

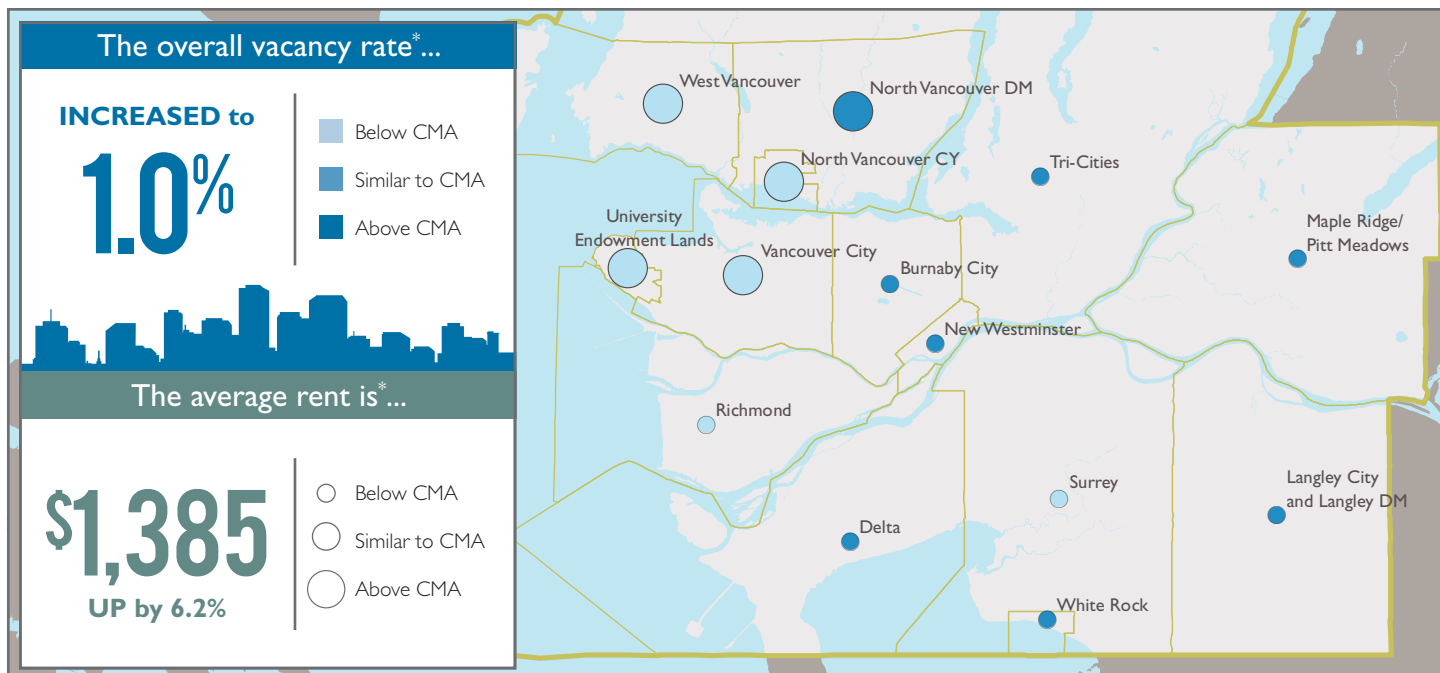
RENTAL MARKET REPORT

Vancouver CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
0.9%	1.1%	0.9%	1.0%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$1,150 Avg. Rent	\$1,307 Avg. Rent	\$1,649 Avg. Rent	\$1,921 Avg. Rent

“The apartment vacancy rate remained low but edged higher as supply increased more than demand; meanwhile, rents continued to increase.”

Eric Bond
Principal, Market Analysis (Vancouver)

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Key analysis findings

- Strong demand kept the vacancy rates at or below 1% for both primary rental apartments¹ and rental condominium apartments.
- The average apartment rent increased 6.2% over the past year, which was more than the provincially-allowable increase² of 4.0% in 2018.
- The average asking rent for vacant units was \$1,578 compared to \$1,383 for occupied rental apartments in October 2018.

Vacancy rates remain low

The rental market continues to be very tight in the Vancouver Census Metropolitan Area (CMA). The vacancy rate for purpose-built apartments increased slightly to 1.0% in 2018 from 0.9% in 2017. In general, vacancy rates declined in the cities of Vancouver and Surrey and rose in Burnaby and New Westminster. Despite increased purpose-built rental construction, the overall vacancy rate has remained at or under 1% for five consecutive years.

Strong local economy contributing to growing rental demand

Employment growth in the Vancouver CMA moderated to 1.9% in the past 12 months to October 2018, and the unemployment rate remained low at 4.3%. However, the improving economic performance of other Canadian provinces has meant that net interprovincial migration to the Vancouver CMA has been lower in 2018 than in previous years.

Cost of entry-level homeownership keeping some in rental housing

Following several years of strong price growth, entry-level home prices remain high relative to local incomes, resulting in many potential home buyers facing financial barriers to entry into homeownership (Figure 1). As a result, some potential homebuyers may choose to save and stay in rental housing longer, supporting rental demand.

Sustained low vacancy rates put upward pressure on same-sample rents

Same-sample average rents³ for apartment units in the primary rental market increased 6.2% for all bedroom

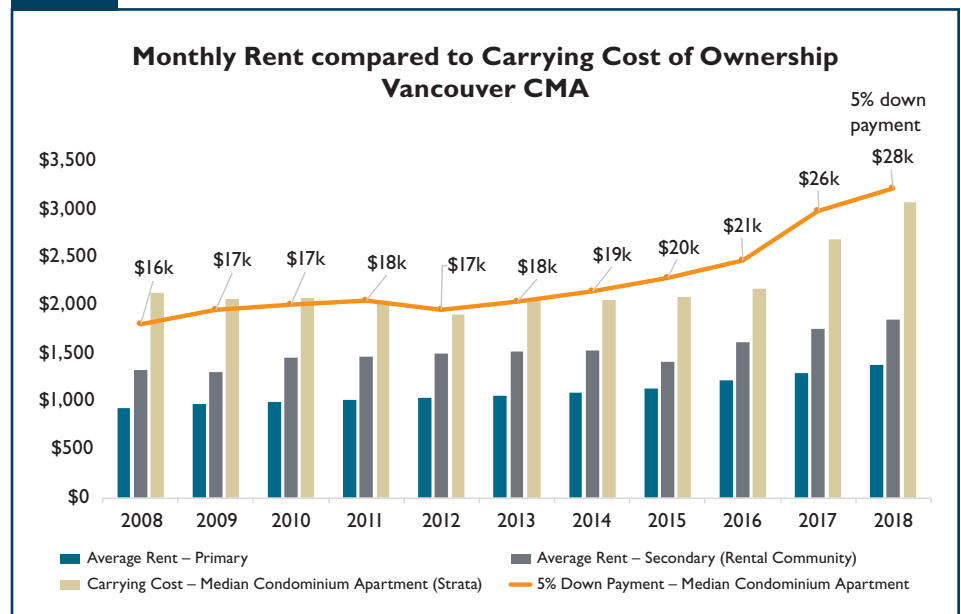
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types within the Vancouver CMA over last year. This represents the fourth consecutive year average rents have increased by more than the provincially-allowable increase,² which suggests that landlords, through turnover of long-term tenants, are able to increase rents to market levels that are higher.

Figure 1



Sources: CMHC Rental Market Survey, CMHC Condominium Apartment Survey, REBGV, FVREB. Internal calculations by CMHC.

Note: Carrying cost includes mortgage payment for insured 25 year amortization with a 5% down payment, median condominium (strata) fees and median property taxes.

¹ The survey is based on privately-initiated rental apartment structures of three or more units.

² The BC Residential Tenancy Branch imposes tenant-based rent guidelines in BC. For 2018, the allowable rent increase was 4.0%. When a unit turns over to a new tenant, the landlord is free to set a new rent amount at the market level.

³ The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. However, some composition effects still remain (e.g. rental units renovated/upgraded or changing tenants) because the survey does not collect data to such a level of detail.

Asking rents for vacant units are higher than those paid for occupied units

The average asking rent for vacant units was higher compared to the overall average rent for occupied units in the Vancouver CMA, suggesting that market rents currently faced by prospective tenants continue to see strong upward pressure due to the low number of vacancies in the market (Table 2). This also suggests that longer term tenants with lower-than-market rents may be less inclined to move to a different suite, as reflected in the continued low turnover rate of 14.1%⁴ observed in 2018.

Supply of purpose-built rental units increasing

The number of purpose-built rental apartment units under construction in the Vancouver CMA has maintained its elevated level and was equivalent to 5.0% of the rental universe at the end of Q3 2018 (Figure 2). The universe of rental apartments increased by a net 793 units this year; however, the results were not evenly distributed across municipalities, with the Tri-Cities and Burnaby seeing declines of 339 and 177 units respectively due to recent renovations and demolitions.

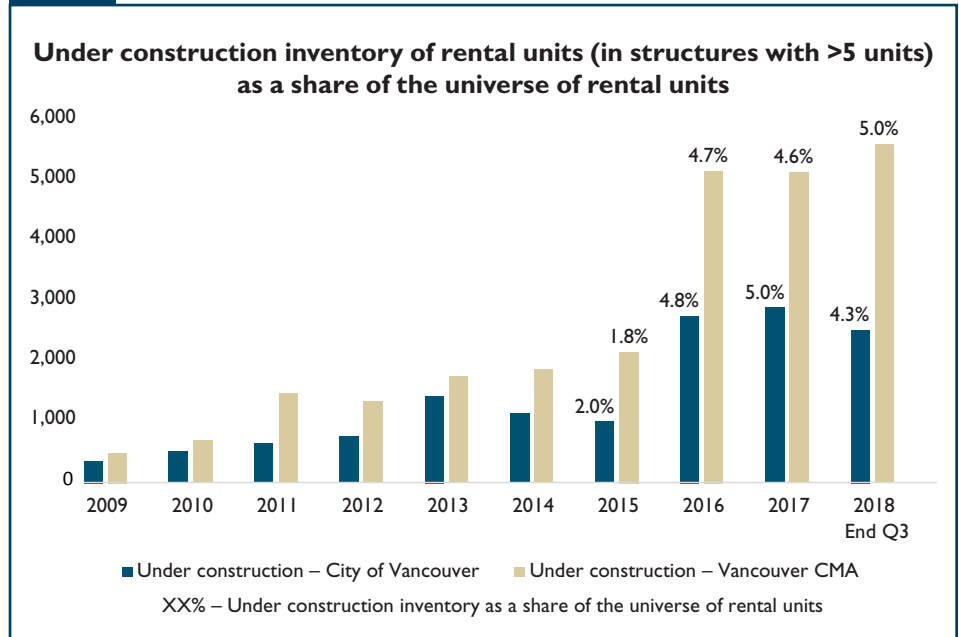
Table 2

Average rent occupied and vacant apartment units												
Average Rent (\$) of Occupied and Vacant Apartment Units												
	Occupied 1 Bedroom		Vacant 1 Bedroom		Occupied 2 Bedroom		Vacant 2 Bedroom		Occupied Total		Vacant Total	
Vancouver CY (City of)	1,408	a	1,679	a	1,960	a	2,593	b	1,476	a	1,766	a
Burnaby CY	1,147	a	1,214	a	1,461	a	1,791	b	1,235	a	1,356	a
New Westminster CY	1,105	a	1,392	b	1,473	a	1,729	b	1,202	a	1,419	b
North Vancouver CY (City of)	1,330	a	1,646	b	1,646	a	1,982	c	1,421	a	1,707	b
Surrey CY	978	a	1,034	b	1,149	a	1,469	a	1,078	a	1,281	b
Vancouver CMA	1,305	a	1,467	a	1,646	a	1,964	a	1,383	a	1,578	a

Source: CMHC Rental Market Survey

Note: Additional data on rents for vacant and occupied units are available in CMHC's [online data tables](#).

Figure 2



Source: CMHC Starts and Completions Survey, CMHC Rental Market Survey.

Note: Rental Units in structures with 5 or fewer units are excluded due to the majority of those units being accessory suites and laneway homes, which are not included in the primary rental market.

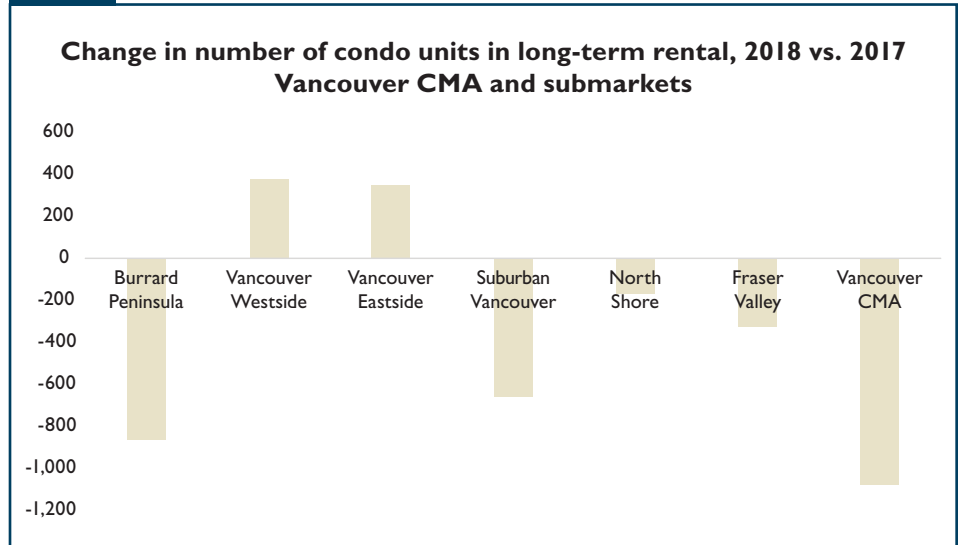
⁴ Turnover is a measure of mobility of tenants and provides a gauge of how often units become available in an area.

Number of rental apartment condos decreases

The number of condos in long-term rental declined by 1,081 units as investors sold or repurposed their properties. As a result, the proportion of condos being rented declined to 24.5% in 2018 from 25.8% in 2017. The change in investor activity varied across the region, with most of the decline being concentrated in the Burrard Peninsula and Suburban Vancouver survey zones (Figure 3).

With strong resale market price gains for apartment condominiums in recent years, some investors may have sold their unit, resulting in its removal from the rental market. The increased popularity of short-term vacation rentals may also have influenced some investors, particularly those in downtown Vancouver, to list their properties in those markets instead of seeking a long-term tenant.

Figure 3



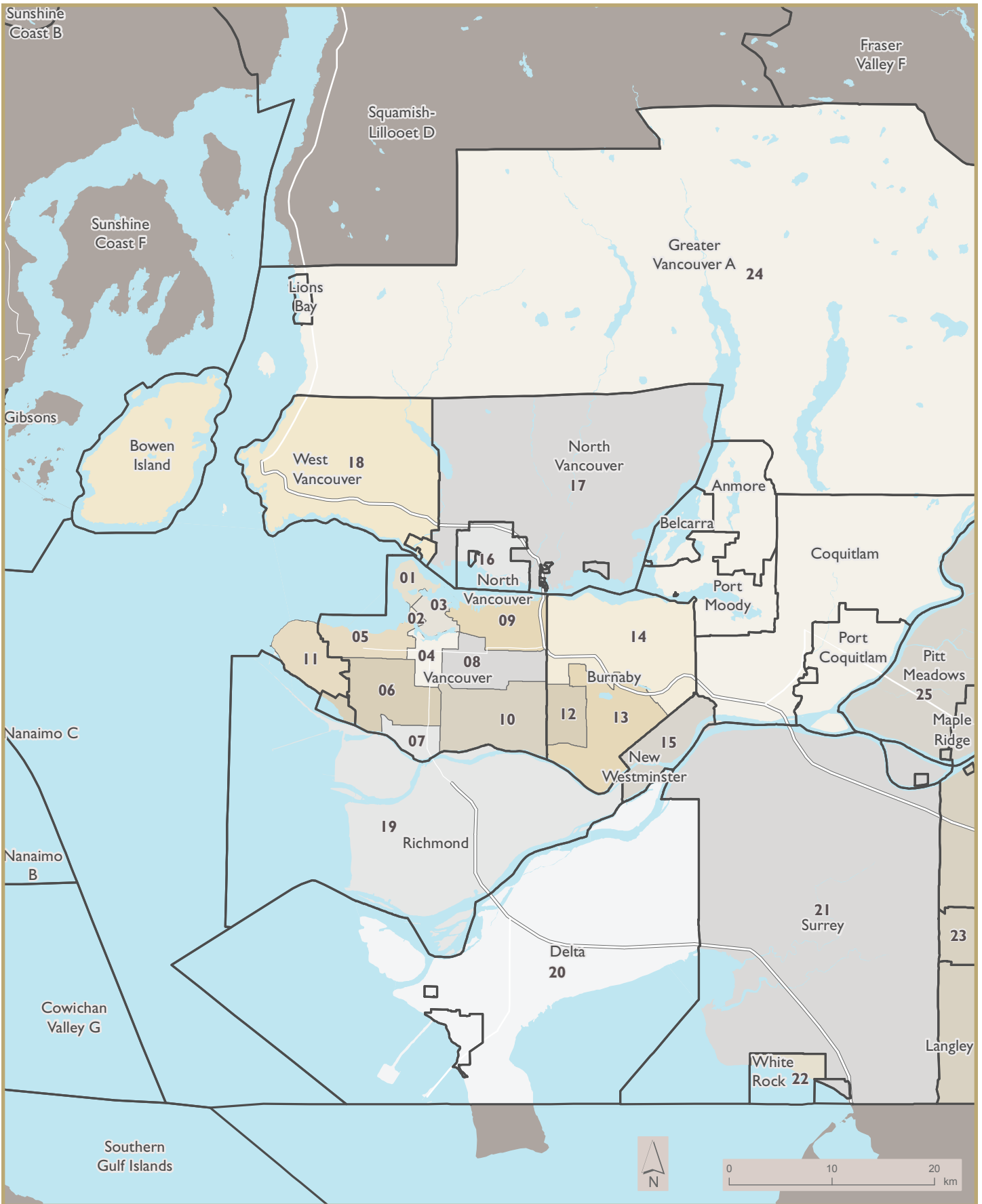
Source: CMHC Condominium Apartment Survey.

