

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)

To: ["Direct to Mayor and Council - DL"](#)

Date: 1/16/2025 5:38:27 PM

Subject: Memo to Mayor & Council - Updated rental market data from CMHC for 2024

Attachments: [Memo to Mayor & Council - Updated rental market data from CMHC for 2024.pdf](#)

Dear Mayor and Council,

Please see the attached from Josh White, GM of PDS, providing a summary of the 2024 Rental Market Report published by CMHC on December 17, 2024.

Highlights of the 2024 Report include:

- Record supply growth nationally and shifting demand factors allowed for an overall increase in vacancy and slower rent growth in most Canadian major urban centres. However, affordability challenges continue as vacancy in affordable rent segments remains limited.
- Vancouver saw solid growth in purpose-built rental stock, though slower than in previous years. The City of North Vancouver and Tri-Cities also saw important growth in 2024.
- New supply and weaker demand were reflected in the vacancy rate in Vancouver's purpose-built rental stock which increased to 1.6%, the highest in 20 years (except in 2020 due to COVID). City-wide average rent still increased by 4.4% overall, though slower than it did in 2023.

If you have any questions, please reach out to Josh White (josh.white@vancouver.ca).

Best,

Paul

4/16/2025

Paul Mochrie (he/him)

City Manager

City of Vancouver

paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

MEMORANDUM

January 16, 2025

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Updated rental market data from CMHC for 2024

Below are the highlights of the Canada Mortgage and Housing Corporation (CMHC) [Rental Market Report – 2024](#) published on December 17, 2024. The CMHC collects data on the primary and secondary rental market annually in the fall of each year. The trends and indicators in the report provide policy makers with key insights into the state of the rental housing market in Vancouver. This memo summarizes the key indicators included in the report for the City of Vancouver and the Vancouver Census Metropolitan Area (CMA). Appendices provide additional details on the data and explanation of the survey methodology.

Highlights

- Record supply growth nationally and shifting demand factors allowed for an overall increase in vacancy and slower rent growth in most Canadian major urban centres. However, affordability challenges continue as vacancy in affordable rent segments remains limited.
- Vancouver saw solid growth in purpose-built rental stock, though slower than in previous years. The City of North Vancouver and Tri-Cities also saw important growth in 2024.
- New supply and weaker demand were reflected in the vacancy rate in Vancouver's purpose-built rental stock which increased to 1.6%, the highest in 20 years (except in 2020 due to COVID). City-wide average rent still increased by 4.4% overall, though slower than it did in 2023.

Vacancy rates

The purpose-built rental vacancy rate in Vancouver rose from 0.8% in 2023 to 1.6% in 2024, the highest in the past 20 years except during the pandemic in 2020. This is the same trend in Metro Vancouver, the vacancy rate went up to 1.6% in 2024 from 0.9% in 2023. Increased vacancy rates were found across Canadian urban centres in 2024, with Calgary CMA experiencing the most significant change (+3.4 percentage points). A slight increase in vacancy rates was observed in most neighbourhoods in Vancouver. Mount Pleasant/Renfrew Heights saw the largest growth (+1.3 percentage points), likely due to new rental buildings entering the market.

CMHC attributes the upward shift in vacancy in the region to a growth in supply combined with softening rental demand, in particular for high-priced units, due to the recent limitations in international migration and higher unemployment rate. CMHC suggests it now takes longer to fully lease new buildings with above average rents. However, vacancy for more affordable units renting at below \$1,750 remained between 0.4% and 1% across the City.

For rented condos, vacancy rates dropped from 1% to 0.8% in Vancouver, and from 0.9% to 0.8% across the region. See Appendix A for more details.

