

Metro Vancouver Housing
Data Book | February 2025





TERRITORIAL ACKNOWLEDGEMENT

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous peoples, including 10 local First Nations: qíćáy (Katzie), q^wa:nłənní (Kwantlen), k^wik^wəłəm (Kwikwetlem), máthxwi (Matsqui), x^wməθk^wəýəm (Musqueam), qiqéyt (Qayqayt), se'mya'me (Semiahmoo), Sk^wxwú7mesh Úxwumixw (Squamish), scəwáθən məsteyəx^w (Tsawwassen), and səlilwətał (Tsleil-Waututh).

Metro Vancouver respects the diverse and distinct histories, languages and cultures of First Nations, Métis, and Inuit, which collectively enrich our lives and the region.

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INTRODUCTION

The *Metro Vancouver Housing Data Book* brings together a large collection of regional and municipal level data from a variety of sources in order to provide a comprehensive look at the region's housing market and the people impacted by it.

The *Housing Data Book's* intended audience includes policy makers, researchers, and members of the public. It is assumed that most users of this report are familiar with the technical terms commonly used in housing policy and planning, however, a glossary is provided to ensure consistent interpretation of the contents of this report.

The majority of data included in this report is publicly accessible from the source agency's website or publications. Data sources include Statistics Canada, Canada Mortgage and Housing Corporation (CMHC), BC Housing, Greater Vancouver Realtors (GVR), the Fraser Valley Real Estate Board (FVREB), the Homelessness Services Association of BC (HSABC), the Co-operative Housing Federation of BC (CHF BC), and Metro Vancouver member jurisdictions. Data has also been obtained from the Government of BC's Online Data Catalogue, which has made available certain housing-related datasets for the purpose of preparing Housing Needs Reports. Also included are datasets that have been obtained through custom data requests, such as custom data on median household income distributions by tenure and demolitions by structure type from Statistics Canada, as well as non-market housing registry and expiring agreements data from BC Housing.

The *Housing Data Book* is a living document that is periodically updated as new data becomes available. The information included in the current edition is based on data availability at the time of publishing.

All data tables included in the *Housing Data Book* are available for download in Excel format from the Metro Vancouver website. Please visit www.metrovancouver.org and search 'Housing Data Book'.



REPORT HIGHLIGHTS

DEMOGRAPHICS & HOUSEHOLD INCOME

- Metro Vancouver’s population grew by seven per cent between 2016 and 2021, reaching 2.64 million people (based on initial 2021 Census of Population findings and excluding Census undercount estimates, which was 102,000 people in 2021).
- In 2020, nearly 40 per cent of Metro Vancouver households were renters, with almost two thirds of renters living in apartments.
- The median household income of homeowners in Metro Vancouver was 60 per cent greater than the income of renters. Median incomes of renters ranged from \$51,600 in Electoral Area A (including UBC) to a high of \$135,000 in the Village of Lions Bay. For homeowners, median incomes varied from \$78,500 in Electoral Area A (including UBC) to \$170,000 in the Village of Anmore.

HOUSING CONSTRUCTION

- The high rate of housing construction continues across the region, with a 35 per cent increase in housing starts and 48 per cent increase in housing completions over the past 10 years (2015 to 2024). However, more is needed to reach historical per capita construction rates and meet the demands of anticipated population growth.
- In 2024, completions across Metro Vancouver were mainly for condo ownership (57 per cent) and multi-unit housing, primarily apartments (70 per cent). 2024 regional starts were similar — 55 per cent were for condo ownership and included mostly multi-units (78 per cent apartments).
- Rental construction continues to be at a 20-year peak, with 37 per cent of housing starts and 31 per cent of completions being purpose-built rentals in 2024. Continued development is required to expand the supply of rental housing — especially family-sized rental units (two or more bedrooms).

OWNERSHIP HOUSING

- Over the past 20 years, benchmark home sale prices have tripled (single detached housing) and doubled (apartments and other housing types) across Metro Vancouver — growing much faster than wages and inflation.
- Since the 2021 peak in home sales, the number of sales continued to decrease in 2024 (by over 40 per cent) as home prices and interest rates remained high.
- The median home value (owner-estimated) in Metro Vancouver was over one million dollars in 2021 — 132 per cent greater than in Montreal and seven per cent greater than in Toronto.



REPORT HIGHLIGHTS — CONTINUED

RENTAL HOUSING

- After years of decline or stagnation, the purpose-built market rental housing stock continues to grow — at an average rate of 15 per cent per year, between 2015 and 2024. However, the availability of family-sized rental units (two or more bedrooms) continues to be a challenge.
- Except for a short time during the COVID-19 pandemic, rental vacancy rates have remained well below the three per cent that is considered to be a healthy vacancy rate and a sign of a balanced market. The total regional vacancy rate increased to 1.6 per cent in 2024 (from 0.9 per cent in 2022). Vacancy rates were greater for studio (1.8 per cent) and 3+ bedroom units (1.9 per cent).
- Due to low vacancy rates, rents have risen. Over the past 20 years, primary market (purpose-built) median rents have more than doubled. However, this trend may begin to shift. In 2024, the region observed an increased vacancy rate (to 1.6 per cent) and a slowed average annual rent increase (from 9.1 per cent in 2023 to 5.5 per cent in 2024).
- In 2024, the average rent for purpose-built rentals in Metro Vancouver was \$1,929, and \$2,541 for rental condominiums. Rents are expected to continue to rise while vacancy rates remain low.

HOUSING NEED AND HOMELESSNESS

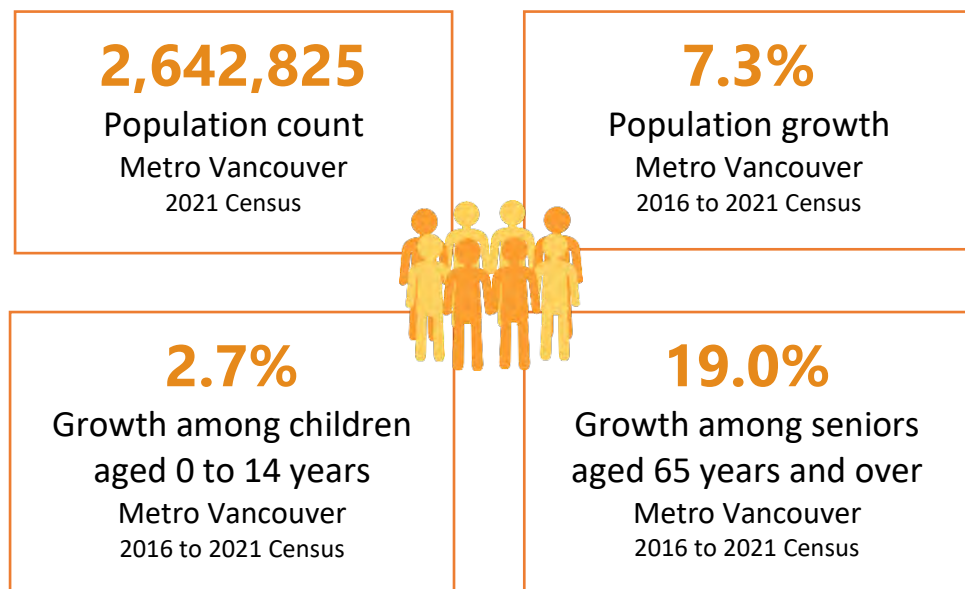
- In 2024, there were 47,798 non-market housing units in Metro Vancouver that had a financial relationship with BC Housing — increasing by 2.7 per cent since the previous year.
- Non-market housing units and co-op housing units together make up approximately five per cent of all dwelling units in the region.
- Nearly a third of non-market units that had a financial relationship with BC Housing in 2024 have operating agreements expiring by 2050. Two in three of those expiring operating agreements are set to expire by 2028. These units mostly serve independent seniors and low-income families.
- The region had 35,518 independent social housing units (with or without a financial relationship with BC Housing) in 2024, representing about three per cent of all dwelling units.
- Across Metro Vancouver, 21,502 households were on the BC Housing Registry in 2024 — increasing by 14 per cent since 2023. Seniors and families are the most represented groups on the registry, while single person households (including couples) are the fastest growing group since 2020.
- Despite initiatives to build more supportive housing, the number of people experiencing homelessness continues to increase (33 per cent increase since the last count in 2020). Homelessness in Metro Vancouver increased by 122 per cent between 2005 and 2023.



PART 1 | HOUSEHOLD PROFILE

This section provides a profile of households in Metro Vancouver and member jurisdictions. Topics include the number and types of households by family type and tenure, and income information by household type and tenure.

HIGHLIGHTS



- **One-person households are the largest group of households in the region**, representing 29 per cent of all households in 2021.
- **The trend toward renting continues.** Between 2016 and 2021, the share of renters in the region increased from 36 to 38 per cent, while the share of owners decreased from 64 to 62 per cent.
- **The shift toward renting is especially pronounced among younger households.** Between 2016 and 2021, the share of younger renter households (ages 25 to 44) increased from 45 to 48 per cent, while the share of younger homeowners of the same age remained stable at about 25 per cent.
- **Median incomes increased overall but incomes varied significantly based on household type and tenure.** Families with children had the highest median income among all family types (150 per cent of median). The median income of homeowners in Metro Vancouver was 60 per cent greater than the income of renters.

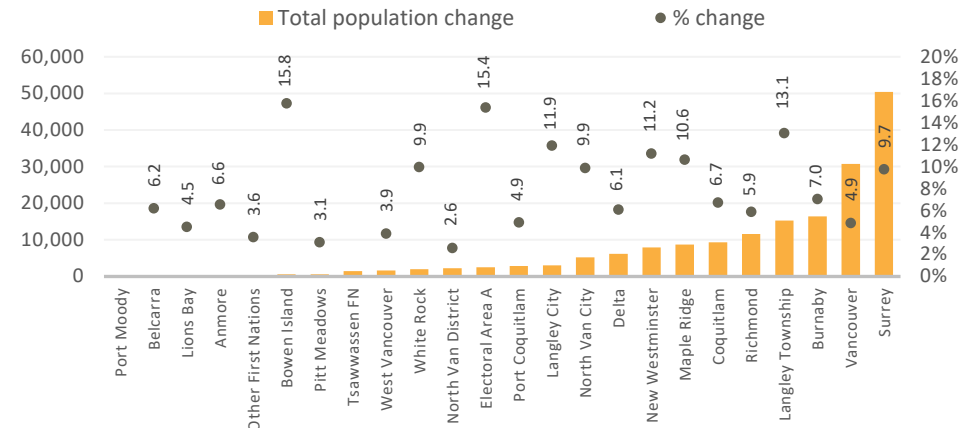


1.1 Population by Age

Statistics Canada’s Census of Population occurs every five years and provides a detailed statistical portrait of Canada’s population by their demographic, social, and economic characteristics. The 2021 Census was conducted on May 11, 2021. The population data presented includes the reported population on that day, and does not include any census undercounts, which are typically available two years after Census day.

The population in Canada and the Metro Vancouver region has been changing, with baby boomers getting older and immigration boosting numbers in the younger generations. These changes have significant consequences, particularly on the demand for housing, the job market, and the consumption of goods and services.

Figure 1.1.1. Population Change, Metro Vancouver Jurisdictions, 2016 to 2021 Census



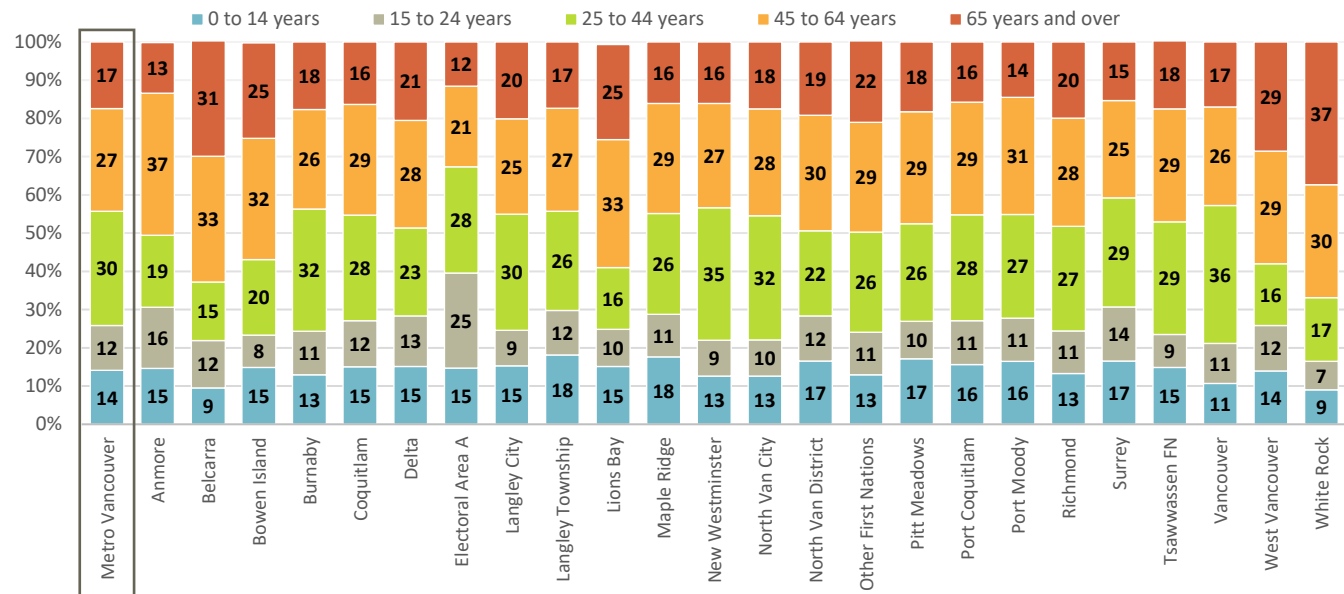
Source: Statistics Canada, 2021 Census of Population

Note: Tsawwassen First Nation’s % change is not displayed due to relatively large value.

Key Observations

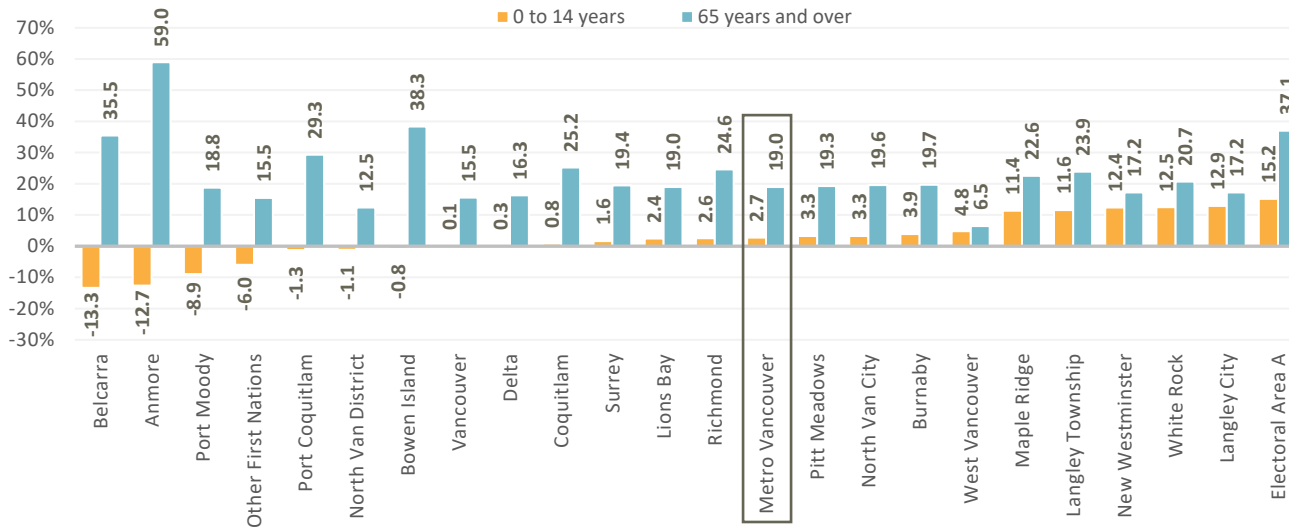
- The 2021 Census counted 2,642,825 people in Metro Vancouver in 2021. This was 179,395 more people than were counted in the 2016 Census, representing an increase of 7.3%.
- Surrey, Vancouver, and Burnaby experienced the largest growth in population since the 2016 Census.
- The areas with the greatest rate of population growth were Tsawwassen First Nation (176.7%), Bowen Island (15.8%), and Electoral Area A (15.4%).
- The age distribution varies significantly across the region. White Rock, Belcarra, and West Vancouver had the greatest proportion of seniors, and the highest median ages.

Figure 1.1.2. Distribution of Population by Selected Age Groups, Metro Vancouver Jurisdictions, 2021 Census



Source: Statistics Canada, 2021 Census of Population

Figure 1.1.3. Change in Population of Children and Seniors, Metro Vancouver Jurisdictions, 2016 to 2021 Census

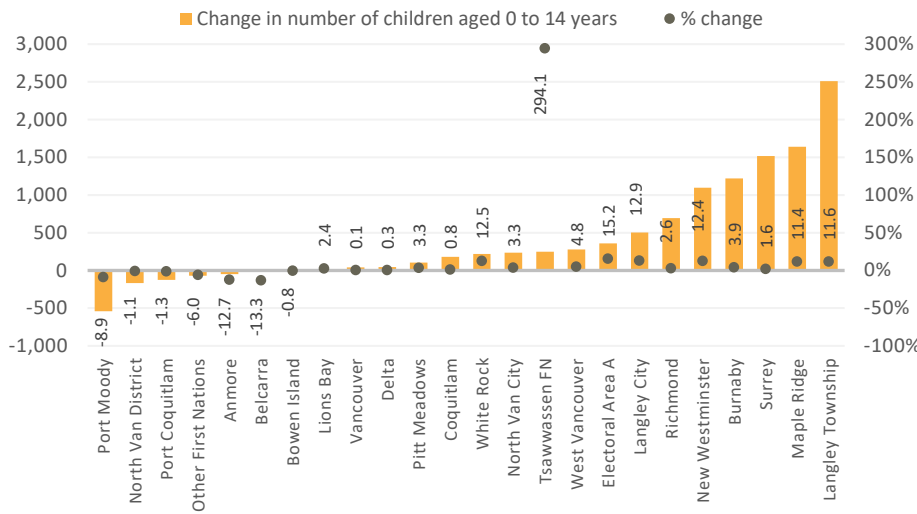


- Between 2016 and 2021, the population in Metro Vancouver continued to age. Seniors in the region increased by 19.0%, while the number of children increased by just 2.7%.
- Other than Tsawwassen First Nation, Anmore, Belcarra, and Bowen Island had the greatest growth rate in seniors, while Vancouver, Surrey, and Richmond added the largest number of seniors since 2016.
- Langley Township, Maple Ridge, and Surrey added the largest number of children since the 2016 Census, while Tsawwassen First Nation had the largest growth rate in children. Port Moody saw the greatest decline in children since the 2016 Census.

Source: Statistics Canada, 2021 Census of Population

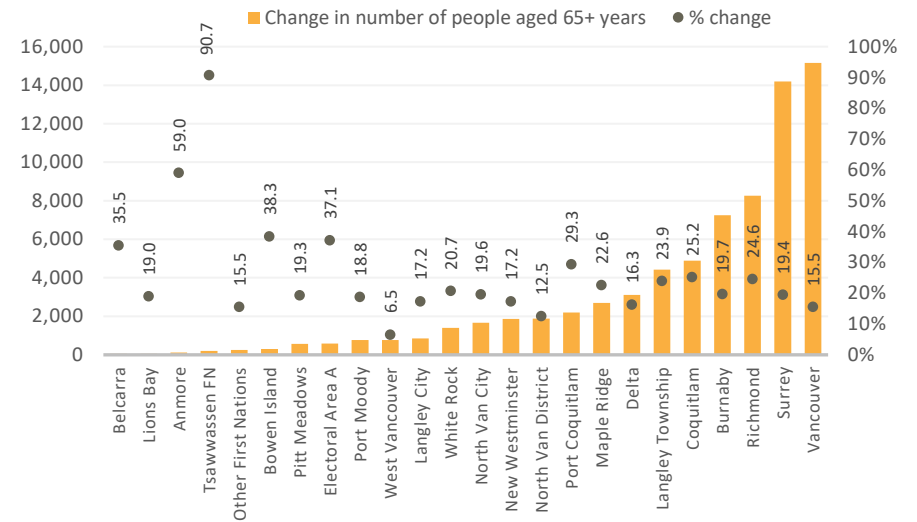
Note: Tsawwassen First Nation is not displayed due to relatively large values

Figure 1.1.4. Change in Children, Metro Vancouver Jurisdictions, 2016 to 2021 Census



Source: Statistics Canada, 2021 Census of Population

Figure 1.1.5. Change in Seniors, Metro Vancouver Jurisdictions, 2016 to 2021 Census



Source: Statistics Canada, 2021 Census of Population

Table 1.1. Population by Selected Age Groups and Median Age, Metro Vancouver Jurisdictions, 2016 Census to 2021 Census

| MUNICIPALITY / MEMBER JURISDICTION | 2016 | | | | | | | 2021 | | | | | | | 2016 to 2021 % change | | |
|------------------------------------|------------------|----------------|----------------|----------------|----------------|-------------------|-------------|------------------|----------------|----------------|----------------|----------------|-------------------|-------------|-----------------------|---------------|-------------------|
| | Total | 0 to 14 years | 15 to 24 years | 25 to 44 years | 45 to 64 years | 65 years and over | Median age | Total | 0 to 14 years | 15 to 24 years | 25 to 44 years | 45 to 64 years | 65 years and over | Median age | Total | 0 to 14 years | 65 years and over |
| Anmore | 2,210 | 395 | 375 | 410 | 845 | 195 | 42.8 | 2,355 | 345 | 375 | 445 | 875 | 310 | 45.6 | 6.6% | -12.7% | 59.0% |
| Belcarra | 645 | 75 | 70 | 90 | 250 | 155 | 52.8 | 685 | 65 | 85 | 105 | 225 | 210 | 55.2 | 6.2% | -13.3% | 35.5% |
| Bowen Island | 3,680 | 640 | 300 | 675 | 1,295 | 770 | 48.8 | 4,260 | 635 | 360 | 840 | 1,350 | 1,065 | 50 | 15.8% | -0.8% | 38.3% |
| Burnaby | 232,755 | 31,080 | 31,435 | 68,515 | 64,845 | 36,860 | 40.4 | 249,125 | 32,300 | 28,345 | 79,605 | 64,760 | 44,105 | 40.4 | 7.0% | 3.9% | 19.7% |
| Coquitlam | 139,280 | 22,220 | 18,785 | 36,405 | 42,485 | 19,385 | 41.2 | 148,625 | 22,400 | 17,865 | 41,045 | 43,040 | 24,270 | 41.6 | 6.7% | 0.8% | 25.2% |
| Delta | 102,240 | 16,380 | 13,515 | 22,040 | 31,150 | 19,160 | 44.4 | 108,455 | 16,425 | 14,350 | 24,945 | 30,450 | 22,275 | 44 | 6.1% | 0.3% | 16.3% |
| Electoral Area A | 16,135 | 2,370 | 4,680 | 4,150 | 3,365 | 1,565 | 28.8 | 18,615 | 2,730 | 4,630 | 5,170 | 3,940 | 2,145 | 31.4 | 15.4% | 15.2% | 37.1% |
| Langley City | 25,885 | 3,915 | 2,765 | 7,190 | 7,060 | 4,960 | 42 | 28,965 | 4,420 | 2,710 | 8,790 | 7,230 | 5,815 | 41.2 | 11.9% | 12.9% | 17.2% |
| Langley Township | 117,285 | 21,580 | 14,330 | 29,250 | 33,560 | 18,560 | 41.2 | 132,600 | 24,090 | 15,365 | 34,450 | 35,710 | 22,990 | 40.8 | 13.1% | 11.6% | 23.9% |
| Lions Bay | 1,330 | 205 | 130 | 235 | 465 | 290 | 49.2 | 1,390 | 210 | 135 | 225 | 465 | 345 | 50.4 | 4.5% | 2.4% | 19.0% |
| Maple Ridge | 82,255 | 14,430 | 10,380 | 20,460 | 25,055 | 11,920 | 41.2 | 90,990 | 16,070 | 10,140 | 23,960 | 26,205 | 14,610 | 41.2 | 10.6% | 11.4% | 22.6% |
| New Westminster | 70,995 | 8,830 | 7,725 | 22,395 | 21,240 | 10,815 | 41.6 | 78,915 | 9,925 | 7,415 | 27,345 | 21,550 | 12,680 | 40.4 | 11.2% | 12.4% | 17.2% |
| North Vancouver City | 52,900 | 7,080 | 5,470 | 16,175 | 15,655 | 8,525 | 42 | 58,120 | 7,315 | 5,535 | 18,840 | 16,245 | 10,195 | 42 | 9.9% | 3.3% | 19.6% |
| North Vancouver District | 85,935 | 14,730 | 10,995 | 18,105 | 27,050 | 15,055 | 44.4 | 88,170 | 14,565 | 10,400 | 19,645 | 26,640 | 16,930 | 44.4 | 2.6% | -1.1% | 12.5% |
| Pitt Meadows | 18,570 | 3,170 | 2,060 | 4,725 | 5,685 | 2,930 | 42.4 | 19,150 | 3,275 | 1,875 | 4,900 | 5,610 | 3,495 | 43.2 | 3.1% | 3.3% | 19.3% |
| Port Coquitlam | 58,610 | 9,750 | 7,480 | 15,720 | 18,195 | 7,470 | 40.8 | 61,500 | 9,625 | 7,020 | 17,055 | 18,135 | 9,660 | 41.6 | 4.9% | -1.3% | 29.3% |
| Port Moody | 33,550 | 6,055 | 4,005 | 9,210 | 10,215 | 4,080 | 40.4 | 33,535 | 5,515 | 3,800 | 9,085 | 10,290 | 4,845 | 41.6 | 0.0% | -8.9% | 18.8% |
| Richmond | 198,310 | 27,240 | 25,330 | 50,530 | 61,565 | 33,645 | 43.6 | 209,940 | 27,935 | 23,390 | 57,345 | 59,355 | 41,910 | 43.6 | 5.9% | 2.6% | 24.6% |
| Surrey | 517,885 | 92,545 | 69,410 | 142,675 | 140,265 | 72,990 | 38.8 | 568,325 | 94,060 | 80,260 | 162,525 | 144,285 | 87,180 | 38.4 | 9.7% | 1.6% | 19.4% |
| Vancouver | 631,485 | 70,530 | 72,420 | 217,990 | 172,985 | 97,565 | 40 | 662,245 | 70,570 | 69,605 | 238,790 | 170,565 | 112,720 | 39.6 | 4.9% | 0.1% | 15.5% |
| West Vancouver | 42,475 | 5,875 | 5,305 | 6,345 | 13,135 | 11,815 | 50.4 | 44,125 | 6,155 | 5,240 | 7,145 | 12,990 | 12,580 | 50.8 | 3.9% | 4.8% | 6.5% |
| White Rock | 19,955 | 1,760 | 1,570 | 3,300 | 6,550 | 6,780 | 56.4 | 21,940 | 1,980 | 1,625 | 3,665 | 6,480 | 8,185 | 58 | 9.9% | 12.5% | 20.7% |
| Tsawwassen First Nation | 815 | 85 | 80 | 155 | 280 | 215 | 54.4 | 2,255 | 335 | 195 | 665 | 665 | 410 | 42.8 | 176.7% | 294.1% | 90.7% |
| Other First Nations | 8,245 | 1,175 | 940 | 2,155 | 2,370 | 1,610 | n/a | 8,540 | 1,105 | 950 | 2,235 | 2,455 | 1,860 | n/a | 3.6% | -6.0% | 15.5% |
| METRO VANCOUVER | 2,463,430 | 362,115 | 309,555 | 698,900 | 705,565 | 387,315 | 40.8 | 2,642,825 | 372,050 | 311,670 | 788,820 | 709,515 | 460,790 | 40.8 | 7.3% | 2.7% | 19.0% |

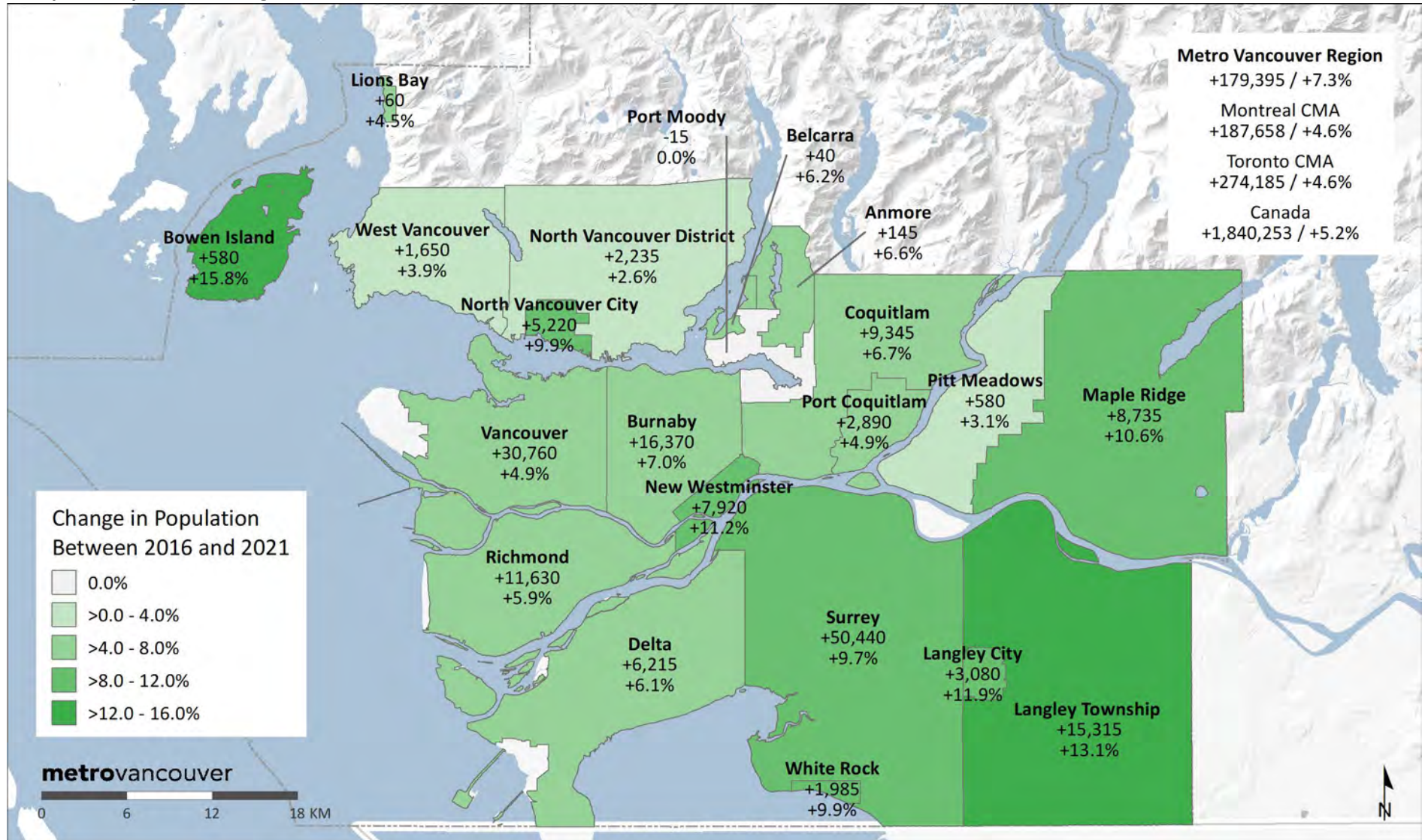
Source: Statistics Canada, 2016 and 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Map 1.1. Population Change, Metro Vancouver, 2016 to 2021 Census



Tsawwassen First Nation is not displayed due to a relatively large value of percent change. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data. Source: Statistics Canada, 2016 and 2021 Census of Population.

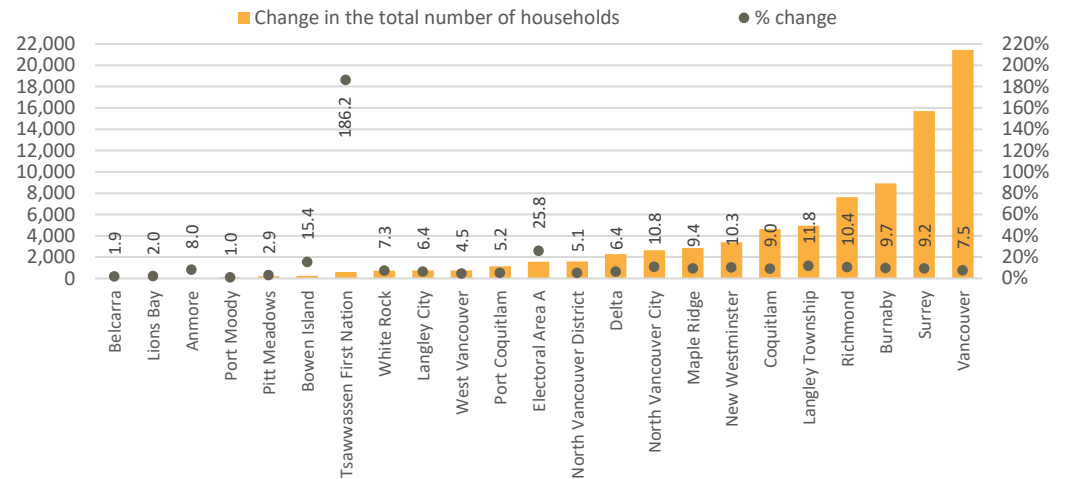
1.2 Households by Tenure

The household data presented here comes from the 2021 Census of Population. It includes the reported number of households on Census day, and does not include any census undercounts, which are typically available two years after Census day.

Renter households are defined by Statistics Canada as private households where no member of the household owns the dwelling. The dwelling is considered to be rented even if no cash rent is paid. This section also includes data on the number of households that receive rental subsidies.

Owner households are defined as private households where some member of the household owns the dwelling, even if there is a mortgage.

Figure 1.2.1. Household Growth, Metro Vancouver Jurisdictions, 2016 to 2021 Census

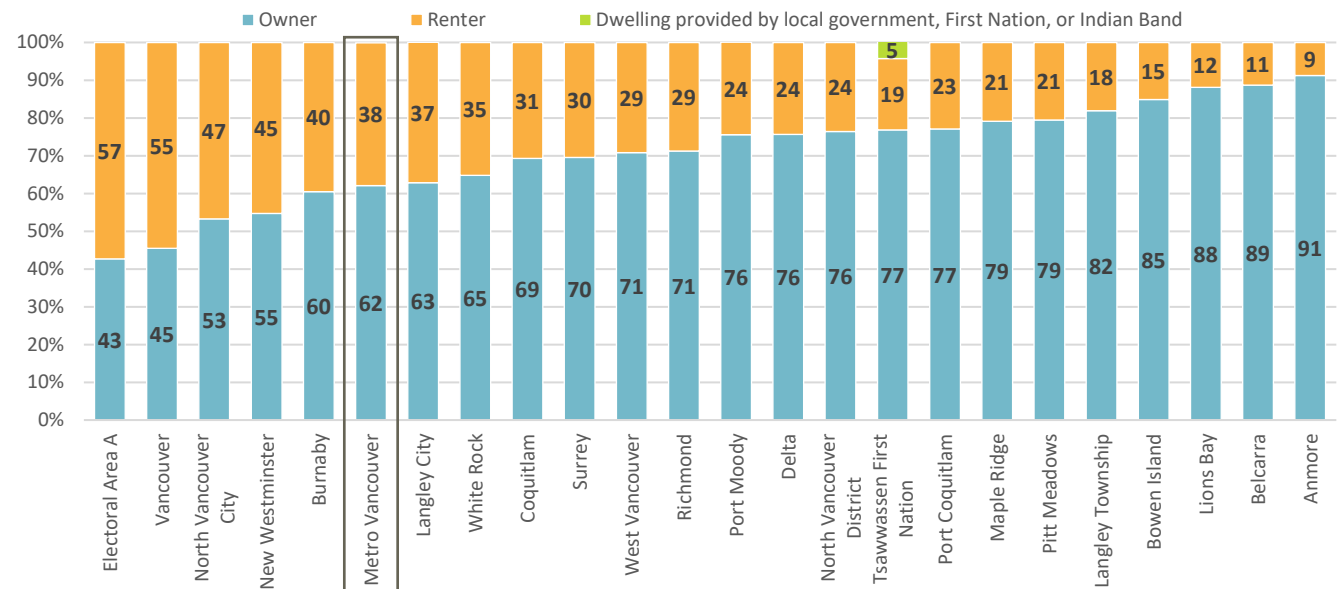


Source: Statistics Canada, 2021 Census of Population

Key Observations

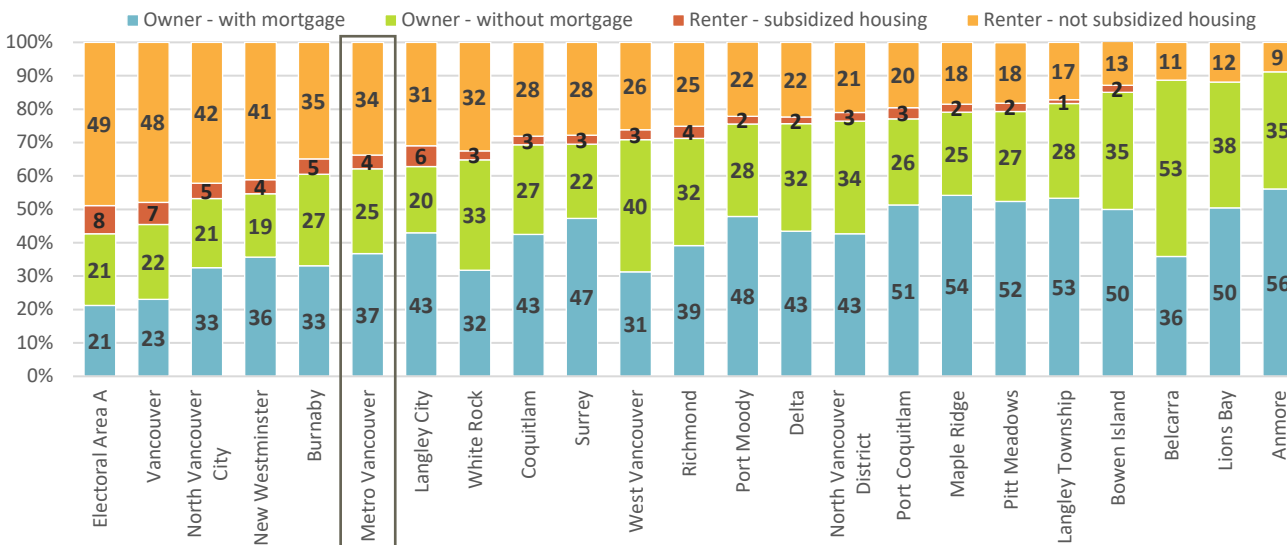
- The 2021 Census counted 1,043,320 households in Metro Vancouver in 2021. This was 82,425 more households than were counted in the 2016 Census, representing an increase of 8.6%.
- Vancouver and Surrey experienced the largest growth in the number of households.
- The areas with the greatest rate of household growth were Tsawwassen First Nation (186.2%), Electoral Area A (25.8%), and Bowen Island (15.4%).
- The tenure distribution of households varies significantly across the region. Electoral Area A and Vancouver had more renters than owners, with North Van City and New Westminster following close behind.

Figure 1.2.2. Distribution of Households by Tenure, Metro Vancouver Jurisdictions, 2021 Census



Source: Statistics Canada, 2021 Census of Population

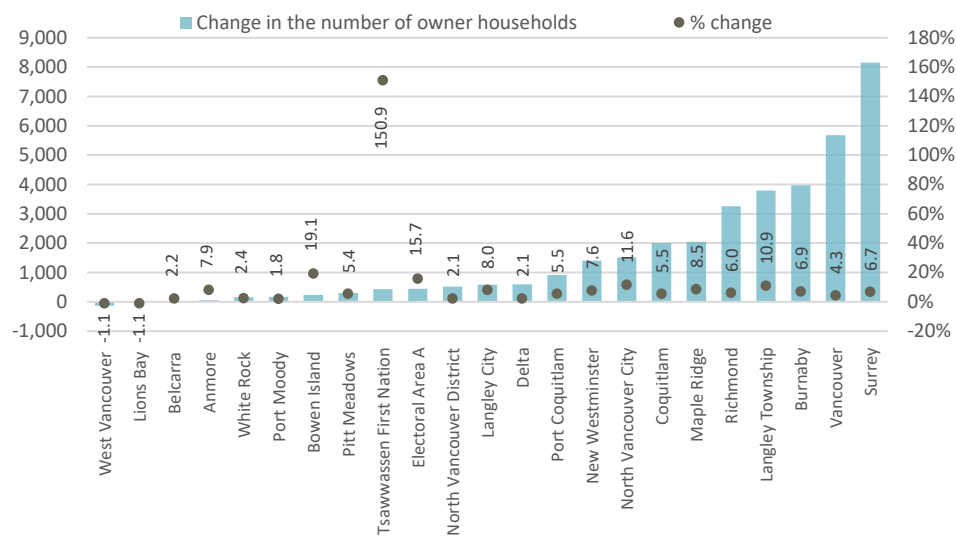
Figure 1.2.3. Distribution of Households by Tenure, Incl. Presence of Mortgage and Rental Subsidy, Metro Vancouver, 2021 Census



- Between 2016 and 2021, the share of renters in Metro Vancouver increased from 36% to 38%, while the share of owners decreased from 64% to 62%.
- Owners with mortgages represented 37% of total households in Metro Vancouver in 2021, a slight decrease from the 38% in 2016.
- Renters in receipt of a housing subsidy represented 4% of all households in Metro Vancouver in 2021. Both the share and the number of subsidized renters decreased between 2016 and 2021.
- West Vancouver and Lions Bay experienced a decrease in the number of owners, while Pitt Meadows, Port Moody, and Bowen Island experienced a decrease in the number of renters.

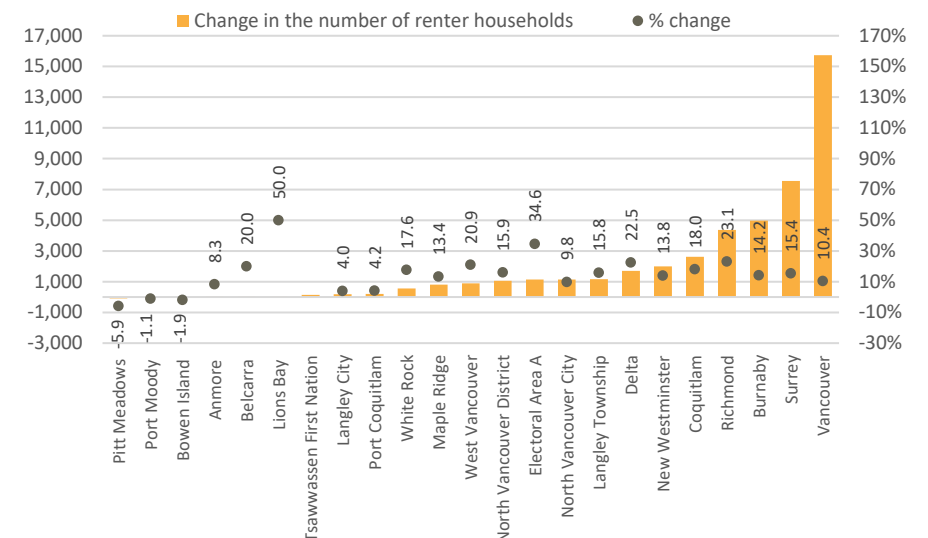
Source: Statistics Canada, 2021 Census of Population
 Note: Tsawwassen First Nation is not displayed due to lack of data

Figure 1.2.4. Change in Homeowners, Metro Vancouver Jurisdictions, 2016 to 2021 Census



Source: Statistics Canada, 2016 and 2021 Census of Population

Figure 1.2.5. Change in Renters, Metro Vancouver Jurisdictions, 2016 to 2021 Census



Source: Statistics Canada, 2016 and 2021 Census of Population

Table 1.2.1. Households by Tenure, Metro Vancouver Jurisdictions, 2016 and 2021 Census

| MEMBER JURISDICTION | 2016 | | | | 2021 | | | | 2016 to 2021 % change | | | |
|--------------------------|------------------|----------------|----------------|--------------|------------------|----------------|----------------|---|-----------------------|-------------|--------------|---|
| | Total Households | Owner | Renter | Band Housing | Total Households | Owner | Renter | Dwelling provided by the local government, First Nation, or Indian Band | Total Households | Owner | Renter | Dwelling provided by the local government, First Nation, or Indian Band |
| Anmore | 690 | 630 | 60 | 0 | 745 | 680 | 65 | 0 | 8.0% | 7.9% | 8.3% | n/a |
| Belcarra | 260 | 230 | 25 | 0 | 265 | 235 | 30 | 0 | 1.9% | 2.2% | 20.0% | n/a |
| Bowen Island | 1,495 | 1,230 | 265 | 0 | 1,725 | 1,465 | 260 | 0 | 15.4% | 19.1% | -1.9% | n/a |
| Burnaby | 92,205 | 57,220 | 34,980 | 0 | 101,135 | 61,185 | 39,950 | 0 | 9.7% | 6.9% | 14.2% | n/a |
| Coquitlam | 51,325 | 36,785 | 14,540 | 0 | 55,950 | 38,790 | 17,155 | 0 | 9.0% | 5.5% | 18.0% | n/a |
| Delta | 35,760 | 28,185 | 7,570 | 0 | 38,055 | 28,785 | 9,275 | 0 | 6.4% | 2.1% | 22.5% | n/a |
| Electoral Area A | 6,095 | 2,830 | 3,265 | 0 | 7,670 | 3,275 | 4,395 | 0 | 25.8% | 15.7% | 34.6% | n/a |
| Langley City | 11,840 | 7,335 | 4,500 | 0 | 12,595 | 7,920 | 4,680 | 0 | 6.4% | 8.0% | 4.0% | n/a |
| Langley Township | 41,980 | 34,640 | 7,340 | 0 | 46,930 | 38,430 | 8,500 | 0 | 11.8% | 10.9% | 15.8% | n/a |
| Lions Bay | 495 | 450 | 40 | 0 | 505 | 445 | 60 | 0 | 2.0% | -1.1% | 50.0% | n/a |
| Maple Ridge | 30,255 | 24,160 | 6,095 | 0 | 33,110 | 26,205 | 6,910 | 0 | 9.4% | 8.5% | 13.4% | n/a |
| New Westminster | 32,710 | 18,340 | 14,370 | 0 | 36,095 | 19,740 | 16,360 | 0 | 10.3% | 7.6% | 13.8% | n/a |
| North Vancouver City | 24,645 | 13,025 | 11,615 | 0 | 27,295 | 14,535 | 12,755 | 0 | 10.8% | 11.6% | 9.8% | n/a |
| North Vancouver District | 31,115 | 24,465 | 6,650 | 0 | 32,700 | 24,990 | 7,710 | 0 | 5.1% | 2.1% | 15.9% | n/a |
| Pitt Meadows | 7,195 | 5,585 | 1,615 | 0 | 7,405 | 5,885 | 1,520 | 0 | 2.9% | 5.4% | -5.9% | n/a |
| Port Coquitlam | 21,750 | 16,730 | 5,025 | 0 | 22,880 | 17,645 | 5,235 | 0 | 5.2% | 5.5% | 4.2% | n/a |
| Port Moody | 12,980 | 9,730 | 3,245 | 0 | 13,110 | 9,905 | 3,210 | 0 | 1.0% | 1.8% | -1.1% | n/a |
| Richmond | 73,455 | 54,545 | 18,910 | 0 | 81,080 | 57,800 | 23,275 | 0 | 10.4% | 6.0% | 23.1% | n/a |
| Surrey | 169,965 | 120,945 | 49,020 | 0 | 185,670 | 129,100 | 56,575 | 0 | 9.2% | 6.7% | 15.4% | n/a |
| Tsawwassen First Nation | 325 | 285 | 35 | 0 | 930 | 715 | 175 | 45 | 186.2% | 150.9% | 400.0% | n/a |
| Vancouver | 283,915 | 133,165 | 150,750 | 0 | 305,335 | 138,845 | 166,490 | 0 | 7.5% | 4.3% | 10.4% | n/a |
| West Vancouver | 16,935 | 12,670 | 4,260 | 0 | 17,690 | 12,535 | 5,150 | 0 | 4.5% | -1.1% | 20.9% | n/a |
| White Rock | 10,005 | 6,790 | 3,210 | 0 | 10,735 | 6,955 | 3,775 | 0 | 7.3% | 2.4% | 17.6% | n/a |
| METRO VANCOUVER** | 960,895 | 612,010 | 348,700 | 185 | 1,043,320 | 647,870 | 394,710 | 735 | 8.6% | 5.9% | 13.2% | 297.3% |

Source: Statistics Canada, 2016 and 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

**Metro Vancouver totals include First Nations which are not listed in the table.

**Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

n/a: not available

Table 1.2.2. Households by Tenure, Including Presence of Mortgage and Rental Subsidy, Metro Vancouver Jurisdictions, 2016 and 2021 Census

| MEMBER JURISDICTION | 2016 | | | | | | | 2021 | | | | | | |
|--------------------------|------------------|----------------|-----------------------|--------------------------|----------------|-----------------------------|---------------------------------|------------------|----------------|-----------------------|--------------------------|----------------|-----------------------------|---------------------------------|
| | Total Households | Owner - total | Owner - with mortgage | Owner - without mortgage | Renter - total | Renter - subsidized housing | Renter - not subsidized housing | Total Households | Owner - total | Owner - with mortgage | Owner - without mortgage | Renter - total | Renter - subsidized housing | Renter - not subsidized housing |
| Anmore | 685 | 630 | 380 | 245 | 60 | 0 | 60 | 740 | 675 | 415 | 260 | 65 | 0 | 65 |
| Belcarra | 255 | 230 | 65 | 170 | 25 | 0 | 20 | 265 | 230 | 95 | 140 | 30 | 0 | 30 |
| Bowen Island | 1,480 | 1,215 | 710 | 505 | 265 | 25 | 240 | 1,710 | 1,450 | 855 | 600 | 260 | 35 | 225 |
| Burnaby | 92,195 | 57,210 | 31,670 | 25,540 | 34,980 | 5,010 | 29,970 | 101,135 | 61,185 | 33,495 | 27,690 | 39,955 | 4,710 | 35,240 |
| Coquitlam | 51,320 | 36,775 | 22,985 | 13,795 | 14,540 | 1,585 | 12,955 | 55,945 | 38,790 | 23,800 | 14,985 | 17,155 | 1,455 | 15,700 |
| Delta | 35,625 | 28,080 | 16,105 | 11,975 | 7,545 | 795 | 6,750 | 37,965 | 28,705 | 16,495 | 12,210 | 9,255 | 770 | 8,490 |
| Electoral Area A | 6,095 | 2,825 | 1,455 | 1,375 | 3,265 | 465 | 2,795 | 7,665 | 3,275 | 1,630 | 1,645 | 4,395 | 640 | 3,750 |
| Langley City | 11,840 | 7,340 | 5,145 | 2,190 | 4,505 | 985 | 3,520 | 12,600 | 7,920 | 5,415 | 2,505 | 4,680 | 780 | 3,895 |
| Langley Township | 41,085 | 33,805 | 22,225 | 11,575 | 7,285 | 585 | 6,700 | 46,330 | 37,850 | 24,715 | 13,135 | 8,480 | 515 | 7,965 |
| Lions Bay | 495 | 455 | 250 | 205 | 45 | 0 | 40 | 505 | 445 | 255 | 190 | 60 | 0 | 60 |
| Maple Ridge | 30,065 | 23,980 | 16,980 | 6,995 | 6,085 | 820 | 5,270 | 33,040 | 26,135 | 17,890 | 8,240 | 6,905 | 805 | 6,100 |
| New Westminster | 32,700 | 18,330 | 12,285 | 6,050 | 14,365 | 1,670 | 12,700 | 36,095 | 19,735 | 12,885 | 6,850 | 16,355 | 1,515 | 14,845 |
| North Vancouver City | 24,640 | 13,025 | 7,990 | 5,035 | 11,615 | 1,210 | 10,405 | 27,290 | 14,540 | 8,885 | 5,650 | 12,755 | 1,255 | 11,505 |
| North Vancouver District | 31,105 | 24,460 | 13,595 | 10,860 | 6,650 | 955 | 5,695 | 32,700 | 24,990 | 13,945 | 11,045 | 7,710 | 845 | 6,865 |
| Pitt Meadows | 7,120 | 5,500 | 3,690 | 1,810 | 1,615 | 205 | 1,410 | 7,320 | 5,805 | 3,830 | 1,975 | 1,510 | 180 | 1,330 |
| Port Coquitlam | 21,720 | 16,705 | 11,750 | 4,950 | 5,015 | 885 | 4,135 | 22,865 | 17,630 | 11,725 | 5,900 | 5,235 | 770 | 4,470 |
| Port Moody | 12,975 | 9,730 | 6,455 | 3,270 | 3,250 | 330 | 2,915 | 13,105 | 9,900 | 6,275 | 3,625 | 3,210 | 300 | 2,910 |
| Richmond | 73,375 | 54,475 | 31,065 | 23,415 | 18,895 | 2,900 | 15,990 | 81,030 | 57,755 | 31,685 | 26,065 | 23,270 | 2,955 | 20,320 |
| Surrey | 169,680 | 120,690 | 82,160 | 38,530 | 48,990 | 5,465 | 43,525 | 185,465 | 128,910 | 87,790 | 41,115 | 56,560 | 5,020 | 51,540 |
| Vancouver | 283,905 | 133,160 | 70,765 | 62,400 | 150,745 | 20,720 | 130,025 | 305,335 | 138,850 | 70,365 | 68,485 | 166,485 | 20,215 | 146,265 |
| West Vancouver | 16,935 | 12,675 | 5,545 | 7,130 | 4,260 | 585 | 3,680 | 17,690 | 12,540 | 5,540 | 6,995 | 5,150 | 520 | 4,630 |
| White Rock | 10,005 | 6,790 | 3,315 | 3,475 | 3,215 | 320 | 2,890 | 10,735 | 6,960 | 3,415 | 3,540 | 3,780 | 295 | 3,480 |
| METRO VANCOUVER | 955,300 | 608,080 | 366,585 | 241,495 | 347,225 | 45,525 | 301,700 | 1,037,535 | 644,275 | 381,415 | 262,855 | 393,260 | 43,585 | 349,680 |

Source: Statistics Canada, 2016 and 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Metro Vancouver totals include First Nations which are not listed in the table.

Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

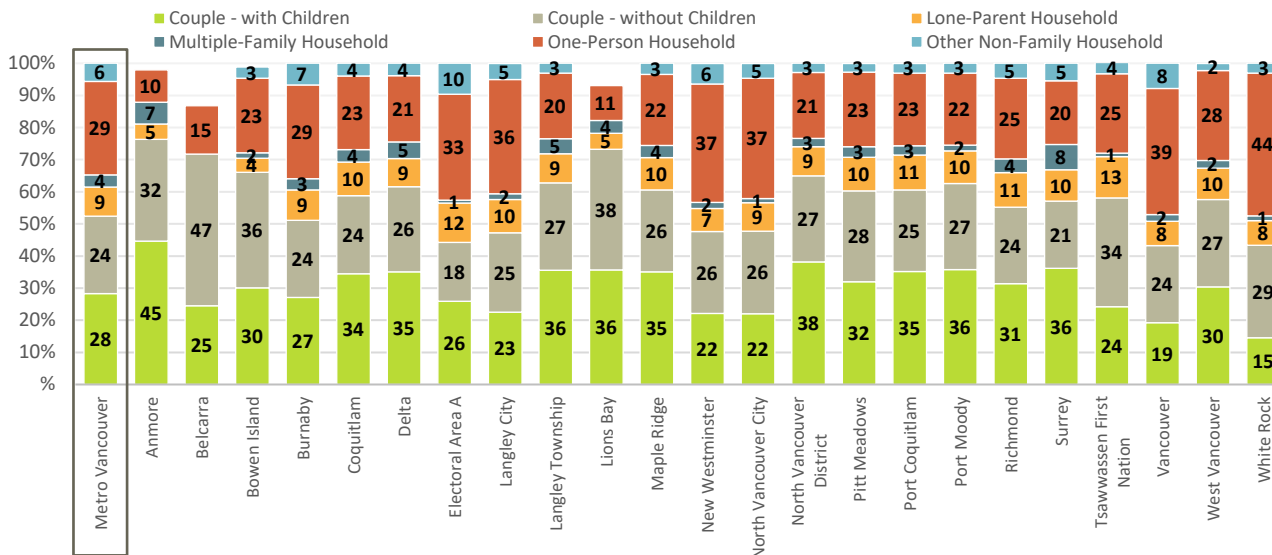
1.3 Households by Family Type

The housing needs of family households and those of non-family households vary significantly.

Statistics Canada defines family households as households which include one or more census families living together. A census family is defined as one of the following: a married or common-law couple with or without children, lone parents of any marital status with children living at home, or grandparents and grandchildren living together without a parent.

Non-census family households include individuals living alone or with other unrelated persons such as roommates.

Figure 1.3.1. Distribution of Households by Family Type, Metro Vancouver Jurisdictions, 2021 Census

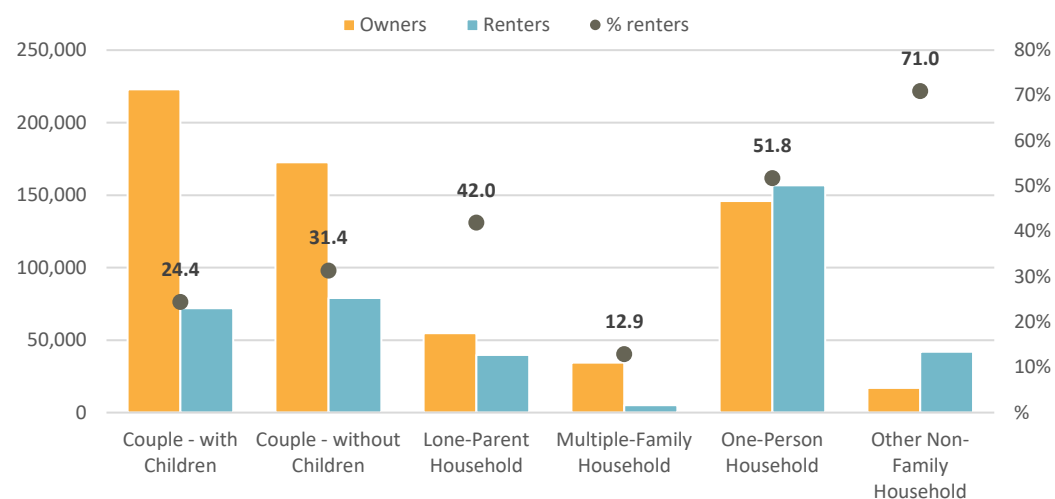


Source: Statistics Canada, 2021 Census of Population

Key Observations

- One-person households were the largest group of households in Metro Vancouver in 2021 (29% of all households).
- The next largest groups of households were couples with children (28%) and couples without children (24%).
- The distribution of households by family type varied across the region, as shown in Figure 1.3.1.
- The tenure distribution of family households also varied, as shown in Figure 1.3.2.
- Couples, both with and without children, and multiple-family households, were much more likely to be homeowners than all other family types.
- One-person households and other non-family households were much more likely to be renters.
- Among lone-parent households, the rate of renting was 42%.

Figure 1.3.2. Households by Family Type and Tenure, Metro Vancouver, 2021 Census



Source: Statistics Canada, 2021 Census of Population

Table 1.3.1. Total Households by Family Type and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Households | | | | | | |
|--------------------------|------------------|------------------------|---------------------------|-----------------------|---------------------------|----------------------|----------------------------|
| | Total Households | Couple - with Children | Couple - without Children | Lone-Parent Household | Multiple-Family Household | One-Person Household | Other Non-Family Household |
| Anmore | 740 | 330 | 235 | 35 | 50 | 75 | 0 |
| Belcarra | 265 | 65 | 125 | 0 | 0 | 40 | 0 |
| Bowen Island | 1,725 | 520 | 620 | 75 | 30 | 400 | 60 |
| Burnaby | 101,135 | 27,430 | 24,315 | 9,555 | 3,450 | 29,585 | 6,805 |
| Coquitlam | 55,945 | 19,290 | 13,595 | 5,865 | 2,140 | 12,820 | 2,240 |
| Delta | 38,055 | 13,360 | 10,070 | 3,325 | 2,005 | 7,815 | 1,485 |
| Electoral Area A | 7,670 | 1,990 | 1,405 | 940 | 65 | 2,535 | 735 |
| Langley City | 12,600 | 2,835 | 3,110 | 1,315 | 220 | 4,480 | 635 |
| Langley Township | 46,930 | 16,680 | 12,785 | 4,260 | 2,185 | 9,610 | 1,405 |
| Lions Bay | 505 | 180 | 190 | 25 | 20 | 55 | 0 |
| Maple Ridge | 33,110 | 11,610 | 8,445 | 3,325 | 1,280 | 7,320 | 1,135 |
| New Westminster | 36,100 | 7,975 | 9,225 | 2,595 | 690 | 13,290 | 2,320 |
| North Vancouver City | 27,295 | 6,020 | 7,010 | 2,420 | 365 | 10,215 | 1,260 |
| North Vancouver District | 32,700 | 12,490 | 8,750 | 2,960 | 850 | 6,715 | 945 |
| Pitt Meadows | 7,400 | 2,365 | 2,095 | 775 | 245 | 1,715 | 200 |
| Port Coquitlam | 22,885 | 8,055 | 5,815 | 2,485 | 650 | 5,190 | 680 |
| Port Moody | 13,105 | 4,685 | 3,515 | 1,335 | 235 | 2,935 | 405 |
| Richmond | 81,080 | 25,450 | 19,295 | 8,750 | 3,475 | 20,345 | 3,765 |
| Surrey | 185,670 | 67,125 | 38,795 | 18,265 | 14,540 | 36,780 | 10,170 |
| Tsawwassen First Nation | 930 | 225 | 315 | 120 | 10 | 230 | 35 |
| Vancouver | 305,335 | 58,690 | 73,260 | 23,155 | 6,560 | 119,740 | 23,920 |
| West Vancouver | 17,690 | 5,375 | 4,820 | 1,720 | 430 | 4,950 | 390 |
| White Rock | 10,735 | 1,565 | 3,085 | 830 | 160 | 4,770 | 325 |
| METRO VANCOUVER | 1,043,320 | 295,095 | 251,780 | 94,615 | 39,770 | 302,890 | 59,155 |

Source: Statistics Canada, 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Metro Vancouver totals include First Nations which are not listed in the table.

Jurisdiction and Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

Table 1.3.2. Owner Households by Family Type and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Owner Households | | | | | | |
|--------------------------|------------------|------------------------|---------------------------|-----------------------|---------------------------|----------------------|----------------------------|
| | Total Households | Couple - with Children | Couple - without Children | Lone-Parent Household | Multiple-Family Household | One-Person Household | Other Non-Family Household |
| Anmore | 675 | 320 | 215 | 20 | 45 | 65 | 0 |
| Belcarra | 235 | 65 | 120 | 0 | 0 | 25 | 0 |
| Bowen Island | 1,470 | 475 | 540 | 55 | 25 | 325 | 35 |
| Burnaby | 61,185 | 19,540 | 16,165 | 5,365 | 2,950 | 15,215 | 1,960 |
| Coquitlam | 38,795 | 15,060 | 10,360 | 3,190 | 1,900 | 7,390 | 895 |
| Delta | 28,785 | 10,965 | 8,685 | 1,935 | 1,780 | 4,845 | 575 |
| Electoral Area A | 3,280 | 915 | 680 | 545 | 60 | 965 | 115 |
| Langley City | 7,920 | 2,080 | 2,280 | 675 | 180 | 2,460 | 250 |
| Langley Township | 38,430 | 14,565 | 11,180 | 3,010 | 1,990 | 6,840 | 845 |
| Lions Bay | 445 | 165 | 165 | 25 | 20 | 50 | 0 |
| Maple Ridge | 26,205 | 10,275 | 7,200 | 2,150 | 1,190 | 4,740 | 645 |
| New Westminster | 19,740 | 5,675 | 5,510 | 1,310 | 590 | 5,945 | 715 |
| North Vancouver City | 14,535 | 3,880 | 4,080 | 1,145 | 265 | 4,790 | 375 |
| North Vancouver District | 24,990 | 10,250 | 7,295 | 1,840 | 760 | 4,375 | 470 |
| Pitt Meadows | 5,880 | 2,075 | 1,830 | 465 | 225 | 1,170 | 120 |
| Port Coquitlam | 17,650 | 6,930 | 4,730 | 1,595 | 600 | 3,420 | 370 |
| Port Moody | 9,900 | 3,800 | 2,805 | 770 | 220 | 2,105 | 200 |
| Richmond | 57,800 | 19,655 | 14,810 | 5,955 | 3,005 | 12,830 | 1,545 |
| Surrey | 129,100 | 51,870 | 29,760 | 10,620 | 12,725 | 21,195 | 2,935 |
| Tsawwassen First Nation | 715 | 165 | 260 | 60 | 10 | 195 | 15 |
| Vancouver | 138,850 | 38,750 | 36,855 | 12,355 | 5,485 | 40,775 | 4,630 |
| West Vancouver | 12,540 | 3,895 | 4,115 | 1,080 | 360 | 2,905 | 185 |
| White Rock | 6,955 | 1,120 | 2,450 | 400 | 115 | 2,725 | 135 |
| METRO VANCOUVER | 647,870 | 222,865 | 172,620 | 54,765 | 34,535 | 145,990 | 17,090 |

Source: Statistics Canada, 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Metro Vancouver totals include First Nations which are not listed in the table.

Jurisdiction and Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

Table 1.3.3. Renter Households by Family Type and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Renter Households | | | | | | |
|--------------------------|-------------------|------------------------|---------------------------|-----------------------|---------------------------|----------------------|----------------------------|
| | Total Households | Couple - with Children | Couple - without Children | Lone-Parent Household | Multiple-Family Household | One-Person Household | Other Non-Family Household |
| Anmore | 65 | 0 | 25 | 0 | 0 | 0 | 0 |
| Belcarra | 30 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 260 | 50 | 75 | 20 | 0 | 80 | 30 |
| Burnaby | 39,950 | 7,895 | 8,145 | 4,190 | 500 | 14,365 | 4,850 |
| Coquitlam | 17,155 | 4,225 | 3,230 | 2,675 | 240 | 5,435 | 1,350 |
| Delta | 9,275 | 2,395 | 1,385 | 1,385 | 220 | 2,970 | 910 |
| Electoral Area A | 4,395 | 1,080 | 725 | 390 | 0 | 1,570 | 620 |
| Langley City | 4,680 | 755 | 825 | 650 | 40 | 2,020 | 380 |
| Langley Township | 8,500 | 2,120 | 1,615 | 1,245 | 190 | 2,770 | 555 |
| Lions Bay | 60 | 15 | 25 | 0 | 0 | 0 | 0 |
| Maple Ridge | 6,905 | 1,330 | 1,235 | 1,185 | 85 | 2,580 | 485 |
| New Westminster | 16,360 | 2,300 | 3,720 | 1,290 | 95 | 7,340 | 1,605 |
| North Vancouver City | 12,755 | 2,140 | 2,930 | 1,270 | 100 | 5,425 | 885 |
| North Vancouver District | 7,710 | 2,245 | 1,450 | 1,115 | 90 | 2,340 | 470 |
| Pitt Meadows | 1,520 | 295 | 265 | 315 | 15 | 545 | 75 |
| Port Coquitlam | 5,235 | 1,130 | 1,085 | 885 | 45 | 1,775 | 310 |
| Port Moody | 3,210 | 885 | 715 | 560 | 15 | 835 | 205 |
| Richmond | 23,275 | 5,795 | 4,485 | 2,800 | 475 | 7,515 | 2,215 |
| Surrey | 56,570 | 15,250 | 9,035 | 7,645 | 1,820 | 15,585 | 7,235 |
| Tsawwassen First Nation | 175 | 30 | 45 | 50 | 0 | 35 | 15 |
| Vancouver | 166,490 | 19,940 | 36,410 | 10,805 | 1,075 | 78,965 | 19,295 |
| West Vancouver | 5,150 | 1,475 | 705 | 645 | 70 | 2,045 | 205 |
| White Rock | 3,780 | 440 | 630 | 425 | 40 | 2,045 | 185 |
| METRO VANCOUVER | 394,710 | 72,055 | 79,050 | 39,695 | 5,150 | 156,760 | 41,995 |

Source: Statistics Canada, 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

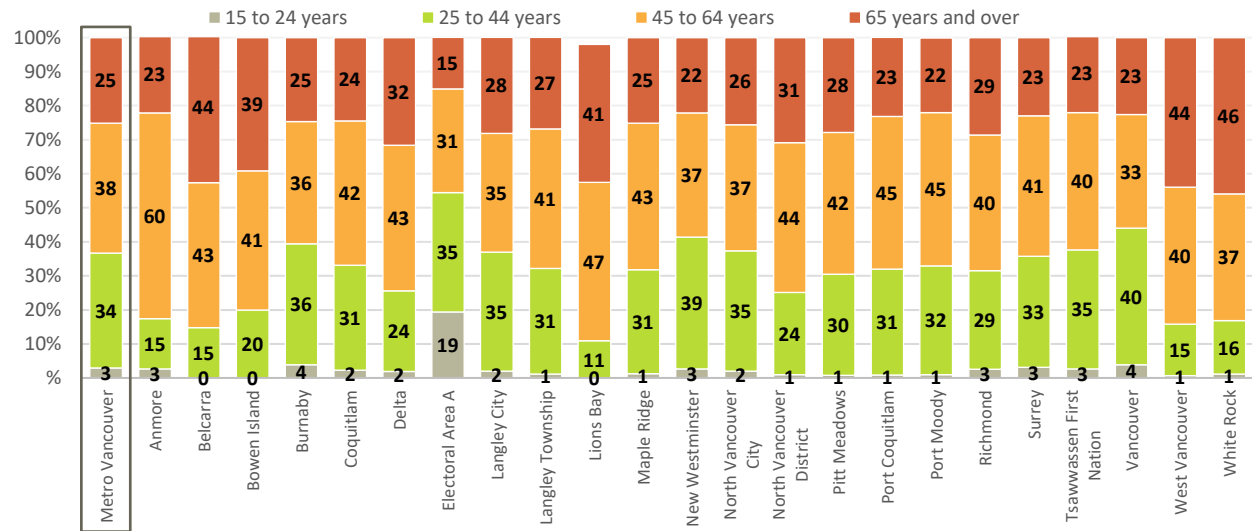
Metro Vancouver totals include First Nations which are not listed in the table.

Jurisdiction and Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

1.4 Households by Age and by Tenure

Statistics Canada defines the Primary Household Maintainer as the first person in the household identified as someone who pays the rent or the mortgage, taxes, utilities, etc. for the household. In the case of a household where two or more people are listed as household maintainers, the first person listed on the Census questionnaire is chosen as the primary household maintainer. This does not provide any information about the proportion of household payments made by the person. The age of the household maintainer also does not provide any information about the age or other characteristics of any other persons who may be living in the household.

Figure 1.4.1. Distribution of Households by Age of Household Maintainer, Metro Vancouver Jurisdictions, 2021 Census

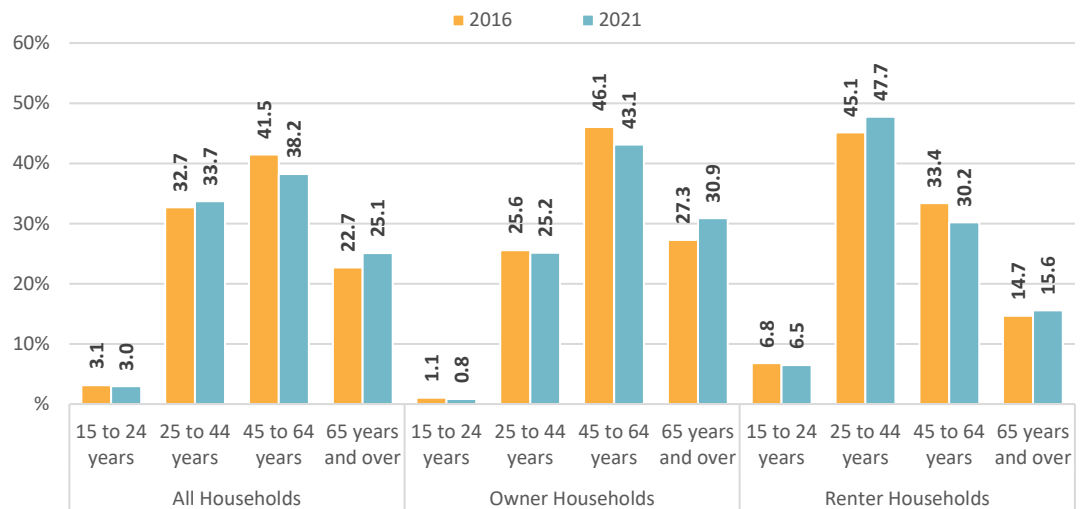


Source: Statistics Canada, 2021 Census of Population

Key Observations

- The regional age distribution of households reflects the age distribution of the general population – areas with an older population have a higher percentage of older households.
- However, when comparing the age distribution of renter and owner households between 2016 and 2021, a pattern emerges; the share of younger renter households increased (25 to 44 year old renters increased from 45.1% to 47.7%), while among owners, the share of younger households decreased (25 to 44 year old owners decreased slightly from 25.6% to 25.2%). This signals a shift toward renting among younger households, which could be due to a number of reasons, including high home prices.

Figure 1.4.2. Distribution of Households by Age of Household Maintainer and Tenure, Metro Vancouver, 2016 and 2021 Census



Source: Statistics Canada, 2016 and 2021 Census of Population

Table 1.4.1. Households by Age of Primary Household Maintainer and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Households | | | | | Owner Households | | | | | Renter Households | | | | | Dwelling Provided by the Local Government, First Nation, or Indian Band | | | | |
|--------------------------|------------------|----------------|----------------|----------------|-------------------|------------------|----------------|----------------|----------------|-------------------|-------------------|----------------|----------------|----------------|-------------------|---|----------------|----------------|----------------|-------------------|
| | Total - All Ages | 15 to 24 years | 25 to 44 years | 45 to 64 years | 65 years and over | Total - All Ages | 15 to 24 years | 25 to 44 years | 45 to 64 years | 65 years and over | Total - All Ages | 15 to 24 years | 25 to 44 years | 45 to 64 years | 65 years and over | Total - All Ages | 15 to 24 years | 25 to 44 years | 45 to 64 years | 65 years and over |
| Anmore | 745 | 20 | 110 | 450 | 170 | 680 | 10 | 80 | 425 | 160 | 65 | 0 | 20 | 15 | 10 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 270 | 0 | 40 | 115 | 120 | 235 | 0 | 10 | 110 | 120 | 30 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 1,725 | 0 | 345 | 705 | 675 | 1,465 | 0 | 270 | 590 | 595 | 260 | 0 | 65 | 110 | 75 | 0 | 0 | 0 | 0 | 0 |
| Burnaby | 101,140 | 3,880 | 36,010 | 36,290 | 24,955 | 61,185 | 765 | 16,845 | 24,655 | 18,930 | 39,950 | 3,115 | 19,165 | 11,640 | 6,030 | 0 | 0 | 0 | 0 | 0 |
| Coquitlam | 55,950 | 1,265 | 17,255 | 23,735 | 13,680 | 38,795 | 355 | 9,675 | 17,670 | 11,095 | 17,155 | 905 | 7,585 | 6,070 | 2,590 | 0 | 0 | 0 | 0 | 0 |
| Delta | 38,060 | 735 | 8,990 | 16,305 | 12,020 | 28,785 | 120 | 5,590 | 12,860 | 10,215 | 9,275 | 615 | 3,405 | 3,445 | 1,820 | 0 | 0 | 0 | 0 | 0 |
| Electoral Area A | 7,670 | 1,490 | 2,685 | 2,340 | 1,160 | 3,275 | 245 | 700 | 1,465 | 870 | 4,390 | 1,245 | 1,975 | 875 | 295 | 0 | 0 | 0 | 0 | 0 |
| Langley City | 12,595 | 250 | 4,405 | 4,400 | 3,550 | 7,920 | 80 | 2,630 | 2,835 | 2,385 | 4,675 | 170 | 1,780 | 1,555 | 1,160 | 0 | 0 | 0 | 0 | 0 |
| Langley Township | 46,930 | 555 | 14,545 | 19,240 | 12,605 | 38,430 | 170 | 10,695 | 16,310 | 11,255 | 8,495 | 385 | 3,855 | 2,920 | 1,345 | 0 | 0 | 0 | 0 | 0 |
| Lions Bay | 505 | 0 | 55 | 235 | 205 | 450 | 0 | 50 | 200 | 190 | 60 | 0 | 0 | 30 | 10 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 33,110 | 415 | 10,100 | 14,280 | 8,310 | 26,205 | 130 | 7,440 | 11,880 | 6,755 | 6,905 | 285 | 2,660 | 2,400 | 1,555 | 0 | 0 | 0 | 0 | 0 |
| New Westminster | 36,100 | 955 | 13,975 | 13,190 | 7,985 | 19,745 | 90 | 6,090 | 8,235 | 5,330 | 16,360 | 865 | 7,885 | 4,950 | 2,660 | 0 | 0 | 0 | 0 | 0 |
| North Vancouver City | 27,295 | 540 | 9,660 | 10,095 | 7,000 | 14,535 | 110 | 3,920 | 5,835 | 4,665 | 12,760 | 425 | 5,740 | 4,260 | 2,325 | 0 | 0 | 0 | 0 | 0 |
| North Vancouver District | 32,700 | 310 | 7,905 | 14,405 | 10,075 | 24,990 | 45 | 4,710 | 11,530 | 8,710 | 7,710 | 260 | 3,210 | 2,870 | 1,370 | 0 | 0 | 0 | 0 | 0 |
| Pitt Meadows | 7,405 | 60 | 2,200 | 3,085 | 2,060 | 5,885 | 25 | 1,580 | 2,565 | 1,715 | 1,520 | 35 | 620 | 515 | 340 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 22,885 | 200 | 7,115 | 10,275 | 5,300 | 17,650 | 60 | 4,835 | 8,415 | 4,335 | 5,235 | 145 | 2,270 | 1,845 | 970 | 0 | 0 | 0 | 0 | 0 |
| Port Moody | 13,110 | 125 | 4,190 | 5,910 | 2,875 | 9,900 | 30 | 2,800 | 4,645 | 2,420 | 3,210 | 95 | 1,395 | 1,260 | 455 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 81,080 | 2,100 | 23,435 | 32,345 | 23,205 | 57,805 | 510 | 13,875 | 24,545 | 18,880 | 23,275 | 1,590 | 9,560 | 7,800 | 4,335 | 0 | 0 | 0 | 0 | 0 |
| Surrey | 185,670 | 5,770 | 60,630 | 76,595 | 42,675 | 129,100 | 810 | 35,065 | 58,370 | 34,855 | 56,570 | 4,965 | 25,570 | 18,225 | 7,820 | 0 | 0 | 0 | 0 | 0 |
| Tsawwassen First Nation | 930 | 25 | 325 | 375 | 215 | 710 | 15 | 210 | 305 | 190 | 175 | 10 | 95 | 55 | 25 | 45 | 0 | 20 | 10 | 0 |
| Vancouver | 305,340 | 11,910 | 122,475 | 101,915 | 69,045 | 138,845 | 1,700 | 33,665 | 57,450 | 46,030 | 166,490 | 10,205 | 88,805 | 44,455 | 23,015 | 0 | 0 | 0 | 0 | 0 |
| West Vancouver | 17,690 | 125 | 2,670 | 7,115 | 7,780 | 12,540 | 60 | 1,265 | 5,125 | 6,095 | 5,150 | 65 | 1,405 | 1,995 | 1,680 | 0 | 0 | 0 | 0 | 0 |
| White Rock | 10,735 | 120 | 1,685 | 4,005 | 4,925 | 6,955 | 30 | 745 | 2,600 | 3,580 | 3,775 | 90 | 940 | 1,395 | 1,340 | 0 | 0 | 0 | 0 | 0 |
| METRO VANCOUVER | 1,043,320 | 30,925 | 351,705 | 398,835 | 261,855 | 647,870 | 5,385 | 163,105 | 279,305 | 200,080 | 394,710 | 25,525 | 188,440 | 119,175 | 61,575 | 740 | 15 | 160 | 350 | 215 |

Source: Statistics Canada, 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Metro Vancouver totals include First Nations which are not listed in the table.

Jurisdiction and Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

Table 1.4.2. Households by Age of Primary Household Maintainer and Tenure, Metro Vancouver Jurisdictions, 2016 Census

| MEMBER JURISDICTION | Total Households | | | | | Owner Households | | | | | Renter Households | | | | | Band Housing | | | | |
|--------------------------|------------------|----------------|----------------|----------------|-------------------|------------------|----------------|----------------|----------------|-------------------|-------------------|----------------|----------------|----------------|-------------------|------------------|----------------|----------------|----------------|-------------------|
| | Total - All Ages | 15 to 24 years | 25 to 44 years | 45 to 64 years | 65 years and over | Total - All Ages | 15 to 24 years | 25 to 44 years | 45 to 64 years | 65 years and over | Total - All Ages | 15 to 24 years | 25 to 44 years | 45 to 64 years | 65 years and over | Total - All Ages | 15 to 24 years | 25 to 44 years | 45 to 64 years | 65 years and over |
| Anmore | 690 | 10 | 145 | 450 | 90 | 630 | 10 | 115 | 435 | 75 | 60 | 0 | 20 | 25 | 20 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 260 | 0 | 10 | 150 | 95 | 230 | 0 | 10 | 125 | 95 | 25 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 1,495 | 15 | 295 | 700 | 475 | 1,230 | 10 | 210 | 585 | 425 | 265 | 0 | 85 | 120 | 45 | 0 | 0 | 0 | 0 | 0 |
| Burnaby | 92,205 | 4,790 | 30,185 | 36,480 | 20,745 | 57,220 | 1,170 | 15,325 | 25,055 | 15,670 | 34,980 | 3,620 | 14,860 | 11,420 | 5,080 | 0 | 0 | 0 | 0 | 0 |
| Coquitlam | 51,325 | 1,360 | 15,430 | 23,670 | 10,865 | 36,785 | 360 | 9,355 | 18,170 | 8,890 | 14,540 | 1,000 | 6,070 | 5,500 | 1,980 | 0 | 0 | 0 | 0 | 0 |
| Delta | 35,760 | 380 | 8,375 | 16,675 | 10,320 | 28,185 | 95 | 5,560 | 13,605 | 8,930 | 7,570 | 290 | 2,815 | 3,080 | 1,390 | 0 | 0 | 0 | 0 | 0 |
| Electoral Area A | 6,095 | 1,250 | 2,000 | 1,965 | 880 | 2,830 | 320 | 505 | 1,310 | 695 | 3,265 | 930 | 1,495 | 655 | 185 | 0 | 0 | 0 | 0 | 0 |
| Langley City | 11,840 | 295 | 3,865 | 4,420 | 3,255 | 7,335 | 85 | 2,190 | 2,895 | 2,165 | 4,500 | 210 | 1,675 | 1,525 | 1,090 | 0 | 0 | 0 | 0 | 0 |
| Langley Township | 41,980 | 600 | 12,725 | 18,150 | 10,515 | 34,640 | 240 | 9,720 | 15,425 | 9,250 | 7,340 | 355 | 3,000 | 2,725 | 1,260 | 0 | 0 | 0 | 0 | 0 |
| Lions Bay | 495 | 0 | 85 | 225 | 180 | 450 | 0 | 65 | 215 | 180 | 40 | 0 | 20 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 30,255 | 485 | 8,855 | 14,130 | 6,785 | 24,160 | 170 | 6,745 | 11,680 | 5,570 | 6,095 | 315 | 2,115 | 2,445 | 1,210 | 0 | 0 | 0 | 0 | 0 |
| New Westminster | 32,710 | 1,100 | 11,430 | 13,285 | 6,880 | 18,340 | 180 | 5,485 | 8,255 | 4,420 | 14,370 | 920 | 5,940 | 5,040 | 2,470 | 0 | 0 | 0 | 0 | 0 |
| North Vancouver City | 24,645 | 580 | 8,200 | 10,130 | 5,730 | 13,025 | 65 | 3,315 | 5,870 | 3,780 | 11,615 | 515 | 4,885 | 4,265 | 1,950 | 0 | 0 | 0 | 0 | 0 |
| North Vancouver District | 31,115 | 345 | 7,120 | 14,765 | 8,890 | 24,465 | 80 | 4,535 | 12,040 | 7,800 | 6,650 | 260 | 2,575 | 2,725 | 1,090 | 0 | 0 | 0 | 0 | 0 |
| Pitt Meadows | 7,195 | 90 | 2,185 | 3,225 | 1,695 | 5,585 | 45 | 1,500 | 2,660 | 1,370 | 1,615 | 45 | 680 | 565 | 320 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 21,750 | 290 | 7,020 | 10,285 | 4,160 | 16,730 | 95 | 4,880 | 8,415 | 3,345 | 5,025 | 190 | 2,140 | 1,880 | 815 | 0 | 0 | 0 | 0 | 0 |
| Port Moody | 12,980 | 135 | 4,435 | 5,920 | 2,490 | 9,730 | 50 | 2,860 | 4,735 | 2,090 | 3,245 | 85 | 1,580 | 1,185 | 395 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 73,455 | 2,080 | 19,770 | 33,485 | 18,120 | 54,545 | 845 | 13,180 | 26,010 | 14,520 | 18,910 | 1,235 | 6,585 | 7,480 | 3,605 | 0 | 0 | 0 | 0 | 0 |
| Surrey | 169,965 | 3,805 | 56,305 | 74,615 | 35,235 | 120,945 | 735 | 34,155 | 57,005 | 29,050 | 49,020 | 3,070 | 22,160 | 17,615 | 6,185 | 0 | 0 | 0 | 0 | 0 |
| Tsawwassen First Nation | 325 | 0 | 45 | 145 | 115 | 285 | 10 | 35 | 135 | 115 | 35 | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver | 283,915 | 12,335 | 110,730 | 102,785 | 58,070 | 133,165 | 1,835 | 34,160 | 58,265 | 38,905 | 150,750 | 10,500 | 76,565 | 44,520 | 19,165 | 0 | 0 | 0 | 0 | 0 |
| West Vancouver | 16,935 | 125 | 2,330 | 7,225 | 7,255 | 12,670 | 65 | 1,455 | 5,500 | 5,665 | 4,260 | 65 | 880 | 1,725 | 1,595 | 0 | 0 | 0 | 0 | 0 |
| White Rock | 10,005 | 70 | 1,630 | 4,105 | 4,190 | 6,790 | 25 | 860 | 2,755 | 3,155 | 3,210 | 50 | 770 | 1,355 | 1,040 | 0 | 0 | 0 | 0 | 0 |
| METRO VANCOUVER | 960,895 | 30,220 | 314,055 | 398,455 | 218,170 | 612,010 | 6,500 | 156,600 | 281,950 | 166,955 | 348,700 | 23,715 | 157,405 | 116,410 | 51,170 | 185 | 0 | 40 | 100 | 40 |

Source: Statistics Canada, 2016 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Metro Vancouver totals include First Nations which are not listed in the table.

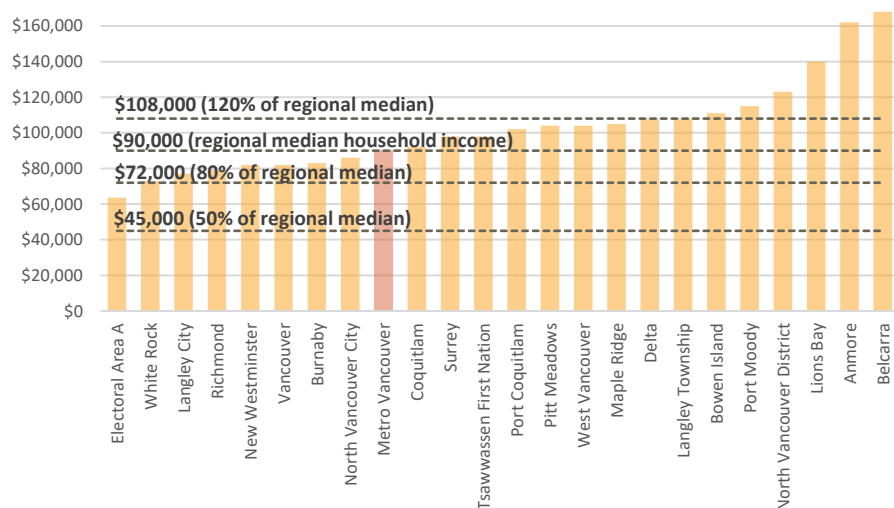
Jurisdiction and Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

1.5 Median Household Incomes and Income Thresholds

Housing affordability is a measure of housing costs and a household’s ability to meet them. The median household income is the income of the household in the middle of all households when they are arranged by income levels – half of all households would have incomes below the median, and the other half would have incomes above the median. The median household income can be used as a measure for determining a household’s ability to find housing in their community at an affordable price.

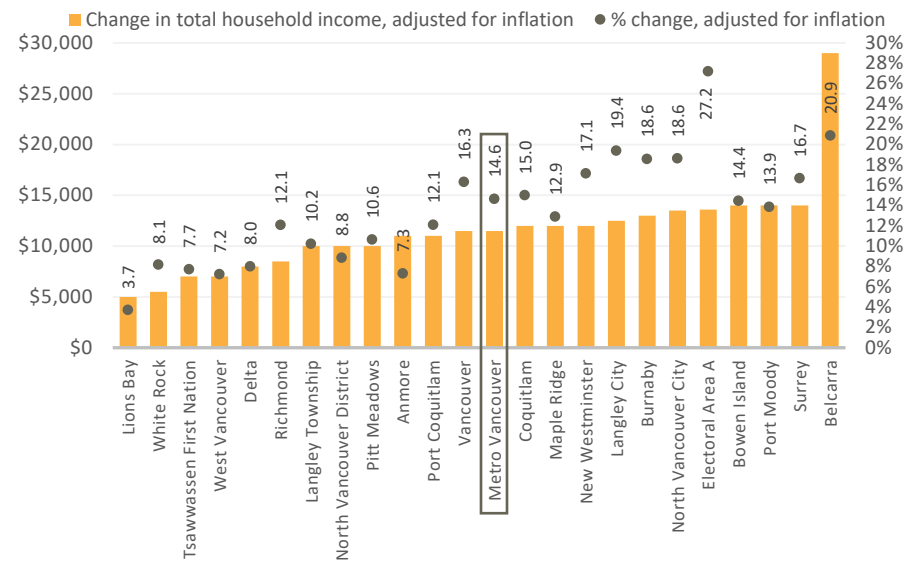
In moving forward on the strategies and actions proposed in the regional growth strategy, different income categories or income thresholds are defined based on the following percentage values of the regional median household income: 50%, 80%, 100%, and 120%. The actual income thresholds based on 2020 data are shown in Figure 1.5.1 below.

Figure 1.5.1. Median Household Incomes and Income Thresholds, Metro Vancouver Jurisdictions, 2020



Source: Statistics Canada, 2021 Census of Population
 Note: 2021 Census reports annual incomes for the 2020 calendar year.

Figure 1.5.2. Change in Median Household Incomes Adjusted for Inflation, Metro Vancouver Jurisdictions, 2015 to 2020



Source: Statistics Canada, 2021 Census of Population

Key Observations

- According to the 2021 Census, the total median household income in Metro Vancouver in 2020 was \$90,000.
- Median household incomes varied significantly across the region, with some jurisdictions having median incomes that were two times higher than median incomes in other jurisdictions, as shown in Figure 1.5.1.
- Between 2015 and 2020, the total median household income in Metro Vancouver increased by 14.6%, after adjusting for inflation.
- Figure 1.5.2 shows the inflation-adjusted change in median household incomes between 2015 and 2020 across the region.

Table 1.5.1. Median Household Incomes, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | 2015 | | 2020 | | 2015 to 2020 % change (inflation adjusted) | |
|--------------------------|--|---|--|---|---|-----------------------------------|
| | Total Median Household Income (2020 Constant Dollars) | After-Tax Median Household Income (2020 Constant | Total Median Household Income (2020 Constant Dollars) | After-Tax Median Household Income (2020 Constant | Total Median Household Income | After-Tax Median Household Income |
| Anmore | \$151,000 | \$123,000 | \$162,000 | \$136,000 | 7.3% | 10.6% |
| Belcarra | \$139,000 | \$114,000 | \$168,000 | \$138,000 | 20.9% | 21.1% |
| Bowen Island | \$97,000 | \$83,000 | \$111,000 | \$95,000 | 14.4% | 14.5% |
| Burnaby | \$70,000 | \$61,600 | \$83,000 | \$73,500 | 18.6% | 19.3% |
| Coquitlam | \$80,000 | \$70,500 | \$92,000 | \$82,000 | 15.0% | 16.3% |
| Delta | \$100,000 | \$86,000 | \$108,000 | \$95,000 | 8.0% | 10.5% |
| Electoral Area A | \$50,000 | \$45,600 | \$63,600 | \$58,000 | 27.2% | 27.2% |
| Langley City | \$64,500 | \$56,400 | \$77,000 | \$69,000 | 19.4% | 22.3% |
| Langley Township | \$98,000 | \$84,000 | \$108,000 | \$94,000 | 10.2% | 11.9% |
| Lions Bay | \$135,000 | \$112,000 | \$140,000 | \$121,000 | 3.7% | 8.0% |
| Maple Ridge | \$93,000 | \$80,000 | \$105,000 | \$92,000 | 12.9% | 15.0% |
| New Westminister | \$70,000 | \$60,800 | \$82,000 | \$72,500 | 17.1% | 19.2% |
| North Vancouver City | \$72,500 | \$63,200 | \$86,000 | \$75,500 | 18.6% | 19.5% |
| North Vancouver District | \$113,000 | \$96,000 | \$123,000 | \$106,000 | 8.8% | 10.4% |
| Pitt Meadows | \$94,000 | \$81,000 | \$104,000 | \$91,000 | 10.6% | 12.3% |
| Port Coquitlam | \$91,000 | \$78,500 | \$102,000 | \$89,000 | 12.1% | 13.4% |
| Port Moody | \$101,000 | \$85,000 | \$115,000 | \$99,000 | 13.9% | 16.5% |
| Richmond | \$70,500 | \$62,400 | \$79,000 | \$71,000 | 12.1% | 13.8% |
| Surrey | \$84,000 | \$73,500 | \$98,000 | \$87,000 | 16.7% | 18.4% |
| Tsawwassen First Nation | \$91,000 | \$81,000 | \$98,000 | \$86,000 | 7.7% | 6.2% |
| Vancouver | \$70,500 | \$61,600 | \$82,000 | \$72,000 | 16.3% | 16.9% |
| West Vancouver | \$97,000 | \$83,000 | \$104,000 | \$90,000 | 7.2% | 8.4% |
| White Rock | \$67,500 | \$58,400 | \$73,000 | \$65,000 | 8.1% | 11.3% |
| METRO VANCOUVER | \$78,500 | \$68,500 | \$90,000 | \$79,500 | 14.6% | 16.1% |

Source: Statistics Canada, 2021 Census of Population.

Table 1.5.2. Median Household Incomes, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Median Household Income | Income Thresholds Based on Median Household Income | | |
|--------------------------|-------------------------------|--|--------------------------------------|---------------------------------------|
| | | 50% of Total Median Household Income | 80% of Total Median Household Income | 120% of Total Median Household Income |
| Anmore | \$162,000 | \$81,000 | \$129,600 | \$194,400 |
| Belcarra | \$168,000 | \$84,000 | \$134,400 | \$201,600 |
| Bowen Island | \$111,000 | \$55,500 | \$88,800 | \$133,200 |
| Burnaby | \$83,000 | \$41,500 | \$66,400 | \$99,600 |
| Coquitlam | \$92,000 | \$46,000 | \$73,600 | \$110,400 |
| Delta | \$108,000 | \$54,000 | \$86,400 | \$129,600 |
| Electoral Area A | \$63,600 | \$31,800 | \$50,900 | \$76,300 |
| Langley City | \$77,000 | \$38,500 | \$61,600 | \$92,400 |
| Langley Township | \$108,000 | \$54,000 | \$86,400 | \$129,600 |
| Lions Bay | \$140,000 | \$70,000 | \$112,000 | \$168,000 |
| Maple Ridge | \$105,000 | \$52,500 | \$84,000 | \$126,000 |
| New Westminster | \$82,000 | \$41,000 | \$65,600 | \$98,400 |
| North Vancouver City | \$86,000 | \$43,000 | \$68,800 | \$103,200 |
| North Vancouver District | \$123,000 | \$61,500 | \$98,400 | \$147,600 |
| Pitt Meadows | \$104,000 | \$52,000 | \$83,200 | \$124,800 |
| Port Coquitlam | \$102,000 | \$51,000 | \$81,600 | \$122,400 |
| Port Moody | \$115,000 | \$57,500 | \$92,000 | \$138,000 |
| Richmond | \$79,000 | \$39,500 | \$63,200 | \$94,800 |
| Surrey | \$98,000 | \$49,000 | \$78,400 | \$117,600 |
| Tsawwassen First Nation | \$98,000 | \$49,000 | \$78,400 | \$117,600 |
| Vancouver | \$82,000 | \$41,000 | \$65,600 | \$98,400 |
| West Vancouver | \$104,000 | \$52,000 | \$83,200 | \$124,800 |
| White Rock | \$73,000 | \$36,500 | \$58,400 | \$87,600 |
| METRO VANCOUVER | \$90,000 | \$45,000 | \$72,000 | \$108,000 |

Source: Statistics Canada, 2021 Census of Population.

