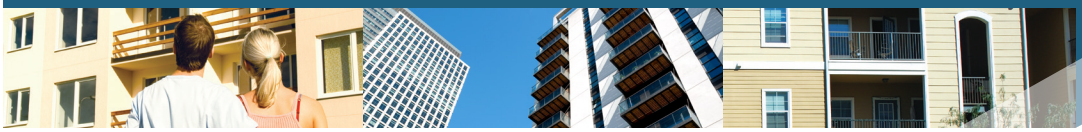
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Vancouver CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

The overall vacancy rate*...

INCREASED to

0.9%

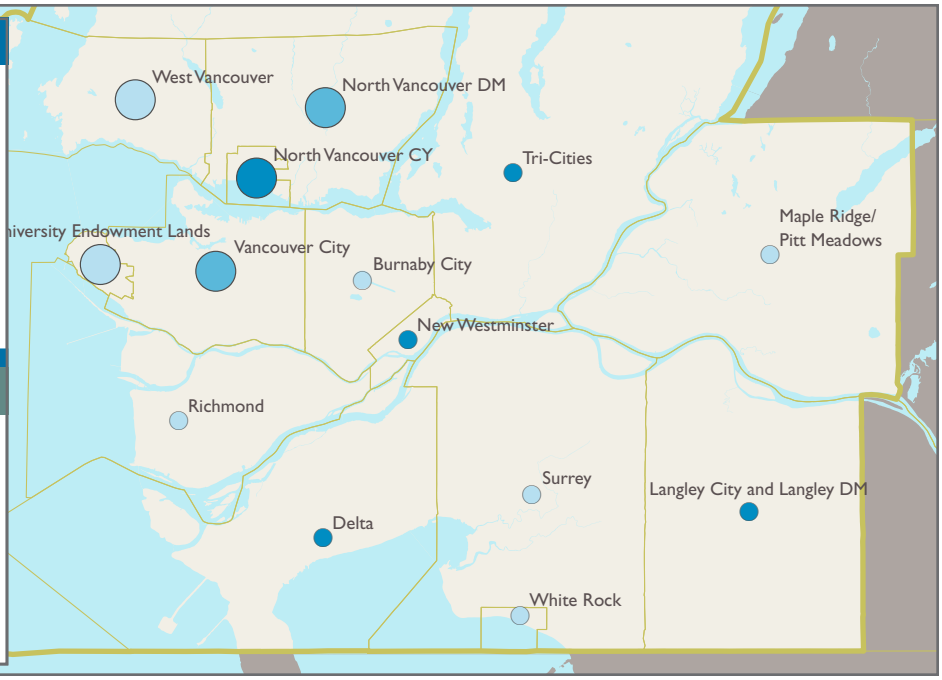
- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$1,297

UP by 5.9%

- ○ Below CMA
- ○ Similar to CMA
- ○ Above CMA



PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
0.8% Vacancy Rate	0.9% Vacancy Rate	1.0% Vacancy Rate	1.6% Vacancy Rate
$1,060 Avg. Rent	$1,223 Avg. Rent	$1,552 Avg. Rent	$1,801 Avg. Rent

"Low vacancy rates due to migration and employment growth, coupled with climbing prices for entry-level ownership housing, put strong upward pressure on rents."

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.

Canada

CMHC SCHL

Key analysis findings:

- Despite record construction of new units, strong demand for rental accommodation kept the vacancy rates below 1% for both primary rental apartments[1] and rental condominium apartments.
- The rapid increase in entry-level home prices and higher migration to the region have contributed to rental demand.
- For the third consecutive year, average rents increased faster (5.9%) than the provincially-allowable increase (3.7% in 2017).
- Prospective tenants face higher rents than long-term tenants, with the average rent for vacant units being 11% higher than the average rent for occupied units in October 2017.

Vacancy rates remain low, divergence across areas emerges

The rental market continues be very tight in the Vancouver Census Metropolitan Area (CMA), with the vacancy rate for purpose-built apartments remaining below 1% to stand at 0.9% in 2017. In general, vacancy rates moved up slightly in more expensive areas and either remained flat or fell slightly in more modestly priced areas. Despite increased rental construction, the overall vacancy rate has remained under 1% for three years.

Employment growth and migration are the main contributors to growing rental demand

Employment in the Vancouver CMA continues to grow, with total employment increasing 2.7% in the past 12 months to October 2017. The persistently strong job market has contributed to the unemployment rate falling to 4.3%, one of the lowest among major centres across Canada.[2] The strength of the local labour market coupled with the relative weakness seen in other provinces, particularly Alberta, has been the main factor in the substantial year-over-year increases in net interprovincial migration to the Vancouver CMA.

According to recently released 2016 Census data, 59% of net new households added to the Vancouver CMA between 2011 and 2016 were renters, compared with 32% in the preceding five-year period (Table 1). The near doubling of this measure likely results from a higher share of migrant households to the region renting and a slower movement of households from rental into homeownership due to rising prices. In the City of Vancouver, fully three-quarters of net new households between 2011 and 2016 were renter households.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Rising prices of entry-level ownership housing puts pressure on vacancy

As reported in CMHC's 2017 Housing Market Outlook for Vancouver, the resale housing market has been operating at "two speeds" since the middle of 2016. While price growth in the single-detached home segment has slowed in the past year due to many buyers being priced out of the market, apartments and other more affordable units have seen rapid and continuing price growth through 2017.

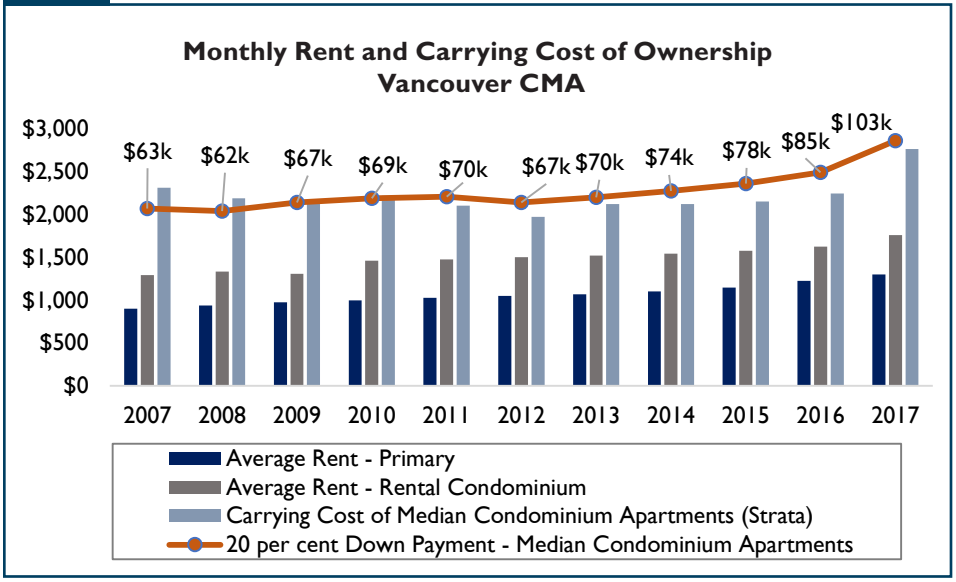
Table 1. Share of renter households in the Vancouver CMA as a portion of total households and net new households, 2011 and 2016

	Renter Household Share of Total Households (%)		Net New Renter Household Share of Net New Households (%)	
	2011	2016	2006 to 2011	2011 to 2016
Vancouver CY (City of)	51	53	40	76
Burnaby CY	37	38	19	61
New Westminster CY	44	44	25	47
North Vancouver CY (City of)	46	47	40	65
Surrey CY	27	29	40	46
Vancouver CMA	35	36	32	59

Source: Census 2016, 2011, 2006, Statistics Canada; CMHC (calculations)

[1] The survey is based on privately-initiated rental apartment structures of three or more units.
[2] Labour Force Survey, Statistics Canada

Figure 1



Sources: CMHC Rental Market Survey, CMHC Secondary Rental Market Survey, REBGV, FVREB. Internal calculations by CMHC.
Note: Carrying cost includes mortgage payment, median condominium (strata) fees and median property taxes.

Current renters looking to purchase their first property, typically an apartment condominium, face two growing barriers: rising carrying costs and rising required down payments. Carrying costs had been relatively flat since 2007 as modest price growth was offset by falling mortgage rates; however, since the second half of 2015, prices have grown quickly with carrying cost increasing despite record low mortgage rates (Figure 1).

With rates now beginning to rise, some renter households will find these carrying costs unaffordable and will be looking to rent long term. Rising entry-level home prices also mean that a larger down payment is required for home purchase. As a result, some renter households may choose to stay in rental housing longer to save for their down payment – further adding to demand.

Sustained low vacancy rates put upward pressure on same-sample rents[3]

Reflective of the tight rental market, same-sample average rents for primary market rental units increased by 5.9% for all bedroom types within the Vancouver CMA over last year. This represents the fourth consecutive year average rents have increased faster than the provincially-allowable increase[4], which suggests that landlords are able to increase rents to market levels that are now much higher than those previously paid by long-term tenants.

Rental rates can be materially higher for vacant units

The average rent for vacant units was 11% higher than the average rent for occupied units in the Vancouver CMA, suggesting that market rents currently faced by prospective tenants are seeing 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

Table 2. Average rent of occupied and vacant apartment units

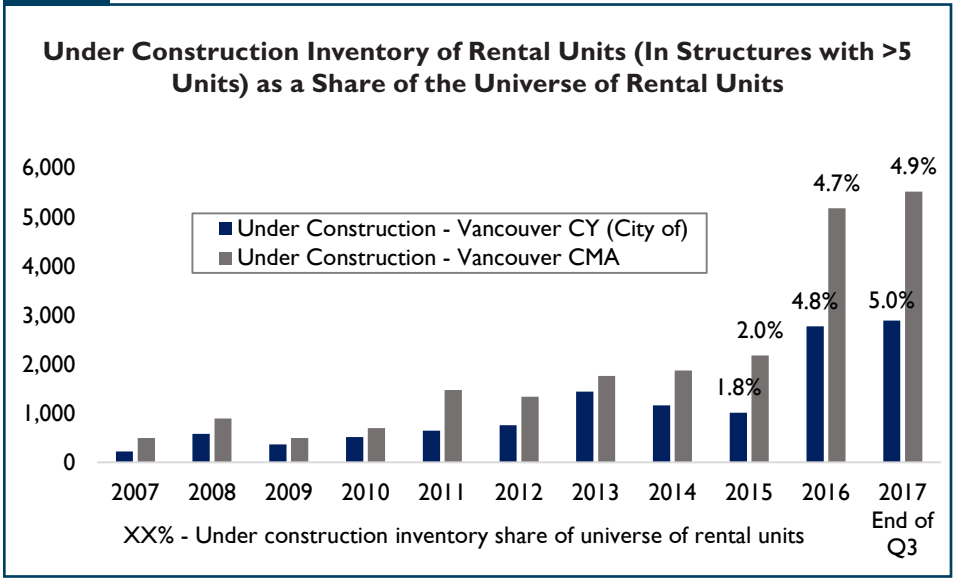
	Average Rent ($) of Occupied and Vacant Apartment Units											
	1 Bedroom				2 Bedroom				Total			
	Occupied		Vacant		Occupied		Vacant		Occupied		Vacant	
Vancouver CY (City of)	1,325	a	1,442	a	1,857	a	2,107	a	1,388	a	1,547	a
Burnaby CY	1,102	a	1,061	a	1,381	a	1,289	b	1,178	a	1,145	a
New Westminster CY	989	a	904	b	1,335	a	1,311	b	1,079	a	1,081	b
North Vancouver CY (City of)	1,219	a	1,264	b	1,585	a	1,506	c	1,333	a	1,348	c
Surrey CY	908	a	943	b	1,077	a	1,110	a	1,005	a	1,043	a
Vancouver CMA	1,223	a	1,302	a	1,551	a	1,745	a	1,296	a	1,435	a

Source: CMHC Rental Market Survey
Note: Data Reliability indicators (a,b,c) explained in the Methodology

[3] 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. 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 level of details.

[4] The BC Residential Tenancy Branch imposes tenant-based rent guidelines in BC. For 2017, the allowable rent increase was 3.7%. When a unit turns over to a new tenant, the landlord is free to set a new rent amount at the market level.

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

suite, as reflected in the lower turnover rate of 13.9%[5] observed in 2017.

Supply of purpose-built rental units increasing

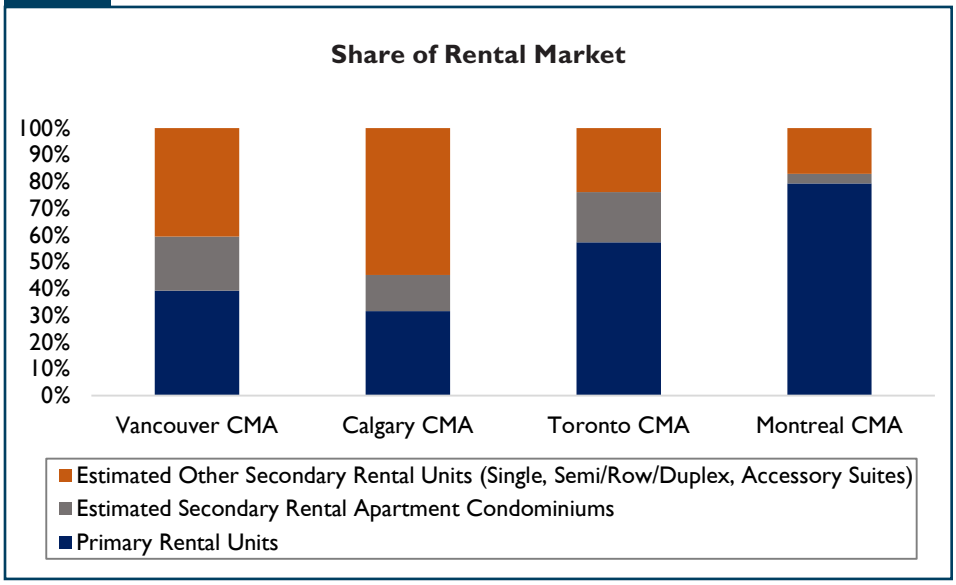
Following several decades of relatively few new rental units coming to market, the past five years have seen large increases in rental starts, with the inventory of rental units under construction hitting levels not seen since the 1970s (Figure 2). Rising rents, low financing costs, growing interest from institutional investors and municipal incentive programs have stimulated supply of new units in the rental market. While new units tend to command higher rents than existing units, new units allow renters who desire newer-condition suites to move, freeing up additional supply at other price points. Due to the recent completions of units started in the last couple of years, the universe of rental apartment units enumerated in CMHC's Fall 2017 Rental Market Survey increased by 629 units in the Vancouver CMA; however, the results were not evenly distributed across municipalities, with the Tri-Cities and Burnaby seeing declines of 221 and 234 units respectively due to recent renovations and demolitions.

Apartment condo vacancy rate increases

Strong rental demand, coupled with limited additions to the stock of rental apartment condos, kept vacancy rates below 1%. The (investor-held) rental apartment condominium vacancy rate increased to 0.6% from 0.3% the previous year. In 2017, an estimated 1,841 units were added to the rental condominium apartment stock, compared to the addition of 1,516 units in 2016. Consistent with the sustained low vacancy rates observed, the average monthly rent for apartment condominiums increased to $1,758.

