

Metro Vancouver Rent Report

September 2026

*Average rent

1br. furnished

\$2,179

▼ -0.08%

*Average rent for Metro Vancouver

*Average rent

1br. unfurnished

\$2,085

▼ -0.64%

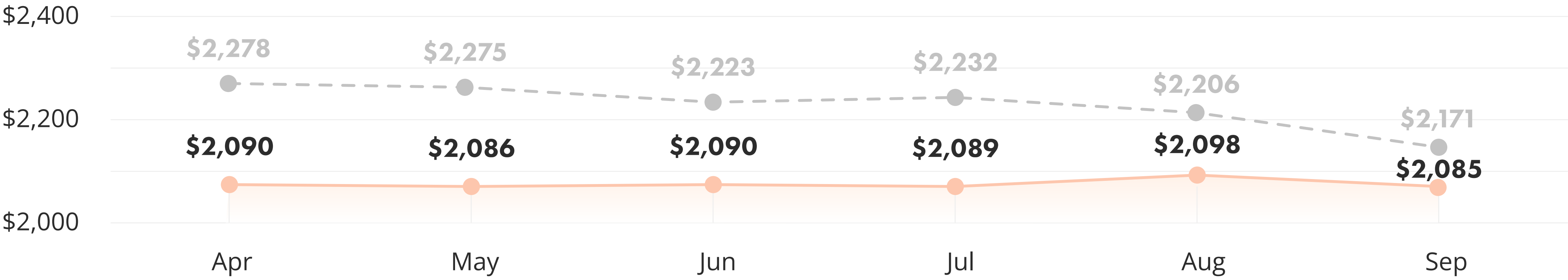
*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