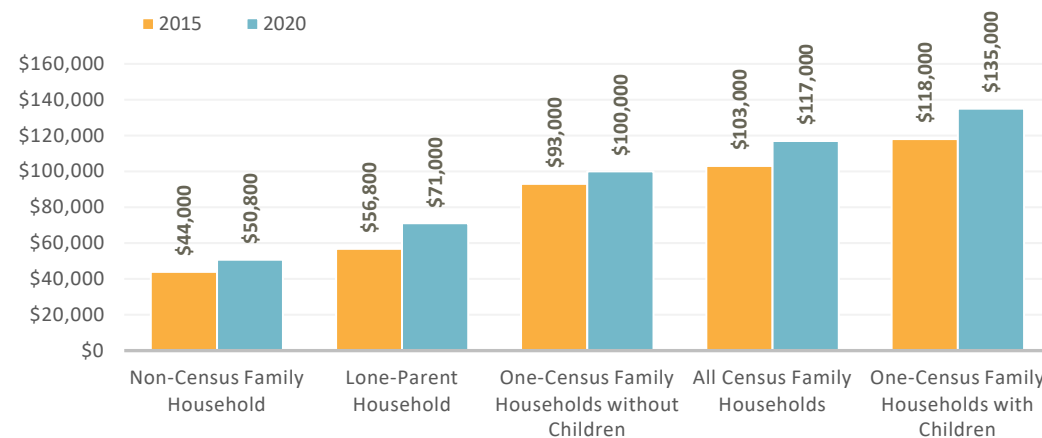
Note: Values for income thresholds are rounded to nearest 100.

1.6 Median Household Incomes by Family Type

The median household incomes presented here come from the 2021 Census of Population, and are presented in 2020 Constant Dollars. Incomes in Constant Dollars are incomes that have been adjusted for inflation in order to allow comparison across time periods without the effect of inflation.

The family types are based on census families. A census family can include a couple with or without children, lone parents with children living at home, grandparents living with children but no parent, or multiple census families living together. Non-census family households include individuals living alone or with other unrelated persons such as roommates.

Figure 1.6.1. Median Household Incomes Adjusted for Inflation (2020 Constant Dollars), by Census Family Type, Metro Vancouver, 2015 and 2020

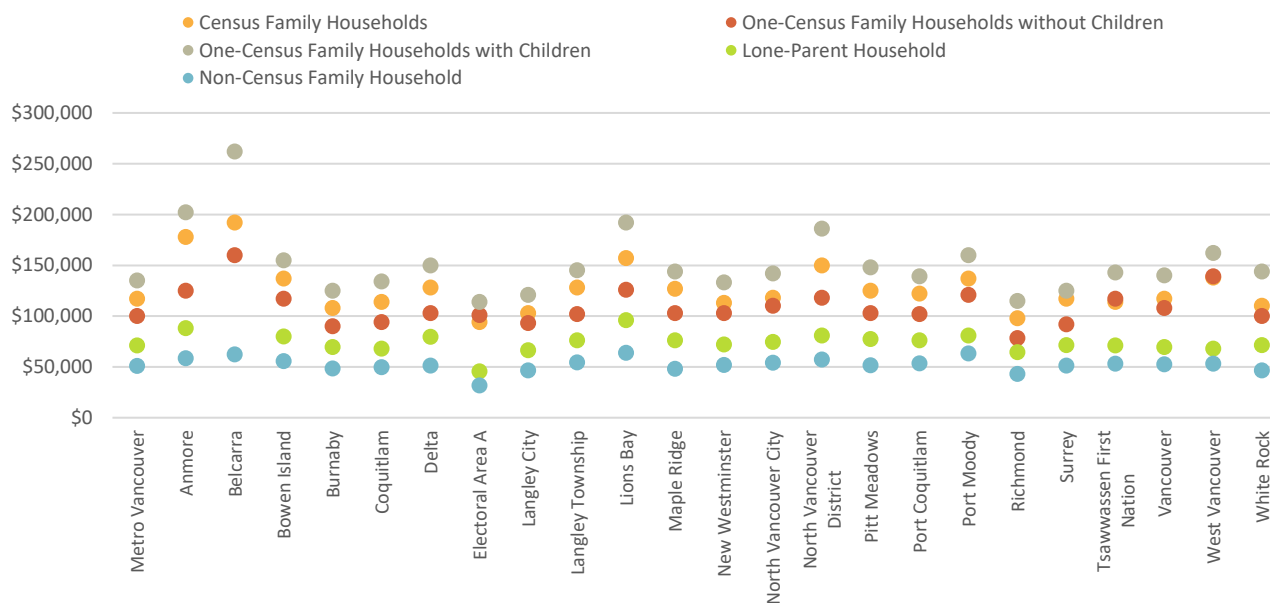


Source: Statistics Canada, 2021 Census of Population

Key Observations

- In Metro Vancouver, families with children had the highest median incomes among all family types, both in 2015 and in 2020.
- Lone-parent households and non-census family households had the lowest median incomes among all family types, lower than the \$90,000 median income of all households in the region in 2020.
- In 2020, the median incomes of lone-parent families and non-census family households were just 56% and 78% of the median income of all households in the region.
- Figure 1.6.2 shows how median incomes of different family types varied across the region in 2020. A similar trend is seen across the region – non-census family households and lone-parent households had the lowest median incomes.

Figure 1.6.2. Median Household Incomes by Census Family Type, Metro Vancouver Jurisdictions, 2020



Source: Statistics Canada, 2021 Census of Population

Table 1.6.1. Median Household Incomes by Census Family Type, Metro Vancouver Jurisdictions, 2016 and 2021 Census

| MEMBER JURISDICTION | 2015 Total Median Household Income (2020 Constant Dollars) | | | | | 2020 Total Median Household Income (2020 Constant Dollars) | | | | |
|--------------------------|--|---|--|-----------------------|-----------------------------|--|---|--|-----------------------|-----------------------------|
| | Census Family Households | One-Census Family Households without Children | One-Census Family Households with Children | Lone-Parent Household | Non-Census Family Household | Census Family Households | One-Census Family Households without Children | One-Census Family Households with Children | Lone-Parent Household | Non-Census Family Household |
| Anmore | 162,000 | 114,000 | 192,000 | 81,000 | 59,600 | 178,000 | 125,000 | 202,000 | 88,000 | 58,400 |
| Belcarra | 148,000 | 139,000 | 180,000 | n/a | 72,500 | 192,000 | 160,000 | 262,000 | n/a | 62,400 |
| Bowen Island | 117,000 | 110,000 | 130,000 | 60,800 | 48,000 | 137,000 | 117,000 | 155,000 | 80,000 | 55,600 |
| Burnaby | 92,000 | 81,000 | 106,000 | 54,800 | 39,200 | 108,000 | 90,000 | 125,000 | 69,500 | 48,400 |
| Coquitlam | 101,000 | 88,000 | 117,000 | 53,600 | 43,600 | 114,000 | 94,000 | 134,000 | 68,000 | 49,600 |
| Delta | 117,000 | 101,000 | 138,000 | 68,000 | 46,000 | 128,000 | 103,000 | 150,000 | 79,500 | 51,200 |
| Electoral Area A | 76,500 | 101,000 | 84,000 | 29,200 | 20,400 | 94,000 | 101,000 | 114,000 | 45,600 | 31,600 |
| Langley City | 89,000 | 83,000 | 110,000 | 50,000 | 38,800 | 103,000 | 93,000 | 121,000 | 66,500 | 46,400 |
| Langley Township | 116,000 | 97,000 | 133,000 | 65,500 | 48,800 | 128,000 | 102,000 | 145,000 | 76,000 | 54,400 |
| Lions Bay | 149,000 | 127,000 | 158,000 | 113,000 | 61,600 | 157,000 | 126,000 | 192,000 | 96,000 | 64,000 |
| Maple Ridge | 113,000 | 95,000 | 130,000 | 62,400 | 42,400 | 127,000 | 103,000 | 144,000 | 76,000 | 48,000 |
| New Westminster | 100,000 | 94,000 | 117,000 | 60,400 | 44,400 | 113,000 | 103,000 | 133,000 | 72,000 | 52,000 |
| North Vancouver City | 101,000 | 98,000 | 121,000 | 60,000 | 48,000 | 118,000 | 110,000 | 142,000 | 74,500 | 54,000 |
| North Vancouver District | 136,000 | 112,000 | 168,000 | 72,500 | 51,200 | 150,000 | 118,000 | 186,000 | 81,000 | 57,200 |
| Pitt Meadows | 111,000 | 95,000 | 133,000 | 64,000 | 49,600 | 125,000 | 103,000 | 148,000 | 77,500 | 51,600 |
| Port Coquitlam | 110,000 | 97,000 | 126,000 | 62,800 | 48,800 | 122,000 | 102,000 | 139,000 | 76,000 | 53,600 |
| Port Moody | 119,000 | 111,000 | 141,000 | 67,000 | 57,600 | 137,000 | 121,000 | 160,000 | 81,000 | 63,200 |
| Richmond | 87,000 | 76,000 | 99,000 | 52,800 | 38,000 | 98,000 | 78,500 | 115,000 | 64,500 | 43,200 |
| Surrey | 100,000 | 88,000 | 107,000 | 56,000 | 43,200 | 117,000 | 92,000 | 125,000 | 71,500 | 51,200 |
| Tsawwassen First Nation | 108,000 | 101,000 | 133,000 | 65,000 | 47,600 | 114,000 | 117,000 | 143,000 | 71,000 | 53,200 |
| Vancouver | 102,000 | 98,000 | 119,000 | 54,800 | 45,200 | 117,000 | 108,000 | 140,000 | 69,500 | 52,400 |
| West Vancouver | 134,000 | 135,000 | 162,000 | 55,600 | 48,400 | 138,000 | 139,000 | 162,000 | 68,000 | 53,200 |
| White Rock | 103,000 | 97,000 | 141,000 | 58,000 | 42,400 | 110,000 | 100,000 | 144,000 | 71,500 | 46,400 |
| METRO VANCOUVER | 103,000 | 93,000 | 118,000 | 56,800 | 44,000 | 117,000 | 100,000 | 135,000 | 71,000 | 50,800 |

Source: Statistics Canada, 2015 and 2021 Census of Population.

Table 1.6.2. Change in Median Household Incomes by Census Family Type, Metro Vancouver Jurisdictions, 2016 and 2021 Census

| MEMBER JURISDICTION | 2015 to 2020 % change (inflation adjusted) | | | | |
|--------------------------|--|---|--|-----------------------|-----------------------------|
| | Census Family Households | One-Census Family Households without Children | One-Census Family Households with Children | Lone-Parent Household | Non-Census Family Household |
| Anmore | 9.9% | 9.6% | 5.2% | 8.6% | -2.0% |
| Belcarra | 29.7% | 15.1% | 45.6% | n/a | -13.9% |
| Bowen Island | 17.1% | 6.4% | 19.2% | 31.6% | 15.8% |
| Burnaby | 17.4% | 11.1% | 17.9% | 26.8% | 23.5% |
| Coquitlam | 12.9% | 6.8% | 14.5% | 26.9% | 13.8% |
| Delta | 9.4% | 2.0% | 8.7% | 16.9% | 11.3% |
| Electoral Area A | 22.9% | 0.0% | 35.7% | 56.2% | 54.9% |
| Langley City | 15.7% | 12.0% | 10.0% | 33.0% | 19.6% |
| Langley Township | 10.3% | 5.2% | 9.0% | 16.0% | 11.5% |
| Lions Bay | 5.4% | -0.8% | 21.5% | -15.0% | 3.9% |
| Maple Ridge | 12.4% | 8.4% | 10.8% | 21.8% | 13.2% |
| New Westminister | 13.0% | 9.6% | 13.7% | 19.2% | 17.1% |
| North Vancouver City | 16.8% | 12.2% | 17.4% | 24.2% | 12.5% |
| North Vancouver District | 10.3% | 5.4% | 10.7% | 11.7% | 11.7% |
| Pitt Meadows | 12.6% | 8.4% | 11.3% | 21.1% | 4.0% |
| Port Coquitlam | 10.9% | 5.2% | 10.3% | 21.0% | 9.8% |
| Port Moody | 15.1% | 9.0% | 13.5% | 20.9% | 9.7% |
| Richmond | 12.6% | 3.3% | 16.2% | 22.2% | 13.7% |
| Surrey | 17.0% | 4.5% | 16.8% | 27.7% | 18.5% |
| Tsawwassen First Nation | 5.6% | 15.8% | 7.5% | 9.2% | 11.8% |
| Vancouver | 14.7% | 10.2% | 17.6% | 26.8% | 15.9% |
| West Vancouver | 3.0% | 3.0% | 0.0% | 22.3% | 9.9% |
| White Rock | 6.8% | 3.1% | 2.1% | 23.3% | 9.4% |
| METRO VANCOUVER | 13.6% | 7.5% | 14.4% | 25.0% | 15.5% |

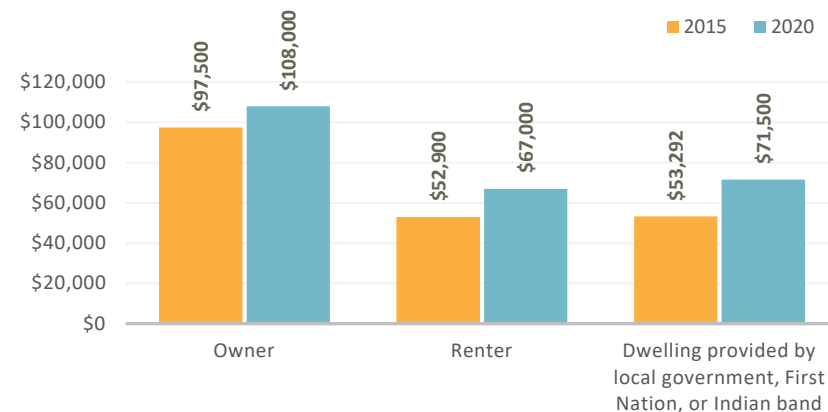
Source: Statistics Canada, 2015 and 2021 Census of Population.

1.7 Median Household Incomes by Tenure

The median household incomes presented here come from the 2016 and 2021 Census of Population, and are presented in 2015 and 2020 Constant Dollars, respectively. Incomes in Constant Dollars are incomes that have been adjusted for inflation in order to allow comparison across time periods without the effect of inflation.

After accounting for inflation, median household incomes increased from 2015 to 2020 across all housing tenure types in Metro Vancouver. Homeowners observed the greatest household incomes in both 2015 and 2020; however, their 2015-2020 change was lowest (+10.8%) of all tenure types. Household incomes of those living in dwellings provided by local government, First Nations, or Indian bands increased by 34.2% since 2015, while renters had a 26.7% increase in household incomes.

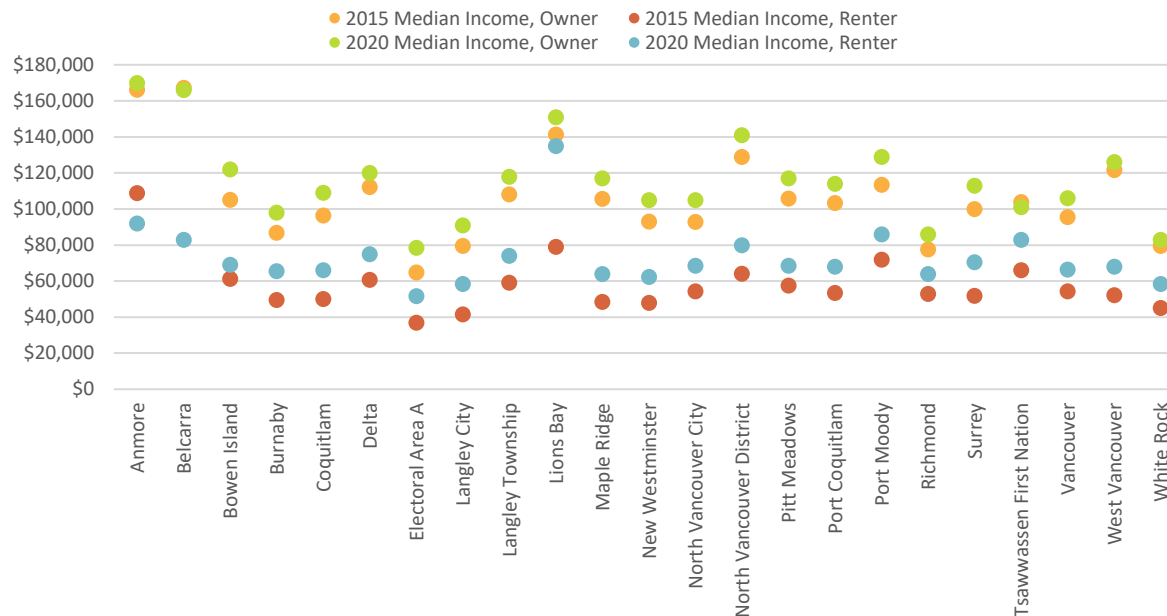
Figure 1.7.1. Median Household Incomes Adjusted for Inflation (2020 Constant Dollars), by Tenure Type, Metro Vancouver, 2015 and 2020



Key Observations

- In Metro Vancouver, homeowners had the highest median incomes among tenure types.
- Renters had the lowest median incomes in 2020 — 38% lower than Owners in the same year.
- Except for in Anmore and Lions Bay, median incomes for renters were lower than the \$90,000 median income of all households in the region in 2020.
- Renters in Langley City, White Rock, and Electoral Area A (includes UBC) had the lowest median incomes across the region.
- Median incomes in 2020 varied across the region (see Figure 1.7.2.). Jurisdictions with the greatest 2020 median household incomes include Anmore, Belcarra, Lions Bay, North Vancouver District, and Port Moody.

Figure 1.7.2. Median Household Incomes (2020 Constant Dollars) by Tenure Type, Metro Vancouver Jurisdictions,



Source: Statistics Canada, 2015 and 2021 Census of Population

Table 1.7. Median Household Incomes (\$) by Census Tenure Type, Metro Vancouver Jurisdictions, 2016 and 2021 Census

| MEMBER JURISDICTION | 2015 Total Median Household Income (2020 Constant Dollars (\$)) | | | 2020 Total Median Household Income (2020 Constant Dollars (\$)) | | | 2015 to 2020 % change (inflation adjusted) | | |
|--------------------------|--|---------------|---|--|---------------|---|---|--------------|---|
| | Owner | Renter | Dwelling provided by local government, First Nation, or Indian band | Owner | Renter | Dwelling provided by local government, First Nation, or Indian band | Owner | Renter | Dwelling provided by local government, First Nation, or Indian band |
| | | | | | | | | | |
| Anmore | 166,200 | 108,800 | ** | 170,000 | 92,000 | ** | 2.3% | -15.4% | ** |
| Belcarra | 167,300 | ** | ** | 166,000 | 83,000 | ** | -0.8% | ** | ** |
| Bowen Island | 105,200 | 61,300 | ** | 122,000 | 69,000 | ** | 16.0% | 12.6% | ** |
| Burnaby | 86,900 | 49,500 | ** | 98,000 | 65,500 | ** | 12.8% | 32.3% | ** |
| Coquitlam | 96,400 | 50,100 | ** | 109,000 | 66,000 | ** | 13.1% | 31.7% | ** |
| Delta | 112,300 | 60,700 | ** | 120,000 | 75,000 | ** | 6.9% | 23.6% | ** |
| Electoral Area A | 64,800 | 37,000 | ** | 78,500 | 51,600 | ** | 21.1% | 39.5% | ** |
| Langley City | 79,600 | 41,500 | ** | 91,000 | 58,400 | ** | 14.3% | 40.7% | ** |
| Langley Township | 108,100 | 59,100 | ** | 118,000 | 74,000 | ** | 9.2% | 25.2% | ** |
| Lions Bay | 141,300 | 79,000 | ** | 151,000 | 135,000 | ** | 6.9% | 70.9% | ** |
| Maple Ridge | 105,600 | 48,400 | ** | 117,000 | 64,000 | ** | 10.8% | 32.2% | ** |
| New Westminster | 93,000 | 47,900 | ** | 105,000 | 62,400 | ** | 12.9% | 30.3% | ** |
| North Vancouver City | 92,900 | 54,400 | ** | 105,000 | 68,500 | ** | 13.0% | 25.9% | ** |
| North Vancouver District | 129,000 | 64,100 | ** | 141,000 | 80,000 | ** | 9.3% | 24.8% | ** |
| Pitt Meadows | 105,900 | 57,500 | ** | 117,000 | 68,500 | ** | 10.5% | 19.1% | ** |
| Port Coquitlam | 103,400 | 53,400 | ** | 114,000 | 68,000 | ** | 10.3% | 27.3% | ** |
| Port Moody | 113,500 | 72,000 | ** | 129,000 | 86,000 | ** | 13.7% | 19.4% | ** |
| Richmond | 77,600 | 52,900 | ** | 86,000 | 64,000 | ** | 10.8% | 21.0% | ** |
| Surrey | 100,000 | 51,800 | ** | 113,000 | 70,500 | ** | 13.0% | 36.1% | ** |
| Tsawwassen First Nation | 103,900 | 66,000 | ** | 101,000 | 83,000 | 84,000 | -2.8% | 25.8% | ** |
| Vancouver | 95,500 | 54,300 | ** | 106,000 | 66,500 | ** | 11.0% | 22.5% | ** |
| West Vancouver | 121,700 | 52,300 | ** | 126,000 | 68,000 | ** | 3.5% | 30.0% | ** |
| White Rock | 79,600 | 45,100 | ** | 83,000 | 58,400 | ** | 4.3% | 29.5% | ** |
| METRO VANCOUVER | 97,500 | 52,900 | 53,292 | 108,000 | 67,000 | 71,500 | 10.8% | 26.7% | 34.2% |

Source: Statistics Canada, 2016 and 2021 Census of Population.

** Indicates data suppressed for confidentiality or data is not available.

1.8 Income Distribution for All Households

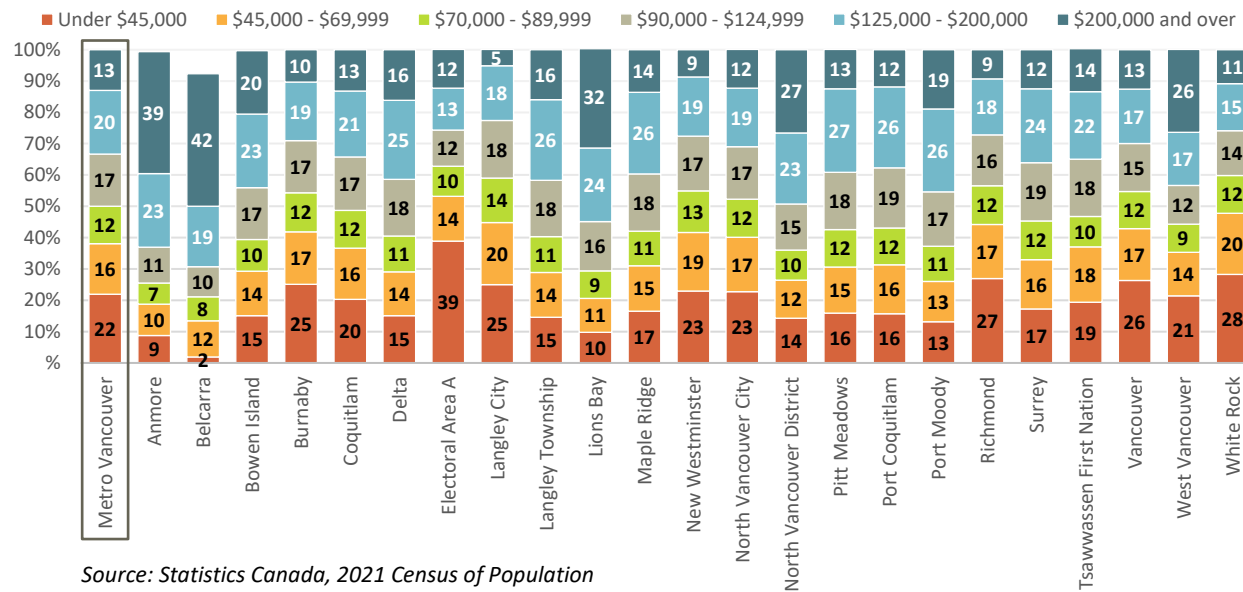
The income groups presented here are based on the median household income for the Metro Vancouver region. In 2020, the regional median household income was \$90,000. Based on this, the income group under \$45,000 corresponds to 50% and under of the regional median household income; the \$45,000 – \$69,000 income group corresponds to 50% - 80% of the regional median household income, the \$70,000 – \$89,999 income group to 80% – 100% of the regional median household income, etc.

The actual income thresholds are shown in section 1.5.

Key Observations

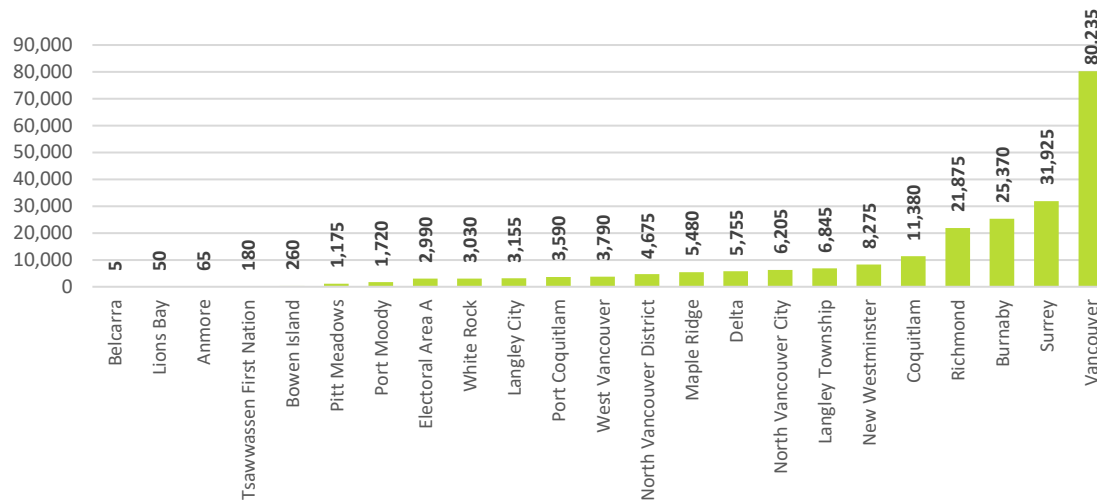
- Across Metro Vancouver, 22% of all households had incomes below \$45,000 in 2020. These households would likely struggle to cover daily living expenses and would also qualify for subsidized housing as their income falls below the BC Housing Income Limits.
- The majority of households with incomes under \$45,000 live in the biggest municipalities: Vancouver, Surrey, Burnaby, and Richmond.
- Jurisdictions with relatively high proportions of households with incomes under \$45,000 include Electoral Area A (includes UBC), White Rock, Richmond, and Vancouver.
- Belcarra, Anmore, Lions Bay, and the District of North Vancouver have the highest proportions of households with incomes of \$125,000 or above.

Figure 1.8.1. Income Distribution of Households by Select Income Groups, Metro Vancouver Jurisdictions, 2020



Source: Statistics Canada, 2021 Census of Population
 Note: values may not add up to 100% due to data suppression.

Figure 1.8.2. Number of Households with Household Income Under \$45,000, Metro Vancouver Jurisdictions, 2020



Source: Statistics Canada, 2021 Census of Population

Table 1.8. Household Income Distribution, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Number of Households | Total Household Income Under \$45,000 | | Total Household Income \$45,000 - \$69,999 | | Total Household Income \$70,000 - \$89,999 | | Total Household Income \$90,000 - \$124,999 | | Total Household Income \$125,000 - \$199,999 | | Total Household Income \$200,000 and over | |
|--------------------------|----------------------------|---------------------------------------|--------------|--|--------------|--|--------------|---|--------------|--|--------------|---|--------------|
| | | # Households | % | # Households | % | # Households | % | # Households | % | # Households | % | # Households | % |
| Anmore | 745 | 65 | 8.7% | 75 | 10.1% | 50 | 6.7% | 85 | 11.4% | 175 | 23.5% | 290 | 38.9% |
| Belcarra | 260 | 5 | 1.9% | 30 | 11.5% | 20 | 7.7% | 25 | 9.6% | 50 | 19.2% | 110 | 42.3% |
| Bowen Island | 1,725 | 260 | 15.1% | 245 | 14.2% | 175 | 10.1% | 285 | 16.5% | 405 | 23.5% | 350 | 20.3% |
| Burnaby | 101,135 | 25,370 | 25.1% | 17,010 | 16.8% | 12,515 | 12.4% | 16,835 | 16.6% | 18,980 | 18.8% | 10,430 | 10.3% |
| Coquitlam | 55,950 | 11,380 | 20.3% | 9,140 | 16.3% | 6,735 | 12.0% | 9,510 | 17.0% | 11,795 | 21.1% | 7,390 | 13.2% |
| Delta | 38,060 | 5,755 | 15.1% | 5,305 | 13.9% | 4,370 | 11.5% | 6,875 | 18.1% | 9,600 | 25.2% | 6,155 | 16.2% |
| Electoral Area A | 7,685 | 2,990 | 38.9% | 1,095 | 14.2% | 740 | 9.6% | 885 | 11.5% | 1,035 | 13.5% | 945 | 12.3% |
| Langley City | 12,600 | 3,155 | 25.0% | 2,490 | 19.8% | 1,790 | 14.2% | 2,315 | 18.4% | 2,210 | 17.5% | 645 | 5.1% |
| Langley Township | 46,930 | 6,845 | 14.6% | 6,720 | 14.3% | 5,345 | 11.4% | 8,440 | 18.0% | 12,110 | 25.8% | 7,465 | 15.9% |
| Lions Bay | 510 | 50 | 9.8% | 55 | 10.8% | 45 | 8.8% | 80 | 15.7% | 120 | 23.5% | 165 | 32.4% |
| Maple Ridge | 33,105 | 5,480 | 16.6% | 4,805 | 14.5% | 3,655 | 11.0% | 6,035 | 18.2% | 8,625 | 26.1% | 4,495 | 13.6% |
| New Westminster | 36,095 | 8,275 | 22.9% | 6,775 | 18.8% | 4,780 | 13.2% | 6,295 | 17.4% | 6,845 | 19.0% | 3,120 | 8.6% |
| North Vancouver City | 27,295 | 6,205 | 22.7% | 4,750 | 17.4% | 3,315 | 12.1% | 4,570 | 16.7% | 5,095 | 18.7% | 3,370 | 12.3% |
| North Vancouver District | 32,700 | 4,675 | 14.3% | 3,960 | 12.1% | 3,140 | 9.6% | 4,830 | 14.8% | 7,410 | 22.7% | 8,695 | 26.6% |
| Pitt Meadows | 7,405 | 1,175 | 15.9% | 1,090 | 14.7% | 890 | 12.0% | 1,355 | 18.3% | 1,970 | 26.6% | 935 | 12.6% |
| Port Coquitlam | 22,885 | 3,590 | 15.7% | 3,575 | 15.6% | 2,695 | 11.8% | 4,405 | 19.2% | 5,900 | 25.8% | 2,710 | 11.8% |
| Port Moody | 13,110 | 1,720 | 13.1% | 1,690 | 12.9% | 1,480 | 11.3% | 2,270 | 17.3% | 3,465 | 26.4% | 2,480 | 18.9% |
| Richmond | 81,080 | 21,875 | 27.0% | 13,995 | 17.3% | 9,990 | 12.3% | 13,165 | 16.2% | 14,485 | 17.9% | 7,570 | 9.3% |
| Surrey | 185,670 | 31,925 | 17.2% | 29,255 | 15.8% | 23,000 | 12.4% | 34,560 | 18.6% | 43,730 | 23.6% | 23,195 | 12.5% |
| Tsawwassen First Nation | 930 | 180 | 19.4% | 165 | 17.7% | 90 | 9.7% | 170 | 18.3% | 200 | 21.5% | 130 | 14.0% |
| Vancouver | 305,335 | 80,235 | 26.3% | 50,815 | 16.6% | 36,000 | 11.8% | 46,710 | 15.3% | 53,120 | 17.4% | 38,465 | 12.6% |
| West Vancouver | 17,690 | 3,790 | 21.4% | 2,450 | 13.8% | 1,600 | 9.0% | 2,185 | 12.4% | 3,000 | 17.0% | 4,675 | 26.4% |
| White Rock | 10,735 | 3,030 | 28.2% | 2,100 | 19.6% | 1,295 | 12.1% | 1,530 | 14.3% | 1,620 | 15.1% | 1,155 | 10.8% |
| METRO VANCOUVER | 1,043,320 | 229,045 | 22.0% | 168,310 | 16.1% | 124,120 | 11.9% | 173,970 | 16.7% | 212,565 | 20.4% | 135,305 | 13.0% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding or data suppression.

1.9 Income Distribution of Renter Households

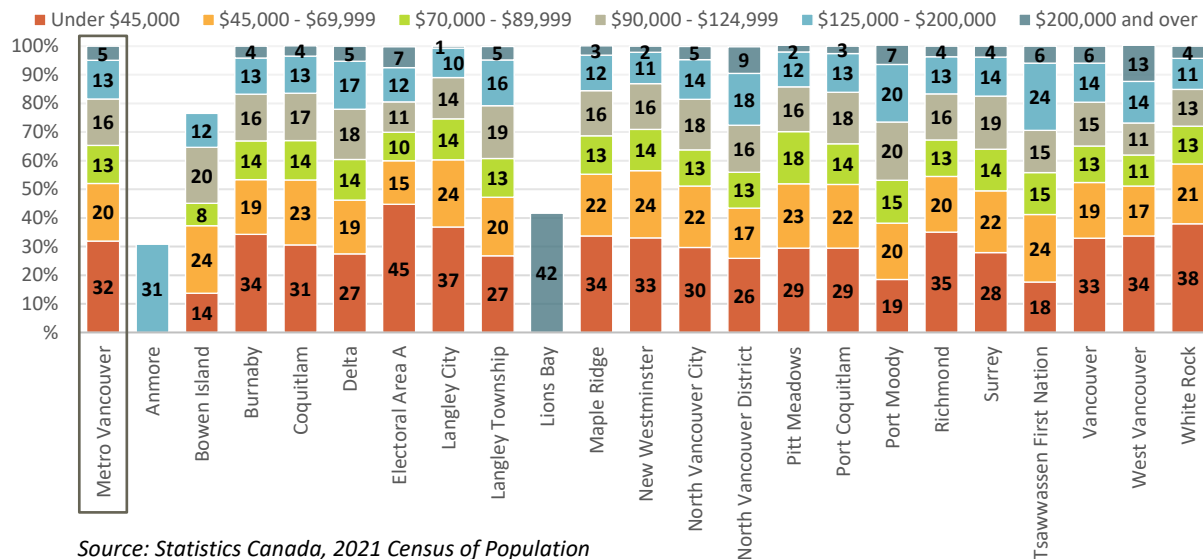
The regional median household income in 2020 was \$90,000. Households, and especially renters, that make under \$45,000 would likely struggle to cover daily living expenses and would also qualify for subsidized housing as their income falls below the BC Housing Income Limits.

The actual income thresholds are shown in section 1.5.

Key Observations

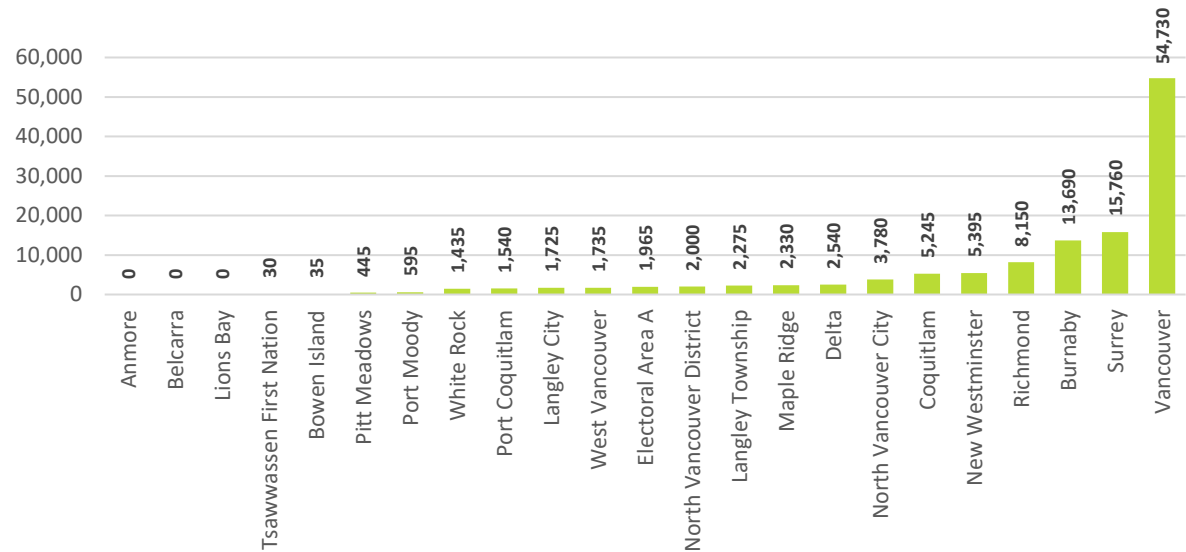
- In Metro Vancouver, renter households were equally as likely to have incomes over or under the regional median household income (\$90,000).
- Langley City, White Rock, New Westminster, and Pitt Meadows have relatively larger proportions of renters with incomes under \$90,000.
- In contrast, Port Moody, Tsawwassen First Nation, North Vancouver District, and Lions Bay have relatively larger proportions of renters with incomes of \$90,000 or more.
- Jurisdictions with the highest proportions of renter households with incomes under \$45,000 include Electoral Area A, White Rock, Langley City, Richmond, Burnaby, and Maple Ridge.

Figure 1.9.1. Income Distribution of Renter Households by Select Income Groups, Metro Vancouver Jurisdictions, 2020



Source: Statistics Canada, 2021 Census of Population
 Note: values may not add up to 100% due to data suppression.

Figure 1.9.2. Renter Households with Household Income Under \$45,000, Metro Vancouver Jurisdictions, 2020



Source: Statistics Canada, 2021 Census of Population

Table 1.9. Household Income Distribution of Renter Households, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Number of Households | Total Household Income Under \$45,000 | | Total Household Income \$45,000 - \$69,999 | | Total Household Income \$70,000 - \$89,999 | | Total Household Income \$90,000 - \$124,999 | | Total Household Income \$125,000 - \$199,999 | | Total Household Income \$200,000 and over | |
|--------------------------|----------------------------|---------------------------------------|--------------|--|--------------|--|--------------|---|--------------|--|--------------|---|-------------|
| | | # Households | % | # Households | % | # Households | % | # Households | % | # Households | % | # Households | % |
| Anmore | 65 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 20 | 30.8% | 0 | 0.0% |
| Belcarra | 35 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Bowen Island | 255 | 35 | 13.7% | 60 | 23.5% | 20 | 7.8% | 50 | 19.6% | 30 | 11.8% | 0 | 0.0% |
| Burnaby | 39,950 | 13,690 | 34.3% | 7,630 | 19.1% | 5,425 | 13.6% | 6,525 | 16.3% | 5,040 | 12.6% | 1,640 | 4.1% |
| Coquitlam | 17,155 | 5,245 | 30.6% | 3,895 | 22.7% | 2,350 | 13.7% | 2,850 | 16.6% | 2,225 | 13.0% | 605 | 3.5% |
| Delta | 9,255 | 2,540 | 27.4% | 1,740 | 18.8% | 1,315 | 14.2% | 1,625 | 17.6% | 1,550 | 16.7% | 480 | 5.2% |
| Electoral Area A | 4,390 | 1,965 | 44.8% | 670 | 15.3% | 435 | 9.9% | 465 | 10.6% | 525 | 12.0% | 320 | 7.3% |
| Langley City | 4,680 | 1,725 | 36.9% | 1,100 | 23.5% | 665 | 14.2% | 675 | 14.4% | 485 | 10.4% | 30 | 0.6% |
| Langley Township | 8,485 | 2,275 | 26.8% | 1,735 | 20.4% | 1,145 | 13.5% | 1,570 | 18.5% | 1,355 | 16.0% | 395 | 4.7% |
| Lions Bay | 60 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 25 | 41.7% |
| Maple Ridge | 6,905 | 2,330 | 33.7% | 1,485 | 21.5% | 930 | 13.5% | 1,085 | 15.7% | 860 | 12.5% | 225 | 3.3% |
| New Westminster | 16,355 | 5,395 | 33.0% | 3,850 | 23.5% | 2,360 | 14.4% | 2,615 | 16.0% | 1,785 | 10.9% | 350 | 2.1% |
| North Vancouver City | 12,755 | 3,780 | 29.6% | 2,745 | 21.5% | 1,610 | 12.6% | 2,250 | 17.6% | 1,770 | 13.9% | 590 | 4.6% |
| North Vancouver District | 7,710 | 2,000 | 25.9% | 1,345 | 17.4% | 970 | 12.6% | 1,265 | 16.4% | 1,400 | 18.2% | 710 | 9.2% |
| Pitt Meadows | 1,510 | 445 | 29.5% | 340 | 22.5% | 275 | 18.2% | 235 | 15.6% | 185 | 12.3% | 35 | 2.3% |
| Port Coquitlam | 5,235 | 1,540 | 29.4% | 1,165 | 22.3% | 745 | 14.2% | 945 | 18.1% | 705 | 13.5% | 135 | 2.6% |
| Port Moody | 3,205 | 595 | 18.6% | 630 | 19.7% | 480 | 15.0% | 650 | 20.3% | 645 | 20.1% | 220 | 6.9% |
| Richmond | 23,275 | 8,150 | 35.0% | 4,545 | 19.5% | 2,965 | 12.7% | 3,730 | 16.0% | 3,020 | 13.0% | 855 | 3.7% |
| Surrey | 56,560 | 15,760 | 27.9% | 12,235 | 21.6% | 8,175 | 14.5% | 10,515 | 18.6% | 7,725 | 13.7% | 2,165 | 3.8% |
| Tsawwassen First Nation | 170 | 30 | 17.6% | 40 | 23.5% | 25 | 14.7% | 25 | 14.7% | 40 | 23.5% | 10 | 5.9% |
| Vancouver | 166,485 | 54,730 | 32.9% | 32,445 | 19.5% | 21,330 | 12.8% | 25,475 | 15.3% | 22,620 | 13.6% | 9,885 | 5.9% |
| West Vancouver | 5,150 | 1,735 | 33.7% | 900 | 17.5% | 555 | 10.8% | 580 | 11.3% | 745 | 14.5% | 650 | 12.6% |
| White Rock | 3,775 | 1,435 | 38.0% | 785 | 20.8% | 500 | 13.2% | 485 | 12.8% | 410 | 10.9% | 160 | 4.2% |
| METRO VANCOUVER | 394,655 | 125,865 | 31.9% | 79,675 | 20.2% | 52,470 | 13.3% | 63,820 | 16.2% | 53,250 | 13.5% | 19,580 | 5.0% |

Source: Statistics Canada, custom data request, and municipalities

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding or data suppression.

1.10 Income Distribution of Owner Households

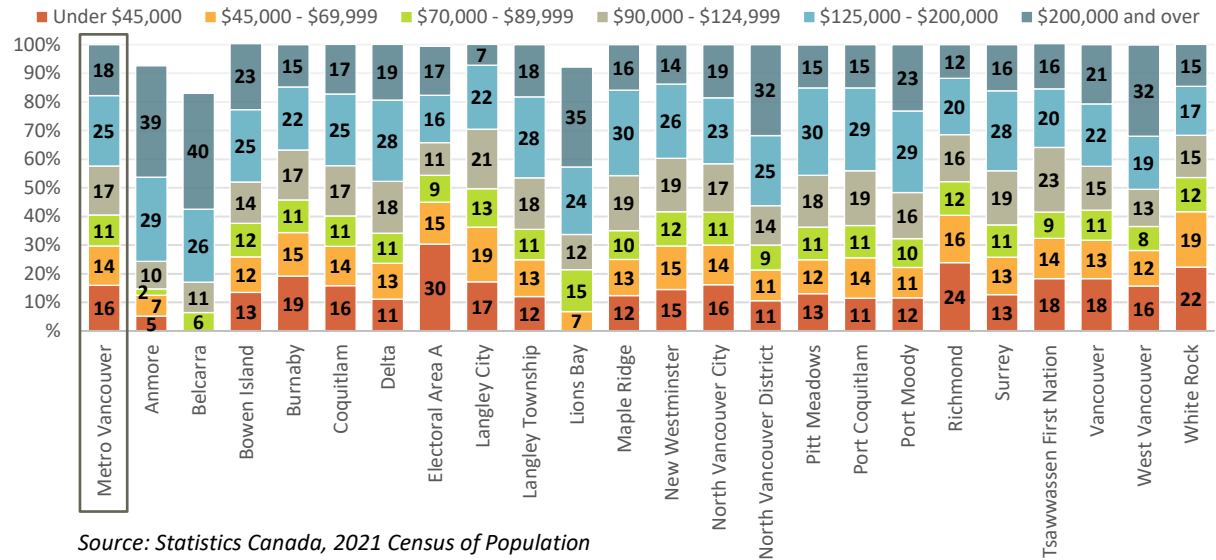
With a regional median household income of \$90,000 in 2022, households that make under \$45,000 would likely struggle to cover daily living expenses. Households that make less than \$45,000 would also qualify for subsidized housing as their income falls below the BC Housing Income Limits.

The actual income thresholds are shown in section 1.5.

Key Observations

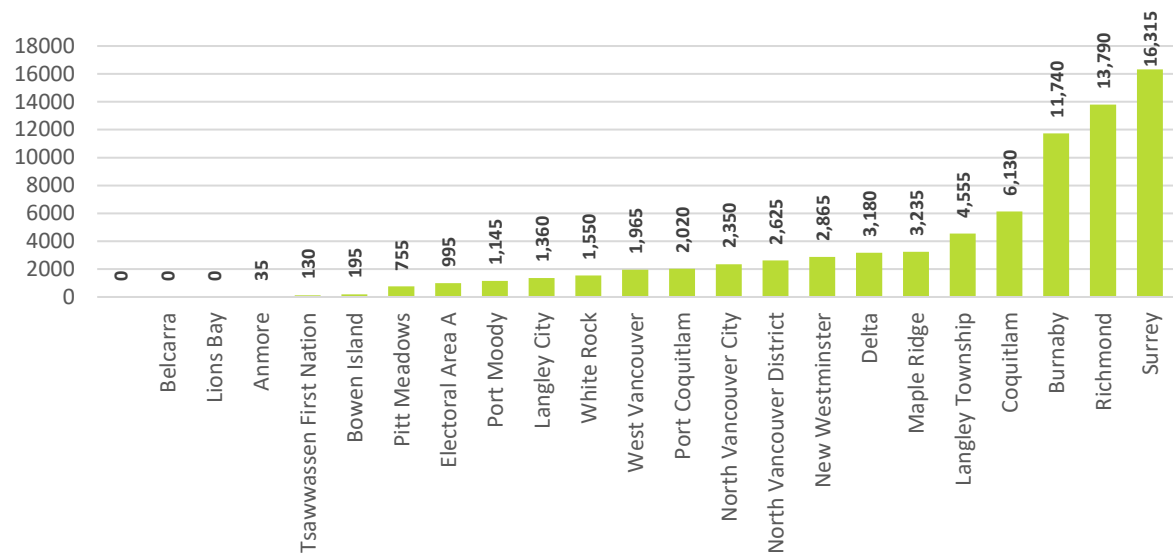
- In Metro Vancouver, almost three-quarters of owner households had incomes over the regional median household income (\$90,000).
- Electoral Area A (includes UBC), White Rock, Richmond, and Langley City have relatively larger proportions of homeowners making less than \$90,000.
- In contrast, Anmore, Belcarra, Lions Bay, and the District of North Vancouver have relatively larger proportions of homeowners with incomes \$90,000 or more.
- Jurisdictions with the highest proportions of renter households with incomes under \$45,000 include Electoral Area A, Richmond, and White Rock. These jurisdictions also have higher proportions of renter households with incomes under \$45,000 (see section 1.9).

Figure 1.10.1. Income Distribution of Owner Households by Select Income Groups, Metro Vancouver Jurisdictions,



Source: Statistics Canada, 2021 Census of Population
 Note: values may not add up to 100% due to data suppression.

Figure 1.10.2. Owner Households with Household Income Under \$45,000, Metro Vancouver Jurisdictions, 2020



Source: Statistics Canada, 2021 Census of Population

Table 1.10. Household Income Distribution for Owner Households, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Number of Households | Total Household Income Under \$45,000 | | Total Household Income \$45,000 - \$69,999 | | Total Household Income \$70,000 - \$89,999 | | Total Household Income \$90,000 - \$124,999 | | Total Household Income \$125,000 - \$199,999 | | Total Household Income \$200,000 and over | |
|--------------------------|----------------------------|---------------------------------------|--------------|--|--------------|--|--------------|---|--------------|--|--------------|---|--------------|
| | | # Households | % | # Households | % | # Households | % | # Households | % | # Households | % | # Households | % |
| Anmore | 680 | 35 | 5.1% | 50 | 7.4% | 15 | 2.2% | 65 | 9.6% | 200 | 29.4% | 265 | 39.0% |
| Belcarra | 235 | 0 | 0.0% | 0 | 0.0% | 15 | 6.4% | 25 | 10.6% | 60 | 25.5% | 95 | 40.4% |
| Bowen Island | 1,450 | 195 | 13.4% | 180 | 12.4% | 170 | 11.7% | 210 | 14.5% | 365 | 25.2% | 340 | 23.4% |
| Burnaby | 61,185 | 11,740 | 19.2% | 9,305 | 15.2% | 6,960 | 11.4% | 10,660 | 17.4% | 13,450 | 22.0% | 9,065 | 14.8% |
| Coquitlam | 38,785 | 6,130 | 15.8% | 5,335 | 13.8% | 4,125 | 10.6% | 6,780 | 17.5% | 9,725 | 25.1% | 6,715 | 17.3% |
| Delta | 28,705 | 3,180 | 11.1% | 3,595 | 12.5% | 3,040 | 10.6% | 5,195 | 18.1% | 8,140 | 28.4% | 5,570 | 19.4% |
| Electoral Area A | 3,275 | 995 | 30.4% | 480 | 14.7% | 305 | 9.3% | 375 | 11.5% | 540 | 16.5% | 560 | 17.1% |
| Langley City | 7,920 | 1,360 | 17.2% | 1,515 | 19.1% | 1,055 | 13.3% | 1,650 | 20.8% | 1,775 | 22.4% | 570 | 7.2% |
| Langley Township | 37,855 | 4,555 | 12.0% | 4,865 | 12.9% | 4,025 | 10.6% | 6,785 | 17.9% | 10,720 | 28.3% | 6,900 | 18.2% |
| Lions Bay | 445 | 0 | 0.0% | 30 | 6.7% | 65 | 14.6% | 55 | 12.4% | 105 | 23.6% | 155 | 34.8% |
| Maple Ridge | 26,135 | 3,235 | 12.4% | 3,280 | 12.6% | 2,655 | 10.2% | 5,020 | 19.2% | 7,780 | 29.8% | 4,160 | 15.9% |
| New Westminister | 19,740 | 2,865 | 14.5% | 2,985 | 15.1% | 2,360 | 12.0% | 3,700 | 18.7% | 5,105 | 25.9% | 2,730 | 13.8% |
| North Vancouver City | 14,540 | 2,350 | 16.2% | 2,020 | 13.9% | 1,660 | 11.4% | 2,455 | 16.9% | 3,360 | 23.1% | 2,695 | 18.5% |
| North Vancouver District | 24,990 | 2,625 | 10.5% | 2,700 | 10.8% | 2,170 | 8.7% | 3,430 | 13.7% | 6,125 | 24.5% | 7,945 | 31.8% |
| Pitt Meadows | 5,810 | 755 | 13.0% | 690 | 11.9% | 660 | 11.4% | 1,055 | 18.2% | 1,770 | 30.5% | 870 | 15.0% |
| Port Coquitlam | 17,630 | 2,020 | 11.5% | 2,475 | 14.0% | 2,000 | 11.3% | 3,375 | 19.1% | 5,100 | 28.9% | 2,665 | 15.1% |
| Port Moody | 9,900 | 1,145 | 11.6% | 1,050 | 10.6% | 1,000 | 10.1% | 1,585 | 16.0% | 2,830 | 28.6% | 2,285 | 23.1% |
| Richmond | 57,755 | 13,790 | 23.9% | 9,515 | 16.5% | 6,825 | 11.8% | 9,470 | 16.4% | 11,350 | 19.7% | 6,810 | 11.8% |
| Surrey | 128,910 | 16,315 | 12.7% | 16,860 | 13.1% | 14,545 | 11.3% | 24,420 | 18.9% | 35,935 | 27.9% | 20,830 | 16.2% |
| Tsawwassen First Nation | 710 | 130 | 18.3% | 100 | 14.1% | 65 | 9.2% | 160 | 22.5% | 145 | 20.4% | 115 | 16.2% |
| Vancouver | 138,850 | 25,405 | 18.3% | 18,615 | 13.4% | 14,620 | 10.5% | 21,250 | 15.3% | 30,210 | 21.8% | 28,750 | 20.7% |
| West Vancouver | 12,540 | 1,965 | 15.7% | 1,560 | 12.4% | 1,045 | 8.3% | 1,630 | 13.0% | 2,335 | 18.6% | 3,995 | 31.9% |
| White Rock | 6,960 | 1,550 | 22.3% | 1,345 | 19.3% | 835 | 12.0% | 1,030 | 14.8% | 1,185 | 17.0% | 1,020 | 14.7% |
| METRO VANCOUVER | 646,770 | 102,775 | 15.9% | 88,895 | 13.7% | 70,450 | 10.9% | 110,660 | 17.1% | 158,640 | 24.5% | 115,360 | 17.8% |

Source: Statistics Canada, custom data request, and municipalities

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding or data suppression.

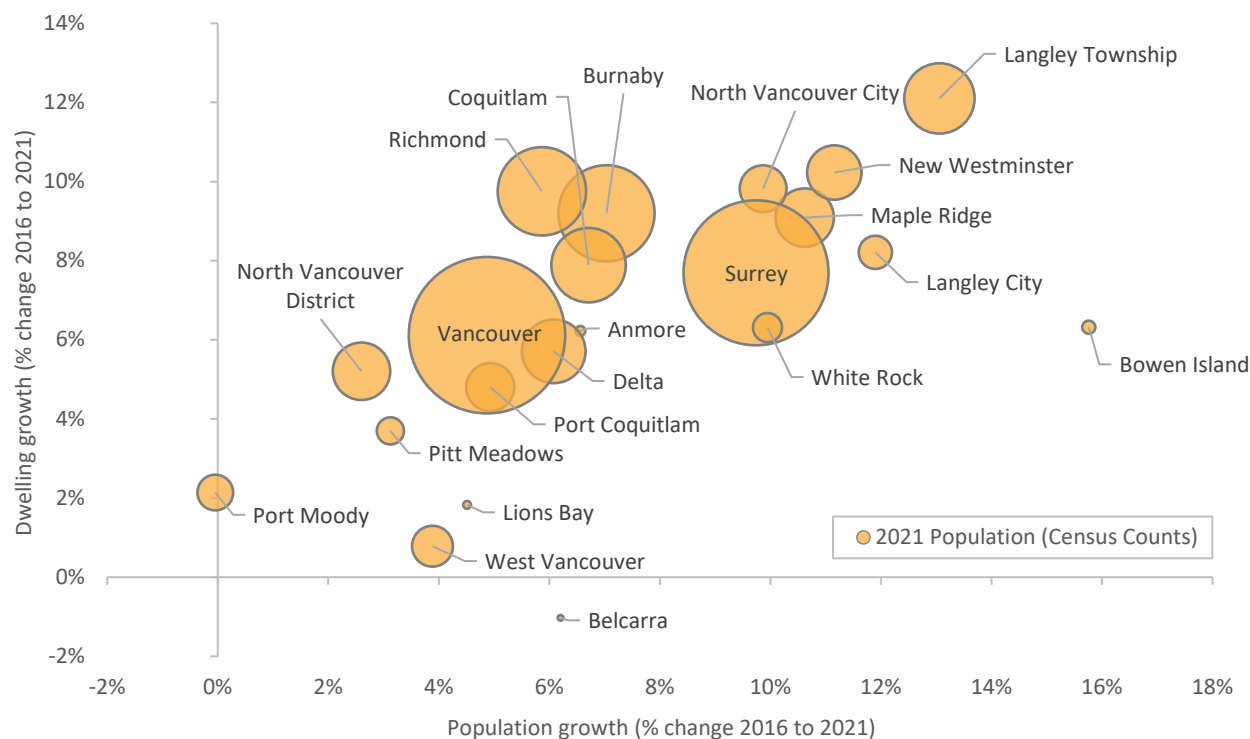
PART 2 | HOUSING STOCK PROFILE

This section provides an overview of the current housing stock in Metro Vancouver and member jurisdictions. It includes information on the different types of existing housing units, the breakdown between owned and rented housing, as well as data on housing starts, completions, and demolitions.

HIGHLIGHTS

- **Populations grew in jurisdictions that increased housing.** Communities that added more dwellings since the last Census also experienced higher population growth (see chart below).
- **Two thirds of new dwellings are apartments.** Between 2016 and 2021, 62 per cent of net new occupied dwellings in the region were apartments, followed by row houses at 16 per cent.

Growth (% change) in Total Population and Total Dwellings, 2016 to 2021 Census, Metro Vancouver



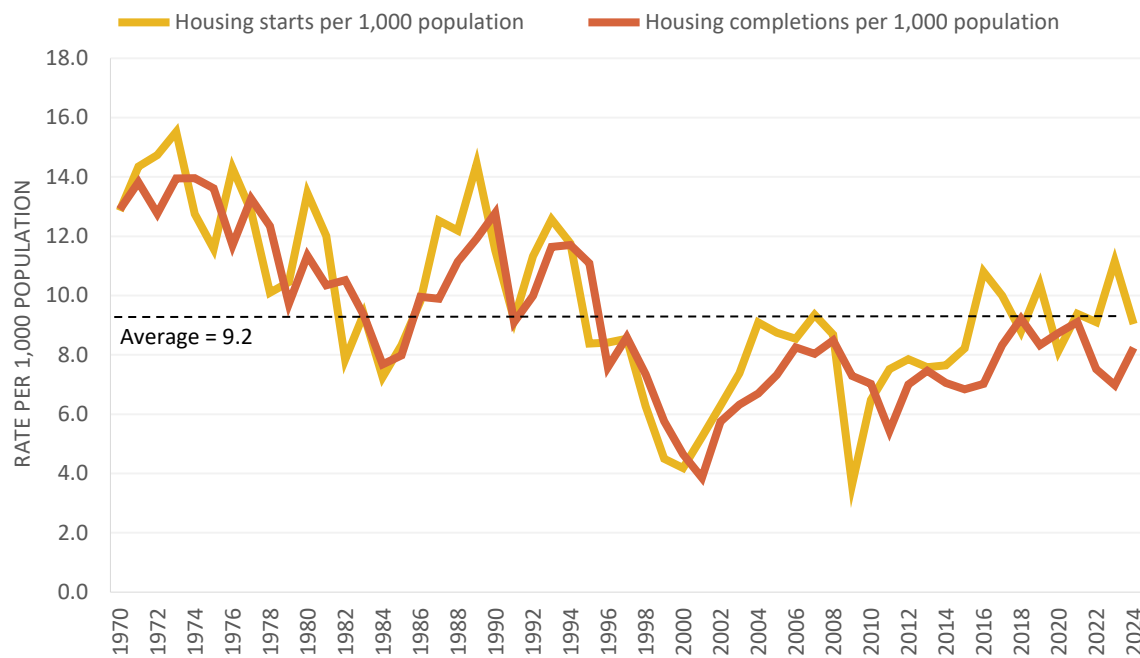
Source: Statistics Canada, 2021 Census of Population



HIGHLIGHTS – CONTINUED

- Housing construction has increased in recent years, but is still not keeping pace with historical levels.** Although housing construction has increased in the past decade (starts by 35 per cent, completions by 48 per cent), it is not keeping pace with historical per capita levels and expected population growth. The per capita construction rate decreased significantly in the 1990s and has yet to recover to the levels seen during the 1970s (see chart below).
- Rental construction is at a 20-year high, but more rental housing is needed.** In 2024, 37 per cent of housing starts and 31 per cent of housing completions were purpose-built rentals. Rental starts were relatively high in 2024 compared to the past 20 years, continuing at a steady rate since 2019. For almost a decade in the early 2000s, both rental starts and completions were well below 10 per cent, resulting in pent-up demand for new rental housing. For context, 38 per cent of all households in the region were renters, according to the 2021 Census.

Housing Starts and Completions per 1,000 Population, Metro Vancouver, 1970 to 2024



Source: Statistics Canada, CMHC



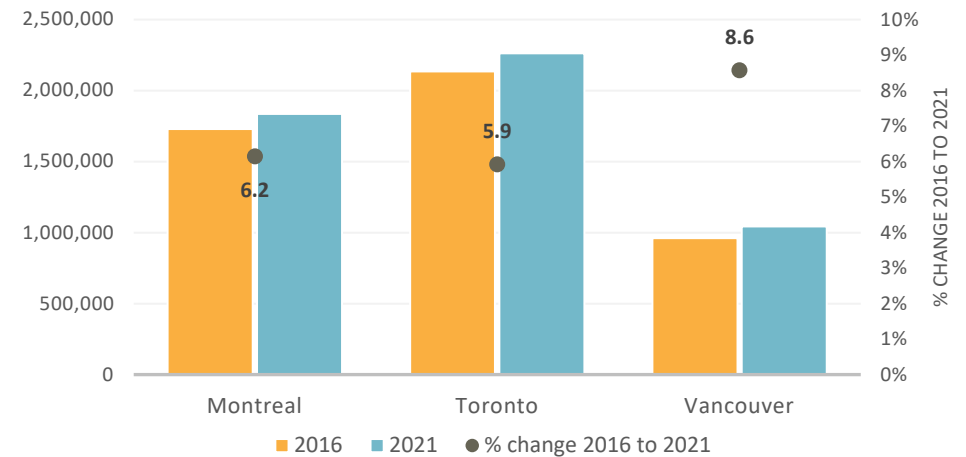
2.1 Total Dwellings & Occupied Dwellings

The Census of Population provides data on the total number of private dwellings in the region and by member jurisdiction. Private dwellings are those that meet certain conditions necessary for year-round occupancy.

Private dwellings are classified into three major groups: occupied dwellings (occupied by usual residents), dwellings occupied solely by foreign residents or by temporarily present persons, and unoccupied dwellings.

Due to data quality reasons, Statistics Canada recommends that users combine the categories of unoccupied dwellings and dwellings occupied solely by foreign residents or by temporarily present persons when conducting any analysis on unoccupied dwellings.

Figure 2.1.1. Private Dwellings Occupied by Usual Residents, Metro Areas, 2016 to 2021

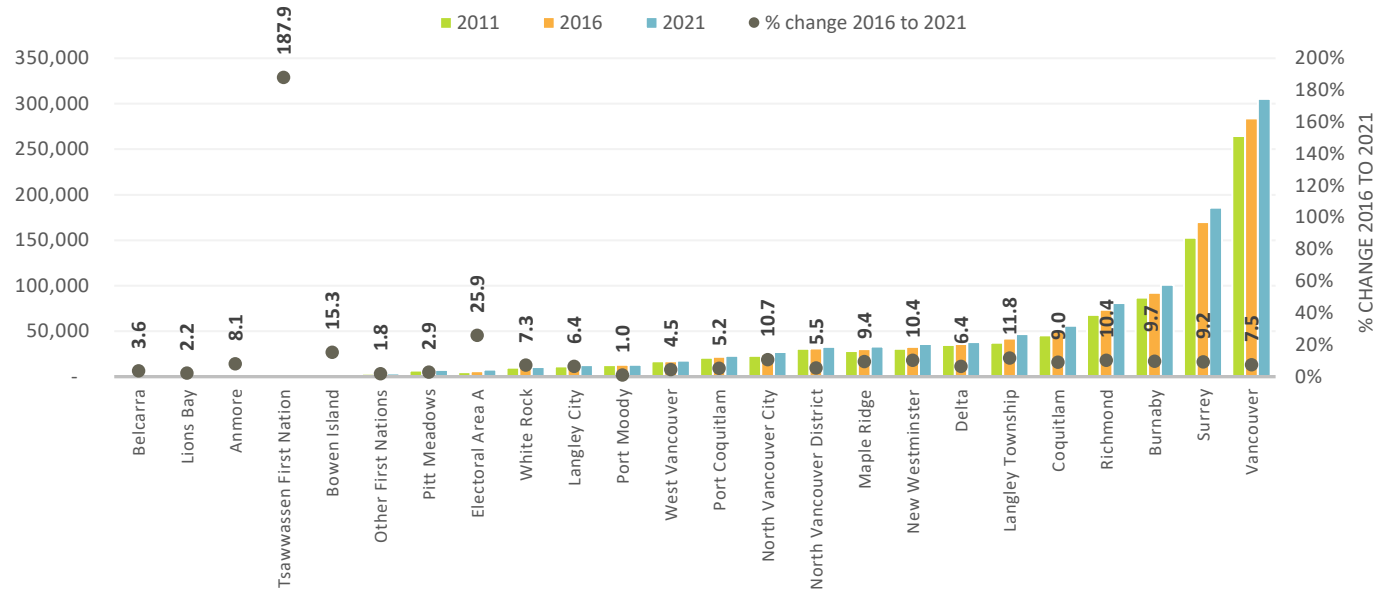


Source: Statistics Canada, 2011, 2016, and 2021 Census of Population

Key Observations

- In 2021, there were 1,104,532 private dwellings in the Metro Vancouver region, of which 94% were occupied by usual residents.
- Between 2016 and 2021, the number of private dwellings occupied by usual residents increased by 8.6% in Metro Vancouver.
- In comparison, Montreal and Toronto metro areas saw increases of 6.2% and 5.9% respectively during the same period.
- In Metro Vancouver, the areas with the greatest per cent change in occupied private dwellings between 2016 and 2021 were Tsawwassen First Nation and Electoral Area A.

Figure 2.1.2. Private Dwellings Occupied by Usual Residents, Metro Vancouver Jurisdictions, 2011 to 2021



Source: Statistics Canada, 2011, 2016, and 2021 Census of Population

Table 2.1. Total Private Dwellings and Private Dwellings Occupied by Usual Residents, Metro Vancouver Jurisdictions, 2011 Census to 2021 Census

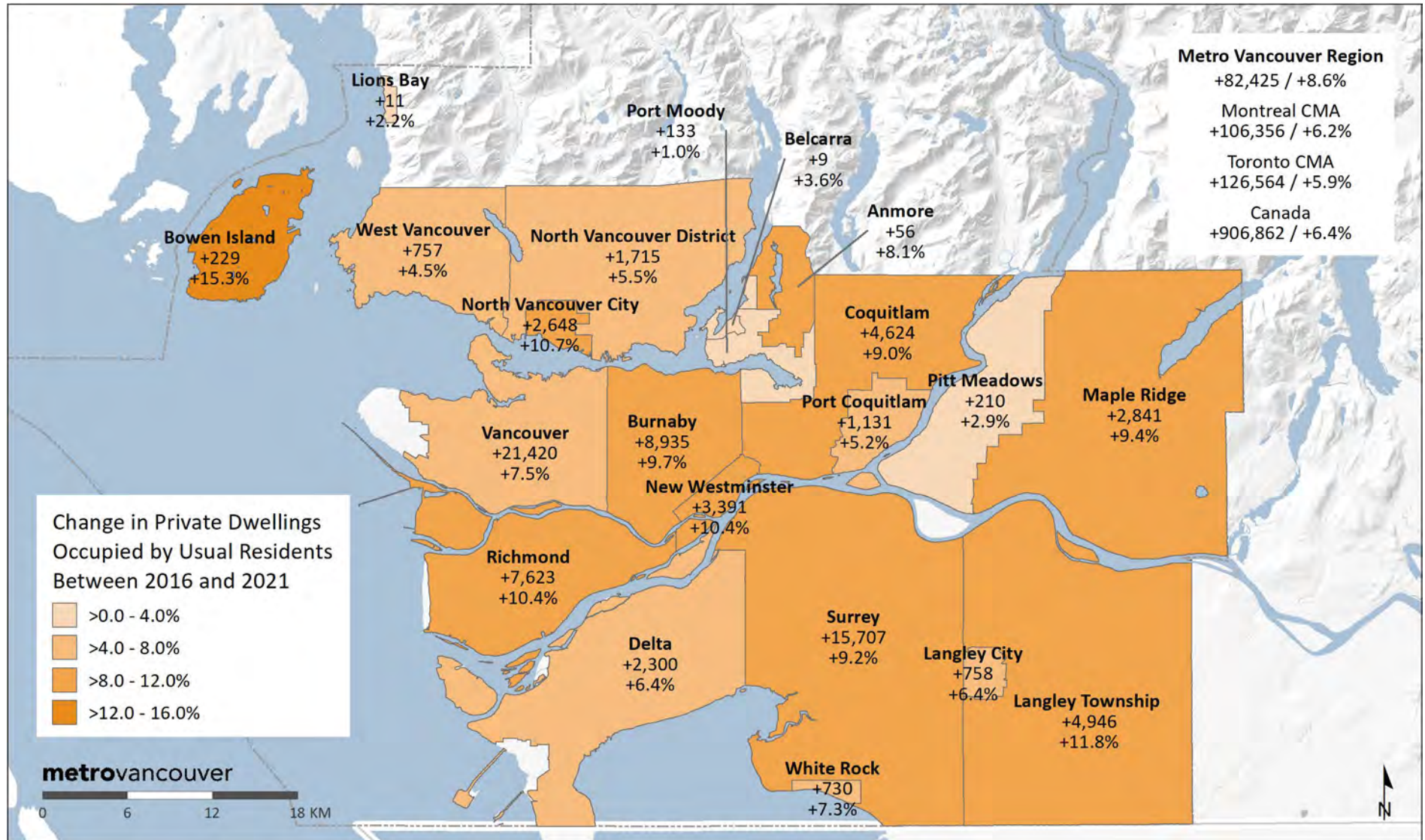
| MUNICIPALITY / MEMBER JURISDICTION | 2011 | | | 2016 | | | 2021 | | | 2016 to 2021 % change | |
|---------------------------------------|-------------------------------|---|---|-------------------------------|---|---|-------------------------------|---|---|-------------------------------|---|
| | Total Private Dwellings | Private Dwellings Occupied by Usual Residents | % Private Dwellings Occupied by Usual Residents | Total Private Dwellings | Private Dwellings Occupied by Usual Residents | % Private Dwellings Occupied by Usual Residents | Total Private Dwellings | Private Dwellings Occupied by Usual Residents | % Private Dwellings Occupied by Usual Residents | Total Private Dwellings | Private Dwellings Occupied by Usual Residents |
| Anmore | 706 | 628 | 89% | 723 | 688 | 95% | 768 | 744 | 97% | 6% | 8.1% |
| Belcarra | 292 | 268 | 92% | 292 | 253 | 87% | 289 | 262 | 91% | -1% | 3.6% |
| Bowen Island | 1,760 | 1,345 | 76% | 1,915 | 1,495 | 78% | 2,036 | 1,724 | 85% | 6% | 15.3% |
| Burnaby | 91,383 | 86,839 | 95% | 98,030 | 92,201 | 94% | 107,046 | 101,136 | 94% | 9% | 9.7% |
| Coquitlam | 48,083 | 45,553 | 95% | 54,393 | 51,325 | 94% | 58,683 | 55,949 | 95% | 8% | 9.0% |
| Delta | 35,781 | 34,755 | 97% | 37,590 | 35,758 | 95% | 39,736 | 38,058 | 96% | 6% | 6.4% |
| Langley Township | 39,114 | 37,237 | 95% | 43,720 | 41,982 | 96% | 49,011 | 46,928 | 96% | 12% | 11.8% |
| Langley City | 11,810 | 11,315 | 96% | 12,264 | 11,840 | 97% | 13,271 | 12,598 | 95% | 8% | 6.4% |
| Lions Bay | 556 | 507 | 91% | 547 | 495 | 90% | 557 | 506 | 91% | 2% | 2.2% |
| Maple Ridge | 29,158 | 28,044 | 96% | 31,400 | 30,262 | 96% | 34,254 | 33,103 | 97% | 9% | 9.4% |
| Electoral Area A | 6,063 | 5,041 | 83% | 8,542 | 6,103 | 71% | 9,201 | 7,682 | 83% | 8% | 25.9% |
| New Westminster | 32,605 | 30,586 | 94% | 34,235 | 32,708 | 96% | 37,737 | 36,099 | 96% | 10% | 10.4% |
| North Vancouver District | 31,741 | 30,553 | 96% | 32,488 | 30,985 | 95% | 34,179 | 32,700 | 96% | 5% | 5.5% |
| North Vancouver City | 24,206 | 22,789 | 94% | 26,426 | 24,645 | 93% | 29,021 | 27,293 | 94% | 10% | 10.7% |
| Pitt Meadows | 7,013 | 6,718 | 96% | 7,356 | 7,194 | 98% | 7,628 | 7,404 | 97% | 4% | 2.9% |
| Port Coquitlam | 21,533 | 20,651 | 96% | 22,586 | 21,753 | 96% | 23,671 | 22,884 | 97% | 5% | 5.2% |
| Port Moody | 12,989 | 12,628 | 97% | 13,318 | 12,976 | 97% | 13,603 | 13,109 | 96% | 2% | 1.0% |
| Richmond | 71,170 | 67,976 | 96% | 77,478 | 73,457 | 95% | 85,035 | 81,080 | 95% | 10% | 10.4% |
| Surrey | 163,986 | 152,847 | 93% | 181,159 | 169,964 | 94% | 195,098 | 185,671 | 95% | 8% | 9.2% |
| Vancouver | 286,742 | 264,573 | 92% | 309,418 | 283,916 | 92% | 328,347 | 305,336 | 93% | 6% | 7.5% |
| West Vancouver | 18,670 | 17,074 | 91% | 18,649 | 16,933 | 91% | 18,795 | 17,690 | 94% | 1% | 4.5% |
| White Rock | 10,498 | 9,866 | 94% | 10,856 | 10,005 | 92% | 11,541 | 10,735 | 93% | 6% | 7.3% |
| Tsawwassen First Nation | 319 | 303 | 95% | 368 | 323 | 88% | 1,081 | 930 | 86% | 194% | 187.9% |
| Other First Nations | 3,387 | 3,240 | 96% | 3,860 | 3,633 | 94% | 3,944 | 3,698 | 94% | 2% | 1.8% |
| METRO VANCOUVER | 949,565 | 891,336 | 94% | 1,027,613 | 960,894 | 94% | 1,104,532 | 1,043,319 | 94% | 7.5% | 8.6% |

Source: Statistics Canada, 2011, 2016, and 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

Map 2.1. Growth in Private Dwellings Occupied by Usual Residents, Metro Vancouver, 2016 to 2021 Census



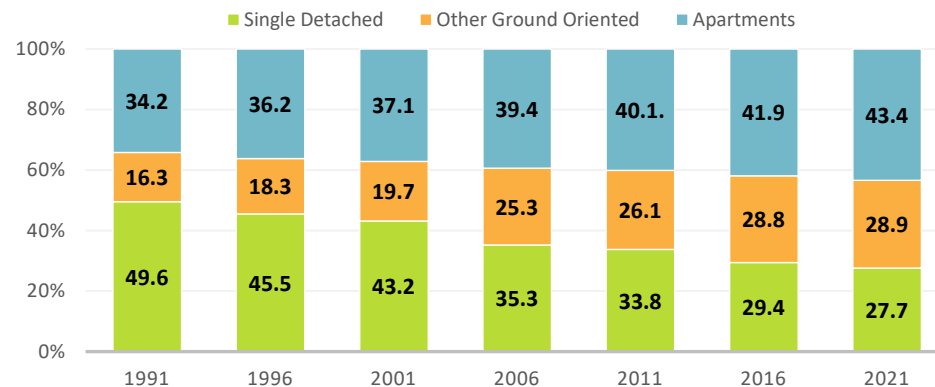
Tsawwassen First Nation is not displayed due to a relatively large value of percent change. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data. Source: Statistics Canada, 2016 and 2021 Census of Population.

2.2 Occupied Dwellings by Structure Type

Metro Vancouver, similar to other large urban centres, has much higher population density and housing prices than much of the rest of the country. The combination of population density and high housing prices has a direct impact on the type of dwelling units that are built.

Over the past three decades, Metro Vancouver has experienced a distinct shift away from single detached homes and towards more multi-unit types of dwellings. As Figure 2.2.1. shows, the proportion of single detached dwellings in the region has decreased significantly, from 50% in 1991 to 28% in 2021, while the proportion of apartments and other attached dwellings such as duplexes and townhouses, has increased.

Figure 2.2.1. Distribution of Occupied Private Dwellings by Structure Type, Metro Vancouver, 1991 to 2021

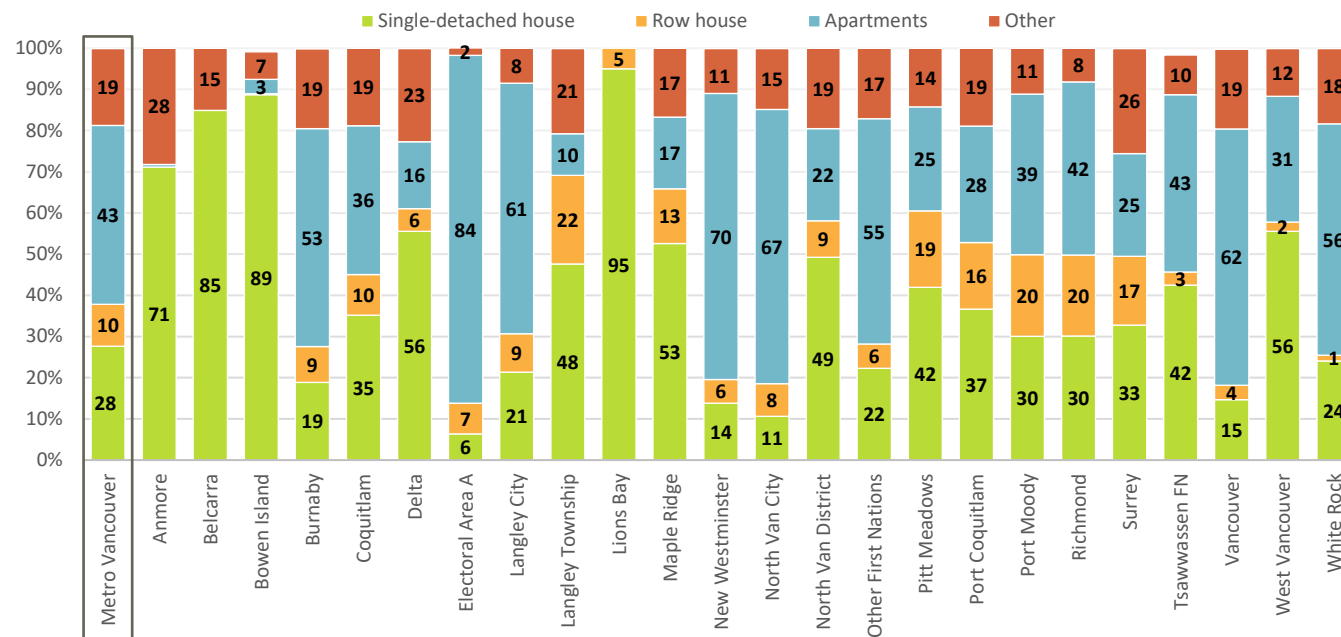


Source: Statistics Canada, Census of Population, 1991 to 2021

Key Observations

- In 2021, there were 452,835 apartment units in Metro Vancouver, representing 43.4% of the occupied housing stock.
- The number of apartments increased by 12.6% since the last census.
- Single detached homes represented 27.7% of the housing stock, and increased by just 2.3% since 2016.
- Row houses, or townhouses, despite representing the smallest segment of the housing stock at 10.2%, outpaced all other structure types, increasing by 13.4% since the last census.
- The distribution of housing stock varies significantly across the region. Electoral Area A and New Westminster had the highest proportion of apartments.

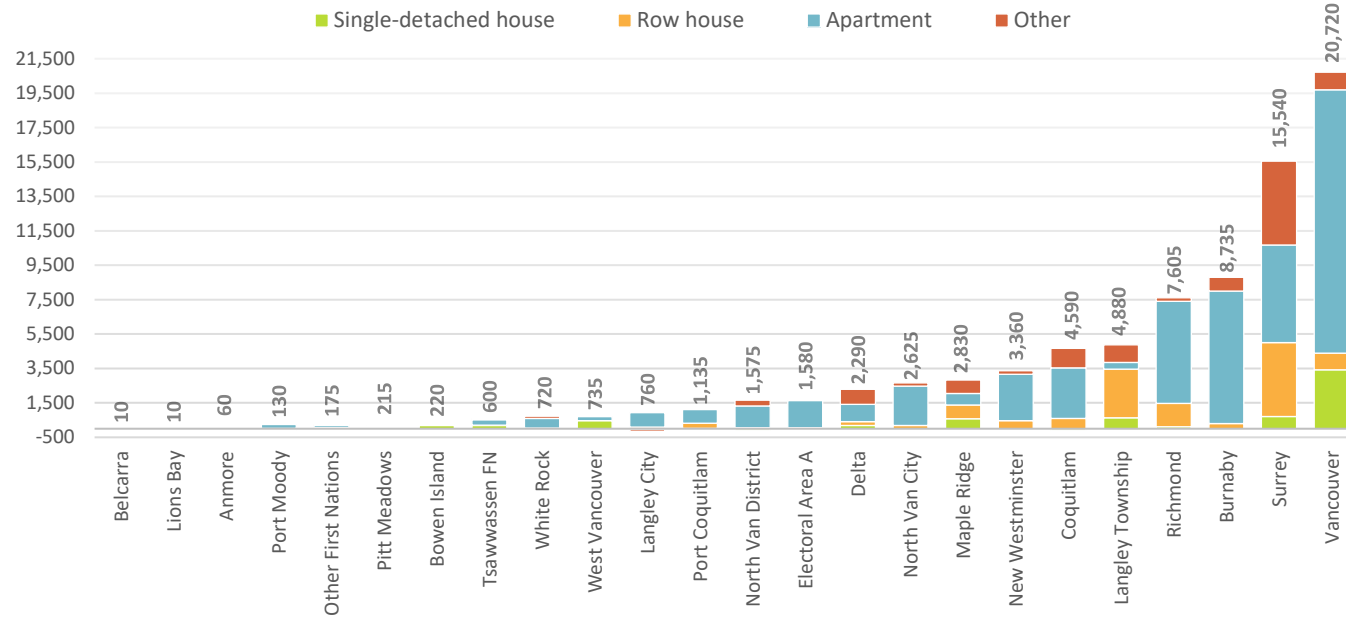
Figure 2.2.2. Distribution of Occupied Private Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

Note: "Other" category includes duplexes, secondary suites, mobile homes, and other types of structures.

Figure 2.2.3. Net New Occupied Private Dwellings Since 2016 Census by Structure Type, Metro Vancouver Jurisdictions, 2021



- Between 2016 and 2021, 62.4% of the net new occupied dwellings in the region were apartments, followed by 15.5% row houses, 14.2% other, and 7.9% single detached houses.
- Vancouver, Burnaby, Richmond, and Surrey added the largest number of apartments, in that order.
- Surrey, Langley Township, and Richmond added the largest number of row houses, in that order.
- Vancouver built the largest number of new single detached houses.

Source: Statistics Canada, 2021 Census of Population

Note: "Other" category includes duplexes, secondary suites, mobile homes, and other types of structures.

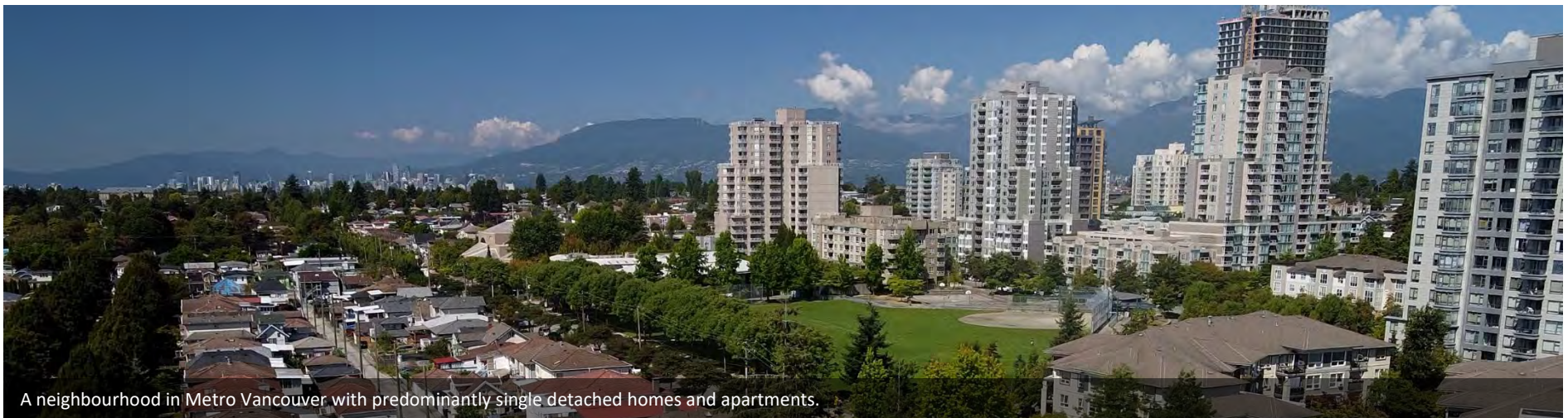


Table 2.2.1. Occupied Private Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2011 Census to 2021 Census

| MUNICIPALITY / MEMBER JURISDICTION | 2011 | | | | 2016 | | | | 2021 | | | | 2016 to 2021 % change | |
|------------------------------------|--------------------------|------------------------|-----------------------|----------------|--------------------------|------------------------|-----------------------|----------------|--------------------------|------------------------|-----------------------|----------------|--------------------------|--------------|
| | Total Occupied Dwellings | Single Detached Houses | Other Ground Oriented | Apartments | Total Occupied Dwellings | Single Detached Houses | Other Ground Oriented | Apartments | Total Occupied Dwellings | Single Detached Houses | Other Ground Oriented | Apartments | Total Occupied Dwellings | Apartments |
| Anmore | 625 | 435 | 185 | 0 | 690 | 485 | 200 | 0 | 745 | 530 | 210 | 5 | 8.0% | n/a |
| Belcarra | 270 | 225 | 50 | 0 | 255 | 210 | 45 | 0 | 265 | 225 | 40 | 0 | 3.9% | n/a |
| Bowen Island | 1,345 | 1,180 | 110 | 60 | 1,495 | 1,335 | 80 | 75 | 1,725 | 1,530 | 120 | 60 | 15.4% | -20.0% |
| Burnaby | 86,840 | 21,360 | 23,250 | 42,235 | 92,200 | 19,135 | 27,220 | 45,850 | 101,135 | 19,080 | 28,510 | 53,550 | 9.7% | 16.8% |
| Coquitlam | 45,550 | 20,155 | 11,630 | 13,760 | 51,325 | 19,785 | 14,255 | 17,290 | 55,950 | 19,700 | 16,020 | 20,235 | 9.0% | 17.0% |
| Delta | 34,755 | 22,155 | 7,585 | 5,020 | 35,760 | 20,940 | 9,615 | 5,190 | 38,060 | 21,135 | 10,750 | 6,180 | 6.4% | 19.1% |
| Electoral Area A | 5,040 | 470 | 825 | 3,745 | 6,105 | 425 | 765 | 4,915 | 7,680 | 490 | 710 | 6,485 | 25.8% | 31.9% |
| Langley City | 11,315 | 2,805 | 2,135 | 6,380 | 11,840 | 2,730 | 2,270 | 6,830 | 12,595 | 2,685 | 2,255 | 7,660 | 6.4% | 12.2% |
| Langley Township | 37,235 | 21,940 | 12,380 | 2,915 | 41,980 | 21,690 | 15,940 | 4,355 | 46,925 | 22,330 | 19,855 | 4,740 | 11.8% | 8.8% |
| Lions Bay | 505 | 450 | 40 | 15 | 495 | 470 | 25 | 0 | 505 | 480 | 25 | 0 | 2.0% | n/a |
| Maple Ridge | 28,045 | 16,650 | 6,895 | 4,495 | 30,260 | 16,830 | 8,345 | 5,090 | 33,105 | 17,410 | 9,930 | 5,765 | 9.4% | 13.3% |
| New Westminister | 30,590 | 5,580 | 4,320 | 20,680 | 32,705 | 4,995 | 5,320 | 22,395 | 36,100 | 5,000 | 6,025 | 25,090 | 10.4% | 12.0% |
| North Vancouver City | 22,790 | 3,430 | 5,100 | 14,255 | 24,645 | 2,955 | 5,790 | 15,895 | 27,295 | 2,910 | 6,195 | 18,180 | 10.8% | 14.4% |
| North Vancouver District | 30,555 | 17,130 | 8,055 | 5,375 | 31,115 | 16,200 | 8,870 | 6,045 | 32,700 | 16,110 | 9,270 | 7,315 | 5.1% | 21.0% |
| Pitt Meadows | 6,715 | 3,120 | 2,250 | 1,350 | 7,195 | 3,065 | 2,345 | 1,780 | 7,405 | 3,105 | 2,435 | 1,870 | 2.9% | 5.1% |
| Port Coquitlam | 20,650 | 8,625 | 6,945 | 5,075 | 21,755 | 8,375 | 7,700 | 5,675 | 22,880 | 8,390 | 8,020 | 6,475 | 5.2% | 14.1% |
| Port Moody | 12,630 | 4,000 | 4,035 | 4,585 | 12,975 | 3,925 | 4,165 | 4,880 | 13,105 | 3,940 | 4,065 | 5,105 | 1.0% | 4.6% |
| Richmond | 67,980 | 25,320 | 19,500 | 23,160 | 73,455 | 24,315 | 21,015 | 28,125 | 81,080 | 24,435 | 22,590 | 34,055 | 10.4% | 21.1% |
| Surrey | 152,850 | 64,515 | 53,190 | 35,145 | 169,960 | 60,195 | 69,165 | 40,610 | 185,675 | 60,895 | 78,475 | 46,295 | 9.2% | 14.0% |
| Vancouver | 264,575 | 47,535 | 59,340 | 157,695 | 283,915 | 41,330 | 67,960 | 174,635 | 305,335 | 44,755 | 70,650 | 189,940 | 7.5% | 8.8% |
| West Vancouver | 17,075 | 9,845 | 2,300 | 4,940 | 16,935 | 9,355 | 2,410 | 5,170 | 17,690 | 9,830 | 2,440 | 5,405 | 4.5% | 4.5% |
| White Rock | 9,870 | 2,820 | 1,735 | 5,310 | 10,005 | 2,535 | 1,990 | 5,480 | 10,735 | 2,580 | 2,130 | 6,030 | 7.3% | 10.0% |
| Tsawwassen First Nation | 300 | 185 | 30 | 95 | 320 | 215 | 15 | 85 | 930 | 395 | 140 | 400 | 190.6% | 370.6% |
| Other First Nations | 2,950 | 1,200 | 185 | 1,565 | 3,495 | 855 | 765 | 1,880 | 3,675 | 820 | 850 | 2,010 | 5.2% | 6.9% |
| METRO VANCOUVER | 891,335 | 301,140 | 232,360 | 357,840 | 960,895 | 282,355 | 276,270 | 402,260 | 1,043,320 | 288,775 | 301,710 | 452,835 | 8.6% | 12.6% |

Source: Statistics Canada, 2011, 2016, and 2021 Census of Population.

Notes: Data is based on Census counts, and does not include undercount estimates.

"Other Ground Oriented" includes Semi-detached, Apartment-duplex, Row house, Other single detached and moveable dwellings.

In 2006, 'apartment or flat in a duplex' replaces 'apartment or flat in a detached duplex' and includes duplexes attached to other dwellings or buildings.

This is a change from the 2001 Census where duplexes attached to other dwellings or buildings were classified as an 'apartment in a building that has fewer than five storeys'.

When examining increases and decreases among specific structural types, it cannot be determined how much of the change is a result of the improved enumeration methods, the additional classification instructions, or real increases since the last Census.

In 2011, Metro Vancouver staff have identified that some seniors apartment buildings may have been identified as "Collective Dwellings", whereas in 2006 they may have been reported as "apartment" units.

Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Table 2.2.2. Net New Occupied Private Dwellings Between 2016 and 2021 Census by Structure Type, Metro Vancouver Jurisdictions

| MUNICIPALITY / MEMBER JURISDICTION | Net New Occupied Private Dwellings Between 2016 and 2021 | | | | | Distribution of Net New Occupied Private Dwellings Between 2016 and 2021 | | | |
|------------------------------------|--|------------------------|---------------|---------------|---------------|--|--------------|--------------|--------------|
| | Total Occupied Dwellings | Single Detached Houses | Row Houses | Apartments | Other | Single Detached Houses | Row Houses | Apartments | Other |
| Anmore | 55 | 45 | 0 | 5 | 10 | 75.0% | 0.0% | 8.3% | 16.7% |
| Belcarra | 10 | 15 | 0 | 0 | -5 | 75.0% | 0.0% | 0.0% | -25.0% |
| Bowen Island | 230 | 195 | 0 | -15 | 40 | 78.0% | 0.0% | -6.0% | 16.0% |
| Burnaby | 8,935 | -55 | 305 | 7,700 | 785 | -0.6% | 3.4% | 87.1% | 8.9% |
| Coquitlam | 4,625 | -85 | 595 | 2,945 | 1,135 | -1.8% | 12.5% | 61.9% | 23.8% |
| Delta | 2,300 | 195 | 225 | 990 | 880 | 8.5% | 9.8% | 43.2% | 38.4% |
| Electoral Area A | 1,575 | 65 | -60 | 1,570 | 5 | 3.8% | -3.5% | 92.4% | 0.3% |
| Langley City | 755 | -45 | 95 | 830 | -120 | -4.1% | 8.7% | 76.1% | -11.0% |
| Langley Township | 4,945 | 640 | 2,830 | 385 | 1,025 | 13.1% | 58.0% | 7.9% | 21.0% |
| Lions Bay | 10 | 10 | 5 | 0 | -5 | 50.0% | 25.0% | 0.0% | -25.0% |
| Maple Ridge | 2,845 | 580 | 790 | 675 | 785 | 20.5% | 27.9% | 23.9% | 27.7% |
| New Westminister | 3,395 | 5 | 470 | 2,695 | 190 | 0.1% | 14.0% | 80.2% | 5.7% |
| North Vancouver City | 2,650 | -45 | 195 | 2,285 | 190 | -1.7% | 7.2% | 84.2% | 7.0% |
| North Vancouver District | 1,585 | -90 | 60 | 1,270 | 335 | -5.1% | 3.4% | 72.4% | 19.1% |
| Pitt Meadows | 210 | 40 | 65 | 90 | 20 | 18.6% | 30.2% | 41.9% | 9.3% |
| Port Coquitlam | 1,125 | 15 | 295 | 800 | 25 | 1.3% | 26.0% | 70.5% | 2.2% |
| Port Moody | 130 | 15 | -40 | 225 | -70 | 4.3% | -11.4% | 64.3% | -20.0% |
| Richmond | 7,625 | 120 | 1,355 | 5,930 | 200 | 1.6% | 17.8% | 78.0% | 2.6% |
| Surrey | 15,715 | 700 | 4,300 | 5,685 | 4,855 | 4.5% | 27.7% | 36.6% | 31.2% |
| Vancouver | 21,420 | 3,425 | 975 | 15,305 | 1,015 | 16.5% | 4.7% | 73.9% | 4.9% |
| West Vancouver | 755 | 475 | 0 | 235 | 25 | 64.6% | 0.0% | 32.0% | 3.4% |
| White Rock | 730 | 45 | -10 | 550 | 135 | 6.1% | -1.4% | 74.3% | 18.2% |
| Tsawwassen First Nation | 610 | 180 | 25 | 315 | 80 | 30.0% | 4.2% | 52.5% | 13.3% |
| Other First Nations | 180 | -35 | 75 | 130 | 5 | -14.3% | 30.6% | 53.1% | 2.0% |
| METRO VANCOUVER | 82,425 | 6,420 | 12,550 | 50,575 | 11,550 | 7.9% | 15.5% | 62.4% | 14.2% |

Source: Statistics Canada, 2016 and 2021 Census of Population.

