼	\$3,450 ▲	No data –	North Vancouver	\$2,384 ▲	\$3,308 ▲	\$4,629 ▲
\$2,058 ▼	\$2,935 ▲	\$3,621 ▲	Richmond	\$2,106 ▼	\$2,760 ▲	\$3,533 ▼
\$1,865 ▼	\$2,185 ▼	\$3,121 ▲	Surrey	\$1,748 ▲	\$2,143 ▲	\$2,921 ▲
\$2,675 ▲	\$3,498 ▲	\$4,099 ▲	Vancouver	\$2,289 ▼	\$3,083 ▲	\$3,670 ▼
\$2,610 ▲	\$3,364 ▲	No data –	West Vancouver	\$2,533 ▲	\$3,497 ▲	\$4,937 ▼

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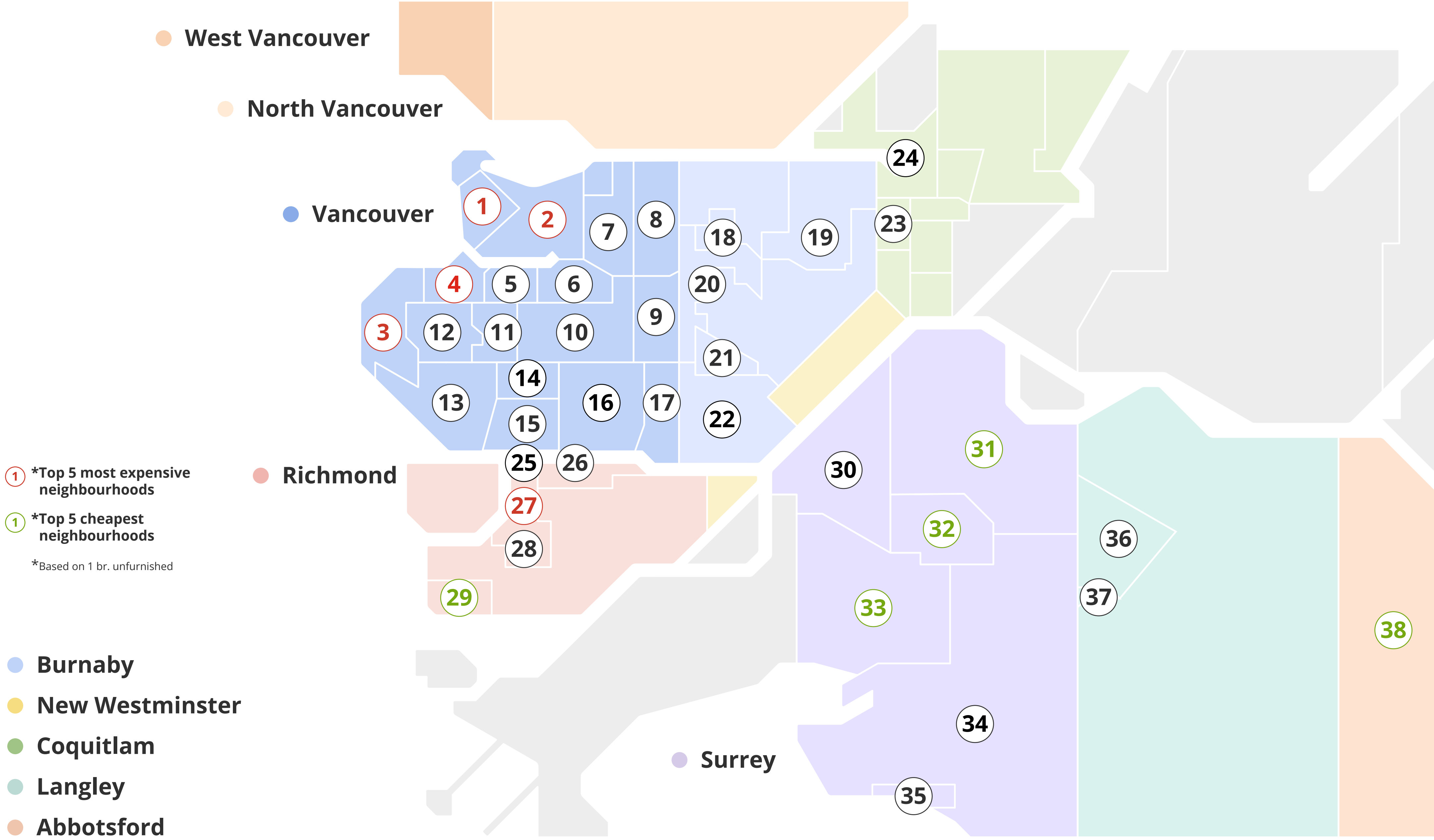
Source: August 2026 Statistics — liv.rent and various online sources