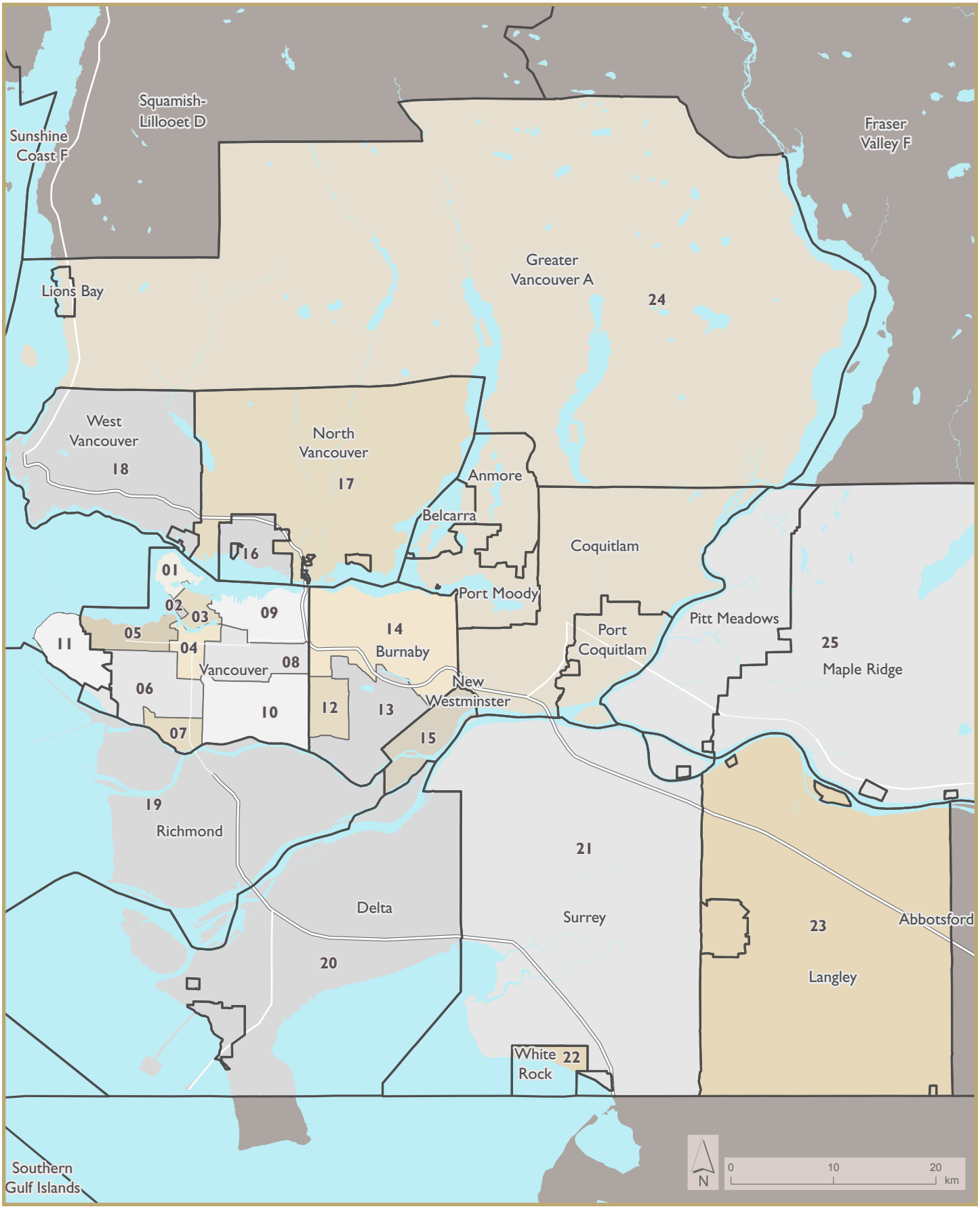
The secondary rental market includes condominium apartments, laneway houses, and secondary suites, among other types. With secondary rental market units making up approximately 60 % of all rental units in the Vancouver CMA, this segment of the market represents a more important supply of rental units in Vancouver than it does in the Toronto and Montreal CMAs (Figure 3).

Figure 3



Source: CMHC Rental Market Survey, CMHC Secondary Rental Market Survey

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


Squamish-
Lillooet D
Sunshine
Coast F
Fraser
Valley F
Greater
Vancouver A
24
Lions Bay
West
Vancouver
18
North
Vancouver
17
Anmore
Belcarra
Coquitlam
16
01
02
03
09
Port Moody
05
11
04
14
Burnaby
Port
Coquitlam
Pitt Meadows
25
Maple Ridge
Vancouver
08
06
New
Westminster
10
12
13
07
15
19
Richmond
21
Delta
Surrey
23
Abbotsford
20
Langley
White
Rock
22
Southern
Gulf Islands
N
0
10
20
km

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, Shaugnessy 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	0.6 a	0.7 a -	0.5 a	1.2 a ↑	1.5 a	0.2 a ↓	0.0 c	7.7 c ↑	0.6 a	1.0 a ↑
English Bay	0.5 a	1.5 a ↑	0.8 a	1.2 a ↑	1.1 a	1.3 a -	0.0 c	6.9 c ↑	0.8 a	1.3 a ↑
Downtown	1.1 a	1.3 a -	0.4 a	1.3 a ↑	0.1 b	1.2 a ↑	0.0 d	**	0.5 a	1.3 a ↑
West End/Downtown (Zones 1-3)	0.8 a	1.2 a -	0.5 a	1.2 a ↑	0.7 a	1.0 a ↑	0.0 b	6.4 c ↑	0.6 a	1.2 a ↑
South Granville/Oak	0.4 a	0.7 b -	0.7 a	0.7 a -	0.9 a	1.1 a -	0.0 c	0.0 c -	0.7 a	0.7 a -
Kitsilano/Point Grey	1.8 c	0.5 a ↓	1.1 a	0.7 a ↓	1.1 a	1.1 a -	0.0 d	0.0 c -	1.2 a	0.7 a ↓
Westside/Kerrisdale	0.7 b	2.2 c ↑	2.3 c	1.1 a ↓	1.5 c	2.0 a -	**	3.6 c	2.0 c	1.5 a -
Marpole	0.0 b	0.6 b ↑	0.6 a	0.9 a -	1.0 a	0.4 b ↓	0.0 d	0.0 d -	0.6 a	0.8 a -
Mount Pleasant/Renfrew Heights	0.4 a	1.3 a ↑	0.8 a	0.7 a -	0.8 a	0.7 b -	0.0 d	0.0 d -	0.8 a	0.7 a -
East Hastings	0.6 a	0.1 b ↓	0.7 a	0.4 a ↓	**	0.4 b	**	**	0.8 a	0.4 a ↓
Southeast Vancouver	1.6 c	0.0 c ↓	0.7 a	1.0 a -	0.9 a	0.3 a ↓	0.0 c	**	0.8 a	0.7 a -
City of Vancouver (Zones 1-10)	0.8 a	0.9 a -	0.8 a	0.9 a ↑	0.9 a	1.0 a -	1.2 d	2.4 c -	0.8 a	0.9 a ↑
University Endowment Lands	**	**	0.0 d	0.1 a ↑	0.0 d	0.4 a ↑	**	**	0.0 c	0.2 a ↑
Central Park/Metrotown	0.3 b	0.3 a -	0.7 a	0.6 a -	1.0 a	1.3 a -	**	0.0 c	0.8 a	0.7 a -
Southeast Burnaby	0.8 d	0.8 a -	0.8 a	0.5 a ↓	0.3 a	0.6 a ↑	0.6 a	0.0 c ↓	0.7 a	0.5 a -
North Burnaby	0.4 a	0.0 b ↓	1.0 a	0.5 a ↓	0.9 a	0.2 a ↓	2.0 a	0.0 c ↓	1.0 a	0.3 a ↓
Burnaby (Zones 12-14)	0.5 a	0.3 a -	0.8 a	0.5 a ↓	0.9 a	0.8 a -	1.5 a	0.0 c ↓	0.8 a	0.6 a ↓
New Westminster	0.4 a	1.0 a ↑	0.5 a	1.0 a ↑	0.1 a	0.8 a ↑	0.0 b	**	0.4 a	1.1 a ↑
North Vancouver City	0.6 a	0.9 d -	0.3 a	1.4 a ↑	0.3 a	1.2 a ↑	0.0 d	**	0.3 a	1.3 a ↑
North Vancouver DM	0.0 a	0.0 a -	0.0 a	0.0 c -	0.2 b	2.1 b ↑	0.0 c	0.0 d -	0.1 a	0.9 a ↑
West Vancouver	0.4 a	1.1 a ↑	0.2 a	0.2 a ↓	0.0 a	0.6 a ↑	0.0 a	**	0.2 a	0.4 a ↑
Richmond	2.5 a	0.0 b ↓	1.0 a	0.8 a ↓	0.7 a	0.6 a ↓	0.9 a	0.7 a ↓	1.0 a	0.6 a ↓
Delta	0.0 a	0.0 c -	0.0 b	1.1 a ↑	0.0 b	1.4 a ↑	0.0 a	**	0.0 b	1.2 a ↑
Surrey	0.0 c	0.0 c -	0.5 a	0.5 a -	0.4 a	0.8 a ↑	0.3 a	0.0 b ↓	0.4 a	0.6 a ↑
White Rock	0.0 b	**	0.1 b	0.3 a ↑	0.0 b	0.6 a ↑	**	**	0.1 b	0.6 a ↑
Langley City and Langley DM	2.4 b	**	1.4 a	0.7 a ↓	0.5 a	**	**	**	1.1 a	1.5 c -
Tri-Cities	1.1 a	1.1 a -	0.8 a	1.4 a ↑	2.4 b	1.3 a ↓	8.3 c	1.7 a ↓	1.7 a	1.4 a ↓
Maple Ridge/Pitt Meadows	0.0 a	**	0.7 a	0.6 a -	0.2 a	0.5 a ↑	**	**	0.5 a	0.6 a -
Vancouver CMA	**0.7 a**	**0.8 a -**	**0.7 a**	**0.9 a ↑**	**0.7 a**	**1.0 a ↑**	**1.4 a**	**1.6 b -**	**0.7 a**	**0.9 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	1,050 a	1,109 a	1,366 a	1,386 a	2,109 a	2,076 a	3,158 a	3,150 a	1,418 a	1,436 a
English Bay	1,133 a	1,131 a	1,441 a	1,436 a	2,110 a	2,097 a	**	2,723 b	1,473 a	1,467 a
Downtown	1,157 a	1,184 a	1,434 a	1,520 a	2,222 a	2,282 a	3,105 b	**	1,470 a	1,543 a
West End/Downtown (Zones 1-3)	1,130 a	1,156 a	1,425 a	1,468 a	2,167 a	2,186 a	3,214 a	3,136 b	1,461 a	1,499 a
South Granville/Oak	1,047 a	1,077 a	1,295 a	1,360 a	1,779 a	1,893 a	2,199 c	2,154 b	1,355 a	1,419 a
Kitsilano/Point Grey	1,055 a	1,084 a	1,314 a	1,367 a	1,818 a	1,912 a	2,665 b	2,727 b	1,391 a	1,446 a
Westside/Kerrisdale	965 a	1,045 a	1,264 a	1,371 a	1,885 a	2,194 b	2,697 b	2,899 a	1,453 a	1,657 a
Marpole	815 a	828 a	955 a	978 a	1,200 a	1,248 a	1,394 a	1,397 a	985 a	1,009 a
Mount Pleasant/Renfrew Heights	998 a	1,128 a	1,103 a	1,198 a	1,459 a	1,587 a	1,667 d	1,686 c	1,147 a	1,259 a
East Hastings	975 b	1,108 b	1,000 a	1,093 a	1,305 b	1,538 b	1,393 b	1,482 b	1,050 a	1,171 a
Southeast Vancouver	958 a	1,046 a	1,159 b	1,118 a	1,425 a	1,458 a	1,272 a	1,337 a	1,223 a	1,217 a
City of Vancouver (Zones 1-10)	1,060 a	1,107 a	1,268 a	1,326 a	1,757 a	1,860 a	2,105 b	2,313 a	1,324 a	1,389 a
University Endowment Lands	1,349 a	1,352 a	1,569 a	1,700 a	2,058 a	2,188 a	2,358 b	2,623 c	1,762 a	1,888 a
Central Park/Metrotown	979 a	1,027 a	1,034 a	1,112 a	1,372 a	1,404 a	1,741 b	1,764 b	1,125 a	1,186 a
Southeast Burnaby	767 a	792 a	901 a	945 a	1,101 a	1,155 a	1,265 a	1,266 a	970 a	1,010 a
North Burnaby	820 a	885 a	1,062 a	1,171 a	1,359 a	1,481 a	1,557 a	1,839 b	1,152 a	1,263 a
Burnaby (Zones 12-14)	881 a	927 a	1,019 a	1,101 a	1,318 a	1,381 a	1,473 a	1,617 b	1,105 a	1,178 a
New Westminster	774 a	825 a	914 a	988 a	1,217 a	1,335 a	1,449 b	1,632 a	993 a	1,079 a
North Vancouver City	1,001 a	1,018 a	1,176 a	1,220 a	1,432 a	1,584 a	1,647 b	2,022 b	1,243 a	1,333 a
North Vancouver DM	1,015 a	1,092 a	1,223 a	1,312 a	1,449 a	1,757 a	1,726 a	1,648 a	1,363 a	1,502 a
West Vancouver	1,237 a	1,198 a	1,484 a	1,551 a	2,229 a	2,434 a	3,670 a	3,400 a	1,746 a	1,833 a
Richmond	901 a	985 a	1,083 a	1,185 a	1,353 a	1,375 a	1,644 a	1,698 a	1,211 a	1,261 a
Delta	689 a	732 a	849 a	872 a	1,113 a	1,162 a	**	1,170 b	963 a	997 a
Surrey	728 a	835 a	855 a	908 a	1,006 a	1,077 a	1,169 a	1,213 a	940 a	1,005 a
White Rock	792 a	833 a	893 a	944 a	1,093 a	1,241 a	**	**	943 a	1,026 a
Langley City and Langley DM	705 a	800 a	889 a	975 a	1,150 a	1,340 a	1,145 a	1,752 c	1,002 a	1,170 a
Tri-Cities	761 a	810 a	897 a	1,005 a	1,112 a	1,221 a	1,219 a	1,342 a	984 a	1,081 a
Maple Ridge/Pitt Meadows	624 a	653 a	762 a	802 a	953 a	1,016 a	1,191 b	1,366 a	837 a	891 a
Vancouver CMA	**1,013 a**	**1,060 a**	**1,159 a**	**1,223 a**	**1,450 a**	**1,552 a**	**1,631 a**	**1,801 a**	**1,223 a**	**1,297 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	725	729	2,626	2,620	482	481	41	40	3,874	3,870
English Bay	883	886	5,171	5,190	687	681	29	32	6,770	6,789
Downtown	2,209	2,212	7,121	7,078	1,272	1,270	27	27	10,629	10,587
West End/Downtown (Zones 1-3)	3,817	3,827	14,918	14,888	2,441	2,432	97	99	21,273	21,246
South Granville/Oak	1,330	1,386	4,926	4,941	1,460	1,456	49	49	7,765	7,832
Kitsilano/Point Grey	847	863	4,967	4,960	1,331	1,339	53	51	7,198	7,213
Westside/Kerrisdale	219	218	1,861	1,847	908	926	89	94	3,077	3,085
Marpole	371	364	2,896	2,882	712	709	21	21	4,000	3,976
Mount Pleasant/Renfrew Heights	939	989	4,380	4,401	974	978	84	87	6,377	6,455
East Hastings	868	1,029	3,309	3,366	939	809	71	79	5,187	5,283
Southeast Vancouver	234	231	1,207	1,222	641	645	59	55	2,141	2,153
City of Vancouver (Zones 1-10)	8,625	8,907	38,464	38,507	9,406	9,294	523	535	57,018	57,243
University Endowment Lands	81	70	665	676	466	466	65	65	1,277	1,277
Central Park/Metrotown	347	336	4,070	3,900	1,573	1,531	51	54	6,041	5,821
Southeast Burnaby	143	144	1,360	1,351	709	709	142	143	2,354	2,347
North Burnaby	291	290	2,312	2,310	1,082	1,078	196	196	3,881	3,874
Burnaby (Zones 12-14)	781	770	7,742	7,561	3,364	3,318	389	393	12,276	12,042
New Westminster	761	774	5,093	5,250	2,074	2,116	132	135	8,060	8,275
North Vancouver City	495	497	3,620	3,705	1,858	1,905	33	43	6,006	6,150
North Vancouver DM	180	180	355	333	454	448	142	113	1,131	1,074
West Vancouver	233	236	1,314	1,305	688	695	94	94	2,329	2,330
Richmond	237	331	1,253	1,427	1,161	1,188	144	145	2,795	3,091
Delta	74	71	860	857	757	762	36	36	1,727	1,726
Surrey	133	130	2,593	2,585	2,470	2,483	385	384	5,581	5,582
White Rock	77	72	927	936	366	373	7	7	1,377	1,388
Langley City and Langley DM	88	88	1,015	1,070	1,005	1,205	49	62	2,157	2,425
Tri-Cities	191	192	2,483	2,494	1,706	1,550	187	110	4,567	4,346
Maple Ridge/Pitt Meadows	25	25	918	901	574	572	49	49	1,566	1,547
Vancouver CMA	**11,981**	**12,343**	**67,302**	**67,607**	**26,349**	**26,375**	**2,235**	**2,171**	**107,867**	**108,496**