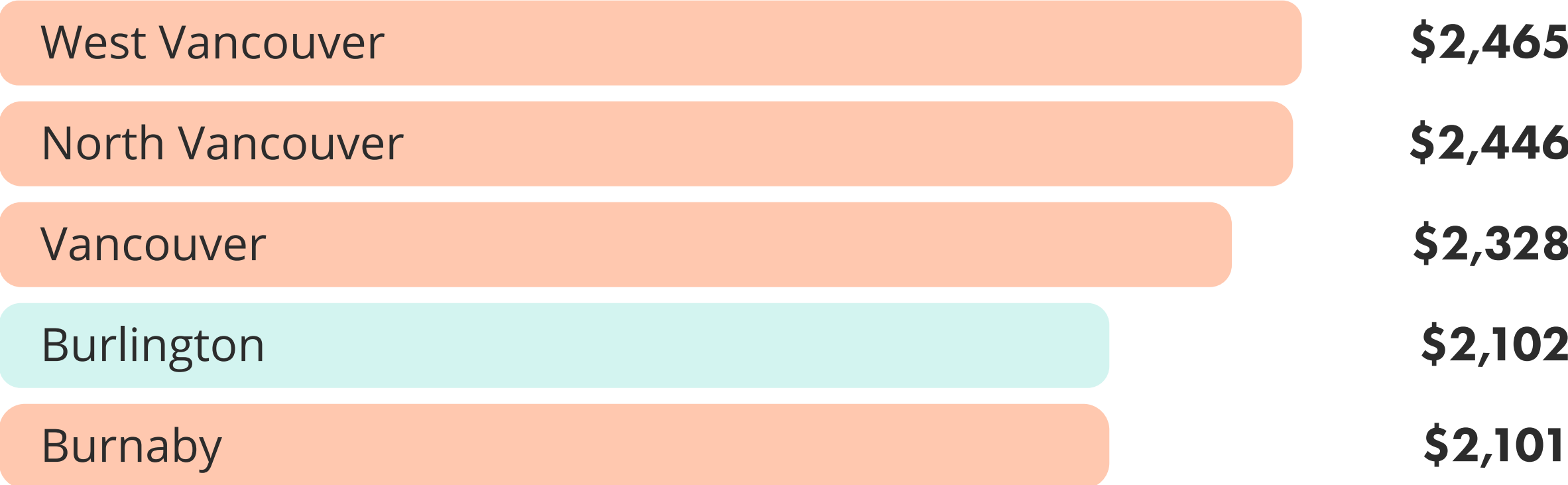
1br. unfurnished

● BC cities

● ON cities

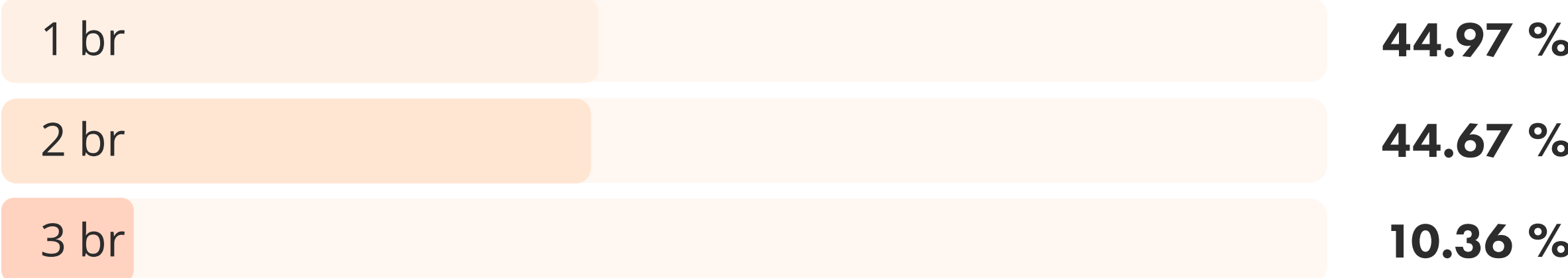
● QC cities

● AB cities



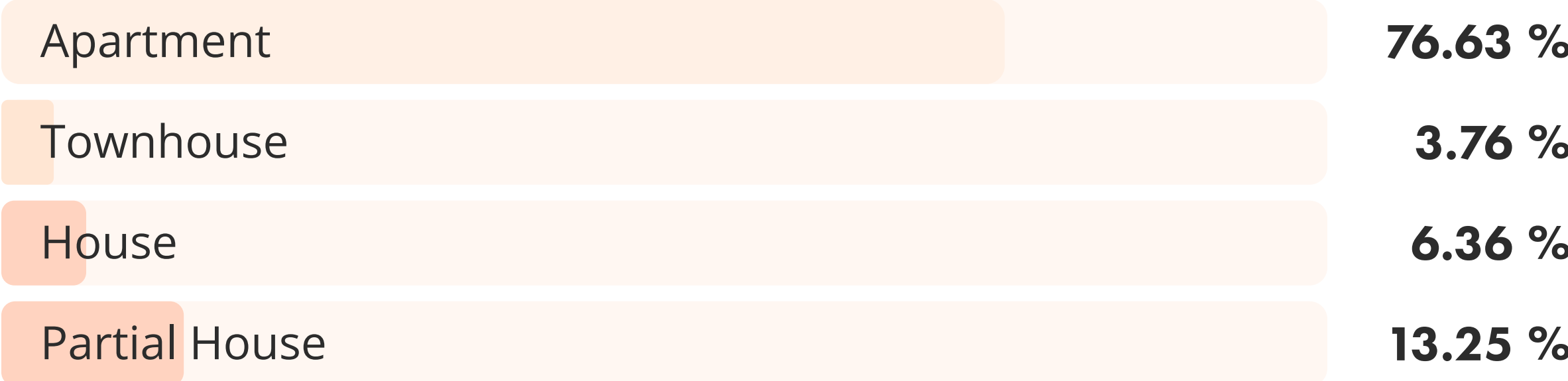
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