Notes: Data is based on Census counts, and does not include undercount estimates.

When examining increases and decreases among specific structural types, it cannot be determined how much of the change is a result of the improved enumeration methods, the additional classification instructions, or real increases since the last Census.

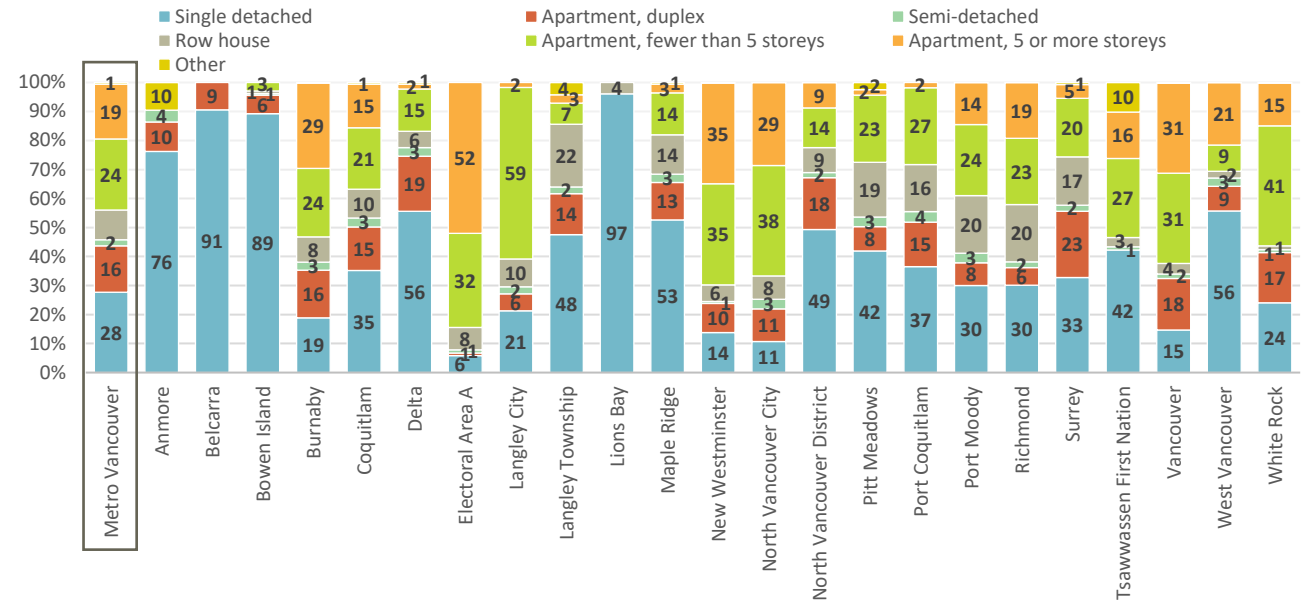
Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

2.3 Occupied Dwellings by Tenure and Structure Type

Metro 2050 recognizes the need for a diverse supply of housing across the region. This includes different types and tenures of housing units which can offer improved affordability across all income levels and for all household types.

Although the region is made up of diverse communities, from small rural areas to large, dense, urban areas, the availability of diverse housing choices is an important goal for each community in order to ensure that residents live in healthy and complete communities with access to the type of housing that meets their needs.

Figure 2.3.1. Distribution of Occupied Private Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021 Census

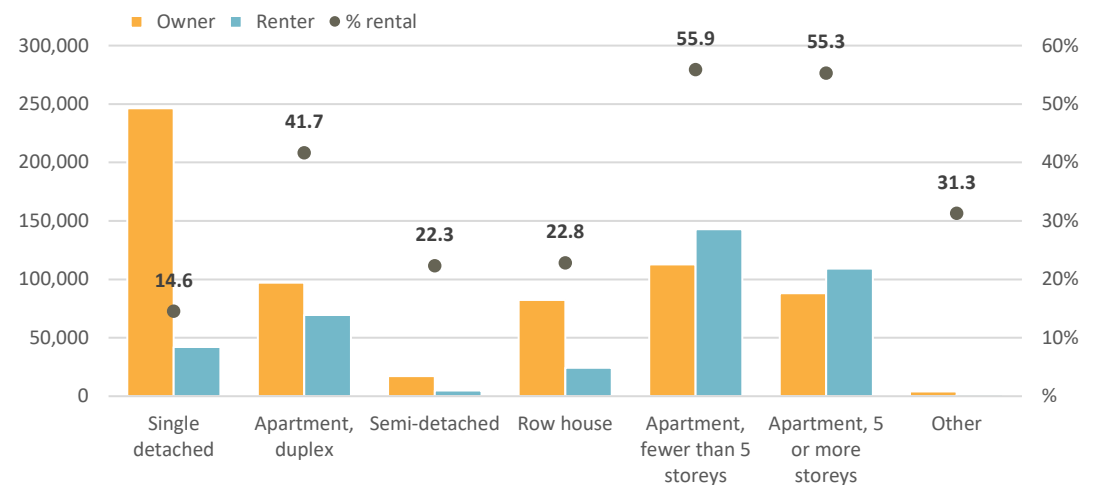


Source: Statistics Canada, 2021 Census of Population

Key Observations

- Although apartments are becoming a more common housing form across the region, the type of apartments varies significantly across the region. Areas such as the City of Langley, the City of North Vancouver, White Rock, Tsawwassen First Nation, Port Coquitlam, Pitt Meadows, Maple Ridge, and Delta had low-rise apartments as the majority of their apartment units. Conversely, Electoral Area A, Burnaby, New Westminster, Vancouver, and West Vancouver were the areas where the majority of apartments were high-rise apartments.
- The majority of apartment units in the region were renter-occupied in 2021, as shown in Figure 2.3.2. The majority of all other dwelling types were owner-occupied.
- A large proportion of secondary suites (“apartment, duplex” category) were renter-occupied (42%).

Figure 2.3.2. Occupied Private Dwellings by Structure Type and Tenure, Metro Vancouver, 2021 Census



Source: Statistics Canada, 2021 Census of Population

Table 2.3.1 Occupied Private Dwellings by Structure Type (Total, Single Detached, Apartment, Semi-Detached) and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Occupied Dwellings | | | Single Detached | | | Apartment, Duplex | | | Semi-Detached | | |
|--------------------------|--------------------------|-----------------|--------------|-----------------|-----------------|--------------|-------------------|-----------------|--------------|----------------|-----------------|--------------|
| | Owner-Occupied | Renter-Occupied | % Rental | Owner-Occupied | Renter-Occupied | % Rental | Owner-Occupied | Renter-Occupied | % Rental | Owner-Occupied | Renter-Occupied | % Rental |
| Anmore | 675 | 65 | 8.8% | 540 | 20 | 3.6% | 40 | 35 | 46.7% | 25 | 0 | 0.0% |
| Belcarra | 230 | 30 | 11.3% | 215 | 25 | 10.4% | 20 | 0 | 0.0% | 0 | 0 | n/a |
| Bowen Island | 1,465 | 260 | 15.1% | 1,365 | 170 | 11.1% | 65 | 45 | 40.9% | 10 | 0 | 0.0% |
| Burnaby | 61,185 | 39,955 | 39.5% | 16,450 | 2,610 | 13.7% | 9,615 | 6,990 | 42.1% | 2,245 | 615 | 21.5% |
| Coquitlam | 38,795 | 17,155 | 30.7% | 17,175 | 2,525 | 12.8% | 5,045 | 3,370 | 40.1% | 1,430 | 280 | 16.4% |
| Delta | 28,785 | 9,270 | 24.4% | 18,450 | 2,705 | 12.8% | 4,145 | 3,100 | 42.8% | 920 | 200 | 17.9% |
| Electoral Area A | 3,280 | 4,395 | 57.3% | 365 | 80 | 18.0% | 50 | 20 | 26.7% | 60 | 25 | 31.3% |
| Langley City | 7,920 | 4,680 | 37.1% | 2,430 | 245 | 9.1% | 430 | 300 | 41.1% | 255 | 45 | 14.8% |
| Langley Township | 38,430 | 8,500 | 18.1% | 19,720 | 2,605 | 11.7% | 4,290 | 2,320 | 35.1% | 895 | 165 | 15.6% |
| Lions Bay | 445 | 60 | 11.9% | 430 | 55 | 11.2% | 0 | 0 | n/a | 0 | 0 | n/a |
| Maple Ridge | 26,210 | 6,905 | 20.9% | 15,345 | 2,060 | 11.8% | 2,890 | 1,390 | 32.5% | 690 | 250 | 26.5% |
| New Westminster | 19,740 | 16,355 | 45.3% | 4,385 | 605 | 12.1% | 2,125 | 1,470 | 40.9% | 135 | 105 | 44.7% |
| North Vancouver City | 14,540 | 12,755 | 46.7% | 2,525 | 385 | 13.2% | 1,835 | 1,235 | 40.2% | 660 | 245 | 26.9% |
| North Vancouver District | 24,990 | 7,710 | 23.6% | 14,550 | 1,565 | 9.7% | 3,715 | 2,165 | 36.8% | 460 | 80 | 14.7% |
| Pitt Meadows | 5,880 | 1,520 | 20.5% | 2,810 | 290 | 9.4% | 445 | 180 | 28.8% | 195 | 45 | 18.8% |
| Port Coquitlam | 17,650 | 5,235 | 22.9% | 7,550 | 820 | 9.8% | 2,260 | 1,240 | 35.5% | 610 | 225 | 27.1% |
| Port Moody | 9,900 | 3,210 | 24.5% | 3,540 | 400 | 10.2% | 645 | 380 | 37.1% | 400 | 35 | 8.1% |
| Richmond | 57,800 | 23,280 | 28.7% | 21,345 | 3,095 | 12.7% | 2,915 | 1,945 | 40.0% | 1,220 | 390 | 24.2% |
| Surrey | 129,100 | 56,570 | 30.5% | 51,710 | 9,170 | 15.1% | 23,590 | 18,855 | 44.4% | 3,135 | 715 | 18.6% |
| Tsawwassen First Nation | 715 | 175 | 18.8% | 325 | 50 | 12.7% | 0 | 0 | n/a | 10 | 0 | 0.0% |
| Vancouver | 138,850 | 166,485 | 54.5% | 34,560 | 10,155 | 22.7% | 31,205 | 23,015 | 42.5% | 3,455 | 1,420 | 29.1% |
| West Vancouver | 12,540 | 5,150 | 29.1% | 8,145 | 1,705 | 17.3% | 945 | 565 | 37.3% | 425 | 85 | 16.8% |
| White Rock | 6,960 | 3,780 | 35.2% | 1,960 | 615 | 23.8% | 955 | 900 | 48.4% | 75 | 25 | 23.8% |
| METRO VANCOUVER | 647,870 | 394,715 | 37.8% | 246,250 | 42,050 | 14.6% | 97,250 | 69,555 | 41.7% | 17,325 | 4,980 | 22.3% |

Source: Statistics Canada, 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

Table 2.3.2 Occupied Private Dwellings by Structure Type (Row House, Apartment (Fewer Than 5 Storeys), Apartment (5 or More Storeys), Other) and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Row House | | | Apartment, Fewer Than 5 Storeys | | | Apartment, 5 or More Storeys | | | Other | | |
|--------------------------|----------------|-----------------|--------------|---------------------------------|-----------------|--------------|------------------------------|-----------------|--------------|----------------|-----------------|--------------|
| | Owner-Occupied | Renter-Occupied | % Rental | Owner-Occupied | Renter-Occupied | % Rental | Owner-Occupied | Renter-Occupied | % Rental | Owner-Occupied | Renter-Occupied | % Rental |
| Anmore | 0 | 0 | n/a | 0 | 0 | n/a | 0 | 0 | n/a | 70 | 0 | 0.0% |
| Belcarra | 0 | 0 | n/a | 0 | 0 | n/a | 0 | 0 | n/a | 0 | 0 | n/a |
| Bowen Island | 0 | 15 | 100.0% | 30 | 25 | 50.0% | 0 | 0 | n/a | 0 | 0 | n/a |
| Burnaby | 6,260 | 2,570 | 29.1% | 9,125 | 14,740 | 61.8% | 17,375 | 12,340 | 41.5% | 120 | 90 | 42.9% |
| Coquitlam | 4,320 | 1,225 | 22.1% | 6,040 | 5,835 | 49.1% | 4,555 | 3,820 | 45.6% | 240 | 100 | 29.0% |
| Delta | 1,795 | 340 | 15.9% | 2,785 | 2,775 | 49.9% | 520 | 120 | 18.9% | 170 | 40 | 19.0% |
| Electoral Area A | 260 | 330 | 55.9% | 1,035 | 1,450 | 58.4% | 1,500 | 2,485 | 62.3% | 0 | 0 | n/a |
| Langley City | 915 | 295 | 24.3% | 3,770 | 3,675 | 49.4% | 100 | 115 | 54.8% | 0 | 0 | n/a |
| Langley Township | 8,595 | 1,585 | 15.6% | 2,555 | 865 | 25.3% | 960 | 360 | 27.3% | 1,405 | 595 | 29.8% |
| Lions Bay | 20 | 0 | 0.0% | 0 | 0 | n/a | 0 | 0 | n/a | 0 | 0 | n/a |
| Maple Ridge | 3,965 | 545 | 12.1% | 2,630 | 2,145 | 44.9% | 515 | 500 | 49.3% | 160 | 15 | 8.3% |
| New Westminister | 1,495 | 610 | 28.9% | 5,065 | 7,500 | 59.7% | 6,510 | 6,010 | 48.0% | 25 | 45 | 60.0% |
| North Vancouver City | 1,595 | 595 | 27.2% | 4,140 | 6,250 | 60.2% | 3,765 | 4,035 | 51.8% | 20 | 0 | 0.0% |
| North Vancouver District | 1,955 | 885 | 31.2% | 2,855 | 1,600 | 35.9% | 1,450 | 1,410 | 49.3% | 10 | 10 | 50.0% |
| Pitt Meadows | 1,050 | 345 | 24.7% | 1,125 | 590 | 34.3% | 75 | 70 | 50.0% | 180 | 0 | 0.0% |
| Port Coquitlam | 3,015 | 695 | 18.7% | 3,950 | 2,115 | 34.9% | 270 | 145 | 34.9% | 0 | 0 | n/a |
| Port Moody | 2,005 | 600 | 23.0% | 2,025 | 1,180 | 36.8% | 1,290 | 605 | 31.9% | 0 | 10 | 100.0% |
| Richmond | 12,335 | 3,670 | 22.9% | 11,105 | 7,485 | 40.3% | 8,825 | 6,670 | 43.0% | 50 | 15 | 21.4% |
| Surrey | 26,065 | 4,925 | 15.9% | 19,650 | 17,805 | 47.5% | 4,005 | 4,800 | 54.5% | 945 | 300 | 24.1% |
| Tsawwassen First Nation | 15 | 10 | 33.3% | 185 | 60 | 23.5% | 110 | 35 | 23.3% | 70 | 20 | 21.1% |
| Vancouver | 6,025 | 4,945 | 45.1% | 30,700 | 64,395 | 67.7% | 32,795 | 61,995 | 65.4% | 115 | 565 | 83.7% |
| West Vancouver | 325 | 85 | 21.0% | 960 | 640 | 40.0% | 1,730 | 2,070 | 54.5% | 10 | 0 | 0.0% |
| White Rock | 130 | 15 | 10.3% | 2,825 | 1,630 | 36.6% | 1,005 | 570 | 36.1% | 10 | 10 | 50.0% |
| METRO VANCOUVER | 82,255 | 24,355 | 22.8% | 112,635 | 142,810 | 55.9% | 88,155 | 109,115 | 55.3% | 4,000 | 1,835 | 31.3% |

Source: Statistics Canada, 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

2.4 Total Housing Starts

Housing starts in the region reflect economic patterns and the cyclical nature of the housing market. Housing starts also provide an indication of the housing supply that will become available in the near future.

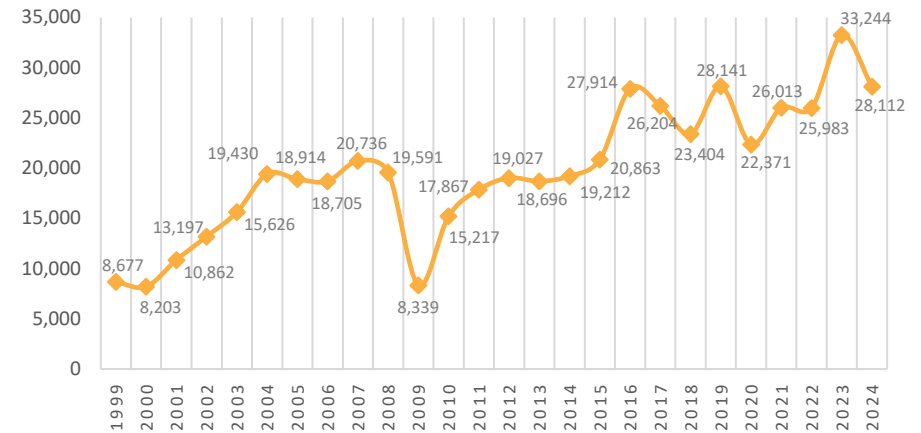
The CMHC Starts and Completions Survey provides the number of housing starts in each municipality on a monthly or quarterly basis, based on the size of the municipality.

Starts are defined as the beginning of construction work on a building, usually when the concrete has been poured for the entire footing around the structure, or an equivalent stage where a basement will not be part of the structure.

Key Observations

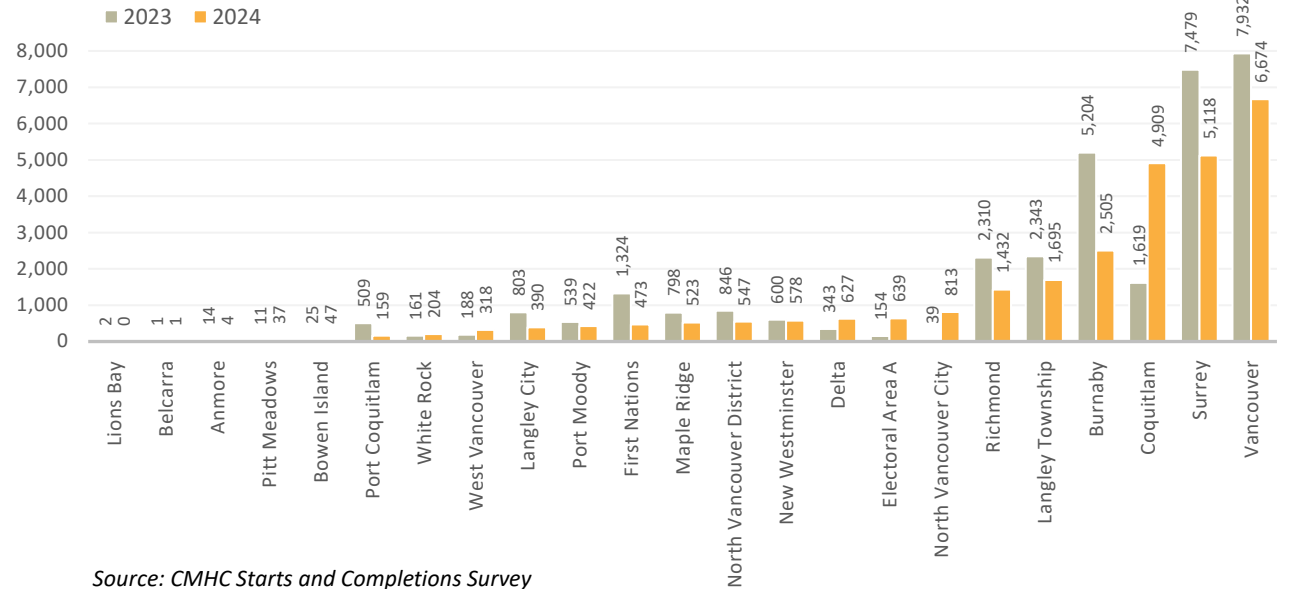
- Across Metro Vancouver housing starts decreased to 28,112 between 2023 and 2024 as construction costs remained high.
- Following some fluctuations since 2015, regional housing starts in 2023 and 2024 have been at or above the 10-year average (26,225).
- Despite a decrease from the previous year, Vancouver’s 2024 housing starts outpaced all other jurisdictions. Surrey was close behind, followed by Coquitlam.
- Between 2023 and 2024, the Coquitlam saw the greatest increase in the number of starts (+3,290) and the City of North Vancouver saw the greatest annual growth rate (+1,985%).

Figure 2.4.1. Total Housing Starts, Metro Vancouver Region, 1999 to 2024



Source: CMHC Starts and Completions Survey

Figure 2.4.2. Total Housing Starts, Metro Vancouver Jurisdictions, 2023 and 2024



Source: CMHC Starts and Completions Survey

Table 2.4. Housing Starts for Metro Vancouver Jurisdictions 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|
| Anmore | 21 | 10 | 24 | 31 | 18 | 4 | 5 | 9 | 7 | 14 | 4 | 8 | 13 |
| Belcarra | 5 | 0 | 3 | 2 | 2 | 5 | 4 | 2 | 3 | 1 | 1 | 2 | 2 |
| Bowen Island | 48 | 18 | 29 | 45 | 28 | 33 | 53 | 16 | 48 | 25 | 47 | 38 | 34 |
| Burnaby | 1,674 | 1,918 | 4,172 | 4,173 | 2,576 | 4,411 | 3,914 | 3,875 | 3,037 | 5,204 | 2,505 | 3,707 | 3,579 |
| Coquitlam | 1,598 | 971 | 1,625 | 2,130 | 1,103 | 1,668 | 1,941 | 2,351 | 3,608 | 1,619 | 4,909 | 2,886 | 2,193 |
| Delta | 537 | 635 | 482 | 567 | 664 | 577 | 295 | 512 | 494 | 343 | 627 | 454 | 520 |
| Electoral Area A | 211 | 466 | 215 | 460 | 7 | 638 | 466 | 116 | 526 | 154 | 639 | 380 | 369 |
| Langley City | 114 | 193 | 32 | 155 | 557 | 542 | 493 | 206 | 422 | 803 | 390 | 463 | 379 |
| Langley Township | 1,187 | 1,304 | 1,383 | 1,928 | 1,027 | 2,019 | 2,210 | 1,861 | 1,866 | 2,343 | 1,695 | 1,995 | 1,764 |
| Lions Bay | 3 | 0 | 0 | 3 | 1 | 3 | 1 | 0 | 2 | 2 | 0 | 1 | 1 |
| Maple Ridge | 547 | 548 | 826 | 716 | 937 | 625 | 525 | 708 | 444 | 798 | 523 | 600 | 665 |
| New Westminister | 551 | 920 | 1,235 | 1,397 | 453 | 178 | 517 | 1,363 | 1,009 | 600 | 578 | 813 | 825 |
| North Vancouver City | 535 | 833 | 879 | 327 | 1,134 | 842 | 510 | 510 | 1,536 | 39 | 813 | 682 | 742 |
| North Vancouver District | 492 | 330 | 816 | 278 | 1,549 | 879 | 611 | 427 | 192 | 846 | 547 | 525 | 648 |
| Pitt Meadows | 88 | 54 | 18 | 105 | 44 | 153 | 70 | 76 | 29 | 11 | 37 | 45 | 60 |
| Port Coquitlam | 375 | 460 | 219 | 485 | 268 | 436 | 292 | 310 | 132 | 509 | 159 | 280 | 327 |
| Port Moody | 9 | 26 | 43 | 42 | 238 | 941 | 546 | 427 | 266 | 539 | 422 | 440 | 349 |
| Richmond | 3,036 | 2,657 | 2,215 | 2,070 | 2,092 | 2,088 | 1,374 | 1,528 | 1,038 | 2,310 | 1,432 | 1,536 | 1,880 |
| Surrey | 3,194 | 4,561 | 3,471 | 5,380 | 3,402 | 4,312 | 4,123 | 5,819 | 5,040 | 7,479 | 5,118 | 5,516 | 4,871 |
| Vancouver | 4,648 | 4,616 | 9,759 | 5,617 | 6,522 | 6,823 | 3,625 | 5,464 | 5,911 | 7,932 | 6,674 | 5,921 | 6,294 |
| West Vancouver | 136 | 183 | 254 | 137 | 449 | 339 | 237 | 107 | 122 | 188 | 318 | 194 | 233 |
| White Rock | 161 | 160 | 178 | 114 | 230 | 417 | 393 | 234 | 51 | 161 | 204 | 209 | 214 |
| First Nations | 42 | 0 | 36 | 42 | 212 | 208 | 166 | 92 | 200 | 1,324 | 473 | 451 | 275 |
| METRO VANCOUVER | 19,212 | 20,863 | 27,914 | 26,204 | 23,404 | 28,141 | 22,371 | 26,013 | 25,983 | 33,244 | 28,112 | 27,145 | 26,225 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Total includes ownership, rental, and co-op units. There were zero co-op housing unit starts in 2018, 2019, 2021, 2022, and 2023, and 27 co-op unit starts in 2020 (all in the City of North Vancouver).

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

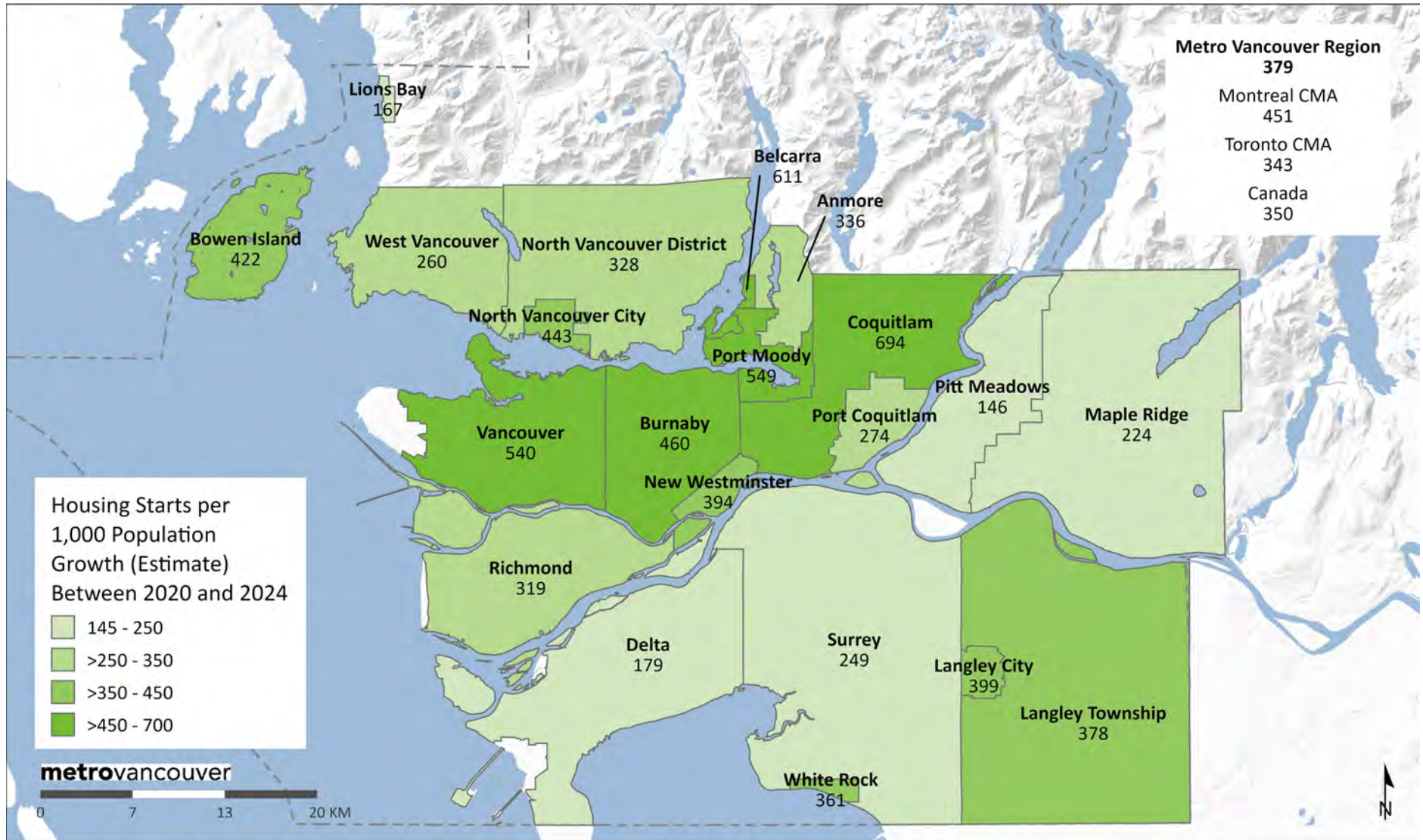
'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen.

Units where there is only a microwave and bar fridge are excluded.

Map 2.4. Housing Starts per 1,000 Population Growth (Estimate) Between 2020 and 2024, Metro Vancouver



Tsawwassen First Nation is not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data.

Source: CMHC Starts and Completions Survey; Statistics Canada, Population estimates (July 1; last modified January 15, 2025).

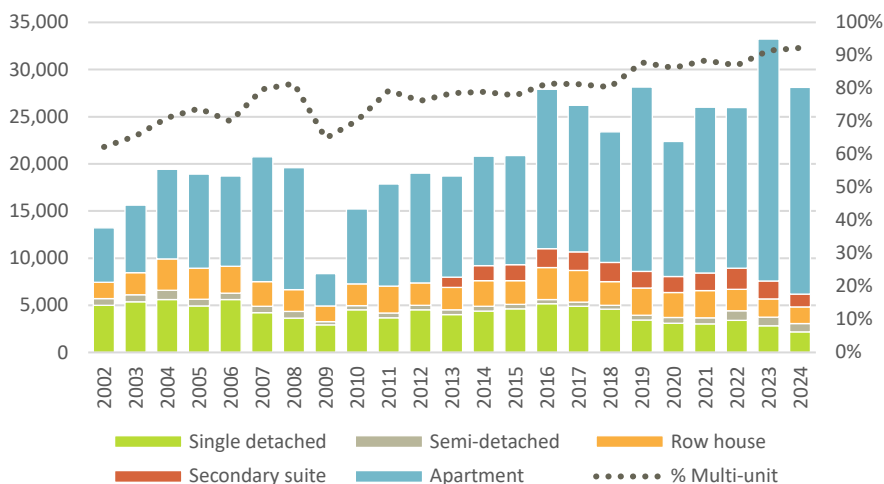
2.5 Housing Starts by Structure Type

The composition of the housing stock in Metro Vancouver has continued to evolve over the past decade. Multi-unit developments (i.e., apartments, secondary suites, semi-detached, and row houses) account for an increasing proportion of total housing starts. As both the population and the demand for housing continue to grow, the region must make more efficient use of its limited land base in order to meet this demand. Higher density developments are one way to achieve this efficiency.

Key Observations

- In 2024, 78% of all housing starts in the region were apartments. The share of apartment starts has progressively increased since the early 2000s (except in 2009 due to limited overall development).
- Over the past five years (2020–2024), apartment starts increased by 53% (+7,609 units) alongside decreases in single detached starts (-909 units; -29%) and row house starts (-858 units; -33%).

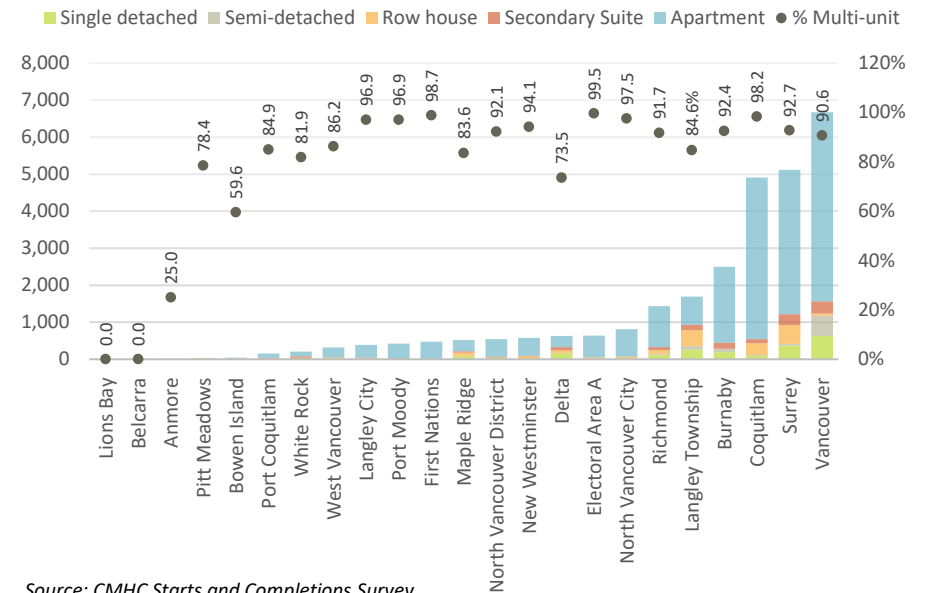
Figure 2.5.1. Housing Starts by Structure Type, Metro Vancouver Region, 2002 to 2024*



Source: CMHC Starts and Completions Survey

*Note: until 2013, secondary suite data was included in the apartment category

Figure 2.5.2. Housing Starts by Structure Type, Metro Vancouver Jurisdictions, 2024



Source: CMHC Starts and Completions Survey

- Housing starts are still recovering since the slowdown in 2020 during the height of the COVID-19 pandemic. Although 2024 housing starts surpassed historic levels, slower sales and high financing costs have reduced profitability and increased risks for new developments.
- The distribution of housing starts by structure type varies among member jurisdictions across the region, as shown in Figure 2.5.2.
- In 2024, multi-unit starts represented 92.3% of all housing starts in the region. This varied from lows of 0.0% in Belcarra and 25.0% in Anmore, to highs of 99.5% in Electoral Area A (includes the University of British Columbia), 98.7 % for First Nations (reserve lands), and 98.2% in Coquitlam.

Table 2.5.1. Single Detached Housing Starts for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|-----------------|
| Anmore | 21 | 10 | 24 | 31 | 7 | 4 | 5 | 7 | 7 | 8 | 3 | 6 | 11 |
| Belcarra | 5 | 0 | 3 | 2 | 2 | 5 | 4 | 2 | 3 | 1 | 1 | 2 | 2 |
| Bowen Island | 17 | 18 | 26 | 30 | 24 | 21 | 22 | 14 | 40 | 24 | 19 | 24 | 24 |
| Burnaby | 364 | 308 | 357 | 312 | 240 | 146 | 170 | 177 | 283 | 190 | 189 | 202 | 237 |
| Coquitlam | 329 | 242 | 342 | 260 | 230 | 140 | 157 | 146 | 136 | 112 | 87 | 128 | 185 |
| Delta | 162 | 142 | 146 | 223 | 200 | 196 | 139 | 169 | 214 | 175 | 166 | 173 | 177 |
| Electoral Area A | 12 | 6 | 3 | 10 | 7 | 3 | 4 | 6 | 3 | 5 | 3 | 4 | 5 |
| Langley City | 14 | 9 | 10 | 17 | 28 | 7 | 6 | 11 | 3 | 4 | 12 | 7 | 11 |
| Langley Township | 240 | 261 | 406 | 389 | 281 | 258 | 267 | 356 | 355 | 442 | 261 | 336 | 328 |
| Lions Bay | 3 | 0 | 0 | 3 | 1 | 3 | 1 | 0 | 2 | 2 | 0 | 1 | 1 |
| Maple Ridge | 213 | 334 | 406 | 322 | 210 | 119 | 218 | 203 | 165 | 173 | 86 | 169 | 224 |
| New Westminster | 63 | 58 | 70 | 98 | 66 | 66 | 45 | 56 | 64 | 65 | 34 | 53 | 62 |
| North Vancouver City | 48 | 41 | 68 | 73 | 50 | 28 | 25 | 39 | 56 | 25 | 20 | 33 | 43 |
| North Vancouver District | 113 | 145 | 135 | 172 | 124 | 54 | 47 | 62 | 66 | 57 | 43 | 55 | 91 |
| Pitt Meadows | 14 | 13 | 16 | 17 | 11 | 10 | 7 | 8 | 14 | 8 | 8 | 9 | 11 |
| Port Coquitlam | 26 | 26 | 34 | 46 | 49 | 33 | 29 | 34 | 37 | 42 | 24 | 33 | 35 |
| Port Moody | 7 | 12 | 32 | 26 | 13 | 10 | 21 | 19 | 11 | 8 | 13 | 14 | 17 |
| Richmond | 399 | 472 | 474 | 488 | 332 | 184 | 161 | 207 | 251 | 149 | 119 | 177 | 284 |
| Surrey | 965 | 1,009 | 1,063 | 1,062 | 1,138 | 975 | 922 | 800 | 778 | 537 | 374 | 682 | 866 |
| Vancouver | 1,106 | 1,309 | 1,280 | 1,116 | 1,419 | 1,090 | 750 | 567 | 782 | 688 | 627 | 683 | 963 |
| West Vancouver | 124 | 150 | 189 | 131 | 116 | 47 | 43 | 71 | 86 | 83 | 44 | 65 | 96 |
| White Rock | 87 | 57 | 52 | 67 | 44 | 27 | 28 | 31 | 27 | 34 | 37 | 31 | 40 |
| First Nations | n/a | n/a | n/a | n/a | 0 | 0 | 14 | 30 | 9 | 0 | 6 | 12 | 6 |
| METRO VANCOUVER | 4,374 | 4,622 | 5,169 | 4,911 | 4,592 | 3,426 | 3,085 | 3,015 | 3,392 | 2,832 | 2,176 | 2,900 | 3,722 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental,

Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Apt + Other" in some markets, including the Vancouver CMA.

n/a: not available

Table 2.5.2. Accessory Suite Housing Starts for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|-----------------|
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 6 | 1 | 2 | 1 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 1 | 0 | 1 | 7 | 3 | 3 | 4 | 1 | 4 | 1 | 3 | 3 | 3 |
| Burnaby | 167 | 231 | 261 | 258 | 208 | 126 | 158 | 166 | 272 | 186 | 167 | 182 | 203 |
| Coquitlam | 191 | 114 | 215 | 187 | 143 | 88 | 93 | 118 | 105 | 98 | 117 | 100 | 135 |
| Delta | 99 | 87 | 67 | 86 | 82 | 91 | 59 | 43 | 49 | 66 | 83 | 62 | 73 |
| Electoral Area A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley City | 0 | 0 | 0 | 5 | 11 | 0 | 0 | 6 | 2 | 0 | 7 | 2 | 2 |
| Langley Township | 112 | 85 | 147 | 146 | 124 | 122 | 122 | 248 | 261 | 330 | 147 | 217 | 170 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 0 | 3 | 24 | 50 | 42 | 34 | 55 | 65 | 60 | 81 | 37 | 59 | 41 |
| New Westminster | 0 | 34 | 58 | 79 | 52 | 43 | 23 | 34 | 40 | 37 | 21 | 35 | 40 |
| North Vancouver City | 35 | 12 | 49 | 53 | 51 | 73 | 40 | 41 | 10 | 2 | 0 | 33 | 37 |
| North Vancouver District | 50 | 48 | 73 | 87 | 74 | 33 | 22 | 27 | 36 | 23 | 17 | 28 | 47 |
| Pitt Meadows | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 1 | 0 |
| Port Coquitlam | 5 | 12 | 16 | 28 | 30 | 23 | 18 | 22 | 26 | 30 | 12 | 24 | 21 |
| Port Moody | 0 | 0 | 4 | 4 | 4 | 6 | 10 | 13 | 7 | 6 | 11 | 8 | 5 |
| Richmond | 87 | 101 | 120 | 93 | 100 | 66 | 83 | 86 | 128 | 76 | 72 | 88 | 94 |
| Surrey | 415 | 509 | 507 | 433 | 554 | 641 | 670 | 609 | 610 | 425 | 297 | 591 | 537 |
| Vancouver | 371 | 418 | 439 | 391 | 504 | 391 | 327 | 323 | 578 | 505 | 328 | 425 | 425 |
| West Vancouver | 0 | 0 | 0 | 1 | 0 | 5 | 7 | 19 | 15 | 21 | 8 | 13 | 7 |
| White Rock | 61 | 35 | 37 | 42 | 32 | 23 | 21 | 25 | 24 | 28 | 35 | 24 | 33 |
| First Nations | n/a | n/a | n/a | n/a | n/a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| METRO VANCOUVER | 1,594 | 1,690 | 2,018 | 1,950 | 2,014 | 1,769 | 1,712 | 1,848 | 2,228 | 1,922 | 1,363 | 1,896 | 1,875 |

Source: CMHC regional housing data, custom data request by Metro Vancouver.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Apt + Other" in some markets, including the Vancouver CMA.

Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Not all municipalities record accessory suite permits.

n/a: not available

Table 2.5.3. Semi-Detached Housing Starts for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|------------|------------|----------------|-----------------|
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 0 | 2 | 4 | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 2 | 1 |
| Burnaby | 124 | 100 | 78 | 75 | 78 | 48 | 60 | 38 | 92 | 30 | 94 | 54 | 72 |
| Coquitlam | 60 | 64 | 54 | 36 | 32 | 32 | 48 | 18 | 18 | 12 | 26 | 26 | 37 |
| Delta | 18 | 4 | 4 | 0 | 8 | 36 | 10 | 12 | 12 | 12 | 10 | 16 | 12 |
| Electoral Area A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley Township | 24 | 24 | 32 | 8 | 28 | 36 | 54 | 46 | 96 | 98 | 92 | 66 | 45 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 24 | 18 | 16 | 10 | 4 | 14 | 4 | 12 | 2 | 8 | 6 | 8 | 11 |
| New Westminister | 2 | 4 | 10 | 16 | 10 | 14 | 12 | 24 | 10 | 6 | 4 | 13 | 11 |
| North Vancouver City | 18 | 6 | 30 | 28 | 14 | 20 | 32 | 26 | 16 | 8 | 10 | 20 | 20 |
| North Vancouver District | 0 | 0 | 0 | 0 | 2 | 6 | 2 | 0 | 0 | 2 | 8 | 2 | 1 |
| Pitt Meadows | 6 | 4 | 2 | 6 | 16 | 40 | 4 | 24 | 14 | 2 | 2 | 17 | 12 |
| Port Coquitlam | 10 | 2 | 8 | 4 | 0 | 2 | 2 | 4 | 10 | 6 | 6 | 5 | 5 |
| Port Moody | 2 | 0 | 0 | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Richmond | 36 | 28 | 38 | 30 | 48 | 40 | 36 | 46 | 42 | 22 | 30 | 37 | 37 |
| Surrey | 52 | 66 | 48 | 64 | 36 | 40 | 88 | 22 | 38 | 10 | 44 | 40 | 46 |
| Vancouver | 132 | 160 | 100 | 118 | 130 | 190 | 278 | 370 | 678 | 686 | 548 | 440 | 284 |
| West Vancouver | 0 | 2 | 8 | 2 | 12 | 4 | 6 | 6 | 0 | 6 | 0 | 4 | 5 |
| White Rock | 0 | 4 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 2 | 2 | 1 | 1 |
| First Nations | n/a | n/a | n/a | n/a | 0 | 0 | 0 | 0 | 6 | 4 | 2 | 2 | 1 |
| METRO VANCOUVER | 508 | 486 | 430 | 409 | 420 | 530 | 636 | 648 | 1,038 | 914 | 884 | 753 | 602 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

n/a: not available

Table 2.5.4. Row Housing Starts for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|-----------------|
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 3 |
| Burnaby | 137 | 62 | 108 | 137 | 51 | 22 | 8 | 45 | 32 | 4 | 0 | 22 | 61 |
| Coquitlam | 87 | 96 | 38 | 90 | 139 | 239 | 297 | 290 | 341 | 163 | 316 | 266 | 178 |
| Delta | 136 | 21 | 170 | 90 | 127 | 151 | 54 | 100 | 55 | 30 | 67 | 78 | 93 |
| Electoral Area A | 0 | 11 | 0 | 0 | 99 | 33 | 0 | 0 | 12 | 12 | 49 | 11 | 17 |
| Langley City | 33 | 0 | 14 | 63 | 50 | 91 | 144 | 57 | 0 | 54 | 21 | 69 | 51 |
| Langley Township | 447 | 475 | 730 | 565 | 228 | 375 | 540 | 684 | 384 | 398 | 431 | 476 | 483 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 166 | 140 | 267 | 213 | 91 | 309 | 122 | 106 | 162 | 153 | 89 | 170 | 173 |
| New Westminister | 82 | 15 | 127 | 44 | 76 | 55 | 90 | 65 | 106 | 48 | 38 | 73 | 71 |
| North Vancouver City | 42 | 0 | 15 | 9 | 86 | 88 | 13 | 7 | 51 | 4 | 41 | 33 | 32 |
| North Vancouver District | 107 | 39 | 15 | 14 | 70 | 47 | 76 | 17 | 0 | 123 | 5 | 53 | 51 |
| Pitt Meadows | 4 | 36 | 0 | 0 | 17 | 102 | 59 | 44 | 0 | 0 | 27 | 41 | 26 |
| Port Coquitlam | 141 | 160 | 33 | 91 | 32 | 23 | 0 | 14 | 3 | 5 | 0 | 9 | 50 |
| Port Moody | 0 | 14 | 7 | 8 | 221 | 49 | 30 | 28 | 28 | 0 | 0 | 27 | 39 |
| Richmond | 115 | 212 | 260 | 95 | 290 | 225 | 54 | 165 | 162 | 87 | 104 | 139 | 167 |
| Surrey | 1,132 | 1,124 | 1,386 | 1,793 | 871 | 897 | 1,070 | 1,097 | 675 | 646 | 506 | 877 | 1,069 |
| Vancouver | 60 | 80 | 225 | 145 | 56 | 39 | 27 | 112 | 230 | 159 | 65 | 113 | 113 |
| West Vancouver | 0 | 23 | 0 | 3 | 0 | 0 | 0 | 10 | 4 | 7 | 0 | 4 | 5 |
| White Rock | 0 | 4 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 1 |
| First Nations | n/a | n/a | n/a | n/a | 99 | 115 | 44 | 62 | 20 | 29 | 8 | 54 | 37 |
| METRO VANCOUVER | 2,719 | 2,512 | 3,398 | 3,386 | 2,504 | 2,864 | 2,628 | 2,903 | 2,265 | 1,922 | 1,770 | 2,516 | 2,710 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

n/a: not available

Table 2.5.5. Apartment Housing Starts for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|
| Anmore | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 1 | 0 | 0 | 4 | 1 | 1 | 27 | 1 | 0 | 0 | 25 | 6 | 4 |
| Burnaby | 1,049 | 1,217 | 3,368 | 3,391 | 1,999 | 4,069 | 3,518 | 3,449 | 2,358 | 4,794 | 2,052 | 3,638 | 2,921 |
| Coquitlam | 1,122 | 455 | 976 | 1,557 | 559 | 1,169 | 1,346 | 1,779 | 3,008 | 1,234 | 4,363 | 1,707 | 1,321 |
| Delta | 221 | 381 | 95 | 168 | 247 | 103 | 33 | 188 | 164 | 60 | 301 | 110 | 166 |
| Electoral Area A | 199 | 449 | 212 | 450 | 450 | 602 | 462 | 110 | 511 | 137 | 587 | 357 | 355 |
| Langley City | 67 | 184 | 8 | 70 | 468 | 444 | 343 | 132 | 417 | 745 | 350 | 416 | 288 |
| Langley Township | 475 | 459 | 68 | 820 | 366 | 1,228 | 1,227 | 527 | 770 | 1,075 | 764 | 965 | 702 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 144 | 53 | 113 | 121 | 590 | 149 | 126 | 322 | 55 | 383 | 305 | 207 | 206 |
| New Westminister | 404 | 809 | 970 | 1,160 | 249 | 0 | 347 | 1,184 | 789 | 444 | 481 | 560 | 639 |
| North Vancouver City | 427 | 774 | 717 | 164 | 933 | 633 | 400 | 397 | 1,403 | 0 | 742 | 562 | 583 |
| North Vancouver District | 272 | 98 | 593 | 5 | 1,180 | 739 | 464 | 321 | 90 | 641 | 474 | 455 | 443 |
| Pitt Meadows | 64 | 0 | 0 | 82 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -6 | 12 |
| Port Coquitlam | 198 | 260 | 128 | 316 | 157 | 355 | 243 | 236 | 56 | 426 | 117 | 268 | 240 |
| Port Moody | 0 | 0 | 0 | 0 | 0 | 874 | 485 | 367 | 220 | 525 | 398 | 480 | 240 |
| Richmond | 2,486 | 1,844 | 1,323 | 1,364 | 1,322 | 1,573 | 1,040 | 1,024 | 455 | 1,976 | 1,107 | 1,144 | 1,406 |
| Surrey | 1,045 | 1,853 | 467 | 2,028 | 803 | 1,759 | 1,373 | 3,291 | 2,939 | 5,861 | 3,897 | 3,029 | 2,134 |
| Vancouver | 3,350 | 2,649 | 7,715 | 3,847 | 4,413 | 5,113 | 2,243 | 4,092 | 3,643 | 5,894 | 5,106 | 4,294 | 4,344 |
| West Vancouver | 12 | 8 | 57 | 0 | 321 | 283 | 181 | 1 | 17 | 71 | 266 | 109 | 94 |
| White Rock | 74 | 60 | 89 | 1 | 152 | 365 | 344 | 178 | 0 | 97 | 127 | 202 | 139 |
| First Nations | n/a | n/a | n/a | n/a | 113 | 93 | 108 | 0 | 165 | 1,291 | 457 | 331 | 177 |
| METRO VANCOUVER | 11,611 | 11,553 | 16,899 | 15,548 | 13,874 | 19,552 | 14,310 | 17,599 | 17,060 | 25,654 | 21,919 | 18,835 | 16,366 |

Source: CMHC regional housing data, custom data request by Metro Vancouver.

Notes: CMHC's full category title is "apartment & other".

While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

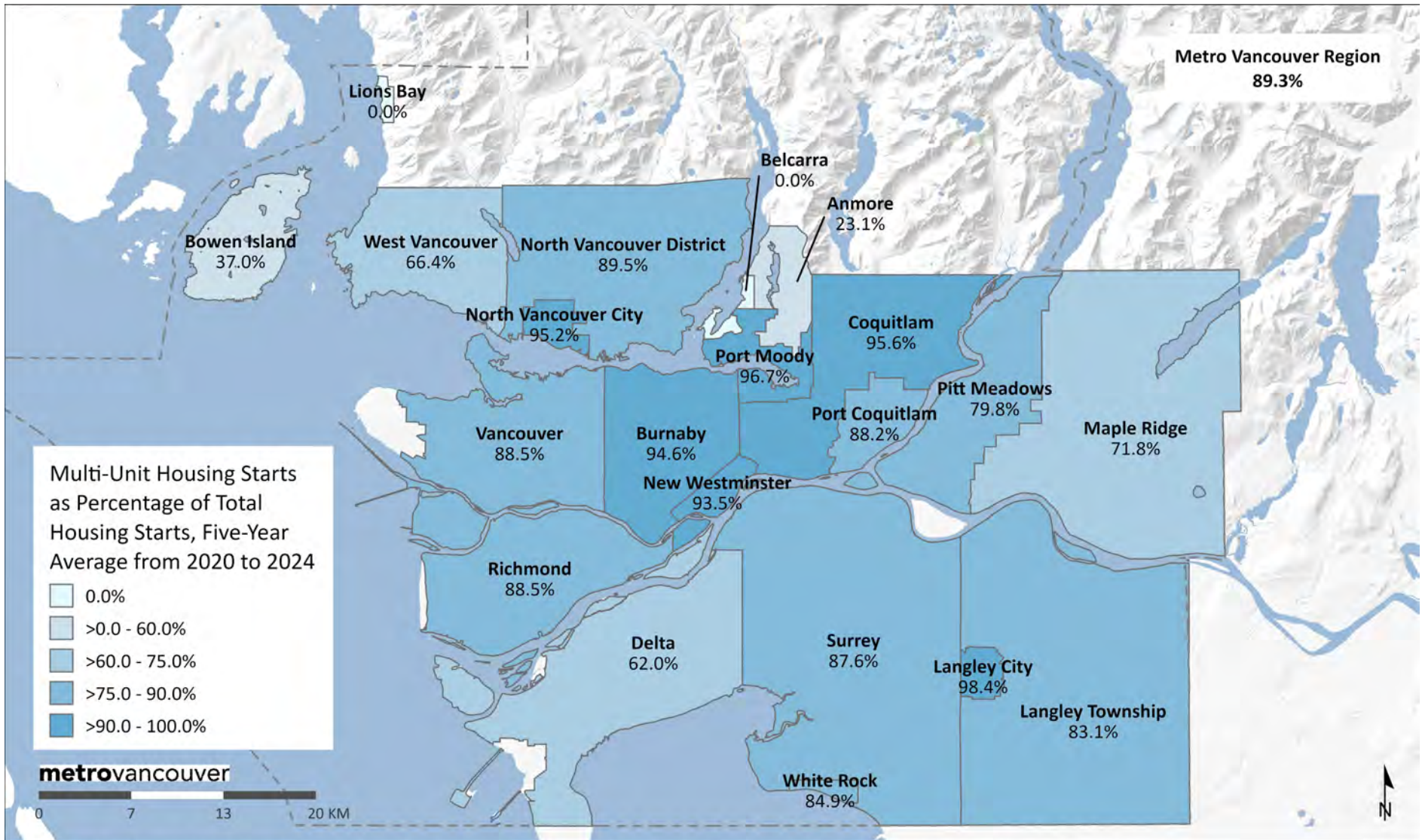
Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Apt + Other" in some markets, including the Vancouver CMA.

Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen. Units with only a microwave and bar fridge are excluded.

n/a: not available

Map 2.5. Multi-Unit Housing Starts as Percentage of Total Housing Starts, 2020 to 2024 (Five-Year Average), Metro Vancouver



Tsawwassen First Nation is not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data. Source: CMHC Starts and Completions Survey.

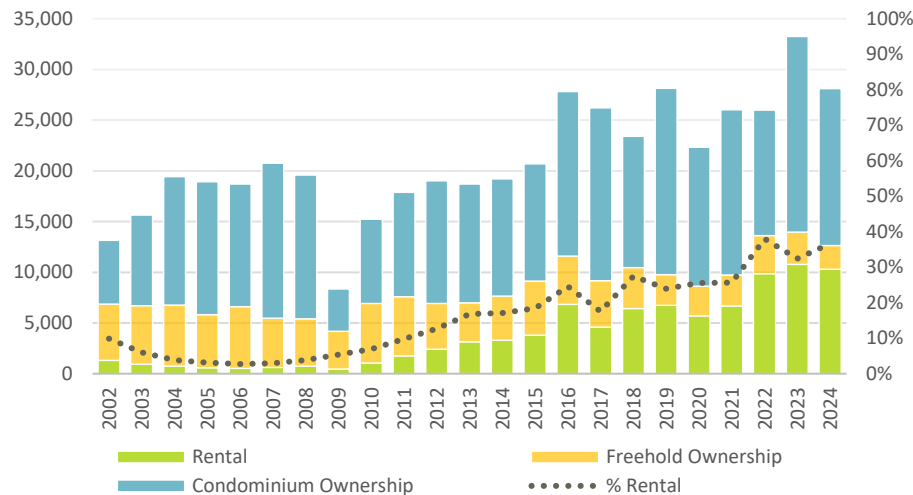
2.6 Housing Starts by Tenure

One of the priorities set out in the *Metro Vancouver Regional Affordable Housing Strategy* is to expand the supply of rental housing, including new purpose built market rental housing. Over the past twenty years, there have been very few newly built rental units in the region. However, since 2016, there has been growth in rental starts across the region.

Key Observations

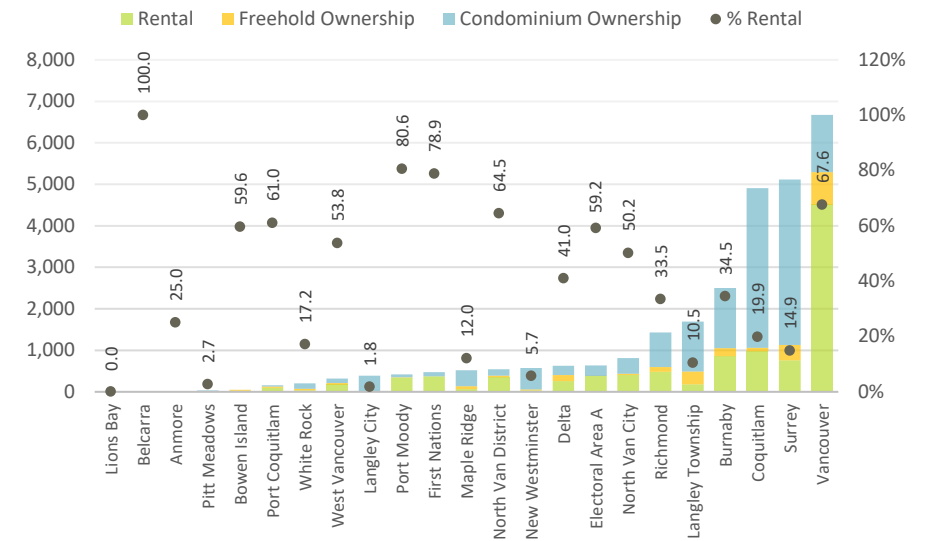
- In 2024, there were 10,316 rental starts in the region, accounting for 36.7% of all housing starts.
- The proportion of housing starts as rentals continues to grow. Over the past five years (2020–2024) the number of rental starts increased by 80%. Since 2015, rental starts increased by 170%.

Figure 2.6.1. Housing Starts by Tenure, Metro Vancouver Region, 2002 to 2024



Source: CMHC Starts and Completions Survey

Figure 2.6.2. Housing Starts by Tenure, Metro Vancouver Jurisdictions, 2024



Source: CMHC Starts and Completions

- Since 2003 (with the exception of 2009 following the economic downturn), strata condominiums (apartment or townhouse) have represented more than half of all housing starts in the region.
- The number of condo starts has decreased since a record-high in 2023 (19,281 units). Metro Vancouver had 15,464 condo starts in 2024, representing 55.0% of all housing starts.
- The distribution of housing starts by tenure varied among member jurisdictions in the region, as shown in Figure 2.6.2.
- In 2024, Vancouver saw the greatest number of rental starts (4,511 units), while the greatest number of condo starts were in Surrey (3,989 units) and Coquitlam (3,849 units).

Table 2.6.1. Ownership Housing Starts by Ownership Type* for Metro Vancouver Jurisdictions, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2020 | | 2021 | | 2022 | | 2023 | | 2024 | |
|------------------------------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|
| | Freehold | Condominium | Freehold | Condominium | Freehold | Condominium | Freehold | Condominium | Freehold | Condominium |
| Anmore | 2 | 1 | 5 | 1 | 6 | 1 | 7 | 0 | 2 | 1 |
| Belcarra | 2 | 0 | 1 | 0 | 2 | 0 | 1 | 0 | 0 | 0 |
| Bowen | 17 | 0 | 11 | 0 | 38 | 0 | 20 | 0 | 19 | 0 |
| Burnaby | 230 | 3,059 | 215 | 3,383 | 375 | 1,731 | 219 | 3,732 | 188 | 1,451 |
| Coquitlam | 152 | 1,222 | 145 | 1,830 | 145 | 2,392 | 113 | 1,080 | 85 | 3,849 |
| Delta | 123 | 101 | 166 | 300 | 219 | 95 | 175 | 97 | 147 | 223 |
| Electoral Area A | 4 | 152 | 6 | 0 | 3 | 379 | 5 | 149 | 3 | 258 |
| Langley City | 6 | 487 | 11 | 189 | 3 | 118 | 4 | 732 | 12 | 371 |
| Langley Township | 229 | 1,663 | 346 | 1,228 | 371 | 918 | 496 | 1,491 | 315 | 1,202 |
| Lions Bay | 1 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 |
| Maple Ridge | 202 | 247 | 185 | 442 | 149 | 221 | 165 | 501 | 75 | 385 |
| New Westminister | 35 | 337 | 52 | 1,259 | 49 | 189 | 50 | 58 | 26 | 519 |
| North Vancouver City* | 46 | 27 | 47 | 94 | 52 | 544 | 28 | 4 | 27 | 378 |
| North Vancouver District | 45 | 434 | 57 | 167 | 62 | 0 | 55 | 590 | 40 | 154 |
| Pitt Meadows | 11 | 59 | 8 | 66 | 15 | 11 | 9 | 0 | 7 | 29 |
| Port Coquitlam | 27 | 243 | 31 | 169 | 35 | 9 | 44 | 68 | 27 | 35 |
| Port Moody | 15 | 384 | 15 | 395 | 9 | 248 | 7 | 447 | 12 | 70 |
| Richmond | 171 | 1,091 | 204 | 1,128 | 256 | 594 | 147 | 1,934 | 120 | 832 |
| Surrey | 929 | 2,283 | 798 | 3,259 | 779 | 3,062 | 535 | 5,884 | 366 | 3,989 |
| Vancouver | 617 | 1,275 | 644 | 2,087 | 1,068 | 1,636 | 990 | 2,091 | 782 | 1,381 |
| West Vancouver | 48 | 122 | 76 | 10 | 83 | 20 | 87 | 77 | 40 | 107 |
| White Rock | 28 | 344 | 31 | 178 | 27 | 0 | 36 | 97 | 39 | 130 |
| First Nations | 0 | 166 | 9 | 82 | 15 | 185 | 0 | 249 | 0 | 100 |
| METRO VANCOUVER | 2,940 | 13,697 | 3,063 | 16,267 | 3,763 | 12,353 | 3,195 | 19,281 | 2,332 | 15,464 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: 'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands).

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Definition: Freehold - A residence where the owner owns the dwelling and the lot outright.

Definition: Condominium - An individual dwelling which is privately owned, but where the building and/or land are collectively owned by all dwelling unit owners.

Total housing starts include ownership (freehold and condominium), rental, and co-op units.

* There were 27 co-op unit starts in 2020 (all in the City of North Vancouver), and zero co-operative housing unit starts in 2021, 2022, 2023, and 2024.

n/a: not available

Table 2.6.2. Purpose-Built Rental Starts for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015* | 2016* | 2017* | 2018* | 2019* | 2020* | 2021* | 2022* | 2023* | 2024* | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|----------------|-----------------|
| Anmore | 1 | 1 | 0 | 1 | 2 | 1 | 2 | 3 | 0 | 7 | 1 | 3 | 2 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 1 | 0 | 1 | 1 | 1 |
| Bowen Island | 1 | 0 | 4 | 12 | 4 | 6 | 36 | 5 | 10 | 5 | 28 | 17 | 11 |
| Burnaby | 167 | 231 | 789 | 493 | 230 | 509 | 625 | 277 | 931 | 1,253 | 863 | 790 | 620 |
| Coquitlam | 197 | 149 | 231 | 260 | 270 | 481 | 567 | 376 | 1,071 | 426 | 975 | 683 | 481 |
| Delta | 166 | 89 | 67 | 91 | 160 | 94 | 71 | 46 | 180 | 71 | 257 | 125 | 113 |
| Electoral Area A | 94 | 0 | 212 | 90 | 0 | 179 | 310 | 110 | 144 | 0 | 378 | 188 | 142 |
| Langley City | 0 | 37 | 0 | 5 | 179 | 0 | 0 | 6 | 301 | 67 | 7 | 76 | 60 |
| Langley Township | 126 | 220 | 175 | 443 | 187 | 243 | 318 | 287 | 577 | 356 | 178 | 343 | 298 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 3 | 12 | 27 | 68 | 59 | 143 | 76 | 81 | 74 | 132 | 63 | 85 | 74 |
| New Westminister | 0 | 316 | 974 | 416 | 151 | 51 | 145 | 52 | 771 | 492 | 33 | 299 | 340 |
| North Vancouver City | 209 | 149 | 253 | 97 | 341 | 451 | 410 | 369 | 940 | 7 | 408 | 427 | 343 |
| North Vancouver District | 131 | 146 | 78 | 97 | 272 | 36 | 132 | 203 | 130 | 201 | 353 | 204 | 165 |
| Pitt Meadows | 0 | 1 | 2 | 2 | 2 | 4 | 0 | 2 | 3 | 2 | 1 | 2 | 2 |
| Port Coquitlam | 5 | 12 | 16 | 29 | 35 | 68 | 22 | 110 | 88 | 397 | 97 | 143 | 87 |
| Port Moody | 0 | 0 | 4 | 4 | 4 | 378 | 147 | 17 | 9 | 85 | 340 | 120 | 99 |
| Richmond | 389 | 367 | 123 | 97 | 135 | 260 | 112 | 196 | 188 | 229 | 480 | 241 | 219 |
| Surrey | 477 | 588 | 598 | 458 | 827 | 805 | 911 | 1,762 | 1,199 | 1,060 | 763 | 1,139 | 897 |
| Vancouver | 1,252 | 1,456 | 3,245 | 1,883 | 3,433 | 2,716 | 1,733 | 2,733 | 3,207 | 4,851 | 4,511 | 3,407 | 2,977 |
| West Vancouver | 0 | 1 | 2 | 2 | 1 | 250 | 67 | 21 | 19 | 24 | 171 | 60 | 56 |
| White Rock | 66 | 35 | 37 | 43 | 133 | 51 | 21 | 25 | 24 | 28 | 35 | 27 | 43 |
| First Nations | 2 | 0 | 4 | 0 | 0 | 0 | 0 | 1 | 0 | 1,075 | 373 | 290 | 145 |
| METRO VANCOUVER | 3,286 | 3,810 | 6,841 | 4,591 | 6,425 | 6,727 | 5,707 | 6,683 | 9,867 | 10,768 | 10,316 | 8,668 | 7,174 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Total does not include co-op starts.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Purpose-built rental units in mixed-tenure structures are included in this table if they were indicated as rental at the time of the survey.

* Since 2015, total rental data includes secondary suites and laneway rental housing (single detached rental).

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other".

In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA.

Table 2.6.3. Purpose-Built Rental Starts By Rental Housing Type for Metro Vancouver Jurisdictions, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | Accessory Suites | | | | | Single Detached Rental* | | | | | Market Rental (apt & row) | | | | | Social Housing Rental | | | | |
|------------------------------------|------------------|--------------|--------------|--------------|--------------|-------------------------|------------|------------|------------|------------|---------------------------|--------------|--------------|--------------|--------------|-----------------------|--------------|--------------|--------------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Anmore | 0 | 2 | 0 | 6 | 1 | 2 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 4 | 1 | 4 | 1 | 3 | 5 | 3 | 6 | 4 | 0 | 27 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 24 |
| Burnaby | 158 | 166 | 272 | 186 | 167 | 0 | 0 | 0 | 1 | 95 | 327 | 86 | 427 | 119 | 362 | 140 | 25 | 232 | 947 | 239 |
| Coquitlam | 93 | 118 | 105 | 98 | 117 | 11 | 2 | 4 | 4 | 8 | 246 | 118 | 727 | 310 | 747 | 217 | 138 | 235 | 14 | 103 |
| Delta | 59 | 43 | 49 | 66 | 83 | 3 | 3 | 1 | 2 | 22 | 9 | 0 | 0 | 3 | 0 | 0 | 0 | 130 | 0 | 152 |
| Electoral Area A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 137 | 110 | 144 | 0 | 0 | 173 | 0 | 0 | 0 | 0 |
| Langley City | 0 | 6 | 2 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 198 | 67 | 0 | 0 | 0 | 101 | 0 | 0 |
| Langley Township | 122 | 248 | 261 | 330 | 147 | 40 | 35 | 40 | 16 | 15 | 155 | 4 | 30 | 10 | 16 | 1 | 0 | 246 | 0 | 0 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 55 | 65 | 60 | 81 | 37 | 8 | 9 | 13 | 7 | 10 | 13 | 1 | 1 | 10 | 16 | 0 | 6 | 0 | 34 | 0 |
| New Westminster | 23 | 34 | 40 | 37 | 21 | 6 | 18 | 19 | 21 | 12 | 72 | 0 | 616 | 328 | 0 | 44 | 0 | 96 | 106 | 0 |
| North Vancouver City | 40 | 41 | 10 | 2 | 0 | 9 | 18 | 20 | 5 | 3 | 351 | 310 | 907 | 0 | 392 | 10 | 0 | 3 | 0 | 0 |
| North Vancouver District | 22 | 27 | 36 | 23 | 17 | 4 | 4 | 4 | 3 | 3 | 0 | 130 | 0 | 56 | 317 | 106 | 42 | 90 | 119 | 16 |
| Pitt Meadows | 0 | 0 | 1 | 1 | 0 | 0 | 2 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 18 | 22 | 26 | 30 | 12 | 4 | 5 | 6 | 4 | 3 | 0 | 0 | 56 | 0 | 82 | 0 | 72 | 0 | 363 | 0 |
| Port Moody | 10 | 13 | 7 | 6 | 11 | 6 | 4 | 2 | 1 | 1 | 76 | 0 | 0 | 39 | 0 | 55 | 0 | 0 | 39 | 328 |
| Richmond | 83 | 86 | 128 | 76 | 72 | 2 | 2 | 3 | 5 | 0 | 0 | 33 | 0 | 0 | 137 | 27 | 75 | 57 | 145 | 267 |
| Surrey | 670 | 609 | 610 | 425 | 297 | 1 | 1 | 0 | 2 | 6 | 179 | 941 | 404 | 460 | 460 | 61 | 196 | 185 | 173 | 0 |
| Vancouver | 327 | 323 | 578 | 505 | 328 | 396 | 278 | 374 | 353 | 360 | 687 | 1,382 | 1,375 | 2,679 | 2,916 | 323 | 750 | 880 | 1,311 | 895 |
| West Vancouver | 7 | 19 | 15 | 21 | 8 | 1 | 1 | 3 | 2 | 4 | 53 | 1 | 1 | 1 | 3 | 6 | 0 | 0 | 0 | 156 |
| White Rock | 21 | 25 | 24 | 28 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 860 | 266 | 0 | 0 | 0 | 215 | 107 |
| METRO VANCOUVER | 1,712 | 1,848 | 2,228 | 1,922 | 1,363 | 500 | 388 | 498 | 432 | 544 | 2,332 | 3,117 | 4,886 | 4,942 | 6,093 | 1,163 | 1,304 | 2,255 | 3,466 | 2,287 |

Source: CMHC Starts and Completions Survey, custom data request.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

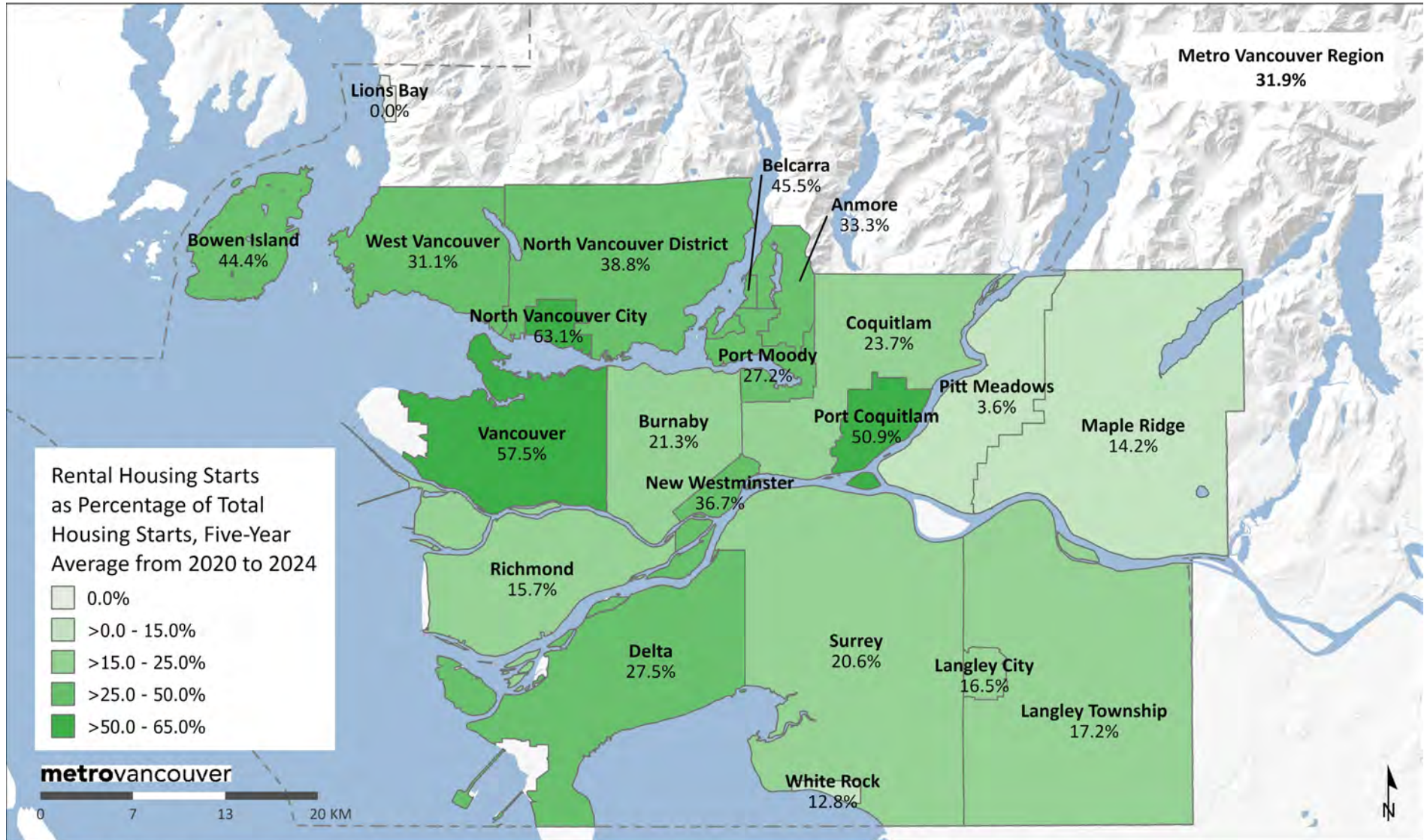
'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Purpose-built rental units in mixed-tenure structures are included in this table if they were indicated as rental at the time of the survey.

* Single detached rental is usually laneway / coachhouse rental housing that is non-subsidized.

Map 2.6. Rental Housing Starts as Percentage of Total Housing Starts, 2020 to 2024 (Five-Year Average), Metro Vancouver



Tsawwassen First Nation is not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data. Source: CMHC Starts and Completions Survey.

2.7 Total Housing Completions

Housing completions are the most reliable measure of increasing supply of housing across the region. Housing completions also reflect economic patterns and the cyclical nature of the housing market.

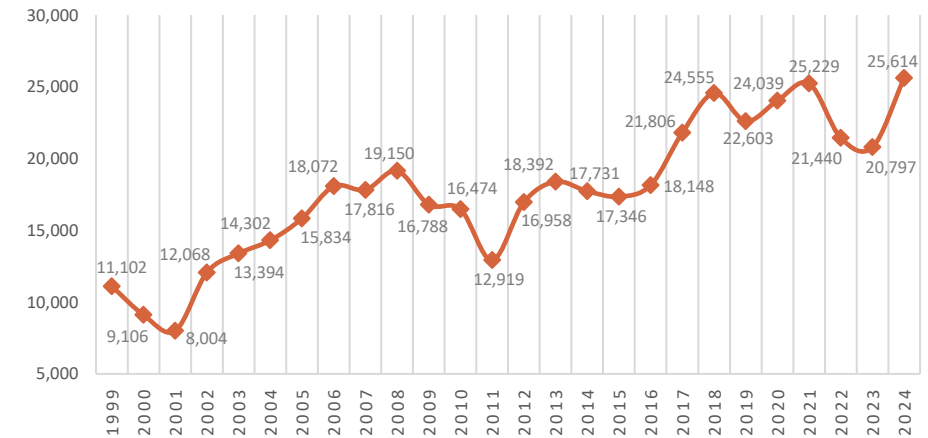
The CMHC Starts and Completions Survey provides the number of housing completions in each municipality on a monthly or quarterly basis, based on the size of the municipality.

Completions are defined as the stage at which all the proposed construction work on a dwelling unit has been performed. However, in some cases, a dwelling may be considered ‘complete’ even if up to 10% of the proposed work remains unfinished.

Key Observations

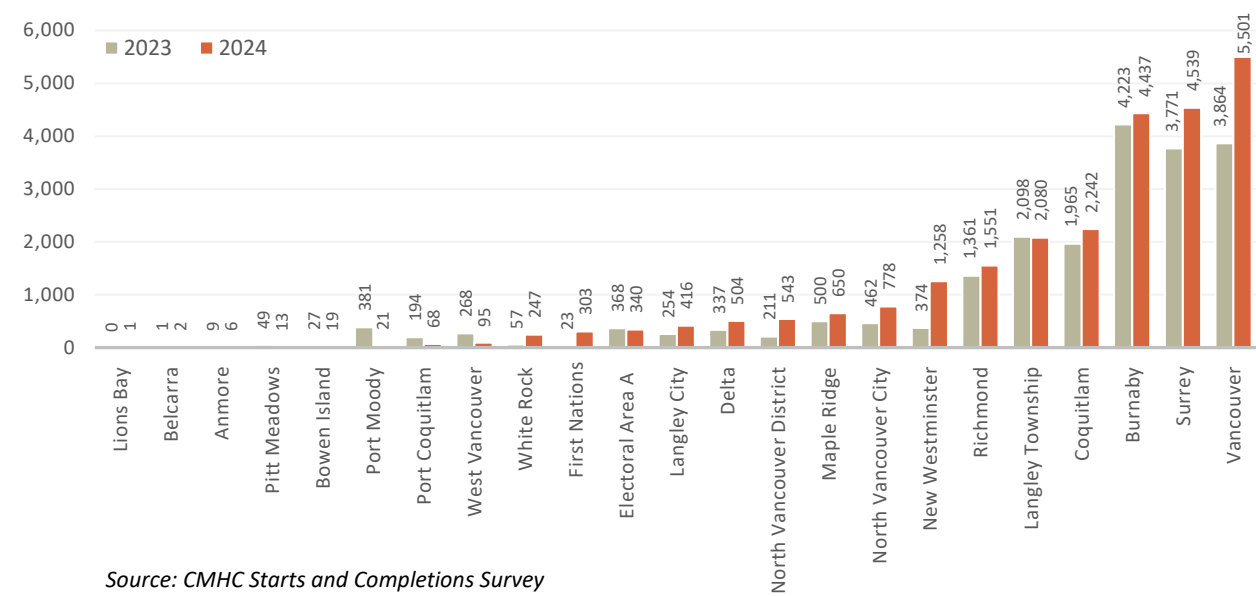
- In 2024, housing completions in the region increased to 25,614 units – a record high since 2021. This is a 23% increase in housing completions since 2023, and 16% greater than the 10-year average (22,158 units).
- Vancouver led the region with the most housing completions in 2024 and the greatest increase in starts from 2023 to 2024 (+3,290 units).
- Surrey and Burnaby followed with about 4,500 unit completions in 2024, each. Surrey’s completions increased by 20% since 2023, while Burnaby had a 5% annual growth rate.
- First Nations’ housing completions had the greatest annual growth rate across the region, with a 1,217% increase from 2023 to 2024.

Figure 2.7.1. Total Housing Completions, Metro Vancouver Region, 1999 to 2024



Source: CMHC Starts and Completions Survey

Figure 2.7.2. Total Housing Completions, Metro Vancouver Jurisdictions, 2023 and 2024



Source: CMHC Starts and Completions Survey

Table 2.7. Housing Completions for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|
| Anmore | 16 | 15 | 21 | 21 | 16 | 9 | 10 | 4 | 8 | 9 | 6 | 7 | 12 |
| Belcarra | 1 | 0 | 3 | 2 | 3 | 2 | 4 | 3 | 3 | 1 | 2 | 3 | 2 |
| Bowen Island | 12 | 45 | 16 | 26 | 31 | 48 | 14 | 27 | 70 | 27 | 19 | 31 | 32 |
| Burnaby | 1,460 | 2,674 | 1,414 | 2,079 | 2,837 | 2,521 | 4,463 | 3,020 | 2,075 | 4,223 | 4,437 | 3,644 | 2,974 |
| Coquitlam | 1,377 | 1,128 | 1,134 | 1,348 | 974 | 1,632 | 1,433 | 1,976 | 1,368 | 1,965 | 2,242 | 1,797 | 1,520 |
| Delta | 404 | 308 | 465 | 774 | 314 | 826 | 553 | 542 | 358 | 337 | 504 | 459 | 498 |
| Electoral Area A | 243 | 203 | 254 | 347 | 288 | 262 | 588 | 237 | 287 | 368 | 340 | 364 | 317 |
| Langley City | 54 | 78 | 5 | 278 | 66 | 402 | 396 | 475 | 425 | 254 | 416 | 393 | 280 |
| Langley Township | 1,179 | 1,019 | 1,201 | 1,602 | 1,361 | 1,091 | 1,187 | 1,839 | 2,518 | 2,098 | 2,080 | 1,944 | 1,600 |
| Lions Bay | 1 | 3 | 1 | 0 | 1 | 1 | 2 | 2 | 1 | 0 | 1 | 1 | 1 |
| Maple Ridge | 298 | 702 | 757 | 532 | 618 | 551 | 933 | 669 | 457 | 500 | 650 | 642 | 637 |
| New Westminister | 533 | 314 | 608 | 1,127 | 736 | 1,491 | 661 | 119 | 313 | 374 | 1,258 | 545 | 700 |
| North Vancouver City | 585 | 450 | 343 | 692 | 865 | 632 | 754 | 898 | 246 | 462 | 778 | 628 | 612 |
| North Vancouver District | 138 | 607 | 524 | 240 | 752 | 604 | 839 | 586 | 971 | 211 | 543 | 630 | 588 |
| Pitt Meadows | 99 | 162 | 26 | 17 | 20 | 161 | 111 | 75 | 41 | 49 | 13 | 58 | 68 |
| Port Coquitlam | 380 | 239 | 255 | 434 | 183 | 518 | 265 | 412 | 443 | 194 | 68 | 276 | 301 |
| Port Moody | 8 | 7 | 36 | 35 | 42 | 86 | 88 | 714 | 785 | 381 | 21 | 398 | 220 |
| Richmond | 1,822 | 1,968 | 2,623 | 2,083 | 2,862 | 1,079 | 1,899 | 1,842 | 1,769 | 1,361 | 1,551 | 1,684 | 1,904 |
| Surrey | 2,932 | 3,068 | 3,262 | 4,121 | 4,142 | 3,871 | 3,847 | 4,416 | 4,620 | 3,771 | 4,539 | 4,239 | 3,966 |
| Vancouver | 5,772 | 3,844 | 4,947 | 5,616 | 7,973 | 6,315 | 5,578 | 6,583 | 3,650 | 3,864 | 5,501 | 5,035 | 5,387 |
| West Vancouver | 268 | 283 | 120 | 185 | 207 | 214 | 168 | 135 | 472 | 268 | 95 | 228 | 215 |
| White Rock | 120 | 216 | 101 | 231 | 114 | 165 | 151 | 382 | 395 | 57 | 247 | 246 | 206 |
| First Nations | 29 | 13 | 32 | 16 | 150 | 122 | 95 | 273 | 165 | 23 | 303 | 172 | 119 |
| METRO VANCOUVER | 17,731 | 17,346 | 18,148 | 21,806 | 24,555 | 22,603 | 24,039 | 25,229 | 21,440 | 20,797 | 25,614 | 23,424 | 22,158 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

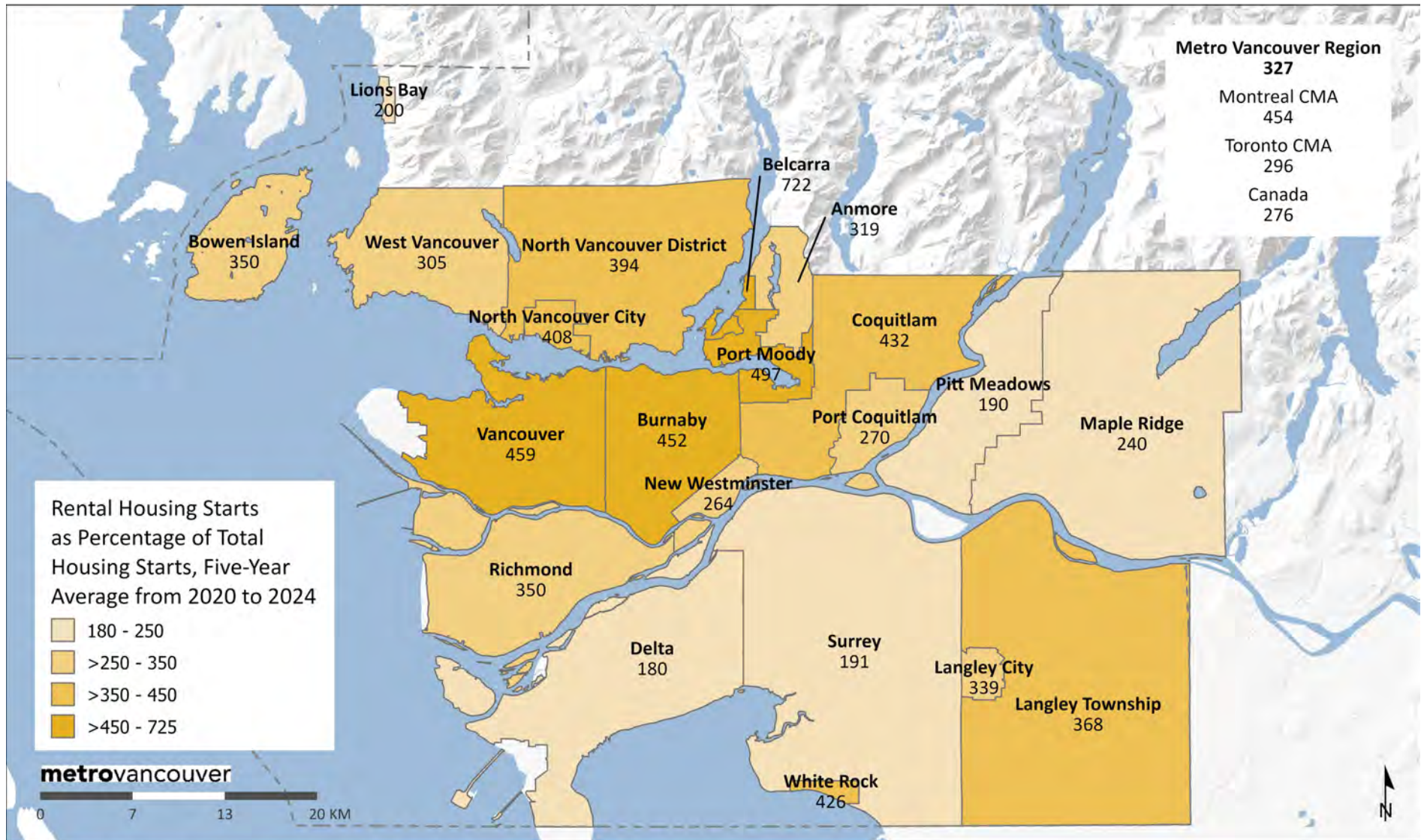
Total includes ownership, rental, and co-op units. There were zero co-op housing unit completions in 2019, 2022, and 2023, and 90 co-op unit completions in 2018 (all in the City of Vancouver), 188 co-op unit completions in 2020 (all in the City of Vancouver), and 27 co-op unit completions in 2021 (all in the City of North Vancouver).

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Map 2.7. Housing Completions per 1,000 Population Growth (Estimate) Between 2020 and 2024, Metro Vancouver



Tsawwassen First Nation is not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data. Source: CMHC Starts and Completions Survey.

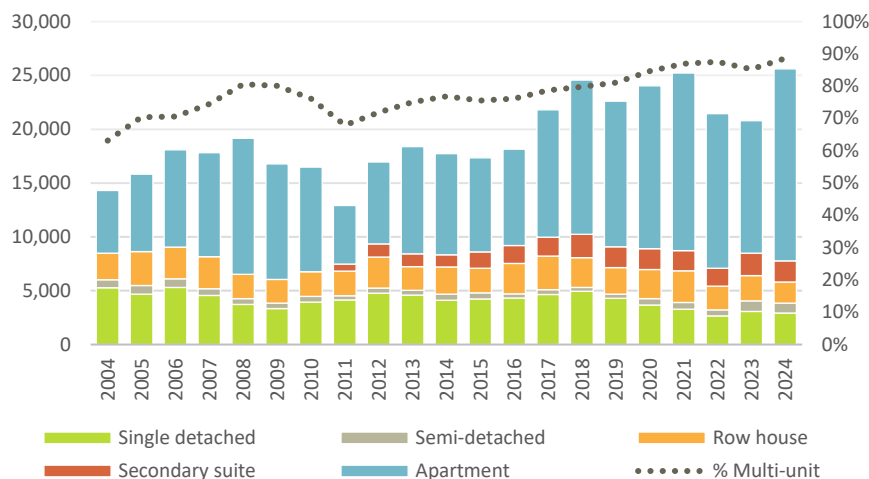
2.8 Housing Completions by Structure Type

The composition of the housing stock in Metro Vancouver has continued to evolve over the past decade. Multi-unit developments (i.e., apartments, secondary suites, semi-detached, and row houses) account for an increasing proportion of total housing completions. As both the population and the demand for housing continue to grow, the region must make more efficient use of its limited land base to meet this demand. Higher density developments are one way to achieve this efficiency.

Key Observations

- In 2024, there were 22,695 multi-unit housing completions in the region, accounting for record-high of 88.6% of total completions.
- Apartments accounted for the highest share among all structure types (69.6%); fewer single detached (11.4%), row house (9.0%), secondary suite (10.0%), and semi-detached (4.1%) units were completed.

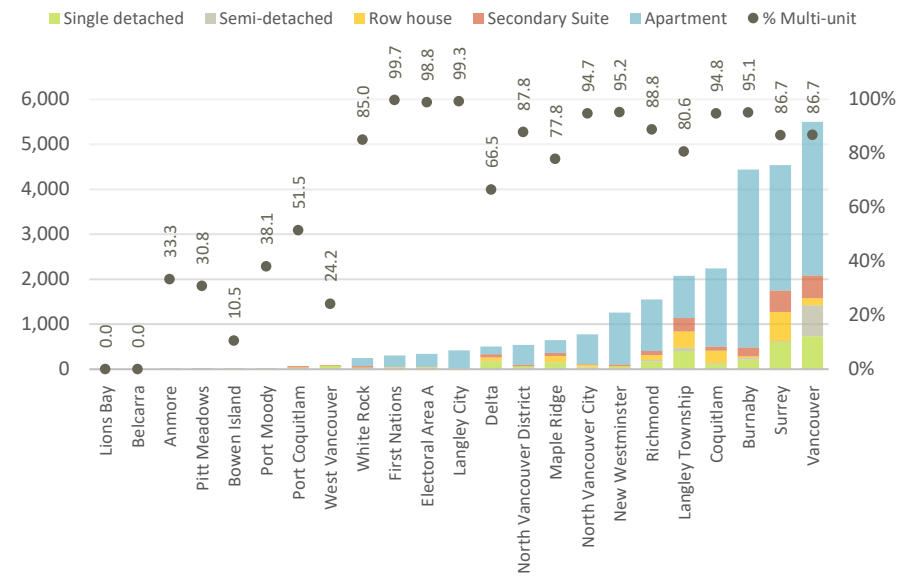
Figure 2.8.1. Housing Completions by Type, Metro Vancouver Region, 2004 to 2024*



Source: CMHC Starts and Completions Survey

*Note: until 2011, secondary suite data was included in the apartment category

Figure 2.8.2. Housing Completions by Type, Metro Vancouver Jurisdictions, 2024



Source: CMHC Starts and Completions Survey

- The share of multi-unit completions has recovered since a low in 2011 (67.9%), in association with the 2008-2009 global economic downturn. From 2011 to 2024, multi-unit completions increased by nearly 160%.
- The distribution of housing completions by structure type varied among member jurisdictions in the region (Figure 2.8.2).
- In 2024, the greatest number of multi-unit completions occurred in Vancouver (4,772 units) and Burnaby (4,221 units).
- Jurisdictions with the greatest proportions of housing completions as multi-units were First Nations (reserve lands; 99.7%), City of Langley (99.3%), and Electoral Area A (includes the University of British Columbia; 99.3%).

Table 2.8.1. Single Detached Housing Completions for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|-----------------|
| Anmore | 16 | 15 | 21 | 21 | 16 | 9 | 10 | 4 | 7 | 8 | 4 | 7 | 12 |
| Belcarra | 1 | 0 | 3 | 2 | 3 | 2 | 4 | 3 | 3 | 1 | 2 | 3 | 2 |
| Bowen Island | 11 | 15 | 15 | 21 | 21 | 37 | 9 | 19 | 37 | 25 | 17 | 21 | 22 |
| Burnaby | 358 | 308 | 303 | 308 | 358 | 224 | 149 | 178 | 155 | 237 | 216 | 187 | 244 |
| Coquitlam | 278 | 290 | 291 | 256 | 234 | 227 | 162 | 143 | 131 | 118 | 117 | 134 | 197 |
| Delta | 131 | 152 | 130 | 149 | 211 | 202 | 191 | 166 | 138 | 214 | 169 | 176 | 172 |
| Electoral Area A | 4 | 4 | 8 | 7 | 6 | 7 | 5 | 3 | 4 | 5 | 4 | 4 | 5 |
| Langley City | 16 | 11 | 5 | 11 | 24 | 17 | 10 | 11 | 7 | 3 | 3 | 7 | 10 |
| Langley Township | 262 | 275 | 243 | 420 | 364 | 273 | 275 | 253 | 336 | 363 | 403 | 326 | 321 |
| Lions Bay | 1 | 3 | 1 | 0 | 1 | 1 | 2 | 2 | 1 | 0 | 1 | 1 | 1 |
| Maple Ridge | 175 | 288 | 369 | 274 | 283 | 196 | 149 | 244 | 160 | 166 | 144 | 173 | 227 |
| New Westminster | 60 | 58 | 49 | 93 | 92 | 64 | 56 | 56 | 50 | 56 | 61 | 56 | 64 |
| North Vancouver City | 48 | 46 | 46 | 54 | 71 | 45 | 40 | 32 | 29 | 39 | 41 | 36 | 44 |
| North Vancouver District | 97 | 149 | 122 | 152 | 131 | | 89 | 54 | 45 | 52 | 66 | 61 | 86 |
| Pitt Meadows | 5 | 16 | 17 | 11 | 16 | 12 | 6 | 13 | 9 | 5 | 9 | 8 | 11 |
| Port Coquitlam | 54 | 26 | 32 | 38 | 35 | 46 | 30 | 28 | 31 | 36 | 33 | 32 | 34 |
| Port Moody | 6 | 7 | 15 | 31 | 25 | 9 | 17 | 14 | 17 | 9 | 13 | 14 | 16 |
| Richmond | 344 | 321 | 413 | 437 | 521 | 272 | 215 | 218 | 200 | 214 | 173 | 204 | 298 |
| Surrey | 855 | 892 | 993 | 933 | 1,042 | 1,095 | 1,010 | 943 | 661 | 710 | 604 | 786 | 888 |
| Vancouver | 1,195 | 1,125 | 1,058 | 1,194 | 1,321 | 1,256 | 1,122 | 790 | 557 | 705 | 729 | 781 | 986 |
| West Vancouver | 106 | 159 | 110 | 173 | 112 | 128 | 82 | 75 | 50 | 58 | 72 | 67 | 102 |
| White Rock | 62 | 72 | 57 | 49 | 63 | 35 | 40 | 24 | 29 | 32 | 37 | 32 | 44 |
| First Nations | n/a | n/a | 32 | 11 | 6 | 0 | 9 | 25 | 10 | 7 | 1 | 10 | 10 |
| METRO VANCOUVER | 4,114 | 4,245 | 4,333 | 4,645 | 4,956 | 4,281 | 3,682 | 3,298 | 2,667 | 3,063 | 2,919 | 3,126 | 3,809 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Apt + Other" in some markets, including the Vancouver CMA.

n/a: not available

Table 2.8.2. Secondary Suite Housing Completions for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|-----------------|
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 1 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 1 | 0 | 1 | 2 | 6 | 7 | 1 | 4 | 4 | 2 | 2 | 3 | 3 |
| Burnaby | 8 | 161 | 229 | 213 | 287 | 189 | 134 | 161 | 144 | 227 | 197 | 173 | 194 |
| Coquitlam | 138 | 170 | 168 | 159 | 170 | 144 | 104 | 108 | 104 | 101 | 90 | 101 | 132 |
| Delta | 50 | 80 | 74 | 68 | 88 | 85 | 95 | 61 | 34 | 50 | 70 | 62 | 71 |
| Electoral Area A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley City | 0 | 0 | 0 | 0 | 9 | 6 | 2 | 2 | 5 | 1 | 0 | 2 | 3 |
| Langley Township | 116 | 118 | 65 | 153 | 165 | 135 | 145 | 143 | 242 | 291 | 301 | 224 | 176 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 0 | 0 | 14 | 31 | 63 | 43 | 43 | 83 | 48 | 72 | 75 | 64 | 47 |
| New Westminister | 0 | 1 | 31 | 61 | 82 | 51 | 36 | 29 | 30 | 32 | 36 | 33 | 39 |
| North Vancouver City | 23 | 26 | 27 | 37 | 51 | 34 | 79 | 49 | 36 | 20 | 13 | 39 | 37 |
| North Vancouver District | 38 | 70 | 49 | 86 | 67 | 72 | 50 | 27 | 23 | 29 | 32 | 32 | 51 |
| Pitt Meadows | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 1 | 0 |
| Port Coquitlam | 19 | 3 | 19 | 20 | 21 | 31 | 20 | 19 | 18 | 26 | 24 | 21 | 20 |
| Port Moody | 0 | 0 | 0 | 4 | 5 | 3 | 6 | 10 | 11 | 7 | 8 | 8 | 5 |
| Richmond | 88 | 81 | 90 | 112 | 106 | 95 | 67 | 104 | 83 | 101 | 90 | 89 | 93 |
| Surrey | 252 | 391 | 503 | 422 | 516 | 600 | 690 | 702 | 523 | 561 | 478 | 591 | 539 |
| Vancouver | 375 | 367 | 349 | 368 | 481 | 415 | 411 | 348 | 317 | 499 | 509 | 417 | 406 |
| West Vancouver | 0 | 3 | 0 | 0 | 1 | 0 | 5 | 10 | 8 | 16 | 17 | 11 | 6 |
| White Rock | 32 | 52 | 39 | 33 | 46 | 25 | 28 | 16 | 22 | 25 | 32 | 25 | 32 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| METRO VANCOUVER | 1,133 | 1,523 | 1,659 | 1,769 | 2,164 | 1,935 | 1,917 | 1,876 | 1,654 | 2,061 | 1,977 | 1,897 | 1,854 |

Source: CMHC regional housing data, custom data request by Metro Vancouver.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Apt + Other" in some markets, including the Vancouver CMA.

Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Not all municipalities record accessory suite permits.

n/a: not available

Table 2.8.3. Semi-Detached Housing Completions for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------------|-----------------|
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 0 | 0 | 2 | 4 | 0 | 4 | 0 | 2 | 0 | 0 | 1 | 1 |
| Burnaby | 138 | 116 | 98 | 70 | 62 | 78 | 54 | 56 | 36 | 86 | 36 | 54 | 69 |
| Coquitlam | 64 | 74 | 40 | 72 | 18 | 26 | 38 | 42 | 12 | 20 | 18 | 26 | 36 |
| Delta | 84 | 2 | 4 | 2 | 0 | 8 | 32 | 16 | 0 | 16 | 18 | 16 | 10 |
| Electoral Area A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley Township | 18 | 14 | 20 | 34 | 4 | 28 | 50 | 46 | 42 | 120 | 76 | 67 | 43 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 4 | 36 | 8 | 20 | 8 | 6 | 12 | 4 | 10 | 2 | 10 | 8 | 12 |
| New Westminister | 4 | 4 | 6 | 16 | 8 | 8 | 12 | 22 | 14 | 8 | 6 | 12 | 10 |
| North Vancouver City | 6 | 18 | 8 | 28 | 28 | 14 | 20 | 28 | 24 | 16 | 14 | 20 | 20 |
| North Vancouver District | 0 | 0 | 0 | 0 | 6 | 0 | 2 | 4 | 0 | 2 | 0 | 2 | 1 |
| Pitt Meadows | 2 | 4 | 4 | 6 | 4 | 30 | 26 | 2 | 2 | 18 | 2 | 10 | 10 |
| Port Coquitlam | 6 | 2 | 4 | 6 | 2 | 2 | 2 | 2 | 4 | 10 | 6 | 5 | 4 |
| Port Moody | 2 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 22 | 40 | 20 | 40 | 28 | 40 | 56 | 36 | 26 | 50 | 30 | 40 | 37 |
| Surrey | 50 | 52 | 56 | 56 | 60 | 32 | 68 | 70 | 28 | 26 | 20 | 42 | 47 |
| Vancouver | 178 | 166 | 120 | 100 | 104 | 122 | 204 | 262 | 358 | 602 | 690 | 423 | 273 |
| West Vancouver | 0 | 24 | 0 | 4 | 10 | 0 | 4 | 8 | 8 | 2 | 2 | 5 | 6 |
| White Rock | 0 | 2 | 2 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 1 | 1 |
| First Nations | n/a | n/a | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 2 | 6 | 2 | 2 |
| METRO VANCOUVER | 578 | 554 | 390 | 456 | 354 | 394 | 588 | 598 | 570 | 980 | 934 | 734 | 582 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

n/a: not available

Table 2.8.4. Row Housing Completions for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|-----------------|
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 1 | 3 |
| Burnaby | 102 | 83 | 74 | 93 | 146 | 4 | 10 | 38 | 0 | 49 | 32 | 26 | 53 |
| Coquitlam | 84 | 103 | 73 | 44 | 70 | 179 | 226 | 297 | 115 | 322 | 279 | 248 | 171 |
| Delta | 24 | 74 | 74 | 208 | 13 | 138 | 107 | 115 | 64 | 23 | 79 | 78 | 90 |
| Electoral Area A | 7 | 0 | 11 | 0 | 0 | 0 | 26 | 7 | 0 | 4 | 39 | 15 | 9 |
| Langley City | 38 | 0 | 0 | 13 | 29 | 65 | 60 | 185 | 70 | 0 | 21 | 67 | 44 |
| Langley Township | 384 | 459 | 500 | 713 | 323 | 207 | 404 | 563 | 559 | 512 | 359 | 479 | 460 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 68 | 177 | 320 | 157 | 141 | 175 | 282 | 86 | 126 | 172 | 134 | 160 | 177 |
| New Westminister | 90 | 55 | 32 | 89 | 70 | 81 | 54 | 12 | 141 | 138 | 4 | 70 | 68 |
| North Vancouver City | 4 | 24 | 0 | 18 | 18 | 15 | 96 | 22 | 24 | 8 | 46 | 39 | 27 |
| North Vancouver District | 0 | 46 | 100 | 0 | 28 | 25 | 54 | 72 | 16 | 17 | 0 | 32 | 36 |
| Pitt Meadows | 8 | 36 | 4 | 0 | 0 | 37 | 78 | 60 | 29 | 26 | 0 | 39 | 27 |
| Port Coquitlam | 128 | 83 | 137 | 68 | 61 | 59 | 17 | 9 | 14 | 3 | 5 | 10 | 46 |
| Port Moody | 0 | 0 | 21 | 0 | 8 | 74 | 65 | 36 | 22 | 28 | 0 | 30 | 25 |
| Richmond | 206 | 90 | 206 | 288 | 47 | 271 | 220 | 139 | 107 | 142 | 111 | 144 | 162 |
| Surrey | 1,245 | 982 | 1,155 | 1,309 | 1,545 | 931 | 864 | 1,203 | 825 | 766 | 651 | 862 | 1,023 |
| Vancouver | 95 | 35 | 102 | 99 | 197 | 71 | 53 | 56 | 25 | 151 | 157 | 88 | 95 |
| West Vancouver | 0 | 4 | 9 | 0 | 14 | 3 | 0 | 0 | 6 | 0 | 4 | 2 | 4 |
| White Rock | 21 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| First Nations | n/a | n/a | 0 | 5 | 49 | 122 | 86 | 42 | 43 | 14 | 32 | 43 | 39 |
| METRO VANCOUVER | 2,504 | 2,281 | 2,818 | 3,104 | 2,763 | 2,461 | 2,702 | 2,946 | 2,186 | 2,375 | 1,953 | 2,432 | 2,559 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

n/a: not available

Table 2.8.5. Apartment Housing Completions for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 0 | 0 | 1 | 0 | 4 | 0 | 0 | 27 | 0 | 0 | 5 | 3 |
| Burnaby | 858 | 2,006 | 710 | 1,395 | 1,984 | 2,026 | 4,116 | 2,587 | 1,740 | 3,851 | 3,956 | 3,250 | 2,437 |
| Coquitlam | 813 | 491 | 562 | 817 | 482 | 1,056 | 903 | 1,386 | 1,006 | 1,505 | 1,738 | 1,308 | 995 |
| Delta | 115 | 0 | 183 | 347 | 2 | 393 | 128 | 184 | 122 | 84 | 168 | 137 | 161 |
| Electoral Area A | 232 | 199 | 235 | 340 | 282 | 249 | 557 | 227 | 283 | 359 | 297 | 345 | 303 |
| Langley City | 0 | 67 | 0 | 254 | 4 | 314 | 324 | 277 | 343 | 251 | 392 | 317 | 223 |
| Langley Township | 399 | 153 | 373 | 282 | 505 | 448 | 313 | 834 | 1,339 | 1,103 | 941 | 906 | 629 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 51 | 201 | 46 | 50 | 123 | 131 | 447 | 252 | 113 | 160 | 287 | 252 | 181 |
| New Westminister | 379 | 196 | 490 | 868 | 484 | 1,287 | 503 | 0 | 78 | 172 | 1,151 | 381 | 523 |
| North Vancouver City | 504 | 336 | 262 | 555 | 697 | 524 | 519 | 767 | 133 | 399 | 664 | 496 | 486 |
| North Vancouver District | 3 | 342 | 253 | 2 | 520 | 383 | 644 | 429 | 887 | 140 | 445 | 509 | 405 |
| Pitt Meadows | 84 | 106 | 0 | 0 | 0 | 82 | 0 | 0 | 0 | 0 | 1 | 0 | 19 |
| Port Coquitlam | 129 | 125 | 63 | 302 | 64 | 380 | 196 | 354 | 376 | 145 | 0 | 214 | 201 |
| Port Moody | 291 | 0 | 0 | 0 | 0 | 0 | 0 | 654 | 735 | 344 | 0 | 347 | 173 |
| Richmond | 1,430 | 1,436 | 1,894 | 1,206 | 2,160 | 401 | 1,341 | 1,345 | 1,353 | 955 | 1,147 | 1,228 | 1,324 |
| Surrey | 1,153 | 751 | 555 | 1,401 | 979 | 1,213 | 1,215 | 1,498 | 2,583 | 2,269 | 2,786 | 2,070 | 1,525 |
| Vancouver | 2,443 | 2,151 | 3,318 | 3,855 | 5,870 | 4,451 | 3,788 | 5,127 | 2,393 | 2,406 | 3,416 | 3,426 | 3,678 |
| West Vancouver | 147 | 93 | 1 | 8 | 70 | 83 | 77 | 42 | 400 | 208 | 0 | 145 | 98 |
| White Rock | 5 | 90 | 3 | 149 | 1 | 101 | 79 | 342 | 344 | 0 | 178 | 189 | 129 |
| First Nations | n/a | n/a | 0 | 0 | 91 | 0 | 0 | 206 | 108 | 0 | 264 | 116 | 67 |
| METRO VANCOUVER | 9,402 | 8,743 | 8,948 | 11,832 | 14,318 | 13,532 | 15,150 | 16,511 | 14,363 | 14,379 | 17,831 | 15,647 | 13,561 |

Source: CMHC regional housing data, custom data request by Metro Vancouver.

Notes: CMHC's full category title is "apartment & other".

While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

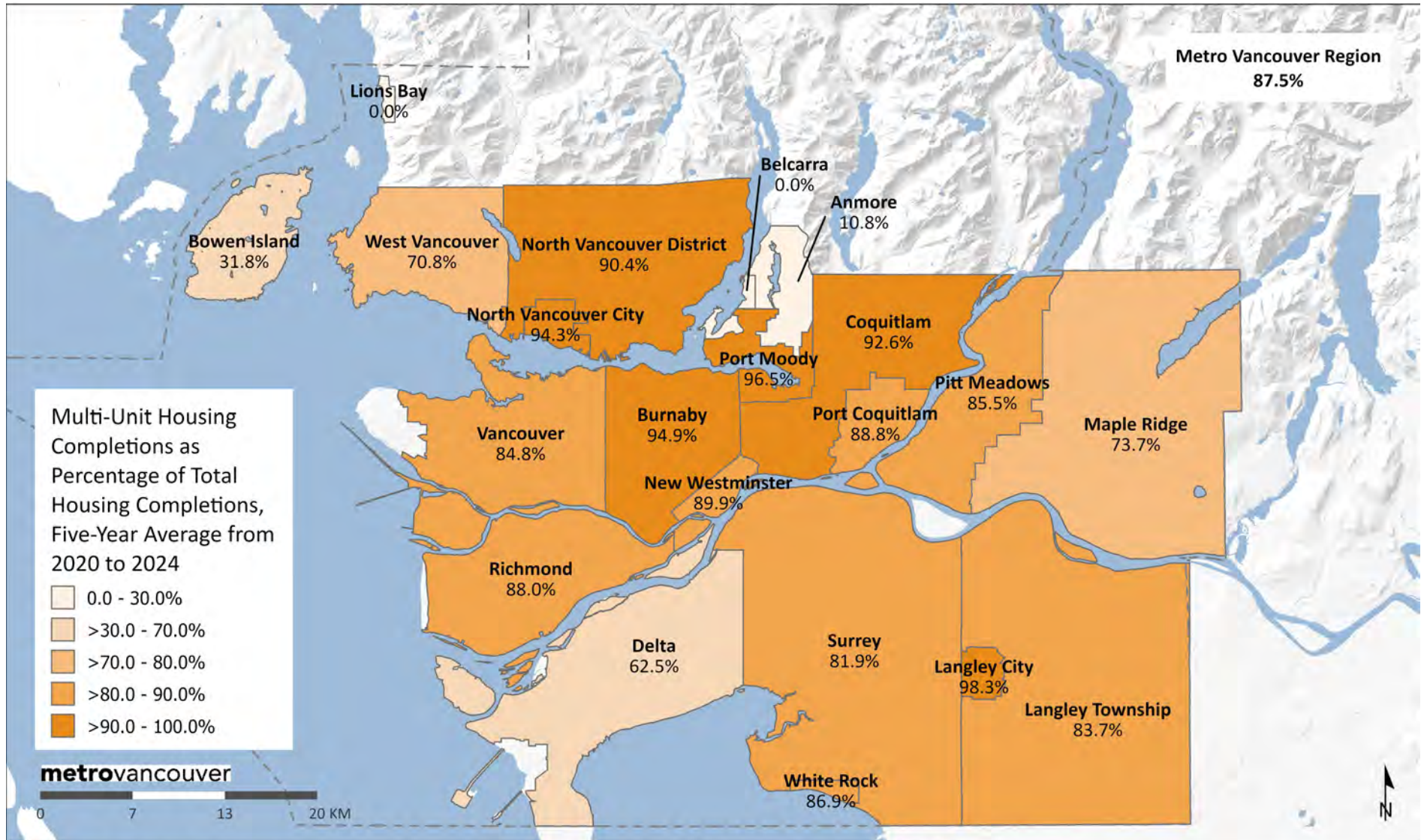
Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Apt + Other" in some markets, including the Vancouver CMA.

Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen. Units with only a microwave and bar fridge are excluded.

n/a: not available

Map 2.8. Multi-Unit Housing Completions as Percentage of Total Housing Completions, 2020 to 2024 (Five-Year Average), Metro Vancouver



Tsawwassen First Nation is not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data. Source: CMHC Starts and Completions Survey.

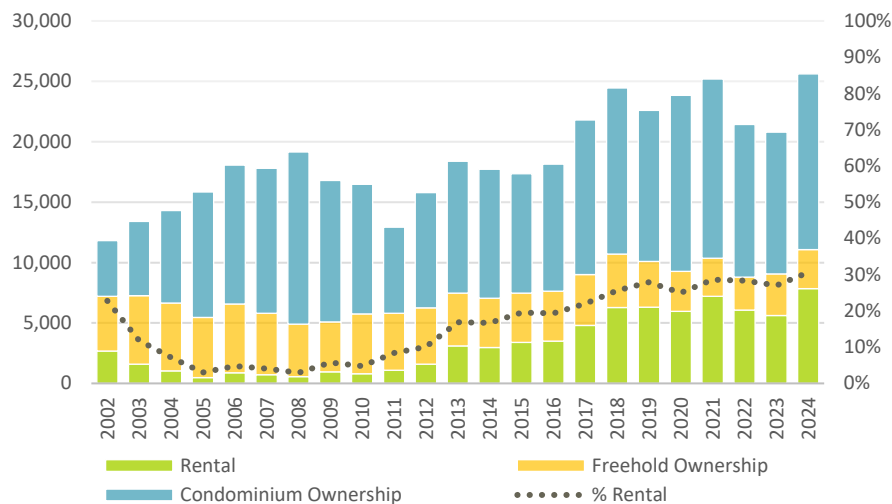
2.9 Housing Completions by Tenure

One of the priorities set out in the *Metro Vancouver Regional Affordable Housing Strategy* is to expand the supply of rental housing, including new purpose built market rental housing. Over the past 20 years, there have been very few newly built rental units in the region, although in recent years the number of rental completions has started to grow.

Key Observations

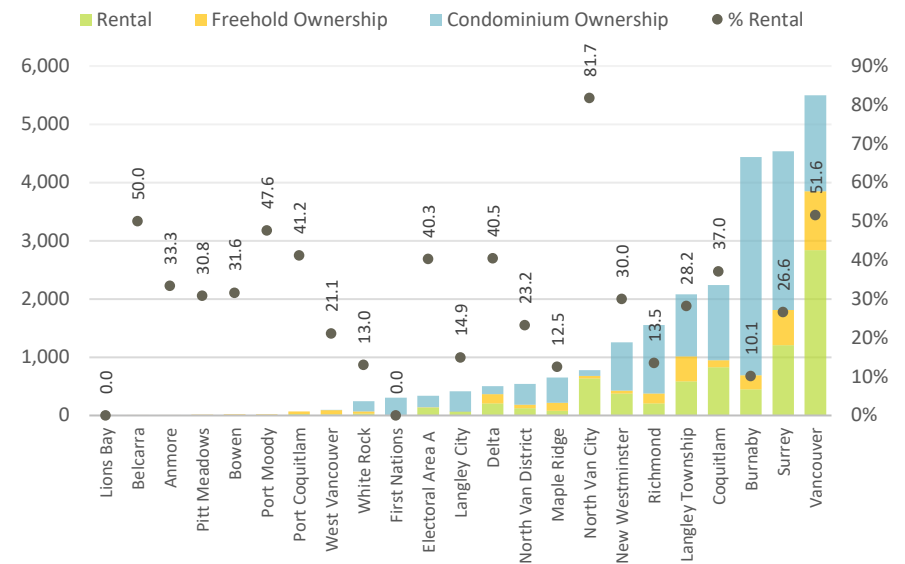
- In 2024, the region had 7,844 rental housing completions (30.6% of all completions) – a record-high since 2002.
- The distribution of housing completions has changed substantially over the past 20 years. Since 2017, rental completions have increased since historic lows and even surpassed the number of freehold ownership completions.

Figure 2.9.1. Housing Completions by Tenure, Metro Vancouver Region, 2002 to 2024



Source: CMHC Starts and Completions Survey

Figure 2.9.2. Housing Completions by Tenure, Metro Vancouver Jurisdictions, 2024



Source: CMHC Starts and Completions Survey

- Condo ownership has fluctuated over the past 20 years. However, since 2003, the proportion of regional completions for condo ownership has increased from 45.7% to 56.8%.
- The distribution of housing completions by tenure varies among member jurisdictions across the region, as shown in Figure 2.9.2.
- Vancouver had the greatest number of rental completions in 2024 (2,837 units; 51.6%), representing 36.2% of the region’s share.
- Most condo completions in 2024 were in Burnaby (3,746 units; 84.4%), representing 25.8% of the region’s share.

Table 2.9.1. Ownership Housing Completions by Ownership Type* for Metro Vancouver Jurisdictions, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2020 | | 2021 | | 2022 | | 2023 | | 2024 | |
|---------------------------------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|
| | Freehold | Condominium | Freehold | Condominium | Freehold | Condominium | Freehold | Condominium | Freehold | Condominium |
| Anmore | 6 | 1 | 1 | 1 | 6 | 1 | 6 | 1 | 4 | 0 |
| Belcarra | 4 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 1 | 0 |
| Bowen Island | 13 | 0 | 18 | 4 | 31 | 0 | 23 | 0 | 13 | 0 |
| Burnaby | 203 | 4,124 | 234 | 2,275 | 191 | 1,510 | 323 | 3,324 | 241 | 3,746 |
| Coquitlam | 149 | 994 | 140 | 1,419 | 129 | 782 | 131 | 1,277 | 121 | 1,291 |
| Delta | 189 | 253 | 155 | 281 | 133 | 191 | 215 | 67 | 163 | 137 |
| Electoral Area A | 5 | 267 | 3 | 234 | 4 | 0 | 5 | 211 | 4 | 199 |
| Langley City | 10 | 330 | 11 | 462 | 7 | 251 | 3 | 102 | 3 | 351 |
| Langley Township | 234 | 686 | 219 | 1,297 | 313 | 1,922 | 438 | 1,085 | 431 | 1,063 |
| Lion's Bay | 2 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Maple Ridge | 142 | 451 | 222 | 196 | 146 | 254 | 149 | 260 | 137 | 432 |
| New Westminister | 62 | 514 | 54 | 20 | 38 | 164 | 39 | 284 | 51 | 830 |
| North Van City | 48 | 470 | 51 | 217 | 38 | 19 | 38 | 34 | 45 | 97 |
| North Van District | 87 | 371 | 50 | 324 | 41 | 731 | 51 | 128 | 61 | 356 |
| Pitt Meadows | 9 | 100 | 13 | 60 | 9 | 29 | 5 | 44 | 9 | 0 |
| Port Coquitlam | 27 | 172 | 26 | 296 | 29 | 309 | 36 | 72 | 40 | 0 |
| Port Moody | 13 | 65 | 12 | 319 | 13 | 626 | 8 | 365 | 11 | 0 |
| Richmond | 209 | 1,587 | 228 | 1,468 | 193 | 1,401 | 225 | 834 | 170 | 1,172 |
| Surrey | 1,026 | 1,840 | 952 | 2,436 | 661 | 2,428 | 706 | 2,125 | 605 | 2,728 |
| Vancouver* | 757 | 2,118 | 646 | 2,928 | 632 | 1,323 | 943 | 1,375 | 1,014 | 1,650 |
| West Vancouver | 85 | 77 | 82 | 0 | 56 | 205 | 59 | 138 | 71 | 4 |
| White Rock | 44 | 51 | 24 | 342 | 29 | 344 | 32 | 0 | 37 | 178 |
| First Nations | 0 | 95 | 0 | 272 | 14 | 151 | 8 | 15 | 1 | 302 |
| METRO VANCOUVER | 3,324 | 14,566 | 3,144 | 14,851 | 2,717 | 12,641 | 3,443 | 11,741 | 3,234 | 14,536 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: 'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands).

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Total includes ownership, rental, and co-op units.

* There were 188 co-op unit completions in 2020 (all in the City of Vancouver), 27 co-op unit completions in 2021 (all in the City of North Vancouver), and zero co-op housing unit completions in 2022, 2023, and 2024.

Definition: Freehold - A residence where the owner owns the dwelling and the lot outright.

Definition: Condominium - An individual dwelling which is privately owned, but where the building and/or land are collectively owned by all dwelling unit owners.

Table 2.9.2. Purpose-Built Rental Completions for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015* | 2016* | 2017* | 2018* | 2019* | 2020* | 2021* | 2022* | 2023* | 2024* | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|-----------------|
| Anmore | 2 | 0 | 1 | 0 | 1 | 0 | 3 | 2 | 1 | 2 | 2 | 2 | 1 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 1 | 1 | 1 | 1 |
| Bowen Island | 1 | 0 | 1 | 4 | 8 | 11 | 1 | 5 | 39 | 4 | 6 | 11 | 8 |
| Burnaby | 12 | 161 | 229 | 380 | 482 | 686 | 136 | 511 | 374 | 576 | 450 | 409 | 399 |
| Coquitlam | 164 | 177 | 173 | 176 | 183 | 161 | 290 | 417 | 457 | 557 | 830 | 510 | 342 |
| Delta | 71 | 82 | 142 | 73 | 95 | 156 | 111 | 106 | 34 | 55 | 204 | 102 | 106 |
| Electoral Area A | 0 | 94 | 0 | 126 | 176 | 0 | 316 | 0 | 283 | 152 | 137 | 178 | 128 |
| Langley City | 0 | 0 | 0 | 184 | 9 | 266 | 56 | 2 | 167 | 149 | 62 | 87 | 90 |
| Langley Township | 191 | 147 | 271 | 190 | 277 | 449 | 267 | 323 | 283 | 575 | 586 | 407 | 337 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 2 | 78 | 21 | 40 | 77 | 69 | 340 | 251 | 57 | 91 | 81 | 164 | 111 |
| New Westminister | 0 | 1 | 70 | 621 | 285 | 802 | 85 | 45 | 111 | 51 | 377 | 134 | 245 |
| North Vancouver City | 29 | 206 | 163 | 150 | 190 | 220 | 236 | 603 | 189 | 390 | 636 | 411 | 298 |
| North Vancouver District | 41 | 70 | 229 | 93 | 71 | 284 | 381 | 212 | 199 | 32 | 126 | 190 | 170 |
| Pitt Meadows | 0 | 0 | 2 | 2 | 2 | 3 | 2 | 2 | 3 | 0 | 4 | 2 | 2 |
| Port Coquitlam | 80 | 5 | 48 | 20 | 86 | 331 | 66 | 90 | 105 | 86 | 28 | 75 | 87 |
| Port Moody | 0 | 0 | 0 | 4 | 5 | 4 | 10 | 383 | 146 | 8 | 10 | 111 | 57 |
| Richmond | 150 | 382 | 257 | 376 | 112 | 137 | 103 | 146 | 175 | 302 | 209 | 187 | 220 |
| Surrey | 342 | 426 | 577 | 526 | 664 | 605 | 981 | 1,028 | 1,531 | 940 | 1,206 | 1,137 | 848 |
| Vancouver | 1,693 | 1,495 | 1,284 | 1,802 | 3,502 | 1,999 | 2,515 | 3,009 | 1,695 | 1,546 | 2,837 | 2,320 | 2,168 |
| West Vancouver | 141 | 3 | 2 | 0 | 3 | 1 | 6 | 53 | 211 | 71 | 20 | 72 | 37 |
| White Rock | 42 | 53 | 39 | 33 | 47 | 126 | 56 | 16 | 22 | 25 | 32 | 30 | 45 |
| First Nations | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| METRO VANCOUVER | 2,961 | 3,382 | 3,513 | 4,800 | 6,275 | 6,311 | 5,961 | 7,207 | 6,082 | 5,613 | 7,844 | 6,541 | 5,699 |

Source: CMHC Starts and Completions Survey, accessed via CMHC Housing Market Information Portal.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Total does not include co-op starts.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Purpose-built rental units in mixed-tenure structures are included in this table if they were indicated as rental at the time of the survey.

*Since 2015, total rental data includes secondary suites and laneway rental housing (single detached rental).

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other".

In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA.

Table 2.9.3. Purpose-Built Rental Completions By Rental Housing Type for Metro Vancouver Jurisdictions, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | Accessory Suites | | | | | Single Detached Rental* | | | | | Market Rental (apt & row) | | | | | Social Hsg Rental | | | | |
|------------------------------------|------------------|--------------|--------------|--------------|--------------|-------------------------|------------|------------|------------|------------|---------------------------|--------------|--------------|--------------|--------------|-------------------|--------------|--------------|------------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Anmore | 0 | 0 | 1 | 1 | 2 | 3 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 1 | 4 | 4 | 2 | 2 | 0 | 1 | 8 | 2 | 4 | 0 | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby | 134 | 161 | 144 | 227 | 197 | 0 | 0 | 0 | 0 | 11 | 2 | 259 | 90 | 237 | 178 | 0 | 91 | 140 | 112 | 64 |
| Coquitlam | 104 | 108 | 104 | 101 | 90 | 17 | 6 | 1 | 3 | 5 | 169 | 303 | 277 | 162 | 530 | 0 | 0 | 75 | 291 | 205 |
| Delta | 95 | 61 | 34 | 50 | 70 | 4 | 3 | 0 | 5 | 1 | 12 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 130 |
| Electoral Area A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 110 | 152 | 137 | 0 | 0 | 173 | 0 | 0 |
| Langley City | 2 | 2 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 48 | 0 | 162 | 148 | 62 | 0 | 0 | 0 | 0 | 0 |
| Langley Township | 145 | 143 | 242 | 291 | 301 | 40 | 35 | 41 | 15 | 16 | 0 | 145 | 0 | 121 | 171 | 82 | 0 | 0 | 148 | 98 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 43 | 83 | 48 | 72 | 75 | 9 | 8 | 9 | 13 | 6 | 288 | 66 | 0 | 0 | 0 | 0 | 94 | 0 | 6 | 0 |
| New Westminister | 36 | 29 | 30 | 32 | 36 | 5 | 16 | 9 | 19 | 20 | 0 | 0 | 72 | 0 | 225 | 44 | 0 | 0 | 0 | 96 |
| North Vancouver City | 79 | 49 | 36 | 20 | 13 | 12 | 12 | 13 | 15 | 10 | 145 | 542 | 123 | 355 | 601 | 0 | 0 | 10 | 0 | 0 |
| North Vancouver District | 50 | 27 | 23 | 29 | 32 | 2 | 4 | 4 | 3 | 4 | 319 | 75 | 130 | 0 | 0 | 0 | 106 | 42 | 0 | 90 |
| Pitt Meadows | 1 | 0 | 1 | 0 | 1 | 1 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 20 | 19 | 18 | 26 | 24 | 5 | 4 | 4 | 4 | 4 | 41 | 67 | 0 | 56 | 0 | 0 | 0 | 72 | 0 | 0 |
| Port Moody | 6 | 10 | 11 | 7 | 8 | 4 | 2 | 4 | 1 | 2 | 0 | 371 | 76 | 0 | 0 | 0 | 0 | 55 | 0 | 0 |
| Richmond | 67 | 104 | 83 | 101 | 90 | 5 | 2 | 2 | 1 | 6 | 31 | 0 | 0 | 169 | 0 | 0 | 40 | 90 | 31 | 113 |
| Surrey | 690 | 702 | 523 | 561 | 478 | 1 | 1 | 0 | 3 | 1 | 217 | 224 | 723 | 266 | 582 | 73 | 101 | 285 | 100 | 134 |
| Vancouver | 411 | 348 | 317 | 499 | 509 | 548 | 384 | 276 | 344 | 359 | 1,028 | 1,298 | 782 | 553 | 1,190 | 490 | 979 | 320 | 150 | 779 |
| West Vancouver | 5 | 10 | 8 | 16 | 17 | 1 | 1 | 0 | 1 | 3 | 0 | 42 | 192 | 48 | 0 | 0 | 0 | 11 | 6 | 0 |
| White Rock | 28 | 16 | 22 | 25 | 32 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| METRO VANCOUVER | 1,917 | 1,876 | 1,654 | 2,061 | 1,977 | 657 | 486 | 373 | 431 | 455 | 2,644 | 3,392 | 2,764 | 2,267 | 3,680 | 689 | 1,411 | 1,273 | 844 | 1,709 |

Source: CMHC Starts and Completions Survey, custom data request.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

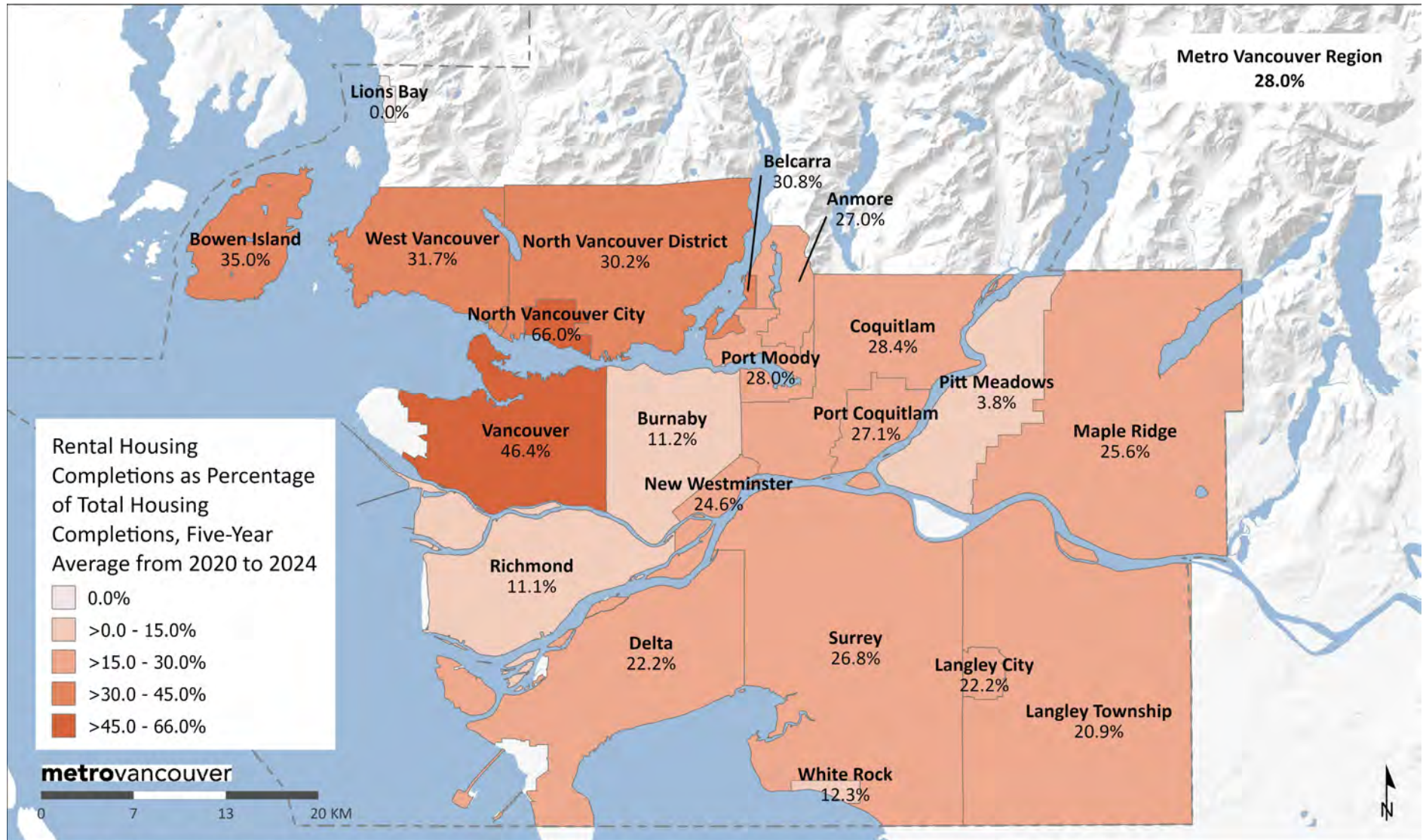
'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Purpose-built rental units in mixed-tenure structures are included in this table if they were indicated as rental at the time of the survey.

* Single detached rental is usually laneway / coachhouse rental housing that is non-subsidized.

Map 2.9. Rental Housing Completions as Percentage of Total Housing Completions, 2020 to 2024 (Five-Year Average), Metro Vancouver



Tsawwassen First Nation is not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data.

Source: CMHC Starts and Completions Survey.

2.10 Demolitions

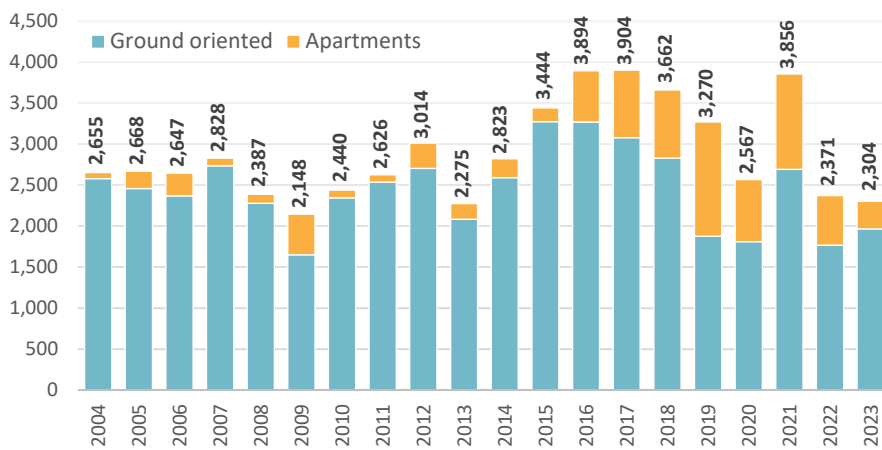
It is important to monitor the number of demolitions as they affect the net unit additions to the housing stock. Especially in the case of rental housing stock, demolitions can result in a loss of needed affordable rental units through the demolition and redevelopment of older rental apartment buildings.

Demolition data presented here is made available through a custom data request from Statistics Canada. Municipalities may have additional data available through their own internal administrative records.

Key Observations

- The number of residential unit demolitions in Metro Vancouver in 2023 decreased to 2,304 since a recent high in 2021 (of 3,856) – more similar to the number of demolitions seen back in 2009.
- Apartment demolitions have decreased by 27% from the recent historical high of 1,164 in 2021 to 338 in 2023.

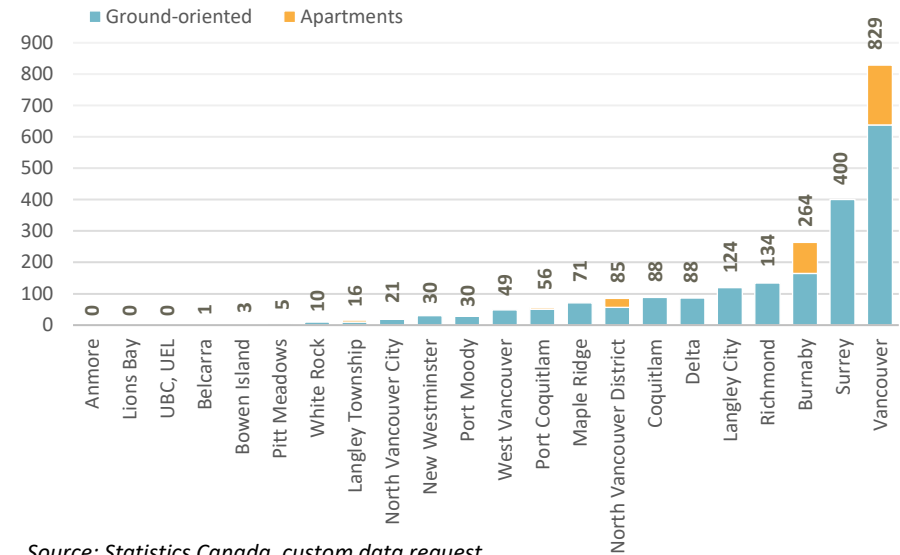
Figure 2.10.1. Housing Unit Demolitions in Metro Vancouver, 2004 to 2023



Source: Statistics Canada, custom data request

Note: Secondary suite demolitions are included in the “Apartments” group

Figure 2.10.2. Housing Unit Demolitions in Metro Vancouver Jurisdictions, 2023



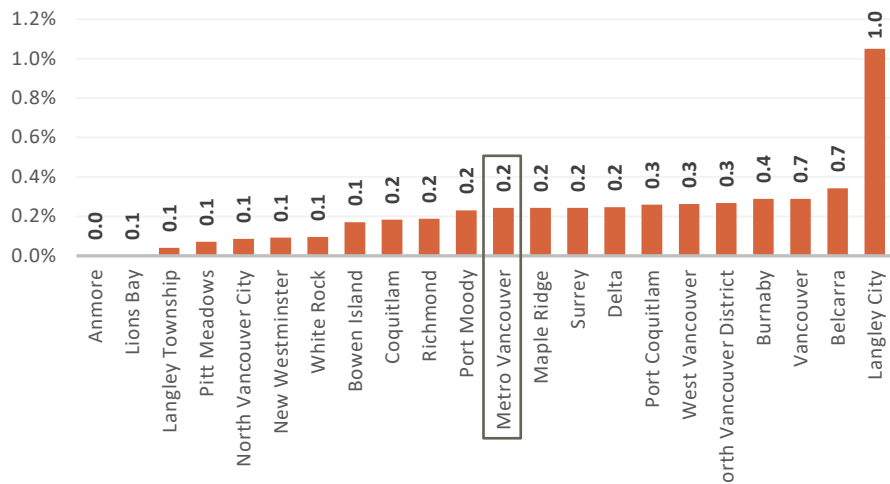
Source: Statistics Canada, custom data request

Note: Secondary suite demolitions are included in the “Apartments” group.

- Vancouver, Surrey, and Burnaby had the highest number of total unit demolitions in 2023.
- The municipalities with the most apartment unit demolitions in 2023 were Vancouver, Burnaby, and the District of North Vancouver.



Figure 2.10.3. Demolitions as Percentage of Total Private Dwellings, 2023

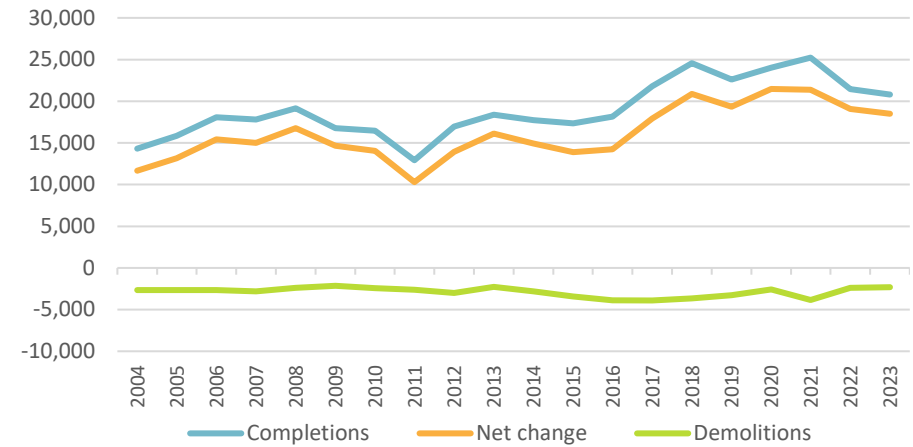


Source: Statistics Canada, custom data request, and 2021 Census of Population

Demolitions have decreased over the past 10 years (-18.4%), while residential completions have increased at a similar magnitude (17.3%). The resulting annual net change in residential units between 2014 and 2023 was 24.0% – lower than previous years (e.g., 107.6% in 2021).

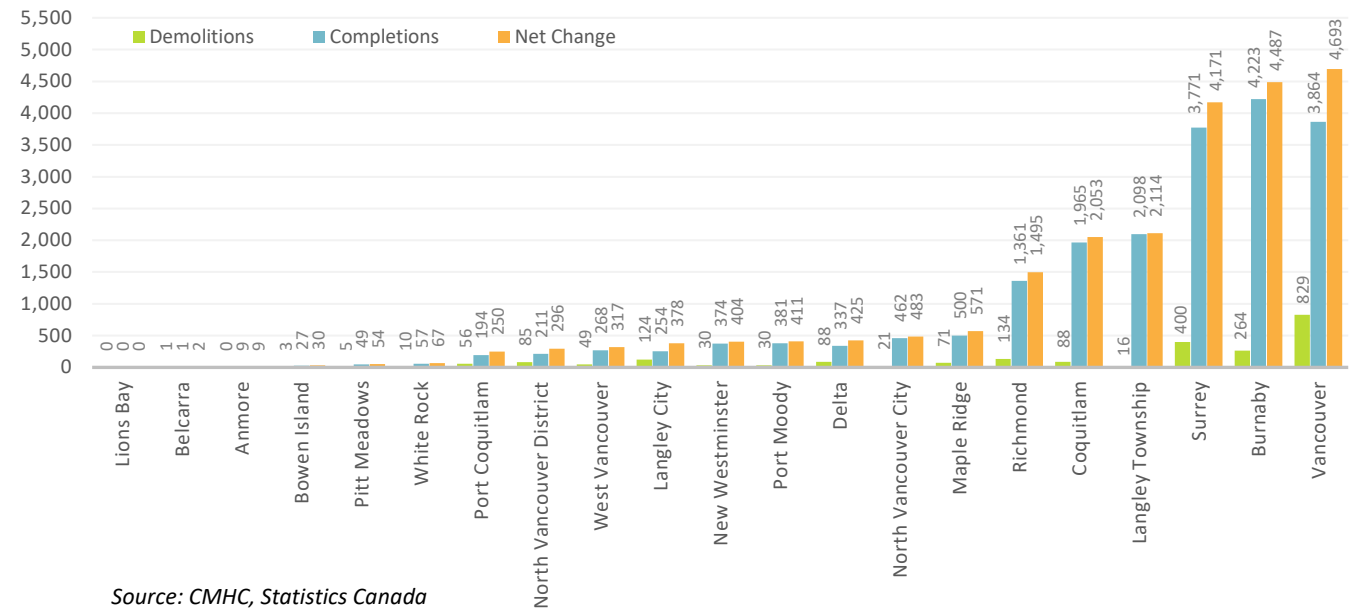
It is difficult to compare demolitions in different jurisdictions, as housing stock composition and development conditions may differ in each one. However, Figure 2.10.3 shows that Langley City had a higher rate of unit demolition than the rest of the region when compared against the total number of private dwellings (in 2021).

Figure 2.10.4. Residential Unit Completions, Demolitions, and Net Change in Metro Vancouver, 2004 to 2023



Source: CMHC, Statistics Canada

Figure 2.10.5. Residential Unit Completions, Demolitions, and Net Change in Metro Vancouver Jurisdictions, 2023



Source: CMHC, Statistics Canada

Table 2.10.1. Total Housing Unit Demolitions for Metro Vancouver Jurisdictions, 2013 - 2023

| MUNICIPALITY / MEMBER JURISDICTION | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|-----------------|
| Anmore | 1 | 5 | 4 | 0 | 2 | 2 | 1 | 2 | 4 | 1 | 0 | 2 | 2 |
| Belcarra | 2 | 1 | 1 | 1 | 4 | 0 | 0 | 2 | 0 | 2 | 1 | 1 | 1 |
| Bowen Island | 1 | 3 | 4 | 7 | 4 | 9 | 4 | 4 | 3 | 7 | 3 | 4 | 5 |
| Burnaby | 419 | 556 | 481 | 781 | 525 | 468 | 263 | 347 | 486 | 668 | 264 | 406 | 484 |
| Coquitlam | 111 | 45 | 113 | 60 | 102 | 216 | 319 | 168 | 525 | 104 | 88 | 241 | 174 |
| Delta | 97 | 99 | 131 | 161 | 175 | 164 | 129 | 122 | 215 | 155 | 88 | 142 | 144 |
| Electoral Area A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley City | 12 | 10 | 16 | 61 | 36 | 49 | 169 | 82 | 44 | 39 | 124 | 92 | 63 |
| Langley Township | 73 | 79 | 115 | 125 | 129 | 181 | 102 | 117 | 172 | 42 | 16 | 90 | 108 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 |
| Maple Ridge | 41 | 44 | 62 | 131 | 61 | 56 | 51 | 87 | 107 | 35 | 71 | 70 | 71 |
| New Westminister | 46 | 70 | 68 | 57 | 54 | 60 | 52 | 34 | 77 | 35 | 30 | 46 | 54 |
| North Vancouver City | 35 | 58 | 84 | 69 | 154 | 78 | 227 | 74 | 122 | 31 | 21 | 95 | 92 |
| North Vancouver District | 127 | 152 | 154 | 165 | 111 | 133 | 275 | 84 | 77 | 54 | 85 | 115 | 129 |
| Pitt Meadows | 8 | 8 | 2 | 14 | 10 | 47 | 12 | 6 | 8 | 7 | 5 | 8 | 12 |
| Port Coquitlam | 26 | 38 | 35 | 31 | 45 | 84 | 43 | 18 | 50 | 36 | 56 | 41 | 44 |
| Port Moody | 5 | 8 | 12 | 18 | 15 | 49 | 15 | 20 | 17 | 7 | 30 | 18 | 19 |
| Richmond | 60 | 203 | 450 | 509 | 388 | 148 | 32 | 162 | 275 | 156 | 134 | 152 | 246 |
| Surrey | 432 | 464 | 506 | 604 | 637 | 721 | 486 | 483 | 684 | 415 | 400 | 494 | 540 |
| Vancouver | 606 | 0 | 1,030 | 886 | 1,291 | 1,068 | 1,010 | 689 | 902 | 496 | 829 | 785 | 820 |
| West Vancouver | 121 | 99 | 124 | 165 | 101 | 73 | 57 | 40 | 41 | 55 | 49 | 48 | 80 |
| White Rock | 52 | 68 | 52 | 49 | 60 | 56 | 20 | 26 | 47 | 26 | 10 | 26 | 41 |
| METRO VANCOUVER | 2,275 | 2,823 | 3,444 | 3,894 | 3,904 | 3,662 | 3,270 | 2,567 | 3,856 | 2,371 | 2,304 | 2,874 | 3,210 |

Source: Statistics Canada, custom data request, and municipalities

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Table 2.10.2. Apartment Unit Demolitions for Metro Vancouver Jurisdictions, 2013 - 2023

| MUNICIPALITY / MEMBER JURISDICTION | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 5-Year Average | 10-Year Average |
|------------------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|--------------|------------|------------|----------------|-----------------|
| Anmore | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby | 111 | 137 | 60 | 377 | 165 | 83 | 105 | 157 | 181 | 393 | 99 | 187 | 176 |
| Coquitlam | 0 | 0 | 1 | 0 | 0 | 21 | 216 | 72 | 386 | 36 | 0 | 142 | 73 |
| Delta | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 2 | 1 | 1 | 1 |
| Electoral Area A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley City | 0 | 0 | 0 | 45 | 2 | 6 | 4 | 41 | 0 | 0 | 4 | 10 | 10 |
| Langley Township | 2 | 4 | 2 | 4 | 2 | 5 | 66 | 4 | 0 | 0 | 6 | 15 | 9 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 0 | 0 | 0 | 54 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 6 |
| New Westminster | 0 | 29 | 5 | 0 | 0 | 0 | 12 | 3 | 23 | 0 | 0 | 8 | 7 |
| North Vancouver City | 0 | 0 | 31 | 13 | 16 | 13 | 179 | 33 | 75 | 0 | 2 | 58 | 36 |
| North Vancouver District | 0 | 0 | 2 | 2 | 0 | 5 | 123 | 28 | 18 | 0 | 28 | 39 | 21 |
| Pitt Meadows | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 0 | 0 | 0 | 1 | 0 | 47 | 0 | 0 | 4 | 0 | 5 | 2 | 6 |
| Port Moody | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 4 | 6 | 2 | 2 | 4 | 2 |
| Richmond | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 1 | 1 |
| Surrey | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 |
| Vancouver | 76 | 0 | 61 | 123 | 638 | 650 | 682 | 412 | 468 | 168 | 191 | 384 | 339 |
| West Vancouver | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| White Rock | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| METRO VANCOUVER | 192 | 231 | 168 | 623 | 826 | 832 | 1,394 | 756 | 1,164 | 604 | 338 | 851 | 694 |

Source: Statistics Canada, custom data request, and municipalities

Source: City of Coquitlam 2016 (apartment data).

Notes: Secondary suite demolitions are included with the "apartment" demolitions.

While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Table 2.10.3. Ground Oriented Dwelling Demolitions for Metro Vancouver Jurisdictions, 2013 - 2023

| MUNICIPALITY / MEMBER JURISDICTION | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 5-Year Average | 10-Year Average |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|-----------------|
| Anmore | 1 | 4 | 4 | 0 | 2 | 2 | 1 | 2 | 4 | 1 | 0 | 2 | 2 |
| Belcarra | 2 | 1 | 1 | 1 | 4 | 0 | 0 | 2 | 0 | 2 | 1 | 1 | 1 |
| Bowen Island | 1 | 3 | 4 | 7 | 4 | 9 | 4 | 4 | 3 | 7 | 3 | 4 | 5 |
| Burnaby | 308 | 419 | 421 | 404 | 360 | 385 | 158 | 190 | 305 | 275 | 165 | 219 | 308 |
| Coquitlam | 111 | 45 | 112 | 60 | 102 | 195 | 103 | 96 | 139 | 68 | 88 | 99 | 101 |
| Delta | 97 | 99 | 131 | 160 | 175 | 162 | 129 | 122 | 215 | 153 | 87 | 141 | 143 |
| Electoral Area A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley City | 12 | 10 | 16 | 16 | 34 | 43 | 165 | 41 | 44 | 39 | 120 | 82 | 53 |
| Langley Township | 71 | 75 | 113 | 121 | 127 | 176 | 36 | 113 | 172 | 42 | 10 | 75 | 99 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 |
| Maple Ridge | 41 | 44 | 62 | 77 | 61 | 56 | 50 | 87 | 106 | 35 | 71 | 70 | 65 |
| New Westminster | 46 | 41 | 63 | 57 | 54 | 60 | 40 | 31 | 54 | 35 | 30 | 38 | 47 |
| North Vancouver City | 35 | 58 | 53 | 56 | 138 | 65 | 48 | 41 | 47 | 31 | 19 | 37 | 56 |
| North Vancouver District | 127 | 152 | 152 | 163 | 111 | 128 | 152 | 56 | 59 | 54 | 57 | 76 | 108 |
| Pitt Meadows | 8 | 8 | 2 | 14 | 10 | 47 | 12 | 6 | 6 | 7 | 5 | 7 | 12 |
| Port Coquitlam | 26 | 38 | 35 | 30 | 45 | 37 | 43 | 18 | 46 | 36 | 51 | 39 | 38 |
| Port Moody | 5 | 8 | 12 | 18 | 15 | 49 | 10 | 16 | 11 | 5 | 28 | 14 | 17 |
| Richmond | 60 | 203 | 444 | 509 | 388 | 148 | 32 | 160 | 275 | 154 | 134 | 151 | 245 |
| Surrey | 432 | 464 | 506 | 603 | 636 | 721 | 485 | 483 | 684 | 414 | 400 | 493 | 540 |
| Vancouver | 530 | 0 | 969 | 763 | 653 | 418 | 328 | 277 | 434 | 328 | 638 | 401 | 481 |
| West Vancouver | 121 | 99 | 124 | 163 | 101 | 73 | 57 | 40 | 41 | 55 | 49 | 48 | 80 |
| White Rock | 49 | 68 | 52 | 49 | 58 | 56 | 20 | 26 | 47 | 26 | 10 | 26 | 41 |
| METRO VANCOUVER | 2,083 | 2,592 | 3,276 | 3,271 | 3,078 | 2,830 | 1,876 | 1,811 | 2,692 | 1,767 | 1,966 | 2,022 | 2,516 |

Source: Statistics Canada, custom data request, and municipalities

Source: City of Coquitlam 2016 (apartment data).

Notes: Ground Oriented Dwellings include Single Detached, Cottages, Mobiles, Duplexes, Semi-detached, and Row House.

Secondary suite demolitions are included with the "apartment" demolitions.

While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Map 2.10. Housing Demolitions (2024) as Percentage of Total Dwellings (2021 Census), Metro Vancouver



Tsawwassen First Nation is not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data.
 Source: Statistics Canada, 2021 Census of Population, custom data request.

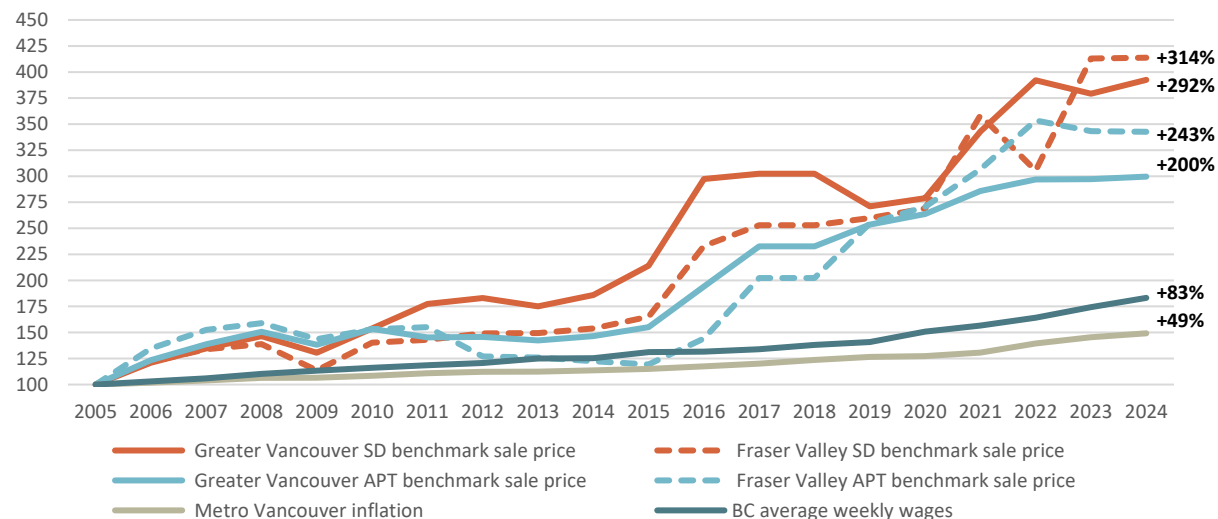
PART 3 | OWNERSHIP HOUSING

This section provides an overview of ownership housing in Metro Vancouver and member jurisdictions. It includes information on the different types of ownership housing available, the median value of owned homes, benchmark sale prices, sale volumes, and a sales-to-income ratio.

HIGHLIGHTS

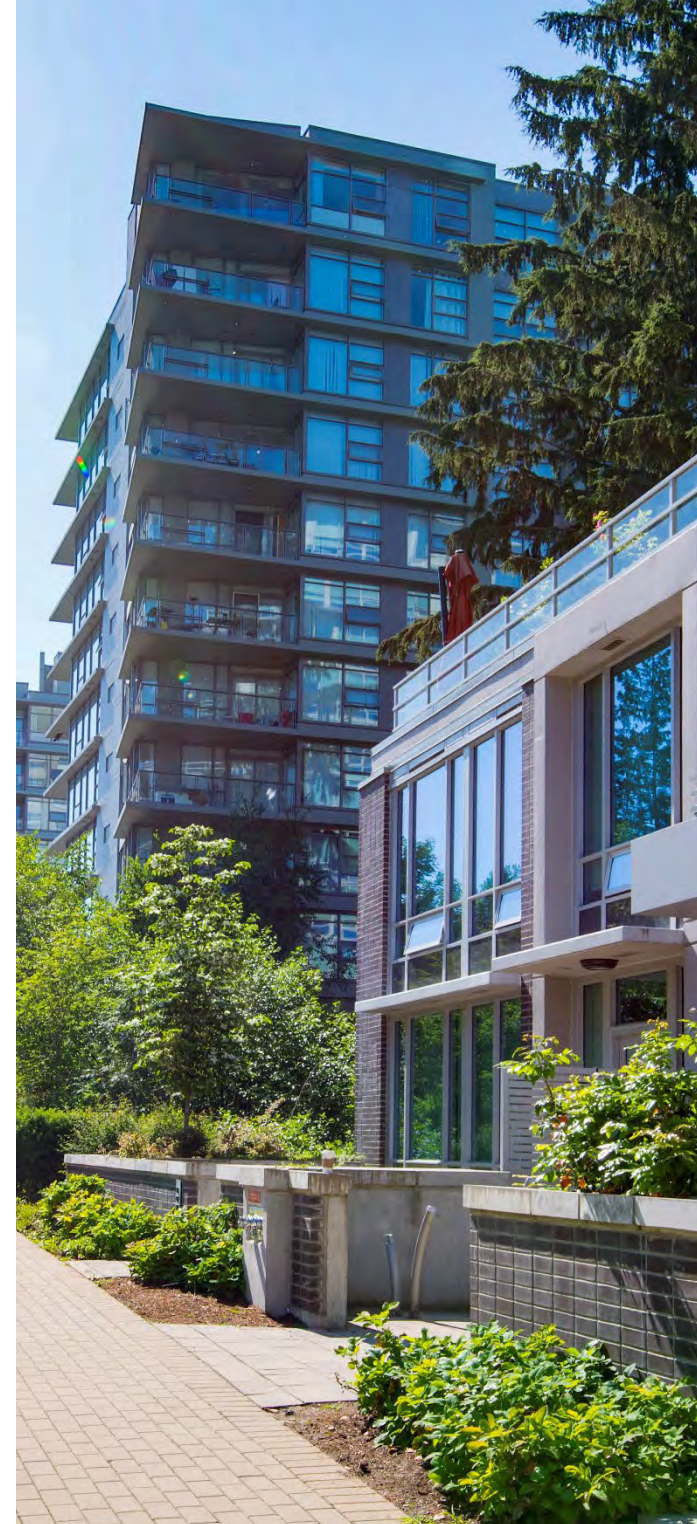
- **The ownership stock is renewing rapidly.** More than half (55 per cent) of owner-occupied dwellings in the region were built within the past 30 years (between 1991 and 2021).
- **Home prices have increased much faster than wages or inflation.** Across the region, benchmark home sale prices have doubled and tripled in the past 20 years, while wages and inflation have increased much more slowly (see chart below).
- **Home sales have dipped over the past few years as sale prices peaked.** Since the 2021 peak in home sales, the number of sales continued to decrease as home prices and interest rates remained high. In 2024, the number of home sales dropped by over 40 per cent compared to levels in 2021 – resembling home sale numbers similar to those in 2023, 2019, and 2014.

Growth (% change from 2005 levels) in Benchmark Home Sale Prices, Weekly Wages, and Inflation, 2005 to 2024



Source: Statistics Canada, GVR, FVREB, BC Stats

Note: 'SD' refers to single detached housing, and 'APT' refers to apartments.



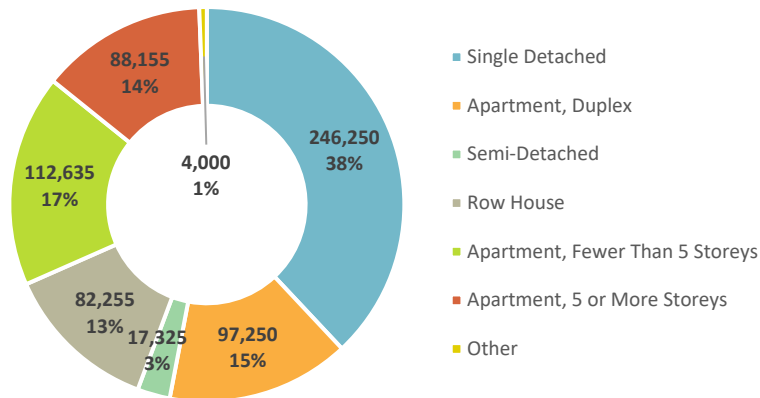
3.1 Owner-Occupied Housing Inventory by Structure Type and Age of Building

The Census provides information on owner-occupied units by structure type as well as unit age. Providing diverse housing choices for owners requires a good understanding of the makeup of the existing housing stock available for ownership, as well as any changes that may be expected due to aging of the housing stock.

Key Observations

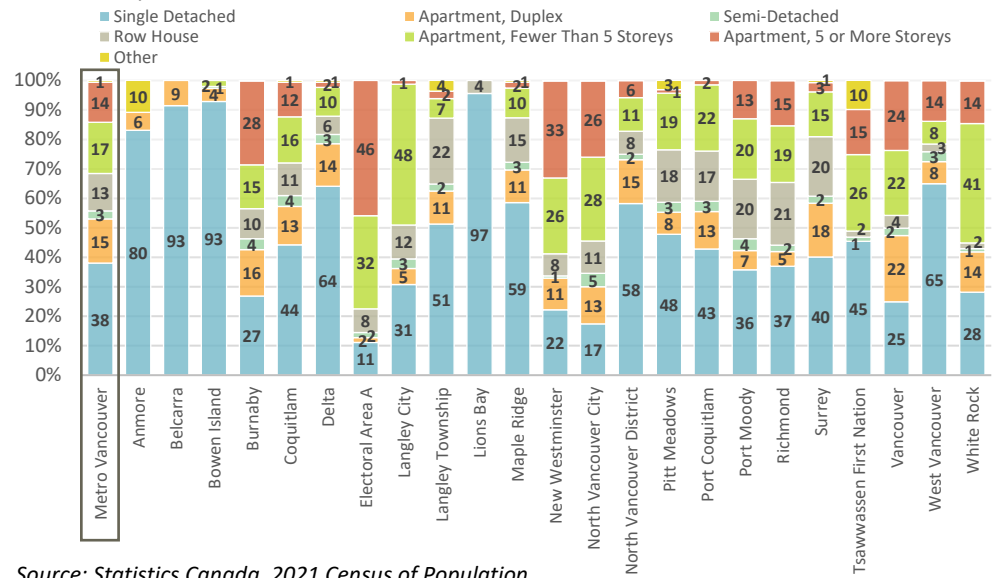
- In 2021, 38% of owner households in Metro Vancouver lived in single detached housing. This proportion varied substantially across the region.
- Owner-occupied apartments (low-rise and high-rise condominiums) accounted for 31% of owner-occupied units in the region.
- Between 2016 and 2021, there was a decrease of 3,600 owner-occupied single detached units in the region. During the same time, the number of owner-occupied high-rise apartments increased by 14,975 units, low-rises increased by 9,435 units, row houses increased by 8,220 units, etc.
- The areas with the greatest increase in high-rise owner-occupied units were Burnaby, Vancouver, Richmond, Surrey, and Coquitlam.

Figure 3.1.2. Distribution of Owner-Occupied Dwellings by Structure Type, Metro Vancouver, 2021



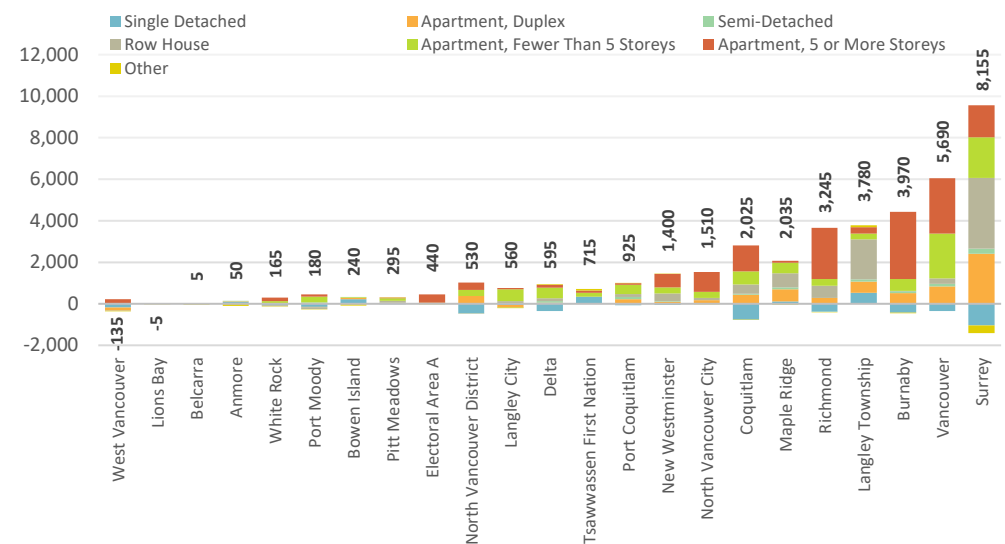
Source: Statistics Canada, 2021 Census of Population

Figure 3.1.1. Distribution of Owner-Occupied Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021



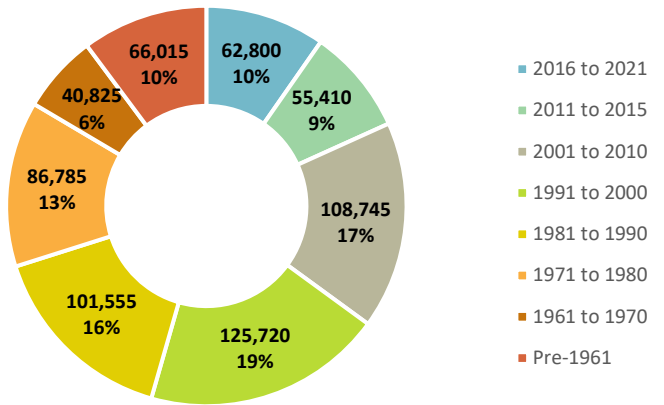
Source: Statistics Canada, 2021 Census of Population

Figure 3.1.3. Change in Owner-Occupied Dwellings Since 2016 Census by Structure Type, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

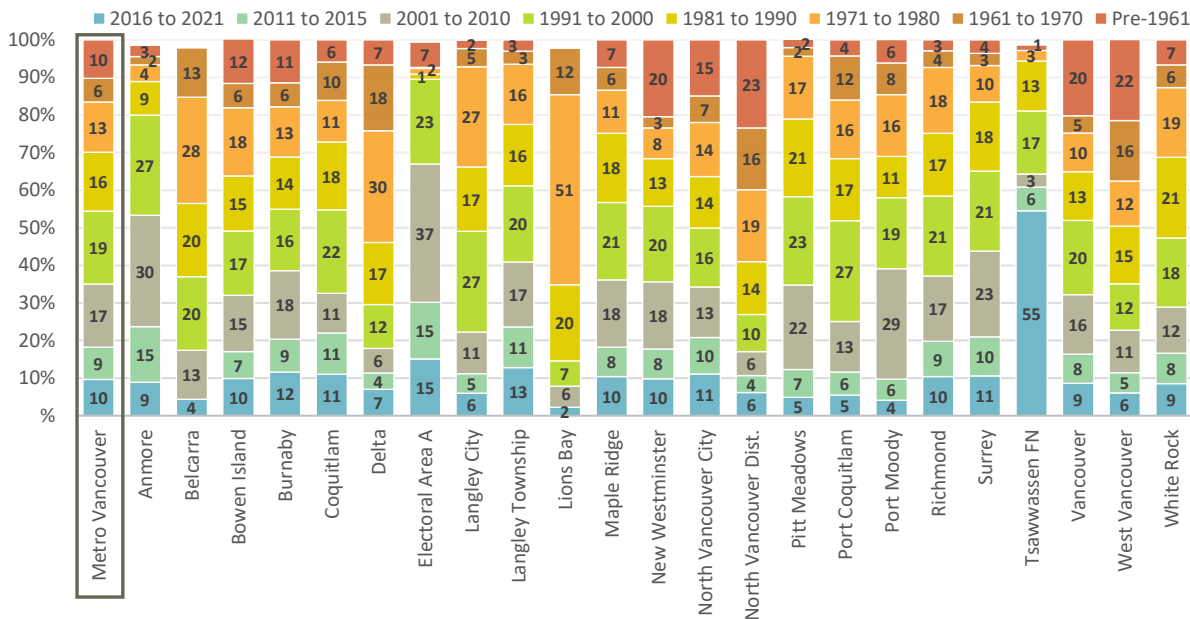
Figure 3.1.4. Distribution of Owner-Occupied Dwellings by Year of Construction, Metro Vancouver, 2021



- 10% of the owner-occupied dwellings in Metro Vancouver in 2021 were built between 2016 and 2021.
- Another 9% of owner-occupied dwellings were built between 2011 and 2015.
- More than half (55%) of owner-occupied dwellings in the region were built in the past 30 years (between 1991 and 2021).
- The age composition of owner-occupied housing varies across the region.
- The areas with the greatest proportion of newly-built owner-occupied housing stock (built between 2016 and 2021) were Tsawwassen First Nation, Electoral Area A, Langley Township, Burnaby, Coquitlam, and Surrey.
- The areas with the greatest proportion of older owner-occupied housing stock (built prior to 1961) were the District of North Vancouver, West Vancouver, Vancouver, and New Westminster.

Source: Statistics Canada, 2021 Census of Population

Figure 3.1.5. Distribution of Owner-Occupied Dwellings by Year of Construction, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

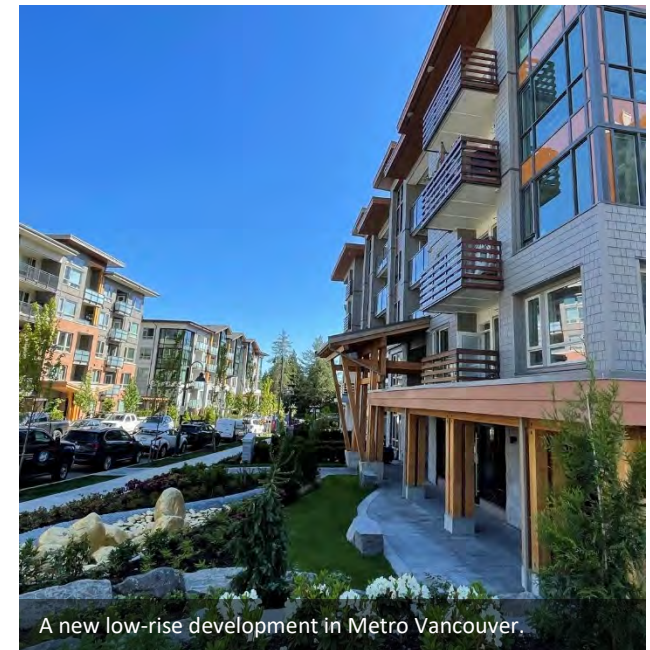


Table 3.1.1. Owner-Occupied Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Owner-Occupied | | Single Detached | | Apartment, Duplex | | Semi-Detached | | Row House | | Apartment, Fewer Than 5 Storeys | | Apartment, 5 or More Storeys | | Other | |
|--------------------------|----------------------|---|-----------------|--------------|-------------------|--------------|---------------|-------------|---------------|--------------|---------------------------------|--------------|------------------------------|--------------|--------------|-------------|
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 675 | | 540 | 80.0% | 40 | 5.9% | 25 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 70 | 10.4% |
| Belcarra | 230 | | 215 | 93.5% | 20 | 8.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Bowen Island | 1,465 | | 1,365 | 93.2% | 65 | 4.4% | 10 | 0.7% | 0 | 0.0% | 30 | 2.0% | 0 | 0.0% | 0 | 0.0% |
| Burnaby | 61,185 | | 16,450 | 26.9% | 9,615 | 15.7% | 2,245 | 3.7% | 6,260 | 10.2% | 9,125 | 14.9% | 17,375 | 28.4% | 120 | 0.2% |
| Coquitlam | 38,795 | | 17,175 | 44.3% | 5,045 | 13.0% | 1,430 | 3.7% | 4,320 | 11.1% | 6,040 | 15.6% | 4,555 | 11.7% | 240 | 0.6% |
| Delta | 28,785 | | 18,450 | 64.1% | 4,145 | 14.4% | 920 | 3.2% | 1,795 | 6.2% | 2,785 | 9.7% | 520 | 1.8% | 170 | 0.6% |
| Electoral Area A | 3,280 | | 365 | 11.1% | 50 | 1.5% | 60 | 1.8% | 260 | 7.9% | 1,035 | 31.6% | 1,500 | 45.7% | 0 | 0.0% |
| Langley City | 7,920 | | 2,430 | 30.7% | 430 | 5.4% | 255 | 3.2% | 915 | 11.6% | 3,770 | 47.6% | 100 | 1.3% | 0 | 0.0% |
| Langley Township | 38,430 | | 19,720 | 51.3% | 4,290 | 11.2% | 895 | 2.3% | 8,595 | 22.4% | 2,555 | 6.6% | 960 | 2.5% | 1,405 | 3.7% |
| Lions Bay | 445 | | 430 | 96.6% | 0 | 0.0% | 0 | 0.0% | 20 | 4.5% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Maple Ridge | 26,210 | | 15,345 | 58.5% | 2,890 | 11.0% | 690 | 2.6% | 3,965 | 15.1% | 2,630 | 10.0% | 515 | 2.0% | 160 | 0.6% |
| New Westminister | 19,740 | | 4,385 | 22.2% | 2,125 | 10.8% | 135 | 0.7% | 1,495 | 7.6% | 5,065 | 25.7% | 6,510 | 33.0% | 25 | 0.1% |
| North Vancouver City | 14,540 | | 2,525 | 17.4% | 1,835 | 12.6% | 660 | 4.5% | 1,595 | 11.0% | 4,140 | 28.5% | 3,765 | 25.9% | 20 | 0.1% |
| North Vancouver District | 24,990 | | 14,550 | 58.2% | 3,715 | 14.9% | 460 | 1.8% | 1,955 | 7.8% | 2,855 | 11.4% | 1,450 | 5.8% | 10 | 0.0% |
| Pitt Meadows | 5,880 | | 2,810 | 47.8% | 445 | 7.6% | 195 | 3.3% | 1,050 | 17.9% | 1,125 | 19.1% | 75 | 1.3% | 180 | 3.1% |
| Port Coquitlam | 17,650 | | 7,550 | 42.8% | 2,260 | 12.8% | 610 | 3.5% | 3,015 | 17.1% | 3,950 | 22.4% | 270 | 1.5% | 0 | 0.0% |
| Port Moody | 9,900 | | 3,540 | 35.8% | 645 | 6.5% | 400 | 4.0% | 2,005 | 20.3% | 2,025 | 20.5% | 1,290 | 13.0% | 0 | 0.0% |
| Richmond | 57,800 | | 21,345 | 36.9% | 2,915 | 5.0% | 1,220 | 2.1% | 12,335 | 21.3% | 11,105 | 19.2% | 8,825 | 15.3% | 50 | 0.1% |
| Surrey | 129,100 | | 51,710 | 40.1% | 23,590 | 18.3% | 3,135 | 2.4% | 26,065 | 20.2% | 19,650 | 15.2% | 4,005 | 3.1% | 945 | 0.7% |
| Tsawwassen First Nation | 715 | | 325 | 45.5% | 0 | 0.0% | 10 | 1.4% | 15 | 2.1% | 185 | 25.9% | 110 | 15.4% | 70 | 9.8% |
| Vancouver | 138,850 | | 34,560 | 24.9% | 31,205 | 22.5% | 3,455 | 2.5% | 6,025 | 4.3% | 30,700 | 22.1% | 32,795 | 23.6% | 115 | 0.1% |
| West Vancouver | 12,540 | | 8,145 | 65.0% | 945 | 7.5% | 425 | 3.4% | 325 | 2.6% | 960 | 7.7% | 1,730 | 13.8% | 10 | 0.1% |
| White Rock | 6,960 | | 1,960 | 28.2% | 955 | 13.7% | 75 | 1.1% | 130 | 1.9% | 2,825 | 40.6% | 1,005 | 14.4% | 10 | 0.1% |
| METRO VANCOUVER | 647,870 | | 246,250 | 38.0% | 97,250 | 15.0% | 17,325 | 2.7% | 82,255 | 12.7% | 112,635 | 17.4% | 88,155 | 13.6% | 4,000 | 0.6% |

Source: Statistics Canada, 2021 Census of Population.

Note: Structure type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites (excludes the rented suite unit).

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 3.1.2. Owner-Occupied Dwelling Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|----------------|---------------|-------------|---------------|-------------|----------------|--------------|----------------|--------------|----------------|--------------|---------------|--------------|---------------|-------------|---------------|--------------|
| | Owner-Occupied | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| | # | | | | | | | | | | | | | | | | |
| Anmore | 675 | 60 | 8.9% | 100 | 14.8% | 200 | 29.6% | 180 | 26.7% | 60 | 8.9% | 30 | 4.4% | 15 | 2.2% | 20 | 3.0% |
| Belcarra | 230 | 10 | 4.3% | 0 | 0.0% | 30 | 13.0% | 45 | 19.6% | 45 | 19.6% | 65 | 28.3% | 30 | 13.0% | 0 | 0.0% |
| Bowen Island | 1,465 | 145 | 9.9% | 105 | 7.2% | 220 | 15.0% | 250 | 17.1% | 215 | 14.7% | 265 | 18.1% | 95 | 6.5% | 175 | 11.9% |
| Burnaby | 61,185 | 7,110 | 11.6% | 5,385 | 8.8% | 11,110 | 18.2% | 10,020 | 16.4% | 8,505 | 13.9% | 8,145 | 13.3% | 3,920 | 6.4% | 6,985 | 11.4% |
| Coquitlam | 38,795 | 4,275 | 11.0% | 4,245 | 10.9% | 4,105 | 10.6% | 8,625 | 22.2% | 6,990 | 18.0% | 4,300 | 11.1% | 3,960 | 10.2% | 2,295 | 5.9% |
| Delta | 28,785 | 2,015 | 7.0% | 1,260 | 4.4% | 1,870 | 6.5% | 3,370 | 11.7% | 4,760 | 16.5% | 8,540 | 29.7% | 5,045 | 17.5% | 1,920 | 6.7% |
| Electoral Area A | 3,280 | 495 | 15.1% | 495 | 15.1% | 1,205 | 36.7% | 740 | 22.6% | 45 | 1.4% | 50 | 1.5% | 10 | 0.3% | 220 | 6.7% |
| Langley City | 7,920 | 475 | 6.0% | 410 | 5.2% | 880 | 11.1% | 2,125 | 26.8% | 1,350 | 17.0% | 2,115 | 26.7% | 385 | 4.9% | 170 | 2.1% |
| Langley Township | 38,430 | 4,905 | 12.8% | 4,175 | 10.9% | 6,655 | 17.3% | 7,765 | 20.2% | 6,300 | 16.4% | 6,145 | 16.0% | 1,340 | 3.5% | 1,135 | 3.0% |
| Lions Bay | 445 | 10 | 2.2% | 0 | 0.0% | 25 | 5.6% | 30 | 6.7% | 90 | 20.2% | 225 | 50.6% | 55 | 12.4% | 0 | 0.0% |
| Maple Ridge | 26,210 | 2,725 | 10.4% | 2,070 | 7.9% | 4,670 | 17.8% | 5,415 | 20.7% | 4,820 | 18.4% | 3,010 | 11.5% | 1,575 | 6.0% | 1,920 | 7.3% |
| New Westminster | 19,740 | 1,940 | 9.8% | 1,565 | 7.9% | 3,530 | 17.9% | 3,970 | 20.1% | 2,505 | 12.7% | 1,600 | 8.1% | 600 | 3.0% | 4,035 | 20.4% |
| North Vancouver City | 14,540 | 1,620 | 11.1% | 1,410 | 9.7% | 1,955 | 13.4% | 2,275 | 15.6% | 1,990 | 13.7% | 2,100 | 14.4% | 1,025 | 7.0% | 2,160 | 14.9% |
| North Vancouver District | 24,990 | 1,550 | 6.2% | 1,110 | 4.4% | 1,600 | 6.4% | 2,470 | 9.9% | 3,515 | 14.1% | 4,785 | 19.1% | 4,100 | 16.4% | 5,855 | 23.4% |
| Pitt Meadows | 5,880 | 285 | 4.8% | 440 | 7.5% | 1,320 | 22.4% | 1,380 | 23.5% | 1,220 | 20.7% | 980 | 16.7% | 135 | 2.3% | 130 | 2.2% |
| Port Coquitlam | 17,650 | 965 | 5.5% | 1,085 | 6.1% | 2,380 | 13.5% | 4,735 | 26.8% | 2,915 | 16.5% | 2,740 | 15.5% | 2,075 | 11.8% | 755 | 4.3% |
| Port Moody | 9,900 | 410 | 4.1% | 555 | 5.6% | 2,910 | 29.4% | 1,870 | 18.9% | 1,090 | 11.0% | 1,620 | 16.4% | 840 | 8.5% | 615 | 6.2% |
| Richmond | 57,800 | 6,000 | 10.4% | 5,425 | 9.4% | 10,040 | 17.4% | 12,330 | 21.3% | 9,655 | 16.7% | 10,125 | 17.5% | 2,530 | 4.4% | 1,685 | 2.9% |
| Surrey | 129,100 | 13,705 | 10.6% | 13,415 | 10.4% | 29,470 | 22.8% | 27,475 | 21.3% | 23,670 | 18.3% | 12,515 | 9.7% | 4,200 | 3.3% | 4,650 | 3.6% |
| Tsawwassen First Nation | 715 | 390 | 54.5% | 45 | 6.3% | 25 | 3.5% | 120 | 16.8% | 95 | 13.3% | 20 | 2.8% | 0 | 0.0% | 10 | 1.4% |
| Vancouver | 138,850 | 12,035 | 8.7% | 10,765 | 7.8% | 21,915 | 15.8% | 27,400 | 19.7% | 18,015 | 13.0% | 14,350 | 10.3% | 6,345 | 4.6% | 28,025 | 20.2% |
| West Vancouver | 12,540 | 765 | 6.1% | 665 | 5.3% | 1,425 | 11.4% | 1,545 | 12.3% | 1,925 | 15.4% | 1,505 | 12.0% | 2,015 | 16.1% | 2,705 | 21.6% |
| White Rock | 6,960 | 595 | 8.5% | 560 | 8.0% | 855 | 12.3% | 1,280 | 18.4% | 1,495 | 21.5% | 1,290 | 18.5% | 420 | 6.0% | 465 | 6.7% |
| METRO VANCOUVER | 647,870 | 62,800 | 9.7% | 55,410 | 8.6% | 108,745 | 16.8% | 125,720 | 19.4% | 101,555 | 15.7% | 86,785 | 13.4% | 40,825 | 6.3% | 66,015 | 10.2% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 3.1.3. Owner-Occupied Single Detached Houses by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Single Detached Units | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|-----------------------|---------------|-------------|---------------|-------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|
| | # | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 540 | 45 | 8.3% | 85 | 15.7% | 185 | 34.3% | 150 | 27.8% | 30 | 5.6% | 0 | 0.0% | 10 | 1.9% | 20 | 3.7% |
| Belcarra | 215 | 10 | 4.7% | 0 | 0.0% | 30 | 14.0% | 35 | 16.3% | 35 | 16.3% | 60 | 27.9% | 30 | 14.0% | 0 | 0.0% |
| Bowen Island | 1,365 | 125 | 9.2% | 75 | 5.5% | 200 | 14.7% | 245 | 17.9% | 205 | 15.0% | 260 | 19.0% | 85 | 6.2% | 175 | 12.8% |
| Burnaby | 16,450 | 765 | 4.7% | 950 | 5.8% | 1,445 | 8.8% | 1,965 | 11.9% | 2,105 | 12.8% | 2,430 | 14.8% | 2,220 | 13.5% | 4,570 | 27.8% |
| Coquitlam | 17,175 | 580 | 3.4% | 1,115 | 6.5% | 1,140 | 6.6% | 2,985 | 17.4% | 4,055 | 23.6% | 2,765 | 16.1% | 2,950 | 17.2% | 1,590 | 9.3% |
| Delta | 18,450 | 640 | 3.5% | 430 | 2.3% | 1,000 | 5.4% | 1,475 | 8.0% | 3,350 | 18.2% | 6,325 | 34.3% | 3,740 | 20.3% | 1,490 | 8.1% |
| Electoral Area A | 365 | 35 | 9.6% | 15 | 4.1% | 35 | 9.6% | 40 | 11.0% | 20 | 5.5% | 20 | 5.5% | 0 | 0.0% | 195 | 53.4% |
| Langley City | 2,430 | 75 | 3.1% | 30 | 1.2% | 30 | 1.2% | 60 | 2.5% | 465 | 19.1% | 1,415 | 58.2% | 250 | 10.3% | 100 | 4.1% |
| Langley Township | 19,720 | 1,260 | 6.4% | 960 | 4.9% | 3,110 | 15.8% | 3,555 | 18.0% | 4,205 | 21.3% | 4,615 | 23.4% | 1,065 | 5.4% | 960 | 4.9% |
| Lions Bay | 430 | 10 | 2.3% | 0 | 0.0% | 25 | 5.8% | 30 | 7.0% | 90 | 20.9% | 210 | 48.8% | 55 | 12.8% | 0 | 0.0% |
| Maple Ridge | 15,345 | 935 | 6.1% | 1,040 | 6.8% | 2,930 | 19.1% | 2,185 | 14.2% | 3,090 | 20.1% | 2,225 | 14.5% | 1,245 | 8.1% | 1,690 | 11.0% |
| New Westminster | 4,385 | 215 | 4.9% | 145 | 3.3% | 375 | 8.6% | 375 | 8.6% | 205 | 4.7% | 125 | 2.9% | 235 | 5.4% | 2,710 | 61.8% |
| North Vancouver City | 2,525 | 130 | 5.1% | 150 | 5.9% | 170 | 6.7% | 175 | 6.9% | 325 | 12.9% | 140 | 5.5% | 335 | 13.3% | 1,100 | 43.6% |
| North Vancouver District | 14,550 | 455 | 3.1% | 420 | 2.9% | 605 | 4.2% | 805 | 5.5% | 2,080 | 14.3% | 2,515 | 17.3% | 2,970 | 20.4% | 4,695 | 32.3% |
| Pitt Meadows | 2,810 | 75 | 2.7% | 75 | 2.7% | 565 | 20.1% | 425 | 15.1% | 765 | 27.2% | 750 | 26.7% | 80 | 2.8% | 65 | 2.3% |
| Port Coquitlam | 7,550 | 100 | 1.3% | 125 | 1.7% | 560 | 7.4% | 1,365 | 18.1% | 1,640 | 21.7% | 1,760 | 23.3% | 1,495 | 19.8% | 500 | 6.6% |
| Port Moody | 3,540 | 100 | 2.8% | 50 | 1.4% | 465 | 13.1% | 570 | 16.1% | 650 | 18.4% | 695 | 19.6% | 560 | 15.8% | 445 | 12.6% |
| Richmond | 21,345 | 1,390 | 6.5% | 1,400 | 6.6% | 2,635 | 12.3% | 4,435 | 20.8% | 4,315 | 20.2% | 4,560 | 21.4% | 1,505 | 7.1% | 1,110 | 5.2% |
| Surrey | 51,710 | 3,245 | 6.3% | 2,845 | 5.5% | 9,255 | 17.9% | 9,970 | 19.3% | 13,905 | 26.9% | 6,690 | 12.9% | 2,570 | 5.0% | 3,225 | 6.2% |
| Tsawwassen First Nation | 325 | 135 | 41.5% | 40 | 12.3% | 20 | 6.2% | 30 | 9.2% | 85 | 26.2% | 15 | 4.6% | 0 | 0.0% | 10 | 3.1% |
| Vancouver | 34,560 | 2,455 | 7.1% | 2,130 | 6.2% | 2,885 | 8.3% | 4,835 | 14.0% | 3,995 | 11.6% | 2,775 | 8.0% | 2,350 | 6.8% | 13,150 | 38.0% |
| West Vancouver | 8,145 | 550 | 6.8% | 525 | 6.4% | 880 | 10.8% | 920 | 11.3% | 1,060 | 13.0% | 690 | 8.5% | 1,400 | 17.2% | 2,120 | 26.0% |
| White Rock | 1,960 | 135 | 6.9% | 195 | 9.9% | 240 | 12.2% | 255 | 13.0% | 215 | 11.0% | 310 | 15.8% | 270 | 13.8% | 340 | 17.3% |
| METRO VANCOUVER | 246,250 | 13,475 | 5.5% | 12,795 | 5.2% | 28,840 | 11.7% | 36,910 | 15.0% | 46,925 | 19.1% | 41,495 | 16.9% | 25,480 | 10.3% | 40,325 | 16.4% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 3.1.4. Owner-Occupied "Apartment, Duplex" (Up/Down Duplex or House with Suite, Not Rented) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Apartment Duplex (not rented suite) | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|-------------------------------------|---------------|--------------|--------------|-------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|--------------|-------------|---------------|--------------|
| | # | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 40 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 20 | 50.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Belcarra | 20 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 50.0% | 10 | 50.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Bowen Island | 65 | 20 | 30.8% | 0 | 0.0% | 20 | 30.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Burnaby | 9,615 | 1,065 | 11.1% | 455 | 4.7% | 1,110 | 11.5% | 1,545 | 16.1% | 1,435 | 14.9% | 1,090 | 11.3% | 980 | 10.2% | 1,935 | 20.1% |
| Coquitlam | 5,045 | 755 | 15.0% | 400 | 7.9% | 565 | 11.2% | 995 | 19.7% | 665 | 13.2% | 430 | 8.5% | 730 | 14.5% | 510 | 10.1% |
| Delta | 4,145 | 430 | 10.4% | 265 | 6.4% | 180 | 4.3% | 315 | 7.6% | 345 | 8.3% | 1,240 | 29.9% | 1,085 | 26.2% | 290 | 7.0% |
| Electoral Area A | 50 | 0 | 0.0% | 0 | 0.0% | 10 | 20.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 30 | 60.0% |
| Langley City | 430 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 30 | 7.0% | 70 | 16.3% | 230 | 53.5% | 65 | 15.1% | 30 | 7.0% |
| Langley Township | 4,290 | 535 | 12.5% | 670 | 15.6% | 730 | 17.0% | 755 | 17.6% | 710 | 16.6% | 690 | 16.1% | 130 | 3.0% | 65 | 1.5% |
| Lions Bay | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Maple Ridge | 2,890 | 465 | 16.1% | 180 | 6.2% | 455 | 15.7% | 735 | 25.4% | 430 | 14.9% | 295 | 10.2% | 195 | 6.7% | 135 | 4.7% |
| New Westminister | 2,125 | 170 | 8.0% | 110 | 5.2% | 205 | 9.6% | 235 | 11.1% | 145 | 6.8% | 100 | 4.7% | 110 | 5.2% | 1,060 | 49.9% |
| North Vancouver City | 1,835 | 215 | 11.7% | 120 | 6.5% | 130 | 7.1% | 120 | 6.5% | 135 | 7.4% | 140 | 7.6% | 190 | 10.4% | 790 | 43.1% |
| North Vancouver District | 3,715 | 180 | 4.8% | 130 | 3.5% | 225 | 6.1% | 330 | 8.9% | 420 | 11.3% | 700 | 18.8% | 770 | 20.7% | 960 | 25.8% |
| Pitt Meadows | 445 | 0 | 0.0% | 15 | 3.4% | 60 | 13.5% | 110 | 24.7% | 95 | 21.3% | 120 | 27.0% | 25 | 5.6% | 25 | 5.6% |
| Port Coquitlam | 2,260 | 125 | 5.5% | 35 | 1.5% | 135 | 6.0% | 495 | 21.9% | 440 | 19.5% | 475 | 21.0% | 385 | 17.0% | 185 | 8.2% |
| Port Moody | 645 | 20 | 3.1% | 0 | 0.0% | 45 | 7.0% | 155 | 24.0% | 110 | 17.1% | 115 | 17.8% | 120 | 18.6% | 75 | 11.6% |
| Richmond | 2,915 | 410 | 14.1% | 235 | 8.1% | 320 | 11.0% | 330 | 11.3% | 230 | 7.9% | 805 | 27.6% | 375 | 12.9% | 205 | 7.0% |
| Surrey | 23,590 | 3,495 | 14.8% | 2,530 | 10.7% | 6,150 | 26.1% | 4,055 | 17.2% | 3,205 | 13.6% | 2,145 | 9.1% | 1,025 | 4.3% | 985 | 4.2% |
| Tsawwassen First Nation | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Vancouver | 31,205 | 2,165 | 6.9% | 1,785 | 5.7% | 3,195 | 10.2% | 4,125 | 13.2% | 3,635 | 11.6% | 3,310 | 10.6% | 2,375 | 7.6% | 10,615 | 34.0% |
| West Vancouver | 945 | 40 | 4.2% | 50 | 5.3% | 70 | 7.4% | 95 | 10.1% | 90 | 9.5% | 75 | 7.9% | 135 | 14.3% | 380 | 40.2% |
| White Rock | 955 | 155 | 16.2% | 110 | 11.5% | 145 | 15.2% | 190 | 19.9% | 165 | 17.3% | 75 | 7.9% | 60 | 6.3% | 45 | 4.7% |
| METRO VANCOUVER | 97,250 | 10,250 | 10.5% | 7,090 | 7.3% | 13,770 | 14.2% | 14,640 | 15.1% | 12,370 | 12.7% | 12,055 | 12.4% | 8,760 | 9.0% | 18,310 | 18.8% |

Source: Statistics Canada, 2021 Census of Population.

Note: Structure type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites (excludes the rented suite unit).