Note: More detailed data is available in the Appendix Table 4.3.1.

Apartment condo vacancy rate remains very low

Strong rental demand, coupled with a declining stock of units in long-term rental, kept vacancy rates for apartment condominiums low at 0.3%

in 2018. Consistent with the sustained low vacancy rates observed, the average monthly rent for apartment condominiums increased to \$1,855.



RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	West End, Stanley Park is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	English Bay runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	Downtown is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	West End/Downtown
Zone 4	South Granville/Oak is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	Kitsilano/Point Grey is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	Westside/Kerrisdale is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaughnessy and Oakridge.
Zone 7	Marpole is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	Mount Pleasant/Renfrew Heights is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	East Hastings is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	Southeast Vancouver includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	Vancouver City
Zone 11	University Endowment Lands includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	Central Park/Metrotown is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	Southeast Burnaby extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	North Burnaby is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	Burnaby City
Zone 15	New Westminster is the city boundaries.
Zone 16	North Vancouver City is the city boundaries.
Zone 17	North Vancouver DM is the district boundaries.
Zone 18	West Vancouver is the district boundaries.
Zone 19	Richmond is the city boundaries.
Zone 20	Delta is the corporation boundaries.
Zone 21	Surrey is the city boundaries.
Zone 22	White Rock is the city boundaries.
Zone 23	Langley City and Langley DM includes both the city and township boundaries.
Zone 24	Tri-Cities consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	Pitt Meadows/Maple Ridge is the district boundaries for both municipalities.
Zones 1-25	Vancouver CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	North Shore includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	Burrard Peninsula includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	Vancouver Westside includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), and Zone 11 (University Endowment Lands).
Sub Area 4	Vancouver Eastside includes RMS Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings) and Zone 10 (Southeast Vancouver).
Sub Areas 3-4	Vancouver East/Westside includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3-4	City of Vancouver
Sub Area 5	Suburban Vancouver includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 6	Fraser Valley includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas 1-6	Vancouver CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.1.6 Turnover Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.3.3 Vacancy Rates (%) by Structure Size and Zone
- 1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
West End/Stanley Park	0.7 a	1.1 a ↑	1.2 a	0.5 a ↓	0.2 a	0.2 a -	7.7 c	2.5 b ↓	1.0 a	0.6 a ↓	
English Bay	1.5 a	0.9 a -	1.2 a	1.1 a -	1.3 a	1.0 a -	6.9 c	**	1.3 a	1.1 a -	
Downtown	1.3 a	1.2 a -	1.3 a	1.1 a -	1.2 a	1.7 a ↑	**	0.0 c	1.3 a	1.2 a -	
West End/Downtown (Zones 1-3)	1.2 a	1.1 a -	1.2 a	1.0 a ↓	1.0 a	1.3 a -	6.4 c	1.2 d ↓	1.2 a	1.1 a ↓	
South Granville/Oak	0.7 b	0.3 a -	0.7 a	0.6 a -	1.1 a	0.2 a ↓	0.0 c	**	0.7 a	0.5 a -	
Kitsilano/Point Grey	0.5 a	0.8 a -	0.7 a	1.0 a -	1.1 a	0.2 b ↓	0.0 c	0.0 d -	0.7 a	0.8 a -	
Westside/Kerrisdale	2.2 c	0.7 b ↓	1.1 a	2.0 b ↑	2.0 a	0.9 a ↓	3.6 c	0.0 b ↓	1.5 a	1.5 b -	
Marpole	0.6 b	0.6 a -	0.9 a	0.5 a -	0.4 b	0.5 a -	0.0 d	0.0 d -	0.8 a	0.5 a -	
Mount Pleasant/Renfrew Heights	1.3 a	0.1 b ↓	0.7 a	0.5 a -	0.7 b	0.8 a -	0.0 d	0.0 d -	0.7 a	0.5 a -	
East Hastings	0.1 b	1.4 a ↑	0.4 a	0.4 a -	0.4 b	0.3 b -	**	0.0 d	0.4 a	0.6 a -	
Southeast Vancouver	0.0 c	0.0 d -	1.0 a	0.3 a ↓	0.3 a	0.1 a -	**	0.0 d	0.7 a	0.2 a ↓	
City of Vancouver (Zones 1-10)	0.9 a	0.8 a -	0.9 a	0.8 a -	1.0 a	0.7 a ↓	2.4 c	0.8 a ↓	0.9 a	0.8 a ↓	
University Endowment Lands	**	**	0.1 a	0.3 a ↑	0.4 a	0.2 a ↓	**	0.9 a	0.2 a	0.3 a -	
Central Park/Metrotown	0.3 a	1.4 a ↑	0.6 a	3.8 c ↑	1.3 a	1.9 b -	0.0 c	**	0.7 a	3.2 c ↑	
Southeast Burnaby	0.8 a	2.7 b ↑	0.5 a	0.5 a -	0.6 a	0.7 a -	0.0 c	1.3 a ↑	0.5 a	0.8 a ↑	
North Burnaby	0.0 b	1.4 a ↑	0.5 a	0.7 a ↑	0.2 a	1.4 a ↑	0.0 c	1.1 d ↑	0.3 a	1.0 a ↑	
Burnaby (Zones 12-14)	0.3 a	1.6 b ↑	0.5 a	2.2 a ↑	0.8 a	1.5 a ↑	0.0 c	2.2 b ↑	0.6 a	2.0 a ↑	
New Westminster	1.0 a	2.8 b ↑	1.0 a	1.6 a ↑	0.8 a	1.1 a -	**	1.4 a	1.1 a	1.6 a ↑	
North Vancouver City	0.9 d	0.5 a -	1.4 a	1.0 a -	1.2 a	0.6 a ↓	**	0.0 c	1.3 a	0.8 a -	
North Vancouver DM	0.0 a	0.0 a -	0.0 c	0.9 a ↑	2.1 b	3.2 a ↑	0.0 d	1.9 c ↑	0.9 a	1.7 a ↑	
West Vancouver	1.1 a	0.0 b ↓	0.2 a	0.4 a ↑	0.6 a	1.1 a -	**	**	0.4 a	0.6 a -	
Richmond	0.0 b	1.2 a ↑	0.8 a	1.0 a ↑	0.6 a	0.3 a ↓	0.7 a	0.0 c ↓	0.6 a	0.7 a ↑	
Delta	0.0 c	1.5 a ↑	1.1 a	1.3 a ↑	1.4 a	1.4 a -	**	**	1.2 a	1.3 a -	
Surrey	0.0 c	0.0 d -	0.5 a	0.4 a -	0.8 a	0.5 a ↓	0.0 b	0.0 b -	0.6 a	0.4 a ↓	
White Rock	**	**	0.3 a	0.9 a ↑	0.6 a	1.6 c ↑	**	**	0.6 a	1.1 a ↑	
Langley City and Langley DM	**	1.2 a	0.7 a	1.6 a ↑	**	1.4 a	**	3.0 c	1.5 c	1.5 a -	
Tri-Cities	1.1 a	0.0 b ↓	1.4 a	1.2 a -	1.3 a	1.5 a -	1.7 a	0.0 c ↓	1.4 a	1.2 a -	
Maple Ridge/Pitt Meadows	**	**	0.6 a	1.0 a ↑	0.5 a	2.4 a ↑	**	2.9 a	0.6 a	1.6 a ↑	
Vancouver CMA	0.8 a	0.9 a -	0.9 a	1.1 a ↑	1.0 a	0.9 a -	1.6 b	1.0 a ↓	0.9 a	1.0 a ↑	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	1,109 a	1,186 a	1,386 a	1,469 a	2,076 a	2,214 a	3,150 a	3,201 a	1,436 a	1,530 a
English Bay	1,131 a	1,181 a	1,436 a	1,579 a	2,097 a	2,254 a	2,723 b	3,586 d	1,467 a	1,597 a
Downtown	1,184 a	1,306 a	1,520 a	1,590 a	2,282 a	2,405 a	**	3,511 b	1,543 a	1,645 a
West End/Downtown (Zones 1-3)	1,156 a	1,254 a	1,468 a	1,566 a	2,186 a	2,330 a	3,136 b	3,368 a	1,499 a	1,609 a
South Granville/Oak	1,077 a	1,188 a	1,360 a	1,446 a	1,893 a	1,965 a	2,154 b	2,370 b	1,419 a	1,497 a
Kitsilano/Point Grey	1,084 a	1,136 a	1,367 a	1,442 a	1,912 a	2,023 a	2,727 b	**	1,446 a	1,527 a
Westside/Kerrisdale	1,045 a	1,127 a	1,371 a	1,444 a	2,194 b	2,155 a	2,899 a	3,082 a	1,657 a	1,693 a
Marpole	828 a	901 a	978 a	1,048 a	1,248 a	1,325 a	1,397 a	1,477 b	1,009 a	1,080 a
Mount Pleasant/Renfrew Heights	1,128 a	1,259 a	1,198 a	1,265 a	1,587 a	1,722 a	1,686 c	**	1,259 a	1,350 a
East Hastings	1,108 b	1,156 a	1,093 a	1,172 a	1,538 b	1,619 b	1,482 b	1,466 c	1,171 a	1,238 a
Southeast Vancouver	1,046 a	1,041 a	1,118 a	1,194 a	1,458 a	1,636 a	1,337 a	1,365 a	1,217 a	1,334 a
City of Vancouver (Zones 1-10)	1,107 a	1,198 a	1,326 a	1,411 a	1,860 a	1,964 a	2,313 a	2,427 b	1,389 a	1,478 a
University Endowment Lands	1,352 a	1,398 a	1,700 a	1,749 a	2,188 a	2,259 a	2,623 c	2,829 a	1,888 a	1,996 a
Central Park/Metrotown	1,027 a	1,083 a	1,112 a	1,173 a	1,404 a	1,490 a	1,764 b	1,919 b	1,186 a	1,252 a
Southeast Burnaby	792 a	846 a	945 a	1,006 a	1,155 a	1,291 a	1,266 a	1,294 a	1,010 a	1,094 a
North Burnaby	885 a	945 a	1,171 a	1,191 a	1,481 a	1,541 a	1,839 b	1,914 b	1,263 a	1,299 a
Burnaby (Zones 12-14)	927 a	985 a	1,101 a	1,149 a	1,381 a	1,466 a	1,617 b	1,672 a	1,178 a	1,238 a
New Westminster	825 a	914 a	988 a	1,109 a	1,335 a	1,476 a	1,632 a	1,860 b	1,079 a	1,206 a
North Vancouver City	1,018 a	1,143 a	1,220 a	1,333 a	1,584 a	1,648 a	2,022 b	2,457 b	1,333 a	1,424 a
North Vancouver DM	1,092 a	1,165 a	1,312 a	1,452 a	1,757 a	1,833 a	1,648 a	1,780 a	1,502 a	1,584 a
West Vancouver	1,198 a	1,275 a	1,551 a	1,620 a	2,434 a	2,408 a	3,400 a	3,621 a	1,833 a	1,896 a
Richmond	985 a	1,071 a	1,185 a	1,213 a	1,375 a	1,466 a	1,698 a	1,730 a	1,261 a	1,323 a
Delta	732 a	759 a	872 a	931 a	1,162 a	1,185 a	1,170 b	**	997 a	1,040 a
Surrey	835 a	774 a	908 a	978 a	1,077 a	1,151 a	1,213 a	1,307 a	1,005 a	1,079 a
White Rock	833 a	884 a	944 a	1,019 a	1,241 a	1,280 a	**	**	1,026 a	1,088 a
Langley City and Langley DM	800 a	826 a	975 a	1,046 a	1,340 a	1,385 a	1,752 c	1,719 b	1,170 a	1,214 a
Tri-Cities	810 a	861 a	1,005 a	1,098 a	1,221 a	1,328 a	1,342 a	1,370 a	1,081 a	1,178 a
Maple Ridge/Pitt Meadows	653 a	706 c	802 a	928 a	1,016 a	1,156 a	1,366 a	1,444 a	891 a	1,026 a
Vancouver CMA	1,060 a	1,150 a	1,223 a	1,307 a	1,552 a	1,649 a	1,801 a	1,921 a	1,297 a	1,385 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	729	728	2,620	2,618	481	484	40	40	3,870	3,870
English Bay	886	864	5,190	5,120	681	667	32	28	6,789	6,679
Downtown	2,212	2,229	7,078	7,321	1,270	1,410	27	28	10,587	10,988
West End/Downtown (Zones 1-3)	3,827	3,821	14,888	15,059	2,432	2,561	99	96	21,246	21,537
South Granville/Oak	1,386	1,390	4,941	4,980	1,456	1,471	49	48	7,832	7,889
Kitsilano/Point Grey	863	854	4,960	4,942	1,339	1,330	51	49	7,213	7,175
Westside/Kerrisdale	218	220	1,847	1,851	926	931	94	91	3,085	3,093
Marpole	364	359	2,882	2,841	709	711	21	23	3,976	3,934
Mount Pleasant/Renfrew Heights	989	1,088	4,401	4,484	978	1,066	87	93	6,455	6,731
East Hastings	1,029	924	3,366	3,400	809	803	79	50	5,283	5,177
Southeast Vancouver	231	233	1,222	1,238	645	749	55	58	2,153	2,278
City of Vancouver (Zones 1-10)	8,907	8,889	38,507	38,795	9,294	9,622	535	508	57,243	57,814
University Endowment Lands	70	104	676	748	466	590	65	136	1,277	1,578
Central Park/Metrotown	336	326	3,900	3,765	1,531	1,491	54	46	5,821	5,628
Southeast Burnaby	144	137	1,351	1,367	709	742	143	147	2,347	2,393
North Burnaby	290	285	2,310	2,314	1,078	1,050	196	195	3,874	3,844
Burnaby (Zones 12-14)	770	748	7,561	7,446	3,318	3,283	393	388	12,042	11,865
New Westminster	774	820	5,250	5,478	2,116	2,243	135	162	8,275	8,703
North Vancouver City	497	504	3,705	3,660	1,905	1,853	43	49	6,150	6,066
North Vancouver DM	180	183	333	360	448	391	113	113	1,074	1,047
West Vancouver	236	236	1,305	1,303	695	694	94	93	2,330	2,326
Richmond	331	332	1,427	1,429	1,188	1,191	145	145	3,091	3,097
Delta	71	73	857	853	762	767	36	34	1,726	1,727
Surrey	130	78	2,585	2,648	2,483	2,485	384	392	5,582	5,603
White Rock	72	72	936	939	373	375	7	7	1,388	1,393
Langley City and Langley DM	88	89	1,070	1,140	1,205	1,198	62	68	2,425	2,495
Tri-Cities	192	160	2,494	2,278	1,550	1,464	110	105	4,346	4,007
Maple Ridge/Pitt Meadows	25	25	901	912	572	595	49	36	1,547	1,568
Vancouver CMA	12,343	12,313	67,607	67,989	26,375	26,751	2,171	2,236	108,496	109,289