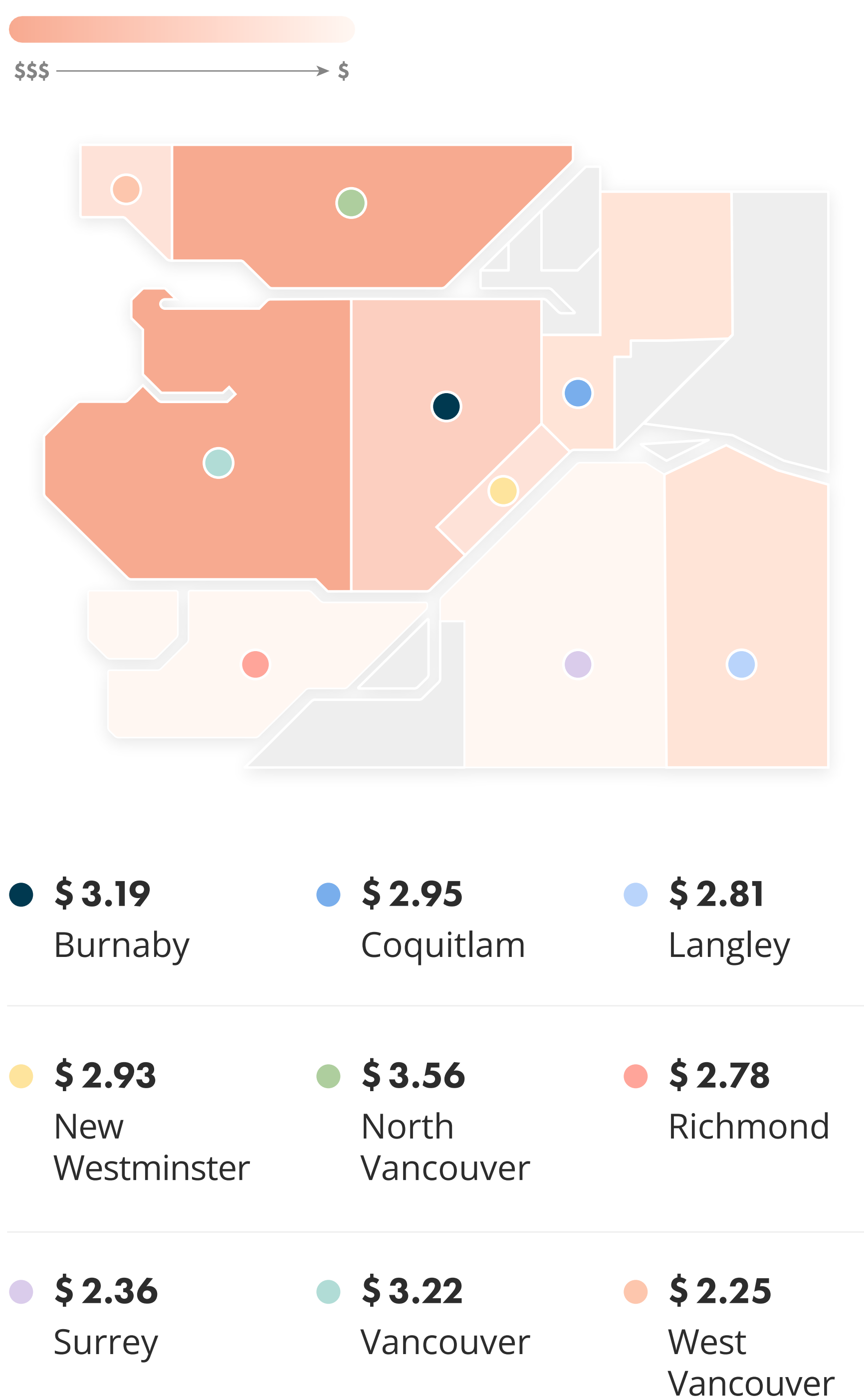
Furnished & Unfurnished



Average rent

per square foot

\$2.89



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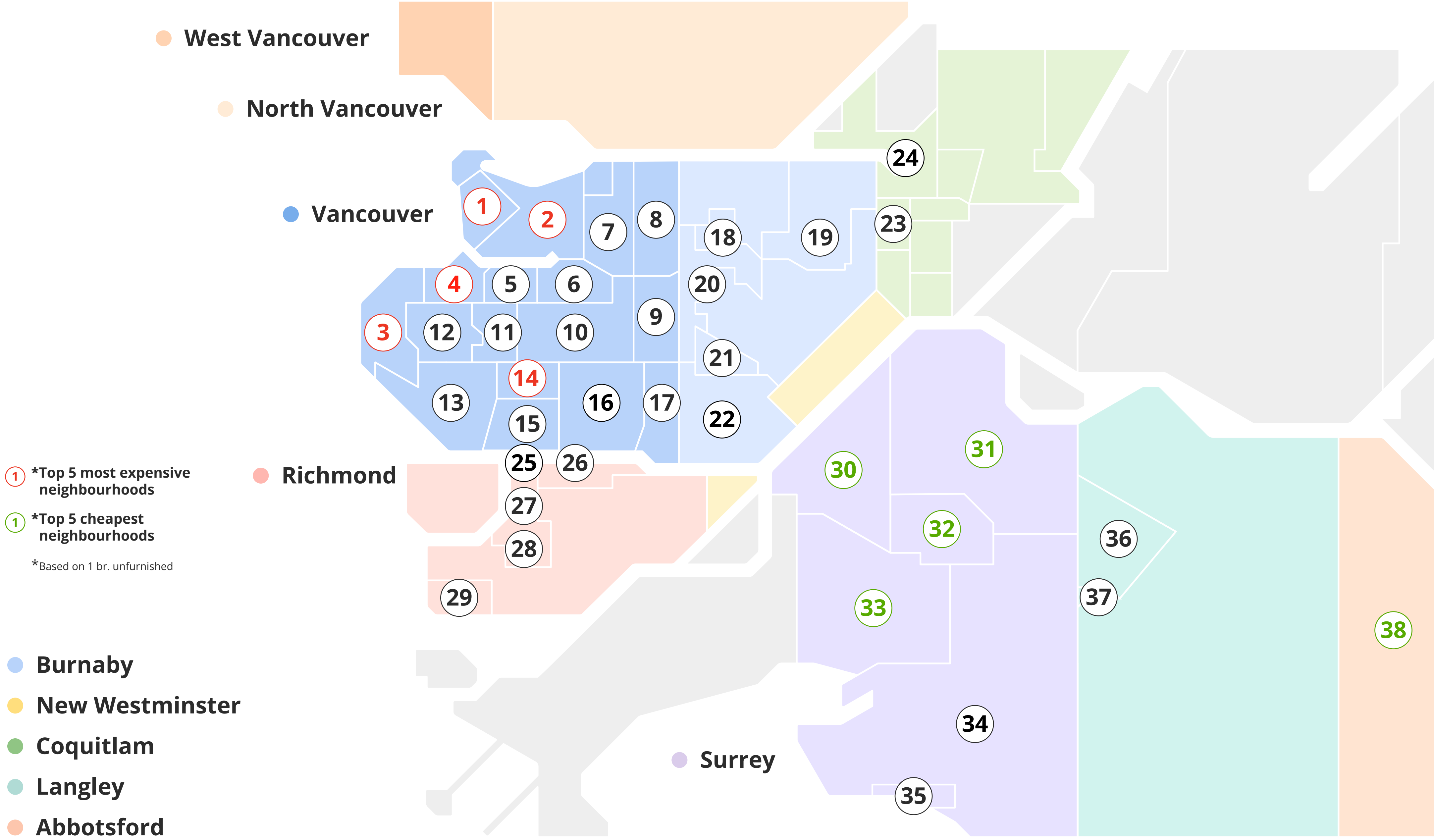
Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,064 ▼	\$2,653 ▼	\$3,430 ▲	Burnaby	\$2,101 ▼	\$2,636 ▼	\$3,339 ▲
\$1,995 ▼	\$2,223 ▼	\$3,265 –	Coquitlam	\$1,982 ▼	\$2,382 ▼	\$3,295 ▲
\$1,779 ▲	\$2,324 ▲	No data –	Langley	\$1,817 ▲	\$2,227 ▼	\$2,895 ▼
\$1,909 ▼	\$2,890 ▼	\$3,438 –	New Westminster	\$1,894 ▼	\$2,465 ▼	\$3,426 ▲
\$2,672 ▲	\$3,490 ▲	No data –	North Vancouver	\$2,446 ▲	\$3,389 ▲	\$4,563 ▼
\$2,006 ▼	\$2,927 ▼	\$3,733 ▲	Richmond	\$1,996 ▼	\$2,806 ▲	\$3,615 ▲
\$1,817 ▼	\$2,290 ▲	\$3,100 ▼	Surrey	\$1,736 ▼	\$2,112 ▼	\$2,944 ▲
\$2,686 ▲	\$3,383 ▼	\$4,158 ▲	Vancouver	\$2,328 ▲	\$3,092 ▲	\$3,629 ▼
\$2,686 ▲	\$3,180 ▼	No data –	West Vancouver	\$2,465 ▼	\$3,509 ▲	\$5,131 ▲