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

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	0.7 a	0.8 a -	0.6 a	1.4 a ↑	1.5 a	0.2 a ↓	0.0 c	7.7 c ↑	0.7 a	1.2 a ↑
English Bay	0.5 a	1.5 a ↑	0.8 a	1.4 a ↑	1.3 a	2.0 b ↑	0.0 c	6.9 c ↑	0.8 a	1.5 a ↑
Downtown	2.6 b	2.0 c -	2.1 a	2.0 a -	2.8 b	2.0 b -	0.0 d	**	2.3 a	2.0 a -
West End/Downtown (Zones 1-3)	1.7 a	1.6 b -	1.4 a	1.7 a ↑	2.1 a	1.6 a ↓	0.0 b	6.4 c ↑	1.5 a	1.7 a -
South Granville/Oak	1.2 a	1.2 a -	1.3 a	1.3 a -	1.8 b	1.8 a -	0.0 c	0.0 c -	1.4 a	1.4 a -
Kitsilano/Point Grey	2.0 c	0.9 a ↓	1.5 a	1.1 a -	1.5 a	2.1 c -	**	0.0 c	1.5 a	1.3 a -
Westside/Kerrisdale	0.7 b	2.2 c ↑	2.7 c	1.3 a ↓	2.4 b	2.8 a -	**	3.6 c	2.4 b	1.9 a -
Marpole	0.7 b	1.0 d -	0.8 a	1.1 a -	1.0 a	1.2 a -	0.0 d	0.0 d -	0.8 a	1.1 a -
Mount Pleasant/Renfrew Heights	0.4 a	1.7 c ↑	0.8 a	1.4 a ↑	0.8 a	1.1 d -	0.0 d	0.0 d -	0.8 a	1.4 a ↑
East Hastings	0.6 a	1.9 b ↑	1.2 a	1.0 a -	**	1.5 a	5.9 d	**	1.1 a	1.3 a -
Southeast Vancouver	3.1 d	2.5 b -	1.4 a	1.8 b -	1.1 a	0.9 a -	0.0 c	**	1.4 a	1.6 a -
City of Vancouver (Zones 1-10)	1.4 a	1.5 a -	1.3 a	1.4 a -	1.6 a	1.7 a -	**	2.4 c	1.4 a	1.5 a -
University Endowment Lands	**	**	0.0 d	0.5 a ↑	0.7 a	0.4 a -	**	**	0.2 a	0.4 a ↑
Central Park/Metrotown	0.3 b	0.9 a ↑	0.9 a	1.3 a ↑	1.3 a	2.2 c ↑	**	0.0 c	1.0 a	1.5 b ↑
Southeast Burnaby	0.8 d	1.6 b ↑	1.2 a	0.8 a ↓	0.5 a	0.9 a ↑	0.6 a	0.0 c ↓	0.9 a	0.8 a -
North Burnaby	1.5 a	0.0 b ↓	2.1 b	1.0 a ↓	1.7 a	2.5 a ↑	2.6 a	**	2.0 a	1.4 a ↓
Burnaby (Zones 12-14)	0.8 a	0.7 a -	1.3 a	1.1 a -	1.3 a	2.0 a ↑	1.7 a	1.0 d -	1.3 a	1.3 a -
New Westminster	0.5 a	1.1 a ↑	0.8 a	1.5 a ↑	0.3 a	1.2 a ↑	0.0 b	**	0.6 a	1.5 a ↑
North Vancouver City	0.8 a	0.9 d -	1.3 a	2.4 b ↑	0.9 a	1.8 b ↑	0.0 d	**	1.1 a	2.1 b ↑
North Vancouver DM	0.0 a	1.7 a ↑	0.3 a	1.3 a ↑	0.4 b	2.5 a ↑	0.0 c	1.0 d ↑	0.2 a	1.8 a ↑
West Vancouver	1.3 a	1.1 a -	0.8 a	0.3 a ↓	0.0 a	0.8 a ↑	0.0 a	**	0.6 a	0.5 a -
Richmond	2.5 a	0.6 a ↓	1.2 a	1.2 a -	0.8 a	1.3 a ↑	0.9 a	2.2 a ↑	1.1 a	1.2 a ↑
Delta	0.0 a	1.5 a ↑	0.4 a	1.5 a ↑	0.3 a	1.7 a ↑	0.0 a	**	0.3 a	1.7 a ↑
Surrey	0.7 a	2.3 a ↑	0.7 a	0.8 a -	0.6 a	1.1 a ↑	0.5 a	0.3 a -	0.7 a	1.0 a ↑
White Rock	0.0 b	**	0.1 b	0.8 a ↑	0.0 b	1.2 a ↑	**	**	0.1 b	1.1 a ↑
Langley City and Langley DM	4.6 b	5.1 d -	1.8 a	1.3 a ↓	0.8 a	2.3 c ↑	**	**	1.5 a	2.1 c -
Tri-Cities	1.1 a	1.7 b -	1.2 a	1.8 a ↑	3.3 b	2.5 a ↓	8.3 c	1.7 a ↓	2.3 a	2.0 a -
Maple Ridge/Pitt Meadows	0.0 a	**	1.1 a	0.9 a -	0.4 a	1.3 a ↑	**	**	0.8 a	1.0 a -
Vancouver CMA	**1.3 a**	**1.4 a -**	**1.2 a**	**1.4 a ↑**	**1.2 a**	**1.7 a ↑**	**1.6 b**	**2.0 a -**	**1.2 a**	**1.5 a ↑**

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-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
West End/Stanley Park	3.1 c	5.3 b	6.3 b	5.2 d	5.3 c	6.5 c	**	++	5.3 b	4.9 c
English Bay	10.0 b	5.2 d	10.8 c	2.7 c	7.4 b	++	++	**	10.7 a	2.4 c
Downtown	7.0 b	5.0 c	6.5 b	6.1 c	7.7 b	8.0 c	**	++	6.4 b	5.7 c
West End/Downtown (Zones 1-3)	7.0 b	5.1 b	7.8 a	4.9 b	7.2 b	5.4 c	5.6 d	**	7.6 a	4.5 b
South Granville/Oak	7.8 b	4.0 c	7.8 b	4.5 c	7.2 c	6.0 b	++	++	7.6 b	4.7 b
Kitsilano/Point Grey	5.8 c	4.5 d	9.8 c	3.9 d	5.6 d	4.4 d	++	++	8.7 c	3.7 d
Westside/Kerrisdale	5.4 d	3.5 d	5.4 c	5.6 c	++	10.6 c	++	++	4.0 c	7.0 b
Marpole	5.2 c	**	7.2 c	3.9 d	5.8 c	3.6 d	4.8 d	++	6.3 c	3.5 c
Mount Pleasant/Renfrew Heights	6.8 c	7.8 c	7.3 b	6.5 c	5.9 d	4.8 d	++	**	7.5 b	6.3 c
East Hastings	5.8 c	5.8 d	3.6 d	8.1 c	5.0 d	5.5 c	++	**	4.4 c	7.2 b
Southeast Vancouver	3.3 c	4.9 d	3.8 b	3.6 c	4.6 b	4.3 b	2.5 b	10.7 d	3.6 b	3.5 b
City of Vancouver (Zones 1-10)	6.5 a	4.9 b	7.3 a	5.1 b	6.0 b	5.4 b	**	++	7.0 a	4.9 a
University Endowment Lands	3.4 a	**	2.0 a	6.9 c	2.7 c	4.9 d	1.8 c	9.7 b	2.8 a	7.1 c
Central Park/Metrotown	9.8 c	6.4 c	7.2 a	7.7 b	7.2 b	5.1 c	**	++	7.4 a	6.5 b
Southeast Burnaby	**	3.8 d	5.7 b	4.6 d	6.5 b	6.0 c	++	5.4 c	6.2 b	4.1 d
North Burnaby	3.8 b	11.2 c	4.9 b	9.8 b	7.9 a	9.9 b	4.5 c	13.0 c	5.8 b	10.3 c
Burnaby (Zones 12-14)	6.2 b	7.3 b	6.3 a	7.8 a	7.3 a	6.8 b	5.0 c	5.6 c	6.7 a	7.2 a
New Westminster	7.2 c	8.9 c	5.4 c	10.2 c	3.8 d	9.6 b	3.8 d	**	5.2 c	9.0 b
North Vancouver City	6.1 c	3.8 d	6.4 c	4.5 d	6.9 c	4.8 d	**	**	6.7 c	5.2 c
North Vancouver DM	5.7 a	10.5 a	5.2 a	9.4 b	4.5 b	**	++	11.0 d	2.9 a	9.7 b
West Vancouver	**	**	5.6 b	4.2 b	5.2 c	6.5 b	4.2 c	-5.4 c	5.3 b	4.6 b
Richmond	4.2 a	6.4 c	6.8 a	3.4 c	4.5 b	1.8 c	++	4.5 a	5.5 a	2.4 c
Delta	**	2.5 a	6.4 c	1.8 b	5.9 b	3.6 b	**	**	5.9 c	3.5 b
Surrey	7.3 a	10.6 c	9.4 a	6.5 b	6.1 b	7.6 a	5.7 c	5.9 b	7.6 a	7.0 a
White Rock	**	5.2 d	2.9 c	**	++	8.3 c	**	**	2.2 c	7.8 c
Langley City and Langley DM	3.9 c	9.6 b	8.5 b	5.1 b	10.9 c	4.4 c	++	**	9.6 b	5.0 b
Tri-Cities	6.8 b	7.6 b	4.8 c	13.0 a	**	9.4 a	++	9.6 b	3.6 c	11.1 a
Maple Ridge/Pitt Meadows	**	**	++	9.5 c	++	8.4 b	**	**	++	7.7 b
Vancouver CMA	**6.4 a**	**5.8 a**	**6.8 a**	**6.1 a**	**5.7 a**	**6.2 a**	**4.4 c**	**4.4 c**	**6.4 a**	**5.9 a**