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**I.1.4 Private Apartment Availability Rates (%)
by Zone and Bedroom Type
Vancouver CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	0.8 a	n/a	1.4 a	n/a	0.2 a	n/a	7.7 c	n/a	1.2 a	n/a
English Bay	1.5 a	n/a	1.4 a	n/a	2.0 b	n/a	6.9 c	n/a	1.5 a	n/a
Downtown	2.0 c	n/a	2.0 a	n/a	2.0 b	n/a	**	n/a	2.0 a	n/a
West End/Downtown (Zones 1-3)	1.6 b	n/a	1.7 a	n/a	1.6 a	n/a	6.4 c	n/a	1.7 a	n/a
South Granville/Oak	1.2 a	n/a	1.3 a	n/a	1.8 a	n/a	0.0 c	n/a	1.4 a	n/a
Kitsilano/Point Grey	0.9 a	n/a	1.1 a	n/a	2.1 c	n/a	0.0 c	n/a	1.3 a	n/a
Westside/Kerrisdale	2.2 c	n/a	1.3 a	n/a	2.8 a	n/a	3.6 c	n/a	1.9 a	n/a
Marpole	1.0 d	n/a	1.1 a	n/a	1.2 a	n/a	0.0 d	n/a	1.1 a	n/a
Mount Pleasant/Renfrew Heights	1.7 c	n/a	1.4 a	n/a	1.1 d	n/a	0.0 d	n/a	1.4 a	n/a
East Hastings	1.9 b	n/a	1.0 a	n/a	1.5 a	n/a	**	n/a	1.3 a	n/a
Southeast Vancouver	2.5 b	n/a	1.8 b	n/a	0.9 a	n/a	**	n/a	1.6 a	n/a
City of Vancouver (Zones 1-10)	1.5 a	n/a	1.4 a	n/a	1.7 a	n/a	2.4 c	n/a	1.5 a	n/a
University Endowment Lands	**	n/a	0.5 a	n/a	0.4 a	n/a	**	n/a	0.4 a	n/a
Central Park/Metrotown	0.9 a	n/a	1.3 a	n/a	2.2 c	n/a	0.0 c	n/a	1.5 b	n/a
Southeast Burnaby	1.6 b	n/a	0.8 a	n/a	0.9 a	n/a	0.0 c	n/a	0.8 a	n/a
North Burnaby	0.0 b	n/a	1.0 a	n/a	2.5 a	n/a	**	n/a	1.4 a	n/a
Burnaby (Zones 12-14)	0.7 a	n/a	1.1 a	n/a	2.0 a	n/a	1.0 d	n/a	1.3 a	n/a
New Westminster	1.1 a	n/a	1.5 a	n/a	1.2 a	n/a	**	n/a	1.5 a	n/a
North Vancouver City	0.9 d	n/a	2.4 b	n/a	1.8 b	n/a	**	n/a	2.1 b	n/a
North Vancouver DM	1.7 a	n/a	1.3 a	n/a	2.5 a	n/a	1.0 d	n/a	1.8 a	n/a
West Vancouver	1.1 a	n/a	0.3 a	n/a	0.8 a	n/a	**	n/a	0.5 a	n/a
Richmond	0.6 a	n/a	1.2 a	n/a	1.3 a	n/a	2.2 a	n/a	1.2 a	n/a
Delta	1.5 a	n/a	1.5 a	n/a	1.7 a	n/a	**	n/a	1.7 a	n/a
Surrey	2.3 a	n/a	0.8 a	n/a	1.1 a	n/a	0.3 a	n/a	1.0 a	n/a
White Rock	**	n/a	0.8 a	n/a	1.2 a	n/a	**	n/a	1.1 a	n/a
Langley City and Langley DM	5.1 d	n/a	1.3 a	n/a	2.3 c	n/a	**	n/a	2.1 c	n/a
Tri-Cities	1.7 b	n/a	1.8 a	n/a	2.5 a	n/a	1.7 a	n/a	2.0 a	n/a
Maple Ridge/Pitt Meadows	**	n/a	0.9 a	n/a	1.3 a	n/a	**	n/a	1.0 a	n/a
Vancouver CMA	1.4 a	n/a	1.4 a	n/a	1.7 a	n/a	2.0 a	n/a	1.5 a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Vancouver CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	West End/St Stanley Park	5.3 b	7.8 a	5.2 d	6.7 a	6.5 c	7.9 c	++	**	4.9 c
English Bay	5.2 d	++	2.7 c	8.7 b	++	11.2 d	**	++	2.4 c	8.3 c
Downtown	5.0 c	5.1 d	6.1 c	4.4 c	8.0 c	++	++	++	5.7 c	4.8 c
West End/Downtown (Zones 1-3)	5.1 b	4.9 c	4.9 b	6.2 b	5.4 c	5.9 c	**	++	4.5 b	6.4 b
South Granville/Oak	4.0 c	6.7 b	4.5 c	6.8 b	6.0 b	5.7 c	++	**	4.7 b	6.2 b
Kitsilano/Point Grey	4.5 d	7.0 c	3.9 d	7.1 b	4.4 d	7.4 c	++	++	3.7 d	7.3 b
Westside/Kerrisdale	3.5 d	**	5.6 c	3.5 d	10.6 c	++	++	**	7.0 b	**
Marpole	**	6.2 c	3.9 d	6.7 c	3.6 d	4.8 d	++	++	3.5 c	6.4 c
Mount Pleasant/Renfrew Heights	7.8 c	9.3 c	6.5 c	5.4 c	4.8 d	3.9 d	**	++	6.3 c	6.1 c
East Hastings	5.8 d	4.5 d	8.1 c	6.9 c	5.5 c	**	**	**	7.2 b	5.6 c
Southeast Vancouver	4.9 d	6.3 c	3.6 c	5.5 c	4.3 b	5.0 c	10.7 d	0.5 b	3.5 b	5.4 c
City of Vancouver (Zones 1-10)	4.9 b	6.2 a	5.1 b	6.2 a	5.4 b	5.3 b	++	++	4.9 a	6.1 a
University Endowment Lands	**	**	6.9 c	4.9 c	4.9 d	4.7 c	9.7 b	1.6 c	7.1 c	3.6 d
Central Park/Metrotown	6.4 c	4.8 b	7.7 b	5.8 c	5.1 c	4.9 c	++	5.2 d	6.5 b	5.6 b
Southeast Burnaby	3.8 d	7.8 b	4.6 d	8.3 c	6.0 c	6.1 c	5.4 c	2.2 c	4.1 d	7.6 b
North Burnaby	11.2 c	7.9 b	9.8 b	3.3 c	9.9 b	3.3 c	13.0 c	**	10.3 c	3.5 c
Burnaby (Zones 12-14)	7.3 b	6.4 a	7.8 a	5.5 b	6.8 b	4.6 b	5.6 c	6.2 c	7.2 a	5.3 b
New Westminster	8.9 c	5.2 d	10.2 c	8.3 b	9.6 b	7.5 b	**	**	9.0 b	8.1 b
North Vancouver City	3.8 d	5.4 d	4.5 d	7.3 c	4.8 d	5.5 d	**	++	5.2 c	5.8 c
North Vancouver DM	10.5 a	4.9 a	9.4 b	6.0 b	**	6.2 a	11.0 d	7.3 c	9.7 b	5.4 a
West Vancouver	**	7.7 c	4.2 b	4.2 c	6.5 b	-1.9 c	-5.4 c	**	4.6 b	2.7 b
Richmond	6.4 c	6.0 b	3.4 c	4.5 a	1.8 c	8.5 a	4.5 a	5.8 a	2.4 c	7.0 a
Delta	2.5 a	4.7 b	1.8 b	6.3 a	3.6 b	4.0 b	**	**	3.5 b	4.9 b
Surrey	10.6 c	5.2 b	6.5 b	5.4 c	7.6 a	4.2 c	5.9 b	4.3 d	7.0 a	4.9 b
White Rock	5.2 d	**	**	**	8.3 c	8.6 c	**	**	7.8 c	8.2 c
Langley City and Langley DM	9.6 b	**	5.1 b	7.8 c	4.4 c	7.9 c	**	12.2 d	5.0 b	7.0 c
Tri-Cities	7.6 b	11.0 c	13.0 a	9.5 b	9.4 a	8.0 b	9.6 b	3.1 d	11.1 a	9.0 b
Maple Ridge/Pitt Meadows	**	**	9.5 c	9.2 c	8.4 b	7.9 c	**	4.0 d	7.7 b	9.1 b
Vancouver CMA	5.8 a	6.2 a	6.1 a	6.4 a	6.2 a	5.5 a	4.4 c	5.7 c	5.9 a	6.2 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Vancouver CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	7.7 b	14.5 c ↑	6.8 b	10.7 c ↑	5.7 b	11.6 a ↑	4.2 d	12.6 a ↑	6.8 a	11.5 a ↑
English Bay	12.4 c	**	11.2 a	12.9 c -	8.0 b	9.5 c -	0.0 c	**	11.0 a	13.0 c -
Downtown	**	17.8 d	16.6 d	15.6 a -	**	12.7 c	**	**	17.6 d	15.6 a -
West End/Downtown (Zones 1-3)	16.1 d	16.8 d -	13.1 a	13.8 a -	12.9 c	11.6 c -	**	9.3 c	13.5 a	14.0 a -
South Granville/Oak	15.0 c	14.8 c -	13.8 a	14.1 a -	11.6 c	13.3 c -	**	**	13.5 a	14.1 a -
Kitsilano/Point Grey	14.7 c	12.9 d -	16.9 a	13.9 a ↓	17.4 d	14.5 c -	**	0.0 d	16.6 a	13.8 a ↓
Westside/Kerrisdale	**	13.3 d	9.3 b	16.9 d ↑	6.5 b	13.4 c ↑	3.0 c	4.4 d -	8.3 b	15.2 d ↑
Marpole	7.4 c	7.9 c -	11.4 c	8.8 b ↓	6.5 c	7.2 c -	0.0 d	**	10.1 c	8.4 b ↓
Mount Pleasant/Renfrew Heights	22.2 d	12.6 c ↓	11.8 c	13.5 c -	13.1 d	12.7 d -	**	**	13.4 c	13.1 c -
East Hastings	16.7 a	12.3 d ↓	11.1 c	11.9 c -	8.9 b	12.3 d ↑	2.5 c	**	11.6 a	11.9 c -
Southeast Vancouver	5.4 c	20.8 d ↑	7.8 b	16.2 a ↑	4.1 b	16.7 a ↑	**	0.0 d	6.3 b	16.2 a ↑
City of Vancouver (Zones 1-10)	15.6 a	14.7 a -	12.9 a	13.5 a -	11.3 a	12.7 a ↑	5.2 c	4.8 c -	12.9 a	13.5 a -
University Endowment Lands	**	**	**	33.8 a -	15.1 d	**	**	**	**	34.1 a -
Central Park/Metrotown	**	17.7 d	16.1 d	18.2 a -	13.7 c	14.6 c -	**	4.7 c	15.5 d	17.2 a -
Southeast Burnaby	19.0 d	15.4 d -	17.5 d	11.1 c ↓	12.8 c	9.4 c ↓	18.7 d	3.9 d ↓	16.3 d	10.5 c ↓
North Burnaby	10.8 c	15.1 d ↑	14.2 c	13.0 a -	10.5 d	15.8 d ↑	**	**	12.8 c	14.2 a -
Burnaby (Zones 12-14)	15.4 d	16.2 a -	15.7 a	15.3 a -	12.5 c	13.9 a -	**	**	14.8 a	14.9 a -
New Westminster	12.5 c	11.3 d -	17.2 a	13.5 a ↓	13.4 c	11.7 c -	5.2 d	**	15.5 a	12.7 a ↓
North Vancouver City	10.0 d	**	13.0 c	15.9 a ↑	11.1 c	11.3 c -	**	**	12.2 c	14.4 c ↑
North Vancouver DM	9.4 a	**	13.6 d	**	19.4 a	18.3 d -	10.3 c	11.9 c -	15.0 d	**
West Vancouver	**	**	15.4 d	13.2 d -	15.3 d	14.7 d -	22.0 d	**	15.4 d	14.9 d -
Richmond	7.5 b	**	11.4 d	17.4 a ↑	8.6 c	22.8 d ↑	**	**	9.4 b	19.4 d ↑
Delta	20.2 a	**	18.5 a	32.4 a ↑	15.2 d	**	**	**	17.2 a	33.3 a ↑
Surrey	22.8 a	7.6 c ↓	17.8 a	11.1 c ↓	14.9 a	7.3 b ↓	17.5 d	**	16.6 a	9.0 b ↓
White Rock	11.6 d	**	13.2 c	11.3 c -	**	11.6 d	**	**	13.5 d	11.6 c -
Langley City and Langley DM	20.6 d	6.8 c ↓	16.7 a	19.2 d -	19.2 a	16.8 d -	22.3 d	**	18.1 a	17.3 d -
Tri-Cities	13.3 c	5.5 d ↓	18.5 a	11.3 c ↓	15.0 a	8.5 b ↓	9.3 b	6.8 b ↓	16.7 a	9.9 b ↓
Maple Ridge/Pitt Meadows	4.7 a	5.2 d -	16.5 a	8.4 b ↓	12.6 c	8.8 b ↓	**	2.8 a	14.9 a	8.4 a ↓
Vancouver CMA	15.1 a	14.6 a -	14.2 a	14.3 a -	12.8 a	13.5 a -	11.1 c	11.6 c -	13.9 a	14.1 a -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.1 Private Apartment Vacancy Rates (%)											
by Year of Construction and Bedroom Type											
Vancouver CMA											
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
City of Vancouver (Zones 1-10)											
Pre 1960	1.3 a	1.0 a -	1.0 a	0.8 a -	1.0 a	0.2 b ↓	2.9 c	**	1.1 a	0.8 a ↓	
1960 - 1974	0.9 a	0.7 a -	1.0 a	0.8 a ↓	1.2 a	0.6 a ↓	3.4 d	0.0 c ↓	1.0 a	0.8 a ↓	
1975 - 1989	0.7 a	1.3 a ↑	0.7 a	0.8 a -	0.5 a	0.2 a -	0.0 d	**	0.6 a	0.7 a -	
1990 - 2004	0.0 c	0.2 a ↑	0.6 a	0.6 a -	0.6 a	1.1 a ↑	**	0.0 d	0.6 a	0.7 a -	
2005+	0.7 b	1.2 a -	0.7 a	1.7 a ↑	1.5 b	1.5 a -	**	0.0 a	0.9 a	1.5 a ↑	
Total	0.9 a	0.8 a -	0.9 a	0.8 a -	1.0 a	0.7 a ↓	2.4 c	0.8 a ↓	0.9 a	0.8 a ↓	
Burnaby (Zones 12-14)											
Pre 1960	**	**	0.3 b	**	0.0 c	**	**	2.3 b	0.3 b	3.0 c ↑	
1960 - 1974	0.2 a	1.4 a ↑	0.6 a	2.4 a ↑	1.1 a	1.5 a ↑	0.0 c	1.8 c ↑	0.7 a	2.1 a ↑	
1975 - 1989	**	0.0 a	0.4 a	0.7 a ↑	0.0 d	1.5 b ↑	**	**	0.3 a	0.9 a ↑	
1990 - 2004	**	**	0.0 a	**	**	**	-	-	**	**	
2005+	**	**	**	**	**	**	-	**	**	**	
Total	0.3 a	1.6 b ↑	0.5 a	2.2 a ↑	0.8 a	1.5 a ↑	0.0 c	2.2 b ↑	0.6 a	2.0 a ↑	
New Westminister											
Pre 1960	**	**	**	**	0.0 d	**	**	**	**	**	
1960 - 1974	0.4 b	1.6 c ↑	1.0 a	0.5 a ↓	1.1 a	0.5 a ↓	**	1.0 d	1.1 a	0.6 a ↓	
1975 - 1989	1.1 a	2.0 a ↑	0.5 a	0.9 a ↑	0.6 a	1.2 a ↑	-	-	0.6 a	1.1 a ↑	
1990 - 2004	**	**	**	**	**	**	**	**	**	**	
2005+	**	**	**	11.8 a	**	2.1 a	**	3.5 a	**	7.2 a	
Total	1.0 a	2.8 b ↑	1.0 a	1.6 a ↑	0.8 a	1.1 a -	**	1.4 a	1.1 a	1.6 a ↑	
Surrey											
Pre 1960	**	**	0.0 a	0.0 a -	0.0 a	0.0 a -	**	**	0.0 a	0.0 a -	
1960 - 1974	**	**	0.4 a	0.4 a -	0.9 a	0.3 a ↓	0.0 b	0.0 b -	0.6 a	0.3 a ↓	
1975 - 1989	**	0.0 a	0.8 a	0.4 a ↓	1.0 a	0.7 a ↓	0.0 a	0.0 a -	0.8 a	0.5 a ↓	
1990 - 2004	-	-	**	0.0 a	0.0 c	0.0 c -	**	0.0 a	0.0 c	0.0 c -	
2005+	-	-	**	**	**	**	-	**	**	**	
Total	0.0 c	0.0 d -	0.5 a	0.4 a -	0.8 a	0.5 a ↓	0.0 b	0.0 b -	0.6 a	0.4 a ↓	
Vancouver CMA											
Pre 1960	1.3 a	1.3 a -	1.0 a	1.1 a -	0.8 a	0.5 a -	1.6 c	1.9 c -	1.0 a	1.0 a -	
1960 - 1974	0.8 a	0.7 a -	0.9 a	1.0 a -	1.1 a	0.9 a ↓	1.6 b	0.8 a ↓	0.9 a	1.0 a -	
1975 - 1989	0.5 a	0.9 a ↑	0.7 a	0.8 a ↑	0.7 a	0.7 a -	0.7 a	0.5 b -	0.7 a	0.8 a ↑	
1990 - 2004	0.0 c	0.2 a ↑	0.7 a	0.6 a -	0.4 a	0.9 a ↑	**	0.0 c	0.5 a	0.7 a -	
2005+	0.7 a	1.7 a ↑	0.7 a	2.6 a ↑	2.1 c	2.0 a -	**	1.8 a	1.3 a	2.3 a ↑	
Total	0.8 a	0.9 a -	0.9 a	1.1 a ↑	1.0 a	0.9 a -	1.6 b	1.0 a ↓	0.9 a	1.0 a ↑	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Vancouver CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
City of Vancouver (Zones I-10)										
Pre 1960	1,018 a	1,089 a	1,229 a	1,310 a	1,723 a	1,791 a	2,409 b	2,424 c	1,296 a	1,368 a
1960 - 1974	1,095 a	1,150 a	1,316 a	1,390 a	1,899 a	1,972 a	2,266 b	2,342 b	1,348 a	1,418 a
1975 - 1989	998 a	1,119 a	1,217 a	1,295 a	1,675 a	1,769 a	1,835 b	1,994 d	1,330 a	1,414 a
1990 - 2004	1,238 a	1,300 a	1,516 a	1,557 a	1,888 a	1,999 a	**	**	1,592 a	1,654 a
2005+	1,496 a	1,607 a	1,730 a	1,869 a	2,505 b	2,457 a	3,365 c	3,235 a	1,884 a	1,983 a
Total	1,107 a	1,198 a	1,326 a	1,411 a	1,860 a	1,964 a	2,313 a	2,427 b	1,389 a	1,478 a
Burnaby (Zones 12-14)										
Pre 1960	753 a	813 a	923 a	995 a	1,131 a	1,238 a	1,377 a	1,465 a	1,002 a	1,089 a
1960 - 1974	970 a	1,031 a	1,100 a	1,157 a	1,398 a	1,481 a	1,700 b	1,722 b	1,183 a	1,245 a
1975 - 1989	**	**	1,222 a	1,164 a	1,492 a	1,501 a	**	**	1,271 a	1,248 a
1990 - 2004	**	**	966 a	**	1,136 a	1,255 b	-	-	1,063 a	1,168 a
2005+	**	**	**	**	**	**	-	**	**	**
Total	927 a	985 a	1,101 a	1,149 a	1,381 a	1,466 a	1,617 b	1,672 a	1,178 a	1,238 a
New Westminster										
Pre 1960	748 b	829 b	910 a	988 a	1,069 c	1,147 c	**	**	930 a	1,001 a
1960 - 1974	827 a	885 a	977 a	1,068 a	1,269 a	1,375 a	1,643 a	1,708 b	1,048 a	1,140 a
1975 - 1989	852 a	843 a	1,101 a	1,207 a	1,376 a	1,467 a	-	-	1,173 a	1,262 a
1990 - 2004	**	**	938 b	959 b	1,245 a	1,353 b	**	**	1,078 b	1,130 b
2005+	**	**	**	1,564 a	1,919 b	2,009 a	**	2,443 a	1,770 d	1,773 a
Total	825 a	914 a	988 a	1,109 a	1,335 a	1,476 a	1,632 a	1,860 b	1,079 a	1,206 a
Surrey										
Pre 1960	**	**	802 a	780 a	965 a	1,005 a	**	**	962 a	993 a
1960 - 1974	911 a	**	881 a	959 a	1,020 a	1,084 a	1,198 a	1,289 a	969 a	1,043 a
1975 - 1989	787 a	819 a	962 a	1,002 a	1,197 a	1,210 a	1,410 a	1,382 a	1,064 a	1,087 a
1990 - 2004	-	-	969 a	999 a	1,104 a	1,204 a	**	1,373 a	1,095 a	1,188 a
2005+	-	-	**	**	**	**	-	**	**	**
Total	835 a	774 a	908 a	978 a	1,077 a	1,151 a	1,213 a	1,307 a	1,005 a	1,079 a
Vancouver CMA										
Pre 1960	1,000 a	1,066 a	1,180 a	1,258 a	1,575 a	1,646 a	1,947 b	1,962 b	1,250 a	1,321 a
1960 - 1974	1,042 a	1,108 a	1,203 a	1,280 a	1,490 a	1,572 a	1,728 a	1,806 a	1,255 a	1,332 a
1975 - 1989	923 a	999 a	1,107 a	1,171 a	1,386 a	1,458 a	1,541 a	1,631 a	1,198 a	1,265 a
1990 - 2004	1,233 a	1,297 a	1,450 a	1,484 a	1,626 a	1,731 a	1,848 c	1,830 b	1,496 a	1,555 a
2005+	1,394 a	1,523 a	1,655 a	1,757 a	2,214 a	2,229 a	2,757 b	2,798 a	1,832 a	1,909 a
Total	1,060 a	1,150 a	1,223 a	1,307 a	1,552 a	1,649 a	1,801 a	1,921 a	1,297 a	1,385 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Vancouver CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
City of Vancouver (Zones I-10)										
Pre 1960	14.8 c	14.5 c -	14.5 a	14.5 a -	10.3 c	12.6 c -	**	**	13.7 a	14.1 a -
1960 - 1974	13.1 a	12.5 c -	11.2 a	11.7 a -	9.2 b	10.1 c -	0.9 d	3.6 d ↑	11.2 a	11.6 a -
1975 - 1989	20.8 d	12.7 a ↓	12.4 c	14.2 c -	13.8 c	11.1 c ↓	4.7 d	4.6 d -	13.6 a	13.1 a -
1990 - 2004	**	20.0 a	13.8 c	18.2 a ↑	10.5 c	17.7 a ↑	**	**	13.4 c	18.2 a ↑
2005+	**	**	**	19.5 d	**	13.8 c	**	**	**	18.8 d
Total	15.6 a	14.7 a -	12.9 a	13.5 a -	11.3 a	12.7 a ↑	5.2 c	4.8 c -	12.9 a	13.5 a -
Burnaby (Zones 12-14)										
Pre 1960	**	**	14.8 c	**	12.0 d	**	8.8 c	**	13.8 c	14.2 d -
1960 - 1974	17.6 d	19.3 a -	15.6 a	15.2 a -	11.3 c	13.9 a ↑	**	**	14.7 a	15.0 a -
1975 - 1989	**	4.7 a	18.4 a	14.0 c ↓	18.2 d	**	**	**	17.4 a	13.8 c ↓
1990 - 2004	**	**	12.9 a	**	**	**	-	-	12.9 d	**
2005+	**	**	**	**	**	**	-	-	**	**
Total	15.4 d	16.2 a -	15.7 a	15.3 a -	12.5 c	13.9 a -	**	**	14.8 a	14.9 a -
New Westminister										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	11.9 d	12.2 d -	16.1 a	12.5 c ↓	13.8 a	12.2 c -	5.8 d	5.8 d -	14.9 a	12.2 c ↓
1975 - 1989	13.1 a	**	21.5 d	14.3 c ↓	**	9.8 b	-	-	19.4 d	11.9 c ↓
1990 - 2004	**	**	**	**	**	12.5 d	**	**	6.6 c	**
2005+	**	**	**	**	**	**	**	**	**	**
Total	12.5 c	11.3 d -	17.2 a	13.5 a ↓	13.4 c	11.7 c -	5.2 d	**	15.5 a	12.7 a ↓
Surrey										
Pre 1960	**	**	29.3 a	35.8 a ↑	23.6 a	5.6 d ↓	**	**	24.9 a	**
1960 - 1974	**	**	18.4 a	8.3 c ↓	14.0 a	4.0 c ↓	17.8 d	**	16.8 a	6.2 c ↓
1975 - 1989	12.6 c	10.3 d -	16.6 a	13.8 d -	18.2 a	**	19.4 a	**	17.1 a	11.5 d ↓
1990 - 2004	-	-	**	15.0 d	10.3 d	11.3 d -	**	**	**	11.7 c
2005+	-	-	**	**	**	**	-	-	**	**
Total	22.8 a	7.6 c ↓	17.8 a	11.1 c ↓	14.9 a	7.3 b ↓	17.5 d	**	16.6 a	9.0 b ↓
Vancouver CMA										
Pre 1960	14.8 c	14.2 c -	15.0 a	14.7 a -	10.5 c	11.4 c -	11.0 d	**	13.9 a	13.9 a -
1960 - 1974	13.5 a	12.9 a -	13.1 a	12.9 a -	12.3 a	11.3 a ↓	11.2 c	11.5 c -	12.9 a	12.5 a -
1975 - 1989	15.0 d	10.8 c ↓	15.7 a	14.3 a ↓	14.4 a	15.4 a -	11.8 d	**	15.1 a	14.4 a -
1990 - 2004	**	19.9 a	14.3 c	20.0 a ↑	12.1 c	17.4 a ↑	**	**	13.9 c	18.8 a ↑
2005+	25.4 d	**	**	21.1 a	18.8 d	18.8 d -	**	**	21.8 d	20.9 a -
Total	15.1 a	14.6 a -	14.2 a	14.3 a -	12.8 a	13.5 a -	11.1 c	11.6 c -	13.9 a	14.1 a -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Vancouver CMA										
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
City of Vancouver (Zones 1-10)										
3 to 5 Units	**	0.0 d	**	0.3 b	**	0.0 c	0.0 d	**	**	0.1 b
6 to 19 Units	0.0 c	0.3 b ↑	0.6 a	1.0 a -	0.9 a	0.6 a -	**	**	0.6 a	0.8 a -
20 to 49 Units	1.2 a	1.2 a -	0.7 a	0.7 a -	0.8 a	0.4 a ↓	1.8 b	0.6 b ↓	0.8 a	0.7 a ↓
50 to 99 Units	0.9 a	0.6 a -	1.3 a	0.6 a ↓	0.5 a	0.8 a ↑	**	1.2 a	1.1 a	0.6 a ↓
100 to 199 Units	1.0 a	0.6 a -	1.4 a	1.4 a -	2.1 a	1.3 a ↓	0.0 a	0.0 a -	1.4 a	1.2 a -
200+ Units	0.4 a	0.8 a ↑	0.1 a	1.2 a ↑	0.8 a	1.8 a ↑	**	**	0.3 a	1.2 a ↑
Total	0.9 a	0.8 a -	0.9 a	0.8 a -	1.0 a	0.7 a ↓	2.4 c	0.8 a ↓	0.9 a	0.8 a ↓
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	**	**	**	**	**	3.7 b	0.0 d	**
6 to 19 Units	**	**	0.6 b	**	0.7 b	**	0.0 d	0.0 d -	0.7 a	2.6 c ↑
20 to 49 Units	0.0 b	0.4 b ↑	0.9 a	1.4 a ↑	1.3 a	0.9 a -	0.0 b	1.3 d ↑	0.9 a	1.2 a -
50 to 99 Units	0.0 b	1.3 a ↑	0.4 a	3.7 c ↑	0.1 a	1.7 a ↑	0.0 a	3.1 a ↑	0.3 a	2.9 b ↑
100 to 199 Units	0.0 a	0.0 a -	0.1 a	1.6 a ↑	0.7 a	1.8 a ↑	**	**	0.2 a	1.6 a ↑
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	0.3 a	1.6 b ↑	0.5 a	2.2 a ↑	0.8 a	1.5 a ↑	0.0 c	2.2 b ↑	0.6 a	2.0 a ↑
New Westminster										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	1.0 d	0.4 b -	**	**	**	**	**	1.2 d
20 to 49 Units	1.0 a	2.7 c ↑	0.9 a	0.6 a -	0.8 a	0.6 a -	2.9 c	0.0 c ↓	0.9 a	0.8 a -
50 to 99 Units	0.0 c	0.0 c -	0.9 d	0.4 a -	0.9 a	1.2 a -	5.3 d	3.1 d -	1.0 d	0.8 a -
100 to 199 Units	**	0.7 a	0.6 b	0.6 a -	0.5 a	0.4 a -	0.0 a	0.0 a -	0.5 a	0.6 a -
200+ Units	-	**	-	**	-	**	-	**	-	**
Total	1.0 a	2.8 b ↑	1.0 a	1.6 a ↑	0.8 a	1.1 a -	**	1.4 a	1.1 a	1.6 a ↑
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	**	**	**	0.0 b	0.0 b	0.0 b -	**	**	0.7 b	0.0 b ↓
20 to 49 Units	**	**	0.4 b	0.8 d -	1.8 b	0.2 a ↓	0.0 a	**	1.2 a	0.3 a ↓
50 to 99 Units	**	**	0.3 a	0.4 a -	0.1 a	0.7 a ↑	0.0 c	0.0 b -	0.2 a	0.5 a ↑
100 to 199 Units	**	-	0.9 a	0.4 a ↓	0.0 a	0.0 a -	**	**	0.5 a	0.2 a ↓
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	0.0 c	0.0 d -	0.5 a	0.4 a -	0.8 a	0.5 a ↓	0.0 b	0.0 b -	0.6 a	0.4 a ↓
Vancouver CMA										
3 to 5 Units	**	0.0 d	**	**	1.5 d	0.2 b -	1.8 c	0.9 a ↓	2.1 c	**
6 to 19 Units	0.4 b	1.0 a -	0.7 a	1.1 a -	1.0 a	1.0 a -	2.4 c	0.9 d ↓	0.8 a	1.1 a -
20 to 49 Units	1.1 a	1.2 a -	0.9 a	0.8 a -	1.2 a	0.7 a ↓	1.7 b	0.9 a ↓	1.0 a	0.9 a ↓
50 to 99 Units	0.6 a	0.7 a -	0.8 a	1.0 a ↑	0.5 a	1.1 a ↑	1.4 a	1.0 a -	0.7 a	1.0 a ↑
100 to 199 Units	0.7 a	0.5 a -	1.0 a	1.1 a -	1.2 a	1.1 a -	0.8 a	0.9 a -	1.0 a	1.0 a -
200+ Units	0.5 a	1.6 a ↑	0.3 a	3.2 a ↑	1.7 a	2.0 a ↑	**	5.3 a	0.5 a	2.7 a ↑
Total	0.8 a	0.9 a -	0.9 a	1.1 a ↑	1.0 a	0.9 a -	1.6 b	1.0 a ↓	0.9 a	1.0 a ↑