Comprehensive Breakdown

September 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			
\$2,847	\$3,682	\$4,209	① West End	\$2,418	\$3,621	\$4,480
\$2,779	\$3,447	\$4,154	② Downtown	\$2,561	\$3,347	\$3,906
\$2,677	\$3,677	No data	③ West Point Grey/UBC	\$2,626	\$3,713	\$4,664
\$2,601	\$3,298	No data	④ Kitsilano	\$2,503	\$3,415	\$3,941
\$2,854	No data	No data	⑤ Fairview	\$2,263	\$3,455	No data
\$2,572	\$3,312	No data	⑥ Mount Pleasant	\$2,326	\$3,155	\$3,177
\$2,327	No data	No data	⑦ Strathcona-Grandview Woodland	\$2,076	\$2,575	No data
No data	No data	No data	⑧ Hastings-Sunrise	\$2,031	\$2,487	\$3,190
No data	No data	No data	⑨ Renfrew-Collingwood	\$2,007	\$2,375	\$3,263
\$2,188	\$2,684	No data	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,269	\$2,969	No data
\$2,455	\$3,712	No data	⑪ Shaughnessy	\$2,257	\$2,828	\$3,675
No data	No data	No data	⑫ Dunbar-Arbutus	No data	\$2,840	No data
No data	No data	No data	⑬ Kerrisdale	\$2,137	\$2,819	\$3,700
\$2,450	\$2,867	No data	⑭ Oakridge	\$2,370	\$3,119	No data
\$2,366	\$2,764	No data	⑮ Marpole	\$1,964	\$2,669	\$3,315
\$1,963	\$2,487	\$3,978	⑯ Sunset-Victoria Fraserview	\$1,745	\$2,384	No data
			⑰ Killarney	\$1,892	\$2,335	\$2,920
\$2,672	\$3,490	No data	● North Vancouver	\$2,446	\$3,389	\$4,563
\$2,686	\$3,180	No data	● West Vancouver	\$2,465	\$3,509	\$5,131
\$1,909	\$2,890	\$3,438	● New Westminster	\$1,894	\$2,465	\$3,426

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

Comprehensive Breakdown

September 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			
\$2,119	\$2,609	\$3,427	18 Brentwood	\$2,091	\$2,650	\$3,523
\$1,927	\$3,168	No data	19 SFU/Burnaby Heights	\$1,882	\$2,306	\$2,988
\$2,107	No data	No data	20 Central Burnaby	\$2,007	\$2,556	\$2,866
\$2,387	\$2,965	No data	21 Metrotown	\$2,114	\$2,970	\$3,732
			22 South Slope	\$1,787	\$2,267	\$3,081
			Tricities			
\$2,100	\$2,411	No data	23 Burquitlam	\$2,018	\$2,498	\$3,330
No data	\$2,631	No data	24 Port Moody	\$2,039	\$2,486	No data
			Richmond			
No data	No data	No data	25 Golden Village	\$1,779	No data	No data
No data	No data	No data	26 Bridgeport	\$1,996	\$2,839	\$3,621
\$2,314	No data	No data	27 Lansdowne Village	\$2,225	\$2,724	\$3,640
\$1,969	\$2,781	\$3,745	28 Brighthouse/City Centre	\$2,044	\$2,634	\$3,398
No data	\$2,460	No data	29 Steveston	\$1,838	\$2,436	\$3,229
			Surrey			
\$1,895	\$2,360	\$3,087	30 Surrey City Centre	\$1,722	\$2,164	\$2,892
No data	No data	No data	31 Guildford	\$1,637	\$2,028	\$2,826
No data	\$2,048	No data	32 Fleetwood	\$1,642	\$2,047	\$2,657
\$1,747	\$2,213	No data	33 Newton	\$1,531	\$1,914	\$2,808
No data	No data	No data	34 South Surrey	\$2,089	\$2,281	\$3,114
			White Rock			
No data	\$2,180	\$3,115	35 White Rock	\$1,848	\$2,827	\$3,459
			Langley			
No data	\$2,193	No data	36 Willoughby	\$1,827	\$2,130	\$2,931
\$1,567	\$2,236	No data	37 Willowbrook	\$1,745	\$2,182	\$3,179
			Abbotsford			
\$1,749	\$2,059	No data		\$1,515	\$1,900	\$2,515

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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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