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 3.1.5. Owner-Occupied Semi-Detached (Side-By-Side Duplex) Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Semi-Detached Units | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|---------------------|--------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|--------------|-------------|------------|-------------|
| | | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 25 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 15 | 60.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Belcarra | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Bowen Island | 10 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Burnaby | 2,245 | 145 | 6.5% | 265 | 11.8% | 940 | 41.9% | 315 | 14.0% | 195 | 8.7% | 200 | 8.9% | 65 | 2.9% | 115 | 5.1% |
| Coquitlam | 1,430 | 95 | 6.6% | 170 | 11.9% | 250 | 17.5% | 455 | 31.8% | 160 | 11.2% | 225 | 15.7% | 45 | 3.1% | 20 | 1.4% |
| Delta | 920 | 115 | 12.5% | 145 | 15.8% | 150 | 16.3% | 245 | 26.6% | 70 | 7.6% | 100 | 10.9% | 60 | 6.5% | 30 | 3.3% |
| Electoral Area A | 60 | 0 | 0.0% | 0 | 0.0% | 30 | 50.0% | 25 | 41.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Langley City | 255 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 90 | 35.3% | 95 | 37.3% | 50 | 19.6% | 20 | 7.8% | 0 | 0.0% |
| Langley Township | 895 | 85 | 9.5% | 35 | 3.9% | 125 | 14.0% | 515 | 57.5% | 65 | 7.3% | 45 | 5.0% | 15 | 1.7% | 10 | 1.1% |
| Lions Bay | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Maple Ridge | 690 | 240 | 34.8% | 45 | 6.5% | 80 | 11.6% | 135 | 19.6% | 135 | 19.6% | 20 | 2.9% | 10 | 1.4% | 20 | 2.9% |
| New Westminister | 135 | 40 | 29.6% | 15 | 11.1% | 20 | 14.8% | 0 | 0.0% | 10 | 7.4% | 10 | 7.4% | 0 | 0.0% | 30 | 22.2% |
| North Vancouver City | 660 | 40 | 6.1% | 90 | 13.6% | 150 | 22.7% | 180 | 27.3% | 115 | 17.4% | 30 | 4.5% | 15 | 2.3% | 40 | 6.1% |
| North Vancouver District | 460 | 10 | 2.2% | 0 | 0.0% | 55 | 12.0% | 105 | 22.8% | 160 | 34.8% | 85 | 18.5% | 15 | 3.3% | 30 | 6.5% |
| Pitt Meadows | 195 | 30 | 15.4% | 15 | 7.7% | 40 | 20.5% | 75 | 38.5% | 30 | 15.4% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Port Coquitlam | 610 | 75 | 12.3% | 10 | 1.6% | 20 | 3.3% | 275 | 45.1% | 100 | 16.4% | 80 | 13.1% | 40 | 6.6% | 10 | 1.6% |
| Port Moody | 400 | 0 | 0.0% | 15 | 3.8% | 105 | 26.3% | 205 | 51.3% | 30 | 7.5% | 15 | 3.8% | 0 | 0.0% | 20 | 5.0% |
| Richmond | 1,220 | 60 | 4.9% | 55 | 4.5% | 255 | 20.9% | 340 | 27.9% | 195 | 16.0% | 215 | 17.6% | 65 | 5.3% | 25 | 2.0% |
| Surrey | 3,135 | 250 | 8.0% | 350 | 11.2% | 735 | 23.4% | 905 | 28.9% | 520 | 16.6% | 245 | 7.8% | 70 | 2.2% | 60 | 1.9% |
| Tsawwassen First Nation | 10 | 10 | 100.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Vancouver | 3,455 | 190 | 5.5% | 395 | 11.4% | 675 | 19.5% | 835 | 24.2% | 820 | 23.7% | 215 | 6.2% | 45 | 1.3% | 275 | 8.0% |
| West Vancouver | 425 | 15 | 3.5% | 20 | 4.7% | 55 | 12.9% | 100 | 23.5% | 150 | 35.3% | 50 | 11.8% | 10 | 2.4% | 15 | 3.5% |
| White Rock | 75 | 0 | 0.0% | 10 | 13.3% | 0 | 0.0% | 30 | 40.0% | 0 | 0.0% | 20 | 26.7% | 0 | 0.0% | 0 | 0.0% |
| METRO VANCOUVER | 17,325 | 1,405 | 8.1% | 1,650 | 9.5% | 3,735 | 21.6% | 4,845 | 28.0% | 2,855 | 16.5% | 1,605 | 9.3% | 495 | 2.9% | 725 | 4.2% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 3.1.6. Owner-Occupied Row House Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Row House Units | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|-----------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|--------------|--------------|--------------|-------------|------------|-------------|
| | # | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Belcarra | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Bowen Island | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Burnaby | 6,260 | 240 | 3.8% | 525 | 8.4% | 1,395 | 22.3% | 1,550 | 24.8% | 830 | 13.3% | 1,460 | 23.3% | 190 | 3.0% | 70 | 1.1% |
| Coquitlam | 4,320 | 635 | 14.7% | 885 | 20.5% | 630 | 14.6% | 795 | 18.4% | 855 | 19.8% | 425 | 9.8% | 55 | 1.3% | 30 | 0.7% |
| Delta | 1,795 | 225 | 12.5% | 195 | 10.9% | 280 | 15.6% | 295 | 16.4% | 255 | 14.2% | 425 | 23.7% | 95 | 5.3% | 40 | 2.2% |
| Electoral Area A | 260 | 0 | 0.0% | 25 | 9.6% | 100 | 38.5% | 115 | 44.2% | 0 | 0.0% | 10 | 3.8% | 0 | 0.0% | 0 | 0.0% |
| Langley City | 915 | 120 | 13.1% | 50 | 5.5% | 135 | 14.8% | 125 | 13.7% | 200 | 21.9% | 245 | 26.8% | 15 | 1.6% | 10 | 1.1% |
| Langley Township | 8,595 | 2,210 | 25.7% | 1,560 | 18.2% | 2,075 | 24.1% | 1,720 | 20.0% | 775 | 9.0% | 225 | 2.6% | 25 | 0.3% | 10 | 0.1% |
| Lions Bay | 20 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 20 | 100.0% | 0 | 0.0% | 0 | 0.0% |
| Maple Ridge | 3,965 | 665 | 16.8% | 495 | 12.5% | 575 | 14.5% | 1,450 | 36.6% | 575 | 14.5% | 150 | 3.8% | 45 | 1.1% | 0 | 0.0% |
| New Westminster | 1,495 | 370 | 24.7% | 315 | 21.1% | 435 | 29.1% | 260 | 17.4% | 80 | 5.4% | 30 | 2.0% | 10 | 0.7% | 0 | 0.0% |
| North Vancouver City | 1,595 | 105 | 6.6% | 45 | 2.8% | 195 | 12.2% | 370 | 23.2% | 530 | 33.2% | 285 | 17.9% | 55 | 3.4% | 10 | 0.6% |
| North Vancouver District | 1,955 | 140 | 7.2% | 125 | 6.4% | 235 | 12.0% | 245 | 12.5% | 345 | 17.6% | 625 | 32.0% | 180 | 9.2% | 50 | 2.6% |
| Pitt Meadows | 1,050 | 85 | 8.1% | 85 | 8.1% | 265 | 25.2% | 315 | 30.0% | 250 | 23.8% | 35 | 3.3% | 10 | 1.0% | 0 | 0.0% |
| Port Coquitlam | 3,015 | 165 | 5.5% | 320 | 10.6% | 640 | 21.2% | 1,140 | 37.8% | 470 | 15.6% | 155 | 5.1% | 100 | 3.3% | 10 | 0.3% |
| Port Moody | 2,005 | 20 | 1.0% | 80 | 4.0% | 675 | 33.7% | 370 | 18.5% | 200 | 10.0% | 620 | 30.9% | 30 | 1.5% | 15 | 0.7% |
| Richmond | 12,335 | 865 | 7.0% | 1,110 | 9.0% | 2,965 | 24.0% | 3,125 | 25.3% | 1,925 | 15.6% | 1,990 | 16.1% | 280 | 2.3% | 85 | 0.7% |
| Surrey | 26,065 | 3,760 | 14.4% | 4,905 | 18.8% | 8,165 | 31.3% | 4,605 | 17.7% | 2,390 | 9.2% | 1,860 | 7.1% | 225 | 0.9% | 150 | 0.6% |
| Tsawwassen First Nation | 15 | 15 | 100.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Vancouver | 6,025 | 450 | 7.5% | 550 | 9.1% | 1,315 | 21.8% | 995 | 16.5% | 1,190 | 19.8% | 1,220 | 20.2% | 95 | 1.6% | 205 | 3.4% |
| West Vancouver | 325 | 0 | 0.0% | 15 | 4.6% | 115 | 35.4% | 25 | 7.7% | 90 | 27.7% | 35 | 10.8% | 25 | 7.7% | 0 | 0.0% |
| White Rock | 130 | 15 | 11.5% | 20 | 15.4% | 10 | 7.7% | 30 | 23.1% | 10 | 7.7% | 40 | 30.8% | 0 | 0.0% | 0 | 0.0% |
| METRO VANCOUVER | 82,255 | 10,210 | 12.4% | 11,315 | 13.8% | 20,195 | 24.6% | 17,525 | 21.3% | 10,970 | 13.3% | 9,860 | 12.0% | 1,440 | 1.8% | 745 | 0.9% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 3.1.7. Owner-Occupied Apartment Units (Fewer Than 5 Storeys) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Apartment Units (< 5 Storeys) | | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|-------------------------------|-------------|--------------|-------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|--------------|-------------|--------------|-------------|----------|------|
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Belcarra | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Bowen Island | 30 | 0.0% | 20 | 66.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Burnaby | 9,125 | 11.0% | 1,035 | 11.3% | 1,855 | 20.3% | 1,835 | 20.1% | 1,265 | 13.9% | 1,530 | 16.8% | 385 | 4.2% | 225 | 2.5% | | |
| Coquitlam | 6,040 | 14.9% | 770 | 12.7% | 525 | 8.7% | 2,315 | 38.3% | 885 | 14.7% | 370 | 6.1% | 165 | 2.7% | 115 | 1.9% | | |
| Delta | 2,785 | 16.3% | 180 | 6.5% | 235 | 8.4% | 965 | 34.6% | 445 | 16.0% | 400 | 14.4% | 50 | 1.8% | 60 | 2.2% | | |
| Electoral Area A | 1,035 | 3.9% | 70 | 6.8% | 590 | 57.0% | 320 | 30.9% | 10 | 1.0% | 10 | 1.0% | 0 | 0.0% | 0 | 0.0% | | |
| Langley City | 3,770 | 5.8% | 315 | 8.4% | 680 | 18.0% | 1,790 | 47.5% | 525 | 13.9% | 180 | 4.8% | 35 | 0.9% | 15 | 0.4% | | |
| Langley Township | 2,555 | 11.7% | 475 | 18.6% | 335 | 13.1% | 1,050 | 41.1% | 285 | 11.2% | 95 | 3.7% | 0 | 0.0% | 20 | 0.8% | | |
| Lions Bay | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Maple Ridge | 2,630 | 12.7% | 280 | 10.6% | 580 | 22.1% | 605 | 23.0% | 530 | 20.2% | 205 | 7.8% | 45 | 1.7% | 45 | 1.7% | | |
| New Westminster | 5,065 | 10.4% | 450 | 8.9% | 575 | 11.4% | 1,185 | 23.4% | 1,115 | 22.0% | 835 | 16.5% | 190 | 3.8% | 175 | 3.5% | | |
| North Vancouver City | 4,140 | 8.0% | 335 | 8.1% | 365 | 8.8% | 925 | 22.3% | 475 | 11.5% | 1,160 | 28.0% | 380 | 9.2% | 165 | 4.0% | | |
| North Vancouver District | 2,855 | 16.8% | 270 | 9.5% | 455 | 15.9% | 745 | 26.1% | 400 | 14.0% | 320 | 11.2% | 115 | 4.0% | 70 | 2.5% | | |
| Pitt Meadows | 1,125 | 8.4% | 225 | 20.0% | 295 | 26.2% | 430 | 38.2% | 65 | 5.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | | |
| Port Coquitlam | 3,950 | 10.3% | 440 | 11.1% | 1,015 | 25.7% | 1,465 | 37.1% | 275 | 7.0% | 260 | 6.6% | 55 | 1.4% | 40 | 1.0% | | |
| Port Moody | 2,025 | 11.9% | 195 | 9.6% | 785 | 38.8% | 380 | 18.8% | 75 | 3.7% | 185 | 9.1% | 120 | 5.9% | 40 | 2.0% | | |
| Richmond | 11,105 | 5.6% | 940 | 8.5% | 1,710 | 15.4% | 2,580 | 23.2% | 2,755 | 24.8% | 2,045 | 18.4% | 250 | 2.3% | 210 | 1.9% | | |
| Surrey | 19,650 | 8.9% | 1,970 | 10.0% | 4,350 | 22.1% | 6,865 | 34.9% | 3,155 | 16.1% | 1,145 | 5.8% | 240 | 1.2% | 165 | 0.8% | | |
| Tsawwassen First Nation | 185 | 48.6% | 0 | 0.0% | 0 | 0.0% | 85 | 45.9% | 10 | 5.4% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | | |
| Vancouver | 30,700 | 9.5% | 1,850 | 6.0% | 4,005 | 13.0% | 7,850 | 25.6% | 5,720 | 18.6% | 5,065 | 16.5% | 660 | 2.1% | 2,640 | 8.6% | | |
| West Vancouver | 960 | 3.6% | 0 | 0.0% | 160 | 16.7% | 145 | 15.1% | 275 | 28.6% | 210 | 21.9% | 100 | 10.4% | 50 | 5.2% | | |
| White Rock | 2,825 | 5.8% | 130 | 4.6% | 120 | 4.2% | 575 | 20.4% | 920 | 32.6% | 785 | 27.8% | 75 | 2.7% | 50 | 1.8% | | |
| METRO VANCOUVER | 112,635 | 9.7% | 9,965 | 8.8% | 18,625 | 16.5% | 32,100 | 28.5% | 19,195 | 17.0% | 14,830 | 13.2% | 2,895 | 2.6% | 4,090 | 3.6% | | |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 3.1.8. Owner-Occupied Apartment Units (5 Storeys or More) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Apartment Units (>= 5 Storeys) | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|--------------------------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|
| | | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Belcarra | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Bowen Island | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Burnaby | 17,375 | 3,880 | 22.3% | 2,140 | 12.3% | 4,330 | 24.9% | 2,785 | 16.0% | 2,675 | 15.4% | 1,420 | 8.2% | 80 | 0.5% | 60 | 0.3% |
| Coquitlam | 4,555 | 1,295 | 28.4% | 900 | 19.8% | 995 | 21.8% | 1,040 | 22.8% | 245 | 5.4% | 45 | 1.0% | 0 | 0.0% | 25 | 0.5% |
| Delta | 520 | 135 | 26.0% | 40 | 7.7% | 0 | 0.0% | 70 | 13.5% | 225 | 43.3% | 25 | 4.8% | 0 | 0.0% | 0 | 0.0% |
| Electoral Area A | 1,500 | 420 | 28.0% | 385 | 25.7% | 450 | 30.0% | 225 | 15.0% | 10 | 0.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Langley City | 100 | 55 | 55.0% | 0 | 0.0% | 25 | 25.0% | 15 | 15.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Langley Township | 960 | 340 | 35.4% | 430 | 44.8% | 180 | 18.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Lions Bay | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Maple Ridge | 515 | 80 | 15.5% | 20 | 3.9% | 30 | 5.8% | 295 | 57.3% | 50 | 9.7% | 35 | 6.8% | 0 | 0.0% | 0 | 0.0% |
| New Westminster | 6,510 | 615 | 9.4% | 535 | 8.2% | 1,910 | 29.3% | 1,910 | 29.3% | 940 | 14.4% | 500 | 7.7% | 60 | 0.9% | 45 | 0.7% |
| North Vancouver City | 3,765 | 800 | 21.2% | 680 | 18.1% | 955 | 25.4% | 505 | 13.4% | 405 | 10.8% | 330 | 8.8% | 50 | 1.3% | 45 | 1.2% |
| North Vancouver District | 1,450 | 280 | 19.3% | 165 | 11.4% | 15 | 1.0% | 240 | 16.6% | 115 | 7.9% | 535 | 36.9% | 55 | 3.8% | 40 | 2.8% |
| Pitt Meadows | 75 | 0 | 0.0% | 15 | 20.0% | 55 | 73.3% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Port Coquitlam | 270 | 95 | 35.2% | 160 | 59.3% | 10 | 3.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Port Moody | 1,290 | 15 | 1.2% | 215 | 16.7% | 845 | 65.5% | 185 | 14.3% | 25 | 1.9% | 0 | 0.0% | 0 | 0.0% | 10 | 0.8% |
| Richmond | 8,825 | 2,645 | 30.0% | 1,690 | 19.2% | 2,160 | 24.5% | 1,515 | 17.2% | 220 | 2.5% | 505 | 5.7% | 45 | 0.5% | 50 | 0.6% |
| Surrey | 4,005 | 1,120 | 28.0% | 760 | 19.0% | 760 | 19.0% | 975 | 24.3% | 295 | 7.4% | 60 | 1.5% | 10 | 0.2% | 10 | 0.2% |
| Tsawwassen First Nation | 110 | 110 | 100.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Vancouver | 32,795 | 3,855 | 11.8% | 4,055 | 12.4% | 9,800 | 29.9% | 8,760 | 26.7% | 2,640 | 8.1% | 1,755 | 5.4% | 810 | 2.5% | 1,130 | 3.4% |
| West Vancouver | 1,730 | 120 | 6.9% | 50 | 2.9% | 125 | 7.2% | 265 | 15.3% | 255 | 14.7% | 440 | 25.4% | 335 | 19.4% | 125 | 7.2% |
| White Rock | 1,005 | 130 | 12.9% | 95 | 9.5% | 340 | 33.8% | 195 | 19.4% | 170 | 16.9% | 65 | 6.5% | 0 | 0.0% | 15 | 1.5% |
| METRO VANCOUVER | 88,155 | 16,160 | 18.3% | 12,420 | 14.1% | 23,225 | 26.3% | 19,260 | 21.8% | 8,300 | 9.4% | 5,725 | 6.5% | 1,475 | 1.7% | 1,585 | 1.8% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

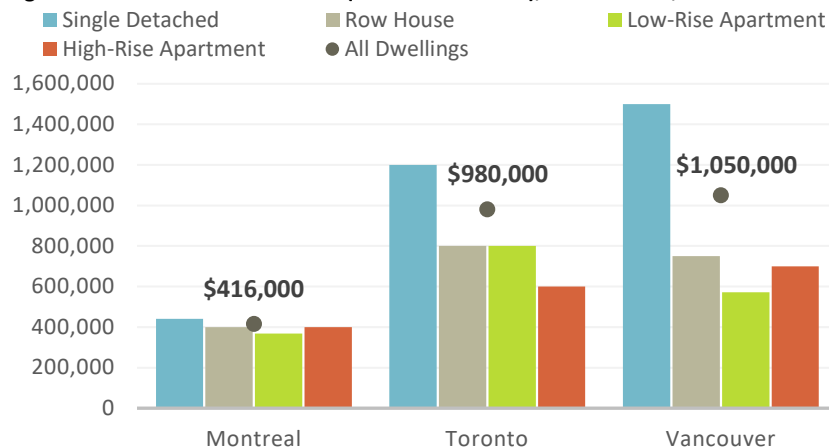
3.2 Median Values of Owned Housing by Structure Type

Analysis of home values, and subsequent costs of home ownership, provide important information for housing policy research and planning. These home value estimates are current at the time of the 2021 Census as reported by the home owner. The values do not reflect current market housing values, but do indicate the relative differences among dwelling types and Metro Vancouver jurisdictions.

Key Observations

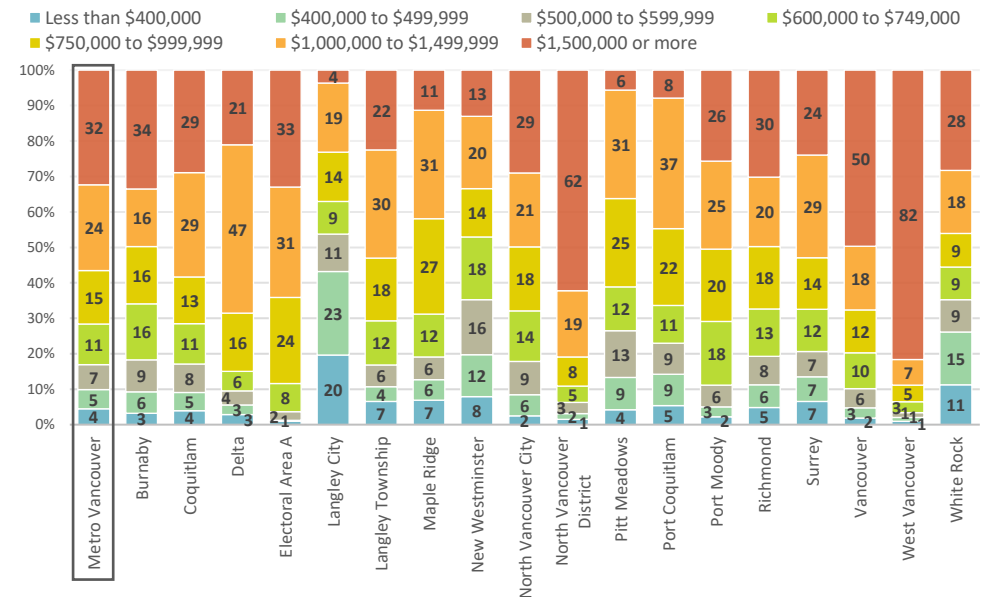
- Median home value in Metro Vancouver was over 1 million dollars in 2021 – 132% greater than Montreal and 7% greater than Toronto.
- Highest home values are reported in the District of North Vancouver, Electoral Area A, Vancouver (City), and West Vancouver.
- Langley City, New Westminister, and White Rock include the largest proportions of homes valued at less than \$500,000.
- Single detached homes are valued the highest across all jurisdictions, with values 48 – 233% greater than the second highest value dwelling type (row house).

Figure 3.2.1. Median Home Value (Owner-Estimated), Metro Areas, 2021 Census



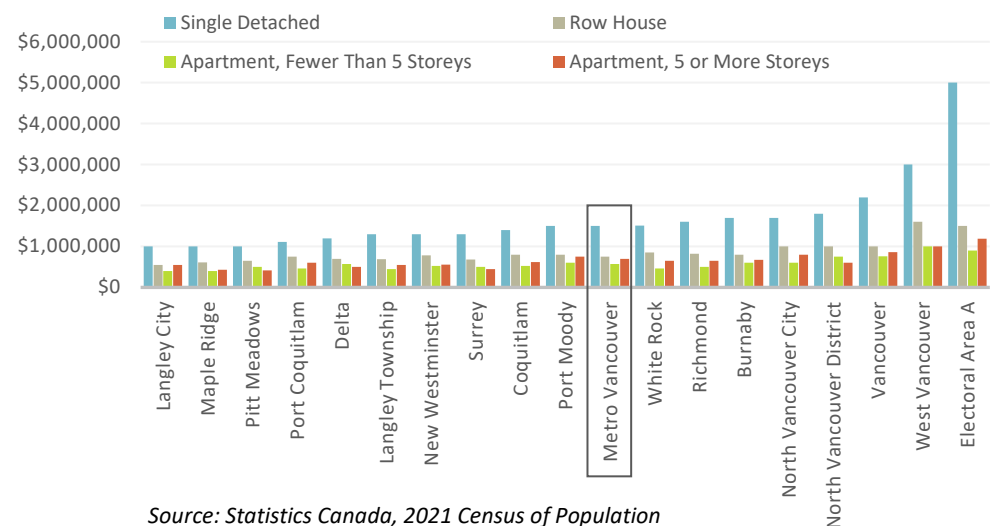
Source: Statistics Canada, 2021 Census of Population

Figure 3.2.2. Distribution of All Dwellings by Home Value (Owner-Estimated), Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

Figure 3.2.3. Median Home Value (Owner-Estimated), Metro Vancouver Jurisdictions, 2021 Census



Source: Statistics Canada, 2021 Census of Population

Table 3.2.1. Median Value (Owner-Estimated) of Dwellings (All Structure Types), Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | All Units Median Value (\$) | Less than \$400,000 | | \$400,000 to \$499,999 | | \$500,000 to \$599,999 | | \$600,000 to \$749,000 | | \$750,000 to \$999,999 | | \$1,000,000 to \$1,499,999 | | \$1,500,000 or more | |
|--------------------------|-----------------------------------|---------------------|-------------|---------------------------|-------------|---------------------------|-------------|---------------------------|--------------|---------------------------|--------------|-------------------------------|--------------|------------------------|--------------|
| | | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Belcarra | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Bowen Island | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Burnaby | 980,000 | 1,960 | 3.2% | 3,685 | 6.0% | 5,560 | 9.1% | 9,635 | 15.7% | 9,920 | 16.2% | 9,920 | 16.2% | 20,510 | 33.5% |
| Coquitlam | 1,100,000 | 1,540 | 4.0% | 1,985 | 5.1% | 3,125 | 8.1% | 4,380 | 11.3% | 5,110 | 13.2% | 11,425 | 29.5% | 11,220 | 28.9% |
| Delta | 1,190,000 | 805 | 2.8% | 790 | 2.8% | 1,130 | 3.9% | 1,600 | 5.6% | 4,700 | 16.4% | 13,620 | 47.4% | 6,050 | 21.1% |
| Electoral Area A | 1,100,000 | 30 | 0.9% | 10 | 0.3% | 80 | 2.4% | 260 | 8.0% | 795 | 24.3% | 1,020 | 31.2% | 1,080 | 33.0% |
| Langley City | 548,000 | 1,555 | 19.6% | 1,860 | 23.5% | 835 | 10.5% | 730 | 9.2% | 1,100 | 13.9% | 1,540 | 19.4% | 290 | 3.7% |
| Langley Township | 1,000,000 | 2,470 | 6.5% | 1,580 | 4.2% | 2,325 | 6.1% | 4,695 | 12.4% | 6,720 | 17.8% | 11,535 | 30.5% | 8,510 | 22.5% |
| Lions Bay | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Maple Ridge | 900,000 | 1,800 | 6.9% | 1,515 | 5.8% | 1,680 | 6.4% | 3,160 | 12.1% | 7,030 | 26.9% | 7,990 | 30.6% | 2,955 | 11.3% |
| New Westminister | 700,000 | 1,555 | 7.9% | 2,335 | 11.8% | 3,060 | 15.5% | 3,500 | 17.7% | 2,695 | 13.7% | 4,015 | 20.3% | 2,575 | 13.0% |
| North Vancouver City | 990,000 | 360 | 2.5% | 870 | 6.0% | 1,355 | 9.3% | 2,080 | 14.3% | 2,625 | 18.1% | 3,030 | 20.8% | 4,210 | 29.0% |
| North Vancouver District | 1,600,000 | 370 | 1.5% | 415 | 1.7% | 780 | 3.1% | 1,160 | 4.6% | 2,050 | 8.2% | 4,670 | 18.7% | 15,550 | 62.2% |
| Pitt Meadows | 890,000 | 245 | 4.2% | 530 | 9.1% | 765 | 13.2% | 720 | 12.4% | 1,445 | 24.9% | 1,780 | 30.7% | 325 | 5.6% |
| Port Coquitlam | 900,000 | 945 | 5.4% | 1,570 | 8.9% | 1,530 | 8.7% | 1,880 | 10.7% | 3,830 | 21.7% | 6,500 | 36.9% | 1,385 | 7.9% |
| Port Moody | 1,000,000 | 215 | 2.2% | 280 | 2.8% | 605 | 6.1% | 1,780 | 18.0% | 2,015 | 20.3% | 2,450 | 24.7% | 2,540 | 25.6% |
| Richmond | 990,000 | 2,810 | 4.9% | 3,670 | 6.4% | 4,630 | 8.0% | 7,730 | 13.4% | 10,175 | 17.6% | 11,315 | 19.6% | 17,420 | 30.2% |
| Surrey | 1,000,000 | 8,490 | 6.6% | 8,870 | 6.9% | 9,260 | 7.2% | 15,360 | 11.9% | 18,690 | 14.5% | 37,390 | 29.0% | 30,840 | 23.9% |
| Tsawwassen First Nation | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Vancouver | 1,450,000 | 2,610 | 1.9% | 3,915 | 2.8% | 7,640 | 5.5% | 13,950 | 10.0% | 16,845 | 12.1% | 24,910 | 17.9% | 68,965 | 49.7% |
| West Vancouver | 2,500,000 | 115 | 0.9% | 140 | 1.1% | 165 | 1.3% | 385 | 3.1% | 590 | 4.7% | 910 | 7.3% | 10,235 | 81.7% |
| White Rock | 900,000 | 785 | 11.3% | 1,035 | 14.9% | 640 | 9.2% | 640 | 9.2% | 660 | 9.5% | 1,240 | 17.8% | 1,970 | 28.3% |
| METRO VANCOUVER | 1,050,000 | 28,695 | 4.5% | 35,060 | 5.4% | 45,200 | 7.0% | 73,715 | 11.4% | 97,345 | 15.1% | 156,040 | 24.2% | 208,215 | 32.3% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

** indicates data is not available.

Table 3.2.2. Median Value (Owner-Estimated) of Single Detached Houses, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Single Detached Median Value (\$) | Less than \$400,000 | | \$400,000 to \$499,999 | | \$500,000 to \$599,999 | | \$600,000 to \$749,000 | | \$750,000 to \$999,999 | | \$1,000,000 to \$1,499,999 | | \$1,500,000 or more | |
|--------------------------|-----------------------------------|---------------------|-------------|------------------------|-------------|------------------------|-------------|------------------------|-------------|------------------------|-------------|----------------------------|--------------|---------------------|--------------|
| | | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Belcarra | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Bowen Island | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Burnaby | 1,700,000 | 170 | 1.0% | 10 | 0.1% | 35 | 0.2% | 40 | 0.2% | 275 | 1.7% | 3,750 | 22.8% | 12,170 | 74.0% |
| Coquitlam | 1,400,000 | 270 | 1.6% | 10 | 0.1% | 40 | 0.2% | 95 | 0.6% | 1,145 | 6.7% | 7,700 | 44.9% | 7,895 | 46.0% |
| Delta | 1,200,000 | 120 | 0.7% | 15 | 0.1% | 40 | 0.2% | 175 | 1.0% | 2,610 | 14.2% | 10,685 | 58.1% | 4,710 | 25.6% |
| Electoral Area A | 5,000,000 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 2.8% | 20 | 5.6% | 310 | 86.1% |
| Langley City | 1,000,000 | 20 | 0.8% | 0 | 0.0% | 10 | 0.4% | 40 | 1.6% | 820 | 33.7% | 1,310 | 53.9% | 215 | 8.8% |
| Langley Township | 1,300,000 | 260 | 1.4% | 15 | 0.1% | 50 | 0.3% | 330 | 1.7% | 2,970 | 15.5% | 8,655 | 45.0% | 6,930 | 36.1% |
| Lions Bay | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Maple Ridge | 1,000,000 | 120 | 0.8% | 35 | 0.2% | 105 | 0.7% | 980 | 6.4% | 5,190 | 34.0% | 6,465 | 42.3% | 2,380 | 15.6% |
| New Westminister | 1,300,000 | 10 | 0.2% | 10 | 0.2% | 15 | 0.3% | 35 | 0.8% | 480 | 11.0% | 2,320 | 53.0% | 1,490 | 34.0% |
| North Vancouver City | 1,700,000 | 10 | 0.4% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 25 | 1.0% | 585 | 23.2% | 1,900 | 75.2% |
| North Vancouver District | 1,800,000 | 65 | 0.4% | 0 | 0.0% | 10 | 0.1% | 15 | 0.1% | 90 | 0.6% | 2,275 | 15.6% | 12,090 | 83.1% |
| Pitt Meadows | 1,000,000 | 15 | 0.5% | 0 | 0.0% | 0 | 0.0% | 45 | 1.6% | 1,025 | 37.0% | 1,425 | 51.4% | 255 | 9.2% |
| Port Coquitlam | 1,110,000 | 60 | 0.8% | 0 | 0.0% | 35 | 0.5% | 125 | 1.7% | 1,450 | 19.3% | 4,895 | 65.0% | 955 | 12.7% |
| Port Moody | 1,500,000 | 25 | 0.7% | 0 | 0.0% | 15 | 0.4% | 10 | 0.3% | 115 | 3.2% | 1,330 | 37.6% | 2,050 | 57.9% |
| Richmond | 1,600,000 | 165 | 0.8% | 0 | 0.0% | 20 | 0.1% | 40 | 0.2% | 525 | 2.5% | 5,855 | 27.5% | 14,695 | 69.0% |
| Surrey | 1,300,000 | 1,065 | 2.1% | 275 | 0.5% | 430 | 0.8% | 845 | 1.6% | 6,365 | 12.3% | 23,540 | 45.7% | 19,025 | 36.9% |
| Tsawwassen First Nation | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Vancouver | 2,200,000 | 290 | 0.8% | 60 | 0.2% | 115 | 0.3% | 95 | 0.3% | 375 | 1.1% | 4,520 | 13.1% | 29,105 | 84.2% |
| West Vancouver | 3,000,000 | 40 | 0.5% | 0 | 0.0% | 10 | 0.1% | 20 | 0.2% | 35 | 0.4% | 175 | 2.1% | 7,855 | 96.4% |
| White Rock | 1,510,000 | 10 | 0.5% | 0 | 0.0% | 0 | 0.0% | 10 | 0.5% | 115 | 5.9% | 655 | 33.4% | 1,155 | 58.9% |
| METRO VANCOUVER | 1,500,000 | 2,795 | 1.1% | 450 | 0.2% | 960 | 0.4% | 2,965 | 1.2% | 23,895 | 9.8% | 86,890 | 35.5% | 126,665 | 51.8% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

** indicates data is not available.

Table 3.2.3. Median Value (Owner-Estimated) of Row Houses, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Row House Median Value (\$) | Less than \$400,000 | | \$400,000 to \$499,999 | | \$500,000 to \$599,999 | | \$600,000 to \$749,000 | | \$750,000 to \$999,999 | | \$1,000,000 to \$1,499,999 | | \$1,500,000 or more | |
|--------------------------|-----------------------------|---------------------|-------------|------------------------|-------------|------------------------|--------------|------------------------|--------------|------------------------|--------------|----------------------------|--------------|---------------------|-------------|
| | | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Belcarra | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Bowen Island | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Burnaby | 800,000 | 75 | 1.2% | 185 | 3.0% | 465 | 7.4% | 1,590 | 25.4% | 2,700 | 43.1% | 1,110 | 17.7% | 140 | 2.2% |
| Coquitlam | 800,000 | 50 | 1.2% | 55 | 1.3% | 260 | 6.0% | 1,035 | 24.0% | 1,925 | 44.6% | 925 | 21.4% | 70 | 1.6% |
| Delta | 700,000 | 65 | 3.6% | 80 | 4.4% | 300 | 16.7% | 600 | 33.3% | 630 | 35.0% | 120 | 6.7% | 10 | 0.6% |
| Electoral Area A | 1,500,000 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 20 | 7.7% | 90 | 34.6% | 150 | 57.7% |
| Langley City | 552,000 | 85 | 9.2% | 145 | 15.8% | 285 | 31.0% | 310 | 33.7% | 80 | 8.7% | 10 | 1.1% | 0 | 0.0% |
| Langley Township | 690,000 | 180 | 2.1% | 495 | 5.8% | 1,375 | 16.0% | 3,465 | 40.3% | 2,500 | 29.1% | 520 | 6.0% | 55 | 0.6% |
| Lions Bay | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Maple Ridge | 608,000 | 75 | 1.9% | 395 | 10.0% | 1,065 | 26.9% | 1,550 | 39.1% | 775 | 19.5% | 55 | 1.4% | 25 | 0.6% |
| New Westminister | 780,000 | 30 | 2.0% | 30 | 2.0% | 110 | 7.4% | 430 | 28.8% | 760 | 50.8% | 130 | 8.7% | 0 | 0.0% |
| North Vancouver City | 1,000,000 | 0 | 0.0% | 15 | 0.9% | 15 | 0.9% | 110 | 6.9% | 595 | 37.3% | 765 | 48.0% | 80 | 5.0% |
| North Vancouver District | 1,000,000 | 0 | 0.0% | 10 | 0.5% | 35 | 1.8% | 95 | 4.9% | 555 | 28.5% | 1,060 | 54.4% | 180 | 9.2% |
| Pitt Meadows | 650,000 | 20 | 1.9% | 60 | 5.7% | 230 | 22.0% | 465 | 44.5% | 215 | 20.6% | 55 | 5.3% | 0 | 0.0% |
| Port Coquitlam | 750,000 | 10 | 0.3% | 40 | 1.3% | 260 | 8.6% | 1,055 | 35.0% | 1,395 | 46.3% | 230 | 7.6% | 10 | 0.3% |
| Port Moody | 800,000 | 10 | 0.5% | 0 | 0.0% | 60 | 3.0% | 585 | 29.1% | 965 | 48.0% | 365 | 18.2% | 25 | 1.2% |
| Richmond | 820,000 | 180 | 1.5% | 290 | 2.4% | 520 | 4.2% | 2,430 | 19.7% | 5,950 | 48.2% | 2,755 | 22.3% | 200 | 1.6% |
| Surrey | 685,000 | 540 | 2.1% | 1,350 | 5.2% | 4,120 | 15.8% | 11,090 | 42.5% | 7,220 | 27.7% | 1,380 | 5.3% | 370 | 1.4% |
| Tsawwassen First Nation | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Vancouver | 1,000,000 | 45 | 0.7% | 40 | 0.7% | 175 | 2.9% | 695 | 11.5% | 1,550 | 25.7% | 1,885 | 31.3% | 1,620 | 26.9% |
| West Vancouver | 1,600,000 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 20 | 6.2% | 80 | 24.6% | 220 | 67.7% |
| White Rock | 850,000 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 15 | 12.0% | 75 | 60.0% | 20 | 16.0% | 10 | 8.0% |
| METRO VANCOUVER | 750,000 | 1,455 | 1.8% | 3,205 | 3.9% | 9,270 | 11.3% | 25,515 | 31.1% | 27,945 | 34.0% | 11,550 | 14.1% | 3,175 | 3.9% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

** indicates data is not available.

Table 3.2.4. Median Value (Owner-Estimated) of Low-Rise Apartments (Fewer Than 5 Storeys), Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Low-Rise Apartment Median Value (\$) | Less than \$400,000 | | \$400,000 to \$499,999 | | \$500,000 to \$599,999 | | \$600,000 to \$749,000 | | \$750,000 to \$999,999 | | \$1,000,000 to \$1,499,999 | | \$1,500,000 or more | |
|--------------------------|--------------------------------------|---------------------|--------------|------------------------|--------------|------------------------|--------------|------------------------|--------------|------------------------|--------------|----------------------------|-------------|---------------------|-------------|
| | | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Belcarra | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Bowen Island | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Burnaby | 600,000 | 745 | 8.2% | 1,765 | 19.3% | 1,990 | 21.8% | 2,365 | 25.9% | 1,155 | 12.7% | 485 | 5.3% | 625 | 6.8% |
| Coquitlam | 524,000 | 740 | 12.3% | 1,390 | 23.0% | 1,720 | 28.5% | 1,400 | 23.2% | 465 | 7.7% | 185 | 3.1% | 145 | 2.4% |
| Delta | 568,000 | 395 | 14.2% | 520 | 18.7% | 610 | 21.9% | 595 | 21.4% | 345 | 12.4% | 235 | 8.4% | 105 | 3.8% |
| Electoral Area A | 900,000 | 10 | 1.0% | 10 | 1.0% | 65 | 6.3% | 175 | 16.9% | 445 | 43.0% | 260 | 25.1% | 65 | 6.3% |
| Langley City | 400,000 | 1,395 | 37.0% | 1,675 | 44.4% | 470 | 12.5% | 165 | 4.4% | 45 | 1.2% | 10 | 0.3% | 0 | 0.0% |
| Langley Township | 448,000 | 785 | 30.8% | 770 | 30.3% | 420 | 16.5% | 275 | 10.8% | 125 | 4.9% | 95 | 3.7% | 90 | 3.5% |
| Lions Bay | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Maple Ridge | 400,000 | 1,200 | 45.6% | 900 | 34.2% | 300 | 11.4% | 155 | 5.9% | 40 | 1.5% | 25 | 1.0% | 15 | 0.6% |
| New Westminister | 528,000 | 940 | 18.6% | 1,135 | 22.4% | 990 | 19.6% | 1,035 | 20.5% | 505 | 10.0% | 295 | 5.8% | 160 | 3.2% |
| North Vancouver City | 600,000 | 260 | 6.3% | 650 | 15.7% | 945 | 22.8% | 1,065 | 25.7% | 730 | 17.6% | 295 | 7.1% | 195 | 4.7% |
| North Vancouver District | 750,000 | 100 | 3.5% | 155 | 5.4% | 425 | 14.9% | 740 | 26.0% | 965 | 33.9% | 360 | 12.6% | 100 | 3.5% |
| Pitt Meadows | 500,000 | 45 | 4.0% | 400 | 35.6% | 480 | 42.7% | 155 | 13.8% | 25 | 2.2% | 10 | 0.9% | 0 | 0.0% |
| Port Coquitlam | 460,000 | 810 | 20.5% | 1,455 | 36.8% | 1,130 | 28.6% | 375 | 9.5% | 140 | 3.5% | 35 | 0.9% | 20 | 0.5% |
| Port Moody | 604,000 | 165 | 8.2% | 240 | 11.9% | 375 | 18.6% | 760 | 37.6% | 345 | 17.1% | 100 | 5.0% | 20 | 1.0% |
| Richmond | 500,000 | 1,995 | 18.0% | 2,530 | 22.8% | 2,530 | 22.8% | 2,365 | 21.3% | 1,025 | 9.2% | 435 | 3.9% | 225 | 2.0% |
| Surrey | 500,000 | 4,275 | 21.8% | 5,545 | 28.2% | 3,230 | 16.4% | 1,735 | 8.8% | 1,040 | 5.3% | 1,940 | 9.9% | 1,885 | 9.6% |
| Tsawwassen First Nation | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Vancouver | 760,000 | 1,050 | 3.4% | 2,355 | 7.7% | 4,185 | 13.6% | 6,685 | 21.8% | 6,180 | 20.1% | 4,430 | 14.4% | 5,815 | 18.9% |
| West Vancouver | 1,000,000 | 10 | 1.0% | 30 | 3.1% | 45 | 4.7% | 155 | 16.1% | 155 | 16.1% | 260 | 26.9% | 295 | 30.6% |
| White Rock | 460,000 | 685 | 24.2% | 1,035 | 36.6% | 450 | 15.9% | 330 | 11.7% | 220 | 7.8% | 175 | 6.2% | 90 | 3.2% |
| METRO VANCOUVER | 572,000 | 15,585 | 13.9% | 22,400 | 19.9% | 20,350 | 18.1% | 20,530 | 18.3% | 13,990 | 12.5% | 9,640 | 8.6% | 9,870 | 8.8% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

** indicates data is not available.

Table 3.2.5. Median Value (Owner-Estimated) of High-Rise Apartments (5 or More Storeys), Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | High-Rise Apartment Median Value (\$) | Less than \$400,000 | | \$400,000 to \$499,999 | | \$500,000 to \$599,999 | | \$600,000 to \$749,000 | | \$750,000 to \$999,999 | | \$1,000,000 to \$1,499,999 | | \$1,500,000 or more | |
|--------------------------|--|---------------------|-------------|---------------------------|-------------|---------------------------|--------------|---------------------------|--------------|---------------------------|--------------|-------------------------------|--------------|------------------------|-------------|
| | | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Belcarra | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Bowen Island | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Burnaby | 670,000 | 840 | 4.8% | 1,685 | 9.7% | 2,965 | 17.1% | 5,465 | 31.5% | 4,950 | 28.5% | 1,260 | 7.3% | 210 | 1.2% |
| Coquitlam | 620,000 | 200 | 4.4% | 490 | 10.8% | 1,075 | 23.6% | 1,730 | 38.0% | 845 | 18.6% | 155 | 3.4% | 40 | 0.9% |
| Delta | 500,000 | 75 | 14.6% | 140 | 27.2% | 75 | 14.6% | 85 | 16.5% | 105 | 20.4% | 30 | 5.8% | 0 | 0.0% |
| Electoral Area A | 1,190,000 | 10 | 0.7% | 0 | 0.0% | 15 | 1.0% | 75 | 5.0% | 315 | 21.0% | 635 | 42.3% | 445 | 29.7% |
| Langley City | 552,000 | 10 | 10.0% | 20 | 20.0% | 20 | 20.0% | 35 | 35.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Langley Township | 552,000 | 75 | 7.8% | 175 | 18.1% | 335 | 34.7% | 275 | 28.5% | 70 | 7.3% | 10 | 1.0% | 0 | 0.0% |
| Lions Bay | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Maple Ridge | 428,000 | 175 | 33.7% | 160 | 30.8% | 75 | 14.4% | 75 | 14.4% | 20 | 3.8% | 0 | 0.0% | 0 | 0.0% |
| New Westminister | 556,000 | 550 | 8.4% | 1,135 | 17.4% | 1,935 | 29.7% | 1,935 | 29.7% | 745 | 11.4% | 180 | 2.8% | 30 | 0.5% |
| North Vancouver City | 800,000 | 45 | 1.2% | 195 | 5.2% | 375 | 10.0% | 865 | 23.0% | 1,145 | 30.5% | 745 | 19.8% | 370 | 9.8% |
| North Vancouver District | 600,000 | 110 | 7.6% | 245 | 16.9% | 300 | 20.7% | 290 | 20.0% | 360 | 24.8% | 120 | 8.3% | 10 | 0.7% |
| Pitt Meadows | 412,000 | 0 | 0.0% | 45 | 64.3% | 20 | 28.6% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Port Coquitlam | 600,000 | 10 | 3.7% | 60 | 22.2% | 50 | 18.5% | 120 | 44.4% | 30 | 11.1% | 0 | 0.0% | 0 | 0.0% |
| Port Moody | 750,000 | 20 | 1.6% | 30 | 2.3% | 160 | 12.4% | 410 | 31.8% | 510 | 39.5% | 115 | 8.9% | 45 | 3.5% |
| Richmond | 650,000 | 410 | 4.6% | 830 | 9.4% | 1,530 | 17.3% | 2,805 | 31.8% | 2,115 | 24.0% | 840 | 9.5% | 300 | 3.4% |
| Surrey | 448,000 | 1,175 | 29.3% | 1,345 | 33.5% | 930 | 23.2% | 370 | 9.2% | 150 | 3.7% | 30 | 0.7% | 0 | 0.0% |
| Tsawwassen First Nation | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Vancouver | 860,000 | 830 | 2.5% | 1,425 | 4.3% | 3,000 | 9.1% | 6,305 | 19.2% | 8,120 | 24.8% | 7,020 | 21.4% | 6,085 | 18.6% |
| West Vancouver | 1,000,000 | 35 | 2.0% | 95 | 5.5% | 105 | 6.1% | 200 | 11.6% | 370 | 21.4% | 310 | 17.9% | 605 | 35.0% |
| White Rock | 650,000 | 60 | 6.0% | 140 | 13.9% | 180 | 17.9% | 220 | 21.9% | 200 | 19.9% | 130 | 12.9% | 70 | 7.0% |
| METRO VANCOUVER | 700,000 | 4,760 | 5.5% | 8,220 | 9.4% | 13,150 | 15.1% | 21,280 | 24.4% | 20,045 | 23.0% | 11,580 | 13.3% | 8,215 | 9.4% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

** indicates data is not available.

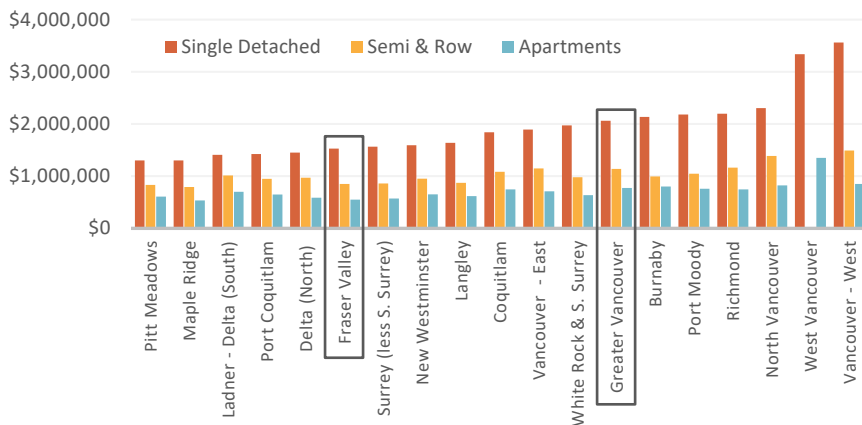
3.3 Benchmark Home Sale Prices

Benchmark home prices in Metro Vancouver are a key indicator of affordability in the ownership market. Data is presented separately for the Real Estate Board areas of Greater Vancouver and the Fraser Valley, recognizing the wide variation in sale price both by location and by structure type. Benchmark home prices are provided by the MLS® Home Price Index (HPI). A “benchmark home” is one with attributes are typical of homes traded in the area where it is located. Benchmark prices are different from median or average sale prices, and allow comparisons across areas.

Key Observations

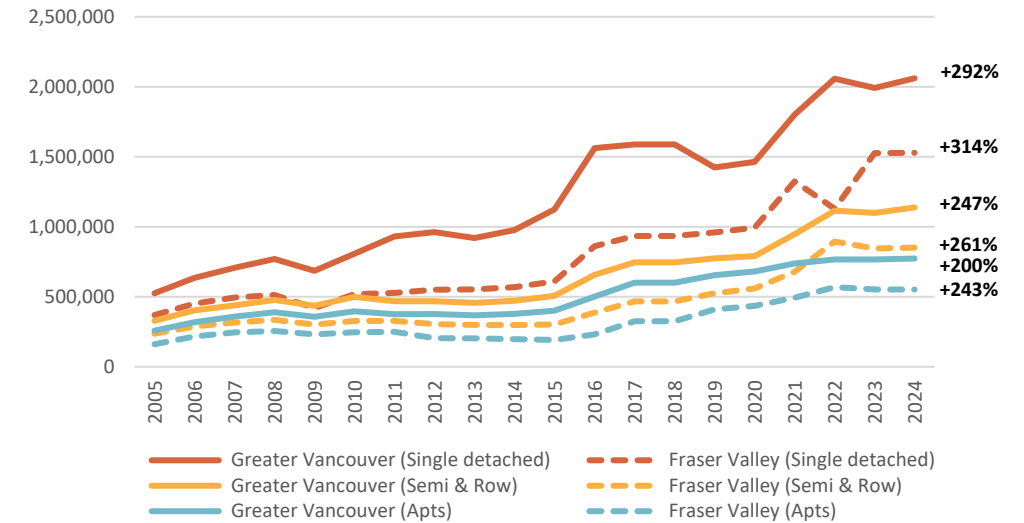
- Across housing types, benchmark prices have doubled and tripled over the past 20 years across the region. Meanwhile, rents, wages, and inflation have increased much more slowly.
- However, over the past year (2023 – 2024), benchmark prices have remained relatively stable – increasing at most by 3.6%.

Figure 3.3.1. Benchmark Home Sale Prices, Greater Vancouver and Fraser Valley Real Estate Areas, June 2024



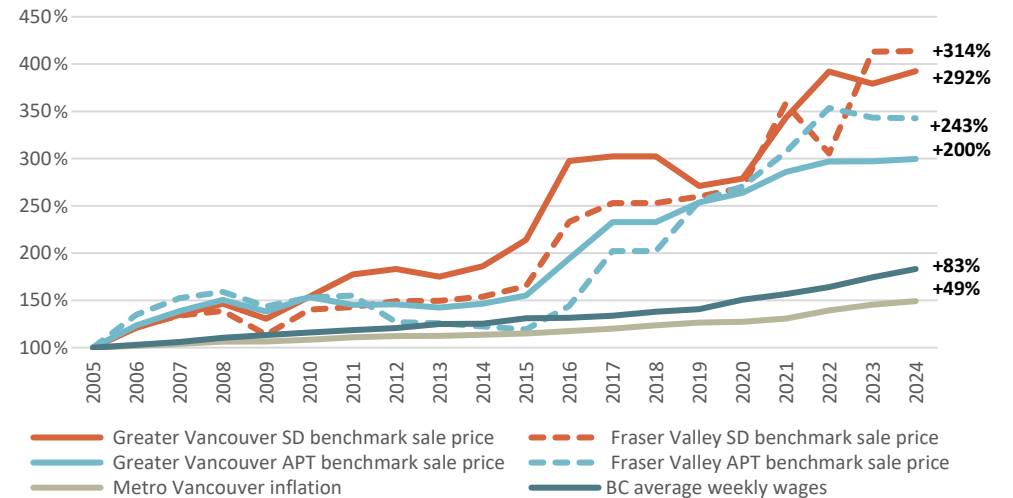
Source: GVR, FVREB

Figure 3.3.2. Change in Benchmark Home Sale Prices, Greater Vancouver and Fraser Valley Real Estate Areas, June 2005 to June 2024



Source: GVR, FVREB

Figure 3.3.3. Percentage Change from 2005 Levels to 2024 in Benchmark Home Sale Prices, Average Weekly Wages (BC), and Inflation, Metro Vancouver



Source: GVR, FVREB, CMHC, BC Stats, Statistics Canada

Note: 'SD' refers to single detached housing, and 'APT' refers to apartments.

Table 3.3.1. Benchmark Sale Price for All Residential Units (\$) for Metro Vancouver Areas, June 2014 - June 2024

| REAL ESTATE BOARD AREAS | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Increase 2020 - 2024 | |
|-----------------------------|----------------|----------------|----------------|----------------|------------------|----------------|------------------|------------------|------------------|------------------|------------------|--------------------------------|------------|
| | | | | | | | | | | | | # | % |
| Bowen Island | 586,700 | 614,800 | 770,200 | 892,100 | 1,033,200 | 976,500 | 972,800 | 1,381,900 | 1,664,800 | 1,387,700 | 1,524,800 | 552,000 | 57% |
| Burnaby* | 576,800 | 629,600 | 825,700 | 910,200 | 1,009,600 | 921,600 | 943,400 | 1,074,200 | 1,132,700 | 1,113,700 | 1,112,300 | 168,900 | 18% |
| Coquitlam | 523,000 | 582,400 | 774,800 | 864,100 | 984,800 | 890,000 | 929,800 | 1,092,100 | 1,154,200 | 1,134,200 | 1,113,600 | 183,800 | 20% |
| Delta (North) | 516,600 | 562,100 | 810,900 | 842,500 | 968,300 | 890,100 | 909,400 | 1,129,600 | 1,333,800 | 1,248,500 | 1,248,100 | 338,700 | 37% |
| Ladner - Delta (South) | 547,100 | 614,400 | 843,700 | 824,800 | 873,200 | 800,600 | 840,100 | 1,030,800 | 1,189,200 | 1,163,500 | 1,156,100 | 316,000 | 38% |
| Langley** | 433,200 | 446,100 | 601,800 | 690,600 | 821,900 | 764,100 | 837,600 | 1,040,700 | 1,154,100 | 1,038,400 | 1,045,600 | 208,000 | 25% |
| Maple Ridge | 391,400 | 414,600 | 551,400 | 631,000 | 748,800 | 758,400 | 780,700 | 996,800 | 1,071,300 | 997,900 | 992,100 | 211,400 | 27% |
| New Westminister | 376,500 | 404,300 | 518,900 | 601,600 | 732,000 | 652,200 | 666,000 | 714,800 | 845,300 | 840,200 | 825,300 | 159,300 | 24% |
| North Vancouver** | 675,700 | 754,400 | 995,400 | 1,064,900 | 1,134,400 | 1,036,300 | 1,073,200 | 1,230,800 | 1,440,000 | 1,409,100 | 1,397,500 | 324,300 | 30% |
| Pitt Meadows | 395,200 | 424,400 | 530,900 | 617,000 | 762,700 | 751,800 | 762,300 | 911,300 | 988,000 | 927,300 | 938,700 | 176,400 | 23% |
| Port Coquitlam | 405,500 | 446,700 | 585,000 | 685,200 | 789,500 | 743,200 | 767,400 | 923,100 | 981,600 | 967,900 | 961,900 | 194,500 | 25% |
| Port Moody** | 535,100 | 586,200 | 759,600 | 848,000 | 994,600 | 903,000 | 930,900 | 1,051,900 | 1,209,400 | 1,118,900 | 1,143,200 | 212,300 | 23% |
| Richmond | 588,900 | 650,900 | 872,400 | 948,300 | 1,031,900 | 910,500 | 929,900 | 1,079,700 | 1,187,700 | 1,185,500 | 1,174,900 | 245,000 | 26% |
| Surrey** | 457,000 | 480,200 | 649,700 | 753,600 | 882,600 | 830,600 | 858,500 | 1,061,700 | 1,218,300 | 1,128,700 | 1,083,800 | 225,300 | 26% |
| Vancouver - East | 647,700 | 723,800 | 966,200 | 1,045,700 | 1,111,300 | 1,039,200 | 1,083,300 | 1,207,500 | 1,223,900 | 1,217,300 | 1,232,800 | 149,500 | 14% |
| Vancouver - West | 850,300 | 940,900 | 1,249,800 | 1,328,400 | 1,371,500 | 1,216,100 | 1,272,400 | 1,373,000 | 1,345,000 | 1,336,800 | 1,352,000 | 79,600 | 6% |
| West Vancouver** | 1,711,100 | 1,919,600 | 2,687,300 | 2,628,700 | 2,541,300 | 2,105,300 | 2,114,400 | 2,551,200 | 2,906,200 | 2,646,700 | 2,640,100 | 525,700 | 25% |
| White Rock & South Surrey** | 618,600 | 648,700 | 897,900 | 969,700 | 1,018,000 | 949,100 | 936,500 | 1,167,300 | 1,328,600 | 1,271,400 | 1,213,400 | 276,900 | 30% |
| GREATER VANCOUVER | 628,200 | 694,000 | 917,800 | 998,700 | 1,093,600 | 998,700 | 1,025,300 | 1,175,100 | 1,235,900 | 1,203,000 | 1,207,100 | 181,800 | 18% |
| FRASER VALLEY | 434,000 | 454,200 | 615,300 | 703,900 | 833,100 | 827,400 | 851,400 | 1,051,400 | 1,128,400 | 1,040,900 | 1,136,100 | 284,700 | 33% |

Source: Greater Vancouver Realtors (GVR) and Fraser Valley Real Estate Board (FVREB)

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Fraser Valley Real Estate Board: Abbotsford, Mission, Langley**, Surrey**, White Rock**, and Delta (North; excluding Ladner).

Greater Vancouver Realtors: Bowen Island, Burnaby*, Coquitlam, Ladner - Delta (South), Maple Ridge, Pitt Meadows, New Westminister, North Vancouver**, Port Coquitlam, Port Moody**, Richmond, Vancouver (East and West), and West Vancouver**.

* For 2014-2024 Burnaby data is reported for 3 sub-areas of Burnaby. For the purposes of this table, a non-weighted average of the 3 sub-areas is used.

** "Langley" includes both the City and Township of Langley; "North Vancouver" includes both the City and District of North Vancouver; "Port Moody" includes Belcarra; "West Vancouver" includes Howe Sound, and; Surrey does not include "South Surrey", which is reported below in the group "South Surrey & White Rock".

Homes sales in Greater Vancouver are tracked through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices.

The MLSLink® Housing Price Index (HPI), established in 1995, is modeled on the Consumer Price Index (CPI).

Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

Table 3.3.2. Benchmark Sale Price for Single Detached Housing (\$) for Metro Vancouver Areas, June 2014 - June 2024

| REAL ESTATE BOARD AREAS | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Increase 2020 - 2024 | |
|-----------------------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------------------|------------|
| | | | | | | | | | | | | # | % |
| Bowen Island | 586,700 | 614,800 | 770,200 | 892,100 | 1,033,200 | 976,500 | 973,200 | 1,381,900 | 1,665,100 | 1,390,400 | 1,526,400 | 553,200 | 57% |
| Burnaby* | 932,700 | 1,076,633 | 1,518,600 | 1,518,300 | 1,530,700 | 1,358,800 | 1,425,900 | 2,461,150 | 2,096,000 | 2,054,933 | 2,134,133 | 708,233 | 50% |
| Coquitlam | 748,800 | 861,200 | 1,217,300 | 1,256,700 | 1,313,500 | 1,166,100 | 1,210,700 | 1,501,800 | 1,874,100 | 1,787,000 | 1,842,600 | 631,900 | 52% |
| Delta (North) | 557,100 | 612,300 | 843,300 | 877,600 | 957,800 | 888,200 | 919,400 | 1,198,400 | 1,519,600 | 1,428,300 | 1,453,400 | 534,000 | 58% |
| Ladner - Delta (South) | 634,100 | 726,500 | 1,042,800 | 975,700 | 998,100 | 960,000 | 1,006,900 | 1,285,200 | 1,482,200 | 1,422,900 | 1,409,700 | 402,800 | 40% |
| Langley** | 577,200 | 612,900 | 905,700 | 950,800 | 1,073,700 | 982,300 | 1,044,200 | 1,383,000 | 1,789,600 | 1,611,500 | 1,637,500 | 593,300 | 57% |
| Maple Ridge | 472,500 | 505,100 | 692,500 | 776,100 | 880,700 | 824,200 | 854,700 | 1,131,000 | 1,379,700 | 1,284,200 | 1,302,200 | 447,500 | 52% |
| New Westminister | 693,300 | 789,300 | 1,095,600 | 1,125,200 | 1,189,400 | 1,051,100 | 1,087,600 | 1,290,000 | 1,541,100 | 1,570,600 | 1,593,500 | 505,900 | 47% |
| North Vancouver** | 1,010,000 | 1,176,600 | 1,664,100 | 1,690,600 | 1,683,600 | 1,524,800 | 1,563,500 | 1,914,100 | 2,325,800 | 2,271,400 | 2,305,100 | 741,600 | 47% |
| Pitt Meadows | 513,500 | 560,500 | 760,600 | 840,700 | 956,700 | 904,200 | 925,900 | 1,203,000 | 1,390,200 | 1,319,700 | 1,301,800 | 375,900 | 41% |
| Port Coquitlam | 572,500 | 662,100 | 916,300 | 990,500 | 1,030,300 | 923,700 | 970,600 | 1,232,800 | 1,427,900 | 1,418,300 | 1,423,900 | 453,300 | 47% |
| Port Moody** | 895,400 | 1,005,600 | 1,379,700 | 1,444,700 | 1,551,900 | 1,427,400 | 1,462,600 | 1,850,300 | 2,201,300 | 2,035,300 | 2,182,800 | 720,200 | 49% |
| Richmond | 979,300 | 1,144,700 | 1,700,200 | 1,650,100 | 1,648,600 | 1,484,600 | 1,511,400 | 1,910,500 | 2,160,500 | 2,182,000 | 2,197,800 | 686,400 | 45% |
| Surrey** | 714,814 | 689,700 | 981,700 | 1,043,400 | 1,121,500 | 1,004,100 | 1,047,300 | 1,377,200 | 1,692,900 | 1,560,400 | 1,566,700 | 519,400 | 50% |
| Vancouver - East | 918,900 | 1,093,900 | 1,511,500 | 1,534,100 | 1,541,400 | 1,350,100 | 1,459,100 | 1,696,500 | 1,904,000 | 1,879,700 | 1,892,600 | 433,500 | 30% |
| Vancouver - West | 2,257,100 | 2,599,700 | 3,547,300 | 3,627,200 | 3,392,500 | 2,912,000 | 3,076,700 | 3,458,300 | 3,499,700 | 3,418,700 | 3,560,700 | 484,000 | 16% |
| West Vancouver** | 2,053,300 | 2,320,400 | 3,261,600 | 3,127,100 | 3,392,500 | 2,564,600 | 2,594,200 | 3,152,500 | 3,491,300 | 3,226,100 | 3,336,200 | 742,000 | 29% |
| White Rock & South Surrey** | 902,400 | 983,900 | 1,437,600 | 1,493,300 | 1,464,000 | 1,340,900 | 1,336,200 | 1,731,600 | 2,053,100 | 1,966,800 | 1,973,300 | 637,100 | 48% |
| GREATER VANCOUVER | 976,700 | 1,123,900 | 1,561,500 | 1,587,900 | 1,598,200 | 1,423,500 | 1,464,200 | 1,801,100 | 2,058,600 | 1,991,300 | 2,061,000 | 596,800 | 41% |
| FRASER VALLEY | 568,600 | 609,900 | 861,600 | 934,600 | 1,018,900 | 960,100 | 994,500 | 1,324,400 | 1,653,000 | 1,526,200 | 1,528,900 | 534,400 | 54% |

Source: Greater Vancouver Realtors (GVR) and Fraser Valley Real Estate Board (FVREB)

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Fraser Valley Real Estate Board: Abbotsford, Mission, Langley**, Surrey**, White Rock**, and Delta (North; excluding Ladner).

Greater Vancouver Realtors: Bowen Island, Burnaby*, Coquitlam, Ladner - Delta (South), Maple Ridge, Pitt Meadows, New Westminister, North Vancouver**, Port Coquitlam, Port Moody**, Richmond, Vancouver (East and West), and West Vancouver**.

* For 2014-2024 Burnaby data is reported for 3 sub-areas of Burnaby. For the purposes of this table, a non-weighted average of the 3 sub-areas is used.

** "Langley" includes both the City and Township of Langley; "North Vancouver" includes both the City and District of North Vancouver; "Port Moody" includes Belcarra; "West Vancouver" includes Howe Sound, and; Surrey does not include "South Surrey", which is reported below in the group "South Surrey & White Rock".

Homes sales in Greater Vancouver are tracked through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices.

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Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

Table 3.3.3. Benchmark Sale Price for Semi-Detached and Rowhouse Housing (\$) for Metro Vancouver Areas, June 2014 - June 2024

| REAL ESTATE BOARD AREAS | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Increase 2020 - 2024 | | |
|-----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|--------------------------------|------------|-----|
| | | | | | | | | | | | | # | % | |
| Bowen Island | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Burnaby* | 422,067 | 442,867 | 517,400 | 681,033 | 783,600 | 710,800 | 732,600 | 763,300 | 970,300 | 921,600 | 995,233 | 262,633 | 36% | |
| Coquitlam | 389,000 | 414,200 | 527,500 | 617,400 | 712,200 | 657,300 | 693,800 | 843,200 | 1,086,500 | 1,074,600 | 1,084,200 | 390,400 | 56% | |
| Delta (North) | 312,000 | 323,000 | 447,600 | 553,800 | 627,700 | 583,200 | 553,400 | 665,400 | 972,500 | 963,400 | 970,200 | 416,800 | 75% | |
| Ladner - Delta (South) | 461,800 | 493,100 | 628,300 | 731,300 | 778,000 | 638,200 | 630,700 | 765,500 | 990,800 | 971,700 | 1,012,200 | 381,500 | 60% | |
| Langley** | 291,300 | 298,300 | 408,400 | 449,600 | 527,900 | 498,600 | 574,400 | 691,400 | 938,400 | 840,300 | 872,600 | 298,200 | 52% | |
| Maple Ridge | 271,300 | 282,400 | 373,500 | 471,300 | 574,300 | 529,900 | 538,500 | 682,800 | 833,400 | 785,000 | 792,100 | 253,600 | 47% | |
| New Westminster | 408,900 | 441,900 | 543,000 | 640,600 | 723,500 | 721,500 | 748,300 | 843,600 | 951,800 | 945,100 | 951,500 | 203,200 | 27% | |
| North Vancouver** | 605,400 | 650,100 | 850,200 | 938,300 | 1,049,900 | 946,600 | 989,000 | 1,116,200 | 1,347,200 | 1,336,600 | 1,388,900 | 399,900 | 40% | |
| Pitt Meadows | 322,200 | 363,100 | 447,400 | 535,900 | 664,200 | 609,400 | 627,000 | 747,900 | 881,500 | 831,800 | 833,900 | 206,900 | 33% | |
| Port Coquitlam | 372,200 | 397,400 | 515,300 | 591,400 | 689,700 | 642,400 | 647,400 | 790,900 | 980,300 | 962,100 | 950,600 | 303,200 | 47% | |
| Port Moody** | 416,100 | 447,400 | 547,400 | 584,400 | 685,900 | 654,200 | 651,000 | 751,900 | 1,116,500 | 1,033,100 | 1,048,300 | 397,300 | 61% | |
| Richmond | 507,900 | 546,900 | 709,800 | 766,200 | 854,800 | 779,200 | 791,100 | 923,500 | 1,108,200 | 1,121,500 | 1,163,300 | 372,200 | 47% | |
| Surrey** | 379,416 | 324,200 | 409,800 | 507,800 | 598,000 | 565,100 | 574,200 | 692,100 | 891,200 | 871,300 | 859,000 | 284,800 | 50% | |
| Vancouver - East | 532,300 | 562,100 | 765,500 | 813,400 | 923,400 | 861,500 | 888,600 | 1,013,100 | 1,130,800 | 1,108,900 | 1,147,600 | 259,000 | 29% | |
| Vancouver - West | 748,000 | 805,500 | 1,092,900 | 1,211,600 | 1,303,600 | 1,125,800 | 1,119,800 | 1,288,800 | 1,485,800 | 1,497,000 | 1,491,700 | 371,900 | 33% | |
| West Vancouver** | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| White Rock & South Surrey** | 463,100 | 429,900 | 521,000 | 619,000 | 680,800 | 648,300 | 655,000 | 810,000 | 983,100 | 970,700 | 978,600 | 323,600 | 49% | |
| GREATER VANCOUVER | 471,200 | 506,900 | 656,900 | 745,700 | 859,800 | 774,700 | 790,800 | 946,900 | 1,115,600 | 1,098,900 | 1,138,100 | 347,300 | 44% | |
| FRASER VALLEY | 297,800 | 302,600 | 387,100 | 467,000 | 558,000 | 525,200 | 559,600 | 678,400 | 894,300 | 845,400 | 851,100 | 291,500 | 52% | |

Source: Greater Vancouver Realtors (GVR) and Fraser Valley Real Estate Board (FVREB)

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Fraser Valley Real Estate Board: Abbotsford, Mission, Langley**, Surrey**, White Rock**, and Delta (North; excluding Ladner).

Greater Vancouver Realtors: Bowen Island, Burnaby*, Coquitlam, Ladner - Delta (South), Maple Ridge, Pitt Meadows, New Westminster, North Vancouver**, Port Coquitlam, Port Moody**, Richmond, Vancouver (East and West), and West Vancouver**.

* For 2014-2024 Burnaby data is reported for 3 sub-areas of Burnaby. For the purposes of this table, a non-weighted average of the 3 sub-areas is used.

** "Langley" includes both the City and Township of Langley; "North Vancouver" includes both the City and District of North Vancouver; "Port Moody" includes Belcarra; "West Vancouver" includes Howe Sound, and; Surrey does not include "South Surrey", which is reported below in the group "South Surrey & White Rock".

Homes sales in Greater Vancouver are tracked through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices.

The MLSLink® Housing Price Index (HPI), established in 1995, is modeled on the Consumer Price Index (CPI).

Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

n/a: not available

Table 3.3.4. Benchmark Sale Price for Apartment Housing (\$) for Metro Vancouver Areas, June 2014 - June 2024

| REAL ESTATE BOARD AREAS | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Increase 2020 - 2024 | | |
|-----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|------------|-----|
| | | | | | | | | | | | | # | % | |
| Bowen Island | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Burnaby* | 382,330 | 382,330 | 497,300 | 588,900 | 698,200 | 670,000 | 673,000 | 708,100 | 781,500 | 788,167 | 801,700 | 128,700 | 19% | |
| Coquitlam | 255,000 | 397,500 | 336,100 | 442,600 | 552,100 | 514,600 | 526,300 | 588,800 | 700,500 | 737,500 | 746,400 | 220,100 | 42% | |
| Delta (North) | 158,400 | 160,200 | 195,500 | 309,900 | 433,200 | 377,900 | 395,400 | 406,600 | 619,700 | 588,800 | 586,400 | 191,000 | 48% | |
| Ladner - Delta (South) | 313,900 | 272,700 | 416,100 | 397,500 | 470,700 | 432,300 | 511,700 | 569,200 | 735,900 | 719,100 | 702,100 | 190,400 | 37% | |
| Langley** | 213,700 | 197,100 | 238,800 | 328,700 | 448,500 | 416,900 | 398,700 | 470,600 | 636,200 | 605,300 | 618,100 | 219,400 | 55% | |
| Maple Ridge | 169,800 | 172,300 | 190,000 | 232,600 | 327,200 | 355,200 | 365,800 | 428,200 | 564,300 | 532,600 | 534,900 | 169,100 | 46% | |
| New Westminster | 277,800 | 288,000 | 347,200 | 440,900 | 564,600 | 520,000 | 529,100 | 556,700 | 663,900 | 653,400 | 651,800 | 122,700 | 23% | |
| North Vancouver** | 352,700 | 370,600 | 444,200 | 528,200 | 602,800 | 552,400 | 575,000 | 657,500 | 819,600 | 819,100 | 824,500 | 249,500 | 43% | |
| Pitt Meadows | 245,300 | 255,500 | 285,100 | 348,700 | 480,300 | 498,400 | 502,300 | 545,900 | 637,800 | 606,800 | 607,800 | 105,500 | 21% | |
| Port Coquitlam | 225,200 | 236,300 | 287,300 | 386,900 | 489,100 | 446,500 | 461,400 | 529,900 | 648,300 | 630,200 | 647,400 | 186,000 | 40% | |
| Port Moody** | 331,900 | 354,900 | 445,700 | 554,500 | 699,200 | 619,800 | 656,500 | 716,000 | 747,300 | 728,000 | 760,100 | 103,600 | 16% | |
| Richmond | 354,000 | 362,600 | 424,100 | 572,600 | 683,800 | 628,500 | 650,700 | 718,300 | 746,200 | 739,800 | 747,000 | 96,300 | 15% | |
| Surrey** | 210,500 | 201,500 | 239,000 | 340,200 | 464,300 | 410,700 | 433,100 | 486,600 | 591,400 | 569,000 | 573,500 | 140,400 | 32% | |
| Vancouver - East | 321,000 | 330,300 | 418,400 | 507,700 | 573,800 | 554,100 | 588,400 | 636,900 | 716,200 | 713,600 | 711,300 | 122,900 | 21% | |
| Vancouver - West | 491,200 | 528,000 | 696,200 | 772,900 | 842,600 | 744,300 | 789,300 | 831,200 | 854,800 | 856,000 | 850,300 | 61,000 | 8% | |
| West Vancouver** | 610,100 | 646,300 | 846,300 | 1,168,000 | 1,286,500 | 1,034,500 | 981,900 | 1,135,400 | 1,255,800 | 1,339,700 | 1,350,900 | 369,000 | 38% | |
| White Rock & South Surrey** | 240,600 | 243,600 | 310,600 | 420,200 | 516,000 | 500,100 | 485,000 | 567,400 | 640,100 | 636,500 | 636,800 | 151,800 | 31% | |
| GREATER VANCOUVER | 378,000 | 400,200 | 501,100 | 600,700 | 704,200 | 654,700 | 680,800 | 737,600 | 766,300 | 767,000 | 773,400 | 92,600 | 14% | |
| FRASER VALLEY | 197,000 | 191,900 | 231,900 | 325,300 | 453,500 | 409,800 | 435,300 | 493,500 | 568,700 | 552,200 | 551,100 | 115,800 | 27% | |

Source: Greater Vancouver Realtors (GVR) and Fraser Valley Real Estate Board (FVREB)

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Fraser Valley Real Estate Board: Abbotsford, Mission, Langley**, Surrey**, White Rock**, and Delta (North; excluding Ladner).

Greater Vancouver Realtors: Bowen Island, Burnaby*, Coquitlam, Ladner - Delta (South), Maple Ridge, Pitt Meadows, New Westminster, North Vancouver**, Port Coquitlam, Port Moody**, Richmond, Vancouver (East and West), and West Vancouver**.

* For 2014-2024 Burnaby data is reported for 3 sub-areas of Burnaby. For the purposes of this table, a non-weighted average of the 3 sub-areas is used.

** "Langley" includes both the City and Township of Langley; "North Vancouver" includes both the City and District of North Vancouver; "Port Moody" includes Belcarra; "West Vancouver" includes Howe Sound, and; Surrey does not include "South Surrey", which is reported below in the group "South Surrey & White Rock".

Homes sales in Greater Vancouver are tracked through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices.

The MLSLink® Housing Price Index (HPI), established in 1995, is modeled on the Consumer Price Index (CPI).

Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

n/a: not available

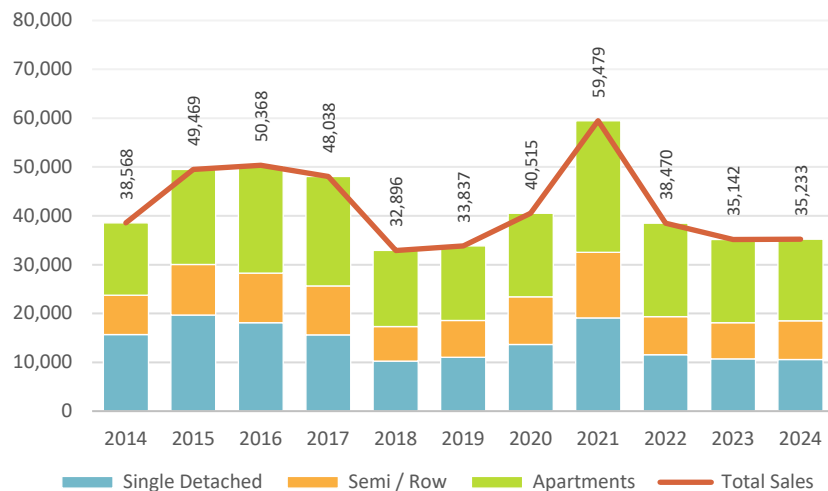
3.4 Home Sales

Home sales data is obtained from the monthly MLS® Sales Facts published by both the Greater Vancouver Realtors (GVR) and the Fraser Valley Real Estate Board (FVREB).

Key Observations

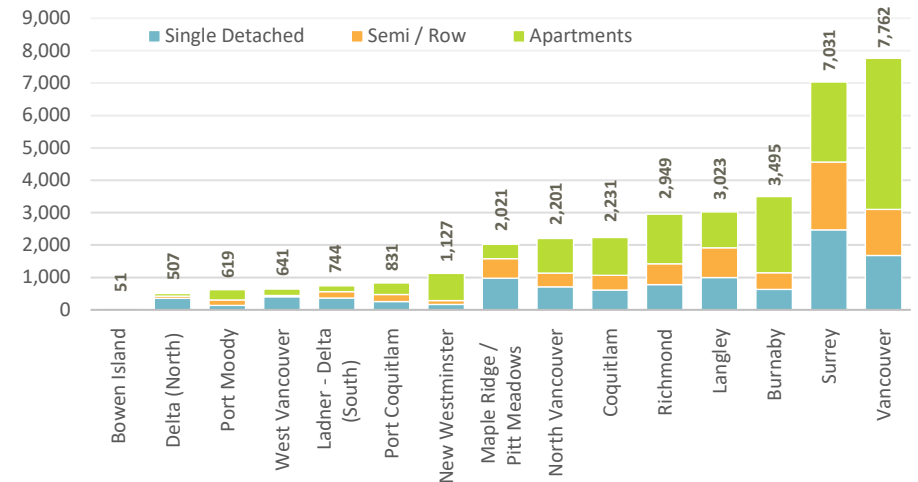
- Regional home sales remained relatively stable over the past year (2023 – 2024), increasing by 0.3% overall.
- Similar to previous years, half (48%) of 2024 regional home sales were apartments, followed by 30% single detached homes.
- About two-fifths of the region’s home sales in 2024 were split between Vancouver and Surrey. Most home sales across Metro Vancouver, including 60% of Vancouver’s total sales, were apartments.
- The greatest number of single detached and semi-detached/row house sales were in Surrey (about 25% of the region’s sales, each).

Figure 3.4.1. Residential Property Sales by Type of Housing, Metro Vancouver, 2014 to 2024



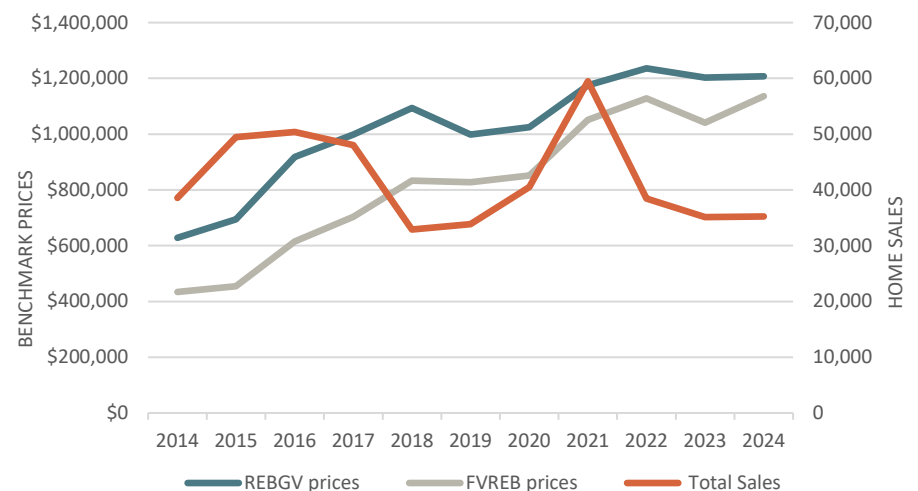
Source: GVR, FVREB

Figure 3.4.2. Residential Property Sales by Type of Housing, Greater Vancouver and Fraser Valley Real Estate Areas, 2024



Source: GVR, FVREB

Figure 3.4.3. Residential Property Sales and Benchmark Prices, Metro Vancouver, 2014 to 2024



Source: GVR, FVREB

Table 3.4.1. Residential Property Sales for All Residential Units for Metro Vancouver Areas, 2014 - 2024

| REAL ESTATE BOARD AREAS | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Increase 2020 - 2024 | |
|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------------------|-------------|
| | | | | | | | | | | | | # | % |
| Bowen Island | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | 37 | 51 | n/a | n/a |
| Burnaby | 3,745 | 5,099 | 4,496 | 4,031 | 2,573 | 3,025 | 3,372 | 5,644 | 3,762 | 3,556 | 3,495 | 123 | 4% |
| Coquitlam | 2,618 | 3,400 | 3,394 | 2,960 | 1,930 | 2,194 | 2,728 | 3,645 | 2,390 | 2,221 | 2,231 | -497 | -18% |
| Delta (North) | 584 | 971 | 1,001 | 821 | 529 | 619 | 727 | 1,073 | 521 | 530 | 507 | -220 | -30% |
| Ladner - Delta (South) | 427 | 442 | 427 | 448 | 315 | 689 | 1,050 | 1,391 | 767 | 749 | 744 | -306 | -29% |
| Langley* | 2,530 | 3,205 | 3,765 | 3,640 | 2,594 | 2,705 | 3,378 | 4,912 | 2,950 | 2,939 | 3,023 | -355 | -11% |
| Maple Ridge/Pitt Meadows | 2,190 | 2,940 | 3,304 | 2,856 | 1,999 | 1,966 | 2,586 | 3,292 | 2,015 | 1,874 | 2,021 | -565 | -22% |
| New Westminister | 1,237 | 1,644 | 1,715 | 1,847 | 1,261 | 1,213 | 1,434 | 1,966 | 1,228 | 1,044 | 1,127 | -307 | -21% |
| North Vancouver* | 2,534 | 3,339 | 3,005 | 2,745 | 1,980 | 2,170 | 2,652 | 3,503 | 2,373 | 2,158 | 2,201 | -451 | -17% |
| Port Coquitlam | 1,178 | 1,499 | 1,608 | 1,378 | 978 | 944 | 1,091 | 1,523 | 964 | 751 | 831 | -260 | -24% |
| Port Moody* | 738 | 803 | 872 | 785 | 494 | 546 | 761 | 986 | 671 | 718 | 619 | -142 | -19% |
| Richmond | 4,270 | 5,740 | 5,271 | 4,954 | 3,080 | 2,893 | 3,512 | 5,770 | 3,669 | 3,208 | 2,949 | -563 | -16% |
| Surrey (Combined)* | 4,267 | 5,548 | 8,389 | 9,879 | 6,778 | 6,315 | 7,302 | 11,314 | 7,070 | 6,479 | 7,031 | -271 | -4% |
| <i>Central Surrey</i> | 2,692 | 3,972 | 3,908 | 3,720 | 2,401 | 2,595 | 3,484 | 4,749 | 2,153 | 2,064 | 1,926 | -1,558 | -45% |
| <i>Cloverdale Surrey</i> | 1,253 | 1,629 | 1,984 | 1,739 | 1,317 | 1,197 | 1,473 | 1,860 | 1,126 | 939 | 1,071 | -402 | -27% |
| <i>North Surrey</i> | 1,503 | 1,990 | 2,579 | 3,143 | 2,059 | 1,787 | 2,275 | 3,518 | 2,090 | 1,990 | 1,923 | -352 | -15% |
| <i>South Surrey</i> | 1,849 | 2,470 | 2,616 | 2,183 | 1,566 | 1,513 | 2,191 | 3,124 | 1,701 | 1,509 | 1,971 | -220 | -10% |
| Vancouver (Total) | 10,545 | 12,731 | 11,121 | 10,098 | 7,264 | 7,339 | 8,446 | 12,295 | 8,597 | 7,512 | 7,762 | -684 | -8% |
| <i>Vancouver - East</i> | 3,709 | 4,355 | 3,639 | 3,721 | 2,740 | 2,831 | 3,475 | 4,883 | 3,104 | 2,830 | 3,057 | -418 | -12% |
| <i>Vancouver - West</i> | 6,836 | 8,376 | 7,482 | 6,377 | 4,524 | 4,508 | 4,971 | 7,412 | 5,493 | 4,682 | 4,705 | -266 | -5% |
| West Vancouver* | 1,038 | 1,309 | 1,067 | 736 | 517 | 595 | 771 | 1,028 | 667 | 633 | 641 | -130 | -17% |
| White Rock | 667 | 799 | 933 | 860 | 604 | 624 | 705 | 1,137 | 826 | 733 | 0 | -705 | -100% |
| METRO VANCOUVER | 38,568 | 49,469 | 50,368 | 48,038 | 32,896 | 33,837 | 40,515 | 59,479 | 38,470 | 35,142 | 35,233 | -5,282 | -13% |

Source: Greater Vancouver Realtors (GVR) and Fraser Valley Real Estate Board (FVREB)

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Fraser Valley Real Estate Board: Abbotsford, Mission, Langley*, Surrey*, White Rock, and Delta (North; excluding Ladner).

Real Estate Board of Greater Vancouver: Bowen Island, Burnaby, Coquitlam, Ladner - Delta (South), Maple Ridge, Pitt Meadows, New Westminister, North Vancouver*, Port Coquitlam, Port Moody*, Richmond, Vancouver (East and West), and West Vancouver*.

* "Langley" includes both the City and Township of Langley; "North Vancouver" includes the City and District of North Vancouver; "Port Moody" includes Belcarra; "West Vancouver" includes Howe Sound, and; "Surrey (Combined)" includes North Surrey, Central Surrey, Cloverdale, and South Surrey (and excluding White Rock).

** The values for "South Surrey" were calculated from other Surrey values, and the values for "White Rock" were calculated by excluding the South Surrey value; use with caution.

n/a: not available

Table 3.4.2. Residential Property Sales for Single Detached Housing for Metro Vancouver Areas, 2014 - 2024

| REAL ESTATE BOARD AREAS | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Increase 2020 - 2024 | |
|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------------------|-------------|
| | | | | | | | | | | | | # | % |
| Bowen Island | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | 37 | 51 | n/a | n/a |
| Burnaby | 1,201 | 1,599 | 1,151 | 900 | 582 | 688 | 833 | 1,199 | 702 | 628 | 629 | -204 | -24% |
| Coquitlam | 1,334 | 1,613 | 1,389 | 1,051 | 687 | 810 | 991 | 1,302 | 725 | 641 | 607 | -384 | -39% |
| Delta (North) | 463 | 783 | 698 | 618 | 383 | 452 | 552 | 763 | 338 | 365 | 353 | -199 | -36% |
| Ladner - Delta (South) | 282 | 281 | 254 | 264 | 168 | 355 | 606 | 747 | 424 | 396 | 363 | -243 | -40% |
| Langley* | 1,251 | 1,692 | 1,790 | 1,402 | 949 | 956 | 1,236 | 1,592 | 952 | 959 | 993 | -243 | -20% |
| Maple Ridge/Pitt Meadows | 1,362 | 1,805 | 1,913 | 1,481 | 980 | 1,025 | 1,357 | 1,762 | 977 | 926 | 976 | -381 | -28% |
| New Westminister | 338 | 386 | 375 | 268 | 227 | 210 | 273 | 348 | 204 | 200 | 169 | -104 | -38% |
| North Vancouver* | 1,236 | 1,479 | 1,243 | 1,049 | 675 | 804 | 977 | 1,184 | 751 | 693 | 712 | -265 | -27% |
| Port Coquitlam | 476 | 586 | 578 | 481 | 307 | 297 | 375 | 555 | 323 | 249 | 255 | -120 | -32% |
| Port Moody* | 228 | 258 | 228 | 170 | 94 | 141 | 218 | 264 | 176 | 162 | 133 | -85 | -39% |
| Richmond | 1,692 | 2,360 | 1,664 | 1,282 | 762 | 818 | 964 | 1,568 | 913 | 817 | 783 | -181 | -19% |
| Surrey (Combined)* | 1,155 | 1,465 | 2,535 | 3,331 | 2,196 | 2,020 | 2,119 | 3,575 | 2,399 | 2,177 | 2,468 | 349 | 16% |
| <i>Central Surrey</i> | 1,598 | 2,577 | 2,016 | 1,735 | 1,088 | 1,188 | 1,802 | 2,202 | 830 | 805 | 739 | -1,063 | -59% |
| <i>Cloverdale Surrey</i> | 733 | 870 | 925 | 712 | 491 | 466 | 620 | 796 | 443 | 367 | 466 | -154 | -25% |
| <i>North Surrey</i> | 808 | 1,115 | 1,058 | 930 | 582 | 561 | 847 | 1,143 | 475 | 472 | 450 | -397 | -47% |
| <i>South Surrey</i> | 1,046 | 1,416 | 1,234 | 860 | 600 | 582 | 971 | 1,371 | 651 | 556 | 673 | -298 | -31% |
| Vancouver (Total) | 3,536 | 3,974 | 3,085 | 2,452 | 1,627 | 1,752 | 2,246 | 3,007 | 1,818 | 1,719 | 1,675 | -571 | -25% |
| <i>Vancouver - East</i> | 1,753 | 1,943 | 1,494 | 1,394 | 922 | 1,000 | 1,317 | 1,797 | 958 | 901 | 882 | -435 | -33% |
| <i>Vancouver - West</i> | 1,783 | 2,031 | 1,591 | 1,058 | 705 | 752 | 929 | 1,210 | 860 | 818 | 793 | -136 | -15% |
| West Vancouver* | 796 | 1,019 | 786 | 473 | 309 | 434 | 555 | 688 | 437 | 368 | 401 | -154 | -28% |
| White Rock | 315 | 380 | 446 | 419 | 289 | 296 | 337 | 542 | 392 | 353 | 0 | -337 | -100% |
| METRO VANCOUVER | 15,665 | 19,680 | 18,135 | 15,641 | 10,235 | 11,058 | 13,639 | 19,096 | 11,531 | 10,690 | 10,568 | -3,071 | -23% |

Source: Greater Vancouver Realtors (GVR) and Fraser Valley Real Estate Board (FVREB)

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Fraser Valley Real Estate Board: Abbotsford, Mission, Langley*, Surrey*, White Rock, and Delta (North; excluding Ladner).

Real Estate Board of Greater Vancouver: Bowen Island, Burnaby, Coquitlam, Ladner - Delta (South), Maple Ridge, Pitt Meadows, New Westminister, North Vancouver*, Port Coquitlam, Port Moody*, Richmond, Vancouver (East and West), and West Vancouver*.

* "Langley" includes both the City and Township of Langley; "North Vancouver" includes the City and District of North Vancouver; "Port Moody" includes Belcarra; "West Vancouver" includes Howe Sound, and; "Surrey (Combined)" includes North Surrey, Central Surrey, Cloverdale, and South Surrey (and excluding White Rock).

** The values for "South Surrey" were calculated from other Surrey values, and the values for "White Rock" were calculated by excluding the South Surrey value; use with caution.

n/a: not available

Table 3.4.3. Residential Property Sales for Semi-Detached and Rowhouse Housing for Metro Vancouver Areas, 2014 - 2024

| REAL ESTATE BOARD AREAS | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Increase 2020 - 2024 | |
|--------------------------|--------------|---------------|---------------|---------------|--------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------------------------|-------------|
| | | | | | | | | | | | | # | % |
| Bowen Island | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | 0 | 0 | n/a | n/a |
| Burnaby | 764 | 1,058 | 757 | 748 | 493 | 581 | 631 | 1,063 | 575 | 569 | 515 | -116 | -18% |
| Coquitlam | 501 | 609 | 541 | 517 | 345 | 448 | 616 | 641 | 372 | 467 | 460 | -156 | -25% |
| Delta (North) | 88 | 144 | 121 | 100 | 72 | 66 | 104 | 134 | 75 | 77 | 67 | -37 | -36% |
| Ladner - Delta (South) | 69 | 65 | 107 | 115 | 84 | 145 | 217 | 274 | 132 | 173 | 197 | -20 | -9% |
| Langley* | 800 | 934 | 1,057 | 1,143 | 797 | 922 | 1,102 | 1,593 | 861 | 842 | 927 | -175 | -16% |
| Maple Ridge/Pitt Meadows | 466 | 753 | 765 | 672 | 453 | 532 | 755 | 795 | 541 | 493 | 602 | -153 | -20% |
| New Westminster | 100 | 163 | 143 | 208 | 107 | 105 | 208 | 235 | 135 | 106 | 121 | -87 | -42% |
| North Vancouver* | 398 | 522 | 463 | 413 | 345 | 370 | 460 | 642 | 414 | 386 | 419 | -41 | -9% |
| Port Coquitlam | 345 | 386 | 330 | 311 | 232 | 258 | 291 | 331 | 222 | 170 | 223 | -68 | -23% |
| Port Moody* | 221 | 210 | 229 | 206 | 145 | 153 | 228 | 278 | 180 | 166 | 175 | -53 | -23% |
| Richmond | 1,079 | 1,325 | 1,042 | 1,182 | 681 | 649 | 893 | 1,389 | 775 | 651 | 640 | -253 | -28% |
| Surrey (Combined)* | 1,957 | 2,618 | 3,319 | 3,217 | 2,386 | 2,275 | 3,064 | 4,164 | 2,272 | 2,125 | 2,095 | -969 | -32% |
| <i>Central Surrey</i> | 859 | 1,089 | 1,401 | 1,448 | 976 | 1,021 | 1,383 | 1,926 | 932 | 906 | 860 | -523 | -38% |
| <i>Cloverdale Surrey</i> | 405 | 587 | 737 | 640 | 584 | 464 | 600 | 727 | 449 | 409 | 444 | -156 | -26% |
| <i>North Surrey</i> | 207 | 250 | 381 | 362 | 228 | 213 | 306 | 448 | 250 | 261 | 210 | -96 | -31% |
| <i>South Surrey</i> | 486 | 692 | 800 | 767 | 598 | 577 | 775 | 1,063 | 641 | 549 | 581 | -194 | -25% |
| Vancouver (Total) | 1,165 | 1,456 | 1,151 | 1,113 | 877 | 960 | 1,151 | 1,720 | 1,139 | 1,153 | 1,430 | 279 | 24% |
| <i>Vancouver - East</i> | 507 | 568 | 441 | 482 | 406 | 461 | 576 | 843 | 581 | 643 | 816 | 240 | 42% |
| <i>Vancouver - West</i> | 658 | 888 | 710 | 631 | 471 | 499 | 575 | 877 | 558 | 510 | 614 | 39 | 7% |
| West Vancouver* | 61 | 83 | 58 | 60 | 38 | 40 | 58 | 100 | 59 | 45 | 43 | -15 | -26% |
| White Rock | 37 | 39 | 41 | 22 | 26 | 32 | 31 | 53 | 42 | 27 | 0 | -31 | -100% |
| METRO VANCOUVER | 8,051 | 10,365 | 10,124 | 10,027 | 7,081 | 7,536 | 9,809 | 13,412 | 7,794 | 7,450 | 7,914 | -1,895 | -19% |

Source: Greater Vancouver Realtors (GVR) and Fraser Valley Real Estate Board (FVREB)

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Fraser Valley Real Estate Board: Abbotsford, Mission, Langley*, Surrey*, White Rock, and Delta (North; excluding Ladner).

Real Estate Board of Greater Vancouver: Bowen Island, Burnaby, Coquitlam, Ladner - Delta (South), Maple Ridge, Pitt Meadows, New Westminster, North Vancouver*, Port Coquitlam, Port Moody*, Richmond, Vancouver (East and West), and West Vancouver*.

* "Langley" includes both the City and Township of Langley; "North Vancouver" includes the City and District of North Vancouver; "Port Moody" includes Belcarra; "West Vancouver" includes Howe Sound, and; "Surrey (Combined)" includes North Surrey, Central Surrey, Cloverdale, and South Surrey (and excluding White Rock).