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Vancouver CMA										
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
City of Vancouver (Zones 1-10)										
3 to 5 Units	817 c	898 c	1,074 b	1,168 b	1,474 b	1,623 b	1,772 d	**	1,274 b	1,383 b
6 to 19 Units	960 a	987 a	1,143 a	1,182 a	1,664 a	1,720 a	2,345 b	2,189 b	1,253 a	1,287 a
20 to 49 Units	1,045 a	1,118 a	1,236 a	1,318 a	1,812 a	1,873 a	2,075 a	2,208 b	1,307 a	1,383 a
50 to 99 Units	1,179 a	1,245 a	1,406 a	1,507 a	2,044 a	2,119 a	3,180 c	2,746 a	1,451 a	1,545 a
100 to 199 Units	1,235 a	1,335 a	1,564 a	1,661 a	2,305 a	2,361 a	3,512 b	3,544 a	1,614 a	1,714 a
200+ Units	1,308 a	1,618 a	1,704 a	1,810 a	2,302 a	2,681 a	**	**	1,698 a	1,914 a
Total	1,107 a	1,198 a	1,326 a	1,411 a	1,860 a	1,964 a	2,313 a	2,427 b	1,389 a	1,478 a
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	**	**	**	**	**	1,315 b	1,125 b	1,183 c
6 to 19 Units	777 a	818 a	917 a	974 a	1,148 a	1,288 a	1,628 b	1,960 a	993 a	1,078 a
20 to 49 Units	847 a	881 a	1,007 a	1,075 a	1,254 a	1,349 a	1,321 a	1,384 a	1,067 a	1,140 a
50 to 99 Units	837 a	897 a	1,032 a	1,090 a	1,378 a	1,442 a	2,136 a	2,108 a	1,148 a	1,209 a
100 to 199 Units	1,211 a	1,287 a	1,432 a	1,414 a	1,686 a	1,708 a	**	**	1,488 a	1,485 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	927 a	985 a	1,101 a	1,149 a	1,381 a	1,466 a	1,617 b	1,672 a	1,178 a	1,238 a
New Westminster										
3 to 5 Units	**	**	**	**	**	**	**	**	781 d	851 c
6 to 19 Units	740 a	770 b	910 a	1,012 a	1,163 b	1,161 b	1,704 d	**	950 a	1,015 a
20 to 49 Units	828 a	863 a	957 a	1,031 a	1,282 a	1,382 a	1,556 a	1,763 b	1,016 a	1,102 a
50 to 99 Units	824 a	871 b	1,024 a	1,138 a	1,415 a	1,590 a	1,620 a	1,885 b	1,168 a	1,309 b
100 to 199 Units	912 a	997 a	1,152 b	1,311 a	1,385 a	1,515 a	**	2,630 a	1,222 b	1,364 a
200+ Units	-	**	-	**	-	**	-	**	-	**
Total	825 a	914 a	988 a	1,109 a	1,335 a	1,476 a	1,632 a	1,860 b	1,079 a	1,206 a
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	**	**	791 b	778 a	962 a	1,009 a	1,160 a	1,174 a	944 a	965 a
20 to 49 Units	**	**	934 a	952 a	1,070 a	1,129 a	1,203 a	1,225 a	1,040 a	1,090 a
50 to 99 Units	849 a	773 a	900 a	974 a	1,094 a	1,169 a	1,236 a	1,394 a	1,001 a	1,081 a
100 to 199 Units	**	-	927 a	1,048 a	**	**	**	**	972 a	1,087 a
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	835 a	774 a	908 a	978 a	1,077 a	1,151 a	1,213 a	1,307 a	1,005 a	1,079 a
Vancouver CMA										
3 to 5 Units	827 c	883 c	1,023 b	1,116 b	1,415 a	1,565 b	1,586 d	**	1,220 a	1,321 b
6 to 19 Units	922 a	949 a	1,082 a	1,131 a	1,475 a	1,545 a	1,821 a	1,814 a	1,187 a	1,232 a
20 to 49 Units	1,003 a	1,068 a	1,142 a	1,221 a	1,476 a	1,556 a	1,650 a	1,733 a	1,215 a	1,293 a
50 to 99 Units	1,089 a	1,175 a	1,205 a	1,302 a	1,502 a	1,586 a	1,781 a	1,949 a	1,286 a	1,381 a
100 to 199 Units	1,195 a	1,296 a	1,509 a	1,584 a	1,959 a	2,029 a	2,397 a	2,617 b	1,570 a	1,653 a
200+ Units	1,295 a	1,555 a	1,642 a	1,744 a	2,021 a	2,393 a	**	3,142 a	1,643 a	1,835 a
Total	1,060 a	1,150 a	1,223 a	1,307 a	1,552 a	1,649 a	1,801 a	1,921 a	1,297 a	1,385 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA													
Zone	3-5		6-19			20-49		50-99		100-199		200+	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
West End/Stanley Park	-	-	0.8 a	0.0 c	0.6 a	0.6 a	1.8 a	0.6 a	0.2 b	0.7 a	-	-	
English Bay	**	**	0.7 b	**	0.6 a	1.2 a	1.7 c	0.7 a	1.9 a	0.6 a	**	**	
Downtown	**	-	0.4 b	0.0 d	2.0 b	0.9 a	0.9 a	0.7 a	1.4 a	1.7 a	0.0 a	1.3 a	
West End/Downtown (Zones 1-3)	**	**	0.6 a	**	1.1 a	0.9 a	1.4 a	0.7 a	1.5 a	1.3 a	0.0 a	1.4 a	
South Granville/Oak	**	**	0.3 a	0.4 b	0.5 a	0.5 a	1.3 a	0.3 a	**	**	-	-	
Kitsilano/Point Grey	**	0.0 d	0.7 b	1.1 d	0.8 a	0.5 a	0.4 a	1.1 a	**	**	**	**	
Westside/Kerrisdale	0.0 a	0.0 a	2.0 b	4.2 d	1.6 b	1.9 c	0.7 a	0.3 a	**	**	**	**	
Marpole	**	**	1.0 d	0.2 b	0.5 a	0.5 a	1.7 a	**	-	-	-	-	
Mount Pleasant/Renfrew Heights	**	**	0.4 b	0.7 b	0.8 a	0.4 a	0.2 a	0.4 a	**	**	**	**	
East Hastings	0.0 c	**	0.6 b	0.2 b	0.3 a	0.7 a	0.8 a	0.9 a	**	**	-	-	
Southeast Vancouver	**	0.0 d	1.4 d	0.5 b	1.3 a	0.3 a	0.7 a	0.0 a	0.0 a	0.1 a	**	**	
City of Vancouver (Zones 1-10)	**	0.1 b	0.6 a	0.8 a	0.8 a	0.7 a	1.1 a	0.6 a	1.4 a	1.2 a	0.3 a	1.2 a	
University Endowment Lands	-	-	**	**	**	0.0 a	0.8 a	0.0 a	**	0.5 a	-	-	
Central Park/Metrotown	**	**	0.2 b	**	1.4 a	1.8 c	0.3 b	**	0.3 a	2.3 a	**	**	
Southeast Burnaby	**	**	0.4 b	0.6 b	0.5 a	0.9 a	0.6 a	0.8 a	**	**	-	-	
North Burnaby	**	**	1.5 d	**	0.5 a	0.3 a	0.1 a	0.6 a	0.0 a	1.2 a	-	-	
Burnaby (Zones 12-14)	0.0 d	**	0.7 a	2.6 c	0.9 a	1.2 a	0.3 a	2.9 b	0.2 a	1.6 a	**	**	
New Westminster	**	**	**	1.2 d	0.9 a	0.8 a	1.0 d	0.8 a	0.5 a	0.6 a	-	**	
North Vancouver City	**	**	**	0.7 b	1.7 c	0.8 a	0.5 a	1.3 a	0.1 a	0.5 a	-	-	
North Vancouver DM	**	**	**	4.0 d	2.9 b	1.9 a	**	**	**	**	-	-	
West Vancouver	**	**	**	**	0.0 c	0.4 a	0.8 a	0.6 a	0.4 a	0.7 a	-	-	
Richmond	**	**	**	**	0.4 a	0.3 a	0.4 a	0.9 a	**	**	-	-	
Delta	**	**	0.6 b	0.0 d	1.6 a	1.9 a	0.8 a	1.3 a	**	**	-	-	
Surrey	**	**	0.7 b	0.0 b	1.2 a	0.3 a	0.2 a	0.5 a	0.5 a	0.2 a	**	**	
White Rock	**	0.0 a	0.6 b	1.1 a	0.8 a	1.8 b	0.2 a	**	-	-	-	-	
Langley City and Langley DM	**	**	1.2 d	2.4 a	3.0 c	1.5 b	0.5 a	1.8 a	**	**	-	-	
Tri-Cities	**	**	0.6 b	3.3 d	2.1 a	1.3 a	0.8 a	1.1 a	**	**	-	-	
Maple Ridge/Pitt Meadows	4.2 a	**	2.7 b	**	0.4 a	2.1 b	0.3 b	0.6 a	-	-	-	-	
Vancouver CMA	2.1 c	**	0.8 a	1.1 a	1.0 a	0.9 a	0.7 a	1.0 a	1.0 a	1.0 a	0.5 a	2.7 a	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Vancouver CMA																									
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total																
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18															
City of Vancouver (Zones I-10)																									
3 to 5 Units	**	**	**	**	**	**	**	**	13.0	d	**														
6 to 19 Units	12.3	d	11.9	d	-	14.5	a	12.9	c	-	11.2	c	10.9	c	-	**	**	13.4	a	12.2	a	-			
20 to 49 Units	16.3	d	13.2	a	↓	12.9	a	13.6	a	-	9.8	a	12.0	a	↑	2.7	c	4.8	d	-	12.8	a	13.2	a	-
50 to 99 Units	13.0	c	12.8	c	-	9.6	a	12.1	a	↑	10.6	c	11.5	c	-	5.3	d	4.9	c	-	10.3	a	12.0	a	↑
100 to 199 Units	**	**				14.2	d	13.9	c	-	**	17.5	d	**	7.2	c	**	7.2	c	**	15.3	d	15.8	d	-
200+ Units	19.6	d	18.1	a	-	15.0	c	22.3	d	↑	7.2	b	23.5	a	↑	**	**	**	**	**	15.3	d	21.4	a	↑
Total	15.6	a	14.7	a	-	12.9	a	13.5	a	-	11.3	a	12.7	a	↑	5.2	c	4.8	c	-	12.9	a	13.5	a	-
Burnaby (Zones 12-14)																									
3 to 5 Units	-	-	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**				15.1	d	14.9	c	-	11.3	d	12.9	d	-	**	0.0	d	**	**	13.7	c	14.2	c	-
20 to 49 Units	**	13.2	c	**	13.3	c	11.4	c	-	11.1	c	10.8	c	-	**	**	**	**	**	**	12.9	c	11.2	a	-
50 to 99 Units	14.0	c	13.7	c	-	16.9	a	16.6	d	-	8.3	c	14.5	c	↑	**	20.8	a	**	**	14.3	c	15.9	a	-
100 to 199 Units	**	20.8	a	**	**	18.7	d	19.9	a	-	19.3	d	19.4	d	-	**	**	**	**	**	18.7	d	19.8	a	-
200+ Units	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
Total	15.4	d	16.2	a	-	15.7	a	15.3	a	-	12.5	c	13.9	a	-	**	**	**	**	**	14.8	a	14.9	a	-
New Westminister																									
3 to 5 Units	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	14.5	d	14.6	d	-
20 to 49 Units	13.7	c	**	**	**	17.3	a	14.3	c	↓	13.9	c	**	**	**	**	**	**	**	**	16.1	a	14.3	c	-
50 to 99 Units	**	**	**	**	**	16.9	d	9.1	c	↓	14.6	d	8.1	c	↓	**	**	**	**	**	15.3	d	8.7	b	↓
100 to 199 Units	5.5	c	9.2	b	↑	17.9	a	15.9	a	-	12.5	c	12.7	c	-	0.0	a	**	**	**	14.1	a	14.0	c	-
200+ Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	12.5	c	11.3	d	-	17.2	a	13.5	a	↓	13.4	c	11.7	c	-	5.2	d	**	**	**	15.5	a	12.7	a	↓
Surrey																									
3 to 5 Units	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	**	**	**	**	**	**	**	**	17.3	d	**	**	**	8.9	b	**	**	**	18.0	d	**	**	
20 to 49 Units	**	**	**	**	**	5.0	c	**	**	**	11.5	c	**	**	**	15.7	a	**	**	**	10.0	b	6.9	c	↓
50 to 99 Units	**	**	**	**	**	17.8	a	12.3	d	↓	14.5	a	7.6	c	↓	**	**	**	**	**	16.7	a	9.8	c	↓
100 to 199 Units	**	**	**	**	**	33.8	a	**	**	**	26.8	a	**	**	**	**	**	**	**	**	30.4	a	**	**	
200+ Units	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	
Total	22.8	a	7.6	c	↓	17.8	a	11.1	c	↓	14.9	a	7.3	b	↓	17.5	d	**	**	**	16.6	a	9.0	b	↓
Vancouver CMA																									
3 to 5 Units	**	**	**	**	**	**	**	**	**	**	13.9	d	**	**	**	**	**	**	**	**	14.4	d	12.4	d	-
6 to 19 Units	12.6	c	12.8	d	-	15.0	a	13.3	a	↓	11.6	a	10.4	c	-	9.2	c	6.7	c	-	13.7	a	12.4	a	↓
20 to 49 Units	15.3	a	13.2	a	↓	13.7	a	13.6	a	-	11.2	a	12.9	a	↑	9.3	b	8.0	c	-	13.2	a	13.3	a	-
50 to 99 Units	12.9	a	12.4	c	-	13.2	a	13.9	a	-	13.9	a	13.1	a	-	12.1	d	13.4	d	-	13.4	a	13.5	a	-
100 to 199 Units	18.3	d	21.5	d	-	15.8	d	16.2	a	-	16.3	d	19.7	a	↑	13.0	c	**	**	**	16.1	a	17.7	a	-
200+ Units	19.6	d	19.2	a	-	16.0	a	22.3	a	↑	15.7	a	21.8	a	↑	**	**	**	**	**	16.7	a	21.5	a	↑
Total	15.1	a	14.6	a	-	14.2	a	14.3	a	-	12.8	a	13.5	a	-	11.1	c	11.6	c	-	13.9	a	14.1	a	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.4 Private Apartment Vacancy Rates (%) ¹ by Rent Range and Bedroom Type Vancouver CMA																				
Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18										
City of Vancouver (Zones 1-10)																				
LT \$750	0.0	c	0.0	c	**	0.0	c	**	**	**	**	1.1	d	0.0	c					
\$750 - \$999	0.8	a	0.1	b	0.3	a	0.2	a	**	0.0	d	**	**	0.5	a	0.2	a			
\$1000 - \$1249	1.5	a	0.9	a	0.9	a	0.6	a	0.0	c	0.0	c	**	**	0.9	a	0.6	a		
\$1250 - \$1499	0.6	a	0.7	a	0.7	a	0.5	a	0.8	a	0.3	b	**	0.0	d	0.7	a	0.5	a	
\$1500 - \$1749	0.0	c	2.3	b	0.9	a	0.6	a	0.8	a	0.5	a	0.0	d	**	0.8	a	0.7	a	
\$1750+	**		1.6	b	2.1	a	2.4	a	1.4	a	0.9	a	3.0	d	1.3	a	1.7	a		
Total	0.9	a	0.8	a	0.9	a	0.8	a	1.0	a	0.7	a	2.4	c	0.8	a	0.9	a		
Burnaby (Zones 12-14)																				
LT \$750	1.3	d	**		0.0	c	0.0	d	**	**	**	**	**	**	0.6	b	**			
\$750 - \$999	0.0	c	1.9	c	0.5	a	3.0	c	1.3	a	0.9	d	**	**	0.5	a	2.7	c		
\$1000 - \$1249	0.0	c	0.0	b	0.6	a	1.2	a	1.4	d	0.3	a	0.0	d	**	0.8	a	1.0	a	
\$1250 - \$1499	1.3	a	**		0.7	a	2.4	b	0.4	a	1.0	a	0.0	d	**	0.5	a	1.7	b	
\$1500 - \$1749	**		**		0.2	a	2.5	a	0.0	b	2.3	b	0.0	d	4.8	d	0.1	a	2.5	a
\$1750+	**		**		0.0	a	7.7	a	0.9	a	3.8	a	0.0	c	4.3	c	0.5	a	5.1	a
Total	0.3	a	1.6	b	0.5	a	2.2	a	0.8	a	1.5	a	0.0	c	2.2	b	0.6	a	2.0	a
New Westminister																				
LT \$750	**		**		**	**	**	**	**	**	**	**	**	**	**	**	**	**		
\$750 - \$999	0.8	a	2.2	c	1.1	a	0.7	a	1.1	d	0.0	c	**	**	1.0	a	0.9	a		
\$1000 - \$1249	0.0	d	0.0	c	0.4	a	0.3	a	0.7	b	0.6	b	**	**	0.6	a	0.3	a		
\$1250 - \$1499	**		11.4	a	1.1	a	0.6	a	0.8	a	1.0	a	0.0	d	**	0.9	a	1.3	a	
\$1500 - \$1749	**		**		2.2	c	9.2	b	1.5	c	0.4	b	**	0.0	d	2.3	c	5.6	a	
\$1750+	**		**		**	22.8	d	0.0	d	2.4	b	**	2.8	c	**	**	3.4	c		
Total	1.0	a	2.8	b	1.0	a	1.6	a	0.8	a	1.1	a	**	1.4	a	1.1	a	1.6	a	
Surrey																				
LT \$750	**		**		3.3	d	0.9	a	**	**	**	**	**	**	2.2	c	0.7	a		
\$750 - \$999	**		**		0.3	a	0.3	a	1.4	a	0.0	b	**	**	0.6	a	0.2	a		
\$1000 - \$1249	**		**		0.8	a	0.4	a	0.3	a	0.4	a	0.0	b	0.0	b	0.4	a		
\$1250 - \$1499	**		**		**	0.8	a	0.3	a	0.4	a	0.0	b	0.0	b	0.2	a	0.4	a	
\$1500 - \$1749	**		**		**	**	**	**	**	0.7	a	**	**	**	**	0.5	a			
\$1750+	**		**		**	**	**	**	**	9.7	b	**	**	**	**	6.9	c			
Total	0.0	c	0.0	d	0.5	a	0.4	a	0.8	a	0.5	a	0.0	b	0.0	b	0.6	a		
Vancouver CMA																				
LT \$750	0.6	b	0.5	b	1.5	d	1.1	d	0.0	c	0.0	d	**	**	1.1	a	0.8	d		
\$750 - \$999	0.7	a	0.6	a	0.6	a	0.9	a	1.1	a	0.3	a	**	**	0.7	a	0.8	a		
\$1000 - \$1249	1.2	a	0.8	a	0.8	a	0.8	a	0.6	a	0.5	a	0.6	b	0.0	c	0.8	a		
\$1250 - \$1499	0.6	a	1.1	a	0.7	a	0.6	a	0.9	a	0.8	a	1.3	a	0.3	b	0.7	a		
\$1500 - \$1749	0.0	c	2.3	a	0.9	a	1.1	a	0.7	a	1.0	a	1.6	c	0.7	a	0.8	a		
\$1750+	3.3	d	1.6	b	1.8	a	2.7	a	1.5	a	1.5	a	2.8	c	1.9	a	1.7	a		
Total	0.8	a	0.9	a	0.9	a	1.1	a	1.0	a	0.9	a	1.6	b	1.0	a	0.9	a		