[1]The 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	13.7 a	7.7 b ↓	11.9 a	6.8 b ↓	11.9 a	5.7 b ↓	**	4.2 d	12.3 a	6.8 a ↓
English Bay	15.0 d	12.4 c -	16.8 a	11.2 a ↓	11.7 c	8.0 b ↓	0.0 c	0.0 c -	16.0 a	11.0 a ↓
Downtown	23.5 a	**	18.0 a	16.6 d -	16.0 d	**	**	**	18.9 a	17.6 d -
West End/Downtown (Zones 1-3)	19.4 a	16.1 d ↓	16.5 a	13.1 a ↓	13.8 a	12.9 c -	**	**	16.7 a	13.5 a ↓
South Granville/Oak	19.8 a	15.0 c ↓	16.6 a	13.8 a ↓	14.1 c	11.6 c ↓	0.0 c	**	16.5 a	13.5 a ↓
Kitsilano/Point Grey	15.8 d	14.7 c -	14.2 a	16.9 a ↑	13.2 c	17.4 d ↑	**	**	14.4 a	16.6 a ↑
Westside/Kerrisdale	**	**	13.2 c	9.3 b ↓	13.0 a	6.5 b ↓	**	3.0 c	13.5 a	8.3 b ↓
Marpole	**	7.4 c	13.2 c	11.4 c -	9.3 c	6.5 c ↓	0.0 d	0.0 d -	12.7 c	10.1 c ↓
Mount Pleasant/Renfrew Heights	**	22.2 d	15.8 d	11.8 c ↓	9.5 c	13.1 d -	**	**	14.9 c	13.4 c -
East Hastings	12.2 c	16.7 a ↑	13.3 c	11.1 c ↓	7.6 c	8.9 b -	14.7 d	2.5 c ↓	12.2 c	11.6 a -
Southeast Vancouver	26.8 d	5.4 c ↓	23.1 a	7.8 b ↓	22.7 a	4.1 b ↓	**	**	22.8 a	6.3 b ↓
City of Vancouver (Zones 1-10)	18.1 a	15.6 a ↓	15.7 a	12.9 a ↓	13.0 a	11.3 a ↓	**	5.2 c	15.6 a	12.9 a ↓
University Endowment Lands	**	**	**	**	**	15.1 d	**	**	**	**
Central Park/Metrotown	**	**	16.7 a	16.1 d -	19.3 d	13.7 c ↓	**	**	18.1 a	15.5 d ↓
Southeast Burnaby	13.5 d	19.0 d ↑	14.8 a	17.5 d ↑	8.0 b	12.8 c ↑	8.6 c	18.7 d ↑	12.3 a	16.3 d ↑
North Burnaby	8.9 b	10.8 c -	15.7 a	14.2 c -	14.6 c	10.5 d ↓	20.1 a	**	15.1 a	12.8 c ↓
Burnaby (Zones 12-14)	19.4 d	15.4 d ↓	16.0 a	15.7 a -	15.5 a	12.5 c ↓	14.6 c	**	16.1 a	14.8 a ↓
New Westminster	**	12.5 c	12.5 c	17.2 a ↑	10.5 c	13.4 c ↑	**	5.2 d	11.9 a	15.5 a ↑
North Vancouver City	**	10.0 d	15.4 d	13.0 c ↓	11.2 c	11.1 c -	**	**	14.3 c	12.2 c ↓
North Vancouver DM	33.3 a	9.4 a ↓	24.1 a	13.6 d ↓	19.8 d	19.4 a -	**	10.3 c	23.3 a	15.0 d ↓
West Vancouver	**	**	10.0 c	15.4 d ↑	6.5 c	15.3 d ↑	4.6 b	22.0 d ↑	8.8 c	15.4 d ↑
Richmond	17.4 a	7.5 b ↓	17.2 a	11.4 d ↓	15.5 d	8.6 c ↓	22.2 a	**	16.8 a	9.4 b ↓
Delta	10.9 a	20.2 a ↑	22.1 a	18.5 a ↓	19.8 a	15.2 d ↓	11.1 a	**	20.3 a	17.2 a ↓
Surrey	16.8 a	22.8 a ↑	17.5 d	17.8 a -	17.9 d	14.9 a ↓	21.4 d	17.5 d -	18.0 a	16.6 a -
White Rock	**	11.6 d	8.3 b	13.2 c ↑	8.2 b	**	**	**	8.6 b	13.5 d ↑
Langley City and Langley DM	9.3 a	20.6 d ↑	20.3 a	16.7 a ↓	21.0 a	19.2 a -	**	22.3 d	19.8 a	18.1 a -
Tri-Cities	13.4 d	13.3 c -	15.6 a	18.5 a ↑	13.7 a	15.0 a -	20.9 a	9.3 b ↓	15.1 a	16.7 a ↑
Maple Ridge/Pitt Meadows	**	4.7 a	11.1 c	16.5 a ↑	10.1 c	12.6 c -	**	**	11.2 c	14.9 a ↑
Vancouver CMA	**18.0 a**	**15.1 a ↓**	**15.8 a**	**14.2 a ↓**	**14.7 a**	**12.8 a ↓**	**15.7 a**	**11.1 c ↓**	**15.8 a**	**13.9 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
City of Vancouver (Zones 1-10)										
Pre 1960	1.2 a	1.3 a -	1.0 a	1.0 a -	0.8 a	1.0 a -	**	2.9 c	1.0 a	1.1 a -
1960 - 1974	0.7 a	0.9 a -	0.8 a	1.0 a ↑	1.3 a	1.2 a -	0.0 c	3.4 d ↑	0.8 a	1.0 a ↑
1975 - 1989	0.4 a	0.7 a -	0.5 a	0.7 a ↑	0.4 a	0.5 a -	0.0 d	0.0 d -	0.4 a	0.6 a ↑
1990 - 2004	0.5 a	0.0 c ↓	0.9 a	0.6 a -	0.9 a	0.6 a -	**	**	0.9 a	0.6 a ↓
2005+	0.0 b	0.7 b ↑	0.1 a	0.7 a ↑	0.7 b	1.5 b ↑	0.0 a	**	0.2 a	0.9 a ↑
Total	0.8 a	0.9 a -	0.8 a	0.9 a ↑	0.9 a	1.0 a -	1.2 d	2.4 c -	0.8 a	0.9 a ↑
Burnaby (Zones 12-14)										
Pre 1960	0.0 d	**	1.3 d	0.3 b -	0.4 b	0.0 c -	**	**	0.9 d	0.3 b -
1960 - 1974	0.6 a	0.2 a ↓	0.8 a	0.6 a ↓	0.9 a	1.1 a -	1.9 a	0.0 c ↓	0.8 a	0.7 a ↓
1975 - 1989	**	**	0.7 a	0.4 a ↓	1.2 a	0.0 d ↓	**	**	0.8 a	0.3 a ↓
1990 - 2004	**	**	**	0.0 a	**	**	-	-	**	**
2005+	**	**	**	**	**	**	-	-	**	**
Total	0.5 a	0.3 a -	0.8 a	0.5 a ↓	0.9 a	0.8 a -	1.5 a	0.0 c ↓	0.8 a	0.6 a ↓
New Westminster										
Pre 1960	**	**	**	**	**	0.0 d	**	**	1.2 d	**
1960 - 1974	0.2 b	0.4 b -	0.4 a	1.0 a ↑	0.0 b	1.1 a ↑	0.0 b	**	0.3 a	1.1 a ↑
1975 - 1989	0.0 a	1.1 a ↑	0.4 b	0.5 a -	0.3 b	0.6 a -	-	-	0.3 b	0.6 a ↑
1990 - 2004	**	**	**	**	**	**	**	**	**	**
2005+	**	**	**	**	**	**	**	**	**	**
Total	0.4 a	1.0 a ↑	0.5 a	1.0 a ↑	0.1 a	0.8 a ↑	0.0 b	**	0.4 a	1.1 a ↑
Surrey										
Pre 1960	**	**	0.0 a	0.0 a -	0.0 a	0.0 a -	**	**	0.0 a	0.0 a -
1960 - 1974	0.0 c	**	0.3 a	0.4 a -	0.3 a	0.9 a ↑	0.4 a	0.0 b ↓	0.3 a	0.6 a ↑
1975 - 1989	0.0 a	**	1.1 a	0.8 a ↓	0.7 a	1.0 a ↑	0.0 a	0.0 a -	0.8 a	0.8 a -
1990 - 2004	-	-	**	**	0.0 d	0.0 c -	**	**	0.0 d	0.0 c -
2005+	-	-	**	**	**	**	-	-	**	**
Total	0.0 c	0.0 c -	0.5 a	0.5 a -	0.4 a	0.8 a ↑	0.3 a	0.0 b ↓	0.4 a	0.6 a ↑
Vancouver CMA										
Pre 1960	1.2 a	1.3 a -	1.0 a	1.0 a -	0.7 a	0.8 a -	0.4 b	1.6 c ↑	1.0 a	1.0 a -
1960 - 1974	0.6 a	0.8 a ↑	0.6 a	0.9 a ↑	0.8 a	1.1 a ↑	1.8 b	1.6 b -	0.7 a	0.9 a ↑
1975 - 1989	0.8 a	0.5 a -	0.7 a	0.7 a -	0.7 a	0.7 a -	0.0 c	0.7 a ↑	0.7 a	0.7 a -
1990 - 2004	0.5 a	0.0 c ↓	0.8 a	0.7 a -	0.6 a	0.4 a -	**	**	0.7 a	0.5 a -
2005+	0.2 b	0.7 a ↑	0.4 a	0.7 a ↑	0.3 a	2.1 c ↑	0.0 c	**	0.3 a	1.3 a ↑
Total	0.7 a	0.8 a -	0.7 a	0.9 a ↑	0.7 a	1.0 a ↑	1.4 a	1.6 b -	0.7 a	0.9 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
City of Vancouver (Zones 1-10)										
Pre 1960	1,009 a	1,018 a	1,174 a	1,229 a	1,594 a	1,723 a	2,237 b	2,409 b	1,234 a	1,296 a
1960 - 1974	1,045 a	1,095 a	1,260 a	1,316 a	1,811 a	1,899 a	2,059 c	2,266 b	1,288 a	1,348 a
1975 - 1989	974 a	998 a	1,137 a	1,217 a	1,617 b	1,675 a	1,892 c	1,835 b	1,258 a	1,330 a
1990 - 2004	1,168 a	1,238 a	1,429 a	1,516 a	1,832 a	1,888 a	1,795 c	**	1,511 a	1,592 a
2005+	1,360 a	1,496 a	1,747 a	1,730 a	2,308 b	2,505 b	3,030 a	3,365 c	1,823 a	1,884 a
Total	1,060 a	1,107 a	1,268 a	1,326 a	1,757 a	1,860 a	2,105 b	2,313 a	1,324 a	1,389 a
Burnaby (Zones 12-14)										
Pre 1960	731 b	753 a	875 a	923 a	1,065 a	1,131 a	1,294 a	1,377 a	955 a	1,002 a
1960 - 1974	911 a	970 a	1,018 a	1,100 a	1,326 a	1,398 a	1,522 a	1,700 b	1,107 a	1,183 a
1975 - 1989	**	**	1,098 a	1,222 a	1,437 a	1,492 a	1,575 a	**	1,179 a	1,271 a
1990 - 2004	**	**	**	966 a	**	1,136 a	-	-	**	1,063 a
2005+	**	**	**	**	**	**	-	-	**	**
Total	881 a	927 a	1,019 a	1,101 a	1,318 a	1,381 a	1,473 a	1,617 b	1,105 a	1,178 a
New Westminster										
Pre 1960	737 b	748 b	864 a	910 a	1,058 b	1,069 c	1,288 c	**	902 a	930 a
1960 - 1974	770 a	827 a	905 a	977 a	1,145 a	1,269 a	1,459 b	1,643 a	960 a	1,048 a
1975 - 1989	852 c	852 a	1,009 a	1,101 a	1,300 a	1,376 a	-	-	1,097 a	1,173 a
1990 - 2004	**	**	901 a	938 b	1,210 b	1,245 a	**	**	1,053 b	1,078 b
2005+	**	**	**	**	**	1,919 b	**	**	**	1,770 d
Total	774 a	825 a	914 a	988 a	1,217 a	1,335 a	1,449 b	1,632 a	993 a	1,079 a
Surrey										
Pre 1960	**	**	711 a	802 a	909 a	965 a	**	**	896 a	962 a
1960 - 1974	735 a	911 a	831 a	881 a	945 a	1,020 a	1,146 a	1,198 a	904 a	969 a
1975 - 1989	746 a	787 a	894 a	962 a	1,106 a	1,197 a	1,298 a	1,410 a	985 a	1,064 a
1990 - 2004	-	-	949 a	969 a	1,127 b	1,104 a	1,270 b	**	1,106 b	1,095 a
2005+	-	-	**	**	**	**	-	-	**	**
Total	728 a	835 a	855 a	908 a	1,006 a	1,077 a	1,169 a	1,213 a	940 a	1,005 a
Vancouver CMA										
Pre 1960	991 a	1,000 a	1,133 a	1,180 a	1,477 a	1,575 a	1,755 b	1,947 b	1,196 a	1,250 a
1960 - 1974	990 a	1,042 a	1,139 a	1,203 a	1,390 a	1,490 a	1,562 a	1,728 a	1,184 a	1,255 a
1975 - 1989	898 a	923 a	1,036 a	1,107 a	1,325 a	1,386 a	1,487 a	1,541 a	1,134 a	1,198 a
1990 - 2004	1,163 a	1,233 a	1,354 a	1,450 a	1,608 a	1,626 a	1,547 b	1,848 c	1,422 a	1,496 a
2005+	1,323 a	1,394 a	1,643 a	1,655 a	1,974 b	2,214 a	2,325 b	2,757 b	1,735 a	1,832 a
Total	1,013 a	1,060 a	1,159 a	1,223 a	1,450 a	1,552 a	1,631 a	1,801 a	1,223 a	1,297 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
City of Vancouver (Zones 1-10)										
Pre 1960	18.9 d	14.8 c ↓	16.6 a	14.5 a ↓	13.0 c	10.3 c ↓	**	**	16.3 a	13.7 a ↓
1960 - 1974	15.8 a	13.1 a ↓	14.0 a	11.2 a ↓	9.7 a	9.2 b -	**	0.9 d	13.8 a	11.2 a ↓
1975 - 1989	**	20.8 d	17.5 d	12.4 c ↓	13.4 c	13.8 c -	**	4.7 d	16.9 d	13.6 a ↓
1990 - 2004	19.9 a	**	19.6 a	13.8 c ↓	15.9 a	10.5 c ↓	**	**	18.5 a	13.4 c ↓
2005+	**	**	22.1 d	**	20.5 d	**	**	**	22.8 d	**
Total	18.1 a	15.6 a ↓	15.7 a	12.9 a ↓	13.0 a	11.3 a ↓	**	5.2 c	15.6 a	12.9 a ↓
Burnaby (Zones 12-14)										
Pre 1960	**	**	14.6 c	14.8 c -	11.8 d	12.0 d -	22.5 a	8.8 c ↓	14.8 c	13.8 c -
1960 - 1974	24.0 d	17.6 d ↓	16.0 a	15.6 a -	16.3 a	11.3 c ↓	12.5 c	**	16.4 a	14.7 a ↓
1975 - 1989	**	**	17.5 d	18.4 a -	**	18.2 d	**	**	15.2 d	17.4 a -
1990 - 2004	**	**	**	12.9 a	**	**	-	-	**	12.9 d
2005+	**	**	**	**	**	**	-	-	**	**
Total	19.4 d	15.4 d ↓	16.0 a	15.7 a -	15.5 a	12.5 c ↓	14.6 c	**	16.1 a	14.8 a ↓
New Westminster										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	**	11.9 d	12.6 c	16.1 a ↑	10.8 c	13.8 a ↑	9.6 c	5.8 d ↓	12.3 c	14.9 a ↑
1975 - 1989	**	13.1 a	11.5 d	21.5 d ↑	**	**	-	-	**	19.4 d
1990 - 2004	**	**	**	**	**	**	**	**	13.6 d	6.6 c ↓
2005+	**	**	**	**	**	**	**	**	**	**
Total	**	12.5 c	12.5 c	17.2 a ↑	10.5 c	13.4 c ↑	**	5.2 d	11.9 a	15.5 a ↑
Surrey										
Pre 1960	**	**	6.7 a	29.3 a ↑	39.0 a	23.6 a ↓	**	**	33.3 a	24.9 a ↓
1960 - 1974	**	**	16.6 d	18.4 a -	16.9 d	14.0 a ↓	**	17.8 d	17.3 d	16.8 a -
1975 - 1989	16.5 a	12.6 c ↓	20.8 d	16.6 a ↓	21.3 d	18.2 a -	19.4 a	19.4 a -	20.8 d	17.1 a ↓
1990 - 2004	-	-	13.0 d	**	12.7 d	10.3 d -	**	**	12.4 d	**
2005+	-	-	**	**	**	**	-	-	**	**
Total	16.8 a	22.8 a ↑	17.5 d	17.8 a -	17.9 d	14.9 a ↓	21.4 d	17.5 d -	18.0 a	16.6 a -
Vancouver CMA										
Pre 1960	18.3 d	14.8 c ↓	16.1 a	15.0 a -	13.2 a	10.5 c ↓	**	11.0 d	15.8 a	13.9 a ↓
1960 - 1974	17.0 a	13.5 a ↓	14.4 a	13.1 a ↓	12.9 a	12.3 a -	15.0 d	11.2 c ↓	14.4 a	12.9 a ↓
1975 - 1989	16.1 d	15.0 d -	17.0 a	15.7 a ↓	15.7 a	14.4 a -	16.4 d	11.8 d ↓	16.5 a	15.1 a ↓
1990 - 2004	19.6 a	**	21.4 d	14.3 c ↓	15.4 a	12.1 c ↓	12.7 d	**	18.9 a	13.9 c ↓
2005+	**	25.4 d	24.4 a	**	**	18.8 d	**	**	27.4 a	21.8 d ↓
Total	18.0 a	15.1 a ↓	15.8 a	14.2 a ↓	14.7 a	12.8 a ↓	15.7 a	11.1 c ↓	15.8 a	13.9 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
City of Vancouver (Zones 1-10)										
3 to 5 Units	0.0 d	**	**	**	**	**	**	0.0 d	**	**
6 to 19 Units	0.5 b	0.0 c -	0.9 a	0.6 a -	0.7 a	0.9 a -	**	**	0.8 a	0.6 a -
20 to 49 Units	1.3 a	1.2 a -	1.0 a	0.7 a ↓	1.2 a	0.8 a ↓	0.0 c	1.8 b ↑	1.1 a	0.8 a ↓
50 to 99 Units	0.5 a	0.9 a ↑	0.5 a	1.3 a ↑	0.6 a	0.5 a ↓	0.0 c	**	0.5 a	1.1 a ↑
100 to 199 Units	0.5 a	1.0 a -	0.5 a	1.4 a ↑	0.5 a	2.1 a ↑	0.0 a	0.0 a -	0.5 a	1.4 a ↑
200+ Units	0.0 a	0.4 a ↑	0.4 a	0.1 a ↓	0.4 a	0.8 a ↑	**	**	0.3 a	0.3 a -
Total	0.8 a	0.9 a -	0.8 a	0.9 a ↑	0.9 a	1.0 a -	1.2 d	2.4 c -	0.8 a	0.9 a ↑
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	**	**	**	**	**	**	**	0.0 d
6 to 19 Units	0.0 c	**	1.9 c	0.6 b ↓	0.2 b	0.7 b -	0.0 d	0.0 d -	1.3 a	0.7 a -
20 to 49 Units	0.8 a	0.0 b ↓	0.6 a	0.9 a ↑	0.8 a	1.3 a -	0.6 a	0.0 b ↓	0.7 a	0.9 a ↑
50 to 99 Units	0.4 a	0.0 b ↓	0.4 a	0.4 a -	0.9 a	0.1 a ↓	4.2 d	0.0 a ↓	0.7 a	0.3 a ↓
100 to 199 Units	0.0 a	0.0 a -	0.9 a	0.1 a ↓	1.5 a	0.7 a ↓	**	**	1.0 a	0.2 a ↓
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	0.5 a	0.3 a -	0.8 a	0.5 a ↓	0.9 a	0.8 a -	1.5 a	0.0 c ↓	0.8 a	0.6 a ↓
New Westminster										
3 to 5 Units	**	**	**	**	0.0 d	**	**	**	**	**
6 to 19 Units	**	**	**	1.0 d	0.6 b	**	**	**	**	**
20 to 49 Units	0.4 b	1.0 a ↑	0.2 a	0.9 a ↑	0.0 b	0.8 a ↑	0.0 a	2.9 c ↑	0.2 a	0.9 a ↑
50 to 99 Units	0.0 b	0.0 c -	0.1 b	0.9 d ↑	0.0 b	0.9 a ↑	0.0 c	5.3 d ↑	0.0 b	1.0 d ↑
100 to 199 Units	0.0 a	**	0.3 a	0.6 b -	0.3 a	0.5 a ↑	0.0 a	0.0 a -	0.3 a	0.5 a -
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	0.4 a	1.0 a ↑	0.5 a	1.0 a ↑	0.1 a	0.8 a ↑	0.0 b	**	0.4 a	1.1 a ↑
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	**	**	**	**	1.2 a	0.0 b ↓	**	**	1.0 a	0.7 b -
20 to 49 Units	**	**	1.1 d	0.4 b -	0.0 c	1.8 b ↑	**	0.0 a	0.3 a	1.2 a ↑
50 to 99 Units	0.0 a	**	0.5 a	0.3 a ↓	0.5 a	0.1 a ↓	0.5 a	0.0 c ↓	0.5 a	0.2 a ↓
100 to 199 Units	**	**	0.5 a	0.9 a ↑	0.0 a	0.0 a -	**	**	0.2 a	0.5 a ↑
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	0.0 c	0.0 c -	0.5 a	0.5 a -	0.4 a	0.8 a ↑	0.3 a	0.0 b ↓	0.4 a	0.6 a ↑
Vancouver CMA										
3 to 5 Units	0.0 c	**	**	**	**	1.5 d	**	1.8 c	2.0 c	2.1 c -
6 to 19 Units	0.6 b	0.4 b -	1.0 a	0.7 a -	0.6 a	1.0 a ↑	0.3 b	2.4 c ↑	0.8 a	0.8 a -
20 to 49 Units	1.2 a	1.1 a -	0.8 a	0.9 a -	0.7 a	1.2 a ↑	0.5 a	1.7 b ↑	0.8 a	1.0 a ↑
50 to 99 Units	0.5 a	0.6 a -	0.5 a	0.8 a ↑	0.5 a	0.5 a -	0.7 a	1.4 a ↑	0.5 a	0.7 a ↑
100 to 199 Units	0.3 a	0.7 a ↑	0.4 a	1.0 a ↑	1.4 a	1.2 a -	5.4 b	0.8 a ↓	0.7 a	1.0 a ↑
200+ Units	0.0 a	0.5 a ↑	0.4 a	0.3 a ↓	0.2 a	1.7 a ↑	**	**	0.3 a	0.5 a ↑
Total	0.7 a	0.8 a -	0.7 a	0.9 a ↑	0.7 a	1.0 a ↑	1.4 a	1.6 b -	0.7 a	0.9 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
City of Vancouver (Zones 1-10)										
3 to 5 Units	911 d	817 c	1,007 b	1,074 b	1,364 b	1,474 b	1,735 d	1,772 d	1,211 b	1,274 b
6 to 19 Units	925 a	960 a	1,082 a	1,143 a	1,541 a	1,664 a	2,096 b	2,345 b	1,176 a	1,253 a
20 to 49 Units	1,002 a	1,045 a	1,188 a	1,236 a	1,703 a	1,812 a	1,649 b	2,075 a	1,244 a	1,307 a
50 to 99 Units	1,149 a	1,179 a	1,365 a	1,406 a	1,973 a	2,044 a	3,107 b	3,180 c	1,409 a	1,451 a
100 to 199 Units	1,133 a	1,235 a	1,509 a	1,564 a	2,244 a	2,305 a	3,715 a	3,512 b	1,558 a	1,614 a
200+ Units	1,261 a	1,308 a	1,529 a	1,704 a	2,144 a	2,302 a	**	**	1,547 a	1,698 a
Total	1,060 a	1,107 a	1,268 a	1,326 a	1,757 a	1,860 a	2,105 b	2,313 a	1,324 a	1,389 a
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	**	**	1,242 b	**	1,413 a	**	1,311 b	1,125 b
6 to 19 Units	752 a	777 a	885 a	917 a	1,129 a	1,148 a	1,582 a	1,628 b	970 a	993 a
20 to 49 Units	785 a	847 a	946 a	1,007 a	1,224 a	1,254 a	1,271 a	1,321 a	1,021 a	1,067 a
50 to 99 Units	789 a	837 a	952 a	1,032 a	1,275 a	1,378 a	1,824 a	2,136 a	1,055 a	1,148 a
100 to 199 Units	1,142 a	1,211 a	1,268 a	1,432 a	1,618 a	1,686 a	**	**	1,350 a	1,488 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	881 a	927 a	1,019 a	1,101 a	1,318 a	1,381 a	1,473 a	1,617 b	1,105 a	1,178 a
New Westminster										
3 to 5 Units	**	**	**	**	**	**	**	**	959 c	781 d
6 to 19 Units	680 a	740 a	837 a	910 a	1,084 b	1,163 b	1,135 b	1,704 d	875 a	950 a
20 to 49 Units	783 a	828 a	899 a	957 a	1,183 a	1,282 a	1,425 a	1,556 a	956 a	1,016 a
50 to 99 Units	764 a	824 a	922 a	1,024 a	1,270 b	1,415 a	1,595 b	1,620 a	1,046 a	1,168 a
100 to 199 Units	857 a	912 a	1,045 a	1,152 b	1,272 a	1,385 a	**	**	1,103 a	1,222 b
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	774 a	825 a	914 a	988 a	1,217 a	1,335 a	1,449 b	1,632 a	993 a	1,079 a
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	**	**	731 a	791 b	913 a	962 a	1,088 a	1,160 a	889 a	944 a
20 to 49 Units	**	**	874 a	934 a	1,005 a	1,070 a	1,140 a	1,203 a	978 a	1,040 a
50 to 99 Units	728 a	849 a	849 a	900 a	1,020 a	1,094 a	1,208 a	1,236 a	935 a	1,001 a
100 to 199 Units	**	**	888 a	927 a	**	**	**	**	908 a	972 a
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	728 a	835 a	855 a	908 a	1,006 a	1,077 a	1,169 a	1,213 a	940 a	1,005 a
Vancouver CMA										
3 to 5 Units	891 c	827 c	976 b	1,023 b	1,324 a	1,415 a	1,508 c	1,586 d	1,177 a	1,220 a
6 to 19 Units	880 a	922 a	1,027 a	1,082 a	1,375 a	1,475 a	1,586 a	1,821 a	1,117 a	1,187 a
20 to 49 Units	957 a	1,003 a	1,093 a	1,142 a	1,390 a	1,476 a	1,411 a	1,650 a	1,154 a	1,215 a
50 to 99 Units	1,056 a	1,089 a	1,139 a	1,205 a	1,386 a	1,502 a	1,722 a	1,781 a	1,209 a	1,286 a
100 to 199 Units	1,120 a	1,195 a	1,434 a	1,509 a	1,861 a	1,959 a	2,055 a	2,397 a	1,492 a	1,570 a
200+ Units	1,250 a	1,295 a	1,485 a	1,642 a	1,903 a	2,021 a	**	**	1,511 a	1,643 a
Total	1,013 a	1,060 a	1,159 a	1,223 a	1,450 a	1,552 a	1,631 a	1,801 a	1,223 a	1,297 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	-	-	0.0 c	0.8 a ↑	0.9 a	0.6 a ↓	0.4 a	1.8 a ↑	0.5 a	0.2 b ↓	-	-
English Bay	**	**	0.6 b	0.7 b -	0.8 a	0.6 a -	1.1 a	1.7 c -	0.7 a	1.9 a ↑	**	**
Downtown	**	**	0.3 b	0.4 b -	1.4 a	2.0 b -	0.1 a	0.9 a ↑	0.3 a	1.4 a ↑	0.6 a	0.0 a ↓
West End/Downtown (Zones 1-3)	**	**	0.4 a	0.6 a -	1.0 a	1.1 a -	0.5 a	1.4 a ↑	0.4 a	1.5 a ↑	0.4 a	0.0 a ↓
South Granville/Oak	**	**	0.6 a	0.3 a -	0.7 a	0.5 a -	0.6 a	1.3 a ↑	**	**	-	-
Kitsilano/Point Grey	**	**	1.4 a	0.7 b -	1.2 a	0.8 a ↓	0.9 a	0.4 a ↓	**	**	**	**
Westside/Kerrisdale	0.0 a	0.0 a -	1.1 a	2.0 b ↑	4.1 d	1.6 b ↓	0.4 a	0.7 a ↑	**	**	**	**
Marpole	**	**	0.2 b	1.0 d -	0.8 a	0.5 a -	0.7 a	1.7 a ↑	-	-	-	-
Mount Pleasant/Renfrew Heights	0.7 b	**	1.2 a	0.4 b ↓	0.7 a	0.8 a -	0.5 a	0.2 a -	**	**	**	**
East Hastings	**	0.0 c	0.5 b	0.6 b -	0.9 a	0.3 a ↓	0.4 a	0.8 a ↑	**	**	-	-
Southeast Vancouver	5.2 d	**	**	1.4 d	0.0 c	1.3 a ↑	0.0 a	0.7 a ↑	0.4 a	0.0 a ↓	**	**
City of Vancouver (Zones 1-10)	**	**	0.8 a	0.6 a -	1.1 a	0.8 a ↓	0.5 a	1.1 a ↑	0.5 a	1.4 a ↑	0.3 a	0.3 a -
University Endowment Lands	-	-	**	**	**	**	0.0 a	0.8 a ↑	**	**	-	-
Central Park/Metrotown	**	**	1.2 d	0.2 b ↓	0.9 a	1.4 a ↑	0.3 a	0.3 b -	0.9 a	0.3 a ↓	**	**
Southeast Burnaby	**	**	1.3 d	0.4 b -	0.3 a	0.5 a ↑	1.2 a	0.6 a ↓	**	**	-	-
North Burnaby	**	**	**	1.5 d	0.7 a	0.5 a -	0.8 a	0.1 a ↓	1.2 a	0.0 a ↓	-	-
Burnaby (Zones 12-14)	**	0.0 d	1.3 a	0.7 a -	0.7 a	0.9 a ↑	0.7 a	0.3 a ↓	1.0 a	0.2 a ↓	**	**
New Westminster	**	**	**	**	0.2 a	0.9 a ↑	0.0 b	1.0 d ↑	0.3 a	0.5 a -	-	-
North Vancouver City	**	**	0.4 b	**	0.2 a	1.7 c ↑	0.9 a	0.5 a -	0.0 a	0.1 a ↑	-	-
North Vancouver DM	**	**	0.0 b	**	0.8 a	2.9 b ↑	**	**	**	**	-	-
West Vancouver	**	**	**	**	0.6 a	0.0 c ↓	0.0 a	0.8 a ↑	0.0 a	0.4 a ↑	-	-
Richmond	**	**	**	**	1.2 a	0.4 a ↓	0.9 a	0.4 a ↓	-	**	-	-
Delta	**	**	0.0 c	0.6 b ↑	0.0 c	1.6 a ↑	0.0 a	0.8 a ↑	**	**	-	-
Surrey	**	**	1.0 a	0.7 b -	0.3 a	1.2 a ↑	0.5 a	0.2 a ↓	0.2 a	0.5 a ↑	**	**
White Rock	0.0 a	**	0.5 a	0.6 b -	0.0 b	0.8 a ↑	**	0.2 a	-	-	-	-
Langley City and Langley DM	**	**	**	1.2 d	1.3 a	3.0 c -	1.0 a	0.5 a ↓	-	**	-	-
Tri-Cities	**	**	0.0 d	0.6 b ↑	1.3 a	2.1 a ↑	0.5 a	0.8 a ↑	**	**	-	-
Maple Ridge/Pitt Meadows	**	4.2 a	3.7 a	2.7 b ↓	0.4 a	0.4 a -	**	0.3 b	-	-	-	-
Vancouver CMA	**2.0 c**	**2.1 c -**	**0.8 a**	**0.8 a -**	**0.8 a**	**1.0 a ↑**	**0.5 a**	**0.7 a ↑**	**0.7 a**	**1.0 a ↑**	**0.3 a**	**0.5 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
City of Vancouver (Zones 1-10)										
3 to 5 Units	**	**	**	**	**	**	**	**	13.0 d	13.0 d -
6 to 19 Units	14.6 d	12.3 d -	15.9 a	14.5 a -	11.1 c	11.2 c -	**	**	14.6 a	13.4 a -
20 to 49 Units	16.2 a	16.3 d -	14.5 a	12.9 a ↓	11.7 a	9.8 a ↓	**	2.7 c	14.2 a	12.8 a ↓
50 to 99 Units	20.4 a	13.0 c ↓	14.2 a	9.6 a ↓	11.8 a	10.6 c -	**	5.3 d	15.1 a	10.3 a ↓
100 to 199 Units	20.7 d	**	19.7 a	14.2 d ↓	23.2 a	**	27.9 a	**	20.3 a	15.3 d ↓
200+ Units	24.7 a	19.6 d ↓	**	15.0 c	25.7 d	7.2 b ↓	-	**	20.6 d	15.3 d ↓
Total	18.1 a	15.6 a ↓	15.7 a	12.9 a ↓	13.0 a	11.3 a ↓	**	5.2 c	15.6 a	12.9 a ↓
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	**	**	**	**	19.8 d	**	**	**
6 to 19 Units	**	**	13.8 c	15.1 d -	11.9 d	11.3 d -	**	**	13.4 c	13.7 c -
20 to 49 Units	12.3 c	**	13.6 a	13.3 c -	10.9 c	11.1 c -	11.1 c	**	12.7 a	12.9 c -
50 to 99 Units	8.0 b	14.0 c ↑	15.0 a	16.9 a ↑	13.2 c	8.3 c ↓	24.0 d	**	14.2 a	14.3 c -
100 to 199 Units	48.7 a	**	22.6 a	18.7 d ↓	26.2 d	19.3 d ↓	**	**	24.4 a	18.7 d ↓
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	19.4 d	15.4 d ↓	16.0 a	15.7 a -	15.5 a	12.5 c ↓	14.6 c	**	16.1 a	14.8 a ↓
New Westminster										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	**	**	**	**	**	**	10.8 d	14.5 d -
20 to 49 Units	**	13.7 c	14.1 c	17.3 a ↑	12.7 c	13.9 c -	22.8 a	**	14.6 c	16.1 a -
50 to 99 Units	**	**	8.4 c	16.9 d ↑	6.5 c	14.6 d ↑	3.2 c	**	7.4 c	15.3 d ↑
100 to 199 Units	**	5.5 c	15.6 d	17.9 a -	16.9 d	12.5 c ↓	**	0.0 a	15.1 d	14.1 a -
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	**	12.5 c	12.5 c	17.2 a ↑	10.5 c	13.4 c ↑	**	5.2 d	11.9 a	15.5 a ↑
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	**	**	**	**	**	17.3 d	25.9 d	8.9 b ↓	27.9 d	18.0 d ↓
20 to 49 Units	**	**	5.6 d	5.0 c -	11.6 c	11.5 c -	23.0 a	15.7 a ↓	11.3 d	10.0 b -
50 to 99 Units	27.8 a	**	20.0 d	17.8 a -	**	14.5 a	**	**	19.5 d	16.7 a -
100 to 199 Units	**	**	13.6 a	33.8 a ↑	26.2 a	26.8 a ↑	**	**	18.1 a	30.4 a ↑
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	16.8 a	22.8 a ↑	17.5 d	17.8 a -	17.9 d	14.9 a ↓	21.4 d	17.5 d -	18.0 a	16.6 a -
Vancouver CMA										
3 to 5 Units	**	**	**	**	10.8 d	13.9 d -	**	**	12.9 d	14.4 d -
6 to 19 Units	13.5 c	12.6 c -	15.5 a	15.0 a -	11.8 a	11.6 a -	11.4 c	9.2 c -	14.2 a	13.7 a -
20 to 49 Units	16.3 a	15.3 a -	14.4 a	13.7 a ↓	12.4 a	11.2 a ↓	12.9 c	9.3 b ↓	14.1 a	13.2 a ↓
50 to 99 Units	17.4 a	12.9 a ↓	14.5 a	13.2 a ↓	15.7 a	13.9 a ↓	19.3 d	12.1 d ↓	15.2 a	13.4 a ↓
100 to 199 Units	24.0 a	18.3 d ↓	21.3 a	15.8 d ↓	23.1 a	16.3 d ↓	17.7 d	13.0 c ↓	21.9 a	16.1 a ↓
200+ Units	27.5 a	19.6 d ↓	18.7 d	16.0 a -	26.7 d	15.7 a ↓	**	**	22.2 d	16.7 a ↓
Total	18.0 a	15.1 a ↓	15.8 a	14.2 a ↓	14.7 a	12.8 a ↓	15.7 a	11.1 c ↓	15.8 a	13.9 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-16		Oct-17				Oct-16		Oct-17				Oct-16		Oct-17				Oct-16		Oct-17				Oct-16		Oct-17			
City of Vancouver (Zones 1-10)																														
LT $750	0.6	b	0.0	c	↓		0.7	b	**				**		**				**		**				0.6	a	1.1	d	-	
$750 - $999	0.8	a	0.8	a	-		0.7	a	0.3	a	↓		0.5	b	**				**		**				0.7	a	0.5	a	-	
$1000 - $1249	0.7	a	1.5	a	↑		0.6	a	0.9	a	↑		0.4	a	0.0	c	↓		**		**				0.6	a	0.9	a	↑	
$1250 - $1499	0.6	a	0.6	a	-		0.5	a	0.7	a	↑		0.9	a	0.8	a	-		0.0	d	**				0.6	a	0.7	a	-	
$1500 - $1749	2.3	c	0.0	c	↓		0.7	a	0.9	a	-		0.5	a	0.8	a	-		0.0	d	0.0	d	-		0.8	a	0.8	a	-	
$1750+	**		**				1.4	a	2.1	a	↑		1.1	a	1.4	a	-		**		3.0	d			1.3	a	1.7	a	↑	
Total	0.8	a	0.9	a	-		0.8	a	0.9	a	↑		0.9	a	1.0	a	-		1.2	d	2.4	c	-		0.8	a	0.9	a	↑	
Burnaby (Zones 12-14)																														
LT $750	0.8	d	1.3	d	-		0.0	c	0.0	c	-		**		**				**		**				0.4	b	0.6	b	-	
$750 - $999	0.5	a	0.0	c	↓		0.7	a	0.5	a	-		0.5	b	1.3	a	↑		**		**				0.7	a	0.5	a	-	
$1000 - $1249	0.0	c	0.0	c	-		0.5	a	0.6	a	-		0.4	a	1.4	d	-		1.3	a	0.0	d	↓		0.5	a	0.8	a	↑	
$1250 - $1499	0.0	a	1.3	a	↑		0.6	a	0.7	a	-		0.3	a	0.4	a	-		0.0	d	0.0	d	-		0.4	a	0.5	a	-	
$1500 - $1749	**		**				2.4	a	0.2	a	↓		1.7	b	0.0	b	↓		**		0.0	d			1.9	a	0.1	a	↓	
$1750+	**		**				80.0	a	0.0	a	↓		3.8	a	0.9	a	↓		4.3	b	0.0	c	↓		4.8	a	0.5	a	↓	
Total	0.5	a	0.3	a	-		0.8	a	0.5	a	↓		0.9	a	0.8	a	-		1.5	a	0.0	c	↓		0.8	a	0.6	a	↓	
New Westminster																														
LT $750	1.2	d	**				**		**				**		**				**		**				**		**			
$750 - $999	0.0	c	0.8	a	↑		0.3	b	1.1	a	↑		0.0	c	1.1	d	↑		**		**				0.3	b	1.0	a	↑	
$1000 - $1249	**		0.0	d			0.2	b	0.4	a	-		0.0	b	0.7	b	↑		0.0	d	**				0.1	b	0.6	a	↑	
$1250 - $1499	**		**				0.9	d	1.1	a	-		0.5	b	0.8	a	-		0.0	d	0.0	d	-		0.5	a	0.9	a	-	
$1500 - $1749	**		**				**		2.2	c			0.5	b	1.5	c	↑		**		**				0.9	d	2.3	c	↑	
$1750+	**		**				**		**				**		0.0	d			**		**				**		**			
Total	0.4	a	1.0	a	↑		0.5	a	1.0	a	↑		0.1	a	0.8	a	↑		0.0	b	**				0.4	a	1.1	a	↑	
Surrey																														
LT $750	0.0	c	**				0.8	a	3.3	d	↑		**		**				**		**				1.1	a	2.2	c	-	
$750 - $999	**		**				0.5	a	0.3	a	↓		0.1	a	1.4	a	↑		**		**				0.4	a	0.6	a	↑	
$1000 - $1249	**		**				0.0	c	0.8	a	↑		0.5	a	0.3	a	-		0.3	a	0.0	b	↓		0.4	a	0.4	a	-	
$1250 - $1499	**		**				**		**				**		0.3	a			**		0.0	b			0.0	c	0.2	a	↑	
$1500 - $1749	**		**				**		**				**		**				**		**				**		**			
$1750+	**		**				**		**				**		**				**		**				**		**			
Total	0.0	c	0.0	c	-		0.5	a	0.5	a	-		0.4	a	0.8	a	↑		0.3	a	0.0	b	↓		0.4	a	0.6	a	↑	
Vancouver CMA																														
LT $750	0.9	a	0.6	b	-		0.8	a	1.5	d	-		2.8	c	0.0	c	↓		**		**				0.9	a	1.1	a	-	
$750 - $999	0.7	a	0.7	a	-		0.6	a	0.6	a	-		0.2	a	1.1	a	↑		0.0	c	**				0.6	a	0.7	a	-	
$1000 - $1249	0.6	a	1.2	a	↑		0.5	a	0.8	a	↑		0.8	a	0.6	a	↓		0.5	a	0.6	b	-		0.6	a	0.8	a	↑	
$1250 - $1499	0.6	a	0.6	a	-		0.6	a	0.7	a	-		0.5	a	0.9	a	↑		3.1	d	1.3	a	↓		0.6	a	0.7	a	↑	
$1500 - $1749	1.9	c	0.0	c	↓		0.8	a	0.9	a	-		0.6	a	0.7	a	-		0.4	b	1.6	c	↑		0.8	a	0.8	a	-	
$1750+	**		3.3	d			1.3	a	1.8	a	↑		1.0	a	1.5	a	↑		1.7	c	2.8	c	-		1.2	a	1.7	a	↑	
Total	0.7	a	0.8	a	-		0.7	a	0.9	a	↑		0.7	a	1.0	a	↑		1.4	a	1.6	b	-		0.7	a	0.9	a	↑	