** The values for "South Surrey" were calculated from other Surrey values, and the values for "White Rock" were calculated by excluding the South Surrey value; use with caution.

n/a: not available

Table 3.4.4. Residential Property Sales for Apartment Housing for Metro Vancouver Areas, 2014 - 2024

| REAL ESTATE BOARD AREAS | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Increase 2020 - 2024 | |
|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------------------|------------|
| | | | | | | | | | | | | # | % |
| Bowen Island | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | 0 | 0 | n/a | n/a |
| Burnaby | 1,780 | 2,442 | 2,588 | 2,383 | 1,498 | 1,756 | 1,908 | 3,382 | 2,485 | 2,359 | 2,351 | 443 | 23% |
| Coquitlam | 783 | 1,178 | 1,464 | 1,392 | 898 | 936 | 1,121 | 1,702 | 1,293 | 1,113 | 1,164 | 43 | 4% |
| Delta (North) | 33 | 44 | 182 | 103 | 74 | 101 | 71 | 176 | 108 | 88 | 87 | 16 | 23% |
| Ladner - Delta (South) | 76 | 96 | 66 | 69 | 63 | 189 | 227 | 370 | 211 | 180 | 184 | -43 | -19% |
| Langley* | 479 | 579 | 918 | 1,095 | 848 | 827 | 1,040 | 1,727 | 1,137 | 1,138 | 1,103 | 63 | 6% |
| Maple Ridge/Pitt Meadows | 362 | 382 | 626 | 703 | 566 | 409 | 474 | 735 | 497 | 455 | 443 | -31 | -7% |
| New Westminster | 799 | 1,095 | 1,197 | 1,371 | 927 | 898 | 953 | 1,383 | 889 | 738 | 837 | -116 | -12% |
| North Vancouver* | 900 | 1,338 | 1,299 | 1,283 | 960 | 996 | 1,215 | 1,677 | 1,208 | 1,079 | 1,070 | -145 | -12% |
| Port Coquitlam | 357 | 527 | 700 | 586 | 439 | 389 | 425 | 637 | 419 | 332 | 353 | -72 | -17% |
| Port Moody* | 289 | 335 | 415 | 409 | 255 | 252 | 315 | 444 | 315 | 390 | 311 | -4 | -1% |
| Richmond | 1,499 | 2,055 | 2,565 | 2,490 | 1,637 | 1,426 | 1,655 | 2,813 | 1,981 | 1,740 | 1,526 | -129 | -8% |
| Surrey (Combined)* | 1,155 | 1,465 | 2,535 | 3,331 | 2,196 | 2,020 | 2,119 | 3,575 | 2,399 | 2,177 | 2,468 | 349 | 16% |
| <i>Central Surrey</i> | 235 | 306 | 491 | 537 | 337 | 386 | 299 | 621 | 391 | 353 | 327 | 28 | 9% |
| <i>Cloverdale Surrey</i> | 115 | 172 | 322 | 387 | 242 | 267 | 253 | 337 | 234 | 163 | 161 | -92 | -36% |
| <i>North Surrey</i> | 488 | 625 | 1,140 | 1,851 | 1,249 | 1,013 | 1,122 | 1,927 | 1,365 | 1,257 | 1,263 | 141 | 13% |
| <i>South Surrey**</i> | 317 | 362 | 582 | 556 | 368 | 354 | 445 | 690 | 409 | 404 | 717 | 272 | 61% |
| Vancouver (Total) | 5,844 | 7,301 | 6,885 | 6,533 | 4,760 | 4,627 | 5,049 | 7,568 | 5,640 | 4,640 | 4,657 | -392 | -8% |
| <i>Vancouver - East</i> | 1,449 | 1,844 | 1,704 | 1,845 | 1,412 | 1,370 | 1,582 | 2,243 | 1,565 | 1,286 | 1,359 | -223 | -14% |
| <i>Vancouver - West</i> | 4,395 | 5,457 | 5,181 | 4,688 | 3,348 | 3,257 | 3,467 | 5,325 | 4,075 | 3,354 | 3,298 | -169 | -5% |
| West Vancouver* | 181 | 207 | 223 | 203 | 170 | 121 | 158 | 240 | 171 | 220 | 197 | 39 | 25% |
| White Rock** | 315 | 380 | 446 | 419 | 289 | 296 | 337 | 542 | 392 | 353 | 0 | -337 | -100% |
| METRO VANCOUVER | 14,852 | 19,424 | 22,109 | 22,370 | 15,580 | 15,243 | 17,067 | 26,971 | 19,145 | 17,002 | 16,751 | -316 | -2% |

Source: Greater Vancouver Realtors (GVR) and Fraser Valley Real Estate Board (FVREB)

Notes: Geographic areas used by the Real Estate Boards are not reflective of the regional government boundaries.

Fraser Valley Real Estate Board: Abbotsford, Mission, Langley*, Surrey*, White Rock, and Delta (North; excluding Ladner).

Greater Vancouver Realtors: Bowen Island, Burnaby, Coquitlam, Ladner - Delta (South), Maple Ridge, Pitt Meadows, New Westminster, North Vancouver*, Port Coquitlam, Port Moody*, Richmond, Vancouver (East and West), and West Vancouver*.

* "Langley" includes both the City and Township of Langley; "North Vancouver" includes the City and District of North Vancouver; "Port Moody" includes Belcarra; "West Vancouver" includes Howe Sound, and; "Surrey (Combined)" includes North Surrey, Central Surrey, Cloverdale, and South Surrey (and excluding White Rock).

** The values for "South Surrey" were calculated from other Surrey values, and the values for "White Rock" were calculated by excluding the South Surrey value; use with caution.

n/a: not available

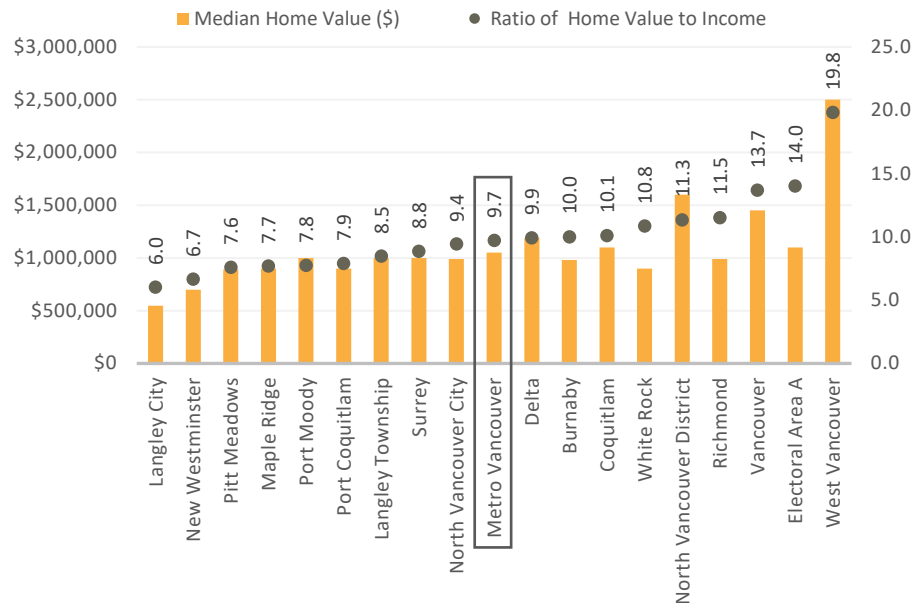
3.5 Home Value to Income Ratio

The ratio of home value to income is a measure of affordability and potential profitability of home ownership. This ratio was calculated by dividing the median owner-estimated home value by the median annual total before-tax household income of homeowners. Higher ratios indicate an imbalance due to relatively high home values and/or low income.

Key Observations

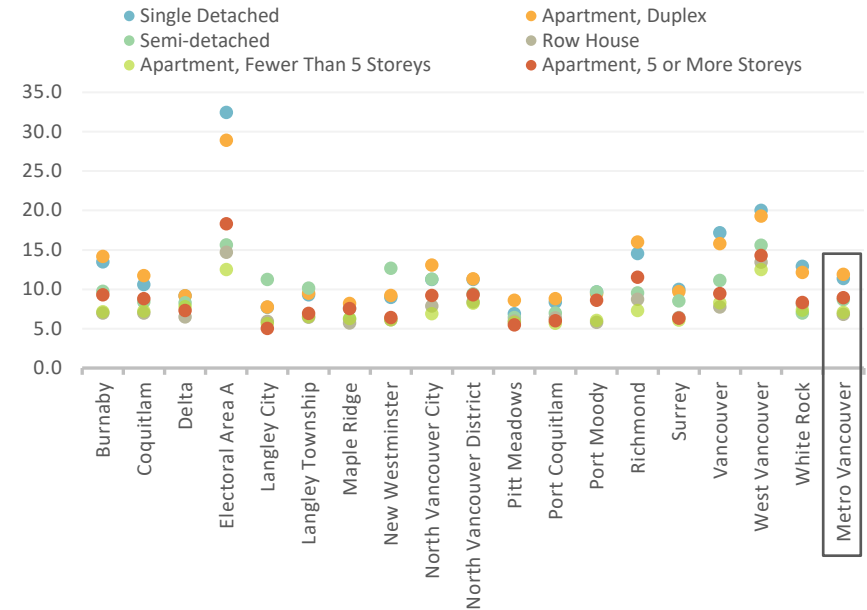
- Metro Vancouver’s home value to income ratio (all units) was 9.7; West Vancouver observed a ratio twice as large, while Vancouver and Electoral Area A (includes UBC) had ratios 40% larger than the region.

Figure 3.5.1. Ratio of Median Home Value (Owner-Estimated) to Median Household Income (Total Annual Before-Tax; of Owners), All Dwelling Units, Metro Vancouver Jurisdictions, 2021 Census



Source: Statistics Canada, 2021 Census of Population, custom data request

Figure 3.5.2. Ratio of Median Home Value (Owner-Estimated) to Median Household Income (Total Annual Before-Tax; of Owners), by Structure Type, Metro Vancouver Jurisdictions, 2021 Census



Source: Statistics Canada, 2021 Census of Population custom data request

- White Rock, Richmond, and Electoral Area A observed lower home value to income ratios despite relatively high median home values, indicating lower median household incomes (total annual before-tax) of homeowners.
- Single detached houses and duplex apartments (includes houses with secondary suites) had the greatest home value to income ratios across the region – reaching values of 32.5 (single detached) and 28.9 (apartment, duplex) in Electoral Area A.
- Pitt Meadows and Maple Ridge observed the lowest ratios overall, while apartments with five or more storeys in Langley City had the lowest home value to income ratio for all housing types in the region.

Table 3.5.1. Ratio of Median Home Value (Owner-Estimated) to Median Household Income (Total Annual Before-Tax; of Owners), by Structure Type, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | All Structure Types | | | Home Value to Income Ratio by Structure Type* | | | | | |
|--------------------------|---|---|----------------------------------|---|-------------------|---------------|------------|---------------------------------|------------------------------|
| | Median Home Value (\$; Owner-Estimated) | Median Household Income (\$; Total Annual Before-Tax; Owners) | Total Home Value to Income Ratio | Single Detached | Apartment, Duplex | Semi-detached | Row House | Apartment, Fewer Than 5 Storeys | Apartment, 5 or More Storeys |
| Anmore | n/a | 170,000 | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Belcarra | n/a | 166,000 | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Bowen Island | n/a | 122,000 | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Burnaby | 980,000 | 98,000 | 10.0 | 13.5 | 14.2 | 9.8 | 7.0 | 7.1 | 9.3 |
| Coquitlam | 1,100,000 | 109,000 | 10.1 | 10.6 | 11.7 | 8.4 | 7.0 | 7.2 | 8.8 |
| Delta | 1,190,000 | 120,000 | 9.9 | 9.2 | 9.2 | 8.3 | 6.5 | 7.8 | 7.3 |
| Electoral Area A | 1,100,000 | 78,500 | 14.0 | 32.5 | 28.9 | 15.6 | 14.7 | 12.5 | 18.3 |
| Langley City | 548,000 | 91,000 | 6.0 | 7.7 | 7.8 | 11.2 | 5.9 | 5.6 | 5.0 |
| Langley Township | 1,000,000 | 118,000 | 8.5 | 9.3 | 9.5 | 10.1 | 6.4 | 6.5 | 6.9 |
| Lions Bay | n/a | 151,000 | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Maple Ridge | 900,000 | 117,000 | 7.7 | 7.6 | 8.2 | 6.2 | 5.7 | 6.3 | 7.5 |
| New Westminster | 700,000 | 105,000 | 6.7 | 9.0 | 9.2 | 12.7 | 6.1 | 6.1 | 6.4 |
| North Vancouver City | 990,000 | 105,000 | 9.4 | 11.3 | 13.1 | 11.3 | 7.9 | 6.9 | 9.2 |
| North Vancouver District | 1,600,000 | 141,000 | 11.3 | 11.3 | 11.3 | 9.4 | 8.4 | 8.2 | 9.3 |
| Pitt Meadows | 890,000 | 117,000 | 7.6 | 6.9 | 8.6 | 6.4 | 6.0 | 5.8 | 5.5 |
| Port Coquitlam | 900,000 | 114,000 | 7.9 | 8.3 | 8.8 | 7.0 | 6.4 | 5.7 | 6.0 |
| Port Moody | 1,000,000 | 129,000 | 7.8 | 9.7 | 9.4 | 9.7 | 5.8 | 6.0 | 8.6 |
| Richmond | 990,000 | 86,000 | 11.5 | 14.5 | 16.0 | 9.5 | 8.7 | 7.3 | 11.5 |
| Surrey | 1,000,000 | 113,000 | 8.8 | 10.0 | 9.7 | 8.5 | 6.4 | 6.1 | 6.3 |
| Tsawwassen First Nation | n/a | 101,000 | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Vancouver | 1,450,000 | 106,000 | 13.7 | 17.2 | 15.8 | 11.1 | 7.8 | 8.3 | 9.5 |
| West Vancouver | 2,500,000 | 126,000 | 19.8 | 20.0 | 19.3 | 15.6 | 13.4 | 12.5 | 14.3 |
| White Rock | 900,000 | 83,000 | 10.8 | 12.9 | 12.1 | 7.0 | 8.1 | 7.3 | 8.3 |
| METRO VANCOUVER | 1,050,000 | 108,000 | 9.7 | 11.4 | 11.9 | 8.7 | 6.8 | 7.1 | 8.9 |

Source: Statistics Canada, 2021 Census of Population, custom data request.

Note: Home value to income ratios per dwelling type utilize median household income (total annual before-tax; of owners) per dwelling type. Median household income (total annual before-tax; of owners) per dwelling type are provided in Tables 3.5.2 - 3.5.7.

Structure type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites (excludes the rented suite unit).

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

* Median home value (owner-estimated) and median household income (total annual before-tax; of owners) adjusted by structure type.

n/a: not available

Table 3.5.2. Ratio of Median Value (Owner-Estimated) of Single Detached Homes to Median Household Income (Total Annual Before-Tax; of Owners), Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Median Home Value (\$; Owner-Estimated) | Median Household Income (\$; Total Annual Before-Tax; Owners) | Home Value to Household Income Ratio* |
|--------------------------|---|---|---------------------------------------|
| Anmore | n/a | 182,000 | n/a |
| Belcarra | n/a | 166,000 | n/a |
| Bowen Island | n/a | 123,000 | n/a |
| Burnaby | 1,700,000 | 126,000 | 13.5 |
| Coquitlam | 1,400,000 | 132,000 | 10.6 |
| Delta | 1,200,000 | 131,000 | 9.2 |
| Electoral Area A | 5,000,000 | 154,000 | 32.5 |
| Langley City | 1,000,000 | 130,000 | 7.7 |
| Langley Township | 1,300,000 | 140,000 | 9.3 |
| Lions Bay | n/a | 149,000 | n/a |
| Maple Ridge | 1,000,000 | 132,000 | 7.6 |
| New Westminster | 1,300,000 | 145,000 | 9.0 |
| North Vancouver City | 1,700,000 | 151,000 | 11.3 |
| North Vancouver District | 1,800,000 | 160,000 | 11.3 |
| Pitt Meadows | 1,000,000 | 145,000 | 6.9 |
| Port Coquitlam | 1,110,000 | 133,000 | 8.3 |
| Port Moody | 1,500,000 | 155,000 | 9.7 |
| Richmond | 1,600,000 | 110,000 | 14.5 |
| Surrey | 1,300,000 | 130,000 | 10.0 |
| Tsawwassen First Nation | n/a | 111,000 | n/a |
| Vancouver | 2,200,000 | 128,000 | 17.2 |
| West Vancouver | 3,000,000 | 150,000 | 20.0 |
| White Rock | 1,510,000 | 117,000 | 12.9 |
| METRO VANCOUVER | 1,500,000 | 132,000 | 11.4 |

Source: Statistics Canada, 2021 Census of Population, custom data request.

Note: Home value to income ratios per dwelling type utilize median household income (total annual before-tax; of owners) per dwelling type.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

* Median home value (owner-estimated) and median household income (total annual before-tax; of owners) adjusted by structure type.

n/a: not available

Table 3.5.3. Ratio of Median Value (Owner-Estimated) of Apartment, Duplex, to Median Household Income (Total Annual Before-Tax; of Owners), Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Median Home Value (\$; Owner-Estimated) | Median Household Income (\$; Total Annual Before-Tax; Owners) | Home Value to Household Income Ratio* |
|--------------------------|---|---|---------------------------------------|
| Anmore | n/a | 150,000 | n/a |
| Belcarra | n/a | n/a | n/a |
| Bowen Island | n/a | 118,000 | n/a |
| Burnaby | 1,600,000 | 113,000 | 14.2 |
| Coquitlam | 1,500,000 | 128,000 | 11.7 |
| Delta | 1,200,000 | 131,000 | 9.2 |
| Electoral Area A | 4,480,000 | 155,000 | 28.9 |
| Langley City | 1,000,000 | 129,000 | 7.8 |
| Langley Township | 1,290,000 | 136,000 | 9.5 |
| Lions Bay | n/a | n/a | n/a |
| Maple Ridge | 1,100,000 | 134,000 | 8.2 |
| New Westminster | 1,300,000 | 141,000 | 9.2 |
| North Vancouver City | 1,700,000 | 130,000 | 13.1 |
| North Vancouver District | 1,800,000 | 159,000 | 11.3 |
| Pitt Meadows | 1,000,000 | 116,000 | 8.6 |
| Port Coquitlam | 1,100,000 | 125,000 | 8.8 |
| Port Moody | 1,500,000 | 159,000 | 9.4 |
| Richmond | 1,600,000 | 100,000 | 16.0 |
| Surrey | 1,300,000 | 134,000 | 9.7 |
| Tsawwassen First Nation | n/a | n/a | n/a |
| Vancouver | 1,800,000 | 114,000 | 15.8 |
| West Vancouver | 2,700,000 | 140,000 | 19.3 |
| White Rock | 1,700,000 | 140,000 | 12.1 |
| METRO VANCOUVER | 1,500,000 | 126,000 | 11.9 |

Source: Statistics Canada, 2021 Census of Population, custom data request.

Note: Home value to income ratios per dwelling type utilize median household income (total annual before-tax; of owners) per dwelling type.

Structure type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites (excludes the rented suite unit).

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

* Median home value (owner-estimated) and median household income (total annual before-tax; of owners) adjusted by structure type.

n/a: not available

Table 3.5.4. Ratio of Median Value (Owner-Estimated) of Semi-detached Homes to Median Household Income (Total Annual Before-Tax; of Owners), Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Median Home Value (\$; Owner-Estimated) | Median Household Income (\$; Total Annual Before-Tax; Owners) | Home Value to Household Income Ratio* |
|--------------------------|---|---|---------------------------------------|
| Anmore | n/a | n/a | n/a |
| Belcarra | n/a | n/a | n/a |
| Bowen Island | n/a | n/a | n/a |
| Burnaby | 1,200,000 | 123,000 | 9.8 |
| Coquitlam | 1,000,000 | 119,000 | 8.4 |
| Delta | 970,000 | 117,000 | 8.3 |
| Electoral Area A | 2,500,000 | 160,000 | 15.6 |
| Langley City | 660,000 | 58,800 | 11.2 |
| Langley Township | 800,000 | 79,000 | 10.1 |
| Lions Bay | n/a | n/a | n/a |
| Maple Ridge | 700,000 | 113,000 | 6.2 |
| New Westminster | 1,190,000 | 94,000 | 12.7 |
| North Vancouver City | 1,390,000 | 123,000 | 11.3 |
| North Vancouver District | 1,270,000 | 135,000 | 9.4 |
| Pitt Meadows | 800,000 | 125,000 | 6.4 |
| Port Coquitlam | 800,000 | 115,000 | 7.0 |
| Port Moody | 1,200,000 | 124,000 | 9.7 |
| Richmond | 1,000,000 | 105,000 | 9.5 |
| Surrey | 850,000 | 100,000 | 8.5 |
| Tsawwassen First Nation | n/a | n/a | n/a |
| Vancouver | 1,500,000 | 135,000 | 11.1 |
| West Vancouver | 2,200,000 | 141,000 | 15.6 |
| White Rock | 1,000,000 | 143,000 | 7.0 |
| METRO VANCOUVER | 1,000,000 | 115,000 | 8.7 |

Source: Statistics Canada, 2021 Census of Population, custom data request.

Note: Home value to income ratios per dwelling type utilize median household income (total annual before-tax; of owners) per dwelling type.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

* Median home value (owner-estimated) and median household income (total annual before-tax; of owners) adjusted by structure type.

n/a: not available

Table 3.5.5. Ratio of Median Value (Owner-Estimated) of Row Houses to Median Household Income (Total Annual Before-Tax; of Owners), Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Median Home Value (\$; Owner-Estimated) | Median Household Income (\$; Total Annual Before-Tax; Owners) | Home Value to Household Income Ratio* |
|--------------------------|---|---|---------------------------------------|
| Anmore | n/a | n/a | n/a |
| Belcarra | n/a | n/a | n/a |
| Bowen Island | n/a | n/a | n/a |
| Burnaby | 800,000 | 115,000 | 7.0 |
| Coquitlam | 800,000 | 115,000 | 7.0 |
| Delta | 700,000 | 108,000 | 6.5 |
| Electoral Area A | 1,500,000 | 102,000 | 14.7 |
| Langley City | 552,000 | 93,000 | 5.9 |
| Langley Township | 690,000 | 107,000 | 6.4 |
| Lions Bay | n/a | n/a | n/a |
| Maple Ridge | 608,000 | 106,000 | 5.7 |
| New Westminster | 780,000 | 127,000 | 6.1 |
| North Vancouver City | 1,000,000 | 127,000 | 7.9 |
| North Vancouver District | 1,000,000 | 119,000 | 8.4 |
| Pitt Meadows | 650,000 | 109,000 | 6.0 |
| Port Coquitlam | 750,000 | 118,000 | 6.4 |
| Port Moody | 800,000 | 138,000 | 5.8 |
| Richmond | 820,000 | 94,000 | 8.7 |
| Surrey | 685,000 | 107,000 | 6.4 |
| Tsawwassen First Nation | n/a | n/a | n/a |
| Vancouver | 1,000,000 | 129,000 | 7.8 |
| West Vancouver | 1,600,000 | 119,000 | 13.4 |
| White Rock | 850,000 | 105,000 | 8.1 |
| METRO VANCOUVER | 750,000 | 110,000 | 6.8 |

Source: Statistics Canada, 2021 Census of Population, custom data request.

Note: Home value to income ratios per dwelling type utilize median household income (total annual before-tax; of owners) per dwelling type.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

* Median home value (owner-estimated) and median household income (total annual before-tax; of owners) adjusted by structure type.

n/a: not available

Table 3.5.6. Ratio of Median Value (Owner-Estimated) of Apartments, Fewer than 5 Storeys, to Median Household Income (Total Annual Before-Tax; of Owners), Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Median Home Value (\$; Owner-Estimated) | Median Household Income (\$; Total Annual Before-Tax; Owners) | Home Value to Household Income Ratio* |
|--------------------------|---|---|---------------------------------------|
| Anmore | n/a | n/a | n/a |
| Belcarra | n/a | n/a | n/a |
| Bowen Island | n/a | n/a | n/a |
| Burnaby | 600,000 | 84,000 | 7.1 |
| Coquitlam | 524,000 | 72,500 | 7.2 |
| Delta | 568,000 | 73,000 | 7.8 |
| Electoral Area A | 900,000 | 72,000 | 12.5 |
| Langley City | 400,000 | 71,000 | 5.6 |
| Langley Township | 448,000 | 68,500 | 6.5 |
| Lions Bay | n/a | n/a | n/a |
| Maple Ridge | 400,000 | 63,600 | 6.3 |
| New Westminster | 528,000 | 86,000 | 6.1 |
| North Vancouver City | 600,000 | 87,000 | 6.9 |
| North Vancouver District | 750,000 | 91,000 | 8.2 |
| Pitt Meadows | 500,000 | 86,000 | 5.8 |
| Port Coquitlam | 460,000 | 81,000 | 5.7 |
| Port Moody | 604,000 | 100,000 | 6.0 |
| Richmond | 500,000 | 68,500 | 7.3 |
| Surrey | 500,000 | 82,000 | 6.1 |
| Tsawwassen First Nation | n/a | 100,000 | n/a |
| Vancouver | 760,000 | 92,000 | 8.3 |
| West Vancouver | 1,000,000 | 80,000 | 12.5 |
| White Rock | 460,000 | 62,800 | 7.3 |
| METRO VANCOUVER | 572,000 | 81,000 | 7.1 |

Source: Statistics Canada, 2021 Census of Population, custom data request.

Note: Home value to income ratios per dwelling type utilize median household income (total annual before-tax; of owners) per dwelling type.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

* Median home value (owner-estimated) and median household income (total annual before-tax; of owners) adjusted by structure type.

n/a: not available

Table 3.5.7. Ratio of Median Value (Owner-Estimated) of Apartments, 5 or More Storeys, to Median Household Income (Total Annual Before-Tax; of Owners), Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Median Home Value (\$; Owner-Estimated) | Median Household Income (\$; Total Annual Before-Tax; Owners) | Home Value to Household Income Ratio* |
|--------------------------|---|---|---------------------------------------|
| Anmore | n/a | n/a | n/a |
| Belcarra | n/a | n/a | n/a |
| Bowen Island | n/a | n/a | n/a |
| Burnaby | 670,000 | 72,000 | 9.3 |
| Coquitlam | 620,000 | 70,500 | 8.8 |
| Delta | 500,000 | 68,500 | 7.3 |
| Electoral Area A | 1,190,000 | 65,000 | 18.3 |
| Langley City | 552,000 | 110,000 | 5.0 |
| Langley Township | 552,000 | 79,500 | 6.9 |
| Lions Bay | n/a | n/a | n/a |
| Maple Ridge | 428,000 | 56,800 | 7.5 |
| New Westminster | 556,000 | 87,000 | 6.4 |
| North Vancouver City | 800,000 | 87,000 | 9.2 |
| North Vancouver District | 600,000 | 64,500 | 9.3 |
| Pitt Meadows | 412,000 | 75,500 | 5.5 |
| Port Coquitlam | 600,000 | 100,000 | 6.0 |
| Port Moody | 750,000 | 87,000 | 8.6 |
| Richmond | 650,000 | 56,400 | 11.5 |
| Surrey | 448,000 | 71,000 | 6.3 |
| Tsawwassen First Nation | n/a | 105,000 | n/a |
| Vancouver | 860,000 | 91,000 | 9.5 |
| West Vancouver | 1,000,000 | 70,000 | 14.3 |
| White Rock | 650,000 | 78,000 | 8.3 |
| METRO VANCOUVER | 700,000 | 78,500 | 8.9 |

Source: Statistics Canada, 2021 Census of Population, custom data request.

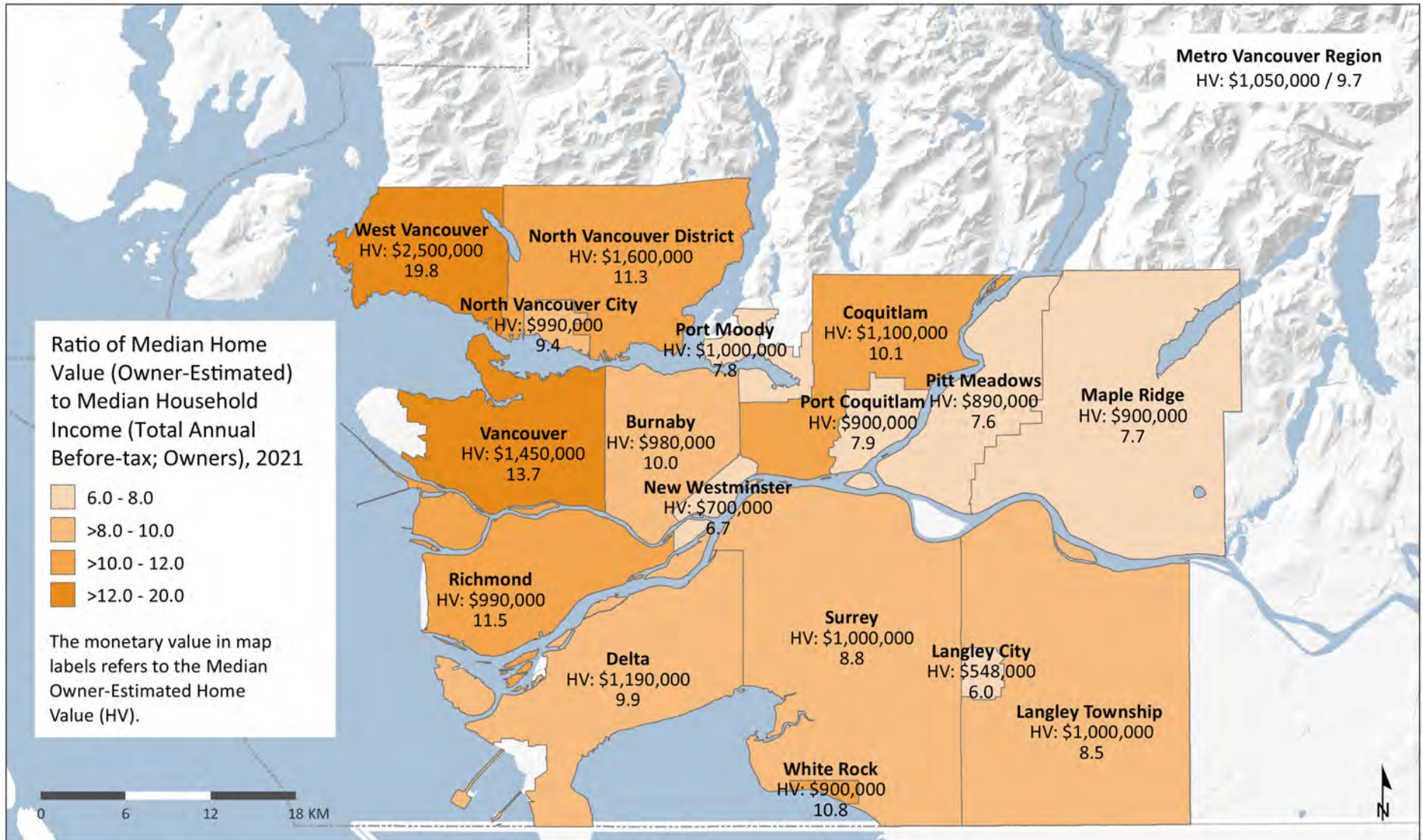
Note: Home value to income ratios per dwelling type utilize median household income (total annual before-tax; of owners) per dwelling type.

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

* Median home value (owner-estimated) and median household income (total annual before-tax; of owners) adjusted by structure type.

n/a: not available

Map 3.5. Ratio of Median Home Value (Owner-Estimated) to Median Household Income (Total Annual Before-tax; of Owners), All Dwelling Units, Metro Vancouver, 2021 Census



Tsawwassen First Nation, Anmore, Belcarra, Bowen Island, and Lions Bay are not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data.

Source: Statistics Canada, 2021 Census of Population and custom data request.

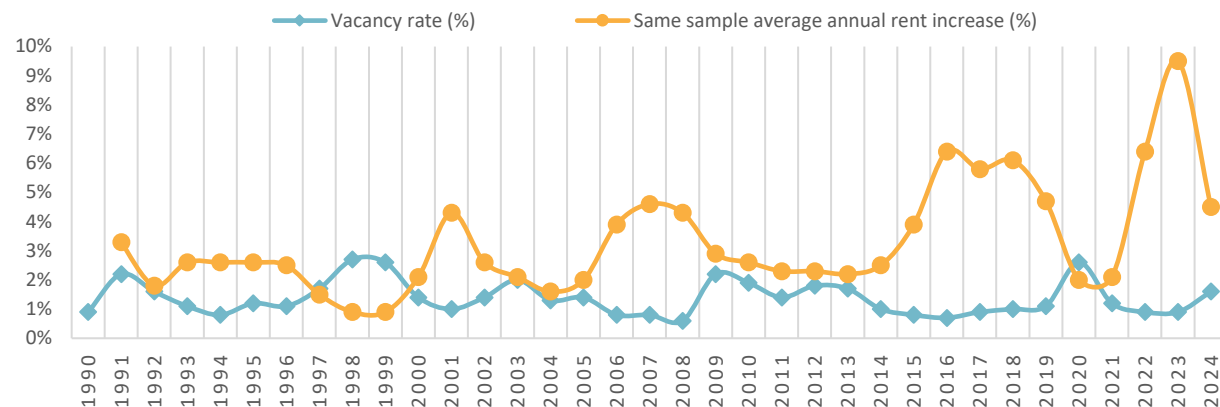
PART 4 | RENTAL HOUSING

This section provides an overview of rental housing in Metro Vancouver and member jurisdictions. It includes information on the different types of rental housing available, median rents, vacancy rates, and a rent-to-income ratio for renter households.

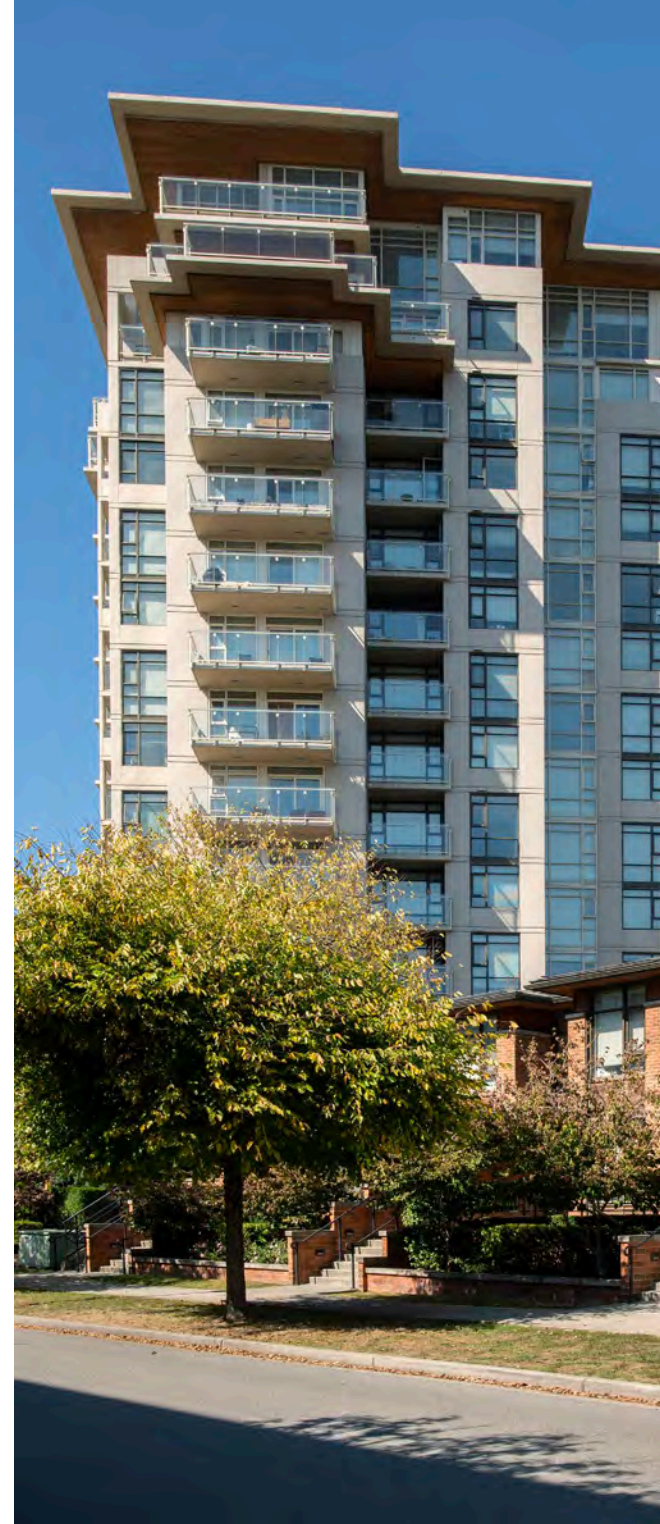
HIGHLIGHTS

- **A large proportion of renters live in the secondary rental market**, which provides less security of tenure and fewer renter protections than the primary rental market. The 2021 Census estimated that two-thirds of renter-occupied units were apartments (36 per cent being low-rise).
- **After years of decline or stagnation, the purpose-built market rental housing supply is increasing.** During the 90s and early 2000s (1991 – 2011), the regional purpose-built market rental stock decreased by nine per cent. More recently (2015 – 2024) this pattern has shifted, with a 15 per cent increase in the number of purpose-built market rental units across the region.
- **Signs of greater vacancy rates and slowed recent rent increases.** Over the past 30 years, vacancy rates have remained below the three per cent that is considered to be a healthy vacancy rate and a sign of a balanced market (see chart below). Historically, low vacancy rates have been associated with increases in rent levels. Despite an increase in vacancy rates and corresponding reduction in same sample annual rent increase in 2024, it is too early to assess longer term trends.

Vacancy Rate and Average Annual Rent Increase of Purpose-Built Market Rentals (Apartments and Townhouses), Metro Vancouver, 1990 to 2024.



Source: CMHC Rental Market Survey



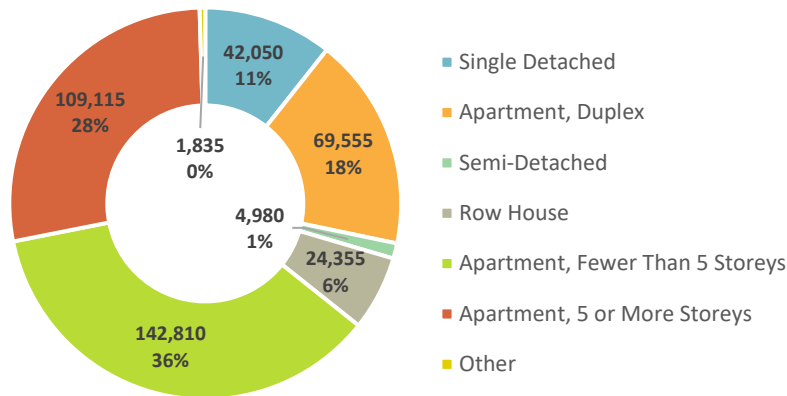
4.1 Renter-Occupied Housing Inventory by Structure Type and Age of Building

The Census provides information on renter-occupied units by structure type as well as unit age. Providing diverse housing choices for renters requires a good understanding of the makeup of the existing housing stock available to renters, as well as any changes that may be expected due to aging housing stock.

Key Observations

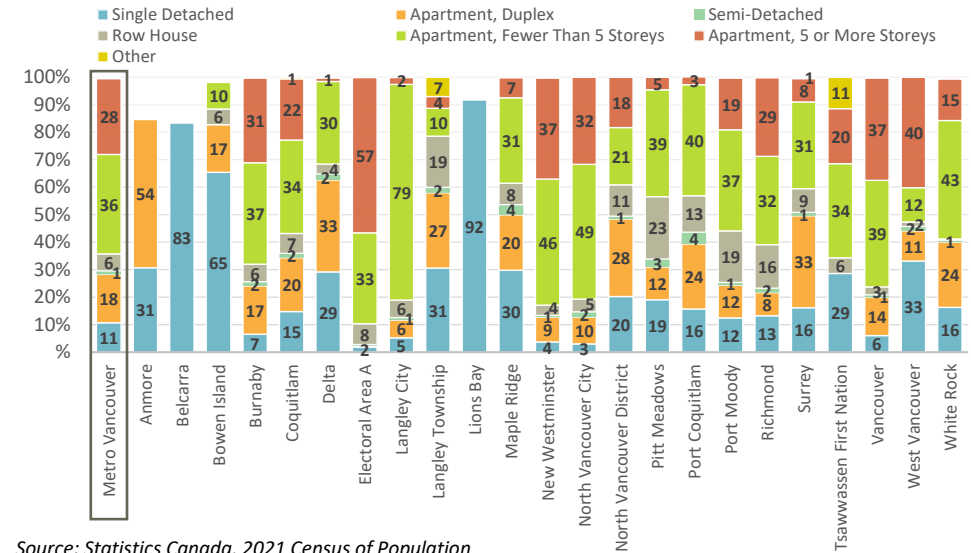
- In 2021, nearly two thirds (64%) of renter households in Metro Vancouver lived in apartments, with the majority living in low-rise apartments. This distribution varied significantly across the region.
- Single detached houses and secondary suites accounted for another 29% of renter-occupied units in the region.
- Between 2016 and 2021, the number of renter-occupied high-rise apartments increased by 22,175 units, representing 48% of all new renter-occupied dwelling units in the region. The next largest increase was among rented single detached houses, which represented 21% of all new renter-occupied dwelling units in the region.

Figure 4.1.2. Distribution of Renter-Occupied Dwellings by Structure Type, Metro Vancouver, 2021



Source: Statistics Canada, 2021 Census of Population

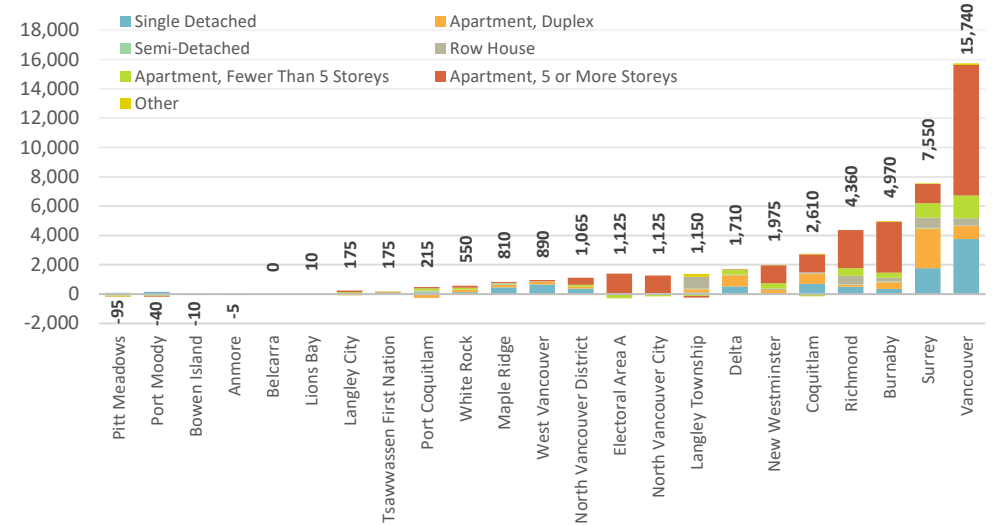
Figure 4.1.1. Distribution of Renter-Occupied Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

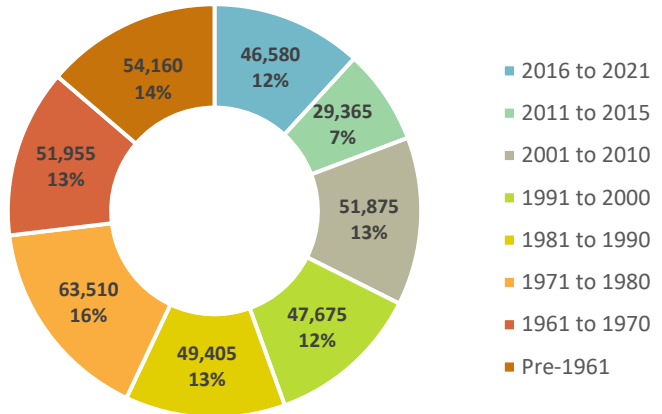
Note: values may not add up to 100% due to data suppression.

Figure 4.1.3. Change in Renter-Occupied Dwellings Since 2016 Census by Structure Type, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

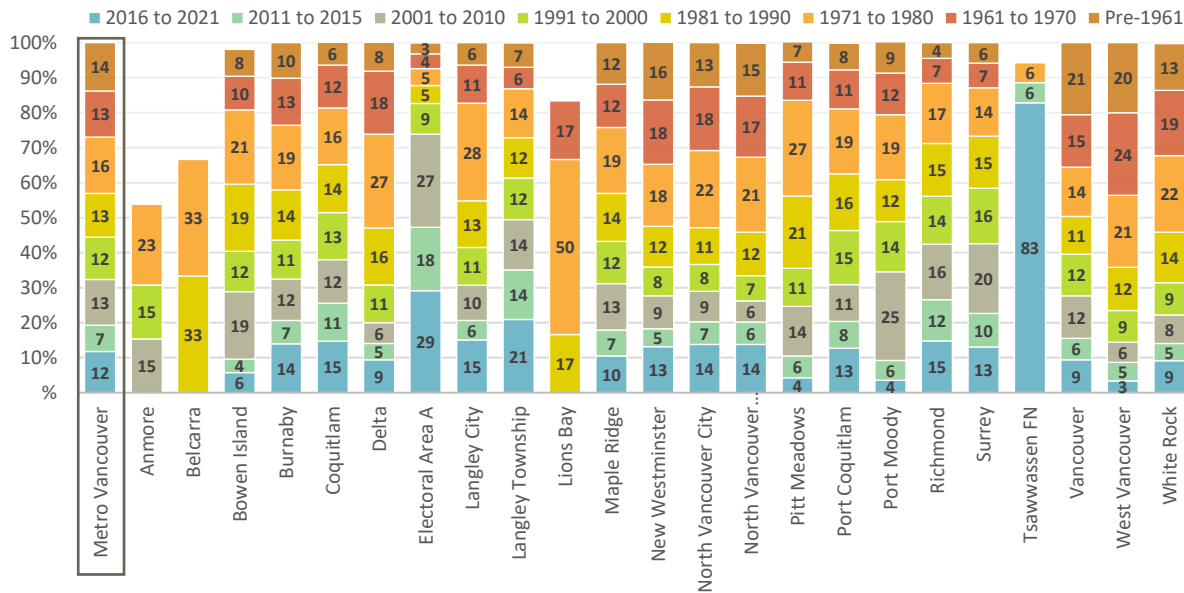
Figure 4.1.4. Distribution of Renter-Occupied Dwellings by Year of Construction, Metro Vancouver, 2021



- 12% of the renter-occupied dwellings in Metro Vancouver in 2021 were built between 2016 and 2021.
- Another 7% of renter-occupied dwellings were built between 2011 and 2015.
- More than half (56%) of renter-occupied dwellings were built more than 30 years ago (1990 and earlier).
- The age composition of renter-occupied housing varies across the region.
- The areas with the greatest proportion of newly-built renter-occupied housing stock (built between 2016 and 2021) were Tsawwassen First Nation, Electoral Area A, Langley Township, Langley City, Richmond, and Coquitlam.
- The areas with the greatest proportion of older renter-occupied housing stock (built prior to 1961) were Vancouver, West Vancouver, New Westminster, and the District of North Vancouver.

Source: Statistics Canada, 2021 Census of Population

Figure 4.1.5. Distribution of Renter-Occupied Dwellings by Year of Construction, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population
 Note: values may not add up to 100% due to data suppression.



Table 4.1.1. Renter-Occupied Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Rental | Single Detached | | Apartment, Duplex | | Semi-Detached | | Row House | | Apartment, Fewer Than 5 Storeys | | Apartment, 5 or More Storeys | | Other | |
|--------------------------|----------------|-----------------|--------------|-------------------|--------------|---------------|-------------|---------------|-------------|---------------------------------|--------------|------------------------------|--------------|--------------|-------------|
| | # | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 65 | 20 | 30.8% | 35 | 53.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Belcarra | 30 | 25 | 83.3% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Bowen Island | 260 | 170 | 65.4% | 45 | 17.3% | 0 | 0.0% | 15 | 5.8% | 25 | 9.6% | 0 | 0.0% | 0 | 0.0% |
| Burnaby | 39,955 | 2,610 | 6.5% | 6,990 | 17.5% | 615 | 1.5% | 2,570 | 6.4% | 14,740 | 36.9% | 12,340 | 30.9% | 90 | 0.2% |
| Coquitlam | 17,155 | 2,525 | 14.7% | 3,370 | 19.6% | 280 | 1.6% | 1,225 | 7.1% | 5,835 | 34.0% | 3,820 | 22.3% | 100 | 0.6% |
| Delta | 9,270 | 2,705 | 29.2% | 3,100 | 33.4% | 200 | 2.2% | 340 | 3.7% | 2,775 | 29.9% | 120 | 1.3% | 40 | 0.4% |
| Electoral Area A | 4,395 | 80 | 1.8% | 20 | 0.5% | 25 | 0.6% | 330 | 7.5% | 1,450 | 33.0% | 2,485 | 56.5% | 0 | 0.0% |
| Langley City | 4,680 | 245 | 5.2% | 300 | 6.4% | 45 | 1.0% | 295 | 6.3% | 3,675 | 78.5% | 115 | 2.5% | 0 | 0.0% |
| Langley Township | 8,500 | 2,605 | 30.6% | 2,320 | 27.3% | 165 | 1.9% | 1,585 | 18.6% | 865 | 10.2% | 360 | 4.2% | 595 | 7.0% |
| Lions Bay | 60 | 55 | 91.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Maple Ridge | 6,905 | 2,060 | 29.8% | 1,390 | 20.1% | 250 | 3.6% | 545 | 7.9% | 2,145 | 31.1% | 500 | 7.2% | 15 | 0.2% |
| New Westminster | 16,355 | 605 | 3.7% | 1,470 | 9.0% | 105 | 0.6% | 610 | 3.7% | 7,500 | 45.9% | 6,010 | 36.7% | 45 | 0.3% |
| North Vancouver City | 12,755 | 385 | 3.0% | 1,235 | 9.7% | 245 | 1.9% | 595 | 4.7% | 6,250 | 49.0% | 4,035 | 31.6% | 0 | 0.0% |
| North Vancouver District | 7,710 | 1,565 | 20.3% | 2,165 | 28.1% | 80 | 1.0% | 885 | 11.5% | 1,600 | 20.8% | 1,410 | 18.3% | 10 | 0.1% |
| Pitt Meadows | 1,520 | 290 | 19.1% | 180 | 11.8% | 45 | 3.0% | 345 | 22.7% | 590 | 38.8% | 70 | 4.6% | 0 | 0.0% |
| Port Coquitlam | 5,235 | 820 | 15.7% | 1,240 | 23.7% | 225 | 4.3% | 695 | 13.3% | 2,115 | 40.4% | 145 | 2.8% | 0 | 0.0% |
| Port Moody | 3,210 | 400 | 12.5% | 380 | 11.8% | 35 | 1.1% | 600 | 18.7% | 1,180 | 36.8% | 605 | 18.8% | 10 | 0.3% |
| Richmond | 23,280 | 3,095 | 13.3% | 1,945 | 8.4% | 390 | 1.7% | 3,670 | 15.8% | 7,485 | 32.2% | 6,670 | 28.7% | 15 | 0.1% |
| Surrey | 56,570 | 9,170 | 16.2% | 18,855 | 33.3% | 715 | 1.3% | 4,925 | 8.7% | 17,805 | 31.5% | 4,800 | 8.5% | 300 | 0.5% |
| Tsawwassen First Nation | 175 | 50 | 28.6% | 0 | 0.0% | 0 | 0.0% | 10 | 5.7% | 60 | 34.3% | 35 | 20.0% | 20 | 11.4% |
| Vancouver | 166,485 | 10,155 | 6.1% | 23,015 | 13.8% | 1,420 | 0.9% | 4,945 | 3.0% | 64,395 | 38.7% | 61,995 | 37.2% | 565 | 0.3% |
| West Vancouver | 5,150 | 1,705 | 33.1% | 565 | 11.0% | 85 | 1.7% | 85 | 1.7% | 640 | 12.4% | 2,070 | 40.2% | 0 | 0.0% |
| White Rock | 3,780 | 615 | 16.3% | 900 | 23.8% | 25 | 0.7% | 15 | 0.4% | 1,630 | 43.1% | 570 | 15.1% | 10 | 0.3% |
| METRO VANCOUVER | 394,715 | 42,050 | 10.7% | 69,555 | 17.6% | 4,980 | 1.3% | 24,355 | 6.2% | 142,810 | 36.2% | 109,115 | 27.6% | 1,835 | 0.5% |

Source: Statistics Canada, 2021 Census of Population.

Note: Structure type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites, and "Other" would include movable dwellings and other single-attached houses.

With respect to the house with a secondary suite, the primary unit may also be included if it is also rented and not owner-occupied (in addition to the rented suite).

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 4.1.2. Renter-Occupied Dwelling Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Rental | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|----------------|---------------|--------------|---------------|-------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|
| | # | # | % | # | % | # | % | # | % | # | % | # | % | # | % | | |
| Anmore | 65 | 0 | 0.0% | 0 | 0.0% | 10 | 15.4% | 10 | 15.4% | 0 | 0.0% | 15 | 23.1% | 0 | 0.0% | 0 | 0.0% |
| Belcarra | 30 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 33.3% | 10 | 33.3% | 0 | 0.0% | 0 | 0.0% |
| Bowen Island | 260 | 15 | 5.8% | 10 | 3.8% | 50 | 19.2% | 30 | 11.5% | 50 | 19.2% | 55 | 21.2% | 25 | 9.6% | 20 | 7.7% |
| Burnaby | 39,955 | 5,600 | 14.0% | 2,645 | 6.6% | 4,730 | 11.8% | 4,440 | 11.1% | 5,725 | 14.3% | 7,400 | 18.5% | 5,350 | 13.4% | 4,065 | 10.2% |
| Coquitlam | 17,155 | 2,530 | 14.7% | 1,855 | 10.8% | 2,130 | 12.4% | 2,315 | 13.5% | 2,350 | 13.7% | 2,770 | 16.1% | 2,105 | 12.3% | 1,110 | 6.5% |
| Delta | 9,270 | 875 | 9.4% | 430 | 4.6% | 550 | 5.9% | 1,000 | 10.8% | 1,510 | 16.3% | 2,480 | 26.8% | 1,670 | 18.0% | 760 | 8.2% |
| Electoral Area A | 4,395 | 1,280 | 29.1% | 795 | 18.1% | 1,170 | 26.6% | 385 | 8.8% | 225 | 5.1% | 215 | 4.9% | 185 | 4.2% | 135 | 3.1% |
| Langley City | 4,680 | 705 | 15.1% | 260 | 5.6% | 470 | 10.0% | 505 | 10.8% | 625 | 13.4% | 1,305 | 27.9% | 510 | 10.9% | 300 | 6.4% |
| Langley Township | 8,500 | 1,780 | 20.9% | 1,200 | 14.1% | 1,225 | 14.4% | 1,005 | 11.8% | 980 | 11.5% | 1,190 | 14.0% | 525 | 6.2% | 585 | 6.9% |
| Lions Bay | 60 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 16.7% | 30 | 50.0% | 10 | 16.7% | 0 | 0.0% |
| Maple Ridge | 6,905 | 725 | 10.5% | 510 | 7.4% | 915 | 13.3% | 835 | 12.1% | 950 | 13.8% | 1,295 | 18.8% | 855 | 12.4% | 820 | 11.9% |
| New Westminister | 16,355 | 2,145 | 13.1% | 845 | 5.2% | 1,540 | 9.4% | 1,350 | 8.3% | 1,895 | 11.6% | 2,895 | 17.7% | 3,005 | 18.4% | 2,690 | 16.4% |
| North Vancouver City | 12,755 | 1,755 | 13.8% | 830 | 6.5% | 1,110 | 8.7% | 975 | 7.6% | 1,345 | 10.5% | 2,810 | 22.0% | 2,320 | 18.2% | 1,615 | 12.7% |
| North Vancouver District | 7,710 | 1,065 | 13.8% | 490 | 6.4% | 470 | 6.1% | 555 | 7.2% | 955 | 12.4% | 1,650 | 21.4% | 1,345 | 17.4% | 1,165 | 15.1% |
| Pitt Meadows | 1,520 | 65 | 4.3% | 95 | 6.3% | 215 | 14.1% | 165 | 10.9% | 315 | 20.7% | 415 | 27.3% | 165 | 10.9% | 100 | 6.6% |
| Port Coquitlam | 5,235 | 665 | 12.7% | 400 | 7.6% | 550 | 10.5% | 810 | 15.5% | 850 | 16.2% | 970 | 18.5% | 585 | 11.2% | 395 | 7.5% |
| Port Moody | 3,210 | 115 | 3.6% | 180 | 5.6% | 815 | 25.4% | 460 | 14.3% | 385 | 12.0% | 595 | 18.5% | 380 | 11.8% | 295 | 9.2% |
| Richmond | 23,280 | 3,450 | 14.8% | 2,750 | 11.8% | 3,670 | 15.8% | 3,185 | 13.7% | 3,525 | 15.1% | 4,005 | 17.2% | 1,645 | 7.1% | 1,045 | 4.5% |
| Surrey | 56,570 | 7,385 | 13.1% | 5,415 | 9.6% | 11,285 | 19.9% | 8,965 | 15.8% | 8,425 | 14.9% | 7,785 | 13.8% | 3,985 | 7.0% | 3,335 | 5.9% |
| Tsawwassen First Nation | 175 | 145 | 82.9% | 10 | 5.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 5.7% | 0 | 0.0% | 0 | 0.0% |
| Vancouver | 166,485 | 15,705 | 9.4% | 10,170 | 6.1% | 20,250 | 12.2% | 19,770 | 11.9% | 17,975 | 10.8% | 23,390 | 14.0% | 25,035 | 15.0% | 34,190 | 20.5% |
| West Vancouver | 5,150 | 175 | 3.4% | 270 | 5.2% | 300 | 5.8% | 465 | 9.0% | 635 | 12.3% | 1,060 | 20.6% | 1,215 | 23.6% | 1,030 | 20.0% |
| White Rock | 3,780 | 345 | 9.1% | 185 | 4.9% | 310 | 8.2% | 350 | 9.3% | 545 | 14.4% | 825 | 21.8% | 705 | 18.7% | 505 | 13.4% |
| METRO VANCOUVER | 394,715 | 46,580 | 11.8% | 29,365 | 7.4% | 51,875 | 13.1% | 47,675 | 12.1% | 49,405 | 12.5% | 63,510 | 16.1% | 51,955 | 13.2% | 54,160 | 13.8% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 4.1.3. Renter-Occupied Single Detached Houses by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Single Detached Rentals | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|-------------------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | # | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 20 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Belcarra | 25 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 40.0% | 0 | 0.0% | 0 | 0.0% |
| Bowen Island | 170 | 10 | 5.9% | 0 | 0.0% | 15 | 8.8% | 20 | 11.8% | 25 | 14.7% | 50 | 29.4% | 25 | 14.7% | 20 | 11.8% |
| Burnaby | 2,610 | 80 | 3.1% | 130 | 5.0% | 205 | 7.9% | 260 | 10.0% | 275 | 10.5% | 305 | 11.7% | 490 | 18.8% | 855 | 32.8% |
| Coquitlam | 2,525 | 115 | 4.6% | 110 | 4.4% | 155 | 6.1% | 295 | 11.7% | 420 | 16.6% | 495 | 19.6% | 585 | 23.2% | 355 | 14.1% |
| Delta | 2,705 | 120 | 4.4% | 75 | 2.8% | 125 | 4.6% | 180 | 6.7% | 395 | 14.6% | 835 | 30.9% | 565 | 20.9% | 405 | 15.0% |
| Electoral Area A | 80 | 10 | 12.5% | 0 | 0.0% | 0 | 0.0% | 20 | 25.0% | 20 | 25.0% | 0 | 0.0% | 10 | 12.5% | 15 | 18.8% |
| Langley City | 245 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 55 | 22.4% | 95 | 38.8% | 50 | 20.4% | 30 | 12.2% |
| Langley Township | 2,605 | 220 | 8.4% | 145 | 5.6% | 330 | 12.7% | 340 | 13.1% | 370 | 14.2% | 510 | 19.6% | 270 | 10.4% | 425 | 16.3% |
| Lions Bay | 55 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 18.2% | 30 | 54.5% | 10 | 18.2% | 0 | 0.0% |
| Maple Ridge | 2,060 | 95 | 4.6% | 125 | 6.1% | 250 | 12.1% | 205 | 10.0% | 260 | 12.6% | 385 | 18.7% | 290 | 14.1% | 460 | 22.3% |
| New Westminster | 605 | 45 | 7.4% | 40 | 6.6% | 20 | 3.3% | 45 | 7.4% | 10 | 1.7% | 40 | 6.6% | 50 | 8.3% | 365 | 60.3% |
| North Vancouver City | 385 | 40 | 10.4% | 0 | 0.0% | 25 | 6.5% | 15 | 3.9% | 40 | 10.4% | 65 | 16.9% | 65 | 16.9% | 125 | 32.5% |
| North Vancouver District | 1,565 | 50 | 3.2% | 45 | 2.9% | 95 | 6.1% | 70 | 4.5% | 180 | 11.5% | 285 | 18.2% | 345 | 22.0% | 495 | 31.6% |
| Pitt Meadows | 290 | 10 | 3.4% | 10 | 3.4% | 25 | 8.6% | 25 | 8.6% | 55 | 19.0% | 70 | 24.1% | 50 | 17.2% | 45 | 15.5% |
| Port Coquitlam | 820 | 25 | 3.0% | 30 | 3.7% | 25 | 3.0% | 65 | 7.9% | 165 | 20.1% | 195 | 23.8% | 160 | 19.5% | 150 | 18.3% |
| Port Moody | 400 | 20 | 5.0% | 0 | 0.0% | 60 | 15.0% | 55 | 13.8% | 45 | 11.3% | 55 | 13.8% | 65 | 16.3% | 85 | 21.3% |
| Richmond | 3,095 | 190 | 6.1% | 215 | 6.9% | 325 | 10.5% | 420 | 13.6% | 450 | 14.5% | 725 | 23.4% | 375 | 12.1% | 390 | 12.6% |
| Surrey | 9,170 | 585 | 6.4% | 585 | 6.4% | 1,380 | 15.0% | 1,080 | 11.8% | 1,685 | 18.4% | 1,695 | 18.5% | 950 | 10.4% | 1,210 | 13.2% |
| Tsawwassen First Nation | 50 | 45 | 90.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Vancouver | 10,155 | 2,080 | 20.5% | 1,020 | 10.0% | 795 | 7.8% | 740 | 7.3% | 660 | 6.5% | 800 | 7.9% | 810 | 8.0% | 3,255 | 32.1% |
| West Vancouver | 1,705 | 80 | 4.7% | 95 | 5.6% | 130 | 7.6% | 145 | 8.5% | 245 | 14.4% | 250 | 14.7% | 270 | 15.8% | 490 | 28.7% |
| White Rock | 615 | 10 | 1.6% | 35 | 5.7% | 30 | 4.9% | 30 | 4.9% | 75 | 12.2% | 155 | 25.2% | 130 | 21.1% | 155 | 25.2% |
| METRO VANCOUVER | 42,050 | 3,820 | 9.1% | 2,690 | 6.4% | 4,035 | 9.6% | 4,070 | 9.7% | 5,445 | 12.9% | 7,060 | 16.8% | 5,570 | 13.2% | 9,380 | 22.3% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 4.1.4. Renter-Occupied "Apartment, Duplex" (primarily secondary suites) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Apartment Duplex Rentals # | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|-------------------------------------|--------------|--------------|--------------|-------------|---------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|
| | | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 35 | 0 | 0.0% | 0 | 0.0% | 10 | 28.6% | 0 | 0.0% | 0 | 0.0% | 10 | 28.6% | 0 | 0.0% | 0 | 0.0% |
| Belcarra | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Bowen Island | 45 | 0 | 0.0% | 0 | 0.0% | 25 | 55.6% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Burnaby | 6,990 | 770 | 11.0% | 395 | 5.7% | 760 | 10.9% | 1,080 | 15.5% | 920 | 13.2% | 1,225 | 17.5% | 875 | 12.5% | 965 | 13.8% |
| Coquitlam | 3,370 | 515 | 15.3% | 240 | 7.1% | 495 | 14.7% | 720 | 21.4% | 475 | 14.1% | 390 | 11.6% | 335 | 9.9% | 205 | 6.1% |
| Delta | 3,100 | 380 | 12.3% | 175 | 5.6% | 265 | 8.5% | 390 | 12.6% | 380 | 12.3% | 775 | 25.0% | 585 | 18.9% | 160 | 5.2% |
| Electoral Area A | 20 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Langley City | 300 | 10 | 3.3% | 10 | 3.3% | 15 | 5.0% | 0 | 0.0% | 50 | 16.7% | 135 | 45.0% | 40 | 13.3% | 30 | 10.0% |
| Langley Township | 2,320 | 355 | 15.3% | 415 | 17.9% | 440 | 19.0% | 360 | 15.5% | 270 | 11.6% | 310 | 13.4% | 105 | 4.5% | 55 | 2.4% |
| Lions Bay | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Maple Ridge | 1,390 | 180 | 12.9% | 75 | 5.4% | 265 | 19.1% | 290 | 20.9% | 185 | 13.3% | 225 | 16.2% | 90 | 6.5% | 85 | 6.1% |
| New Westminister | 1,470 | 195 | 13.3% | 65 | 4.4% | 150 | 10.2% | 195 | 13.3% | 125 | 8.5% | 125 | 8.5% | 125 | 8.5% | 480 | 32.7% |
| North Vancouver City | 1,235 | 180 | 14.6% | 70 | 5.7% | 75 | 6.1% | 100 | 8.1% | 115 | 9.3% | 190 | 15.4% | 205 | 16.6% | 305 | 24.7% |
| North Vancouver District | 2,165 | 175 | 8.1% | 130 | 6.0% | 185 | 8.5% | 220 | 10.2% | 285 | 13.2% | 400 | 18.5% | 420 | 19.4% | 365 | 16.9% |
| Pitt Meadows | 180 | 0 | 0.0% | 10 | 5.6% | 10 | 5.6% | 20 | 11.1% | 45 | 25.0% | 50 | 27.8% | 15 | 8.3% | 25 | 13.9% |
| Port Coquitlam | 1,240 | 60 | 4.8% | 70 | 5.6% | 95 | 7.7% | 290 | 23.4% | 220 | 17.7% | 265 | 21.4% | 175 | 14.1% | 70 | 5.6% |
| Port Moody | 380 | 20 | 5.3% | 15 | 3.9% | 35 | 9.2% | 70 | 18.4% | 70 | 18.4% | 90 | 23.7% | 40 | 10.5% | 50 | 13.2% |
| Richmond | 1,945 | 195 | 10.0% | 120 | 6.2% | 205 | 10.5% | 255 | 13.1% | 240 | 12.3% | 485 | 24.9% | 290 | 14.9% | 155 | 8.0% |
| Surrey | 18,855 | 2,485 | 13.2% | 1,975 | 10.5% | 4,650 | 24.7% | 3,445 | 18.3% | 2,545 | 13.5% | 1,955 | 10.4% | 970 | 5.1% | 820 | 4.3% |
| Tsawwassen First Nation | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Vancouver | 23,015 | 1,740 | 7.6% | 1,205 | 5.2% | 2,210 | 9.6% | 2,825 | 12.3% | 2,640 | 11.5% | 2,965 | 12.9% | 2,565 | 11.1% | 6,865 | 29.8% |
| West Vancouver | 565 | 25 | 4.4% | 20 | 3.5% | 30 | 5.3% | 70 | 12.4% | 50 | 8.8% | 110 | 19.5% | 80 | 14.2% | 185 | 32.7% |
| White Rock | 900 | 110 | 12.2% | 75 | 8.3% | 120 | 13.3% | 100 | 11.1% | 175 | 19.4% | 125 | 13.9% | 110 | 12.2% | 85 | 9.4% |
| METRO VANCOUVER | 69,555 | 7,425 | 10.7% | 5,075 | 7.3% | 10,055 | 14.5% | 10,450 | 15.0% | 8,795 | 12.6% | 9,850 | 14.2% | 7,020 | 10.1% | 10,890 | 15.7% |

Source: Statistics Canada, 2021 Census of Population.

Note: Structure type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites (rented units only).

Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 4.1.5. Renter-Occupied Semi-Detached (Side-By-Side Duplex) Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Semi-Detached Rentals | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|-----------------------|--------------|--------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|--------------|
| | | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 0 | 0 | na/ | 0 | na/ | 0 | na/ | 0 | na/ | 0 | na/ | 0 | na/ | 0 | na/ | 0 | na/ |
| Belcarra | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Bowen Island | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Burnaby | 615 | 70 | 11.4% | 25 | 4.1% | 100 | 16.3% | 70 | 11.4% | 60 | 9.8% | 100 | 16.3% | 90 | 14.6% | 95 | 15.4% |
| Coquitlam | 280 | 10 | 3.6% | 15 | 5.4% | 40 | 14.3% | 50 | 17.9% | 45 | 16.1% | 70 | 25.0% | 25 | 8.9% | 20 | 7.1% |
| Delta | 200 | 45 | 22.5% | 20 | 10.0% | 0 | 0.0% | 25 | 12.5% | 55 | 27.5% | 40 | 20.0% | 10 | 5.0% | 0 | 0.0% |
| Electoral Area A | 25 | 0 | 0.0% | 0 | 0.0% | 10 | 40.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Langley City | 45 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 22.2% | 20 | 44.4% | 0 | 0.0% | 20 | 44.4% |
| Langley Township | 165 | 50 | 30.3% | 0 | 0.0% | 0 | 0.0% | 10 | 6.1% | 25 | 15.2% | 45 | 27.3% | 15 | 9.1% | 0 | 0.0% |
| Lions Bay | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | n/a | n/a | 0 | n/a |
| Maple Ridge | 250 | 40 | 16.0% | 0 | 0.0% | 10 | 4.0% | 20 | 8.0% | 40 | 16.0% | 35 | 14.0% | 35 | 14.0% | 45 | 18.0% |
| New Westminster | 105 | 20 | 19.0% | 20 | 19.0% | 20 | 19.0% | 0 | 0.0% | 0 | 0.0% | 10 | 9.5% | 0 | 0.0% | 25 | 23.8% |
| North Vancouver City | 245 | 10 | 4.1% | 10 | 4.1% | 40 | 16.3% | 45 | 18.4% | 55 | 22.4% | 30 | 12.2% | 30 | 12.2% | 25 | 10.2% |
| North Vancouver District | 80 | 10 | 12.5% | 10 | 12.5% | 10 | 12.5% | 20 | 25.0% | 0 | 0.0% | 10 | 12.5% | 10 | 12.5% | 10 | 12.5% |
| Pitt Meadows | 45 | 20 | 44.4% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 22.2% | 10 | 22.2% | 0 | 0.0% | 0 | 0.0% |
| Port Coquitlam | 225 | 75 | 33.3% | 15 | 6.7% | 0 | 0.0% | 0 | 0.0% | 20 | 8.9% | 50 | 22.2% | 40 | 17.8% | 10 | 4.4% |
| Port Moody | 35 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 28.6% | 10 | 28.6% | 10 | 28.6% |
| Richmond | 390 | 20 | 5.1% | 20 | 5.1% | 40 | 10.3% | 45 | 11.5% | 45 | 11.5% | 120 | 30.8% | 60 | 15.4% | 55 | 14.1% |
| Surrey | 715 | 95 | 13.3% | 55 | 7.7% | 50 | 7.0% | 65 | 9.1% | 135 | 18.9% | 165 | 23.1% | 70 | 9.8% | 60 | 8.4% |
| Tsawwassen First Nation | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Vancouver | 1,420 | 60 | 4.2% | 95 | 6.7% | 175 | 12.3% | 180 | 12.7% | 235 | 16.5% | 155 | 10.9% | 105 | 7.4% | 405 | 28.5% |
| West Vancouver | 85 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 20 | 23.5% | 25 | 29.4% | 15 | 17.6% | 0 | 0.0% |
| White Rock | 25 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 15 | 60.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| METRO VANCOUVER | 4,980 | 530 | 10.6% | 300 | 6.0% | 540 | 10.8% | 585 | 11.7% | 780 | 15.7% | 885 | 17.8% | 540 | 10.8% | 840 | 16.9% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.
n/a: not available

Table 4.1.6. Renter-Occupied Row House Units by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Row House Rentals | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|-------------------|--------------|--------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|--------------|-------------|
| | # | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Belcarra | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Bowen Island | 15 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Burnaby | 2,570 | 235 | 9.1% | 110 | 4.3% | 365 | 14.2% | 370 | 14.4% | 820 | 31.9% | 455 | 17.7% | 140 | 5.4% | 90 | 3.5% |
| Coquitlam | 1,225 | 125 | 10.2% | 125 | 10.2% | 195 | 15.9% | 200 | 16.3% | 335 | 27.3% | 165 | 13.5% | 30 | 2.4% | 40 | 3.3% |
| Delta | 340 | 45 | 13.2% | 25 | 7.4% | 25 | 7.4% | 20 | 5.9% | 160 | 47.1% | 55 | 16.2% | 0 | 0.0% | 0 | 0.0% |
| Electoral Area A | 330 | 0 | 0.0% | 0 | 0.0% | 50 | 15.2% | 80 | 24.2% | 85 | 25.8% | 55 | 16.7% | 25 | 7.6% | 25 | 7.6% |
| Langley City | 295 | 0 | 0.0% | 0 | 0.0% | 15 | 5.1% | 35 | 11.9% | 55 | 18.6% | 130 | 44.1% | 40 | 13.6% | 15 | 5.1% |
| Langley Township | 1,585 | 785 | 49.5% | 300 | 18.9% | 180 | 11.4% | 85 | 5.4% | 115 | 7.3% | 95 | 6.0% | 25 | 1.6% | 0 | 0.0% |
| Lions Bay | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Maple Ridge | 545 | 95 | 17.4% | 55 | 10.1% | 45 | 8.3% | 75 | 13.8% | 80 | 14.7% | 120 | 22.0% | 55 | 10.1% | 10 | 1.8% |
| New Westminister | 610 | 115 | 18.9% | 35 | 5.7% | 30 | 4.9% | 80 | 13.1% | 215 | 35.2% | 90 | 14.8% | 25 | 4.1% | 20 | 3.3% |
| North Vancouver City | 595 | 45 | 7.6% | 15 | 2.5% | 35 | 5.9% | 85 | 14.3% | 185 | 31.1% | 160 | 26.9% | 65 | 10.9% | 10 | 1.7% |
| North Vancouver District | 885 | 65 | 7.3% | 20 | 2.3% | 50 | 5.6% | 105 | 11.9% | 205 | 23.2% | 255 | 28.8% | 145 | 16.4% | 45 | 5.1% |
| Pitt Meadows | 345 | 10 | 2.9% | 0 | 0.0% | 35 | 10.1% | 45 | 13.0% | 110 | 31.9% | 90 | 26.1% | 30 | 8.7% | 0 | 0.0% |
| Port Coquitlam | 695 | 195 | 28.1% | 50 | 7.2% | 65 | 9.4% | 75 | 10.8% | 125 | 18.0% | 110 | 15.8% | 25 | 3.6% | 45 | 6.5% |
| Port Moody | 600 | 0 | 0.0% | 0 | 0.0% | 110 | 18.3% | 40 | 6.7% | 115 | 19.2% | 160 | 26.7% | 115 | 19.2% | 45 | 7.5% |
| Richmond | 3,670 | 455 | 12.4% | 265 | 7.2% | 580 | 15.8% | 665 | 18.1% | 920 | 25.1% | 565 | 15.4% | 145 | 4.0% | 80 | 2.2% |
| Surrey | 4,925 | 1,035 | 21.0% | 585 | 11.9% | 845 | 17.2% | 635 | 12.9% | 975 | 19.8% | 580 | 11.8% | 145 | 2.9% | 115 | 2.3% |
| Tsawwassen First Nation | 10 | 10 | 100.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Vancouver | 4,945 | 360 | 7.3% | 190 | 3.8% | 415 | 8.4% | 490 | 9.9% | 1,195 | 24.2% | 1,245 | 25.2% | 510 | 10.3% | 550 | 11.1% |
| West Vancouver | 85 | 0 | 0.0% | 0 | 0.0% | 10 | 11.8% | 20 | 23.5% | 20 | 23.5% | 15 | 17.6% | 0 | 0.0% | 10 | 11.8% |
| White Rock | 15 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 10 | 66.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| METRO VANCOUVER | 24,355 | 3,580 | 14.7% | 1,805 | 7.4% | 3,070 | 12.6% | 3,120 | 12.8% | 5,725 | 23.5% | 4,385 | 18.0% | 1,550 | 6.4% | 1,115 | 4.6% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

Table 4.1.7. Renter-Occupied Apartment Units (Fewer Than 5 Storeys) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Apartment Units (< 5 Storeys) | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|-------------------------------|--------------|-------------|--------------|-------------|---------------|-------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|
| | # | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Belcarra | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Bowen Island | 25 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 15 | 60.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Burnaby | 14,740 | 845 | 5.7% | 505 | 3.4% | 1,435 | 9.7% | 1,785 | 12.1% | 2,125 | 14.4% | 3,315 | 22.5% | 2,975 | 20.2% | 1,750 | 11.9% |
| Coquitlam | 5,835 | 400 | 6.9% | 365 | 6.3% | 375 | 6.4% | 770 | 13.2% | 935 | 16.0% | 1,545 | 26.5% | 1,035 | 17.7% | 415 | 7.1% |
| Delta | 2,775 | 220 | 7.9% | 105 | 3.8% | 130 | 4.7% | 375 | 13.5% | 510 | 18.4% | 755 | 27.2% | 505 | 18.2% | 185 | 6.7% |
| Electoral Area A | 1,450 | 60 | 4.1% | 210 | 14.5% | 725 | 50.0% | 220 | 15.2% | 60 | 4.1% | 45 | 3.1% | 55 | 3.8% | 70 | 4.8% |
| Langley City | 3,675 | 580 | 15.8% | 245 | 6.7% | 435 | 11.8% | 450 | 12.2% | 455 | 12.4% | 930 | 25.3% | 385 | 10.5% | 200 | 5.4% |
| Langley Township | 865 | 95 | 11.0% | 135 | 15.6% | 135 | 15.6% | 125 | 14.5% | 130 | 15.0% | 100 | 11.6% | 80 | 9.2% | 70 | 8.1% |
| Lions Bay | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Maple Ridge | 2,145 | 300 | 14.0% | 245 | 11.4% | 320 | 14.9% | 170 | 7.9% | 245 | 11.4% | 355 | 16.6% | 315 | 14.7% | 205 | 9.6% |
| New Westminister | 7,500 | 345 | 4.6% | 225 | 3.0% | 410 | 5.5% | 605 | 8.1% | 990 | 13.2% | 1,545 | 20.6% | 1,960 | 26.1% | 1,420 | 18.9% |
| North Vancouver City | 6,250 | 340 | 5.4% | 230 | 3.7% | 205 | 3.3% | 520 | 8.3% | 665 | 10.6% | 1,785 | 28.6% | 1,545 | 24.7% | 965 | 15.4% |
| North Vancouver District | 1,600 | 235 | 14.7% | 145 | 9.1% | 125 | 7.8% | 130 | 8.1% | 215 | 13.4% | 310 | 19.4% | 290 | 18.1% | 155 | 9.7% |
| Pitt Meadows | 590 | 20 | 3.4% | 40 | 6.8% | 100 | 16.9% | 70 | 11.9% | 90 | 15.3% | 195 | 33.1% | 70 | 11.9% | 0 | 0.0% |
| Port Coquitlam | 2,115 | 255 | 12.1% | 185 | 8.7% | 335 | 15.8% | 380 | 18.0% | 315 | 14.9% | 355 | 16.8% | 180 | 8.5% | 120 | 5.7% |
| Port Moody | 1,180 | 65 | 5.5% | 50 | 4.2% | 270 | 22.9% | 210 | 17.8% | 125 | 10.6% | 250 | 21.2% | 125 | 10.6% | 70 | 5.9% |
| Richmond | 7,485 | 380 | 5.1% | 555 | 7.4% | 800 | 10.7% | 1,140 | 15.2% | 1,695 | 22.6% | 1,895 | 25.3% | 700 | 9.4% | 315 | 4.2% |
| Surrey | 17,805 | 1,590 | 8.9% | 1,205 | 6.8% | 3,295 | 18.5% | 3,365 | 18.9% | 2,790 | 15.7% | 2,830 | 15.9% | 1,645 | 9.2% | 1,085 | 6.1% |
| Tsawwassen First Nation | 60 | 55 | 91.7% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Vancouver | 64,395 | 4,065 | 6.3% | 1,615 | 2.5% | 4,230 | 6.6% | 6,365 | 9.9% | 7,905 | 12.3% | 11,610 | 18.0% | 11,405 | 17.7% | 17,195 | 26.7% |
| West Vancouver | 640 | 10 | 1.6% | 110 | 17.2% | 30 | 4.7% | 130 | 20.3% | 90 | 14.1% | 140 | 21.9% | 80 | 12.5% | 45 | 7.0% |
| White Rock | 1,630 | 95 | 5.8% | 10 | 0.6% | 65 | 4.0% | 135 | 8.3% | 215 | 13.2% | 440 | 27.0% | 430 | 26.4% | 240 | 14.7% |
| METRO VANCOUVER | 142,810 | 9,980 | 7.0% | 6,175 | 4.3% | 13,460 | 9.4% | 16,960 | 11.9% | 19,585 | 13.7% | 28,405 | 19.9% | 23,770 | 16.6% | 24,480 | 17.1% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.
n/a: not available

Table 4.1.8. Renter-Occupied Apartment Units (5 Storeys or More) by Age of Structure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Apartment Units (>= 5 Storeys) | 2016 to 2021 | | 2011 to 2015 | | 2001 to 2010 | | 1991 to 2000 | | 1981 to 1990 | | 1971 to 1980 | | 1961 to 1970 | | Pre-1961 | |
|--------------------------|--------------------------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|--------------|-------------|---------------|--------------|---------------|--------------|--------------|-------------|
| | # | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Belcarra | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Bowen Island | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Burnaby | 12,340 | 3,585 | 29.1% | 1,475 | 12.0% | 1,860 | 15.1% | 870 | 7.1% | 1,520 | 12.3% | 1,990 | 16.1% | 760 | 6.2% | 285 | 2.3% |
| Coquitlam | 3,820 | 1,355 | 35.5% | 960 | 25.1% | 860 | 22.5% | 260 | 6.8% | 135 | 3.5% | 100 | 2.6% | 85 | 2.2% | 70 | 1.8% |
| Delta | 120 | 65 | 54.2% | 30 | 25.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Electoral Area A | 2,485 | 1,200 | 48.3% | 570 | 22.9% | 365 | 14.7% | 65 | 2.6% | 50 | 2.0% | 110 | 4.4% | 100 | 4.0% | 25 | 1.0% |
| Langley City | 115 | 115 | 100.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Langley Township | 360 | 100 | 27.8% | 160 | 44.4% | 85 | 23.6% | 0 | 0.0% | 10 | 2.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Lions Bay | 0 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Maple Ridge | 500 | 20 | 4.0% | 15 | 3.0% | 15 | 3.0% | 45 | 9.0% | 145 | 29.0% | 160 | 32.0% | 65 | 13.0% | 20 | 4.0% |
| New Westminister | 6,010 | 1,415 | 23.5% | 455 | 7.6% | 895 | 14.9% | 420 | 7.0% | 545 | 9.1% | 1,090 | 18.1% | 835 | 13.9% | 360 | 6.0% |
| North Vancouver City | 4,035 | 1,145 | 28.4% | 505 | 12.5% | 735 | 18.2% | 210 | 5.2% | 295 | 7.3% | 570 | 14.1% | 405 | 10.0% | 170 | 4.2% |
| North Vancouver District | 1,410 | 525 | 37.2% | 145 | 10.3% | 0 | 0.0% | 30 | 2.1% | 70 | 5.0% | 385 | 27.3% | 145 | 10.3% | 105 | 7.4% |
| Pitt Meadows | 70 | 0 | 0.0% | 25 | 35.7% | 30 | 42.9% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Port Coquitlam | 145 | 65 | 44.8% | 55 | 37.9% | 20 | 13.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Port Moody | 605 | 0 | 0.0% | 105 | 17.4% | 330 | 54.5% | 75 | 12.4% | 25 | 4.1% | 30 | 5.0% | 20 | 3.3% | 10 | 1.7% |
| Richmond | 6,670 | 2,195 | 32.9% | 1,585 | 23.8% | 1,710 | 25.6% | 660 | 9.9% | 180 | 2.7% | 220 | 3.3% | 75 | 1.1% | 50 | 0.7% |
| Surrey | 4,800 | 1,600 | 33.3% | 970 | 20.2% | 1,005 | 20.9% | 305 | 6.4% | 245 | 5.1% | 470 | 9.8% | 160 | 3.3% | 25 | 0.5% |
| Tsawwassen First Nation | 35 | 35 | 100.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Vancouver | 61,995 | 7,340 | 11.8% | 6,020 | 9.7% | 12,405 | 20.0% | 9,090 | 14.7% | 5,270 | 8.5% | 6,545 | 10.6% | 9,560 | 15.4% | 5,760 | 9.3% |
| West Vancouver | 2,070 | 65 | 3.1% | 40 | 1.9% | 85 | 4.1% | 100 | 4.8% | 215 | 10.4% | 525 | 25.4% | 760 | 36.7% | 295 | 14.3% |
| White Rock | 570 | 130 | 22.8% | 60 | 10.5% | 95 | 16.7% | 55 | 9.6% | 70 | 12.3% | 115 | 20.2% | 20 | 3.5% | 20 | 3.5% |
| METRO VANCOUVER | 109,115 | 20,975 | 19.2% | 13,180 | 12.1% | 20,585 | 18.9% | 12,265 | 11.2% | 8,855 | 8.1% | 12,615 | 11.6% | 13,290 | 12.2% | 7,355 | 6.7% |

Source: Statistics Canada, 2021 Census of Population.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding and data suppression.

n/a: not available

4.2 Primary Rental Market Inventory

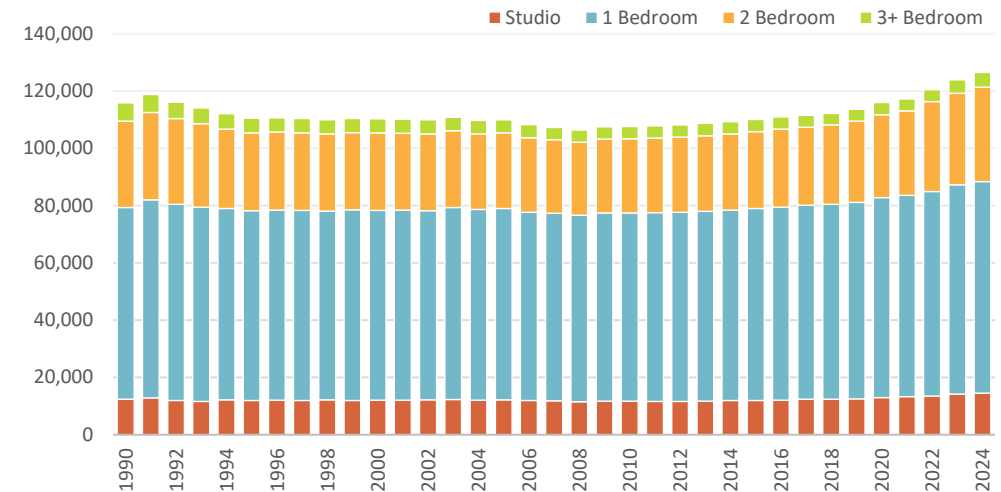
The rental market can be divided into two main categories – the primary rental market and the secondary rental market. Primary rental housing refers to housing that is purpose-built to operate as rental housing, and includes apartments of three units or more as well as townhouses. These units are not stratified and cannot be sold individually. This includes both market rental housing (private) and non-market rental housing (owned or operated by government or non-profit organizations). Secondary rental housing refers to privately-owned housing that is currently rented. This can include single detached homes, laneway houses, secondary suites, townhomes, rented condominiums, etc. Secondary rental housing is less secure as it can be taken out of the rental market at any time by the owner.

In Metro Vancouver, purpose-built market rental units represent about one-third of all rental units in the region.

Key Observations

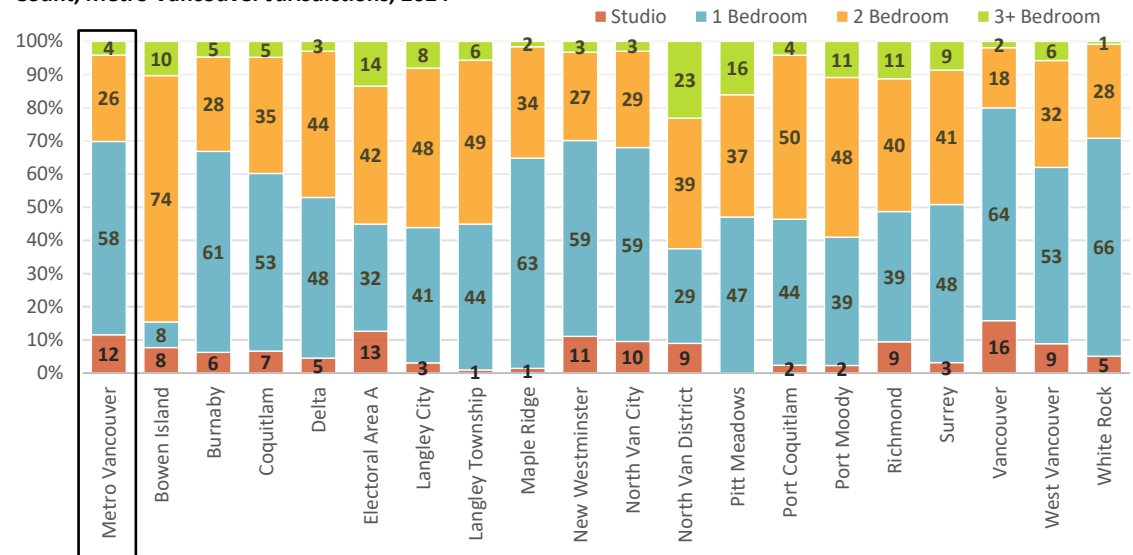
- The purpose-built market rental housing stock continues to grow, increasing by 9.1% since 2020.
- Between 2020 and 2024, 3+ bedroom units increased the most (+21.6%), followed closely by two bedroom (+14.1%) and studio units (+12.2%). One bedroom units increased by only 5.6%.
- However, the availability of family-sized rental units remains a challenge, as only 30% of all purpose-built rental units in the region have 2+ bedrooms.
- In 2024, member jurisdictions with the highest proportions of family-sized purpose-built market rentals included Bowen Island (85%), North Vancouver District (62%), and Port Moody (59%).

Figure 4.2.1. Purpose-Built Market Rental Inventory (Apartments and Townhouses), Metro Vancouver, 1990 to 2024



Source: CMHC Rental Market Survey

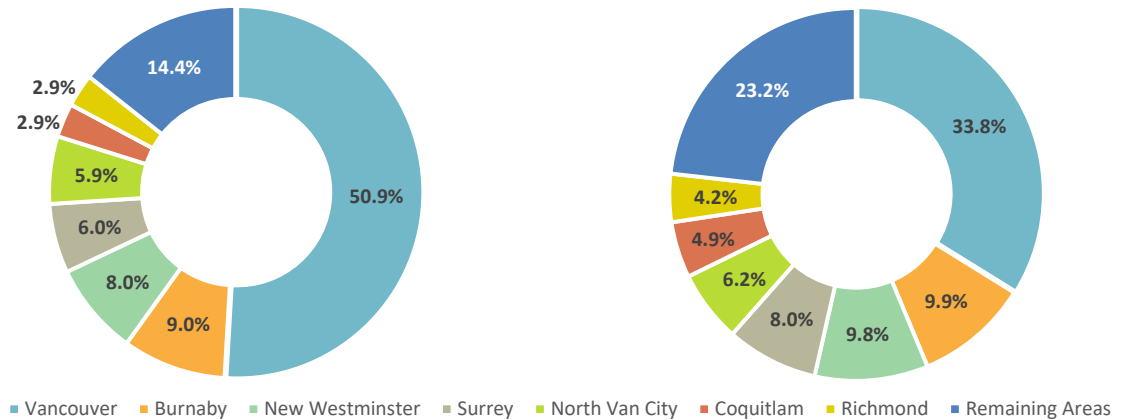
Figure 4.2.2. Distribution of Purpose-Built Market Rental Inventory (Apartments and Townhouses) by Bedroom Count, Metro Vancouver Jurisdictions, 2024



Source: CMHC Rental Market Survey

- The distribution of purpose-built rental units varied across the region.
- The City of Vancouver held the greatest regional share of purpose-built rentals of any size, with 50.9% of the regional total (Figure 4.2.3). The next leading member jurisdiction, Burnaby, had 9.0% of the region’s share. New Westminister followed with an 8.0% regional share.
- The City of Vancouver also held the greatest regional share of family-sized, 2+ bedroom units (33.8%; Figure 4.2.4). Burnaby and New Westminister followed with 9.9% and 9.8% of the region’s 2+ bedroom purpose-built rentals, respectively.

Figure 4.2.3. Distribution of All Purpose-Built Market Rental Units by Metro Vancouver Jurisdictions, 2024



Source: CMHC Rental Market Survey, 2021 Census of Population

Figure 4.2.4. Distribution of 2+ Bedroom Purpose-Built Market Rental Units by Metro Vancouver Jurisdictions, 2024

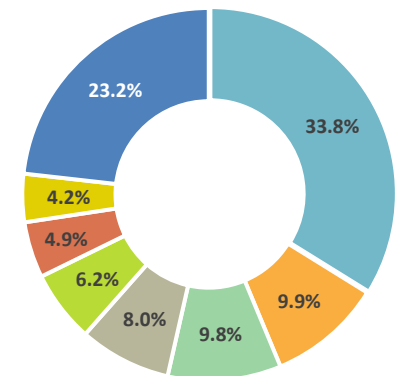
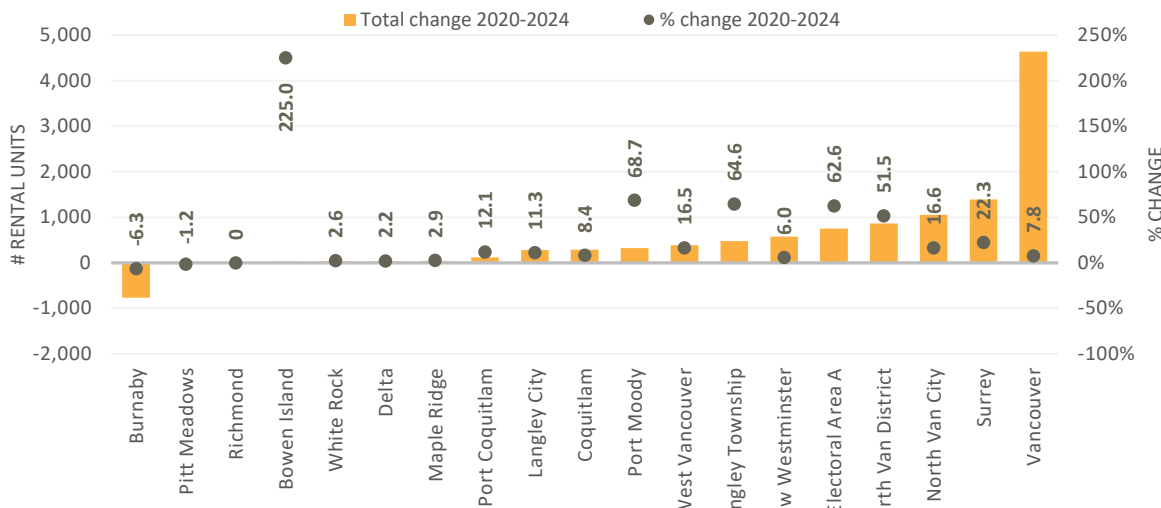


Figure 4.2.5. Change in Purpose-Built Market Rental Inventory (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2020 to 2024



Source: CMHC Rental Market Survey

- Between 2020 and 2024, the regional number of purpose-built market rental units increased by 9.1% (similar to the 9.0% rate in 2019 – 2023).
- The five-year change in rental units varied significantly across the region in terms of unit counts and rate of change (Figure 4.2.5).
- During this time, the greatest number of units added were in Vancouver (4,636).
- Meanwhile, Burnaby experienced the greatest decline (-6.3%), losing 767 units from their purpose-built market rental supply.
- Bowen Island increased their rental stock by 225.0%, followed by Port Moody (68.7%), Langley Township (64.6%), and Electoral Area A (62.6%).