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%)										
by Zone and Bedroom Type										
Vancouver CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	**	6.5 a	-	-	**	6.3 a
West End/Downtown (Zones 1-3)	-	-	**	**	**	6.5 a	-	-	**	6.3 a
South Granville/Oak	**	**	**	**	0.0 a	3.2 a ↑	-	-	0.0 a	2.5 a ↑
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	**	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	**	0.0 a	**	**	**	**
Southeast Vancouver	-	-	**	**	**	**	**	**	0.0 a	0.0 a -
City of Vancouver (Zones 1-10)	**	**	0.0 c	0.0 c -	1.5 c	1.8 a -	0.0 a	0.0 a -	0.8 a	0.9 a -
University Endowment Lands	0.0 a	0.0 a -	-	-	0.0 a	0.0 a -	**	**	0.0 a	0.0 a -
Central Park/Metrotown	-	-	-	-	**	**	-	-	**	**
Southeast Burnaby	-	-	-	-	**	**	-	-	**	**
North Burnaby	-	-	-	-	**	**	1.0 a	1.4 a ↑	0.8 a	1.6 a ↑
Burnaby (Zones 12-14)	-	-	-	-	0.0 a	3.9 a ↑	1.0 a	1.4 a ↑	0.8 a	1.9 a ↑
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	**	**
North Vancouver DM	**	**	**	**	13.9 c	**	4.9 d	3.3 a -	6.8 c	2.4 b ↓
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	0.4 a	0.0 c ↓	0.3 a	0.0 d ↓	0.3 a	0.0 d ↓
Delta	-	-	-	-	-	**	-	-	-	**
Surrey	**	-	**	**	**	**	**	0.6 b	**	0.5 b
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	**	1.9 c	0.0 d	0.8 d ↑	0.0 d	1.1 a ↑
Tri-Cities	-	-	**	**	**	3.6 b	0.0 d	2.4 b ↑	0.0 d	2.7 b ↑
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	0.0 c	0.0 c -	0.0 c	0.0 c -	2.0 b	1.1 a ↓	0.9 a	1.4 a -	1.2 a	1.2 a -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Vancouver CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	**	3,461 a	-	-	**	3,446 a
West End/Downtown (Zones 1-3)	-	-	**	**	**	3,461 a	-	-	**	3,446 a
South Granville/Oak	**	**	**	**	2,281 a	2,274 a	-	-	2,177 a	2,178 a
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	**	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	1,144 a	1,140 a	1,576 b	1,455 a	**	**	1,635 a	1,618 a
Southeast Vancouver	-	-	**	**	**	**	**	**	2,066 a	2,119 a
City of Vancouver (Zones 1-10)	**	**	1,228 a	1,289 a	2,175 b	2,138 a	1,765 a	1,807 a	1,889 a	1,901 a
University Endowment Lands	1,440 a	1,470 a	-	-	2,154 a	2,233 a	-	-	1,918 a	1,981 a
Central Park/Metrotown	-	-	-	-	**	**	-	-	**	**
Southeast Burnaby	-	-	-	-	**	**	-	-	**	**
North Burnaby	-	-	-	-	**	**	1,711 a	1,786 a	1,733 a	1,777 a
Burnaby (Zones 12-14)	-	-	-	-	**	1,723 a	1,711 a	1,786 a	1,724 a	1,774 a
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	**	**
North Vancouver DM	**	**	**	**	1,645 c	**	2,192 b	2,051 a	2,024 b	1,949 a
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	1,588 a	1,704 a	1,692 a	1,723 a	1,650 a	1,713 a
Delta	-	-	-	-	-	**	-	-	-	**
Surrey	**	-	**	**	**	**	1,470 a	1,411 b	1,427 a	1,357 c
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	1,289 a	1,373 a	1,475 a	1,612 b	1,437 a	1,542 b
Tri-Cities	-	-	**	**	1,527 a	1,601 a	1,634 b	1,879 a	1,606 b	1,809 a
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	1,438 a	1,470 a	1,189 a	1,239 b	1,718 a	1,756 a	1,706 a	1,755 a	1,694 a	1,739 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
English Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Downtown	0	0	1	1	34	31	0	0	35	32
West End/Downtown (Zones 1-3)	0	0	1	1	34	31	0	0	35	32
South Granville/Oak	7	7	2	2	31	31	0	0	40	40
Kitsilano/Point Grey	0	0	2	2	15	15	0	0	17	17
Westside/Kerrisdale	0	0	0	0	7	7	2	2	9	9
Marpole	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Mount Pleasant/Renfrew Heights	0	0	25	25	33	33	8	8	66	66
East Hastings	2	2	16	16	32	32	76	76	126	126
Southeast Vancouver	0	0	1	1	15	15	10	10	26	26
City of Vancouver (Zones 1-10)	9	9	47	47	167	164	96	96	319	316
University Endowment Lands	37	37	0	0	75	75	7	7	119	119
Central Park/Metrotown	0	0	0	0	4	4	0	0	4	4
Southeast Burnaby	0	0	0	0	3	3	0	0	3	3
North Burnaby	0	0	0	0	44	44	210	210	254	254
Burnaby (Zones 12-14)	0	0	0	0	51	51	210	210	261	261
New Westminster	0	0	1	1	23	23	26	26	50	50
North Vancouver City	0	0	0	0	22	22	19	19	41	41
North Vancouver DM	3	3	18	18	105	90	320	274	446	385
West Vancouver	3	3	3	3	2	2	4	4	12	12
Richmond	0	0	9	9	266	267	400	399	675	675
Delta	n/a	0	n/a	0	n/a	4	n/a	0	n/a	4
Surrey	2	0	6	6	38	38	264	266	310	310
White Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley City and Langley DM	0	0	0	0	56	57	196	182	252	239
Tri-Cities	0	0	1	1	114	114	375	332	490	447
Maple Ridge/Pitt Meadows	0	0	0	0	4	4	76	76	80	80
Vancouver CMA	54	52	85	85	923	911	1,993	1,891	3,055	2,939