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Comprehensive Breakdown

August 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			
\$2,928	\$3,991	\$4,344	① West End	\$2,320	\$3,692	No data
\$2,882	\$3,665	\$4,019	② Downtown	\$2,460	\$3,198	\$4,116
\$2,510	\$3,859	\$4,150	③ West Point Grey/UBC	\$2,741	\$3,736	\$4,340
\$2,659	\$3,506	\$4,824	④ Kitsilano	\$2,518	\$3,522	\$3,910
\$2,670	No data	No data	⑤ Fairview	\$2,203	\$3,262	\$4,053
\$2,631	\$3,193	No data	⑥ Mount Pleasant	\$2,271	\$2,997	\$3,326
\$2,403	No data	No data	⑦ Strathcona-Grandview Woodland	\$1,904	\$2,533	No data
No data	No data	No data	⑧ Hastings-Sunrise	\$2,054	\$2,548	\$3,281
\$1,777	\$2,637	No data	⑨ Renfrew-Collingwood	\$2,063	\$2,327	\$3,304
\$2,299	\$2,690	No data	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,212	No data	No data
\$2,438	\$3,784	No data	⑪ Shaughnessy	\$2,123	\$2,776	No data
No data	No data	No data	⑫ Dunbar-Arbutus	No data	No data	\$4,308
\$2,091	\$2,914	No data	⑬ Kerrisdale	\$2,144	\$3,025	\$3,628
\$2,303	\$2,804	\$3,792	⑭ Oakridge	\$2,276	\$3,268	\$4,029
\$2,176	\$2,950	\$3,477	⑮ Marpole	\$1,998	\$2,582	\$3,527
\$1,972	\$2,523	\$3,828	⑯ Sunset-Victoria Fraserview	\$1,802	\$2,176	No data
\$1,936	\$2,417	\$3,339	⑰ Killarney	\$1,898	\$2,205	\$2,683
\$2,538	\$3,450	No data	● North Vancouver	\$2,384	\$3,308	\$4,629
\$2,610	\$3,364	No data	● West Vancouver	\$2,533	\$3,497	\$4,937
\$1,964	\$2,938	No data	● New Westminster	\$1,916	\$2,587	\$3,331

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Comprehensive Breakdown

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Average rent by municipality/city

Metro Vancouver

Furnished			Municipality/City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
			Burnaby			
\$2,121	\$2,705	No data	18 Brentwood	\$2,095	\$2,653	\$3,266
\$1,811	\$2,697	\$2,763	19 SFU/Burnaby Heights	\$1,910	\$2,460	\$2,889
\$1,956	\$2,300	No data	20 Central Burnaby	\$2,139	\$2,434	\$2,815
\$2,270	\$2,995	No data	21 Metrotown	\$2,121	\$2,877	\$3,971
\$2,309	\$2,628	\$3,303	22 South Slope	\$1,871	\$2,271	\$3,113
			Tricities			
\$2,158	\$2,633	No data	23 Burquitlam	\$2,059	\$2,449	\$3,097
\$2,154	\$2,561	No data	24 Port Moody	\$2,080	\$2,505	No data
			Richmond			
No data	No data	No data	25 Golden Village	\$1,848	\$2,393	No data
No data	No data	No data	26 Bridgeport	\$2,062	\$2,812	\$3,458
\$2,156	\$2,967	\$3,521	27 Lansdowne Village	\$2,323	\$2,793	\$3,632
\$2,054	\$2,943	\$3,623	28 Brighthouse/City Centre	\$2,054	\$2,671	\$3,493
\$1,804	\$2,589	\$3,273	29 Steveston	\$1,714	\$2,521	No data
			Surrey			
\$2,046	\$2,386	\$3,017	30 Surrey City Centre	\$1,740	\$2,201	\$2,973
No data	No data	No data	31 Guildford	\$1,598	\$1,996	\$2,773
\$1,623	\$2,008	No data	32 Fleetwood	\$1,670	\$2,101	\$2,625
\$1,707	\$2,181	No data	33 Newton	\$1,439	\$1,990	\$2,725
\$2,050	\$2,333	No data	34 South Surrey	No data	\$2,171	No data
			White Rock			
\$2,100	\$2,354	\$3,311	35 White Rock	\$1,859	\$2,800	\$3,266
			Langley			
No data	No data	No data	36 Willoughby	\$1,848	\$2,282	\$3,164
\$1,613	\$2,087	No data	37 Willowbrook	\$1,726	\$2,147	\$3,192
			Abbotsford			
\$1,824	\$2,089	\$2,886		\$1,456	\$1,883	\$2,480

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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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