Table 4.2.1. Purpose-Built Rental Inventory (Apartments and Townhouses) for Metro Vancouver, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | % change 2015 - 2024 |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|
| Bowen Island | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 39 | 39 | 39 | 225.0% |
| Burnaby | 12,618 | 12,645 | 12,541 | 12,303 | 12,126 | 11,871 | 12,141 | 11,539 | 11,614 | 11,382 | 11,374 | -10.1% |
| Coquitlam | 3,973 | 4,082 | 3,982 | 3,745 | 3,281 | 3,135 | 3,423 | 3,648 | 3,784 | 3,391 | 3,712 | -9.1% |
| Delta | 1,724 | 1,724 | 1,727 | 1,726 | 1,731 | 1,695 | 1,703 | 1,718 | 1,740 | 1,742 | 1,740 | 0.9% |
| Electoral Area A | 1,405 | 1,403 | 1,403 | 1,396 | 1,697 | 1,697 | 1,196 | 1,499 | 1,364 | 1,475 | 1,945 | 38.6% |
| Langley City | 2,193 | 2,188 | 2,137 | 2,290 | 2,281 | 2,410 | 2,494 | 2,559 | 2,575 | 3,025 | 2,777 | 26.9% |
| Langley Township | 150 | 208 | 272 | 387 | 453 | 735 | 735 | 972 | 919 | 1,039 | 1,210 | 481.7% |
| Maple Ridge | 1,183 | 1,229 | 1,320 | 1,304 | 1,325 | 1,375 | 1,492 | 1,549 | 1,549 | 1,579 | 1,536 | 25.0% |
| New Westminister | 8,009 | 8,068 | 8,110 | 8,325 | 8,753 | 9,105 | 9,599 | 9,686 | 9,705 | 9,956 | 10,173 | 26.1% |
| North Van City | 5,909 | 6,059 | 6,047 | 6,191 | 6,107 | 6,143 | 6,361 | 6,233 | 6,884 | 6,959 | 7,417 | 22.4% |
| North Van District | 1,392 | 1,368 | 1,580 | 1,520 | 1,432 | 1,399 | 1,682 | 2,014 | 2,464 | 2,429 | 2,549 | 86.3% |
| Pitt Meadows | 326 | 326 | 326 | 323 | 323 | 322 | 327 | 323 | 323 | 323 | 323 | -0.9% |
| Port Coquitlam | 578 | 577 | 575 | 599 | 689 | 917 | 983 | 1,048 | 1,047 | 1,047 | 1,102 | 91.0% |
| Port Moody | 534 | 532 | 529 | 492 | 484 | 475 | 470 | 412 | 855 | 756 | 793 | 49.1% |
| Richmond | 3,479 | 3,477 | 3,471 | 3,766 | 3,772 | 3,762 | 3,614 | 3,443 | 3,398 | 3,513 | 3,613 | 3.9% |
| Surrey | 5,833 | 5,901 | 5,892 | 5,892 | 5,913 | 6,006 | 6,232 | 6,147 | 6,463 | 7,345 | 7,624 | 29.2% |
| Vancouver | 56,176 | 56,518 | 57,343 | 57,562 | 58,130 | 58,869 | 59,764 | 60,613 | 61,929 | 63,828 | 64,400 | 13.9% |
| West Vancouver | 2,328 | 2,329 | 2,329 | 2,330 | 2,326 | 2,328 | 2,327 | 2,326 | 2,409 | 2,612 | 2,712 | 16.4% |
| White Rock | 1,395 | 1,378 | 1,377 | 1,388 | 1,393 | 1,392 | 1,394 | 1,427 | 1,450 | 1,427 | 1,430 | 3.8% |
| METRO VANCOUVER | 109,217 | 110,024 | 110,973 | 111,551 | 112,228 | 113,648 | 115,949 | 117,168 | 120,472 | 123,867 | 126,469 | 14.9% |

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay, Tsawwassen First Nation).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

Table 4.2.2. Purpose-Built Rental Inventory (Apartments and Townhouses) by Unit Size for Metro Vancouver, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | | 2024 | | | |
|---------------------------------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|--------------|
| | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm |
| Bowen Island | 3 | 3 | 2 | 4 | 3 | 3 | 2 | 4 | 3 | 3 | 29 | 4 | 3 | 3 | 29 | 4 | 3 | 3 | 29 | 4 |
| Burnaby | 737 | 7,366 | 3,441 | 597 | 716 | 7,054 | 3,220 | 549 | 712 | 7,099 | 3,249 | 554 | 714 | 6,948 | 3,164 | 556 | 711 | 6,897 | 3,236 | 530 |
| Coquitlam | 142 | 1,894 | 1,175 | 212 | 176 | 1,978 | 1,272 | 222 | 171 | 1,896 | 1,570 | 147 | 163 | 1,884 | 1,188 | 156 | 248 | 1,985 | 1,300 | 179 |
| Delta | 73 | 848 | 751 | 31 | 77 | 842 | 755 | 44 | 78 | 843 | 764 | 55 | 79 | 844 | 768 | 51 | 79 | 843 | 767 | 51 |
| Electoral Area A | 127 | 550 | 457 | 62 | 204 | 611 | 574 | 110 | 192 | 504 | 592 | 76 | 210 | 597 | 562 | 106 | 246 | 628 | 808 | 263 |
| Langley City | 80 | 1,051 | 1,155 | 208 | 81 | 1,078 | 1,192 | 208 | 79 | 1,088 | 1,200 | 208 | 179 | 1,256 | 1,364 | 226 | 85 | 1,133 | 1,335 | 224 |
| Langley Township | 11 | 339 | 339 | 46 | 11 | 400 | 502 | 59 | 11 | 391 | 472 | 45 | 11 | 465 | 518 | 45 | 11 | 533 | 598 | 68 |
| Maple Ridge | 25 | 877 | 521 | 69 | 19 | 947 | 514 | 69 | 20 | 946 | 514 | 69 | 22 | 972 | 516 | 69 | 22 | 973 | 516 | 25 |
| New Westminster | 1,212 | 5,797 | 2,386 | 204 | 1,214 | 5,871 | 2,420 | 181 | 1,078 | 5,794 | 2,591 | 242 | 1,103 | 5,921 | 2,669 | 263 | 1,122 | 6,014 | 2,703 | 334 |
| North Van City | 546 | 3,814 | 1,881 | 120 | 540 | 3,748 | 1,812 | 133 | 573 | 4,134 | 2,012 | 165 | 632 | 4,150 | 2,016 | 161 | 706 | 4,339 | 2,156 | 216 |
| North Van District | 216 | 523 | 534 | 409 | 216 | 615 | 777 | 406 | 252 | 723 | 991 | 498 | 227 | 705 | 950 | 547 | 227 | 729 | 1,004 | 589 |
| Pitt Meadows | ** | 152 | 122 | 53 | ** | 152 | 119 | 52 | ** | 152 | 119 | 52 | ** | 152 | 119 | 52 | ** | 152 | 119 | 52 |
| Port Coquitlam | 24 | 418 | 497 | 44 | 26 | 448 | 529 | 45 | 26 | 446 | 530 | 45 | 26 | 446 | 530 | 45 | 26 | 485 | 546 | 45 |
| Port Moody | 6 | 129 | 155 | 180 | 6 | 130 | 128 | 148 | 18 | 309 | 461 | 67 | 18 | 308 | 378 | 52 | 18 | 307 | 382 | 86 |
| Richmond | 334 | 1,427 | 1,377 | 476 | 338 | 1,407 | 1,321 | 377 | 339 | 1,405 | 1,305 | 349 | 348 | 1,431 | 1,338 | 396 | 342 | 1,419 | 1,445 | 407 |
| Surrey | 82 | 2,863 | 2,618 | 669 | 68 | 2,886 | 2,603 | 590 | 71 | 3,124 | 2,718 | 550 | 156 | 3,541 | 3,033 | 615 | 241 | 3,635 | 3,088 | 660 |
| Vancouver | 9,049 | 39,579 | 10,391 | 745 | 9,251 | 39,896 | 10,642 | 824 | 9,570 | 40,328 | 11,152 | 879 | 9,942 | 41,128 | 11,595 | 1,163 | 10,165 | 41,345 | 11,643 | 1,247 |
| West Vancouver | 237 | 1,301 | 695 | 94 | 239 | 1,299 | 694 | 94 | 241 | 1,316 | 749 | 103 | 240 | 1,425 | 840 | 107 | 241 | 1,441 | 875 | 155 |
| White Rock | 73 | 930 | 381 | 10 | 73 | 942 | 402 | 10 | 74 | 963 | 402 | 11 | 75 | 939 | 403 | 10 | 73 | 940 | 405 | 12 |
| METRO VANCOUVER | 12,977 | 69,861 | 28,878 | 4,233 | 13,258 | 70,307 | 29,478 | 4,125 | 13,505 | 71,461 | 31,391 | 4,115 | 14,148 | 73,115 | 31,980 | 4,624 | 14,566 | 73,801 | 32,955 | 5,147 |

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

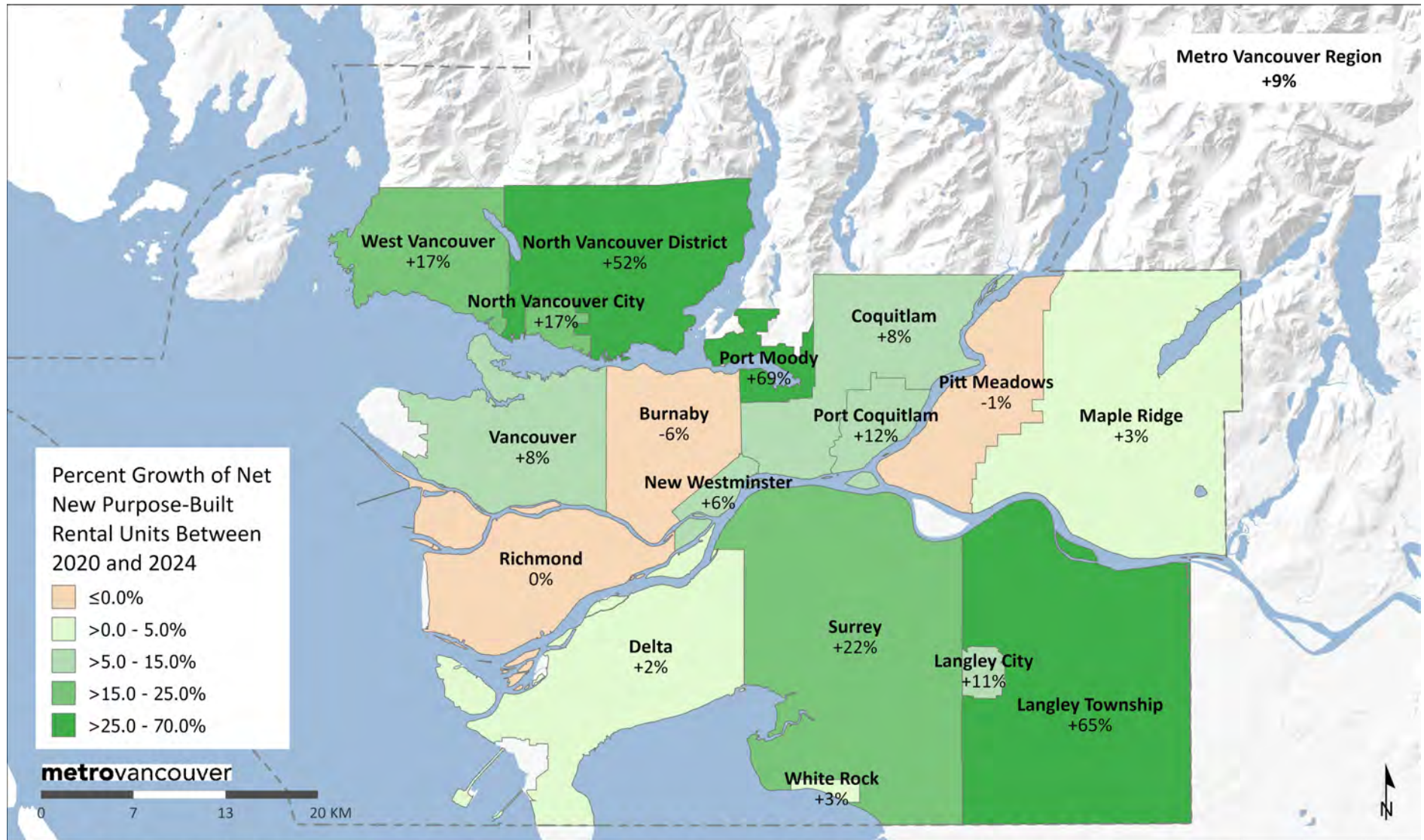
Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay, Tsawwassen First Nation).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

** Indicates data suppressed for confidentiality or data is not available.

Map 4.2 Change in Primary Rental Market (Net New Purpose-Built Market Rental Apartments and Townhouses) as Percentage of Net New Dwellings Between 2020 and 2024, Metro Vancouver



Tsawwassen First Nation, Anmore, Belcarra, Bowen Island, and Lions Bay are not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data.

Source: CMHC Rental Market Survey.

4.3 Median Market Rent Costs (Purpose-Built Rental Apartments and Townhouses)

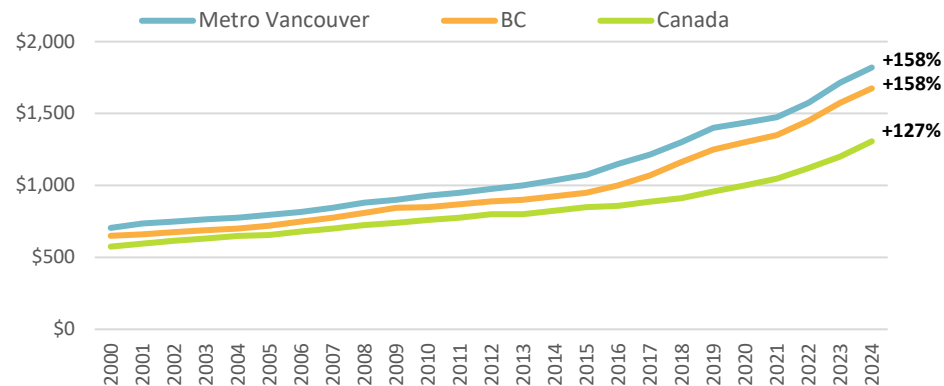
Median rents, when compared to changes in inflation and incomes, provide a good indicator of affordability. When rents grow at a faster rate than incomes, affordability pressures increase, particularly for households with lower incomes.

Data for median market rents is obtained from CMHC’s Rental Market Survey, which collects rental market metrics such as rents, turnover, and vacancy rates for the primary rental market. The primary rental market includes purpose-built apartments of three units or more, as well as rented townhouses. The rest of the rental market is mostly secondary suites, laneway houses, privately rented condominium units, and non-market rental units.

Key Observations

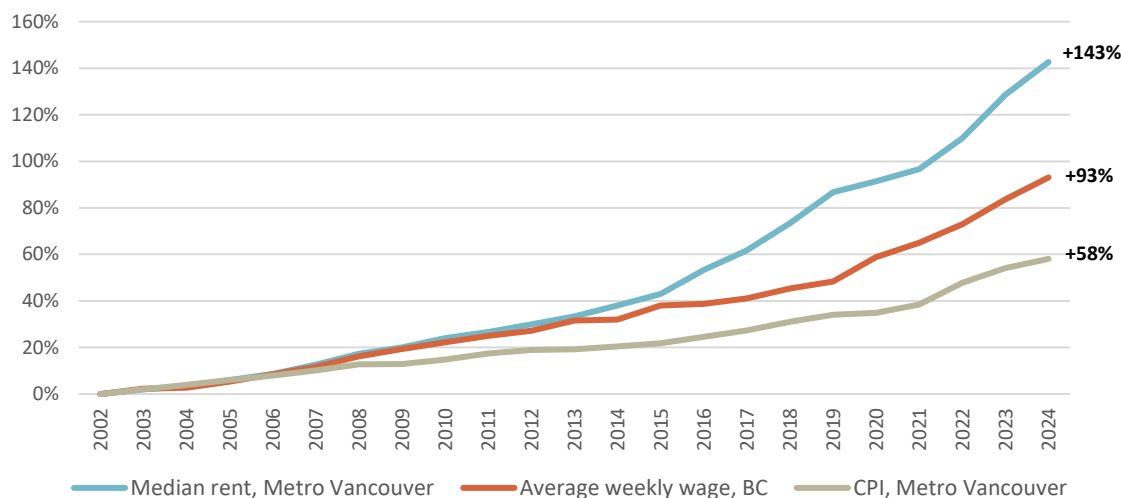
- Rents have continued to rise over recent years. From 2023 to 2024, the median rent for purpose-built apartments and townhouses in Metro Vancouver increased by 6.1% to \$1,820.
- Over the past five years (2020 – 2024) purpose-built median rents increased by 26.7% (+\$384), and by 50.6% (+\$747) since 2015.
- Median rents have increased faster than inflation or the average wage, especially since 2020 (Figure 4.3.2).
- As Figure 4.3.2 shows, between 2002 and 2024, the median rent in the region increased by 143%, compared to a 93% increase in average wages in BC and a 58% increase in inflation over the same period.

Figure 4.3.1. Median Market Rents (Purpose-Built Market Rental Inventory), Metro Vancouver, BC, and Canada, 2000 to 2024



Source: CMHC Rental Market Survey

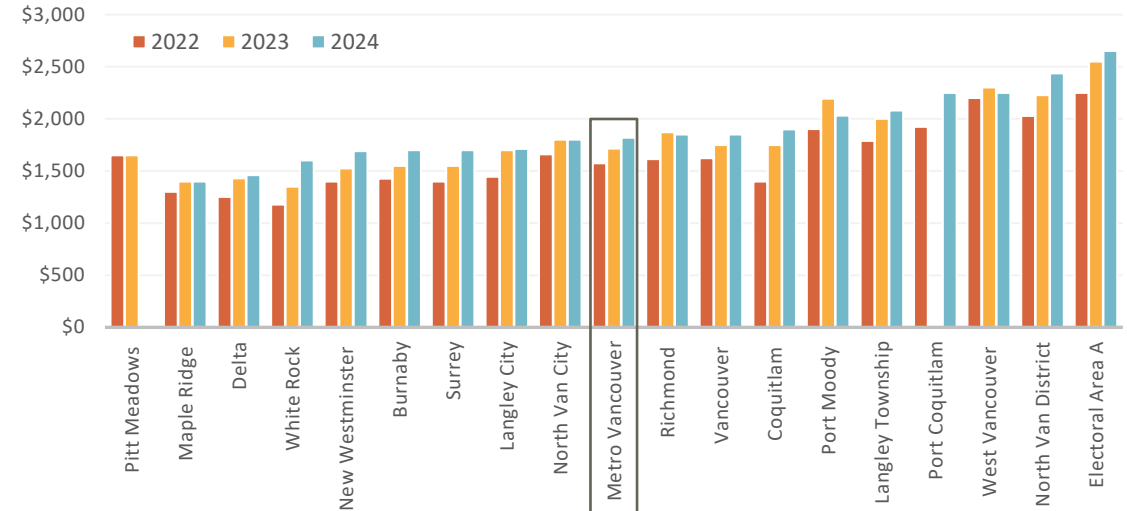
Figure 4.3.2. Percentage Change from 2002 Levels to 2024 in Median Market Rents (Purpose-Built Market Rental Inventory, Metro Vancouver), Average Weekly Wages (BC), and Inflation (CPI, Metro Vancouver)



Source: CMHC Rental Market Survey, BC Stats, Statistics Canada

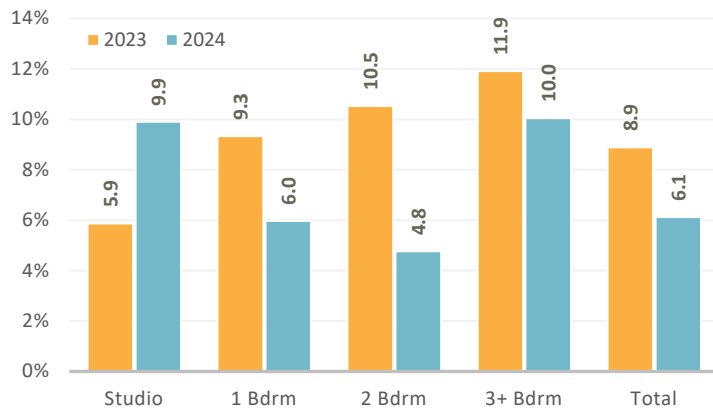
- There were substantial variations in median primary market rents across the region. The highest 2024 median rents were in Electoral Area A (\$2,650), District of North Vancouver (\$2,437), and West Vancouver (\$2,250).
- Between 2023 and 2024, median primary market rents increased in most jurisdictions. White Rock observed the greatest annual increase (+18.5%), followed by New Westminster (+10.9%). Rents decreased in Port Moody (-7.3%), West Vancouver (-2.2%), and Richmond (-1.1%).
- Rents also varied by bedroom count. In 2024, studio units saw the highest annual increase in median rent (+9.9%) – nearly double the median rent increase of the previous year (2023).

Figure 4.3.4. Median Market Rents (Purpose-Built Market Rental Inventory), Metro Vancouver Jurisdictions, 2022 to 2024



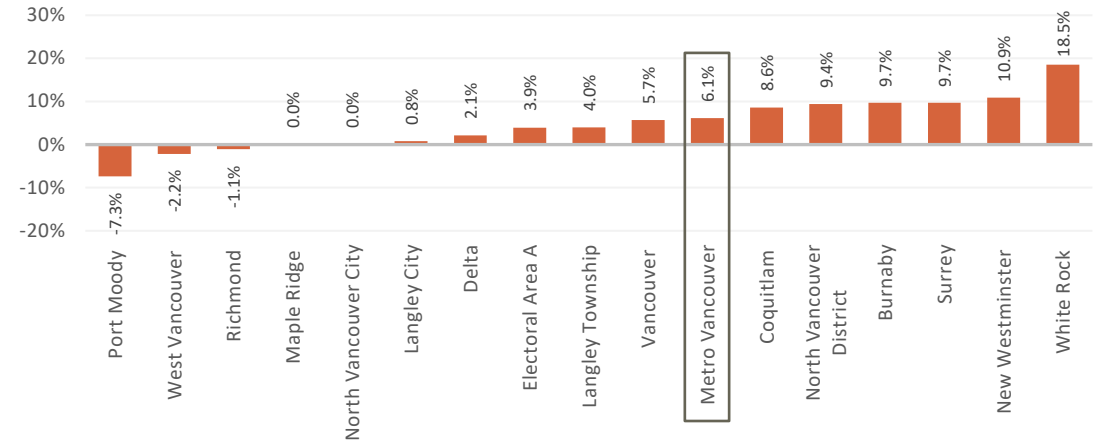
Source: CMHC Rental Market Survey

Figure 4.3.3. Annual % Change of Median Market Rents (Purpose-Built Market Rental Inventory) by Bedroom Count, Metro Vancouver, 2023 and 2024



Source: CMHC Rental Market Survey

Figure 4.3.5. Annual % Change of Median Market Rents (Purpose-Built Market Rental Inventory), Metro Vancouver Jurisdictions, 2023 to 2024



Source: CMHC Rental Market Survey

Table 4.3.1. Median Market Rents (Purpose-Built Rental Inventory) for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Increase 2020-2024 | 10-Year Increase 2015-2024 | | |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------------------|-------------------------------|--------------|--------------|
| Burnaby | \$940 | \$950 | \$1,025 | \$1,100 | \$1,175 | \$1,250 | \$1,298 | \$1,350 | \$1,425 | \$1,550 | \$1,700 | 31.0% | \$402 | 78.9% | \$750 |
| Coquitlam | \$880 | \$938 | \$975 | \$1,100 | \$1,175 | \$1,250 | \$1,300 | \$1,350 | \$1,400 | \$1,750 | \$1,900 | 46.2% | \$600 | 102.6% | \$962 |
| Delta | \$863 | \$875 | \$895 | \$925 | \$975 | \$1,020 | \$1,145 | \$1,228 | \$1,252 | \$1,430 | \$1,460 | 27.5% | \$315 | 66.9% | \$585 |
| Electoral Area A | \$1,575 | \$1,620 | \$1,651 | \$1,760 | \$1,871 | \$2,000 | \$2,278 | \$2,088 | \$2,248 | \$2,550 | \$2,650 | 16.3% | \$372 | 63.6% | \$1,030 |
| Langley City | \$850 | \$894 | \$985 | \$1,075 | \$1,134 | \$1,289 | \$1,325 | \$1,335 | \$1,446 | \$1,700 | \$1,713 | 29.3% | \$388 | 91.6% | \$819 |
| Langley Township | \$935 | \$900 | ** | \$1,494 | \$1,445 | \$1,573 | \$1,560 | \$1,716 | \$1,788 | \$2,000 | \$2,080 | 33.3% | \$520 | 131.1% | \$1,180 |
| Maple Ridge | \$750 | \$800 | \$837 | \$850 | \$940 | \$1,038 | \$1,000 | \$1,150 | \$1,300 | \$1,400 | \$1,400 | 40.0% | \$400 | 75.0% | \$600 |
| New Westminster | \$863 | \$875 | \$938 | \$1,005 | \$1,138 | \$1,229 | \$1,275 | \$1,327 | \$1,400 | \$1,525 | \$1,691 | 32.6% | \$416 | 93.3% | \$816 |
| North Vancouver City | \$1,035 | \$1,100 | \$1,200 | \$1,260 | \$1,388 | \$1,413 | \$1,450 | \$1,525 | \$1,661 | \$1,800 | \$1,800 | 24.1% | \$350 | 63.6% | \$700 |
| North Vancouver District | \$1,262 | \$1,300 | \$1,375 | \$1,510 | \$1,625 | \$1,707 | \$1,785 | \$1,825 | \$2,028 | \$2,228 | \$2,437 | 36.5% | \$652 | 87.5% | \$1,137 |
| Pitt Meadows | \$925 | \$948 | \$933 | \$1,175 | \$1,225 | \$1,357 | \$1,335 | \$1,350 | \$1,650 | \$1,650 | ** | ** | ** | ** | ** |
| Port Coquitlam | \$850 | \$900 | \$933 | \$1,020 | \$1,170 | \$1,425 | \$1,400 | \$1,785 | \$1,925 | ** | \$2,250 | 60.7% | \$850 | 150.0% | \$1,350 |
| Port Moody | \$1,129 | \$1,250 | \$1,225 | \$1,280 | \$1,600 | ** | ** | \$1,520 | \$1,903 | \$2,193 | \$2,032 | ** | ** | 62.6% | \$782 |
| Richmond | \$1,105 | \$1,170 | \$1,200 | \$1,265 | \$1,345 | \$1,382 | \$1,398 | \$1,438 | \$1,613 | \$1,870 | \$1,850 | 32.3% | \$452 | 58.1% | \$680 |
| Surrey | \$850 | \$865 | \$925 | \$993 | \$1,052 | \$1,125 | \$1,209 | \$1,280 | \$1,400 | \$1,550 | \$1,700 | 40.6% | \$491 | 96.5% | \$835 |
| Vancouver | \$1,118 | \$1,165 | \$1,240 | \$1,318 | \$1,400 | \$1,500 | \$1,525 | \$1,550 | \$1,624 | \$1,750 | \$1,850 | 21.3% | \$325 | 58.8% | \$685 |
| West Vancouver | \$1,458 | \$1,480 | \$1,581 | \$1,650 | \$1,700 | \$1,825 | \$1,785 | \$1,785 | \$2,200 | \$2,300 | \$2,250 | 26.1% | \$465 | 52.0% | \$770 |
| White Rock | \$842 | \$860 | \$900 | \$975 | \$1,000 | \$1,100 | \$1,095 | \$1,175 | \$1,179 | \$1,350 | \$1,600 | 46.1% | \$505 | 86.0% | \$740 |
| METRO VANCOUVER | \$1,035 | \$1,073 | \$1,150 | \$1,213 | \$1,300 | \$1,400 | \$1,436 | \$1,475 | \$1,575 | \$1,715 | \$1,820 | 26.7% | \$384 | 69.6% | \$747 |

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

Notes: Data not available for small member jurisdictions (Anmore, Belcarra, Bowen Island, Lions Bay, Tsawwassen First Nation).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

** Indicates data suppressed for confidentiality or data is not available.

Table 4.3.2. Median Market Rents (Purpose-Built Rental Inventory) by Bedroom Count for Metro Vancouver Jurisdictions, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | | 2024 | | | |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm |
| Burnaby | \$969 | \$1,190 | \$1,550 | \$1,925 | \$989 | \$1,250 | \$1,650 | \$1,925 | \$1,100 | \$1,325 | \$1,700 | \$1,979 | \$1,005 | \$1,428 | \$1,850 | \$2,100 | \$1,241 | \$1,550 | \$1,950 | \$2,250 |
| Coquitlam | \$950 | \$1,175 | \$1,450 | ** | \$1,200 | \$1,300 | \$1,450 | \$2,100 | \$1,125 | \$1,325 | \$1,550 | ** | ** | \$1,581 | \$1,950 | \$2,900 | \$2,090 | \$1,600 | \$2,025 | ** |
| Delta | \$850 | \$1,125 | \$1,375 | \$1,400 | \$828 | \$1,180 | \$1,545 | \$2,500 | \$863 | \$1,200 | \$1,622 | \$2,800 | \$874 | \$1,184 | \$2,025 | \$3,000 | \$1,000 | \$1,225 | \$1,815 | \$3,200 |
| Electoral Area A | \$1,549 | \$1,890 | \$2,700 | \$3,350 | \$1,597 | \$1,850 | \$2,625 | \$3,695 | \$1,647 | \$1,920 | \$2,750 | \$3,500 | \$1,666 | \$2,050 | \$2,650 | \$3,300 | \$1,700 | \$2,400 | \$3,250 | \$3,400 |
| Langley City | \$900 | \$1,150 | \$1,450 | \$1,663 | \$900 | \$1,275 | \$1,500 | \$1,725 | \$820 | \$1,240 | \$1,600 | \$1,702 | ** | \$1,450 | \$2,000 | \$1,909 | \$1,000 | \$1,500 | \$2,031 | \$1,928 |
| Langley Township | ** | \$1,450 | \$1,850 | ** | ** | \$1,500 | \$1,900 | ** | ** | \$1,550 | \$1,990 | ** | ** | \$1,961 | \$2,238 | ** | ** | \$1,975 | \$2,350 | \$1,775 |
| Maple Ridge | \$750 | \$950 | \$1,212 | \$1,695 | ** | \$1,025 | \$1,206 | \$1,815 | \$845 | \$1,100 | \$1,446 | \$1,852 | ** | \$1,317 | \$1,450 | \$2,142 | ** | \$1,233 | \$1,710 | ** |
| New Westminster | \$1,050 | \$1,175 | \$1,500 | \$1,850 | \$1,150 | \$1,235 | \$1,563 | \$2,113 | \$1,220 | \$1,265 | \$1,725 | \$2,329 | \$1,300 | \$1,475 | \$1,887 | \$2,513 | \$1,700 | \$1,550 | \$1,942 | ** |
| North Vancouver City | \$1,225 | \$1,400 | \$1,650 | \$3,000 | \$1,250 | \$1,450 | \$1,775 | ** | \$1,300 | \$1,575 | \$1,850 | \$3,400 | \$1,400 | \$1,651 | \$2,164 | \$2,800 | \$1,450 | \$1,675 | \$2,100 | \$3,853 |
| North Vancouver District | \$1,309 | \$1,600 | \$2,080 | \$2,475 | \$1,348 | \$1,650 | \$2,104 | \$2,480 | \$1,450 | \$1,830 | \$2,250 | \$2,334 | \$1,460 | \$2,173 | \$2,412 | \$2,240 | \$1,495 | \$2,088 | \$2,576 | \$2,650 |
| Pitt Meadows | ** | \$1,250 | \$1,450 | \$1,623 | ** | \$1,200 | \$1,350 | \$1,725 | ** | \$1,650 | \$1,600 | \$1,900 | ** | \$1,650 | \$1,800 | ** | ** | ** | ** | ** |
| Port Coquitlam | \$918 | \$1,125 | \$2,150 | \$1,582 | \$1,175 | \$1,500 | \$2,300 | \$1,500 | \$779 | \$1,400 | \$2,025 | ** | ** | ** | ** | ** | ** | \$2,125 | \$2,800 | ** |
| Port Moody | ** | \$1,025 | ** | ** | ** | \$1,000 | \$1,500 | \$1,680 | ** | \$1,763 | \$2,213 | \$2,100 | ** | \$1,975 | \$2,363 | \$2,743 | ** | ** | \$2,380 | ** |
| Richmond | \$1,140 | \$1,250 | \$1,450 | \$1,900 | \$1,100 | \$1,350 | \$1,550 | \$1,900 | \$1,269 | \$1,500 | \$1,776 | \$2,436 | ** | \$1,750 | \$2,000 | \$2,500 | \$1,400 | \$1,747 | \$1,888 | \$2,251 |
| Surrey | \$908 | \$1,125 | \$1,250 | \$1,590 | \$936 | \$1,200 | \$1,300 | \$1,525 | \$1,005 | \$1,370 | \$1,446 | \$1,796 | \$1,479 | \$1,479 | \$1,600 | \$1,600 | \$1,360 | \$1,775 | \$1,800 | \$1,600 |
| Vancouver | \$1,300 | \$1,500 | \$2,000 | \$2,400 | \$1,345 | \$1,500 | \$2,000 | \$2,700 | \$1,363 | \$1,600 | \$2,200 | \$2,950 | \$1,450 | \$1,705 | \$2,303 | \$2,465 | \$1,600 | \$1,795 | \$2,425 | \$3,250 |
| West Vancouver | \$1,400 | \$1,750 | \$2,700 | \$3,600 | \$1,322 | \$1,750 | \$2,745 | \$3,975 | \$1,535 | \$1,900 | \$3,115 | \$4,400 | \$1,650 | \$2,193 | \$3,250 | \$4,850 | \$1,575 | \$2,200 | \$3,400 | \$4,900 |
| White Rock | \$901 | \$1,058 | \$1,374 | ** | \$934 | \$1,105 | \$1,380 | ** | \$975 | \$1,125 | \$1,413 | \$3,200 | \$909 | \$1,300 | \$1,599 | ** | \$1,137 | \$1,600 | \$1,683 | ** |
| METRO VANCOUVER | \$1,250 | \$1,390 | \$1,650 | \$1,850 | \$1,300 | \$1,400 | \$1,720 | \$1,952 | \$1,345 | \$1,500 | \$1,900 | \$2,100 | \$1,424 | \$1,640 | \$2,100 | \$2,350 | \$1,565 | \$1,738 | \$2,200 | \$2,586 |

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

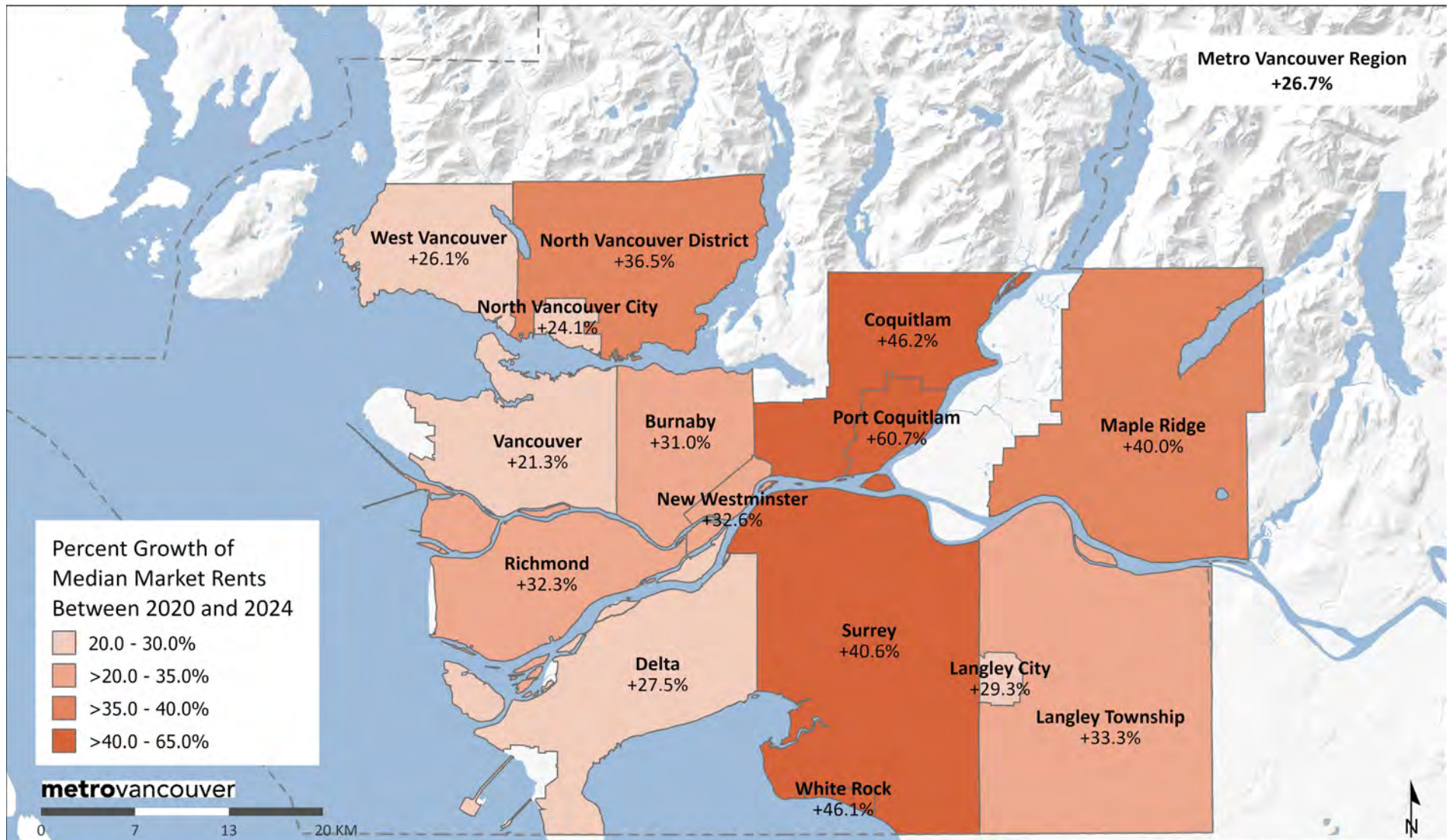
Notes: Data not available for small municipalities (Anmore, Belcarra, Bowen Island, Lions Bay, Tsawwassen First Nation).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

** Indicates data suppressed for confidentiality or data is not available.

Map 4.3 Growth in Median Market Rents (Purpose-Built Market Rental Apartments and Townhouses) Between 2020 and 2024, Metro Vancouver



Tsawwassen First Nation, Anmore, Belcarra, Bowen Island, Lions Bay, Port Moody, and Pitt Meadows are not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data.

Source: CMHC Rental Market Survey.

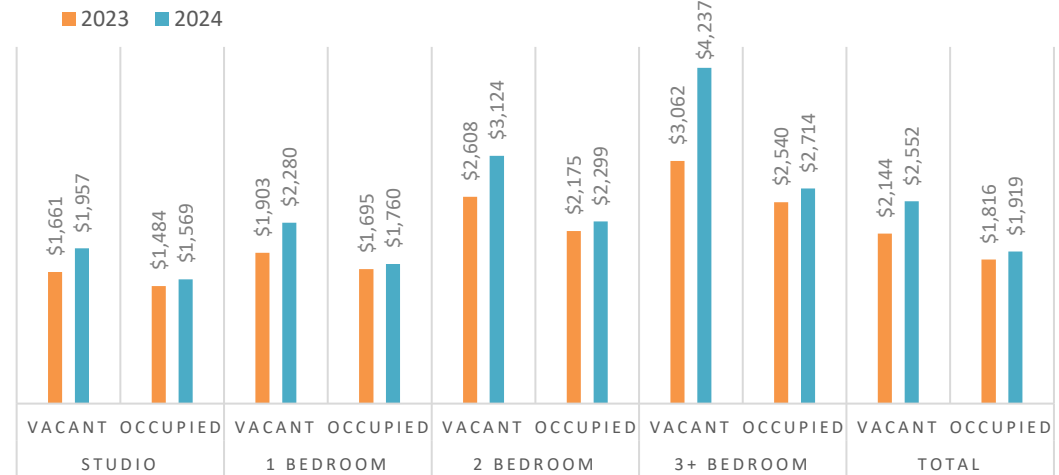
4.4 Average Rents of Vacant and Occupied Units in the Purpose-Built Rental Market (Apartments and Townhouses)

Data on average and median market rents does not completely reflect the reality of anyone who is looking to rent a home, particularly when relocating within the rental market. The asking rents for vacant units are higher than the rents of occupied units. Annual rent increases in occupied units are limited by a maximum allowable rate set out by the BC Government each year. The same is not true for vacant units. Upon turnover, landlords can increase the rent by any amount, resulting in significantly higher asking market rents for vacant units.

Key Observations

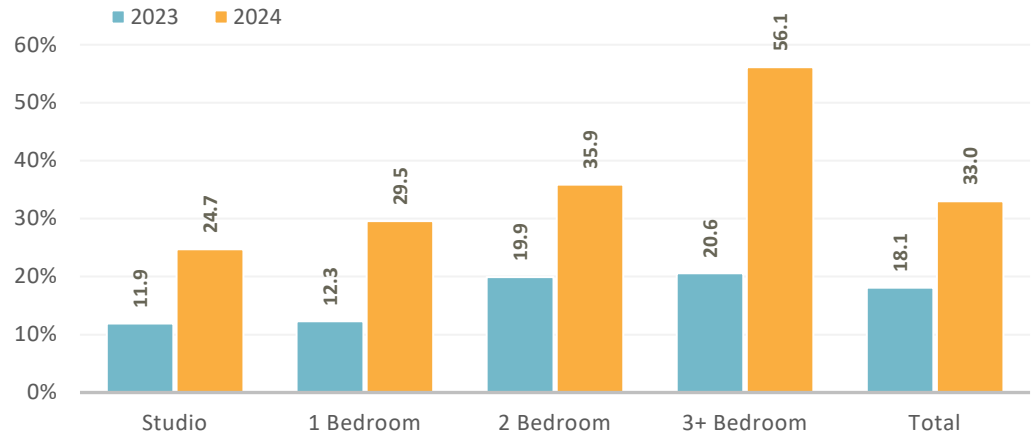
- Asking rents for vacant units are higher than the rent paid for occupied units (Figure 4.4.1) – and this difference has increased from 2023 to 2024 (Figure 4.4.2).
- In 2024, the average asking rent for a vacant unit in Metro Vancouver was \$2,552, 33% higher than the average rent for an occupied unit. The difference in rent between a vacant and occupied unit increased by 15% since 2023.
- The difference in rent between vacant and occupied units in 2024 was most pronounced among 3+ bedroom units (56%; \$1,523).
- This is a shift since 2022, which had the greatest difference in average rent between vacant and occupied studio units (58.3%; \$797).
- The large difference in rent between vacant and occupied units underscores the difficulty that larger households, most often families, face when relocating.

Figure 4.4.1. Average Rents of Vacant and Occupied Units in the Purpose-Built Rental Market (Apartments and Townhouses), Metro Vancouver, 2023 and 2024



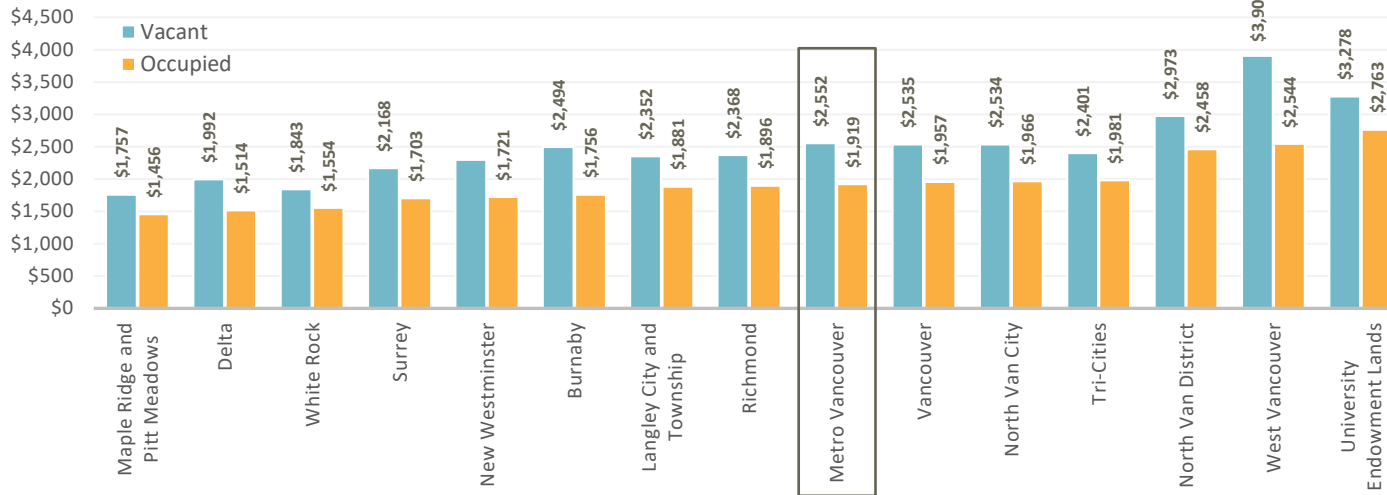
Source: CMHC Rental Market Survey

Figure 4.4.2. Difference in Average Rents of Vacant and Occupied Units in the Purpose-Built Rental Market (Apartments and Townhouses), Metro Vancouver, 2023 and 2024



Source: CMHC Rental Market Survey

Figure 4.4.3. Average Rents of Vacant and Occupied Units in the Purpose-Built Rental Market (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2024

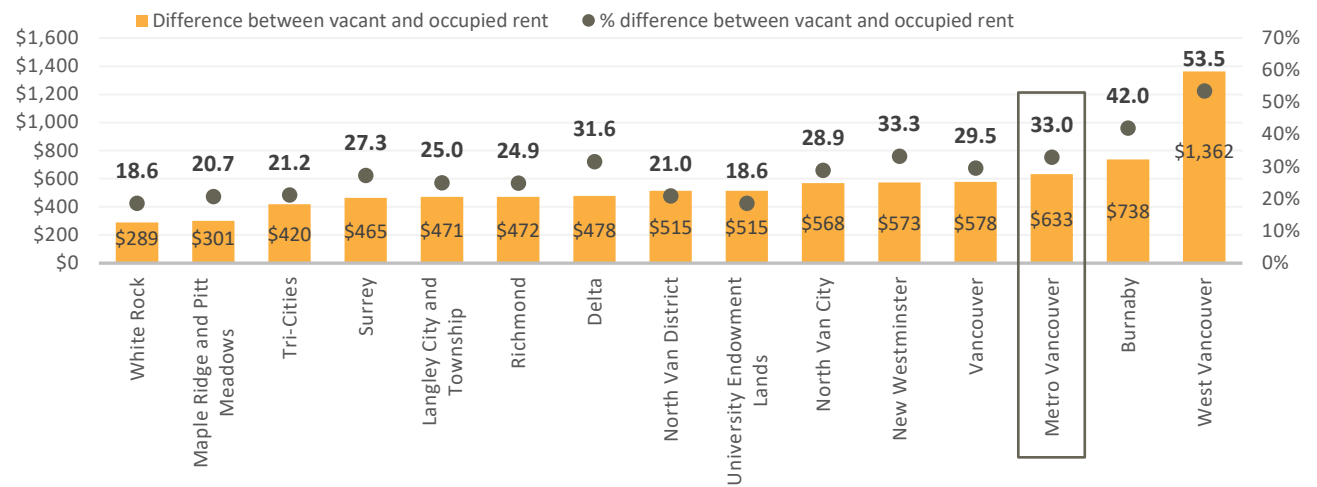


Source: CMHC Rental Market Survey

- In 2024 (and in 2021–2023), highest average asking rents for vacant units were in West Vancouver (\$3,906).
- Largest average asking rents for occupied units in 2024 were in the University Endowment Lands (part of Electoral Area A; \$2,763).
- Maple Ridge and Pitt Meadows (combined) had the lowest average asking rents for vacant as well as occupied units in 2024.

- In 2024 (and in 2021 to 2023), West Vancouver had the largest difference in average rent between vacant and occupied units (46.5%; \$1,155).
- Burnaby followed, with asking rents for vacant units 42% (\$738) higher than average rents of occupied units.
- In comparison, White Rock and the University Endowment Lands (part of Electoral Area A) had the smallest differences in rents between vacant and occupied units (18.6% for each).

Figure 4.4.4. Difference Between Average Rents of Vacant and Occupied Units in the Purpose-Built Rental Market (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2024



Source: CMHC Rental Market Survey

Table 4.4. Average Rents of Vacant and Occupied Units in the Purpose-Built Rental Market (Apartments and Townhouses) by Bedroom Count for Metro Vancouver, 2024

| MUNICIPALITY / JURISDICTION | MEMBER | Studio | | | 1 Bedroom | | | 2 Bedroom | | | 3+ Bedroom | | | Total | | |
|---|--------|--------------|--------------|----------|--------------|--------------|----------|--------------|--------------|----------|--------------|--------------|----------|--------------|--------------|----------|
| | | Vacant | Occupied | Y/N* | Vacant | Occupied | Y/N* | Vacant | Occupied | Y/N* | Vacant | Occupied | Y/N* | Vacant | Occupied | Y/N* |
| Burnaby | | 2,020 | 1,336 | Y | 2,325 | 1,623 | Y | 3,112 | 2,007 | Y | ** | 2,240 | ** | 2,494 | 1,756 | Y |
| Delta | | ** | 1,119 | ** | ** | 1,284 | ** | ** | 1,776 | ** | ** | 3,012 | ** | 1,992 | 1,514 | Y |
| Langley City and Township | | ** | 1,096 | ** | 2,040 | 1,716 | Y | 2,638 | 2,165 | Y | 2,914 | 2,145 | Y | 2,352 | 1,881 | Y |
| Maple Ridge and Pitt Meadows | | ** | ** | ** | ** | 1,300 | ** | ** | 1,739 | ** | ** | 2,412 | ** | 1,757 | 1,456 | Y |
| New Westminster | | 2,066 | 1,523 | Y | 2,096 | 1,575 | Y | 2,843 | 2,006 | Y | ** | 2,389 | ** | 2,294 | 1,721 | Y |
| North Van City | | 2,180 | 1,586 | Y | 2,373 | 1,797 | Y | 2,722 | 2,298 | Y | ** | 3,886 | ** | 2,534 | 1,966 | Y |
| North Van District | | ** | 1,566 | ** | 2,682 | 2,081 | Y | 3,028 | 2,746 | Y | ** | 2,818 | ** | 2,973 | 2,458 | Y |
| Richmond | | ** | 1,449 | ** | 1,826 | 1,723 | Y | 2,825 | 2,082 | Y | ** | 2,231 | ** | 2,368 | 1,896 | Y |
| Surrey | | ** | 1,412 | ** | 2,050 | 1,614 | Y | 2,560 | 1,855 | Y | ** | 1,711 | ** | 2,168 | 1,703 | Y |
| Tri-Cities | | ** | 1,628 | ** | 2,035 | 1,703 | Y | 2,920 | 2,268 | Y | 3,231 | 2,402 | Y | 2,401 | 1,981 | Y |
| University Endowment Lands (in Electoral Area A) | | ** | 1,769 | ** | ** | 2,382 | ** | ** | 3,105 | ** | ** | 3,512 | ** | 3,278 | 2,763 | Y |
| Vancouver | | 1,915 | 1,612 | Y | 2,307 | 1,829 | Y | 3,360 | 2,539 | Y | 4,527 | 3,195 | Y | 2,535 | 1,957 | Y |
| West Vancouver | | ** | 1,563 | ** | 3,118 | 2,120 | Y | 4,342 | 3,211 | Y | 5,435 | 4,889 | Y | 3,906 | 2,544 | Y |
| White Rock | | ** | 1,163 | ** | 1,853 | 1,520 | Y | ** | 1,690 | ** | ** | ** | ** | 1,843 | 1,554 | Y |
| METRO VANCOUVER | | 1,957 | 1,569 | Y | 2,280 | 1,760 | Y | 3,124 | 2,299 | Y | 4,237 | 2,714 | Y | 2,552 | 1,919 | Y |

Source: CMHC Rental Market Survey

Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay) and partially available for Electoral Area A (i.e., University Endowment Lands).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

** Indicates data suppressed for confidentiality or data is not available.

Y/N: Indication provided by CMHC of whether the average rent of vacant units is statistically higher than that of occupied units. (95% of Confidence Level is used for test).

4.5 Profile of Newly Built Market Rental Units (Apartments and Townhouses)

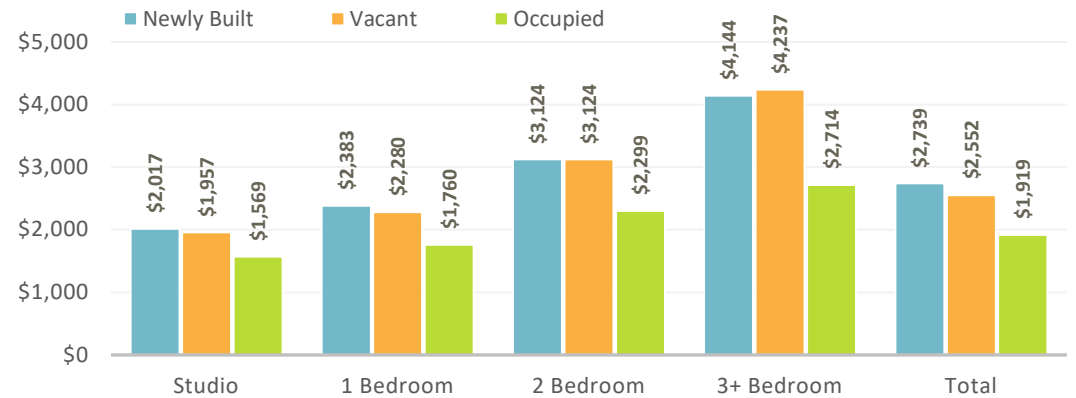
A growing population requires a diversity of housing choices, including rental housing. New rental housing units, despite having higher rents, increase overall rental housing supply, thereby easing pressures on vacancy rates and average rents.

CMHC provides data on purpose-built rental units in newly built structures. In 2024, newly built structures were defined as structures completed between July 2021 and June 2024. In 2024, there were 8,665 purpose-built rental units in Metro Vancouver that were completed in the past three years.

Key Observations

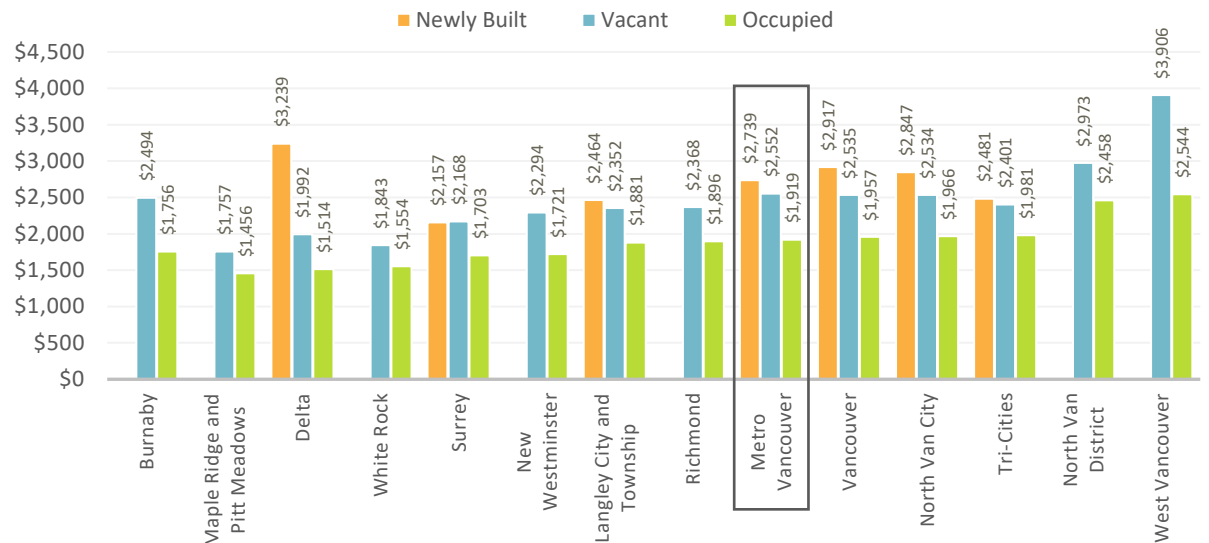
- In 2024, regional average rent for newly built units was \$2,739. This was 42.7% higher than the average occupied rent for an existing unit (of any age), and 7.3% higher than the average asking rent for a vacant unit (of any age).
- Average rents of newly built units were more similar to those of vacant units (of any age). However, newly built 3+ bedroom units had the highest average rent in 2024 – 52.7% greater (+\$1,430) than occupied units (of any age).
- Delta’s newly built units had substantially higher rents: 18.3% higher (+\$500) than the regional average, 62.6% higher (+\$1,247) than Delta’s vacant units, and 113.9% higher (+\$1,725) than Delta’s occupied units.

Figure 4.5.1. Average Rents of Newly Built Units (Completed July 2021 to June 2024), Existing Vacant Units, and Occupied Units of Any Age in the Purpose-Built Rental Market (Apartments and Townhouses), Metro Vancouver, 2024



Source: CMHC Rental Market Survey

Figure 4.5.2. Average Rents of Newly Built Units (Completed July 2021 to June 2024), Existing Vacant Units, and Occupied Units of Any Age in the Purpose-Built Rental Market (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2024



Source: CMHC Rental Market Survey

Table 4.5. Profile of Newly Built Units (Structures Completed Between July 2021 and June 2024) in the Purpose-Built Rental Market (Apartments and Townhouses), Metro Vancouver

| MUNICIPALITY / MEMBER JURISDICTION | Studio | | | 1 Bedroom | | | 2 Bedroom | | | 3+ Bedroom | | | Total | | |
|--|--------------|--------------|-----------------|--------------|--------------|-----------------|--------------|--------------|-----------------|------------|--------------|-----------------|--------------|--------------|-----------------|
| | Unit Count | Vacancy Rate | Average Rent | Unit Count | Vacancy Rate | Average Rent | Unit Count | Vacancy Rate | Average Rent | Unit Count | Vacancy Rate | Average Rent | Unit Count | Vacancy Rate | Average Rent |
| Burnaby | 23 | ** | ** | 282 | ** | ** | 171 | ** | ** | 6 | ** | ** | 482 | ** | ** |
| Delta | 0 | ** | ** | 0 | ** | ** | 10 | 0.0% | \$ 3,070 | 8 | 12.5% | \$ 3,450 | 18 | 5.6% | \$ 3,239 |
| Langley City and Township | 5 | ** | ** | 242 | ** | \$ 2,081 | 306 | 4.9% | \$ 2,634 | 48 | ** | \$ 3,548 | 601 | 5.8% | \$ 2,464 |
| Maple Ridge and Pitt Meadows | 0 | ** | ** | 0 | ** | ** | 0 | ** | ** | 0 | ** | ** | 0 | ** | ** |
| New Westminster | 24 | ** | ** | 142 | ** | ** | 95 | ** | ** | 36 | ** | ** | 297 | ** | ** |
| North Van City | 151 | 3.4% | \$ 2,104 | 681 | 1.7% | \$ 2,493 | 335 | 2.7% | \$ 3,473 | 98 | 3.8% | \$ 4,233 | 1,265 | 2.3% | \$ 2,847 |
| North Van District | 0 | ** | ** | 59 | ** | ** | 88 | ** | ** | 30 | ** | ** | 177 | ** | ** |
| Richmond | 8 | ** | ** | 30 | ** | ** | 147 | ** | ** | 14 | ** | ** | 199 | ** | ** |
| Surrey | 149 | 7.0% | \$ 1,489 | 725 | ** | \$ 2,014 | 469 | ** | \$ 2,590 | 22 | ** | ** | 1,365 | 4.5% | \$ 2,157 |
| Tri-Cities | 139 | 9.0% | \$ 2,063 | 442 | 5.0% | \$ 2,255 | 501 | 4.1% | \$ 2,750 | 69 | 3.9% | \$ 3,067 | 1,151 | 4.0% | \$ 2,481 |
| University Endowment Lands (in Electoral Area A) | 53 | ** | ** | 43 | ** | ** | 83 | ** | ** | 83 | ** | ** | 262 | ** | ** |
| Vancouver | 582 | 5.5% | \$ 2,197 | 985 | 4.2% | \$ 2,560 | 679 | 4.5% | \$ 3,491 | 194 | ** | \$ 4,454 | 2,440 | 4.9% | \$ 2,917 |
| West Vancouver | 2 | ** | ** | 141 | ** | ** | 206 | ** | ** | 59 | ** | ** | 408 | ** | ** |
| White Rock | 0 | ** | ** | 0 | ** | ** | 0 | ** | ** | 0 | ** | ** | 0 | ** | ** |
| METRO VANCOUVER | 1,136 | 3.4% | \$ 2,017 | 3,772 | 5.7% | \$ 2,383 | 3,090 | 4.2% | \$ 3,124 | 667 | 6.4% | \$ 4,144 | 8,665 | 4.9% | \$ 2,739 |

Source: CMHC Rental Market Survey.

Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay) and partially available for Electoral Area A (i.e., University Endowment Lands).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

** Indicates data suppressed for confidentiality or data is not available.

4.6 Vacancy Rates (Purpose-Built Rentals)

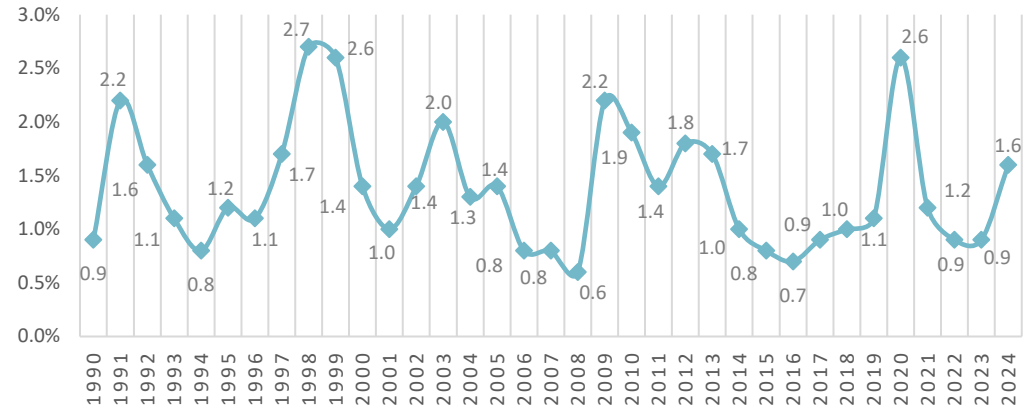
Vacancy rates are an indication of the health of the residential rental market. Generally, vacancy rates around 3% to 5% are considered to be a sign of a balanced market. Low vacancy rates lead to challenges for many households, particularly those with low incomes, in finding suitable and affordable rental housing.

The vacancy rate data presented here is for the purpose-built market rental universe (apartments and townhouses), as reported in CMHC’s Rental Market Survey. The purpose-built market rental universe accounts for approximately one third of all rental units in the region. The rest of the rental market consists of secondary suites, non-market rental units, and privately rented condominium units. Vacancy rate data for these units is not available.

Key Observations

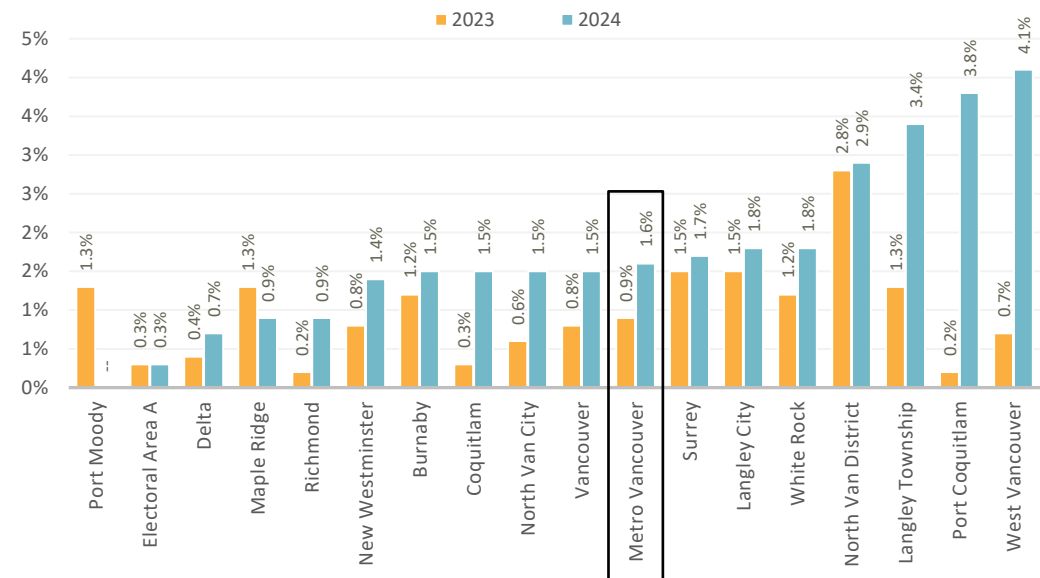
- Vacancy rates in the region have varied substantially over the past 30 years, but they have mostly remained well below the 3% that is considered to be a healthy rate (and a sign of a balanced market).
- Regional purpose-built vacancy rates have increased to 1.6% in 2024, following a low of 0.9% in 2022 and 2023.
- 2024 vacancy rates varied across the region. The highest vacancy rates were found in West Vancouver (4.1%), Port Coquitlam (3.8%), and the Township of Langley (3.4%).
- Electoral Area A, Delta, Maple Ridge, and Richmond had the lowest vacancy rates in 2024. Electoral Area A remains with the lowest vacancy rate since 2022, while Delta and Richmond have increased their purpose-built vacancy rates since 2023.

Figure 4.6.1. Vacancy Rate of Purpose-Built Market Rentals (Apartments and Townhouses), Metro Vancouver, 1990 and 2024



Source: CMHC Rental Market Survey

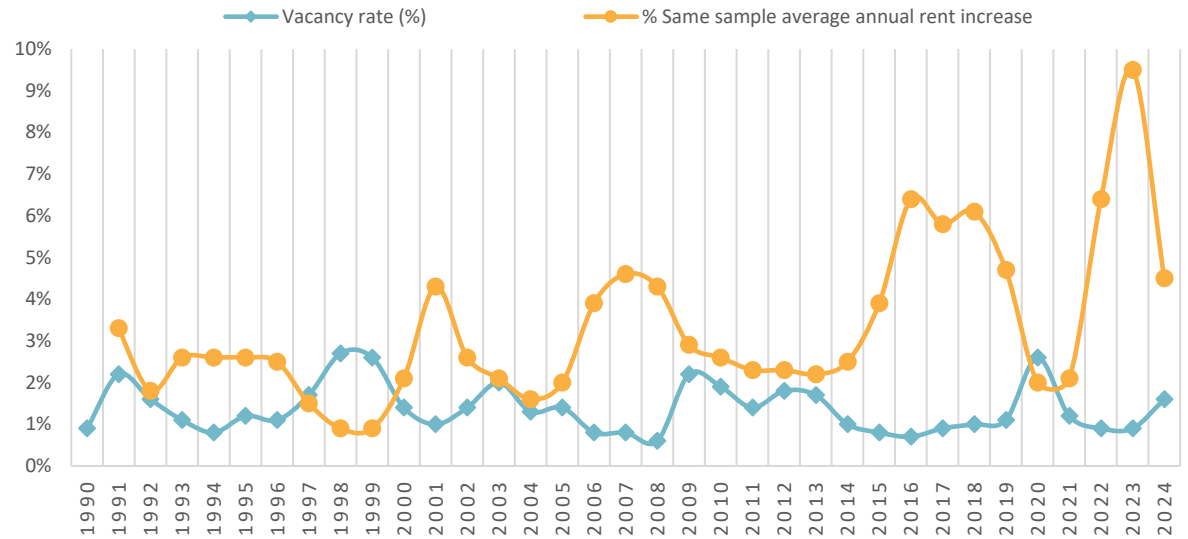
Figure 4.6.2. Vacancy Rates of Purpose-Built Market Rentals (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2023 and 2024



Source: CMHC Rental Market Survey

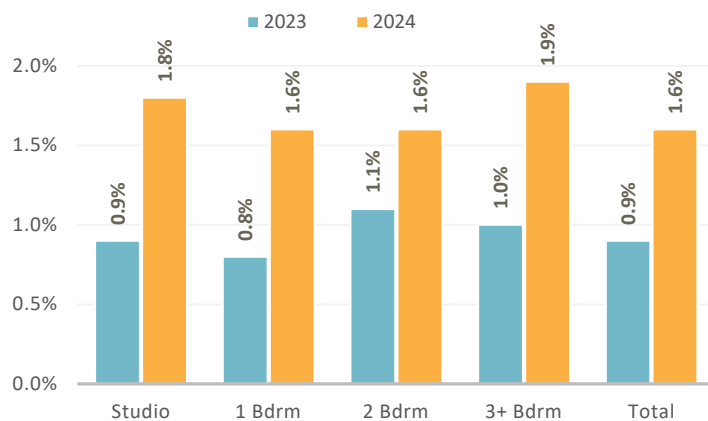
- Historically, low vacancy rates have been associated with increases in rent costs. Figure 4.6.3 shows the relationship between vacancy rates and the average annual rent increase in the purpose-built rental market in Metro Vancouver over the past three decades.
- As can be seen in 2024, the increased vacancy rate is accompanied by a steep decrease in same sample average annual rent increase.
- Vacancy rates varied by bedroom count; however, their 20+ year trends generally follow the overall vacancy rate trend (Figure 4.6.5).
- Historically and in 2024, vacancy rates for 3+ bedroom units were higher than all others. The vacancy rate of studio units closely followed (1.8%; double the 2023 vacancy rate).

Figure 4.6.3. Vacancy Rate and Average Annual Rent Increase of Purpose-Built Market Rentals (Apartments and Townhouses), Metro Vancouver, 1990 to 2024



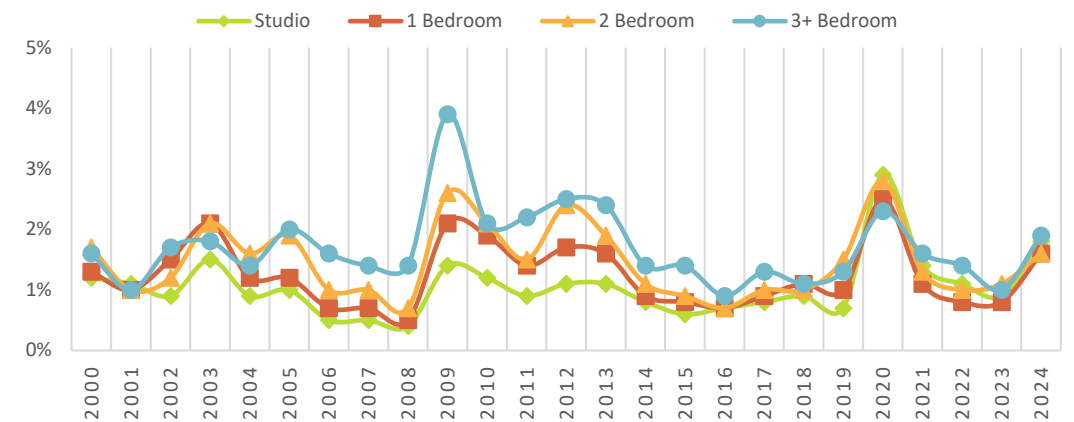
Source: CMHC Rental Market Survey

Figure 4.6.4. Vacancy Rates of Purpose-Built Market Rentals by Bedroom Count, Metro Vancouver, 2023 and 2024



Source: CMHC Rental Market Survey

Figure 4.6.5. Vacancy Rates of Purpose-Built Market Rentals (Apartments and Townhouses) by Bedroom Count, Metro Vancouver, 2000 to 2024



Source: CMHC Rental Market Survey

Table 4.6.1. Primary Rental Market Vacancy Rates for Metro Vancouver Jurisdictions, 2014 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-Year Average | 10-Year Average |
|------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|-----------------|
| Burnaby | 1.3% | 1.2% | 0.8% | 0.6% | 2.0% | 1.3% | 3.2% | 1.7% | 1.1% | 1.2% | 1.5% | 1.7% | 1.5% |
| Coquitlam | 1.0% | 1.2% | 1.8% | 1.4% | 1.0% | 0.9% | 2.0% | 1.9% | 0.5% | 0.3% | 1.5% | 1.1% | 1.2% |
| Delta | 3.6% | 0.6% | 0.0% | 1.2% | 1.3% | 1.1% | 2.2% | 1.3% | 0.4% | 0.4% | 0.7% | 1.1% | 1.2% |
| Electoral Area A | 0.2% | 0.1% | 0.0% | 0.2% | 0.3% | 0.8% | 14.6% | 0.0% | 0.2% | 0.3% | 0.3% | 3.2% | 1.7% |
| Langley City | 2.5% | 1.6% | 1.0% | 1.5% | 1.3% | 2.2% | 1.6% | 1.4% | 1.0% | 1.5% | 1.8% | 1.5% | 1.6% |
| Langley Township | 0.7% | ** | ** | 0.3% | 2.4% | 6.2% | 2.8% | 0.8% | 0.5% | 1.3% | 3.4% | 2.3% | 1.9% |
| Maple Ridge | 2.8% | 1.4% | 0.5% | 0.4% | 1.8% | 2.4% | 1.6% | 5.7% | 1.0% | 1.3% | 0.9% | 2.4% | 1.9% |
| New Westminister | 1.4% | 0.9% | 0.4% | 1.1% | 1.6% | 1.2% | 1.6% | 1.0% | 0.6% | 0.8% | 1.4% | 1.0% | 1.1% |
| North Van City | 0.5% | 0.4% | 0.3% | 1.3% | 0.9% | 0.5% | 2.6% | 0.8% | 1.0% | 0.6% | 1.5% | 1.1% | 0.9% |
| North Van District | 0.7% | 0.8% | 0.3% | 2.6% | 1.9% | 2.6% | 2.8% | 1.3% | 2.8% | 2.8% | 2.9% | 2.5% | 1.9% |
| Pitt Meadows | 1.8% | 2.1% | ** | 1.1% | 0.6% | 0.6% | 1.1% | 0.0% | ** | ** | ** | 0.6% | 1.0% |
| Port Coquitlam | 3.3% | 0.4% | 1.1% | 0.2% | 1.8% | 5.5% | 0.7% | 3.8% | 0.4% | 0.2% | 3.8% | 2.1% | 1.7% |
| Port Moody | 2.9% | 1.0% | 0.5% | 1.4% | ** | ** | ** | 9.4% | ** | 1.3% | ** | 5.4% | 2.8% |
| Richmond | 1.6% | 1.0% | 0.9% | 0.6% | 0.6% | 0.5% | 1.7% | 1.1% | 0.5% | 0.2% | 0.9% | 0.8% | 0.9% |
| Surrey | 2.4% | 1.9% | 0.4% | 0.5% | 0.4% | 0.5% | 1.4% | 0.6% | 0.6% | 1.5% | 1.7% | 0.9% | 1.0% |
| Vancouver | 0.5% | 0.6% | 0.8% | 0.9% | 0.8% | 1.0% | 2.8% | 1.1% | 0.9% | 0.8% | 1.5% | 1.3% | 1.0% |
| West Vancouver | 0.7% | 0.5% | 0.2% | 0.4% | 0.6% | 1.2% | 2.5% | 1.0% | 1.1% | 0.7% | 4.1% | 1.3% | 0.9% |
| White Rock | 1.5% | 0.8% | 0.1% | 0.6% | 1.1% | 1.7% | 0.8% | 0.7% | 1.5% | 1.2% | 1.8% | 1.2% | 1.0% |
| METRO VANCOUVER | 1.0% | 0.8% | 0.7% | 0.9% | 1.0% | 1.1% | 2.6% | 1.2% | 0.9% | 0.9% | 1.6% | 1.3% | 1.1% |

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

Notes: Data not available for small municipalities (Anmore, Belcarra, Bowen Island, Lions Bay, Tsawwassen First Nation).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

** Indicates data suppressed for confidentiality or data is not available.

Table 4.6.2. Primary Rental Market Vacancy Rates by Bedroom Count for Metro Vancouver Jurisdictions, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2020 | | | | 2021 | | | | 2022 | | | | 2023 | | | | 2024 | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm |
| Burnaby | 4.2% | 3.2% | 3.0% | 3.1% | 2.5% | 1.5% | 1.4% | 4.4% | 2.1% | 1.1% | 0.8% | 1.3% | 1.7% | 1.3% | 0.9% | 0.4% | 1.8% | 1.7% | 1.0% | 1.7% |
| Coquitlam | 1.4% | 2.3% | 2.2% | 0.0% | 1.9% | 2.2% | 1.8% | 0.0% | 2.2% | 0.4% | 0.4% | 1.4% | 0.0% | 0.5% | 0.0% | 0.7% | 0.6% | 2.1% | 0.7% | 1.9% |
| Delta | 7.9% | 2.2% | 1.7% | 0.0% | 0.0% | 0.9% | 2.0% | ** | 0.0% | 0.2% | 0.7% | 0.0% | 1.2% | 0.2% | 0.7% | 0.0% | 0.0% | 0.7% | 0.7% | ** |
| Electoral Area A | 3.9% | 7.1% | 26.9% | 13.3% | 0.0% | 0.0% | 0.0% | 0.0% | 0.5% | 0.2% | 0.2% | 0.0% | 0.0% | 0.5% | 0.2% | 1.0% | 0.0% | 0.7% | 0.0% | 0.7% |
| Langley City | 0.0% | 2.0% | 1.5% | 1.0% | 1.2% | 1.8% | 1.3% | 0.5% | 0.0% | 1.1% | 0.9% | 0.9% | ** | 1.8% | 1.4% | 0.0% | 0.9% | 1.7% | 2.2% | ** |
| Langley Township | 0.0% | 1.5% | 4.3% | 2.2% | 0.0% | 1.3% | 0.2% | ** | ** | 1.2% | 0.0% | ** | ** | 1.3% | 1.2% | ** | ** | 3.8% | 3.2% | 2.9% |
| Maple Ridge | ** | 1.0% | 2.6% | 2.8% | ** | 6.6% | 4.6% | 2.8% | 0.0% | 1.0% | 0.8% | 2.9% | ** | 0.9% | 2.2% | ** | ** | 0.5% | ** | ** |
| New Westminster | 1.3% | 1.4% | 2.1% | 1.1% | 1.3% | 1.0% | 0.9% | 1.2% | 0.7% | 0.6% | 0.7% | 0.5% | 0.9% | 0.6% | 1.4% | 0.8% | 1.4% | 1.6% | 1.0% | 1.0% |
| North Van City | 2.7% | 2.3% | 2.0% | ** | 1.0% | 0.9% | 0.8% | 0.0% | 0.4% | 1.1% | 0.9% | 0.6% | 0.4% | 0.6% | 0.6% | 2.8% | 3.3% | 1.0% | 2.2% | 3.4% |
| North Van District | 2.1% | 2.2% | 3.8% | 2.5% | ** | 0.5% | 1.8% | 2.1% | ** | 0.7% | 5.1% | 2.2% | ** | 1.8% | 4.5% | 2.7% | 3.6% | 3.3% | 3.5% | 1.3% |
| Pitt Meadows | ** | 0.0% | 2.2% | 1.8% | ** | 0.0% | 0.0% | 0.0% | ** | 0.0% | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Port Coquitlam | ** | 0.4% | 1.0% | ** | ** | 4.6% | 3.7% | ** | ** | 0.5% | 0.4% | ** | ** | 0.0% | 0.4% | ** | ** | 5.4% | 3.2% | ** |
| Port Moody | ** | ** | ** | ** | ** | ** | 9.5% | 9.4% | ** | 0.0% | ** | ** | ** | ** | 0.8% | ** | ** | ** | ** | ** |
| Richmond | 1.8% | 2.0% | 1.6% | 1.0% | 1.6% | 1.2% | 1.0% | 0.4% | 0.6% | 0.9% | 0.2% | 0.2% | 0.0% | 0.2% | 0.2% | 0.0% | 0.9% | 1.0% | 0.9% | 0.9% |
| Surrey | 3.0% | 1.3% | 1.6% | 0.6% | 0.0% | 0.6% | 0.7% | 0.5% | 2.1% | 0.6% | 0.7% | 0.0% | ** | 1.9% | 1.2% | 0.5% | 2.5% | 2.4% | 0.8% | 0.5% |
| Vancouver | 3.1% | 2.7% | 2.9% | 2.0% | 1.5% | 1.0% | 1.2% | 0.4% | 1.2% | 0.7% | 1.2% | 2.1% | 1.0% | 0.6% | 1.2% | 1.1% | 1.9% | 1.4% | 1.8% | 2.5% |
| West Vancouver | 2.3% | 1.6% | 3.4% | 8.1% | 3.7% | 0.5% | 0.7% | 4.2% | 1.8% | 0.5% | 1.4% | 6.0% | 0.6% | 0.3% | 1.2% | 2.2% | 0.7% | ** | 4.3% | 13.1% |
| White Rock | 1.3% | 1.0% | 0.3% | 0.0% | 0.0% | 0.6% | 1.3% | 0.0% | 0.0% | 1.8% | 1.0% | 0.0% | ** | 1.1% | 1.4% | ** | 1.2% | 2.2% | 1.1% | ** |
| METRO VANCOUVER | 2.9% | 2.5% | 2.8% | 2.3% | 1.4% | 1.1% | 1.3% | 1.6% | 1.1% | 0.8% | 1.0% | 1.4% | 0.9% | 0.8% | 1.1% | 1.0% | 1.8% | 1.6% | 1.6% | 1.9% |

Source: CMHC Rental Market Survey, accessed via CMHC Housing Market Information Portal.

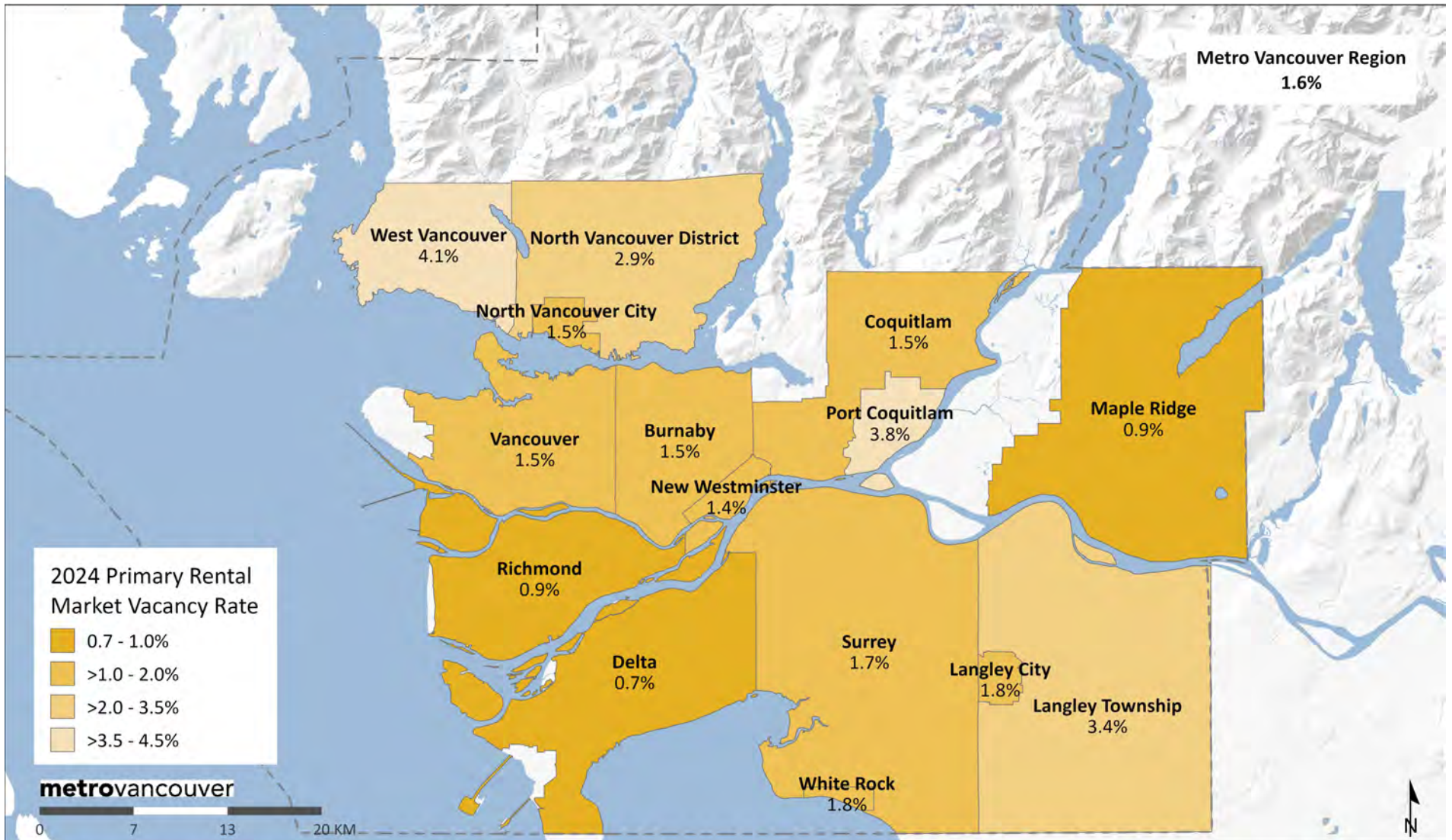
Notes: Data not available for small municipalities (Anmore, Belcarra, Bowen Island, Lions Bay, Tsawwassen First Nation).

Data includes purpose-built apartments and rental townhouses.

CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

** Indicates data suppressed for confidentiality or data is not available.

Map 4.6. Primary Rental Market Vacancy Rates (Purpose-Built Market Rental Apartments and Townhouses), Metro Vancouver, 2024



Tsawwassen First Nation, Anmore, Belcarra, Bowen Island, Lions Bay, Port Moody, and Pitt Meadows are not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data.

Source: CMHC Rental Market Survey.

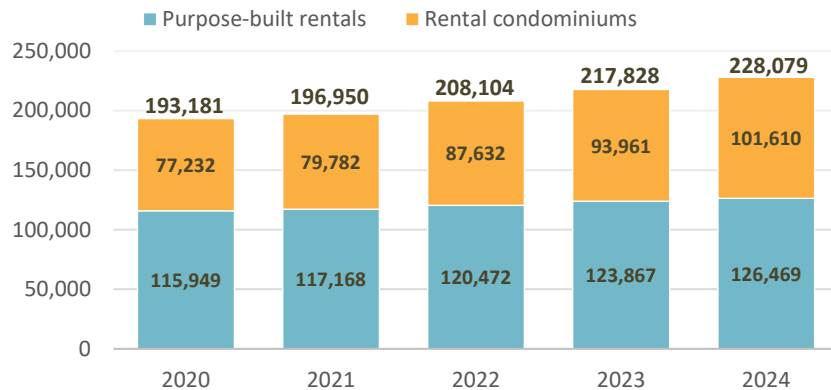
4.7 Rental Condominium Universe

The secondary rental market comprises rented condominiums as well as privately rented single detached homes, secondary suites, laneway houses, etc. Data on the secondary rental market comes from CMHC and includes rental condominiums only. Rental condominiums represent a significant and growing portion of the rental housing stock in Metro Vancouver.

Key Observations

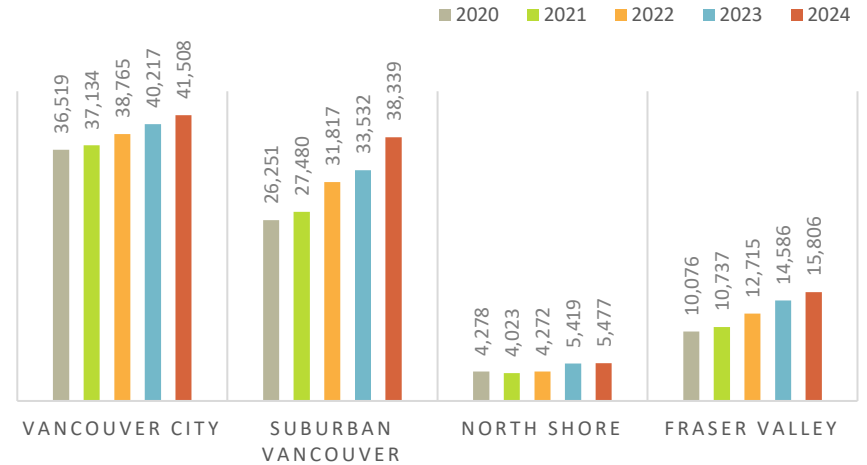
- In 2024, Metro Vancouver had 101,610 rental condominiums and 126,469 purpose-built rentals (apartments and townhouses).
- The number of rental condominiums has increased by 31.6% (+24,378 units) between 2020 and 2024, compared to just 9.1% growth (+10,520 units) among purpose-built rentals during the same period.
- 33.3% of the region’s condos in 2024 were rentals. Vancouver City had the highest proportion (39%), and the North Shore the lowest (26%).
- Since 2020, the rental condo stock in Suburban Vancouver has doubled, representing 31% of their 2024 total condominium stock (Figure 4.7.2).

Figure 4.7.1. Purpose-Built Rentals (Apartments and Townhouses) and Rental Condominiums, Metro Vancouver, 2020 to 2024



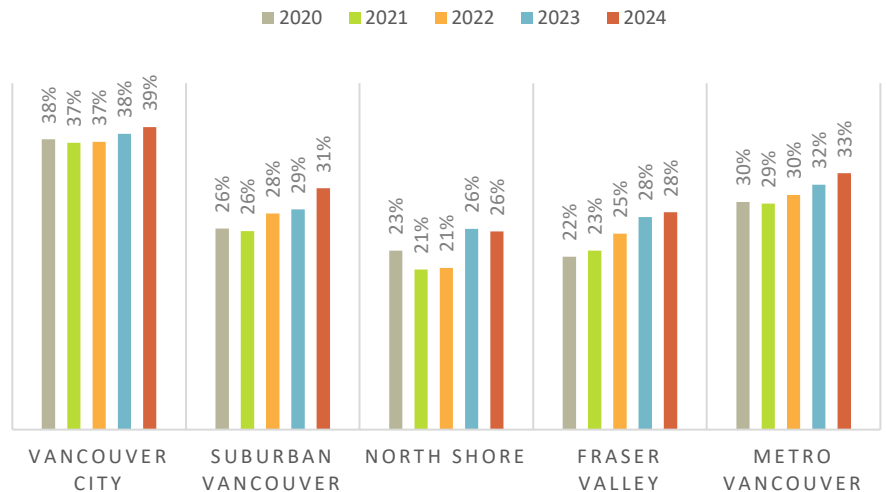
Source: CMHC Rental Market Survey

Figure 4.7.2. Rental Condominiums by CMHC Sub-Area, 2020 to 2024



Source: CMHC Rental Market Survey

Figure 4.7.3. Rental Condominiums as % of Total Condominiums by CMHC Sub-Area, Metro Vancouver, 2020 to 2024



Source: CMHC Rental Market Survey

Table 4.7. Condominium Universe, Rental Condominium Units, Percentage of Rental Condominium Units, Metro Vancouver, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | Condominium Universe | | | | | Rental Condominiums | | | | | % Rental Condominiums | | | | |
|---------------------------------------|----------------------|----------------|----------------|----------------|----------------|---------------------|---------------|---------------|---------------|----------------|-----------------------|--------------|--------------|--------------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Vancouver City | 96,864 | 99,713 | 103,767 | 104,719 | 105,642 | 36,519 | 37,134 | 38,765 | 40,217 | 41,508 | 37.7% | 37.2% | 37.4% | 37.4% | 39.3% |
| Burrard Peninsula | 40,738 | 40,903 | 42,452 | 42,570 | 42,377 | 20,023 | 19,649 | 19,833 | 19,650 | 20,726 | 49.2% | 48.0% | 46.7% | 46.7% | 48.9% |
| Vancouver Westside | 31,048 | 31,980 | 33,227 | 33,284 | 33,808 | 8,831 | 9,289 | 9,740 | 10,522 | 10,908 | 28.4% | 29.0% | 29.3% | 29.3% | 32.3% |
| Vancouver Eastside | 25,078 | 26,830 | 28,088 | 28,865 | 29,457 | 7,328 | 8,145 | 9,138 | 9,987 | 9,916 | 29.2% | 30.4% | 32.5% | 32.5% | 33.7% |
| Suburban Vancouver | 100,518 | 106,532 | 113,312 | 117,244 | 122,327 | 26,251 | 27,480 | 31,817 | 33,532 | 38,339 | 26.1% | 25.8% | 28.1% | 28.1% | 31.3% |
| North Shore | 18,411 | 19,339 | 20,337 | 20,779 | 21,285 | 4,278 | 4,023 | 4,272 | 5,419 | 5,477 | 23.2% | 20.8% | 21.0% | 21.0% | 25.7% |
| Fraser Valley | 44,837 | 46,149 | 49,968 | 52,798 | 56,007 | 10,076 | 10,737 | 12,715 | 14,586 | 15,806 | 22.5% | 23.3% | 25.4% | 25.4% | 28.2% |
| METRO VANCOUVER | 260,630 | 271,733 | 287,384 | 295,540 | 305,261 | 77,232 | 79,782 | 87,632 | 93,961 | 101,610 | 29.6% | 29.4% | 30.5% | 31.8% | 33.3% |

Source: CMHC Rental Market Survey.

Notes: Vancouver City includes Burrard Peninsula, Vancouver Westside, and Vancouver Eastside.

Burrard Peninsula includes West End, Stanley Park, English Bay, and Downtown.

Vancouver Westside includes South Granville/Oak, Kitsilano/Point Grey, Westside/Kerrisdale, Marpole, and University Endowment Lands.

Vancouver Eastside includes Mount Pleasant/Renfrew Heights, East Hastings, and Southeast Vancouver.

Suburban Vancouver includes Central Park/Metrotown, Southeast Burnaby, North Burnaby, New Westminster, Richmond, and the Tri-Cities.

Fraser Valley includes Delta, Surrey, White Rock, Langley City and Langley Township, Pitt Meadows, and Maple Ridge.

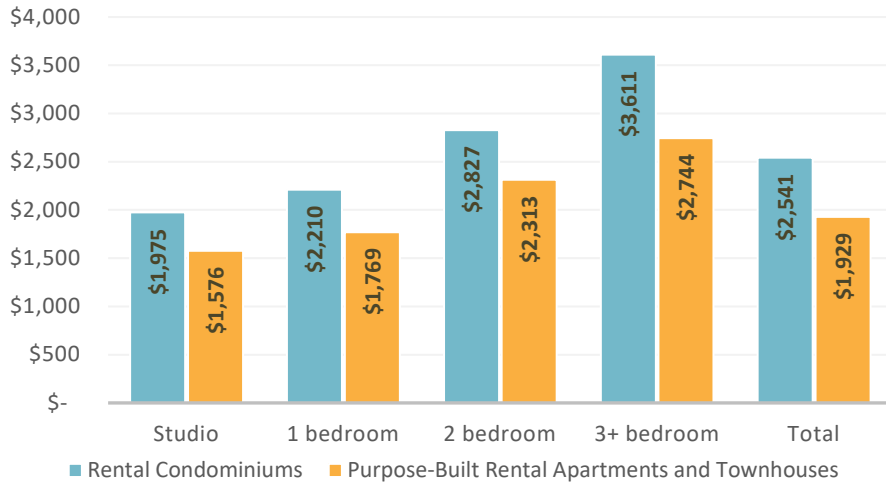
4.8 Average Rents of Rental Condominiums

On average, rental condominiums are larger and newer than purpose-built rental apartments, and therefore tend to have higher rents than other rental housing.

Key Observations

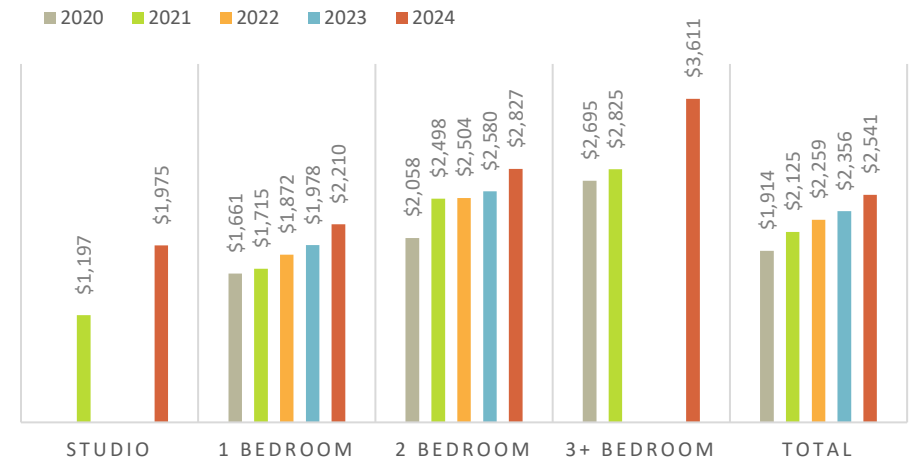
- In 2024, average rent for all rental condominiums in Metro Vancouver was \$2,541 – 32% (or \$612) greater than the average rent for a purpose-built rental unit (\$1,929).
- Average rents for rental condominiums increased by 33% for all units since 2020 (includes the start of the Covid-19 pandemic).
- Available CMHC sub-area average condo rent data shows that rents have generally increased since 2020. Notably, average condo rents in the Fraser Valley doubled (+\$796) during the same five-year period.