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**2.1.4 Private Row (Townhouse) Availability Rates (%)
by Zone and Bedroom Type
Vancouver CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
English Bay	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Downtown	-	n/a	**	n/a	**	n/a	-	n/a	**	n/a
West End/Downtown (Zones 1-3)	-	n/a	**	n/a	**	n/a	-	n/a	**	n/a
South Granville/Oak	**	n/a	**	n/a	3.2 ^a	n/a	-	n/a	2.5 ^a	n/a
Kitsilano/Point Grey	-	n/a	**	n/a	**	n/a	-	n/a	**	n/a
Westside/Kerrisdale	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Marpole	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Mount Pleasant/Renfrew Heights	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
East Hastings	**	n/a	**	n/a	**	n/a	**	n/a	0.9 ^a	n/a
Southeast Vancouver	-	n/a	**	n/a	**	n/a	**	n/a	0.0 ^a	n/a
City of Vancouver (Zones 1-10)	**	n/a	0.0 ^c	n/a	2.1 ^c	n/a	1.1 ^a	n/a	1.4 ^a	n/a
University Endowment Lands	0.0 ^a	n/a	-	n/a	0.0 ^a	n/a	**	n/a	0.0 ^a	n/a
Central Park/Metrotown	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a
Southeast Burnaby	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a
North Burnaby	-	n/a	-	n/a	**	n/a	1.0 ^a	n/a	1.2 ^a	n/a
Burnaby (Zones 12-14)	-	n/a	-	n/a	2.0 ^a	n/a	1.0 ^a	n/a	1.1 ^a	n/a
New Westminster	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
North Vancouver City	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
North Vancouver DM	**	n/a	**	n/a	13.9 ^c	n/a	4.9 ^d	n/a	6.8 ^c	n/a
West Vancouver	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Richmond	-	n/a	**	n/a	0.8 ^a	n/a	0.3 ^a	n/a	0.5 ^a	n/a
Delta	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Surrey	**	n/a	**	n/a	**	n/a	0.8 ^a	n/a	0.7 ^a	n/a
White Rock	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Langley City and Langley DM	-	n/a	-	n/a	**	n/a	0.0 ^d	n/a	0.0 ^d	n/a
Tri-Cities	-	n/a	**	n/a	**	n/a	0.0 ^d	n/a	0.0 ^d	n/a
Maple Ridge/Pitt Meadows	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Vancouver CMA	0.0^c	n/a	0.0^c	n/a	2.4^b	n/a	1.1^a	n/a	1.4^a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Vancouver CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	West End/St Stanley Park	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	**	**	-	-	**	**
West End/Downtown (Zones 1-3)	-	-	**	**	**	**	-	-	**	**
South Granville/Oak	**	**	**	**	1.0 ^a	-0.1 ^a	-	-	1.1 ^a	0.1 ^a
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	**	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	++	++	**	**	**	1.6 ^c
Southeast Vancouver	-	-	**	**	**	**	**	**	2.3 ^a	2.5 ^a
City of Vancouver (Zones 1-10)	**	**	5.5 ^c	3.9 ^c	**	1.1 ^d	4.2 ^a	2.3 ^a	4.7 ^c	2.4 ^b
University Endowment Lands	10.3 ^a	2.0 ^a	-	-	3.6 ^a	3.7 ^a	-	-	6.4 ^a	3.4 ^a
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	-	-	**	**	-	-	**	**
North Burnaby	-	-	-	-	**	**	++	4.2 ^a	++	3.7 ^a
Burnaby (Zones 12-14)	-	-	-	-	**	**	++	4.2 ^a	++	3.6 ^c
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	**	**
North Vancouver DM	**	**	**	**	++	**	1.8 ^c	-5.3 ^d	2.0 ^c	**
West Vancouver	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	**	**	**	**	-2.7 ^c	5.9 ^d	**	**
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	**	-	**	**	**	**	4.3 ^b	5.6 ^d	4.2 ^b	5.5 ^d
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	**	7.6 ^b	++	**	++	**
Tri-Cities	-	-	**	**	10.7 ^a	5.1 ^c	++	**	5.1 ^d	13.3 ^d
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	7.1^b	1.7^a	5.1^d	3.7^c	3.1^c	3.6^c	1.2^d	5.9^c	2.2^b	5.1^c

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.6 Private Row (Townhouse) Turnover Rates (%)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	**	16.1 a	-	-	**	15.6 a
West End/Downtown (Zones 1-3)	-	-	**	**	**	16.1 a	-	-	**	15.6 a
South Granville/Oak	**	**	**	**	32.3 a	19.4 a ↓	-	-	30.0 a	22.5 a ↓
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	**	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	14.3 d	**	**	6.3 a	**	**	19.3 a	6.6 a ↓
Southeast Vancouver	-	-	**	**	**	**	**	**	15.4 a	19.2 a ↑
City of Vancouver (Zones 1-10)	**	**	8.7 b	4.4 c ↓	20.2 d	11.6 a ↓	15.9 a	7.3 a ↓	17.3 a	9.9 a ↓
University Endowment Lands	37.8 a	21.6 a ↓	-	-	37.3 a	34.7 a ↓	**	**	41.2 a	28.6 a ↓
Central Park/Metrotown	-	-	-	-	**	**	-	-	**	**
Southeast Burnaby	-	-	-	-	**	**	-	-	**	**
North Burnaby	-	-	-	-	**	**	**	8.6 a	4.5 d	8.3 a ↑
Burnaby (Zones 12-14)	-	-	-	-	**	9.8 a	**	8.6 a	4.8 d	8.8 a ↑
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	**	**
North Vancouver DM	**	**	**	**	**	**	4.6 c	5.7 c -	4.0 b	6.0 b ↑
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	9.4 c	10.8 c -	**	9.6 c	**	10.0 d
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	**	-	**	**	**	**	5.2 c	**	6.3 b	**
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	**	**	13.8 c	**	16.2 d	**
Tri-Cities	-	-	**	**	19.8 a	10.8 a ↓	18.2 d	10.5 a ↓	18.6 d	10.6 a ↓
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	32.3 a	23.1 d ↓	**	4.5 d	15.5 a	12.3 a ↓	10.0 a	9.8 b -	12.6 a	10.7 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	0.7 a	1.1 a ↑	1.2 a	0.5 a ↓	0.2 a	0.2 a -	7.7 c	2.5 b ↓	1.0 a	0.6 a ↓
English Bay	1.5 a	0.9 a -	1.2 a	1.1 a -	1.3 a	1.0 a -	6.9 c	**	1.3 a	1.1 a -
Downtown	1.3 a	1.2 a -	1.3 a	1.1 a -	1.4 a	1.8 a ↑	**	0.0 c	1.3 a	1.2 a -
West End/Downtown (Zones 1-3)	1.2 a	1.1 a -	1.2 a	1.0 a ↓	1.1 a	1.3 a -	6.4 c	1.2 d ↓	1.2 a	1.1 a ↓
South Granville/Oak	0.7 b	0.3 a -	0.7 a	0.6 a -	1.1 a	0.3 a ↓	0.0 c	**	0.7 a	0.5 a -
Kitsilano/Point Grey	0.5 a	0.8 a -	0.7 a	1.0 a -	1.0 a	0.2 b ↓	0.0 c	0.0 d -	0.7 a	0.8 a -
Westside/Kerrisdale	2.2 c	0.7 b ↓	1.1 a	2.0 b ↑	2.0 a	0.9 a ↓	3.5 c	0.0 b ↓	1.5 a	1.5 b -
Marpole	0.6 b	0.6 a -	0.9 a	0.5 a -	0.4 b	0.5 a -	0.0 d	0.0 d -	0.8 a	0.5 a -
Mount Pleasant/Renfrew Heights	1.3 a	0.1 b ↓	0.7 a	0.5 a -	0.7 b	0.8 a -	0.0 d	0.0 d -	0.7 a	0.5 a -
East Hastings	0.1 b	1.4 a ↑	0.4 a	0.4 a -	0.4 b	0.3 b -	2.1 c	0.0 d ↓	0.4 a	0.5 a -
Southeast Vancouver	0.0 c	0.0 d -	1.0 a	0.3 a ↓	0.3 a	0.1 a -	0.0 d	0.0 d -	0.7 a	0.2 a ↓
City of Vancouver (Zones 1-10)	0.9 a	0.8 a -	0.9 a	0.8 a -	1.0 a	0.7 a ↓	2.0 c	0.7 a ↓	0.9 a	0.8 a ↓
University Endowment Lands	0.0 c	0.0 c -	0.1 a	0.3 a ↑	0.4 a	0.2 a ↓	0.0 c	0.9 a ↑	0.2 a	0.3 a -
Central Park/Metrotown	0.3 a	1.4 a ↑	0.6 a	3.8 c ↑	1.2 a	2.0 b -	0.0 c	**	0.7 a	3.3 c ↑
Southeast Burnaby	0.8 a	2.7 b ↑	0.5 a	0.5 a -	0.6 a	0.7 a -	0.0 c	1.3 a ↑	0.5 a	0.8 a ↑
North Burnaby	0.0 b	1.4 a ↑	0.5 a	0.7 a ↑	0.2 a	1.5 a ↑	0.5 a	1.3 a ↑	0.4 a	1.0 a ↑
Burnaby (Zones 12-14)	0.3 a	1.6 b ↑	0.5 a	2.2 a ↑	0.8 a	1.6 a ↑	0.3 a	1.9 a ↑	0.6 a	2.0 a ↑
New Westminster	1.0 a	2.8 b ↑	1.0 a	1.6 a ↑	0.8 a	1.1 a -	**	1.2 a	1.1 a	1.6 a ↑
North Vancouver City	0.9 d	0.5 a -	1.4 a	1.0 a -	1.2 a	0.6 a ↓	**	1.7 c	1.3 a	0.9 a -
North Vancouver DM	0.0 a	0.0 a -	0.0 c	0.8 a ↑	4.4 b	2.6 a ↓	3.5 d	2.9 a -	2.6 b	1.9 a ↓
West Vancouver	1.1 a	0.0 b ↓	0.2 a	0.4 a ↑	0.6 a	1.1 a -	**	**	0.4 a	0.6 a -
Richmond	0.0 b	1.2 a ↑	0.8 a	1.0 a ↑	0.6 a	0.3 a ↓	0.4 a	0.0 b ↓	0.6 a	0.6 a -
Delta	0.0 c	1.5 a ↑	1.1 a	1.3 a ↑	1.4 a	1.4 a -	**	**	1.2 a	1.3 a -
Surrey	0.0 c	0.0 d -	0.5 a	0.4 a -	0.7 a	0.5 a ↓	0.0 b	0.2 b ↑	0.5 a	0.4 a ↓
White Rock	**	**	0.3 a	0.9 a ↑	0.6 a	1.6 c ↑	**	**	0.6 a	1.1 a ↑
Langley City and Langley DM	**	1.2 a	0.7 a	1.6 a ↑	**	1.4 a	1.9 c	1.4 a -	1.4 a	1.5 a -
Tri-Cities	1.1 a	0.0 b ↓	1.4 a	1.2 a -	1.2 a	1.6 b ↑	0.4 a	1.8 c ↑	1.2 a	1.4 a -
Maple Ridge/Pitt Meadows	**	**	0.6 a	1.0 a ↑	0.5 a	2.4 a ↑	0.0 c	1.9 a ↑	0.5 a	1.6 a ↑
Vancouver CMA	0.8 a	0.9 a -	0.9 a	1.1 a ↑	1.0 a	1.0 a -	1.3 a	1.1 a -	0.9 a	1.0 a ↑