[1]Vacancy 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	9.1 a	**	**	-	8.6 a	**
West End/Downtown (Zones 1-3)	-	-	**	**	9.1 a	**	**	-	8.6 a	**
South Granville/Oak	**	**	**	**	0.0 a	0.0 a -	-	-	0.0 a	0.0 a -
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	**	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	0.0 a	**	**	**	**	**
Southeast Vancouver	-	-	**	**	**	**	**	**	**	0.0 a
City of Vancouver (Zones 1-10)	**	**	0.0 c	0.0 c -	2.9 b	1.5 c ↓	0.0 a	0.0 a -	1.5 b	0.8 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	-	-	-	-	**	**	0.5 a	1.0 a ↑	0.4 a	0.8 a ↑
Burnaby (Zones 12-14)	-	-	-	-	**	0.0 a	0.5 a	1.0 a ↑	0.4 a	0.8 a ↑
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	**	**
North Vancouver DM	**	**	**	**	1.6 a	13.9 c ↑	0.7 a	4.9 d ↑	0.9 a	6.8 c ↑
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	0.8 a	0.4 a ↓	0.5 a	0.3 a -	0.6 a	0.3 a ↓
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	**	**	**	**	**	**	**	**	**
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	**	**	0.0 d	0.0 d -	0.0 d	0.0 d -
Tri-Cities	-	-	**	**	0.9 a	**	0.3 a	0.0 d ↓	0.4 a	0.0 d ↓
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**0.0 c**	**0.0 c -**	**0.0 c**	**0.0 c -**	**1.1 a**	**2.0 b ↑**	**0.3 a**	**0.9 a ↑**	**0.5 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	3,326 a	**	**	-	3,325 a	**
West End/Downtown (Zones 1-3)	-	-	**	**	3,326 a	**	**	-	3,325 a	**
South Granville/Oak	**	**	**	**	2,264 a	2,281 a	-	-	2,155 a	2,177 a
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	**	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	1,025 a	1,144 a	1,348 a	1,576 b	**	**	1,511 a	1,635 a
Southeast Vancouver	-	-	**	**	**	**	**	**	2,246 d	2,066 a
City of Vancouver (Zones 1-10)	**	**	1,143 b	1,228 a	2,132 a	2,175 b	1,714 a	1,765 a	1,854 a	1,889 a
University Endowment Lands	1,306 a	1,440 a	-	-	2,076 a	2,154 a	-	-	1,807 a	1,918 a
Central Park/Metrotown	-	-	-	-	**	**	-	-	**	**
Southeast Burnaby	-	-	-	-	**	**	**	-	**	**
North Burnaby	-	-	-	-	**	**	1,762 b	1,711 a	1,810 b	1,733 a
Burnaby (Zones 12-14)	-	-	-	-	**	**	1,762 b	1,711 a	1,787 b	1,724 a
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	**	**
North Vancouver DM	**	**	**	**	1,682 b	1,645 c	2,127 a	2,192 b	1,985 a	2,024 b
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	1,647 a	1,588 a	1,752 a	1,692 a	1,710 a	1,650 a
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	**	**	**	**	**	1,401 a	1,470 a	1,366 a	1,427 a
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	**	1,289 a	1,446 b	1,475 a	1,409 b	1,437 a
Tri-Cities	-	-	**	**	1,386 a	1,527 a	1,597 a	1,634 b	1,548 a	1,606 b
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**1,326 a**	**1,438 a**	**1,132 b**	**1,189 a**	**1,718 a**	**1,718 a**	**1,684 a**	**1,706 a**	**1,677 a**	**1,694 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
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	33	34	1	0	35	35
West End/Downtown (Zones 1-3)	0	0	1	1	33	34	1	0	35	35
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	5	7	2	2	7	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	23	15	10	10	34	26
City of Vancouver (Zones 1-10)	9	9	47	47	172	167	97	96	325	319
University Endowment Lands	44	37	0	0	82	75	0	7	126	119
Central Park/Metrotown	0	0	0	0	4	4	0	0	4	4
Southeast Burnaby	0	0	0	0	5	3	2	0	7	3
North Burnaby	0	0	0	0	44	44	210	210	254	254
Burnaby (Zones 12-14)	0	0	0	0	53	51	212	210	265	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	126	105	302	320	449	446
West Vancouver	3	3	3	3	2	2	4	4	12	12
Richmond	0	0	9	9	267	266	400	400	676	675
Delta	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Surrey	0	2	6	6	38	38	267	264	311	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	56	196	196	252	252
Tri-Cities	0	0	4	1	116	114	399	375	519	490
Maple Ridge/Pitt Meadows	0	0	0	0	4	4	76	76	80	80
Vancouver CMA	**59**	**54**	**88**	**85**	**961**	**923**	**1,998**	**1,993**	**3,106**	**3,055**