Average rents

Most Census Metropolitan Areas experienced slower growth in average rents in 2024, including Vancouver and the region. In Vancouver, the overall average rent was \$1,967 in 2024, up by 4.4% from 2023, but increasing at a slower pace than in 2022-2023 at 9.2%. For occupied units, the average rent increased by 4.1%, above the 3.5% provincial allowable rate for 2024. The biggest increase was observed in vacant units – rents increased from \$2,212 in 2023 to \$2,530 in 2024 (+14.4%), widening the overall gap between occupied and vacant units (from 17.6% last year to 29.2% in 2024). A slight increase in the turnover rate in the overall stock in 2024 broke the downward trend of the past few years, rising from 8.4% to 9%, though with significant differences between older and newer units (under 8% for units built before 1990 and over 14% for units built after 2005), and between unit types (12.4% for studios, 5.9% for three-bedrooms).

The average rent in newer buildings, built since 2015, rose by 4.2% up to \$2,727, a noticeably slower rent growth than in 2023 despite the new supply added to the stock in 2024 (+7.1% between 2022 and 2023). However, rents in three-bedroom units built since 2015 accelerated faster than in other unit types (+9.9% between 2023 and 2024). In rented condos, the average rent reached \$2,636 (+3.7% from 2023). See Appendix B for more details.

Rental stock

In 2024, a total of 2,467 purpose-built rental units (+2%) were added across Metro Vancouver, slightly below the five-year average (2.3%). In Vancouver, the purpose-built rental apartments increased by 528 units (+0.8%) to 63,969 units, making up 51.5% of the region's total purpose-built rental supply. Twenty-one per cent of the region's net growth in purpose-built rental units occurred in Vancouver. This is less than in previous years as new additions accelerated in other municipalities, particularly in the City of North Vancouver and the Tri-Cities. Additionally, the

number of condo units in the rental pool increased by 1,291 units in the city and 7,649 in the region. CMHC explains that it is due to about 30% of newly-built condo units in the region being used as rentals, as well as to an increasing proportion of owners of existing condo units listing their properties as long-term rentals compared to 2023.

The City of Vancouver continues to lead in the creation of new rental supply in the region adding 7,779 new units to the purpose-built rental market universe between 2015 and 2024. Other municipalities including the City of North Vancouver, New Westminster, Surrey and the Tri-Cities also saw strong net increases in their purpose-built rental stock over 10 years. Burnaby registered a net loss in rental of 1,272 rental units since 2015, with a net loss of 35 units in 2024. See Appendix C for more details.

Staff will continue to liaise with CMHC to monitor market trends and clarify any questions arising from the report. If you have any questions or require further information, please contact me or Dan Garrison, Director of Housing Policy and Regulation, at 604-673-8435 or dan.garrison@vancouver.ca.

A handwritten signature in black ink, appearing to read 'J White', is positioned above the contact information for Josh White.

Josh White
General Manager, Planning, Urban Design and Sustainability
604.877-5159 | josh.white@vancouver.ca

Appendix A – Vacancy rates

Table 1: Vacancy rates in purpose-built rental apartments in the City of Vancouver and Vancouver CMA, 2020-2024

	2020	2021	2022	2023	2024	Change 2023-2024
City of Vancouver	2.8%	1.1%	0.9%	0.8%	1.6%	0.8%
Vancouver CMA*	2.6%	1.2%	0.9%	0.9%	1.6%	0.7%

*Census Metropolitan Area

Table 2: Vacancy rates in purpose-built rental apartments across major urban areas, 2023-2024

	2023	2024	Change 2023-2024
Vancouver CMA	0.9%	1.6%	0.7% pts
Victoria CMA	1.6%	2.6%	1.0% pts
Toronto CMA	1.4%	2.5%	1.1% pts
Ottawa CMA (Ontario)	2.1%	2.6%	0.5% pts
Montreal CMA	1.5%	2.1%	0.6% pts
Calgary CMA	1.4%	4.8%	3.4% pts

Table 3: Vacancy rates in purpose-built rental apartments by bedroom type and CMHC rental zone in the City of Vancouver, 2024