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	1,109 a	1,186 a	1,386 a	1,469 a	2,076 a	2,214 a	3,150 a	3,201 a	1,436 a	1,530 a
English Bay	1,131 a	1,181 a	1,436 a	1,579 a	2,097 a	2,254 a	2,723 b	3,586 d	1,467 a	1,597 a
Downtown	1,184 a	1,306 a	1,520 a	1,590 a	2,313 a	2,428 a	**	3,511 b	1,549 a	1,651 a
West End/Downtown (Zones 1-3)	1,156 a	1,254 a	1,468 a	1,566 a	2,204 a	2,344 a	3,136 b	3,368 a	1,503 a	1,612 a
South Granville/Oak	1,080 a	1,190 a	1,361 a	1,446 a	1,901 a	1,971 a	2,154 b	2,370 b	1,423 a	1,501 a
Kitsilano/Point Grey	1,084 a	1,136 a	1,367 a	1,442 a	1,909 a	2,021 a	2,727 b	**	1,447 a	1,527 a
Westside/Kerrisdale	1,045 a	1,127 a	1,371 a	1,444 a	2,192 a	2,153 a	2,886 a	3,071 a	1,658 a	1,694 a
Marpole	828 a	901 a	978 a	1,048 a	1,248 a	1,325 a	1,397 a	1,477 b	1,009 a	1,080 a
Mount Pleasant/Renfrew Heights	1,128 a	1,259 a	1,198 a	1,265 a	1,585 a	1,716 a	1,690 c	**	1,261 a	1,350 a
East Hastings	1,108 b	1,156 a	1,093 a	1,172 a	1,539 b	1,612 b	1,626 a	1,667 a	1,182 a	1,247 a
Southeast Vancouver	1,046 a	1,041 a	1,118 a	1,194 a	1,476 a	1,650 a	1,417 a	1,442 a	1,228 a	1,343 a
City of Vancouver (Zones 1-10)	1,108 a	1,198 a	1,326 a	1,410 a	1,865 a	1,967 a	2,223 a	2,317 b	1,392 a	1,481 a
University Endowment Lands	1,380 a	1,416 a	1,700 a	1,749 a	2,183 a	2,256 a	2,623 c	2,829 a	1,891 a	1,995 a
Central Park/Metrotown	1,027 a	1,083 a	1,112 a	1,173 a	1,404 a	1,492 a	1,764 b	1,919 b	1,186 a	1,253 a
Southeast Burnaby	792 a	846 a	945 a	1,006 a	1,155 a	1,289 a	1,266 a	1,294 a	1,010 a	1,094 a
North Burnaby	885 a	945 a	1,171 a	1,191 a	1,496 a	1,549 a	1,770 a	1,845 a	1,292 a	1,329 a
Burnaby (Zones 12-14)	927 a	985 a	1,101 a	1,149 a	1,387 a	1,471 a	1,652 a	1,715 a	1,189 a	1,249 a
New Westminster	825 a	914 a	988 a	1,109 a	1,333 a	1,473 a	1,569 a	1,765 a	1,079 a	1,205 a
North Vancouver City	1,018 a	1,143 a	1,220 a	1,333 a	1,589 a	1,649 a	2,019 a	2,325 a	1,337 a	1,428 a
North Vancouver DM	1,087 a	1,160 a	1,306 a	1,448 a	1,737 a	1,812 a	2,044 b	1,973 a	1,650 a	1,680 a
West Vancouver	1,198 a	1,275 a	1,551 a	1,620 a	2,434 a	2,408 a	3,400 a	3,621 a	1,833 a	1,896 a
Richmond	985 a	1,071 a	1,185 a	1,213 a	1,411 a	1,509 a	1,694 a	1,725 a	1,326 a	1,391 a
Delta	732 a	759 a	872 a	931 a	1,162 a	1,185 a	1,170 b	**	997 a	1,040 a
Surrey	840 a	774 a	908 a	978 a	1,076 a	1,150 a	1,314 a	1,344 a	1,025 a	1,092 a
White Rock	833 a	884 a	944 a	1,019 a	1,241 a	1,280 a	**	**	1,026 a	1,088 a
Langley City and Langley DM	800 a	826 a	975 a	1,046 a	1,338 a	1,384 a	1,556 a	1,643 b	1,194 a	1,243 a
Tri-Cities	810 a	861 a	1,005 a	1,098 a	1,245 a	1,348 a	1,565 b	1,755 a	1,135 a	1,241 a
Maple Ridge/Pitt Meadows	653 a	706 c	802 a	928 a	1,016 a	1,156 a	1,446 a	1,529 a	920 a	1,051 a
Vancouver CMA	1,062 a	1,151 a	1,223 a	1,306 a	1,558 a	1,652 a	1,756 a	1,845 a	1,308 a	1,394 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	729	728	2,620	2,618	481	484	40	40	3,870	3,870
English Bay	886	864	5,190	5,120	681	667	32	28	6,789	6,679
Downtown	2,212	2,229	7,079	7,322	1,304	1,441	27	28	10,622	11,020
West End/Downtown (Zones 1-3)	3,827	3,821	14,889	15,060	2,466	2,592	99	96	21,281	21,569
South Granville/Oak	1,393	1,397	4,943	4,982	1,487	1,502	49	48	7,872	7,929
Kitsilano/Point Grey	863	854	4,962	4,944	1,354	1,345	51	49	7,230	7,192
Westside/Kerrisdale	218	220	1,847	1,851	933	938	96	93	3,094	3,102
Marpole	364	359	2,882	2,841	709	711	21	23	3,976	3,934
Mount Pleasant/Renfrew Heights	989	1,088	4,426	4,509	1,011	1,099	95	101	6,521	6,797
East Hastings	1,031	926	3,382	3,416	841	835	155	126	5,409	5,303
Southeast Vancouver	231	233	1,223	1,239	660	764	65	68	2,179	2,304
City of Vancouver (Zones 1-10)	8,916	8,898	38,554	38,842	9,461	9,786	631	604	57,562	58,130
University Endowment Lands	107	141	676	748	541	665	72	143	1,396	1,697
Central Park/Metrotown	336	326	3,900	3,765	1,535	1,495	54	46	5,825	5,632
Southeast Burnaby	144	137	1,351	1,367	712	745	143	147	2,350	2,396
North Burnaby	290	285	2,310	2,314	1,122	1,094	406	405	4,128	4,098
Burnaby (Zones 12-14)	770	748	7,561	7,446	3,369	3,334	603	598	12,303	12,126
New Westminster	774	820	5,251	5,479	2,139	2,266	161	188	8,325	8,753
North Vancouver City	497	504	3,705	3,660	1,927	1,875	62	68	6,191	6,107
North Vancouver DM	183	186	351	378	553	481	433	387	1,520	1,432
West Vancouver	239	239	1,308	1,306	697	696	98	97	2,342	2,338
Richmond	331	332	1,436	1,438	1,454	1,458	545	544	3,766	3,772
Delta	71	73	857	853	762	771	36	34	1,726	1,731
Surrey	132	78	2,591	2,654	2,521	2,523	648	658	5,892	5,913
White Rock	72	72	936	939	373	375	7	7	1,388	1,393
Langley City and Langley DM	88	89	1,070	1,140	1,261	1,255	258	250	2,677	2,734
Tri-Cities	192	160	2,495	2,279	1,664	1,578	485	437	4,836	4,454
Maple Ridge/Pitt Meadows	25	25	901	912	576	599	125	112	1,627	1,648
Vancouver CMA	12,397	12,365	67,692	68,074	27,298	27,662	4,164	4,127	111,551	112,228