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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	21.2 a	**	**	-	20.0 a	**
West End/Downtown (Zones 1-3)	-	-	**	**	21.2 a	**	**	-	20.0 a	**
South Granville/Oak	**	**	**	**	6.5 a	3.2 a ↓	-	-	10.0 a	2.5 a ↓
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	**	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	0.0 a	**	**	**	**	0.9 a
Southeast Vancouver	-	-	**	**	**	**	**	**	**	0.0 a
City of Vancouver (Zones 1-10)	**	**	0.0 c	0.0 c -	6.9 c	2.1 c ↓	0.0 a	1.1 a ↑	4.3 b	1.4 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	-	-	-	-	**	**	1.5 b	1.0 a ↓	1.3 a	1.2 a -
Burnaby (Zones 12-14)	-	-	-	-	**	2.0 a	1.5 b	1.0 a ↓	1.3 a	1.1 a -
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	**	**
North Vancouver DM	**	**	**	**	1.6 a	13.9 c ↑	0.7 a	4.9 d ↑	0.9 a	6.8 c ↑
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	1.2 a	0.8 a -	0.5 a	0.3 a -	0.8 a	0.5 a ↓
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	**	**	**	**	**	0.8 a	0.8 a -	0.7 a	0.7 a -
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	**	**	0.0 d	0.0 d -	0.0 d	0.0 d -
Tri-Cities	-	-	**	**	0.9 a	**	0.5 a	0.0 d ↓	0.6 a	0.0 d ↓
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**3.7 d**	**0.0 c ↓**	**0.0 c**	**0.0 c -**	**2.0 b**	**2.4 b -**	**0.6 a**	**1.1 a ↑**	**1.1 a**	**1.4 a ↑**

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-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	17.6 a	**	**	-	18.8 a	**
West End/Downtown (Zones 1-3)	-	-	**	**	17.6 a	**	**	-	18.8 a	**
South Granville/Oak	**	**	**	**	15.4 a	1.0 a	-	-	13.8 a	1.1 a
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	**	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	**	++	**	**	2.8 c	**
Southeast Vancouver	-	-	**	**	**	**	**	**	**	2.3 a
City of Vancouver (Zones 1-10)	**	**	9.2 c	5.5 c	11.4 c	**	3.4 a	4.2 a	8.6 b	4.7 c
University Endowment Lands	4.2 a	10.3 a	-	-	-1.0 a	3.6 a	-	-	0.3 a	6.4 a
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	-	-	**	**	**	-	**	**
North Burnaby	-	-	-	-	**	**	14.1 c	++	14.6 c	++
Burnaby (Zones 12-14)	-	-	-	-	**	**	14.1 c	++	14.3 c	++
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	**	**
North Vancouver DM	**	**	**	**	**	++	4.5 b	1.8 c	4.0 c	2.0 c
West Vancouver	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	**	**	7.9 b	**	9.7 b	-2.7 c	8.4 b	**
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	**	**	**	**	**	2.4 c	4.3 b	2.7 c	4.2 b
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	**	**	++	++	++	++
Tri-Cities	-	-	**	**	**	10.7 a	**	++	4.1 d	5.1 d
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**3.8 b**	**7.1 b**	****	**5.1 d**	**3.7 c**	**3.1 c**	**6.6 b**	**1.2 d**	**5.7 a**	**2.2 b**