	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom +	Total
West End / Stanley Park	1.3%	0.4%	1.1%	0.0%	0.6%
English Bay	3.0%	1.3%	1.6%	3.4%	1.6%
Downtown	2.3%	2.6%	2.9%	**	2.6%
South Granville / Oak	1.4%	1.0%	0.8%	**	1.0%
Kitsilano / Point Grey	0.5%	0.6%	2.7%	0.0%	1.0%
Westside / Kerrisdale	**	1.5%	1.9%	2.9%	1.7%
Marpole	**	1.9%	0.3%	**	1.6%
Mount Pleasant / Renfrew Heights	2.9%	1.1%	2.2%	5.4%	1.8%
East Hastings	1.6%	1.4%	1.8%	**	1.5%
Southeast Vancouver	0.3%	0.9%	1.0%	1.4%	0.9%
Total	1.9%	1.4%	1.8%	3.0%	1.6%

**Data suppressed by CMHC

Table 4: Vacancy rates by rent levels in purpose-built rental apartments in the City of Vancouver, 2023-2024

	2023	2024	Change 2023-2024
LT \$750	0.6%	0.6%	0.0% pts
\$750 - \$999	0.8%	1.0%	0.2% pts
\$1,000 - \$1,249	0.7%	0.6%	-0.1% pts
\$1,250 - \$1,499	0.8%	0.4%	-0.4% pts
\$1,500 - \$1,749	0.5%	0.8%	0.3% pts
\$1,750 +	1.0%	2.4%	1.4% pts
Total	0.8%	1.6%	0.8% pts

Table 5: Vacancy rates in rented condominiums in the City of Vancouver and Vancouver CMA, 2020-2024

	2020	2021	2022	2023	2024	Change 2023-2024
City of Vancouver	0.7%	0.8%	2.3%	1.0%	0.8%	-0.2% pts
Vancouver CMA	0.8%	0.8%	2.2%	0.9%	0.8%	-0.1% pts

Appendix B – Average rents

Table 6: Average rents in purpose-built rental apartments in the City of Vancouver and Vancouver CMA, 2020-2024

	2020	2021	2022	2023	2024	Change* 2023-2024
City of Vancouver	\$1,598	\$1,609	\$1,726	\$1,884	\$1,967	+4.4%
Vancouver CMA	\$1,508	\$1,537	\$1,665	\$1,819	\$1,924	+5.8%

*straight % change based on entire universes in 2023 and 2024, including brand new structures.

Table 7: Average rents in purpose-built rental apartments across major urban areas, 2023-2024

	2023	2024	Change 2023-2024
Vancouver CMA	\$1,819	\$1,924	5.8%
Victoria CMA	\$1,560	\$1,687	8.1%
Toronto CMA	\$1,826	\$1,850	1.3%
Ottawa CMA (Ontario)	\$1,538	\$1,673	8.8%
Montreal CMA	\$1,074	\$1,167	8.7%
Calgary CMA	\$1,571	\$1,732	10.2%

Table 8: Average rents in purpose-built rental apartments by bedroom type and CMHC rental zone in the City of Vancouver, 2024

	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom +	Total
West End / Stanley Park	\$1,667	\$1,835	\$2,609	\$3,584	\$1,934
English Bay	\$1,612	\$1,970	\$2,758	\$3,888	\$2,018
Downtown	\$1,783	\$2,076	\$3,189	\$4,814	\$2,185
South Granville / Oak	\$1,507	\$1,816	\$2,411	\$3,368	\$1,892
Kitsilano / Point Grey	\$1,509	\$1,870	\$2,685	\$3,621	\$2,038
Westside / Kerrisdale	\$1,749	\$1,833	\$2,862	\$4,210	\$2,248
Marpole	\$1,306	\$1,475	\$1,809	**	\$1,531
Mount Pleasant / Renfrew Heights	\$1,624	\$1,732	\$2,413	\$4,145	\$1,927
East Hastings	\$1,625	\$1,600	\$2,402	\$2,824	\$1,751
Southeast Vancouver	\$1,240	\$1,729	\$2,120	\$2,232	\$1,850
Total	\$1,618	\$1,837	\$2,565	\$3,524	\$1,967