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	0.8 a	n/a	1.4 a	n/a	0.2 a	n/a	7.7 c	n/a	1.2 a	n/a
English Bay	1.5 a	n/a	1.4 a	n/a	2.0 b	n/a	6.9 c	n/a	1.5 a	n/a
Downtown	2.0 c	n/a	2.0 a	n/a	2.1 b	n/a	**	n/a	2.0 a	n/a
West End/Downtown (Zones 1-3)	1.6 b	n/a	1.7 a	n/a	1.7 a	n/a	6.4 c	n/a	1.7 a	n/a
South Granville/Oak	1.2 a	n/a	1.3 a	n/a	1.9 a	n/a	0.0 c	n/a	1.4 a	n/a
Kitsilano/Point Grey	0.9 a	n/a	1.1 a	n/a	2.1 c	n/a	0.0 c	n/a	1.3 a	n/a
Westside/Kerrisdale	2.2 c	n/a	1.3 a	n/a	2.8 a	n/a	3.5 c	n/a	1.9 a	n/a
Marpole	1.0 d	n/a	1.1 a	n/a	1.2 a	n/a	0.0 d	n/a	1.1 a	n/a
Mount Pleasant/Renfrew Heights	1.7 c	n/a	1.4 a	n/a	1.1 d	n/a	2.0 d	n/a	1.4 a	n/a
East Hastings	1.9 b	n/a	1.0 a	n/a	1.5 a	n/a	2.7 c	n/a	1.3 a	n/a
Southeast Vancouver	2.5 b	n/a	1.8 b	n/a	0.9 a	n/a	0.0 d	n/a	1.6 a	n/a
City of Vancouver (Zones 1-10)	1.5 a	n/a	1.4 a	n/a	1.7 a	n/a	2.2 b	n/a	1.5 a	n/a
University Endowment Lands	0.0 c	n/a	0.5 a	n/a	0.4 a	n/a	0.0 c	n/a	0.4 a	n/a
Central Park/Metrotown	0.9 a	n/a	1.3 a	n/a	2.2 c	n/a	0.0 c	n/a	1.5 b	n/a
Southeast Burnaby	1.6 b	n/a	0.8 a	n/a	0.9 a	n/a	0.0 c	n/a	0.8 a	n/a
North Burnaby	0.0 b	n/a	1.0 a	n/a	2.5 a	n/a	1.6 c	n/a	1.4 a	n/a
Burnaby (Zones 12-14)	0.7 a	n/a	1.1 a	n/a	2.0 a	n/a	1.0 a	n/a	1.3 a	n/a
New Westminster	1.1 a	n/a	1.5 a	n/a	1.2 a	n/a	**	n/a	1.5 a	n/a
North Vancouver City	0.9 d	n/a	2.4 b	n/a	1.7 b	n/a	**	n/a	2.1 b	n/a
North Vancouver DM	1.6 a	n/a	1.2 a	n/a	4.7 b	n/a	3.8 d	n/a	3.3 b	n/a
West Vancouver	1.1 a	n/a	0.3 a	n/a	0.8 a	n/a	**	n/a	0.5 a	n/a
Richmond	0.6 a	n/a	1.2 a	n/a	1.2 a	n/a	0.8 a	n/a	1.1 a	n/a
Delta	1.5 a	n/a	1.5 a	n/a	1.7 a	n/a	**	n/a	1.7 a	n/a
Surrey	2.2 a	n/a	0.8 a	n/a	1.1 a	n/a	0.5 a	n/a	0.9 a	n/a
White Rock	**	n/a	0.8 a	n/a	1.2 a	n/a	**	n/a	1.1 a	n/a
Langley City and Langley DM	5.1 d	n/a	1.3 a	n/a	2.2 c	n/a	1.9 c	n/a	1.9 c	n/a
Tri-Cities	1.7 b	n/a	1.8 a	n/a	2.3 a	n/a	0.4 a	n/a	1.8 a	n/a
Maple Ridge/Pitt Meadows	**	n/a	0.9 a	n/a	1.3 a	n/a	0.0 c	n/a	0.9 a	n/a
Vancouver CMA	1.4 a	n/a	1.4 a	n/a	1.7 a	n/a	1.6 a	n/a	1.5 a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Vancouver CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	West End/St Stanley Park	5.3 b	7.8 a	5.2 d	6.7 a	6.5 c	7.9 c	++	**	4.9 c
English Bay	5.2 d	++	2.7 c	8.7 b	++	11.2 d	**	++	2.4 c	8.3 c
Downtown	5.0 c	5.1 d	6.1 c	4.4 c	7.9 c	++	++	++	5.6 c	4.8 c
West End/Downtown (Zones 1-3)	5.1 b	4.9 c	4.8 b	6.2 b	5.3 c	5.9 c	**	++	4.5 b	6.4 b
South Granville/Oak	4.0 c	6.7 b	4.5 c	6.8 b	5.9 b	5.6 c	++	**	4.7 b	6.1 b
Kitsilano/Point Grey	4.5 d	7.0 c	3.9 d	7.1 b	4.3 d	7.4 c	++	++	3.7 d	7.3 b
Westside/Kerrisdale	3.5 d	**	5.6 c	3.5 d	10.6 c	++	++	**	7.0 b	**
Marpole	**	6.2 c	3.9 d	6.7 c	3.6 d	4.8 d	++	++	3.5 c	6.4 c
Mount Pleasant/Renfrew Heights	7.8 c	9.3 c	6.5 c	5.4 c	5.0 d	3.7 d	**	++	6.3 c	6.0 c
East Hastings	5.8 d	4.5 d	8.0 c	6.7 c	5.7 c	**	11.5 d	**	7.2 b	5.4 c
Southeast Vancouver	4.9 d	6.3 c	3.6 c	5.5 c	4.2 b	5.0 c	9.8 c	0.7 a	3.5 b	5.4 c
City of Vancouver (Zones 1-10)	4.9 b	6.2 a	5.1 b	6.2 a	5.4 b	5.3 b	++	++	4.9 a	6.0 a
University Endowment Lands	5.9 b	3.4 c	6.9 c	4.9 c	4.7 d	4.6 c	9.7 b	1.6 c	7.1 b	3.6 c
Central Park/Metrotown	6.4 c	4.8 b	7.7 b	5.8 c	5.1 c	4.9 c	++	5.2 d	6.5 b	5.6 b
Southeast Burnaby	3.8 d	7.8 b	4.6 d	8.3 c	6.0 c	6.1 c	5.4 c	2.2 c	4.1 d	7.6 b
North Burnaby	11.2 c	7.9 b	9.8 b	3.3 c	9.7 b	3.1 c	9.4 b	9.0 c	9.6 b	3.5 c
Burnaby (Zones 12-14)	7.3 b	6.4 a	7.8 a	5.5 b	6.7 b	4.5 b	5.0 c	6.0 c	7.1 a	5.3 b
New Westminster	8.9 c	5.2 d	10.2 c	8.3 b	9.5 b	7.4 b	**	**	8.9 b	8.1 b
North Vancouver City	3.8 d	5.4 d	4.5 d	7.3 c	4.8 d	5.5 d	**	**	5.2 c	5.7 c
North Vancouver DM	9.7 a	4.5 a	8.8 b	5.8 b	8.7 c	4.3 c	6.1 c	++	7.4 b	2.8 b
West Vancouver	**	7.7 c	4.2 b	4.2 c	6.5 b	-1.9 c	-5.4 d	**	4.6 b	2.7 b
Richmond	6.4 c	6.0 b	3.4 c	4.5 a	1.2 a	8.4 a	1.4 a	5.8 c	1.5 c	7.0 a
Delta	2.5 a	4.7 b	1.8 b	6.3 a	3.6 b	4.0 b	**	**	3.5 b	4.9 b
Surrey	10.6 c	5.2 b	6.5 b	5.4 c	7.5 a	4.1 c	5.7 b	4.5 d	6.9 a	4.9 b
White Rock	5.2 d	**	**	**	8.3 c	8.6 c	**	**	7.8 c	8.2 c
Langley City and Langley DM	9.6 b	**	5.1 b	7.8 c	3.9 d	7.9 c	**	11.8 d	4.3 c	7.2 c
Tri-Cities	7.6 b	11.0 c	13.0 a	9.5 b	9.6 a	7.7 b	**	9.3 c	10.5 a	9.5 b
Maple Ridge/Pitt Meadows	**	**	9.5 c	9.2 c	8.3 b	7.9 c	7.8 b	4.3 c	7.6 b	8.9 b
Vancouver CMA	5.8 a	6.2 a	6.1 a	6.4 a	6.1 a	5.5 a	3.9 c	5.7 b	5.8 a	6.1 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
West End/Stanley Park	7.7 ^b	14.5 ^c ↑	6.8 ^b	10.7 ^c ↑	5.7 ^b	11.6 ^a ↑	4.2 ^d	12.6 ^a ↑	6.8 ^a	11.5 ^a ↑
English Bay	12.4 ^c	**	11.2 ^a	12.9 ^c -	8.0 ^b	9.5 ^c -	0.0 ^c	**	11.0 ^a	13.0 ^c -
Downtown	**	17.8 ^d	16.6 ^d	15.6 ^a -	**	12.8 ^c	**	**	17.7 ^d	15.6 ^a -
West End/Downtown (Zones 1-3)	16.1 ^d	16.8 ^d -	13.1 ^a	13.8 ^a -	13.1 ^c	11.7 ^a -	**	9.3 ^c	13.6 ^a	14.0 ^a -
South Granville/Oak	15.0 ^d	14.9 ^c -	13.8 ^a	14.1 ^a -	12.1 ^c	13.4 ^c -	**	**	13.6 ^a	14.1 ^a -
Kitsilano/Point Grey	14.7 ^c	12.9 ^d -	16.9 ^a	13.9 ^a ↓	17.2 ^d	14.4 ^c -	**	0.0 ^d	16.6 ^a	13.8 ^a ↓
Westside/Kerrisdale	**	13.3 ^d	9.3 ^b	16.9 ^d ↑	6.5 ^b	13.3 ^c ↑	2.9 ^c	4.3 ^d -	8.3 ^b	15.1 ^d ↑
Marpole	7.4 ^c	7.9 ^c -	11.4 ^c	8.8 ^b ↓	6.5 ^c	7.2 ^c -	0.0 ^d	**	10.1 ^c	8.4 ^b ↓
Mount Pleasant/Renfrew Heights	22.2 ^d	12.6 ^c ↓	11.8 ^c	13.5 ^c -	12.9 ^d	12.5 ^d -	**	0.0 ^d	13.3 ^c	13.1 ^c -
East Hastings	16.7 ^a	12.3 ^d ↓	11.1 ^c	11.8 ^c -	9.3 ^b	12.1 ^d -	10.4 ^c	5.6 ^b ↓	11.7 ^a	11.8 ^c -
Southeast Vancouver	5.4 ^c	20.8 ^d ↑	7.8 ^b	16.2 ^a ↑	4.6 ^b	16.9 ^a ↑	2.6 ^c	1.3 ^d -	6.4 ^b	16.3 ^a ↑
City of Vancouver (Zones 1-10)	15.6 ^a	14.7 ^a -	12.9 ^a	13.5 ^a -	11.5 ^a	12.7 ^a ↑	6.8 ^c	5.2 ^c -	13.0 ^a	13.5 ^a -
University Endowment Lands	36.2 ^a	**	**	33.8 ^a	17.7 ^d	**	**	**	**	33.6 ^a
Central Park/Metrotown	**	17.7 ^d	16.1 ^d	18.2 ^a -	13.7 ^c	14.7 ^a -	**	4.7 ^c	15.5 ^d	17.2 ^a -
Southeast Burnaby	19.0 ^d	15.4 ^d -	17.5 ^d	11.1 ^c ↓	12.9 ^c	9.4 ^c ↓	18.7 ^d	3.9 ^d ↓	16.3 ^d	10.5 ^c ↓
North Burnaby	10.8 ^c	15.1 ^d ↑	14.2 ^c	13.0 ^a -	10.2 ^c	15.4 ^d ↑	**	13.5 ^c	12.3 ^c	13.8 ^a -
Burnaby (Zones 12-14)	15.4 ^d	16.2 ^a -	15.7 ^a	15.3 ^a -	12.3 ^c	13.8 ^a -	**	10.5 ^d	14.6 ^a	14.8 ^a -
New Westminster	12.5 ^c	11.3 ^d -	17.2 ^a	13.5 ^a ↓	13.3 ^c	11.5 ^c -	5.7 ^c	**	15.4 ^a	12.6 ^a ↓
North Vancouver City	10.0 ^d	**	13.0 ^c	15.9 ^a ↑	11.3 ^c	11.3 ^c -	**	**	12.2 ^c	14.4 ^c ↑
North Vancouver DM	9.3 ^a	**	12.8 ^d	**	16.3 ^a	17.2 ^d -	6.1 ^b	8.3 ^b ↑	11.8 ^c	15.1 ^d ↑
West Vancouver	**	**	15.4 ^d	13.2 ^d -	15.3 ^d	14.7 ^d -	22.0 ^d	**	15.4 ^d	14.9 ^d -
Richmond	7.5 ^b	**	12.9 ^d	17.4 ^a ↑	8.8 ^c	20.6 ^d ↑	7.0 ^c	12.3 ^d ↑	9.9 ^b	17.7 ^d ↑
Delta	20.2 ^a	**	18.5 ^a	32.4 ^a ↑	15.2 ^d	**	**	**	17.2 ^a	33.3 ^a ↑
Surrey	22.5 ^d	7.6 ^c ↓	17.8 ^a	11.1 ^c ↓	14.9 ^a	7.3 ^b ↓	12.5 ^c	**	16.0 ^a	9.0 ^b ↓
White Rock	11.6 ^d	**	13.2 ^c	11.3 ^c -	**	11.6 ^d	**	**	13.5 ^d	11.6 ^c -
Langley City and Langley DM	20.6 ^d	6.8 ^c ↓	16.7 ^a	19.2 ^d -	19.5 ^a	16.8 ^d ↓	15.5 ^d	14.1 ^d -	17.9 ^a	17.3 ^d -
Tri-Cities	13.3 ^c	5.5 ^d ↓	18.5 ^a	11.3 ^c ↓	15.4 ^a	8.7 ^b ↓	16.0 ^d	9.5 ^a ↓	16.9 ^a	10.0 ^b ↓
Maple Ridge/Pitt Meadows	4.7 ^a	5.2 ^d -	16.5 ^a	8.4 ^b ↓	12.5 ^c	8.7 ^b ↓	10.6 ^c	**	14.6 ^a	8.8 ^a ↓
Vancouver CMA	15.1^a	14.6^a -	14.2^a	14.3^a -	12.9^a	13.5^a -	10.6^a	10.8^a -	13.8^a	14.0^a -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Vancouver CMA - October 2018

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Burrard Peninsula	0.6 a	0.4 a -	1.2 a	1.1 a ↓
Vancouver Westside	0.6 a	0.2 a ↓	0.8 a	0.7 a -
Vancouver Eastside	0.2 a	0.4 b -	0.6 a	0.5 a -
Vancouver East/Westside	0.5 a	0.3 a -	0.7 a	0.6 a -
Vancouver City	0.6 a	0.3 a ↓	0.9 a	0.8 a ↓
Suburban Vancouver	0.4 a	0.5 a -	0.8 a	1.6 a ↑
North Shore	0.3 a	0.2 b -	1.0 a	0.9 a -
Fraser Valley	1.3 d	0.2 a ↓	0.9 a	1.0 a -
Vancouver CMA	0.6 a	0.3 a ↓	0.9 a	1.0 a ↑

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Vancouver CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Burrard Peninsula	**	1,254 a	1,940 d	1,566 a Δ	2,575 c	2,330 a Δ	3,420 c	3,368 a -
Vancouver Westside	**	1,137 a	1,839 b	1,387 a Δ	2,445 b	1,968 a Δ	**	2,755 a
Vancouver Eastside	**	1,195 a	1,543 d	1,220 a Δ	**	1,668 a	**	1,656 c
Vancouver East/Westside	**	1,162 a	1,768 b	1,325 a Δ	2,370 b	1,863 a Δ	**	2,367 b
Vancouver City	1,473 d	1,200 a Δ	1,788 b	1,417 a Δ	2,402 b	1,980 a Δ	3,229 c	2,515 a Δ
Suburban Vancouver	**	962 a	1,410 c	1,134 a Δ	1,881 b	1,444 a Δ	**	1,683 a
North Shore	**	1,177 a	**	1,413 a	**	1,856 a	**	2,508 a
Fraser Valley	**	802 a	**	983 a	1,591 c	1,215 a Δ	**	1,374 a
Vancouver CMA	**	1,150 a	1,582 b	1,307 a Δ	2,034 b	1,649 a Δ	2,767 d	1,921 a Δ

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Vancouver CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Burrard Peninsula	**	**	1,900 ^b	1,940 ^d	2,605 ^b	2,575 ^c	**	3,420 ^c	2,496 ^c	2,479 ^c
Vancouver Westside	**	**	1,670 ^b	1,839 ^b	2,617 ^c	2,445 ^b	**	**	2,038 ^b	2,121 ^b
Vancouver Eastside	1,338 ^d	**	1,553 ^b	1,543 ^d	1,959 ^c	**	**	**	1,762 ^c	1,630 ^d
Vancouver East/Westside	1,307 ^c	**	1,629 ^b	1,768 ^b	2,321 ^c	2,370 ^b	**	**	1,943 ^b	2,001 ^b
Vancouver City	1,349 ^c	1,473 ^d	1,692 ^b	1,788 ^b	2,385 ^b	2,402 ^b	3,708 ^d	3,229 ^c	2,086 ^b	2,080 ^b
Suburban Vancouver	**	**	1,204 ^b	1,410 ^c	1,577 ^b	1,881 ^b	2,169 ^d	**	1,524 ^b	1,728 ^b
North Shore	**	**	1,444 ^d	**	1,967 ^d	**	**	**	1,851 ^d	**
Fraser Valley	**	**	1,174 ^b	**	1,522 ^b	1,591 ^c	**	**	1,360 ^b	1,446 ^c
Vancouver CMA	1,199^d	**	1,406^b	1,582^b	1,874^b	2,034^b	2,716^d	2,767^d	1,758^a	1,855^b

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) by Building Size Vancouver CMA - October 2018

Size	Rental Condominium Apartments				Apartments in the RMS ¹			
	Oct-17		Oct-18		Oct-17		Oct-18	
Vancouver City								
3 to 24 Units	0.7 ^a		0.3 ^b		0.8 ^a		0.8 ^a	
25 to 49 Units	0.6 ^a		0.7 ^a		0.7 ^a		0.6 ^a	
50 to 74 Units	0.3 ^b		0.4 ^a		1.0 ^a		0.7 ^a	
75 to 99 Units	1.1 ^d		0.0 ^b		1.3 ^a		0.5 ^a	
100+ Units	0.5 ^a		0.3 ^a		1.1 ^a		1.2 ^a	
Total	0.6 ^a		0.3 ^a		0.9 ^a		0.8 ^a	
Vancouver CMA								
3 to 24 Units	0.8 ^a		0.4 ^a		1.0 ^a		1.0 ^a	
25 to 49 Units	0.7 ^a		0.6 ^a		1.0 ^a		0.8 ^a	
50 to 74 Units	1.0 ^d		0.3 ^a		0.7 ^a		1.1 ^a	
75 to 99 Units	1.0 ^a		0.0 ^b		0.8 ^a		0.8 ^a	
100+ Units	0.5 ^a		0.3 ^a		0.9 ^a		1.4 ^a	
Total	0.6 ^a		0.3 ^a		0.9 ^a		1.0 ^a	

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Vancouver CMA - October 2018

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Burrard Peninsula	38,887	38,448	16,290 a	15,431 a	41.9 a	40.1 a -	0.6 a	0.4 a -
Vancouver Westside	28,954	29,848	6,793 a	7,169 a	23.5 a	24.0 a -	0.6 a	0.2 a ↓
Vancouver Eastside	20,389	22,727	5,196 a	5,543 a	25.5 a	24.4 a -	0.2 a	0.4 b -
Vancouver East/Westside	49,343	52,575	12,009 a	12,714 a	24.3 a	24.2 a -	0.5 a	0.3 a -
Vancouver City	88,230	91,023	28,382 a	28,144 a	32.2 a	30.9 a -	0.6 a	0.3 a ↓
Suburban Vancouver	88,758	91,187	19,255 a	18,595 a	21.7 a	20.4 a ↓	0.4 a	0.5 a -
North Shore	16,361	17,233	3,187 a	3,022 a	19.5 a	17.5 a -	0.3 a	0.2 b -
Fraser Valley	39,289	40,880	9,043 a	8,717 a	23.0 a	21.3 a -	1.3 d	0.2 a ↓
Vancouver CMA	232,638	240,323	59,930 a	58,849 a	25.8 a	24.5 a ↓	0.6 a	0.3 a ↓

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments by Project Size Vancouver CMA - October 2018

Size (number of units)	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Vancouver City								
3 to 24 Units	7,971	8,186	1,487 a	1,481 a	18.7 a	18.1 a -	0.7 a	0.3 b -
25 to 49 Units	14,216	14,464	2,828 a	2,842 a	19.9 a	19.6 a -	0.6 a	0.7 a -
50 to 74 Units	9,222	9,596	2,322 a	2,319 a	25.2 a	24.2 a -	0.3 b	0.4 a -
75 to 99 Units	7,910	7,811	2,278 a	1,915 a	28.8 a	24.5 a ↓	1.1 d	0.0 b -
100+ Units	48,911	50,966	19,839 a	19,309 a	40.6 a	37.9 a ↓	0.5 a	0.3 a -
Total	88,230	91,023	28,382 a	28,144 a	32.2 a	30.9 a -	0.6 a	0.3 a ↓
Vancouver CMA								
3 to 24 Units	13,052	13,249	2,134 a	2,111 a	16.4 a	15.9 a -	0.8 a	0.4 a ↓
25 to 49 Units	31,870	32,359	5,253 a	5,123 a	16.5 a	15.8 a -	0.7 a	0.6 a -
50 to 74 Units	28,031	28,995	5,468 a	5,411 a	19.5 a	18.7 a -	1.0 d	0.3 a ↓
75 to 99 Units	21,566	21,720	4,847 a	4,303 a	22.5 a	19.8 a ↓	1.0 a	0.0 b -
100+ Units	138,119	144,000	42,938 a	41,790 a	31.1 a	29.0 a ↓	0.5 a	0.3 a -
Total	232,638	240,323	59,930 a	58,849 a	25.8 a	24.5 a ↓	0.6 a	0.3 a ↓

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be \bar{x} and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

- a — Excellent
- b — Very good
- c — Good
- d — Fair (Use with Caution)
- ** — Poor — Suppressed
- ++ — Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category
- n/a — Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2017 and October 2018 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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