[1]The 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	15.2 a	**	**	-	17.1 a	**
West End/Downtown (Zones 1-3)	-	-	**	**	15.2 a	**	**	-	17.1 a	**
South Granville/Oak	**	**	**	**	19.4 a	32.3 a ↑	-	-	15.0 a	30.0 a ↑
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	**	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	14.3 d	18.8 a	**	**	**	17.2 d	19.3 a -
Southeast Vancouver	-	-	**	**	**	**	**	**	**	15.4 a
City of Vancouver (Zones 1-10)	**	**	13.5 d	8.7 b ↓	14.2 a	20.2 d ↑	14.0 a	15.9 a ↑	13.7 a	17.3 a ↑
University Endowment Lands	38.6 a	37.8 a ↓	-	-	61.0 a	37.3 a ↓	-	**	53.2 a	41.2 a ↓
Central Park/Metrotown	-	-	-	-	**	**	-	-	**	**
Southeast Burnaby	-	-	-	-	**	**	**	-	**	**
North Burnaby	-	-	-	-	**	**	10.3 a	**	9.7 a	4.5 d ↓
Burnaby (Zones 12-14)	-	-	-	-	**	**	10.3 a	**	9.5 a	4.8 d ↓
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	**	**
North Vancouver DM	**	**	**	**	13.8 a	**	7.8 a	4.6 c ↓	9.3 a	4.0 b ↓
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	4.3 d	9.4 c ↑	5.4 d	**	4.9 d	**
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	**	**	**	**	**	**	5.2 c	10.7 d	6.3 b ↓
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	**	**	**	13.8 c	**	16.2 d
Tri-Cities	-	-	**	**	**	19.8 a	13.1 d	18.2 d ↑	**	18.6 d
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**	32.3 a	**	**	17.4 d	15.5 a -	9.1 b	10.0 a -	12.5 a	12.6 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	0.6 a	0.7 a -	0.5 a	1.2 a ↑	1.5 a	0.2 a ↓	0.0 c	7.7 c ↑	0.6 a	1.0 a ↑
English Bay	0.5 a	1.5 a ↑	0.8 a	1.2 a ↑	1.1 a	1.3 a -	0.0 c	6.9 c ↑	0.8 a	1.3 a ↑
Downtown	1.1 a	1.3 a -	0.4 a	1.3 a ↑	0.3 a	1.4 a ↑	0.0 d	**	0.5 a	1.3 a ↑
West End/Downtown (Zones 1-3)	0.8 a	1.2 a -	0.5 a	1.2 a ↑	0.8 a	1.1 a ↑	0.0 b	6.4 c ↑	0.6 a	1.2 a ↑
South Granville/Oak	0.4 a	0.7 b -	0.7 a	0.7 a -	0.9 a	1.1 a -	0.0 c	0.0 c -	0.7 a	0.7 a -
Kitsilano/Point Grey	1.8 c	0.5 a ↓	1.1 a	0.7 a ↓	1.2 a	1.0 a -	0.0 d	0.0 c -	1.2 a	0.7 a ↓
Westside/Kerrisdale	0.7 b	2.2 c ↑	2.3 c	1.1 a ↓	1.5 c	2.0 a -	**	3.5 c	2.0 c	1.5 a -
Marpole	0.0 b	0.6 b ↑	0.6 a	0.9 a -	1.0 a	0.4 b ↓	0.0 d	0.0 d -	0.6 a	0.8 a -
Mount Pleasant/Renfrew Heights	0.4 a	1.3 a ↑	0.8 a	0.7 a -	0.8 a	0.7 b -	0.0 d	0.0 d -	0.8 a	0.7 a -
East Hastings	0.6 a	0.1 b ↓	0.7 a	0.4 a ↓	0.8 d	0.4 b -	2.7 c	2.1 c -	0.8 a	0.4 a ↓
Southeast Vancouver	1.6 c	0.0 c ↓	0.7 a	1.0 a -	0.9 a	0.3 a ↓	0.0 c	0.0 d -	0.8 a	0.7 a -
City of Vancouver (Zones 1-10)	0.8 a	0.9 a -	0.8 a	0.9 a ↑	1.0 a	1.0 a -	1.0 d	2.0 c -	0.8 a	0.9 a ↑
University Endowment Lands	0.0 c	0.0 c -	0.0 d	0.1 a ↑	0.0 b	0.4 a ↑	**	0.0 c	0.0 b	0.2 a ↑
Central Park/Metrotown	0.3 b	0.3 a -	0.7 a	0.6 a -	1.0 a	1.2 a -	**	0.0 c	0.8 a	0.7 a -
Southeast Burnaby	0.8 d	0.8 a -	0.8 a	0.5 a ↓	0.3 a	0.6 a ↑	0.6 a	0.0 c ↓	0.7 a	0.5 a -
North Burnaby	0.4 a	0.0 b ↓	1.0 a	0.5 a ↓	0.9 a	0.2 a ↓	1.2 a	0.5 a ↓	1.0 a	0.4 a ↓
Burnaby (Zones 12-14)	0.5 a	0.3 a -	0.8 a	0.5 a ↓	0.8 a	0.8 a -	1.1 a	0.3 a ↓	0.8 a	0.6 a ↓
New Westminster	0.4 a	1.0 a ↑	0.5 a	1.0 a ↑	0.1 a	0.8 a ↑	0.0 b	**	0.4 a	1.1 a ↑
North Vancouver City	0.6 a	0.9 d -	0.3 a	1.4 a ↑	0.3 a	1.2 a ↑	0.0 c	**	0.3 a	1.3 a ↑
North Vancouver DM	0.0 a	0.0 a -	0.0 c	0.0 c -	0.5 a	4.4 b ↑	0.4 a	3.5 d ↑	0.3 a	2.6 b ↑
West Vancouver	0.4 a	1.1 a ↑	0.2 a	0.2 a ↓	0.0 b	0.6 a ↑	**	**	0.2 a	0.4 a ↑
Richmond	2.5 a	0.0 b ↓	1.0 a	0.8 a ↓	0.7 a	0.6 a ↓	0.6 a	0.4 a ↓	0.9 a	0.6 a ↓
Delta	0.0 a	0.0 c -	0.0 b	1.1 a ↑	0.0 b	1.4 a ↑	0.0 a	**	0.0 b	1.2 a ↑
Surrey	0.0 c	0.0 c -	0.5 a	0.5 a -	0.4 a	0.7 a ↑	0.2 a	0.0 b ↓	0.4 a	0.5 a ↑
White Rock	0.0 b	**	0.1 b	0.3 a ↑	0.0 b	0.6 a ↑	**	**	0.1 b	0.6 a ↑
Langley City and Langley DM	2.4 b	**	1.4 a	0.7 a ↓	0.5 a	**	0.4 b	1.9 c ↑	1.0 a	1.4 a -
Tri-Cities	1.1 a	1.1 a -	0.8 a	1.4 a ↑	2.3 b	1.2 a ↓	2.9 b	0.4 a ↓	1.6 a	1.2 a ↓
Maple Ridge/Pitt Meadows	0.0 a	**	0.7 a	0.6 a -	0.2 a	0.5 a ↑	0.0 d	0.0 c -	0.4 a	0.5 a -
Vancouver CMA	**0.7 a**	**0.8 a -**	**0.7 a**	**0.9 a ↑**	**0.7 a**	**1.0 a ↑**	**0.9 a**	**1.3 a ↑**	**0.7 a**	**0.9 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	1,050 a	1,109 a	1,366 a	1,386 a	2,109 a	2,076 a	3,158 a	3,150 a	1,418 a	1,436 a
English Bay	1,133 a	1,131 a	1,441 a	1,436 a	2,110 a	2,097 a	**	2,723 b	1,473 a	1,467 a
Downtown	1,157 a	1,184 a	1,434 a	1,520 a	2,252 a	2,313 a	3,101 b	**	1,476 a	1,549 a
West End/Downtown (Zones 1-3)	1,130 a	1,156 a	1,425 a	1,468 a	2,183 a	2,204 a	3,211 a	3,136 b	1,464 a	1,503 a
South Granville/Oak	1,051 a	1,080 a	1,295 a	1,361 a	1,789 a	1,901 a	2,199 c	2,154 b	1,359 a	1,423 a
Kitsilano/Point Grey	1,055 a	1,084 a	1,314 a	1,367 a	1,819 a	1,909 a	2,665 b	2,727 b	1,392 a	1,447 a
Westside/Kerrisdale	965 a	1,045 a	1,264 a	1,371 a	1,884 a	2,192 a	2,683 b	2,886 a	1,454 a	1,658 a
Marpole	815 a	828 a	955 a	978 a	1,200 a	1,248 a	1,394 a	1,397 a	985 a	1,009 a
Mount Pleasant/Renfrew Heights	998 a	1,128 a	1,103 a	1,198 a	1,458 a	1,585 a	1,672 d	1,690 c	1,148 a	1,261 a
East Hastings	975 b	1,108 b	1,000 a	1,093 a	1,307 a	1,539 b	1,537 a	1,626 a	1,061 a	1,182 a
Southeast Vancouver	958 a	1,046 a	1,159 b	1,118 a	1,461 b	1,476 a	1,342 a	1,417 a	1,239 b	1,228 a
City of Vancouver (Zones 1-10)	1,061 a	1,108 a	1,268 a	1,326 a	1,763 a	1,865 a	2,035 a	2,223 a	1,327 a	1,392 a
University Endowment Lands	1,334 a	1,380 a	1,569 a	1,700 a	2,061 a	2,183 a	2,358 b	2,623 c	1,766 a	1,891 a
Central Park/Metrotown	979 a	1,027 a	1,034 a	1,112 a	1,372 a	1,404 a	1,741 b	1,764 b	1,125 a	1,186 a
Southeast Burnaby	767 a	792 a	901 a	945 a	1,099 a	1,155 a	1,265 a	1,266 a	970 a	1,010 a
North Burnaby	820 a	885 a	1,062 a	1,171 a	1,383 a	1,496 a	1,663 a	1,770 a	1,193 a	1,292 a
Burnaby (Zones 12-14)	881 a	927 a	1,019 a	1,101 a	1,326 a	1,387 a	1,573 a	1,652 a	1,119 a	1,189 a
New Westminster	774 a	825 a	914 a	988 a	1,216 a	1,333 a	1,408 b	1,569 a	993 a	1,079 a
North Vancouver City	1,001 a	1,018 a	1,176 a	1,220 a	1,439 a	1,589 a	1,818 b	2,019 a	1,249 a	1,337 a
North Vancouver DM	1,011 a	1,087 a	1,222 a	1,306 a	1,488 a	1,737 a	1,968 a	2,044 b	1,517 a	1,650 a
West Vancouver	1,237 a	1,198 a	1,484 a	1,551 a	2,229 a	2,434 a	3,670 b	3,400 a	1,746 a	1,833 a
Richmond	901 a	985 a	1,083 a	1,185 a	1,405 a	1,411 a	1,721 a	1,694 a	1,304 a	1,326 a
Delta	689 a	732 a	849 a	872 a	1,113 a	1,162 a	**	1,170 b	963 a	997 a
Surrey	728 a	840 a	855 a	908 a	1,006 a	1,076 a	1,259 a	1,314 a	960 a	1,025 a
White Rock	792 a	833 a	893 a	944 a	1,093 a	1,241 a	**	**	943 a	1,026 a
Langley City and Langley DM	705 a	800 a	889 a	975 a	1,156 a	1,338 a	1,387 a	1,556 a	1,046 a	1,194 a
Tri-Cities	761 a	810 a	897 a	1,005 a	1,130 a	1,245 a	1,475 a	1,565 b	1,042 a	1,135 a
Maple Ridge/Pitt Meadows	624 a	653 a	762 a	802 a	954 a	1,016 a	1,330 a	1,446 a	864 a	920 a
Vancouver CMA	**1,015 a**	**1,062 a**	**1,159 a**	**1,223 a**	**1,459 a**	**1,558 a**	**1,656 a**	**1,756 a**	**1,236 a**	**1,308 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	725	729	2,626	2,620	482	481	41	40	3,874	3,870
English Bay	883	886	5,171	5,190	687	681	29	32	6,770	6,789
Downtown	2,209	2,212	7,122	7,079	1,305	1,304	28	27	10,664	10,622
West End/Downtown (Zones 1-3)	3,817	3,827	14,919	14,889	2,474	2,466	98	99	21,308	21,281
South Granville/Oak	1,337	1,393	4,928	4,943	1,491	1,487	49	49	7,805	7,872
Kitsilano/Point Grey	847	863	4,969	4,962	1,346	1,354	53	51	7,215	7,230
Westside/Kerrisdale	219	218	1,861	1,847	913	933	91	96	3,084	3,094
Marpole	371	364	2,896	2,882	712	709	21	21	4,000	3,976
Mount Pleasant/Renfrew Heights	939	989	4,405	4,426	1,007	1,011	92	95	6,443	6,521
East Hastings	870	1,031	3,325	3,382	971	841	147	155	5,313	5,409
Southeast Vancouver	234	231	1,208	1,223	664	660	69	65	2,175	2,179
City of Vancouver (Zones 1-10)	8,634	8,916	38,511	38,554	9,578	9,461	620	631	57,343	57,562
University Endowment Lands	125	107	665	676	548	541	65	72	1,403	1,396
Central Park/Metrotown	347	336	4,070	3,900	1,577	1,535	51	54	6,045	5,825
Southeast Burnaby	143	144	1,360	1,351	714	712	144	143	2,361	2,350
North Burnaby	291	290	2,312	2,310	1,126	1,122	406	406	4,135	4,128
Burnaby (Zones 12-14)	781	770	7,742	7,561	3,417	3,369	601	603	12,541	12,303
New Westminster	761	774	5,094	5,251	2,097	2,139	158	161	8,110	8,325
North Vancouver City	495	497	3,620	3,705	1,880	1,927	52	62	6,047	6,191
North Vancouver DM	183	183	373	351	580	553	444	433	1,580	1,520
West Vancouver	236	239	1,317	1,308	690	697	98	98	2,341	2,342
Richmond	237	331	1,262	1,436	1,428	1,454	544	545	3,471	3,766
Delta	74	71	860	857	757	762	36	36	1,727	1,726
Surrey	133	132	2,599	2,591	2,508	2,521	652	648	5,892	5,892
White Rock	77	72	927	936	366	373	7	7	1,377	1,388
Langley City and Langley DM	88	88	1,015	1,070	1,061	1,261	245	258	2,409	2,677
Tri-Cities	191	192	2,487	2,495	1,822	1,664	586	485	5,086	4,836
Maple Ridge/Pitt Meadows	25	25	918	901	578	576	125	125	1,646	1,627
Vancouver CMA	**12,040**	**12,397**	**67,390**	**67,692**	**27,310**	**27,298**	**4,233**	**4,164**	**110,973**	**111,551**

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-16		Oct-17		Oct-16		Oct-17		Oct-16		Oct-17		Oct-16		Oct-17		Oct-16		Oct-17	
West End/Stanley Park	0.7	a	0.8	a -	0.6	a	1.4	a ↑	1.5	a	0.2	a ↓	0.0	c	7.7	c ↑	0.7	a	1.2	a ↑
English Bay	0.5	a	1.5	a ↑	0.8	a	1.4	a ↑	1.3	a	2.0	b ↑	0.0	c	6.9	c ↑	0.8	a	1.5	a ↑
Downtown	2.6	b	2.0	c -	2.1	a	2.0	a -	3.3	c	2.1	b ↓	0.0	d	**		2.3	a	2.0	a -
West End/Downtown (Zones 1-3)	1.7	a	1.6	b -	1.4	a	1.7	a ↑	2.4	a	1.7	a ↓	0.0	b	6.4	c ↑	1.6	a	1.7	a -
South Granville/Oak	1.4	a	1.2	a -	1.3	a	1.3	a -	1.9	b	1.9	a -	0.0	c	0.0	c -	1.4	a	1.4	a -
Kitsilano/Point Grey	2.0	c	0.9	a ↓	1.5	a	1.1	a -	1.6	c	2.1	c -	**		0.0	c	1.6	a	1.3	a -
Westside/Kerrisdale	0.7	b	2.2	c ↑	2.7	c	1.3	a ↓	2.4	b	2.8	a -	**		3.5	c	2.4	b	1.9	a -
Marpole	0.7	b	1.0	d -	0.8	a	1.1	a -	1.0	a	1.2	a -	0.0	d	0.0	d -	0.8	a	1.1	a -
Mount Pleasant/Renfrew Heights	0.4	a	1.7	c ↑	0.8	a	1.4	a ↑	0.8	a	1.1	d -	0.0	d	0.0	d -	0.8	a	1.4	a ↑
East Hastings	0.6	a	1.9	b ↑	1.2	a	1.0	a -	0.8	d	1.5	a -	3.3	d	2.7	c -	1.1	a	1.3	a -
Southeast Vancouver	3.1	d	2.5	b -	1.4	a	1.8	b -	1.1	a	0.9	a -	0.0	c	0.0	d -	1.4	a	1.6	a -
City of Vancouver (Zones 1-10)	1.4	a	1.5	a -	1.3	a	1.4	a -	1.7	a	1.7	a -	1.4	d	2.2	b -	1.4	a	1.5	a -
University Endowment Lands	0.0	c	0.0	c -	0.0	d	0.5	a ↑	0.6	a	0.4	a -	**		0.0	c	0.2	a	0.4	a ↑
Central Park/Metrotown	0.3	b	0.9	a ↑	0.9	a	1.3	a ↑	1.3	a	2.2	c ↑	**		0.0	c	1.0	a	1.5	b ↑
Southeast Burnaby	0.8	d	1.6	b ↑	1.2	a	0.8	a ↓	0.5	a	0.9	a ↑	0.6	a	0.0	c ↓	0.9	a	0.8	a -
North Burnaby	1.5	a	0.0	b ↓	2.1	b	1.0	a ↓	1.7	b	2.5	a ↑	2.1	a	1.6	c -	1.9	a	1.4	a ↓
Burnaby (Zones 12-14)	0.8	a	0.7	a -	1.3	a	1.1	a -	1.3	a	2.0	a ↑	1.7	a	1.0	a ↓	1.3	a	1.3	a -
New Westminster	0.5	a	1.1	a ↑	0.8	a	1.5	a ↑	0.3	a	1.2	a ↑	0.6	a	**		0.6	a	1.5	a ↑
North Vancouver City	0.8	a	0.9	d -	1.3	a	2.4	b ↑	0.9	a	1.7	b ↑	0.0	c	**		1.1	a	2.1	b ↑
North Vancouver DM	0.0	a	1.6	a ↑	0.3	a	1.2	a ↑	0.6	a	4.7	b ↑	0.4	a	3.8	d ↑	0.4	a	3.3	b ↑
West Vancouver	1.3	a	1.1	a -	0.8	a	0.3	a ↓	0.0	b	0.8	a ↑	**		**		0.6	a	0.5	a -
Richmond	2.5	a	0.6	a ↓	1.2	a	1.2	a -	0.9	a	1.2	a ↑	0.6	a	0.8	a -	1.1	a	1.1	a -
Delta	0.0	a	1.5	a ↑	0.4	a	1.5	a ↑	0.3	a	1.7	a ↑	0.0	a	**		0.3	a	1.7	a ↑
Surrey	0.7	a	2.2	a ↑	0.7	a	0.8	a -	0.6	a	1.1	a ↑	0.6	a	0.5	a -	0.7	a	0.9	a ↑
White Rock	0.0	b	**		0.1	b	0.8	a ↑	0.0	b	1.2	a ↑	**		**		0.1	b	1.1	a ↑
Langley City and Langley DM	4.6	b	5.1	d -	1.8	a	1.3	a ↓	0.7	a	2.2	c ↑	0.4	b	1.9	c ↑	1.3	a	1.9	c -
Tri-Cities	1.1	a	1.7	b -	1.2	a	1.8	a ↑	3.1	b	2.3	a ↓	3.1	c	0.4	a ↓	2.1	a	1.8	a -
Maple Ridge/Pitt Meadows	0.0	a	**		1.1	a	0.9	a -	0.4	a	1.3	a ↑	0.0	d	0.0	c -	0.7	a	0.9	a ↑
Vancouver CMA	**1.3**	**a**	**1.4**	**a -**	**1.2**	**a**	**1.4**	**a ↑**	**1.2**	**a**	**1.7**	**a ↑**	**1.1**	**a**	**1.6**	**a ↑**	**1.2**	**a**	**1.5**	**a ↑**