**Data suppressed by CMHC

Table 9: Average rents in purpose-built rental apartments by occupancy status in the City of Vancouver, 2020-2024

	2020	2021	2022	2023	2024	Change 2023-2024
Vacant	\$1,868	\$1,771	\$2,534	\$2,212	\$2,530	14.4%
Occupied	\$1,590	\$1,608	\$1,718	\$1,881	\$1,958	4.1%
Gap between Vacant / Occupied	17.5%	10.1%	47.5%	17.6%	29.2%	-

Table 10: Average rents in purpose-built rental apartments by period of construction and bedroom type in the City of Vancouver, 2024

	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom +	Total
Pre 1960	\$1,504	\$1,705	\$2,248	**	\$1,801
1960 – 1974	\$1,497	\$1,753	\$2,314	**	\$1,776
1975 – 1989	\$1,573	\$1,723	\$2,346	\$3,021	\$1,906
1990 – 2004	\$1,567	\$1,990	\$2,423	\$3,335	\$2,058
2005 – 2014	\$1,960	\$2,112	\$3,188	\$3,713	\$2,416
2015+	\$2,031	\$2,449	\$3,320	\$4,092	\$2,727
Total	\$1,618	\$1,837	\$2,565	\$3,524	\$1,967

**Data suppressed by CMHC

Table 11: Average rents in rented condominiums in the City of Vancouver and Vancouver CMA, 2020-2024

	2020	2021	2022	2023	2024	Change 2023-2024
City of Vancouver	\$2,135	\$2,330	\$2,477	\$2,543	\$2,636	3.7%
Vancouver CMA	\$1,914	\$2,125	\$2,259	\$2,356	\$2,541	7.9%

Appendix C – Rental universe

Table 12: Number of rental units in purpose-built rental apartment universe in the City of Vancouver and Metro Vancouver, 2020-2024

	2020	2021	2022	2023	2024	Change 2023-2024
City of Vancouver	59,453	60,333	61,692	63,441	63,969	0.8%
Vancouver CMA	113,141	114,743	118,548	121,692	124,159	2.0%

Figure 1: Net change in the total number of private apartments in the Rental Market Survey universe in Metro Vancouver municipalities, 2015-2024