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-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
West End/Stanley Park	3.1 c	5.3 b	6.3 b	5.2 d	5.3 c	6.5 c	**	++	5.3 b	4.9 c
English Bay	10.0 b	5.2 d	10.8 c	2.7 c	7.4 b	++	++	**	10.7 a	2.4 c
Downtown	7.0 b	5.0 c	6.6 b	6.1 c	7.8 b	7.9 c	**	++	6.4 b	5.6 c
West End/Downtown (Zones 1-3)	7.0 b	5.1 b	7.9 a	4.8 b	7.2 b	5.3 c	5.6 d	**	7.6 a	4.5 b
South Granville/Oak	7.8 b	4.0 c	7.8 b	4.5 c	7.3 c	5.9 b	++	++	7.6 b	4.7 b
Kitsilano/Point Grey	5.8 c	4.5 d	9.7 c	3.9 d	5.7 d	4.3 d	++	++	8.7 c	3.7 d
Westside/Kerrisdale	5.4 d	3.5 d	5.4 c	5.6 c	++	10.6 c	++	++	4.1 c	7.0 b
Marpole	5.2 c	**	7.2 c	3.9 d	5.8 c	3.6 d	4.8 d	++	6.3 c	3.5 c
Mount Pleasant/Renfrew Heights	6.8 c	7.8 c	7.4 b	6.5 c	6.0 c	5.0 d	++	**	7.5 b	6.3 c
East Hastings	5.8 c	5.8 d	3.6 d	8.0 c	5.0 d	5.7 c	++	11.5 d	4.3 c	7.2 b
Southeast Vancouver	3.3 c	4.9 d	3.8 b	3.6 c	4.6 b	4.2 b	2.7 a	9.8 c	3.6 b	3.5 b
City of Vancouver (Zones 1-10)	6.5 a	4.9 b	7.3 a	5.1 b	6.0 a	5.4 b	**	++	7.0 a	4.9 a
University Endowment Lands	3.7 a	5.9 b	2.0 a	6.9 c	2.3 c	4.7 d	1.8 c	9.7 b	2.5 a	7.1 b
Central Park/Metrotown	9.8 c	6.4 c	7.2 a	7.7 b	7.2 b	5.1 c	**	++	7.4 a	6.5 b
Southeast Burnaby	**	3.8 d	5.7 b	4.6 d	6.5 b	6.0 c	++	5.4 c	6.2 b	4.1 d
North Burnaby	3.8 b	11.2 c	4.9 b	9.8 b	8.2 a	9.7 b	7.1 b	9.4 b	6.4 a	9.6 b
Burnaby (Zones 12-14)	6.2 b	7.3 b	6.3 a	7.8 a	7.4 a	6.7 b	6.1 c	5.0 c	6.8 a	7.1 a
New Westminster	7.2 c	8.9 c	5.4 c	10.2 c	3.8 d	9.5 b	3.8 d	**	5.1 c	8.9 b
North Vancouver City	6.1 c	3.8 d	6.4 c	4.5 d	6.8 c	4.8 d	**	**	6.7 c	5.2 c
North Vancouver DM	5.1 a	9.7 a	4.9 a	8.8 b	4.0 b	8.7 c	1.6 c	6.1 c	3.2 b	7.4 b
West Vancouver	**	**	5.6 b	4.2 b	5.2 c	6.5 b	4.2 c	-5.4 d	5.3 b	4.6 b
Richmond	4.2 a	6.4 c	6.8 a	3.4 c	5.1 b	1.2 a	3.8 c	1.4 a	6.1 a	1.5 c
Delta	**	2.5 a	6.4 c	1.8 b	5.9 b	3.6 b	**	**	5.9 c	3.5 b
Surrey	7.3 a	10.6 c	9.3 a	6.5 b	6.1 b	7.5 a	5.2 c	5.7 b	7.4 a	6.9 a
White Rock	**	5.2 d	2.9 c	**	++	8.3 c	**	**	2.2 c	7.8 c
Langley City and Langley DM	3.9 c	9.6 b	8.5 b	5.1 b	10.2 c	3.9 d	++	**	8.8 b	4.3 c
Tri-Cities	6.8 b	7.6 b	4.8 c	13.0 a	++	9.6 a	4.3 d	**	3.7 c	10.5 a
Maple Ridge/Pitt Meadows	**	**	++	9.5 c	++	8.3 b	5.7 d	7.8 b	++	7.6 b
Vancouver CMA	**6.4 a**	**5.8 a**	**6.8 a**	**6.1 a**	**5.7 a**	**6.1 a**	**4.8 b**	**3.9 c**	**6.4 a**	**5.8 a**

[1]The 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-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
West End/Stanley Park	13.7 a	7.7 b ↓	11.9 a	6.8 b ↓	11.9 a	5.7 b ↓	**	4.2 d	12.3 a	6.8 a ↓
English Bay	15.0 d	12.4 c -	16.8 a	11.2 a ↓	11.7 c	8.0 b ↓	0.0 c	0.0 c -	16.0 a	11.0 a ↓
Downtown	23.5 a	**	18.0 a	16.6 d -	16.0 d	**	**	**	18.8 a	17.7 d -
West End/Downtown (Zones 1-3)	19.4 a	16.1 d ↓	16.5 a	13.1 a ↓	13.9 a	13.1 c -	**	**	16.7 a	13.6 a ↓
South Granville/Oak	19.7 a	15.0 d ↓	16.6 a	13.8 a ↓	14.2 c	12.1 c ↓	0.0 c	**	16.5 a	13.6 a ↓
Kitsilano/Point Grey	15.8 d	14.7 c -	14.2 a	16.9 a ↑	13.3 c	17.2 d ↑	**	**	14.4 a	16.6 a ↑
Westside/Kerrisdale	**	**	13.2 c	9.3 b ↓	13.0 a	6.5 b ↓	**	2.9 c	13.5 a	8.3 b ↓
Marpole	**	7.4 c	13.2 c	11.4 c -	9.3 c	6.5 c ↓	0.0 d	0.0 d -	12.7 c	10.1 c ↓
Mount Pleasant/Renfrew Heights	**	22.2 d	15.7 d	11.8 c ↓	9.4 c	12.9 d -	**	**	14.8 c	13.3 c -
East Hastings	12.2 c	16.7 a ↑	13.3 c	11.1 c ↓	8.0 c	9.3 b -	14.6 c	10.4 c ↓	12.3 c	11.7 a -
Southeast Vancouver	26.8 d	5.4 c ↓	23.1 a	7.8 b ↓	22.4 a	4.6 b ↓	**	2.6 c	22.6 a	6.4 b ↓
City of Vancouver (Zones 1-10)	18.1 a	15.6 a ↓	15.7 a	12.9 a ↓	13.0 a	11.5 a ↓	13.8 d	6.8 c ↓	15.6 a	13.0 a ↓
University Endowment Lands	40.8 a	36.2 a ↓	**	**	**	17.7 d	**	**	**	**
Central Park/Metrotown	**	**	16.7 a	16.1 d -	19.3 d	13.7 c ↓	**	**	18.1 a	15.5 d ↓
Southeast Burnaby	13.5 d	19.0 d ↑	14.8 a	17.5 d ↑	7.9 b	12.9 c ↑	8.6 c	18.7 d ↑	12.3 a	16.3 d ↑
North Burnaby	8.9 b	10.8 c -	15.7 a	14.2 c -	14.3 c	10.2 c ↓	15.4 a	**	14.8 a	12.3 c ↓
Burnaby (Zones 12-14)	19.4 d	15.4 d ↓	16.0 a	15.7 a -	15.3 a	12.3 c ↓	13.2 a	**	15.9 a	14.6 a ↓
New Westminster	**	12.5 c	12.5 c	17.2 a ↑	10.5 c	13.3 c ↑	**	5.7 c	11.9 a	15.4 a ↑
North Vancouver City	**	10.0 d	15.4 d	13.0 c ↓	11.2 c	11.3 c -	**	**	14.2 a	12.2 c ↓
North Vancouver DM	32.8 a	9.3 a ↓	23.4 a	12.8 d ↓	17.9 d	16.3 a -	7.8 a	6.1 b ↓	18.8 a	11.8 c ↓
West Vancouver	**	**	10.0 c	15.4 d ↑	6.5 c	15.3 d ↑	4.6 b	22.0 d ↑	8.8 c	15.4 d ↑
Richmond	17.4 a	7.5 b ↓	17.1 a	12.9 d ↓	13.4 c	8.8 c ↓	**	7.0 c	14.5 c	9.9 b ↓
Delta	10.9 a	20.2 a ↑	22.1 a	18.5 a ↓	19.8 a	15.2 d ↓	11.1 a	**	20.3 a	17.2 a ↓
Surrey	16.8 a	22.5 d ↑	17.5 d	17.8 a -	17.7 d	14.9 a ↓	17.3 d	12.5 c ↓	17.6 a	16.0 a -
White Rock	**	11.6 d	8.3 b	13.2 c ↑	8.2 b	**	**	**	8.6 b	13.5 d ↑
Langley City and Langley DM	9.3 a	20.6 d ↑	21.9 a	16.7 a ↓	21.9 a	19.5 a ↓	**	15.5 d	19.7 a	17.9 a -
Tri-Cities	13.4 d	13.3 c -	15.6 a	18.5 a ↑	14.4 a	15.4 a -	15.7 d	16.0 d -	15.1 a	16.9 a ↑
Maple Ridge/Pitt Meadows	**	4.7 a	11.1 c	16.5 a ↑	10.0 c	12.5 c -	15.0 d	10.6 c -	11.1 c	14.6 a ↑
Vancouver CMA	**18.1 a**	**15.1 a ↓**	**15.8 a**	**14.2 a ↓**	**14.8 a**	**12.9 a ↓**	**12.6 a**	**10.6 a ↓**	**15.7 a**	**13.8 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 RMS[1]
Vacancy Rates (%)
Vancouver CMA - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Burrard Peninsula	0.5 a	0.6 a -	0.6 a	1.2 a ↑
Vancouver Westside	0.4 a	0.6 a -	1.0 a	0.8 a -
Vancouver Eastside	0.0 b	0.2 a ↑	0.8 a	0.6 a ↓
Vancouver East/Westside	0.2 a	0.5 a ↑	0.9 a	0.7 a ↓
Vancouver City	0.4 a	0.6 a -	0.8 a	0.9 a ↑
Suburban Vancouver	0.2 a	0.4 a ↑	0.9 a	0.8 a -
North Shore	1.2 d	0.3 a -	0.3 a	1.0 a ↑
Fraser Valley	0.3 a	1.3 d -	0.4 a	0.9 a ↑
Vancouver CMA	**0.3 a**	**0.6 a ↑**	**0.7 a**	**0.9 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.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Vancouver CMA - October 2017

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	**	1,156 a	1,900 b	1,468 a Δ	2,605 b	2,186 a Δ	**	3,136 b
Vancouver Westside	**	1,049 a	1,670 b	1,308 a Δ	2,617 c	1,897 a Δ	**	2,645 a
Vancouver Eastside	1,338 d	1,109 a Δ	1,553 b	1,147 a Δ	1,959 c	1,538 a Δ	**	1,512 a
Vancouver East/Westside	1,307 c	1,074 a Δ	1,629 b	1,249 a Δ	2,321 c	1,775 a Δ	**	2,194 a
Vancouver City	1,349 c	1,109 a Δ	1,692 b	1,333 a Δ	2,385 b	1,875 a Δ	3,708 d	2,342 a Δ
Suburban Vancouver	**	889 a	1,204 b	1,060 a Δ	1,577 b	1,337 a Δ	2,169 d	1,594 a Δ
North Shore	**	1,083 a	1,444 d	1,310 a Δ	1,967 d	1,794 a Δ	**	2,246 a
Fraser Valley	**	796 a	1,174 b	905 a Δ	1,522 b	1,152 a Δ	**	1,310 a
Vancouver CMA	**1,199 d**	**1,060 a Δ**	**1,406 b**	**1,223 a Δ**	**1,874 b**	**1,552 a Δ**	**2,716 d**	**1,801 a Δ**

[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.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Vancouver CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Burrard Peninsula	**	**	1,829 c	1,900 b -	2,530 b	2,605 b -	**	**	2,215 c	2,496 c -
Vancouver Westside	**	**	1,623 b	1,670 b -	2,335 c	2,617 c -	**	**	1,977 b	2,038 b -
Vancouver Eastside	**	1,338 d -	1,511 b	1,553 b -	1,916 d	1,959 c -	**	**	1,747 c	1,762 c -
Vancouver East/Westside	**	1,307 c -	1,578 a	1,629 b -	2,183 b	2,321 c -	**	**	1,894 b	1,943 b -
Vancouver City	**	1,349 c -	1,625 a	1,692 b -	2,256 b	2,385 b -	2,870 d	3,708 d -	1,955 b	2,086 b -
Suburban Vancouver	**	**	1,161 b	1,204 b -	1,614 b	1,577 b -	1,850 c	2,169 d -	1,418 b	1,524 b -
North Shore	**	**	1,283 c	1,444 d -	**	1,967 d -	**	**	1,650 d	1,851 d -
Fraser Valley	**	**	1,010 b	1,174 b ↑	1,326 b	1,522 b ↑	**	**	1,183 b	1,360 b ↑
Vancouver CMA	**	1,199 d -	1,353 a	1,406 b -	1,822 b	1,874 b -	2,495 d	2,716 d -	1,625 a	1,758 a ↑

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) by Building Size Vancouver CMA - October 2017

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Vancouver City				
3 to 24 Units	0.7 b	0.7 a -	0.9 a	0.8 a -
25 to 49 Units	0.7 b	0.6 a -	1.1 a	0.7 a ↓
50 to 74 Units	0.2 b	0.3 b -	0.6 a	1.0 a ↑
75 to 99 Units	0.5 b	1.1 d -	0.4 a	1.3 a ↑
100+ Units	0.3 a	0.5 a -	0.4 a	1.1 a ↑
Total	0.4 a	0.6 a -	0.8 a	0.9 a ↑
Vancouver CMA				
3 to 24 Units	0.7 a	0.8 a -	0.9 a	1.0 a -
25 to 49 Units	0.7 a	0.7 a -	0.8 a	1.0 a ↑
50 to 74 Units	0.2 b	1.0 d ↑	0.5 a	0.7 a ↑
75 to 99 Units	0.6 a	1.0 a -	0.6 a	0.8 a ↑
100+ Units	0.2 a	0.5 a ↑	0.6 a	0.9 a ↑
Total	0.3 a	0.6 a ↑	0.7 a	0.9 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 2017

Condo Sub Area	Condominium Universe		Rental Units [1]			Percentage of Units in Rental			Vacancy Rate		
	Oct-16	Oct-17	Oct-16	Oct-17		Oct-16	Oct-17		Oct-16	Oct-17	
Burrard Peninsula	38,319	38,887	16,346 a	16,290 a		42.7 a	41.9 a	-	0.5 a	0.6 a	-
Vancouver Westside	29,233	28,954	6,831 a	6,793 a		23.4 a	23.5 a	-	0.4 a	0.6 a	-
Vancouver Eastside	19,676	20,389	4,930 a	5,196 a		25.1 a	25.5 a	-	0.0 b	0.2 a	↑
Vancouver East/Westside	48,909	49,343	11,770 a	12,009 a		24.1 a	24.3 a	-	0.2 a	0.5 a	↑
Vancouver City	87,228	88,230	28,125 a	28,382 a		32.2 a	32.2 a	-	0.4 a	0.6 a	-
Suburban Vancouver	86,057	88,758	18,021 a	19,255 a		20.9 a	21.7 a	-	0.2 a	0.4 a	↑
North Shore	16,405	16,361	2,780 a	3,187 a		16.9 a	19.5 a	↑	1.2 d	0.3 a	-
Fraser Valley	39,022	39,289	9,003 a	9,043 a		23.1 a	23.0 a	-	0.3 a	1.3 d	-
Vancouver CMA	**228,712**	**232,638**	**58,089 a**	**59,930 a**		**25.4 a**	**25.8 a**	**-**	**0.3 a**	**0.6 a**	**↑**

[1]Columns 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 2017

Size (number of units)	Condominium Universe		Rental Units [1]			Percentage of Units in Rental			Vacancy Rate		
	Oct-16	Oct-17	Oct-16	Oct-17		Oct-16	Oct-17		Oct-16	Oct-17	
Vancouver City											
3 to 24 Units	8,160	7,971	1,492 a	1,487 a		18.3 a	18.7 a	-	0.7 b	0.7 a	-
25 to 49 Units	14,301	14,216	2,620 a	2,828 a		18.3 a	19.9 a	↑	0.7 b	0.6 a	-
50 to 74 Units	9,396	9,222	2,212 a	2,322 a		23.5 a	25.2 a	-	0.2 b	0.3 b	-
75 to 99 Units	7,609	7,910	2,068 d	2,278 a		27.2 d	28.8 a	-	0.5 b	1.1 d	-
100+ Units	47,762	48,911	20,253 a	19,839 a		42.4 a	40.6 a	-	0.3 a	0.5 a	-
Total	87,228	88,230	28,125 a	28,382 a		32.2 a	32.2 a	-	0.4 a	0.6 a	-
Vancouver CMA											
3 to 24 Units	13,551	13,052	2,239 a	2,134 a		16.5 a	16.4 a	-	0.7 a	0.8 a	-
25 to 49 Units	32,610	31,870	5,298 a	5,253 a		16.2 a	16.5 a	-	0.7 a	0.7 a	-
50 to 74 Units	28,128	28,031	5,346 a	5,468 a		19.0 a	19.5 a	-	0.2 b	1.0 d	↑
75 to 99 Units	21,491	21,566	4,672 a	4,847 a		21.7 a	22.5 a	-	0.6 a	1.0 a	-
100+ Units	132,932	138,119	41,391 a	42,938 a		31.1 a	31.1 a	-	0.2 a	0.5 a	↑
Total	228,712	232,638	58,089 a	59,930 a		25.4 a	25.8 a	-	0.3 a	0.6 a	↑

[1]Columns 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 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 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.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64467_2017_A01