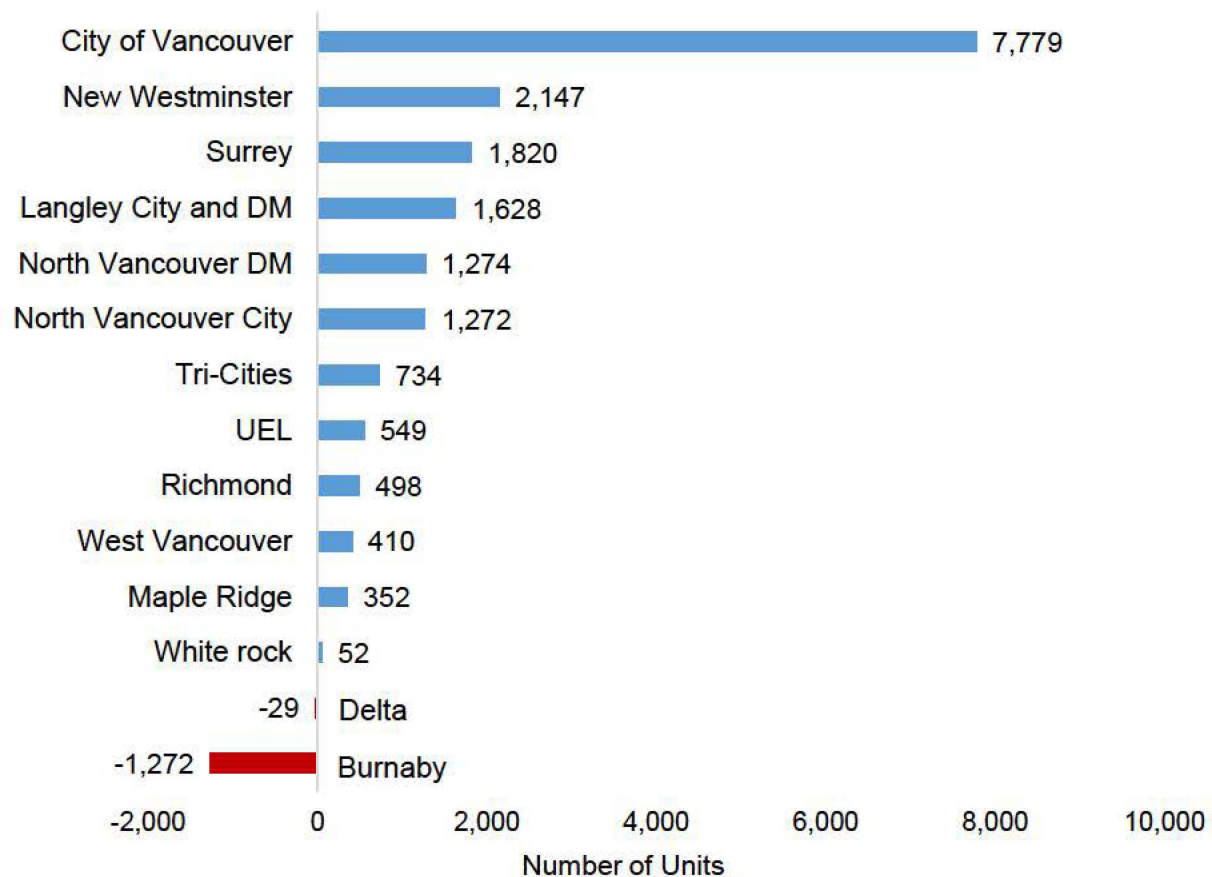


Table 13: Purpose-built rental apartment universe by bedroom type in the City of Vancouver and Vancouver CMA, 2024

	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom +	Total
City of Vancouver	15.9%	64.6%	17.9%	1.6%	100%
Vancouver CMA	11.7%	59.4%	25.9%	3.0%	100%

Table 14: Purpose-built rental apartment universe by neighbourhood in the City of Vancouver, 2023-2024

	2023	2024	Change 2023-2024
West End / Stanley Park	3,910	3,916	0.2%
English Bay	6,864	6,845	-0.3%
Downtown	12,219	12,275	0.5%
South Granville / Oak	8,977	9,050	0.8%
Kitsilano / Point Grey	7,530	7,514	-0.2%
Westside / Kerrisdale	3,398	3,433	1.0%
Marpole	3,869	3,850	-0.5%
Mount Pleasant / Renfrew Heights	7,370	7,519	2.0%
East Hastings	5,921	6,138	3.7%
Southeast Vancouver	3,383	3,429	1.4%
Total	63,441	63,969	0.8%

Table 15: Net year-over-year change in condominium units in the rental pool in the City and Vancouver CMA, 2020-2024

	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024
City of Vancouver	+2,455	+615	+1,631	+1,452	+1,291
Vancouver CMA	+7,137	+2,550	+7,850	+6,329	+7,649

Table 16: Share of condominium units dedicated to long-term rental in the City of Vancouver and Vancouver CMA, 2020-2024

	2020	2021	2022	2023	2024
City of Vancouver	37.7%	37.2%	37.4%	38.4%	39.3%
Vancouver CMA	29.6%	29.4%	30.5%	31.8%	33.3%

Appendix D – Methodology of the Rental Market Report

- **Primary rental 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 rental structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, turnover and vacancy unit data for all sampled structures.
- **Rented Condominium survey:** Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in September 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 major urban areas, including Vancouver. 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.