Figure 4.8.1. Average Rents by Bedroom Count, Rental Condominiums and Purpose-Built Rentals (Apartments and Townhouses), Metro Vancouver, 2024



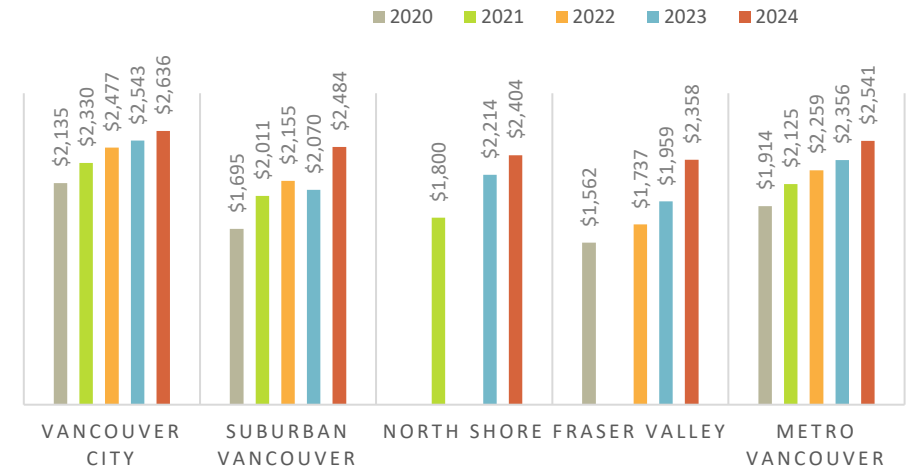
Source: CMHC Rental Market Survey

Figure 4.8.2. Average Rents of Rental Condominiums by Bedroom Count, Metro Vancouver, 2020 to 2024



Source: CMHC Rental Market Survey

Figure 4.8.3. Average Rents of Rental Condominiums by CMHC Sub-Area, Metro Vancouver, 2020 to 2024



Source: CMHC Rental Market Survey

Table 4.8.1. Average Rents (\$) of Rental Condominiums by Unit Size (Studio, 1 Bedroom, Total), Metro Vancouver, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | Studio | | | | | 1 Bedroom | | | | | Total | | | | |
|------------------------------------|--------|--------------|------|------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Vancouver City | ** | ** | ** | ** | ** | 1,844 | 1,820 | 2,078 | 2,078 | 2,248 | 2,135 | 2,330 | 2,477 | 2,543 | 2,636 |
| Burrard Peninsula | ** | ** | ** | ** | ** | 2,075 | ** | ** | ** | ** | 2,381 | ** | 2,883 | 3,227 | 3,416 |
| Vancouver Westside | ** | ** | ** | ** | ** | 1,728 | 1,869 | 2,038 | 2,050 | 2,409 | 2,035 | 2,329 | 2,288 | 2,517 | 2,742 |
| Vancouver Eastside | ** | ** | ** | ** | ** | 1,921 | 1,611 | ** | ** | ** | 2,158 | ** | ** | ** | ** |
| Suburban Vancouver | ** | ** | ** | ** | ** | 1,446 | 1,671 | 1,689 | 1,853 | 2,111 | 1,695 | 2,011 | 2,155 | 2,070 | 2,484 |
| North Shore | ** | ** | ** | ** | ** | ** | 1,681 | ** | ** | 2,288 | ** | 1,800 | ** | 2,214 | 2,404 |
| Fraser Valley | ** | ** | ** | ** | ** | 1,563 | 1,400 | 1,467 | ** | 1,925 | 1,562 | ** | 1,737 | 1,959 | 2,358 |
| METRO VANCOUVER | ** | 1,197 | ** | ** | 1,975 | 1,661 | 1,715 | 1,872 | 1,978 | 2,210 | 1,914 | 2,125 | 2,259 | 2,356 | 2,541 |

Source: CMHC Rental Market Survey.

Notes: Vancouver City includes Burrard Peninsula, Vancouver Westside, and Vancouver Eastside.

Burrard Peninsula includes West End, Stanley Park, English Bay, and Downtown.

Vancouver Westside includes South Granville/Oak, Kitsilano/Point Grey, Westside/Kerrisdale, Marpole, and University Endowment Lands.

Vancouver Eastside includes Mount Pleasant/Renfrew Heights, East Hastings, and Southeast Vancouver.

Suburban Vancouver includes Central Park/Metrotown, Southeast Burnaby, North Burnaby, New Westminster, Richmond, and the Tri-Cities.

Fraser Valley includes Delta, Surrey, White Rock, Langley City and Langley Township, Pitt Meadows, and Maple Ridge.

Total includes studio, 1 bedroom, 2 bedroom, and 3+ bedroom units.² and 3+ bedroom data is available in Table 4.8.2.

* In cases where sub-regional values are suppressed but regional values are provided, the regional values should be used with caution due to reliability concerns.

** Indicates data suppressed for confidentiality or data is not available.

Table 4.8.2. Average Rents (\$) of Rental Condominiums by Unit Size (2 Bedroom, 3 Bedroom, Total), Metro Vancouver, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | 2 Bedroom | | | | | 3+ Bedroom | | | | | Total | | | | |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------|-----------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Vancouver City | 2,277 | 2,785 | 2,873 | 2,729 | 3,036 | ** | ** | ** | ** | ** | 2,135 | 2,330 | 2,477 | 2,543 | 2,636 |
| Burrard Peninsula | 2,475 | 3,350 | 3,158 | 3,325 | ** | ** | ** | ** | ** | ** | 2,381 | ** | 2,883 | 3,227 | 3,416 |
| Vancouver Westside | 2,320 | 2,767 | 2,607 | 2,835 | 2,888 | ** | ** | ** | ** | ** | 2,035 | 2,329 | 2,288 | 2,517 | 2,742 |
| Vancouver Eastside | 2,178 | 2,297 | 3,150 | ** | ** | ** | ** | ** | ** | ** | 2,158 | ** | ** | ** | ** |
| Suburban Vancouver | 2,010 | 2,275 | 2,213 | 2,438 | 2,688 | ** | ** | ** | ** | ** | 1,695 | 2,011 | 2,155 | 2,070 | 2,484 |
| North Shore | ** | ** | ** | 2,850 | ** | ** | ** | ** | ** | ** | ** | 1,800 | ** | 2,214 | 2,404 |
| Fraser Valley | 1,563 | ** | 1,885 | 2,010 | 2,244 | ** | ** | ** | ** | ** | 1,562 | ** | 1,737 | 1,959 | 2,358 |
| METRO VANCOUVER | 2,058 | 2,498 | 2,504 | 2,580 | 2,827 | 2,695 | 2,825 | ** | ** | 3,611 | 1,914 | 2,125 | 2,259 | 2,356 | 2,541 |

Source: CMHC Rental Market Survey.

Notes: Vancouver City includes Burrard Peninsula, Vancouver Westside, and Vancouver Eastside.

Burrard Peninsula includes West End, Stanley Park, English Bay, and Downtown.

Vancouver Westside includes South Granville/Oak, Kitsilano/Point Grey, Westside/Kerrisdale, Marpole, and University Endowment Lands.

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Suburban Vancouver includes Central Park/Metrotown, Southeast Burnaby, North Burnaby, New Westminster, Richmond, and the Tri-Cities.

Fraser Valley includes Delta, Surrey, White Rock, Langley City and Langley Township, Pitt Meadows, and Maple Ridge.

Total includes studio, 1 bedroom, 2 bedroom, and 3+ bedroom units. Studio and 1 bedroom data is available in Table 4.8.1.

* In cases where sub-regional values are suppressed but regional values are provided, the regional values should be used with caution due to reliability concerns.

** Indicates data suppressed for confidentiality or data is not available.

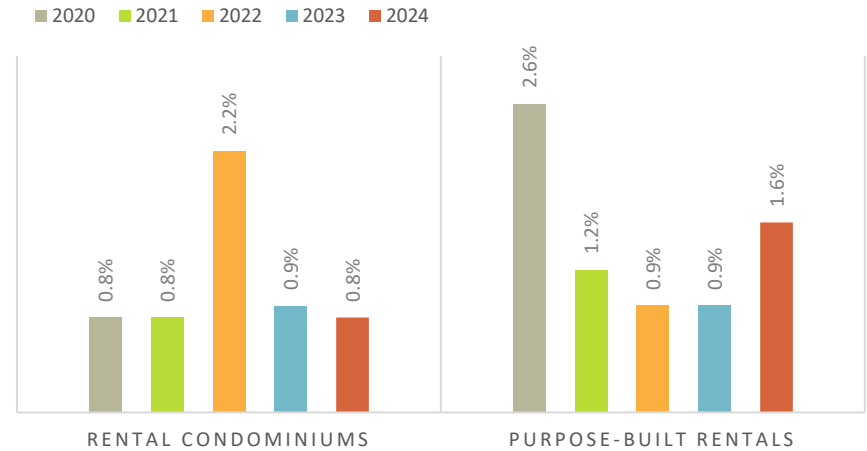
4.9 Vacancy Rates of Rental Condominiums

Rental condominiums generally have higher average rents, resulting in lower vacancy rates, than purpose-built rental apartments and townhouses. However, as many new purpose-built rentals are asking for higher rents, their demand may have weakened – resulting in longer vacancy periods as they wait to be fully leased.

Key Observations

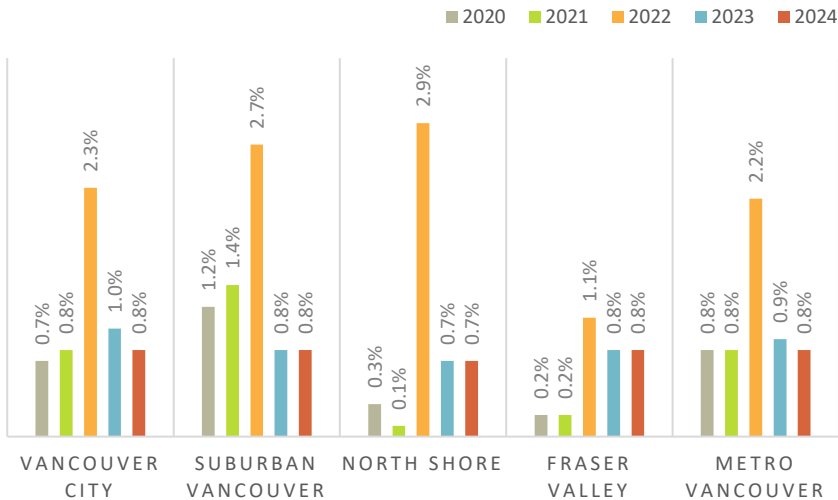
- In 2024, the vacancy rate for rental condominiums in Metro Vancouver was 0.8%, a 0.1% decrease from 2023 but similar as in 2020 and 2021. In comparison, the vacancy rate of purpose-built apartments increased to 1.6% in 2024.
- Vacancy rates were similar across the region in 2024. All CMHC sub-areas had a 2024 rental condo vacancy rate of 0.8% except for the North Shore (0.7%).

Figure 4.9.2. Vacancy Rates of Rental Condominiums and Purpose-Built Apartments and Townhouses, Metro Vancouver, 2020 to 2024

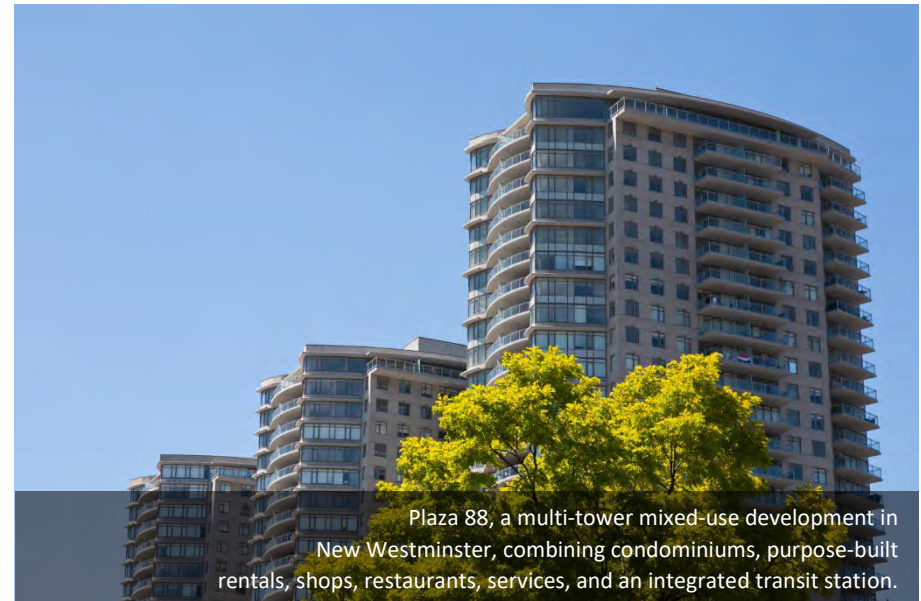


Source: CMHC Rental Market Survey

Figure 4.9.1. Vacancy Rates of Rental Condominiums by CMHC Sub-Area, Metro Vancouver, 2020 to 2024



Source: CMHC Rental Market Survey



Plaza 88, a multi-tower mixed-use development in New Westminster, combining condominiums, purpose-built rentals, shops, restaurants, services, and an integrated transit station.

Table 4.9. Rental Condominium Vacancy Rates, Metro Vancouver, 2020 - 2024

| MUNICIPALITY / MEMBER JURISDICTION | Rental Condominiums | | | | | Purpose-Built Rental Apartments | | | | |
|---------------------------------------|---------------------|-------------|-------------|-------------|-------------|---------------------------------|-------------|-------------|-------------|-------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Vancouver City | 0.7% | 0.8% | 2.3% | 1.0% | 0.8% | 2.9% | 1.1% | 0.9% | 0.8% | 1.5% |
| Burrard Peninsula | 0.5% | 0.6% | 2.3% | 0.8% | 0.7% | 4.0% | 1.6% | 1.3% | 1.1% | 2.0% |
| Vancouver Westside | 0.9% | 1.2% | 2.4% | 1.1% | 0.8% | 2.4% | 0.8% | 0.7% | 0.7% | 1.2% |
| Vancouver Eastside | 1.0% | 1.0% | 2.3% | 1.2% | 0.9% | 2.2% | 0.8% | 0.5% | 0.5% | 1.5% |
| Suburban Vancouver | 1.2% | 1.4% | 2.7% | 0.8% | 0.8% | 2.3% | 1.5% | 0.8% | 0.8% | 1.4% |
| North Shore | 0.3% | 0.1% | 2.9% | 0.7% | 0.7% | 2.6% | 0.9% | 1.4% | 1.1% | 2.4% |
| Fraser Valley | 0.2% | 0.2% | 1.1% | 0.8% | 0.8% | 1.6% | 1.4% | 0.8% | 1.3% | 1.6% |
| METRO VANCOUVER | 0.8% | 0.8% | 2.2% | 0.9% | 0.8% | 2.6% | 1.2% | 0.9% | 0.9% | 1.6% |

Source: CMHC Rental Market Survey.

Notes: Vancouver City includes Burrard Peninsula, Vancouver Westside, and Vancouver Eastside.

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Vancouver Eastside includes Mount Pleasant/Renfrew Heights, East Hastings, and Southeast Vancouver.

Suburban Vancouver includes Central Park/Metrotown, Southeast Burnaby, North Burnaby, New Westminster, Richmond, and the Tri-Cities.

North Shore includes the District of West Vancouver, City of North Vancouver, District of North Vancouver, and Bowen Island.

Fraser Valley includes Delta, Surrey, White Rock, Langley City and Langley Township, Pitt Meadows, and Maple Ridge.

PART 5 | NON-MARKET HOUSING

This section provides an overview of non-market housing in Metro Vancouver. It includes information on the different types of non-market housing available in Metro Vancouver jurisdictions, including BC Housing supported housing, independent social housing, and co-operative housing units.

HIGHLIGHTS

- **The number of non-market housing units in Metro Vancouver that had a financial relationship with BC Housing increased by almost three per cent since the previous year.** In 2024, there were 47,798 non-market housing units in the region with a financial relationship to BC Housing. BC Housing non-market housing units comprise 4.3 per cent of all dwelling units in the region (based on 2021 Census data).
- **Almost a third of non-market housing units that have a financial relationship with BC Housing have their operating agreements set to expire by 2050.** In 2024, 14,340 of BC Housing non-market units in Metro Vancouver have an operating agreement that will expire by 2050.
- **Two in three non-market units with expiring BC Housing operating agreements are set to expire by 2028.** Similar to all expiring operating agreements (by 2050), half of the units with agreements expiring by 2028 are for seniors (independent) and a quarter are for low-income families.
- **Independent social housing units comprise three per cent of all dwelling units in the region (based on 2021 Census data).** In 2024, there were 35,518 independent social housing units in the region. This includes units that have a financial relationship with BC Housing (25,392 units total) and units that do not.
- **Co-operative housing units comprise 1.2 per cent of all dwelling units in the region (based on 2021 Census data).** There were 12,705 co-operative housing units in the region in 2019.



5.1 BC Housing Non-Market Housing

Non-market housing is affordable housing that is owned or subsidized by government, non-profits, or housing cooperatives, and where the housing is provided at below market rents. Non-market housing ranges from emergency housing, to supportive housing and cooperatives.

BC Housing assists in meeting the needs of the province’s most vulnerable residents through the provision of affordable non-market housing, and by making housing in the private rental market more affordable through the provision of rent supplements. The information in this section is based on BC Housing’s summary of housing units identified as emergency, supportive, and independent housing. There may be other non-market housing units in the region that are not associated with BC Housing, thus the data presented here may not be a comprehensive account of non-market housing in the region.

Key Observations

- In 2024, there were 47,798 non-market housing units in Metro Vancouver that had a financial relationship with BC Housing. This represents 4.3% of all dwelling units in the region (from 2021 Census).
- More than half of the non-market units (53%) were independent social housing, followed by supportive housing for people experiencing homelessness (19%), and supportive housing for seniors (12%).

Figure 5.1.1. BC Housing Non-Market Housing Units by Category, Metro Vancouver, 2024

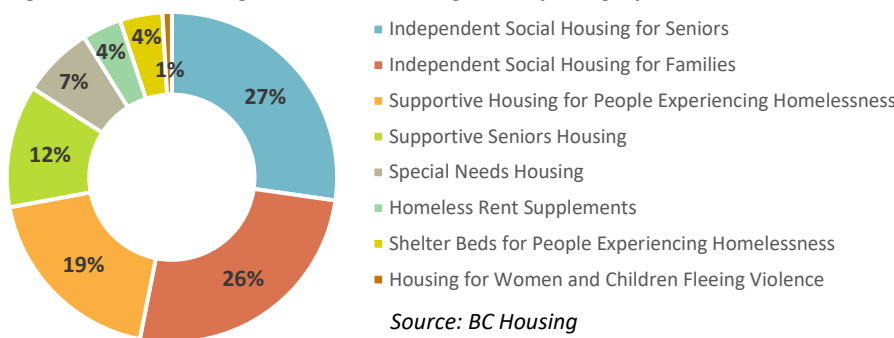
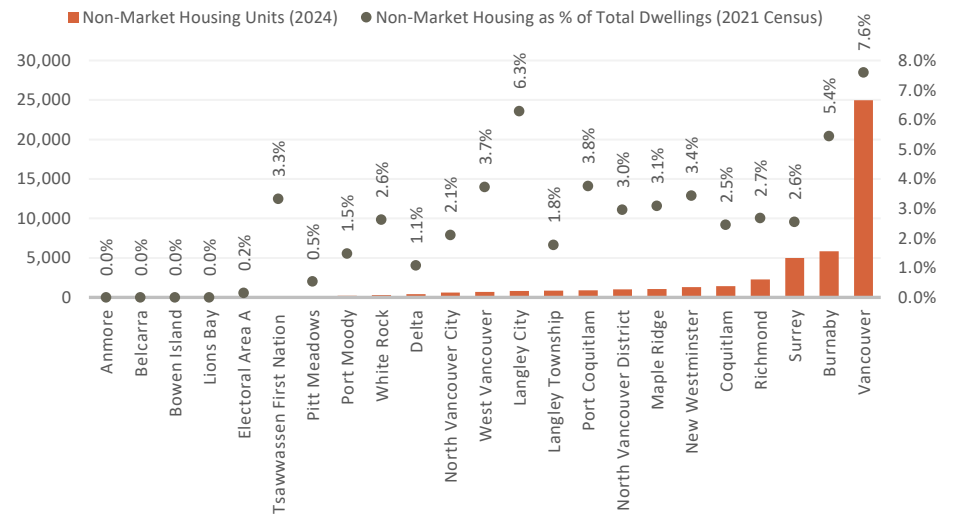


Figure 5.1.2. BC Housing Non-Market Housing Units, Metro Vancouver Jurisdictions, 2024



Source: BC Housing, Statistics Canada (2021 Census of Population)

Figure 5.1.3. Distribution of BC Housing Non-Market Housing Units by Category, Metro Vancouver Jurisdictions, 2024

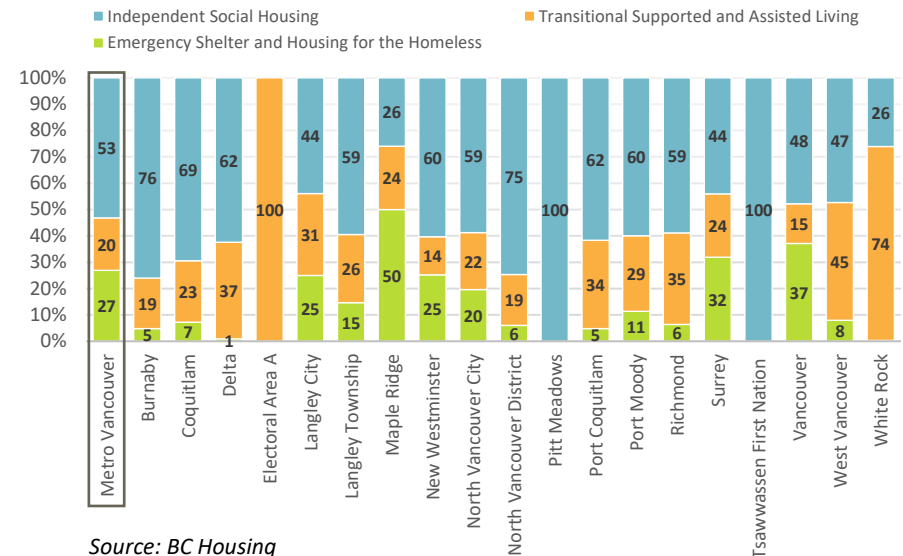


Table 5.1. BC Housing Non-Market Housing Units, Metro Vancouver Jurisdictions, 2024

| MUNICIPALITY / MEMBER JURISDICTION | Emergency Shelter and Housing for the Homeless | | | | Transitional Supported and Assisted Living | | | | Independent Social Housing | | | Total |
|------------------------------------|--|---------------------------|-----------------------|---------------|--|-----------------------|-------------------------------------|--------------|----------------------------|---------------------|---------------|---------------|
| | Homeless Housed | Homeless Rent Supplements | Homeless Shelter Beds | Subtotal | Supportive Seniors Housing | Special Needs Housing | Women and Children Fleeing Violence | Subtotal | Low Income Families | Independent Seniors | Subtotal | |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby | 124 | 116 | 40 | 280 | 890 | 213 | 19 | 1,122 | 1,494 | 2,938 | 4,432 | 5,834 |
| Coquitlam | * | * | * | 105 | 239 | 76 | 20 | 335 | 870 | 132 | 1,002 | 1,442 |
| Delta | * | * | * | 4 | 106 | 38 | 14 | 158 | 84 | 185 | 269 | 431 |
| Electoral Area A | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 14 | 0 | 0 | 0 | 14 |
| Langley City | 45 | 134 | 30 | 209 | 197 | 62 | 0 | 259 | 136 | 231 | 367 | 835 |
| Langley Township | * | * | * | 127 | 120 | 83 | 22 | 225 | 288 | 228 | 516 | 868 |
| Lions Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 192 | 282 | 55 | 529 | 51 | 192 | 12 | 255 | 253 | 21 | 274 | 1,058 |
| New Westminster | 189 | 86 | 53 | 328 | 60 | 108 | 19 | 187 | 185 | 599 | 784 | 1,299 |
| North Vancouver City | 25 | 50 | 45 | 120 | 0 | 110 | 22 | 132 | 195 | 164 | 359 | 611 |
| North Vancouver District | 61 | 0 | 0 | 61 | 91 | 105 | 0 | 196 | 232 | 523 | 755 | 1,012 |
| Pitt Meadows | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 41 | 41 |
| Port Coquitlam | 25 | 18 | 0 | 43 | 226 | 73 | 0 | 299 | 330 | 219 | 549 | 891 |
| Port Moody | 23 | 0 | 0 | 23 | 41 | 17 | 0 | 58 | 121 | 0 | 121 | 202 |
| Richmond | 80 | 21 | 45 | 146 | 549 | 217 | 25 | 791 | 849 | 490 | 1,339 | 2,276 |
| Surrey | 782 | 375 | 433 | 1,590 | 745 | 305 | 142 | 1,192 | 1,399 | 795 | 2,194 | 4,976 |
| Tsawwassen First Nation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 0 | 36 | 36 |
| Vancouver | 7,283 | 736 | 1,248 | 9,267 | 1,906 | 1,708 | 143 | 3,757 | 5,816 | 6,124 | 11,940 | 24,964 |
| West Vancouver | * | * | * | 56 | * | * | * | 313 | 32 | 300 | 332 | 701 |
| White Rock | * | * | * | 1 | 196 | 27 | 0 | 223 | 0 | 79 | 79 | 303 |
| METRO VANCOUVER | 9,063 | 1,835 | 1,991 | 12,889 | 5,729 | 3,353 | 438 | 9,520 | 12,361 | 13,028 | 25,389 | 47,798 |

Source: BC Housing Unit Count Reporting Model, March 31, 2024, prepared by BC Housing's Research Department, May 2024

Notes: 1. BC Housing only tracks units where we have a financial relationship. There may be other subsidized housing units in the community.

2. BC Housing's 'Housing Continuum' reports are based on 'units' (housing units, beds, spaces and rent supplements, depending on each program) and do not report on the number of 'people' assisted.

3. Service Allocation definitions:

- a. Homeless Housed: Housing for clients who are at the risk of homelessness, or formerly homeless for a period of at least 30 days and up to two or three years. This type of housing includes the provision of on- or off-site support services to help the clients move towards independence and self-sufficiency.
- b. Homeless Rent Supplement: This program connects people who are homeless to housing, income assistance, and community-based support services. The number of units shown represent an estimate of rent supplements given monthly based on available funding. Homeless Rent Supplement projects were first initiated in the 2008/2009 fiscal year.
- c. Homeless Shelters: Short stay housing. The shelters provide single or shared bedrooms or dorm-like sleeping arrangements, with varying levels of support services provided for the clients.
- d. Supportive Seniors Housing: Housing for seniors who cannot live independently and need access to housing with on-going supports and services.
- e. Special Needs: Housing for clients who need access to affordable housing with support services. These clients include for example adults with mental and/or physical disabilities or youth.
- f. Women and Children Fleeing Violence: BC Housing provides funding for transition houses, safe homes and second stage housing programs that support women and their children who have experienced violence or at risk of experiencing violence by providing temporary shelter/housing and support services.
- g. Low Income Families: Independent housing for low to moderate income households with a minimum of two people including at least one dependent child.
- h. Independent Seniors: Housing for seniors where minimal or no additional services are provided. Seniors are usually defined as individuals who are 65 years of age and older.

4. Due to protection of privacy, Projects with units between 1 and 10 have been suppressed or combined. Totals for categories may be adjusted or may not reflect the sum of sub categories. Suppressed data is indicated with *.

* Indicates data is not available.

Map 5.1. BC Housing Non-Market Housing Units (2024) as Percentage of Total Dwellings (2021 Census), Metro Vancouver



Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data.

Source: BC Housing; Statistics Canada, 2021 Census of Population.

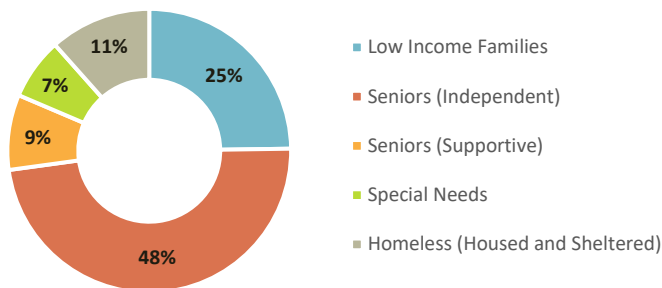
5.2 Non-Market Housing with Expiring Operating Agreements

In Metro Vancouver, housing that operates under agreements with the provincial or federal government includes independent social housing, housing cooperatives, housing for independent seniors, group homes, transition homes, other housing with supports, and some units receiving rent supplements. The information in this section is based on BC Housing’s summary of housing units that they have a financial relationship with. There may be other subsidized housing units in the region that are not associated with BC Housing, so the data presented here may not be a comprehensive account of expiring social housing agreements.

Key Observations

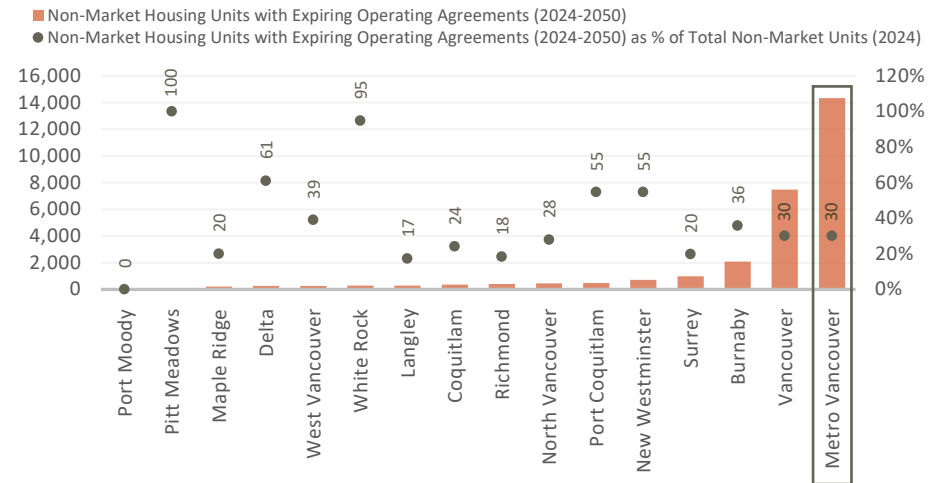
- In 2024, 14,340 of BC Housing non-market units with operating agreements in Metro Vancouver will expire by 2050. This represents almost a third of all non-market units that have a financial relationship with BC Housing.
- The majority of BC Housing operating agreements for non-market units will expire by 2028 (65%; 9,335 units).
- Similar to all agreements expiring by 2050, more than half (55%) of those expiring by 2028 are for seniors (as independent housing) and over a quarter (28%) are for low income families.

Figure 5.2.1. Distribution of Non-Market Housing Units with Expiring Operating Agreements by Population Group Served, 2024 – 2050



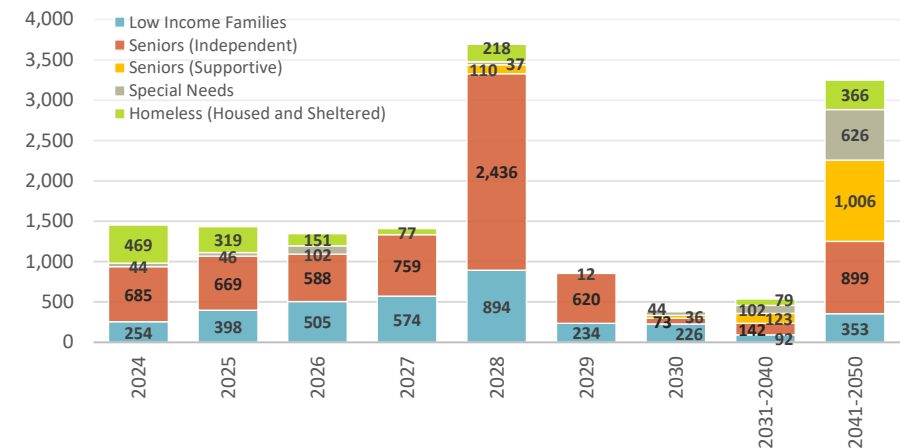
Source: BC Housing

Figure 5.2.2. Non-Market Housing Units with Expiring Operating Agreements, Metro Vancouver Jurisdictions, 2024 – 2050



Source: BC Housing

Figure 5.2.3. Non-Market Housing Units with Expiring Operating Agreements by Population Group Served and Year of Expiry, Metro Vancouver Jurisdictions, 2024 – 2050



Source: BC Housing

Table 5.2.1. Non-Market Housing Units (All Types) with Expiring Operating Agreements, Metro Vancouver Jurisdictions, 2024-2050

| MEMBER JURISDICTION | Total | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041-2050 |
|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|------------|------------|------------|-----------|-----------|-----------|----------|-----------|------------|--------------|
| Burnaby | 2,090 | 56 | 133 | 145 | 0 | 775 | 170 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 768 |
| Coquitlam | 348 | 40 | 36 | 54 | 40 | 39 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 109 |
| Delta | 263 | 0 | 0 | 0 | 0 | 185 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 78 |
| Langley* | 295 | 0 | 33 | 0 | 104 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 122 |
| Maple Ridge | 212 | 94 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 67 |
| New Westminister | 709 | 0 | 124 | 0 | 193 | 134 | 129 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 119 |
| North Vancouver* | 451 | 0 | 45 | 26 | 46 | 102 | 82 | 0 | 0 | 60 | 0 | 0 | 0 | 5 | 32 | 53 |
| Pitt Meadows | 41 | 0 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 487 | 52 | 60 | 61 | 0 | 100 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 113 |
| Port Moody | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 417 | 40 | 49 | 88 | 92 | 40 | 0 | 48 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 50 |
| Surrey | 987 | 240 | 83 | 167 | 111 | 91 | 0 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 205 |
| Vancouver | 7,480 | 930 | 777 | 805 | 736 | 2,083 | 385 | 241 | 78 | 0 | 61 | 24 | 5 | 53 | 80 | 1,222 |
| West Vancouver | 273 | 0 | 0 | 0 | 88 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 185 |
| White Rock | 287 | 0 | 0 | 0 | 0 | 110 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 165 |
| METRO VANCOUVER | 14,340 | 1,452 | 1,432 | 1,346 | 1,410 | 3,695 | 839 | 379 | 121 | 60 | 61 | 24 | 5 | 68 | 192 | 3,256 |

Source: BC Housing Unit Count Reporting Model, March 31, 2024, prepared by BC Housing's Research Department (custom data request), November 2024.

Notes: 1. BC Housing only tracks units where we have a financial relationship. There may be other subsidized housing units in the community.

2. BC Housing's 'Housing Continuum' reports are based on 'units' (housing units, beds, spaces and rent supplements, depending on each program) and do not report on the number of 'people' assisted.

3. This report includes units with agreement expiry dates between 2024 and 2050.

4. Units where BC Housing is the Housing Provider have been excluded.

5. Prior reporting on expiry of operating agreements may be limited to specific funding programs and may have been reported under a different methodology.

6. Units with agreement renewals in progress may be included.

* BC Housing data is combined for the City of Langley and Langley Township, and for the City of North Vancouver and the District of North Vancouver.

Table 5.2.2. Non-Market Housing Units (for Low Income Families) with Expiring Operating Agreements, Metro Vancouver Jurisdictions, 2024-2050

| MEMBER JURISDICTION | Total | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041-2050 |
|------------------------|--------------|------------|------------|------------|------------|------------|------------|------------|-----------|----------|----------|----------|----------|----------|-----------|------------|
| Burnaby | 462 | 0 | 91 | 65 | 0 | 86 | 83 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 94 |
| Coquitlam | 288 | 40 | 36 | 54 | 40 | 39 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 |
| Delta | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley* | 147 | 0 | 33 | 0 | 104 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 86 | 35 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Westminster | 71 | 0 | 0 | 0 | 0 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 |
| North Vancouver* | 170 | 0 | 45 | 19 | 46 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| Pitt Meadows | 41 | 0 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 215 | 0 | 40 | 56 | 0 | 60 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41 |
| Port Moody | 27 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 168 | 0 | 0 | 0 | 80 | 40 | 0 | 48 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey | 495 | 129 | 22 | 157 | 30 | 91 | 0 | 66 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver | 1,328 | 50 | 39 | 154 | 242 | 496 | 76 | 112 | 31 | 0 | 0 | 0 | 0 | 0 | 18 | 110 |
| West Vancouver | 32 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| White Rock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| METRO VANCOUVER | 3,530 | 254 | 398 | 505 | 574 | 894 | 234 | 226 | 74 | 0 | 0 | 0 | 0 | 0 | 18 | 353 |

Source: BC Housing Unit Count Reporting Model, March 31, 2024, prepared by BC Housing's Research Department (custom data request), November 2024.

Notes: 1. BC Housing only tracks units where we have a financial relationship. There may be other subsidized housing units in the community.

2. BC Housing's 'Housing Continuum' reports are based on 'units' (housing units, beds, spaces and rent supplements, depending on each program) and do not report on the number of 'people' assisted.

3. This report includes units with agreement expiry dates between 2024 and 2050.

4. Units where BC Housing is the Housing Provider have been excluded.

5. Prior reporting on expiry of operating agreements may be limited to specific funding programs and may have been reported under a different methodology.

6. Units with agreement renewals in progress may be included.

* BC Housing data is combined for the City of Langley and Langley Township, and for the City of North Vancouver and the District of North Vancouver.

'Low Income Families' is defined by BC Housing as households with low to moderate incomes and with a minimum of two people, including at least one dependent child.

Table 5.2.3. Non-Market Housing Units (for Seniors, Independent) with Expiring Operating Agreements, Metro Vancouver Jurisdictions, 2024-2050

| MEMBER JURISDICTION | Total | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041-2050 |
|------------------------|--------------|------------|------------|------------|------------|--------------|------------|-----------|----------|-----------|-----------|----------|----------|----------|-----------|------------|
| Burnaby | 1,208 | 0 | 42 | 80 | 0 | 689 | 87 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 310 |
| Coquitlam | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 |
| Delta | 185 | 0 | 0 | 0 | 0 | 185 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley* | 130 | 0 | 0 | 0 | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 104 |
| Maple Ridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Westminister | 502 | 0 | 80 | 0 | 193 | 100 | 129 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Vancouver* | 240 | 0 | 0 | 7 | 0 | 64 | 82 | 0 | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 27 |
| Pitt Meadows | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 147 | 52 | 0 | 0 | 0 | 40 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 |
| Port Moody | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 125 | 0 | 49 | 64 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey | 192 | 51 | 60 | 0 | 81 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver | 3,814 | 582 | 438 | 437 | 417 | 1,332 | 309 | 73 | 0 | 0 | 61 | 0 | 0 | 0 | 21 | 144 |
| West Vancouver | 195 | 0 | 0 | 0 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 139 |
| White Rock | 79 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 79 |
| METRO VANCOUVER | 6,871 | 685 | 669 | 588 | 759 | 2,436 | 620 | 73 | 0 | 60 | 61 | 0 | 0 | 0 | 21 | 899 |

Source: BC Housing Unit Count Reporting Model, March 31, 2024, prepared by BC Housing's Research Department (custom data request), November 2024.

Notes: 1. BC Housing only tracks units where we have a financial relationship. There may be other subsidized housing units in the community.

2. BC Housing's 'Housing Continuum' reports are based on 'units' (housing units, beds, spaces and rent supplements, depending on each program) and do not report on the number of 'people' assisted.

3. This report includes units with agreement expiry dates between 2024 and 2050.

4. Units where BC Housing is the Housing Provider have been excluded.

5. Prior reporting on expiry of operating agreements may be limited to specific funding programs and may have been reported under a different methodology.

6. Units with agreement renewals in progress may be included.

* BC Housing data is combined for the City of Langley and Langley Township, and for the City of North Vancouver and the District of North Vancouver.

'Independent Seniors Housing' is defined by BC Housing as housing for seniors where minimal or no additional services are provided. Seniors are usually defined as individuals who are 65 years of age and older.

Table 5.2.4. Non-Market Housing Units (for Seniors, Supportive) with Expiring Operating Agreements, Metro Vancouver Jurisdictions, 2024-2050

| MEMBER JURISDICTION | Total | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041-2050 |
|------------------------|--------------|----------|----------|----------|----------|------------|----------|-----------|----------|----------|----------|----------|----------|-----------|-----------|--------------|
| Burnaby | 344 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 344 |
| Coquitlam | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 68 |
| Langley* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Westminister | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 58 |
| North Vancouver* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pitt Meadows | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 0 |
| Port Moody | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| Surrey | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 72 |
| Vancouver | 371 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 0 | 0 | 0 | 0 | 0 | 53 | 0 | 282 |
| West Vancouver | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 46 |
| White Rock | 196 | 0 | 0 | 0 | 0 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86 |
| METRO VANCOUVER | 1,275 | 0 | 0 | 0 | 0 | 110 | 0 | 36 | 0 | 0 | 0 | 0 | 0 | 53 | 70 | 1,006 |

Source: BC Housing Unit Count Reporting Model, March 31, 2024, prepared by BC Housing's Research Department (custom data request), November 2024.

Notes: 1. BC Housing only tracks units where we have a financial relationship. There may be other subsidized housing units in the community.

2. BC Housing's 'Housing Continuum' reports are based on 'units' (housing units, beds, spaces and rent supplements, depending on each program) and do not report on the number of 'people' assisted.

3. This report includes units with agreement expiry dates between 2024 and 2050.

4. Units where BC Housing is the Housing Provider have been excluded.

5. Prior reporting on expiry of operating agreements may be limited to specific funding programs and may have been reported under a different methodology.

6. Units with agreement renewals in progress may be included.

* BC Housing data is combined for the City of Langley and Langley Township, and for the City of North Vancouver and the District of North Vancouver.

'Supportive Seniors Housing' is defined by BC Housing as housing for seniors who cannot live independently and need access to housing with on-going supports and services. Seniors are usually defined as individuals who are 65 years of age and older.

Table 5.2.5. Non-Market Housing Units (for those with Special Needs) with Expiring Operating Agreements, Metro Vancouver Jurisdictions, 2024-2050

| MEMBER JURISDICTION | Total | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041-2050 |
|------------------------|--------------|-----------|-----------|------------|----------|-----------|-----------|-----------|-----------|----------|----------|----------|-----------|-----------|-----------|------------|
| Burnaby | 24 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Coquitlam | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Langley* | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 18 |
| Maple Ridge | 36 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| New Westminister | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 |
| North Vancouver* | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 7 | 4 |
| Pitt Meadows | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 30 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Port Moody | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 34 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 |
| Surrey | 61 | 0 | 1 | 10 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| Vancouver | 755 | 34 | 25 | 68 | 0 | 37 | 0 | 20 | 47 | 0 | 0 | 0 | 5 | 0 | 11 | 508 |
| West Vancouver | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| White Rock | 12 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| METRO VANCOUVER | 1,013 | 44 | 46 | 102 | 0 | 37 | 12 | 44 | 47 | 0 | 0 | 0 | 12 | 15 | 28 | 626 |

Source: BC Housing Unit Count Reporting Model, March 31, 2024, prepared by BC Housing's Research Department (custom data request), November 2024.

Notes: 1. BC Housing only tracks units where we have a financial relationship. There may be other subsidized housing units in the community.

2. BC Housing's 'Housing Continuum' reports are based on 'units' (housing units, beds, spaces and rent supplements, depending on each program) and do not report on the number of 'people' assisted.

3. This report includes units with agreement expiry dates between 2024 and 2050.

4. Units where BC Housing is the Housing Provider have been excluded.

5. Prior reporting on expiry of operating agreements may be limited to specific funding programs and may have been reported under a different methodology.

6. Units with agreement renewals in progress may be included.

* BC Housing data is combined for the City of Langley and Langley Township, and for the City of North Vancouver and the District of North Vancouver.

'Special Needs' is defined by BC Housing as clients who need access to affordable housing with support services. These clients include for example adults with mental and/or physical youth

Table 5.2.6. Non-Market Housing Units (for those who are Homeless, Housed and Sheltered) with Expiring Operating Agreements, Metro Vancouver Jurisdictions 2024-2050

| MEMBER JURISDICTION | Total | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041-2050 |
|------------------------|--------------|------------|------------|------------|-----------|------------|----------|----------|----------|----------|----------|-----------|----------|----------|-----------|------------|
| Burnaby | 52 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Coquitlam | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 90 | 53 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 |
| New Westminister | 68 | 0 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| North Vancouver* | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 |
| Pitt Meadows | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 25 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Port Moody | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 40 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey | 167 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 107 |
| Vancouver | 1,212 | 264 | 275 | 146 | 77 | 218 | 0 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 30 | 178 |
| West Vancouver | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| White Rock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| METRO VANCOUVER | 1,679 | 469 | 319 | 151 | 77 | 218 | 0 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 55 | 366 |

Source: BC Housing Unit Count Reporting Model, March 31, 2024, prepared by BC Housing's Research Department (custom data request), November 2024.

Notes: 1. BC Housing only tracks units where we have a financial relationship. There may be other subsidized housing units in the community.

2. BC Housing's 'Housing Continuum' reports are based on 'units' (housing units, beds, spaces and rent supplements, depending on each program) and do not report on the number of 'people' assisted.

3. This report includes units with agreement expiry dates between 2024 and 2050.

4. Units where BC Housing is the Housing Provider have been excluded.

5. Prior reporting on expiry of operating agreements may be limited to specific funding programs and may have been reported under a different methodology.

6. Units with agreement renewals in progress may be included.

* BC Housing data is combined for the City of Langley and Langley Township, and for the City of North Vancouver and the District of North Vancouver.

'Homeless Housed' is defined by BC Housing as clients who are at the risk of homelessness, or formerly homeless for a period of at least 30 days and up to two or three years. Housing for this group includes the provision of on- or off-site support services to help the clients move towards independence and self-sufficiency.

'Homeless Sheltered' is defined by BC Housing as clients who are in short stay housing. These shelters provide single or shared bedrooms or dorm-like sleeping arrangements, with varying levels of support services provided for the clients.

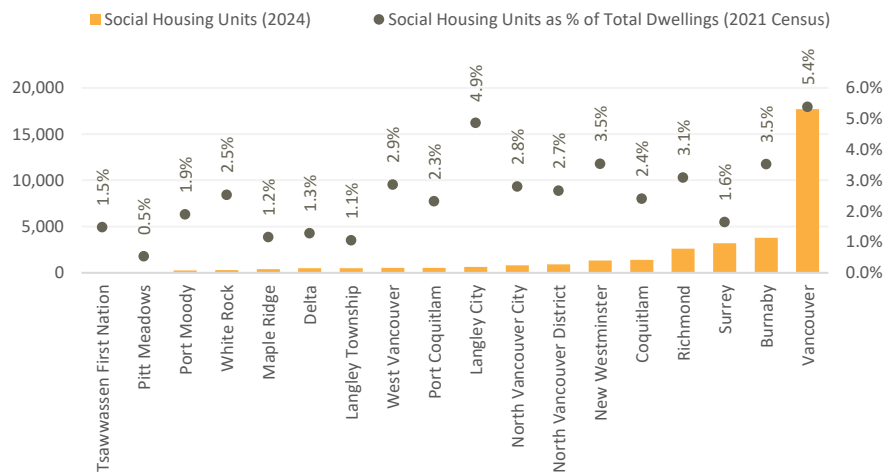
5.3 Independent Social Housing Inventory

Social housing units are an important part of the rental housing stock in Metro Vancouver. Social housing is government supported rental housing that is affordable to low- and moderate-income individuals and families. Some social housing is targeted to certain groups such as seniors, Indigenous people, or people with disabilities. Social housing providers include BC Housing and other non-profit housing providers. BC Housing provides housing for low-income households that is offered at rent geared to income (RGI) rates. Non-profit housing providers usually provide a mix of RGI and low end of market rental housing.

Key Observations

- In 2024, there were 35,518 independent social housing units (3.2% of all dwelling units, as per 2021 Census), including 25,392 BC Housing supported units. Social housing increased by 5.8% since 2022.
- Vancouver had nearly half (49.8%) of the region’s social housing units and the largest proportion of social housing compared to their total number of dwellings (as per 2021 Census; details in Figure 5.3).

Figure 5.3. Total Independent Social Housing Units, Metro Vancouver, 2024



Source: Metro Vancouver jurisdictions

Table 5.3. Independent Social Housing Inventory*, Metro Vancouver Jurisdictions, 2024

| MEMBER JURISDICTION | Total Independent Social Housing Units (October 2024) | BC Housing Independent Social Housing Units (March 2024) |
|--------------------------|---|--|
| Burnaby | 3,771 | 4,432 |
| Coquitlam | 1,409 | 1,002 |
| Delta | 511 | 269 |
| Langley City | 645 | 367 |
| Langley Township | 516 | 516 |
| Maple Ridge | 396 | 274 |
| New Westminster | 1,333 | 784 |
| North Vancouver City** | 811 | 359 |
| North Vancouver District | 909 | 755 |
| Pitt Meadows | 41 | 41 |
| Port Coquitlam** | 549 | 549 |
| Port Moody | 257 | 121 |
| Richmond** | 2,623 | 1,339 |
| Surrey | 3,215 | 2,194 |
| Tsawwassen First Nation | 16 | 36 |
| Vancouver | 17,686 | 11,940 |
| West Vancouver | 538 | 332 |
| White Rock** | 292 | 79 |
| METRO VANCOUVER | 35,518 | 25,392 |

Source: Metro Vancouver jurisdictions and BC Housing

*This inventory excludes shelter beds, transitional housing, as well as assisted living and supportive housing.

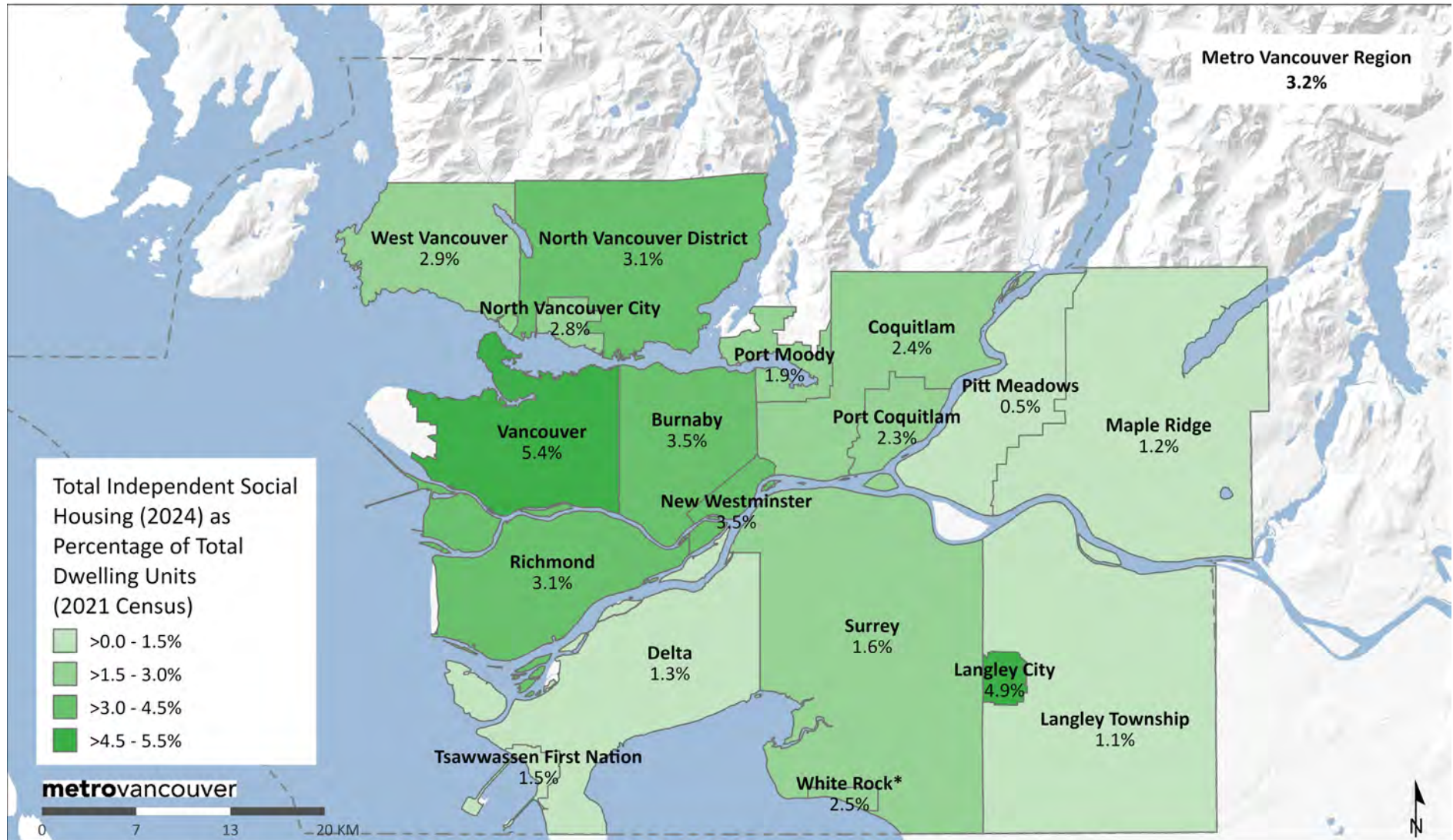
** In the City of North Vancouver, the change in the number of independent social housing units since previously reported (2022) is a result of a change to how units were counted and not due to additional units being created.

In Port Coquitlam, some of the non-market rental buildings may have a small number of units that are allocated for supportive housing that the City does not keep track of because they change quite frequently.

In Richmond, the total includes 491 City of Richmond Low-End Market Rental units, which includes units owned and operated by non-profit and for-profit organizations.

The number of total independent social housing units in White Rock is current as of June 2022; more current data is unavailable.

Map 5.3. Total Independent Social Housing Units (2024) as Percentage of Total Dwellings (2021 Census), Metro Vancouver



Anmore, Belcarra, Bowen Island, Lions Bay, and Electoral Area A are not displayed due to data unavailability. First Nation Reserves are not included in displayed data.

* The total independent social housing unit value for White Rock is current as of June 2022; more recent data is unavailable.

Source: Metro Vancouver Member Jurisdictions; Statistics Canada, 2021 Census of Population.

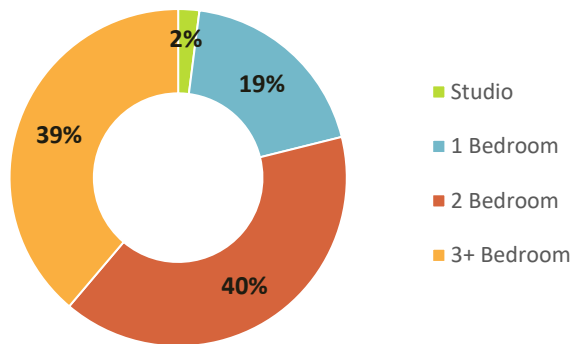
5.4 Co-operative Housing

The Co-operative Housing Federation of BC (CHF BC) collects data on housing co-ops in the province. Most housing co-ops in BC are non-profit co-ops with a rental (non-equity) model of housing, though there are a few equity housing co-ops as well. Co-op housing is owned and operated by co-operative associations of the residents, providing a longer and more secure form of tenure for residents. Statistics Canada considers co-ops to be rental housing.

Key Observations

- In 2019, there were 210 housing co-operative developments in the region supplying 12,705 units (1.2% of all dwelling units in region).
- The majority of co-op units were 2 bedroom (40%) or 3 bedroom (39%) units, making them suitable for families.
- According to data from CMHC, no new co-op units were built in the region between 2002 and 2017. This has changed in recent years, with 90 units completed in 2018, 188 units in 2020, and 27 units in 2021. (This data is not included in Figure 5.4 and Table 5.4)

Figure 5.4. Co-operative Housing Units by Bedroom Count, Metro Vancouver, 2019



Source: Co-operative Housing Federation of BC (CHF BC).

Table 5.4. Co-operative Housing Units by Bedroom Count for Metro Vancouver, 2019

| | Studio | 1 Bdrm | 2 Bdrm | 3+ Bdrm | Total |
|------------------------|------------|--------------|--------------|--------------|---------------|
| Bowen Island | 0 | 12 | 7 | 0 | 19 |
| Burnaby | 28 | 404 | 758 | 710 | 1,900 |
| Coquitlam | 6 | 202 | 300 | 181 | 689 |
| Delta | 0 | 0 | 38 | 112 | 150 |
| Langley | 0 | 0 | 15 | 25 | 40 |
| Maple Ridge | 0 | 23 | 116 | 23 | 162 |
| New Westminister | 0 | 58 | 189 | 170 | 417 |
| North Vancouver | 0 | 83 | 154 | 228 | 465 |
| Pitt Meadows | 0 | 66 | 124 | 286 | 476 |
| Port Coquitlam | 0 | 0 | 10 | 15 | 25 |
| Port Moody | 1 | 28 | 108 | 195 | 336 |
| Richmond | 0 | 59 | 336 | 594 | 989 |
| Surrey | 0 | 140 | 413 | 326 | 879 |
| Vancouver | 222 | 1,350 | 2,521 | 2,065 | 6,158 |
| METRO VANCOUVER | 257 | 2,425 | 5,089 | 4,930 | 12,705 |

Source: Co-operative Housing Federation of BC (CHF BC), via BC Online Data Catalogue



PART 6 | HOUSING NEED AND HOMELESSNESS

This section provides an overview of housing need and homelessness in Metro Vancouver. It includes estimates of the number of individuals experiencing homelessness based on the last available point-in-time Homeless Counts as well as the number of households waiting for social housing via the BC Housing Registry. 2021 Census data provides data on the number and type of households living in core housing need.

HIGHLIGHTS

- **An increasing number of households are waiting for social housing.** The BC Housing Registry, which is not an exhaustive waitlist for all social housing in the region, increased by 66 per cent from 2020 to 2024. Senior and family households make up the largest share of households on the registry. However, single person households (including couples) were the fastest growing group on the registry over the past five years (2020 – 2024) – increasing by 145 per cent (1,600 households).
- **Geographically, outlying municipalities saw the fastest growth in the number of households waiting for social housing.** Between 2020 and 2024, Delta and Langley (City and Township combined) observed the greatest growth on the BC Housing Registry.
- **An increasing number of households are in core housing need.** Although the rate of core housing need remained relatively stable between 2016 and 2021 (at about 17 per cent), 9,290 additional households needed core housing. This number may have increased even more following the end of the Canada Emergency Response Benefit (CERB) in December 2021. The majority of households in core housing need continued to be renters and individuals living alone.
- **Indigenous renters were more likely to be living in core housing need and in inadequate housing compared to non-Indigenous renters.** In 2021, 28 per cent of Indigenous renters lived in core housing need, compared to 23 per cent of non-Indigenous renters. Similarly, 14 per cent of Indigenous renters lived in inadequate housing compared to six per cent of non-Indigenous renters.
- **An increasing number of people are without homes.** Despite initiatives to build more supportive housing, the number of individuals experiencing homelessness continues to increase. Between 2005 and 2023, the region saw a 122 per cent increase in the number of people experiencing homelessness. Homelessness in 2023 increased by 33 per cent since the last count in 2020.



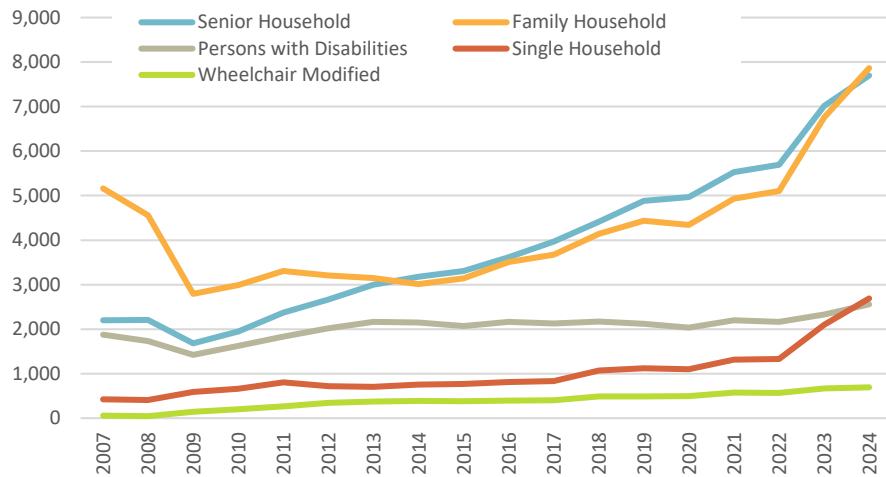
6.1 BC Housing Registry

BC Housing collects data on households that have applied for social housing through the BC Housing Registry, a centralized database for non-profit housing providers that have chosen to participate. The Registry tracks applicant households by municipality across the region, as well as by specific household characteristics. It is important to note there are non-profit housing providers who do not participate in the BC Housing Registry and keep their own waitlists of applicants for social housing.

Key Observations

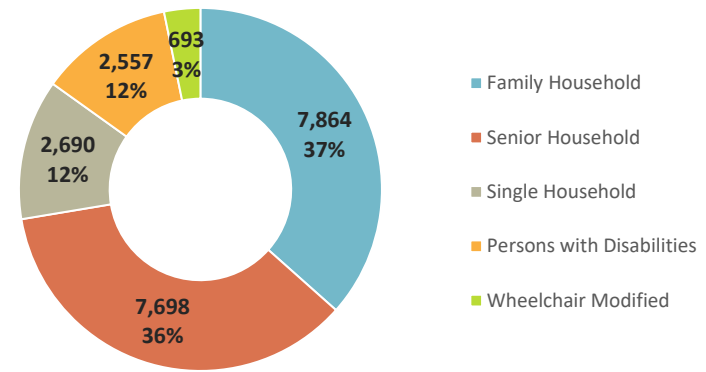
- In March 2024, there were 21,502 households on the BC Housing Registry in Metro Vancouver.
- This represented a 14% increase (+2,637 households) from the previous year, and a 66% increase (+8,563 households) since 2020.

Figure 6.1.1. BC Housing Registry by Category, Metro Vancouver, 2007–2024 (variable months)



Source: BC Housing

Figure 6.1.2. BC Housing Registry by Category, Metro Vancouver, March 2024



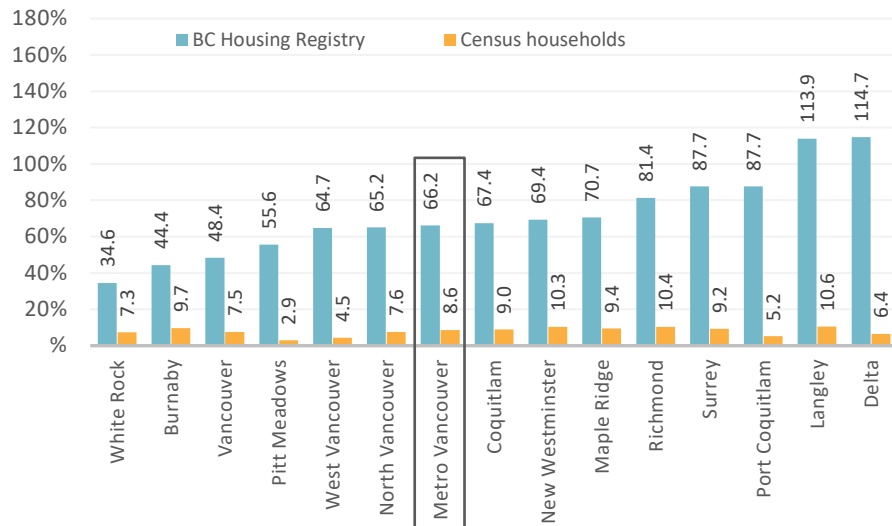
Source: BC Housing

- Family and senior households continue to represent the largest groups on the BC Housing Registry in 2024, at 37% and 36%, respectively.
- Family households observed the greatest increase since the previous year (Sept. 2023), with an additional 1,107 households (+16.4%).
- Over the previous five years (2020 – 2024), single person households (including couples) were the fastest-growing group on the Registry, increasing by 145% (+1,593 households).

Eligibility for the BC Housing Registry:

- Applicant eligibility is determined using household type and requirements, income and assets, and other criteria.
- Household types are defined as:
 - **Family** – a minimum of two people, including one dependent child.
 - **Senior** – aged 55 and older.
 - **Persons with Disabilities** – persons who can live independently and qualify for a disability pension, or is unable to work because of a disability, and is under the age of 55.
 - **Single** – single person or couple under the age of 55 who do not meet the definition of persons with disabilities.
 - **Wheelchair Modified Unit** – at least one applicant requires a wheelchair modified unit.

Figure 6.1.3. Growth of the BC Housing Registry (2020 to 2024) and Total Households (Census; 2016 to 2021)



Source: BC Housing and 2021 Census of Population

- The BC Housing Registry includes information about applicants’ current living location – summarized by member jurisdiction in Figures 6.1.3 and 6.1.4.
- The distribution of the BC Housing Registry for social housing varies across the region, with some municipalities having a greater share of the Registry than their share of the total number of households in the region.
- In 2024, the two of the three most populous cities in the region, Surrey and Burnaby, had higher shares of the region’s BC Housing Registry than their shares of the region’s total households (as per 2021 Census), as shown in Figure 6.1.4.

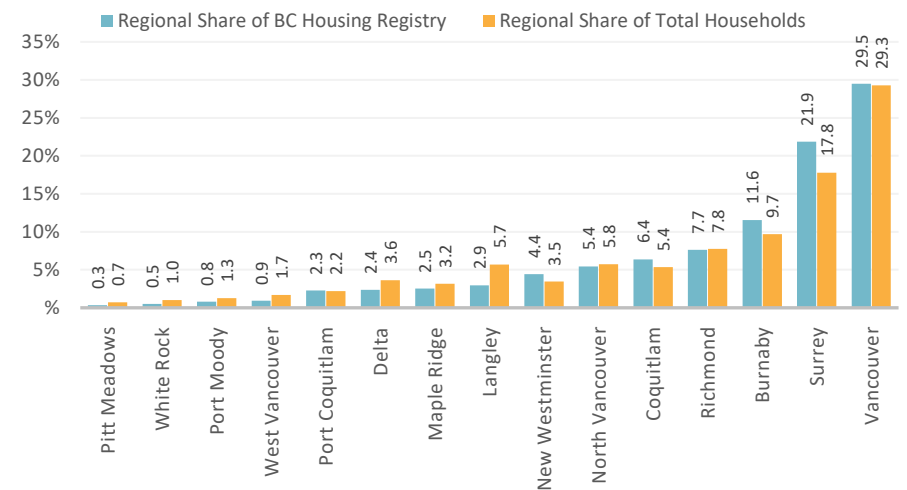
HOUSING NEED

Demand for social housing has grown much faster than the rate of population growth, serving as one indicator of the unmet housing need in the region.

In the five years between 2020 and 2024, the number of households on the BC Housing Registry increased by 66.2%. In comparison, the total number of households in the region increased by 8.6% between 2016 and 2021, as reported in the 2021 Census of Population.

This discrepancy is even greater in certain areas of the region, as shown in Figure 6.1.3. For example, Delta and Langley (defined as the City of Langley and Langley Township combined) saw their Registry numbers grow at a pace that ranged 10 to 18 times greater than their total household growth (2021 Census). Although these municipalities’ Registry numbers were still relatively small in 2024, their rapid growth emphasizes the increasing demand for social housing.

Figure 6.1.4. Distribution of the BC Housing Registry (2024) and Total Households (2021 Census) in Metro Vancouver



Source: BC Housing and 2021 Census of Population

Table 6.1.1. Households on the BC Housing Registry by Household Type (Total) for Metro Vancouver Jurisdictions, 2016 - 2024

| GEOGRAPHIC AREA * | Registry - Total | | | | | | | | |
|------------------------|------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Aldergrove | 31 | 25 | 17 | 21 | 6 | 8 | n/a | 58 | 90 |
| Burnaby | 1,239 | 1,317 | 1,470 | 1,717 | 1,721 | 1,777 | 1,815 | 2,214 | 2,485 |
| Coquitlam | 654 | 662 | 700 | 813 | 820 | 902 | 905 | 1,204 | 1,373 |
| Delta | 140 | 184 | 217 | 230 | 238 | 265 | 283 | 451 | 511 |
| Langley | 154 | 209 | 251 | 275 | 296 | 385 | 402 | 534 | 633 |
| Maple Ridge | 263 | 275 | 277 | 319 | 317 | 377 | 375 | 476 | 541 |
| New Westminster | 454 | 470 | 564 | 589 | 562 | 660 | 661 | 823 | 952 |
| North Vancouver | 615 | 610 | 671 | 722 | 709 | 773 | 773 | 1,022 | 1,171 |
| Pitt Meadows | 31 | 36 | 29 | 35 | 45 | 48 | 52 | 63 | 70 |
| Port Coquitlam | 191 | 226 | 233 | 252 | 260 | 303 | 295 | 407 | 488 |
| Port Moody | 74 | 87 | 89 | 79 | 68 | 94 | 105 | 148 | 177 |
| Richmond | 657 | 680 | 787 | 868 | 907 | 1,082 | 1,110 | 1,431 | 1,645 |
| Surrey | 1,688 | 2,046 | 2,366 | 2,554 | 2,504 | 2,865 | 3,012 | 4,068 | 4,699 |
| Vancouver | 4,152 | 4,008 | 4,433 | 4,378 | 4,273 | 4,756 | 4,813 | 5,677 | 6,340 |
| West Vancouver | 96 | 104 | 109 | 120 | 119 | 144 | 133 | 167 | 196 |
| White Rock | 51 | 62 | 64 | 77 | 81 | 101 | 108 | 104 | 109 |
| METRO VANCOUVER | 10,496 | 11,007 | 12,286 | 13,058 | 12,939 | 14,552 | 14,857 | 18,865 | 21,502 |

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023, March 2024)

Notes: Rent Supplements, Transfers, and Pending Applications are not included in totals.

Geographic areas as reported by BC Housing. Langleys and North Vancouver municipalities are grouped together. Aldergrove (in the Township of Langley) is reported separately. Anmore, Bowen Island, Lions Bay and Tsawwassen First Nation are not included.

n/a: not available. Starting in 2022, values less than 10 are suppressed for privacy.

Table 6.1.2. Households on the BC Housing Registry by Household Type (Family) for Metro Vancouver Jurisdictions, 2016 - 2024

| GEOGRAPHIC AREA * | Registry - Family Households | | | | | | | | |
|------------------------|------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Aldergrove | 20 | 16 | 5 | 8 | n/a | n/a | n/a | 16 | 26 |
| Burnaby | 503 | 515 | 595 | 681 | 657 | 677 | 697 | 889 | 999 |
| Coquitlam | 307 | 287 | 286 | 340 | 348 | 366 | 366 | 500 | 590 |
| Delta | 62 | 79 | 102 | 100 | 111 | 120 | 131 | 239 | 267 |
| Langley | 47 | 71 | 83 | 92 | 111 | 134 | 131 | 168 | 217 |
| Maple Ridge | 95 | 84 | 77 | 89 | 92 | 119 | 118 | 165 | 197 |
| New Westminster | 146 | 158 | 196 | 215 | 200 | 227 | 243 | 300 | 359 |
| North Vancouver | 211 | 176 | 200 | 200 | 191 | 202 | 208 | 260 | 302 |
| Pitt Meadows | 12 | 17 | 11 | 14 | 17 | 22 | 19 | 28 | 31 |
| Port Coquitlam | 73 | 88 | 91 | 104 | 117 | 127 | 132 | 165 | 212 |
| Port Moody | 32 | 38 | 36 | 30 | 24 | 37 | 39 | 54 | 64 |
| Richmond | 237 | 235 | 275 | 305 | 305 | 366 | 364 | 482 | 548 |
| Surrey | 828 | 992 | 1,176 | 1,225 | 1,182 | 1,411 | 1,567 | 2,174 | 2,525 |
| Vancouver | 900 | 885 | 977 | 987 | 941 | 1,071 | 1,037 | 1,248 | 1,448 |
| West Vancouver | 23 | 22 | 19 | 30 | 31 | 34 | 34 | 43 | 46 |
| White Rock | 12 | 10 | 12 | 14 | 15 | 16 | 18 | 22 | 29 |
| METRO VANCOUVER | 3,509 | 3,674 | 4,142 | 4,434 | 4,343 | 4,933 | 5,107 | 6,757 | 7,864 |

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023, March 2024)

Notes: Rent Supplements, Transfers, and Pending Applications are not included in totals.

Geographic areas as reported by BC Housing. Langleys and North Vancouver municipalities are grouped together. Aldergrove (in the Township of Langley) is reported separately. Anmore, Bowen Island, Lions Bay and Tsawwassen First Nation are not included.

n/a: not available. Starting in 2022, values less than 10 are suppressed for privacy.

'Family' eligibility for the BC Housing Registry is defined as a core household of at least two people, including one dependent child.

Table 6.1.3. Households on the BC Housing Registry by Household Type (Single Person) for Metro Vancouver Jurisdictions, 2016 - 2024

| GEOGRAPHIC AREA * | Registry - Single Person Households | | | | | | | | |
|------------------------|-------------------------------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Aldergrove | 0 | 0 | 0 | 0 | n/a | 0 | n/a | n/a | n/a |
| Burnaby | 112 | 111 | 128 | 165 | 164 | 170 | 173 | 264 | 322 |
| Coquitlam | 56 | 46 | 48 | 71 | 68 | 68 | 56 | 125 | 156 |
| Delta | 2 | 7 | 6 | 15 | n/a | 11 | 11 | 26 | 36 |
| Langley | 6 | 11 | 7 | 8 | 7 | 16 | 14 | 50 | 51 |
| Maple Ridge | 19 | 27 | 18 | 17 | 16 | 23 | 23 | 31 | 37 |
| New Westminster | 32 | 29 | 54 | 47 | 43 | 60 | 56 | 101 | 127 |
| North Vancouver | 25 | 32 | 40 | 54 | 51 | 53 | 59 | 97 | 129 |
| Pitt Meadows | 2 | 0 | 1 | 2 | n/a | n/a | n/a | n/a | n/a |
| Port Coquitlam | 8 | 12 | 6 | 8 | 11 | 20 | 12 | 42 | 49 |
| Port Moody | 8 | 1 | 4 | 8 | 7 | 8 | n/a | n/a | 23 |
| Richmond | 37 | 30 | 37 | 43 | 43 | 64 | 75 | 101 | 156 |
| Surrey | 81 | 130 | 146 | 182 | 190 | 219 | 195 | 354 | 497 |
| Vancouver | 426 | 391 | 565 | 491 | 479 | 588 | 623 | 869 | 1,069 |
| West Vancouver | 1 | 1 | 4 | 8 | 8 | 11 | n/a | n/a | n/a |
| White Rock | 0 | 3 | 4 | 2 | n/a | n/a | n/a | n/a | n/a |
| METRO VANCOUVER | 815 | 831 | 1,069 | 1,122 | 1,097 | 1,317 | 1,328 | 2,099 | 2,690 |

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023, March 2024)

Notes: Rent Supplements, Transfers, and Pending Applications are not included in totals.

Geographic areas as reported by BC Housing. Langleys and North Vancouver municipalities are grouped together. Aldergrove (in the Township of Langley) is reported separately. Anmore, Bowen Island, Lions Bay and Tsawwassen First Nation are not included.

n/a: not available. Starting in 2022, values less than 10 are suppressed for privacy.

'Single Person' eligibility for the BC Housing Registry is defined as a single person or couple under the age of 55 who do not meet the definition of people with disabilities.

Table 6.1.4. Households on the BC Housing Registry by Household Type (Senior) for Metro Vancouver Jurisdictions, 2016 - 2024

| GEOGRAPHIC AREA * | Registry - Senior Households | | | | | | | | |
|------------------------|------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Aldergrove | 6 | 7 | 11 | 8 | n/a | n/a | n/a | 23 | 41 |
| Burnaby | 389 | 453 | 500 | 605 | 619 | 641 | 672 | 783 | 875 |
| Coquitlam | 163 | 196 | 222 | 259 | 258 | 317 | 334 | 419 | 465 |
| Delta | 48 | 59 | 70 | 77 | 86 | 89 | 97 | 137 | 152 |
| Langley | 53 | 72 | 99 | 113 | 117 | 139 | 167 | 211 | 241 |
| Maple Ridge | 77 | 88 | 100 | 134 | 127 | 154 | 155 | 189 | 206 |
| New Westminster | 149 | 164 | 188 | 207 | 210 | 240 | 239 | 278 | 309 |
| North Vancouver | 263 | 273 | 294 | 330 | 323 | 371 | 372 | 490 | 552 |
| Pitt Meadows | 10 | 12 | 11 | 13 | 20 | 18 | 21 | 23 | 22 |
| Port Coquitlam | 57 | 69 | 79 | 87 | 85 | 100 | 96 | 123 | 148 |
| Port Moody | 21 | 24 | 30 | 29 | 22 | 27 | 29 | 58 | 62 |
| Richmond | 282 | 333 | 383 | 411 | 448 | 520 | 542 | 708 | 782 |
| Surrey | 413 | 509 | 594 | 668 | 679 | 772 | 770 | 994 | 1,089 |
| Vancouver | 1,608 | 1,607 | 1,729 | 1,825 | 1,858 | 1,998 | 2,072 | 2,421 | 2,580 |
| West Vancouver | 50 | 60 | 64 | 59 | 64 | 76 | 68 | 93 | 107 |
| White Rock | 24 | 38 | 37 | 47 | 48 | 57 | 55 | 54 | 55 |
| METRO VANCOUVER | 3,617 | 3,969 | 4,416 | 4,878 | 4,970 | 5,527 | 5,692 | 7,013 | 7,698 |

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023, March 2024)

Notes: Rent Supplements, Transfers, and Pending Applications are not included in totals.

Geographic areas as reported by BC Housing. Langleys and North Vancouver municipalities are grouped together. Aldergrove (in the Township of Langley) is reported separately. Anmore, Bowen Island, Lions Bay and Tsawwassen First Nation are not included.

n/a: not available. Starting in 2022, values less than 10 are suppressed for privacy.

'Senior' eligibility for the BC Housing Registry is defined as one or two persons, with at least one person who is aged 55 or older.

Table 6.1.5. Households on the BC Housing Registry by Household Type (Persons with Disabilities) for Metro Vancouver Jurisdictions, 2016 - 2024

| GEOGRAPHIC AREA * | Registry - Persons with Disabilities | | | | | | | | |
|------------------------|--------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Aldergrove | 4 | 1 | 1 | 3 | n/a | n/a | n/a | 13 | 11 |
| Burnaby | 194 | 197 | 194 | 213 | 223 | 225 | 223 | 214 | 227 |
| Coquitlam | 113 | 115 | 123 | 121 | 118 | 121 | 121 | 124 | 133 |
| Delta | 25 | 28 | 29 | 26 | 29 | 29 | 29 | 33 | 36 |
| Langley | 44 | 48 | 45 | 42 | 46 | 74 | 69 | 69 | 92 |
| Maple Ridge | 57 | 60 | 64 | 62 | 67 | 63 | 60 | 67 | 74 |
| New Westminster | 113 | 101 | 101 | 105 | 91 | 114 | 100 | 117 | 128 |
| North Vancouver | 103 | 116 | 119 | 113 | 125 | 122 | 110 | 153 | 161 |
| Pitt Meadows | 3 | 6 | 4 | 4 | n/a | n/a | n/a | n/a | n/a |
| Port Coquitlam | 40 | 42 | 42 | 45 | 38 | 44 | 43 | 59 | 62 |
| Port Moody | 9 | 18 | 15 | 6 | 11 | 15 | 23 | 17 | n/a |
| Richmond | 77 | 66 | 72 | 86 | 79 | 101 | 97 | 111 | 121 |
| Surrey | 281 | 312 | 325 | 343 | 321 | 332 | 343 | 384 | 419 |
| Vancouver | 1,065 | 993 | 1,007 | 917 | 848 | 908 | 887 | 926 | 1,020 |
| West Vancouver | 20 | 19 | 20 | 21 | 15 | 21 | 19 | 21 | 29 |
| White Rock | 13 | 9 | 10 | 11 | 13 | 19 | 24 | 16 | 11 |
| METRO VANCOUVER | 2,162 | 2,131 | 2,172 | 2,120 | 2,035 | 2,200 | 2,161 | 2,330 | 2,557 |

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023, March 2024)

Notes: Rent Supplements, Transfers, and Pending Applications are not included in totals.

Geographic areas as reported by BC Housing. Langleys and North Vancouver municipalities are grouped together. Aldergrove (in the Township of Langley) is reported separately. Anmore, Bowen Island, Lions Bay and Tsawwassen First Nation are not included.

n/a: not available. Starting in 2022, values less than 10 are suppressed for privacy.

'Person with Disabilities' eligibility for the BC Housing Registry is defined as a person who can live independently and qualifies for a disability pension, or is unable to work because of a disability, and is under the age of 55.

Table 6.1.6. Households on the BC Housing Registry by Household Type (Wheelchair Modified Unit) for Metro Vancouver Jurisdictions, 2016 - 2024

| GEOGRAPHIC AREA * | Registry - Wheelchair Modified Unit | | | | | | | | |
|------------------------|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Aldergrove | 1 | 1 | 0 | 0 | n/a | 0 | n/a | n/a | n/a |
| Burnaby | 41 | 41 | 53 | 52 | 58 | 64 | 50 | 64 | 62 |
| Coquitlam | 15 | 18 | 21 | 22 | 28 | 30 | 28 | 36 | 29 |
| Delta | 3 | 11 | 10 | 12 | 12 | 16 | 15 | 16 | 20 |
| Langley | 4 | 7 | 17 | 20 | 15 | 22 | 21 | 36 | 32 |
| Maple Ridge | 15 | 16 | 18 | 16 | 15 | 18 | 19 | 24 | 27 |
| New Westminster | 14 | 18 | 25 | 15 | 18 | 19 | 23 | 27 | 29 |
| North Vancouver | 13 | 13 | 18 | 25 | 19 | 25 | 24 | 22 | 27 |
| Pitt Meadows | 4 | 1 | 2 | 2 | n/a | n/a | n/a | n/a | n/a |
| Port Coquitlam | 13 | 15 | 15 | 8 | 9 | 12 | 12 | 18 | 17 |
| Port Moody | 4 | 6 | 4 | 6 | n/a | 7 | n/a | n/a | n/a |
| Richmond | 24 | 16 | 20 | 21 | 32 | 31 | 32 | 29 | 38 |
| Surrey | 85 | 103 | 125 | 130 | 132 | 131 | 137 | 162 | 169 |
| Vancouver | 153 | 132 | 155 | 155 | 147 | 191 | 194 | 213 | 223 |
| West Vancouver | 2 | 2 | 2 | 2 | n/a | n/a | n/a | n/a | n/a |
| White Rock | 2 | 2 | 1 | 3 | n/a | n/a | n/a | n/a | n/a |
| METRO VANCOUVER | 393 | 402 | 487 | 491 | 494 | 575 | 569 | 666 | 693 |

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023, March 2024)

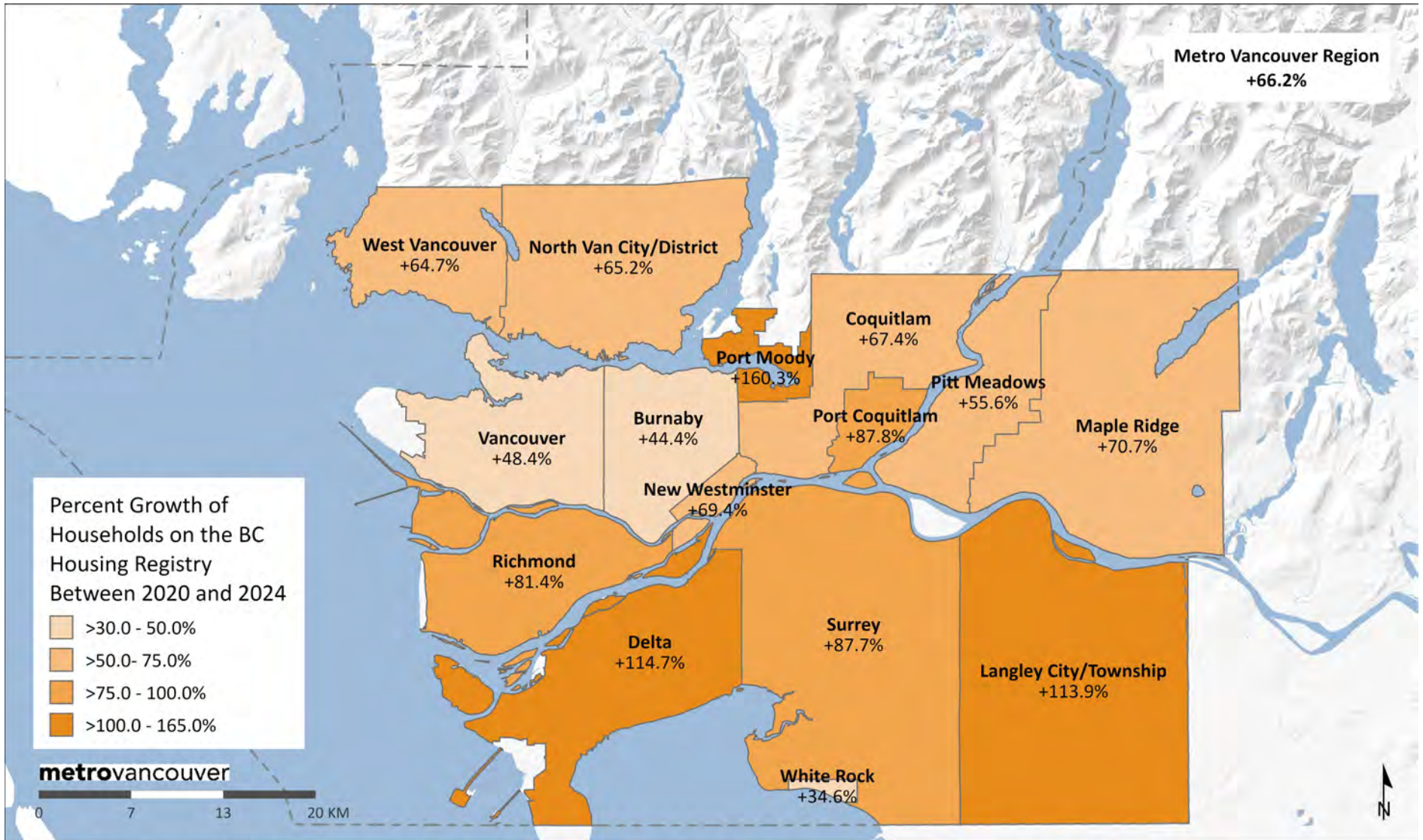
Notes: Rent Supplements, Transfers, and Pending Applications are not included in totals.

Geographic areas as reported by BC Housing. Langleys and North Vancouver municipalities are grouped together. Aldergrove (in the Township of Langley) is reported separately. Anmore, Bowen Island, Lions Bay and Tsawwassen First Nation are not included.

n/a: not available. Starting in 2022, values less than 10 are suppressed for privacy.

'Wheelchair Modified Unit' eligibility for the BC Housing Registry is defined as at least one applicant requiring a wheelchair modified unit, and may include a family, senior, or person with disabilities.

Map 6.1. Growth of Households on the BC Housing Registry Between 2020 and 2024, Metro Vancouver



Tsawwassen First Nation, Anmore, Belcarra, Bowen Island, and Lions Bay are not displayed due to data unavailability. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data.

Source: BC Housing.

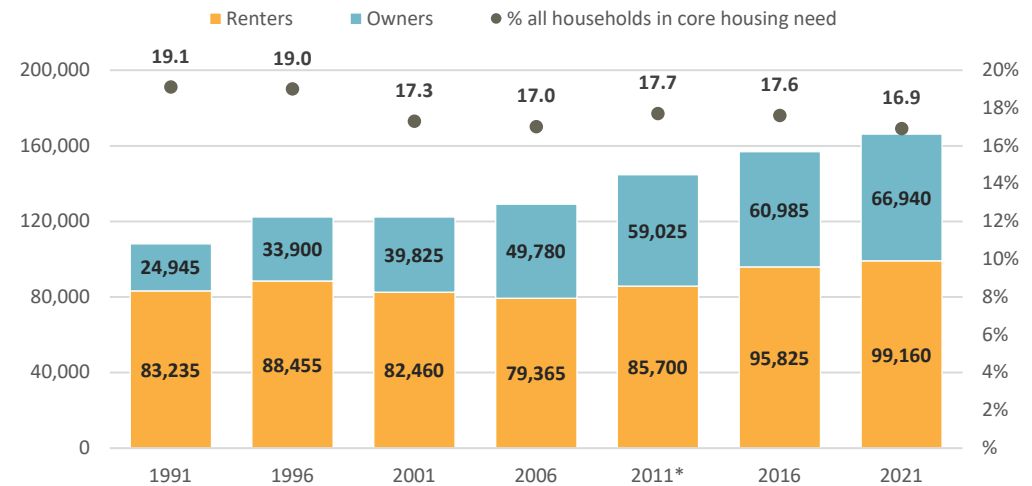
6.2 Core Housing Need by Tenure

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).

Housing standards are defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing has shelter costs equal to less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standards (NOS).

Figure 6.2.1. Households in Core Housing Need by Tenure, Metro Vancouver, 1991 to 2021



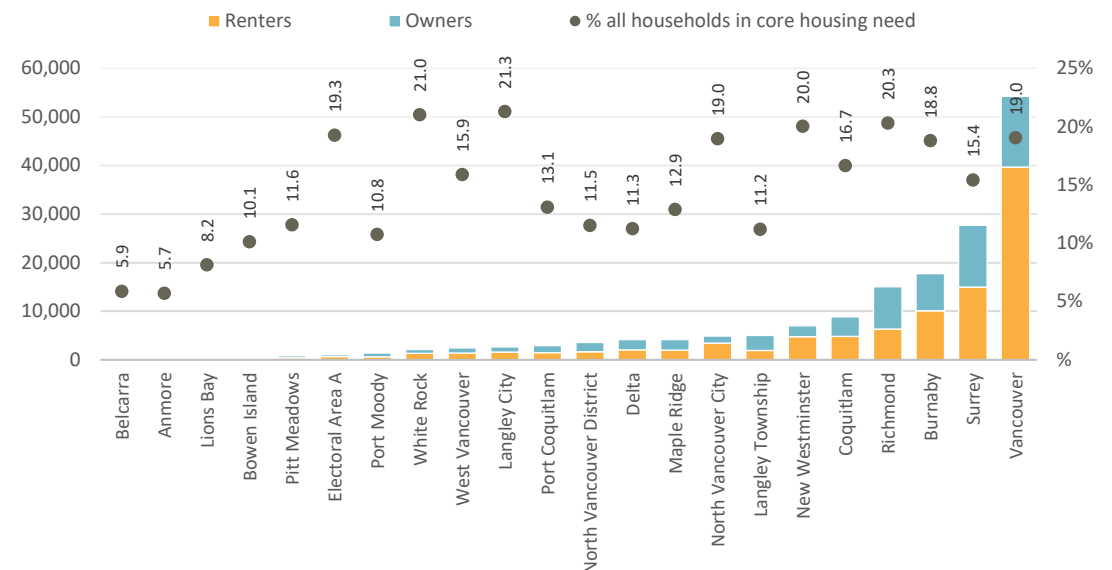
Source: Statistics Canada, 2021 Census of Population

* 2011 data is from the Census of Population and National Household Survey.

Key Observations

- The 2021 Census showed that there were 166,100 households in core housing need in Metro Vancouver, representing 16.9% of all households.
- Although the rate of core need decreased between 2016 and 2021 (from 17.6% to 16.9%), the number of households in core need increased by 9,290 households.
- The COVID-19 pandemic and associated Canada Emergency Response Benefit (CERB) may have provided relief to some households living in core housing need, especially those living in unaffordable housing. As a result, the actual number of households in core need may have increased following the end of CERB in December 2021.
- Renters continued to make up the majority of households in core need, representing 60% of all households in core need in Metro Vancouver.

Figure 6.2.1. Households in Core Housing Need by Tenure, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

Table 6.2. Households in Core Housing Need by Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Households | | | Owner Households - Total | | | Owner Households - With Mortgage | | | Owner Households - Without Mortgage | | | Renter Households - Total | | | Renter Households - Subsidized Housing | | | Renter Households - Not Subsidized Housing | | |
|--------------------------|------------------|-------------------------|--------------|--------------------------|-------------------------|--------------|----------------------------------|-------------------------|--------------|-------------------------------------|-------------------------|-------------|---------------------------|-------------------------|--------------|--|-------------------------|--------------|--|-------------------------|--------------|
| | All | Households in Core Need | % | All | Households in Core Need | % | All | Households in Core Need | % | All | Households in Core Need | % | All | Households in Core Need | % | All | Households in Core Need | % | All | Households in Core Need | % |
| | s | # | % | s | # | % | s | # | % | s | # | % | s | # | % | s | # | % | s | # | % |
| Anmore | 700 | 40 | 5.7% | 635 | 30 | 4.7% | 380 | 20 | 5.3% | 250 | 0 | 0.0% | 65 | 0 | 0.0% | 0 | 0 | | 65 | 0 | 0.0% |
| Belcarra | 255 | 15 | 5.9% | 225 | 0 | 0.0% | 90 | 0 | 0.0% | 140 | 0 | 0.0% | 30 | 0 | 0.0% | 0 | 0 | | 30 | 0 | 0.0% |
| Bowen Island | 1,630 | 165 | 10.1% | 1,400 | 110 | 7.9% | 810 | 80 | 9.9% | 590 | 35 | 5.9% | 230 | 50 | 21.7% | 35 | 0 | 0.0% | 190 | 40 | 21.1% |
| Burnaby | 94,430 | 17,745 | 18.8% | 58,175 | 7,645 | 13.1% | 31,235 | 4,570 | 14.6% | 26,940 | 3,075 | 11.4% | 36,255 | 10,100 | 27.9% | 4,595 | 1,685 | 36.7% | 31,660 | 8,420 | 26.6% |
| Coquitlam | 52,935 | 8,820 | 16.7% | 37,170 | 4,025 | 10.8% | 22,545 | 2,745 | 12.2% | 14,620 | 1,280 | 8.8% | 15,760 | 4,795 | 30.4% | 1,400 | 645 | 46.1% | 14,360 | 4,150 | 28.9% |
| Delta | 36,930 | 4,155 | 11.3% | 28,100 | 2,075 | 7.4% | 15,980 | 1,515 | 9.5% | 12,120 | 560 | 4.6% | 8,825 | 2,080 | 23.6% | 730 | 260 | 35.6% | 8,090 | 1,825 | 22.6% |
| Electoral Area A | 5,580 | 1,075 | 19.3% | 2,580 | 410 | 15.9% | 1,095 | 240 | 21.9% | 1,490 | 175 | 11.7% | 3,000 | 660 | 22.0% | 595 | 105 | 17.6% | 2,410 | 555 | 23.0% |
| Langley City | 12,320 | 2,625 | 21.3% | 7,820 | 1,020 | 13.0% | 5,330 | 795 | 14.9% | 2,490 | 225 | 9.0% | 4,495 | 1,610 | 35.8% | 750 | 440 | 58.7% | 3,745 | 1,165 | 31.1% |
| Langley Township | 45,110 | 5,055 | 11.2% | 37,100 | 3,120 | 8.4% | 24,040 | 2,275 | 9.5% | 13,060 | 850 | 6.5% | 8,015 | 1,930 | 24.1% | 495 | 240 | 48.5% | 7,520 | 1,695 | 22.5% |
| Lions Bay | 490 | 40 | 8.2% | 435 | 30 | 6.9% | 245 | 20 | 8.2% | 185 | 0 | 0.0% | 60 | 0 | 0.0% | 0 | 0 | | 60 | 0 | 0.0% |
| Maple Ridge | 32,215 | 4,160 | 12.9% | 25,615 | 2,180 | 8.5% | 17,475 | 1,695 | 9.7% | 8,145 | 485 | 6.0% | 6,595 | 1,980 | 30.0% | 790 | 350 | 44.3% | 5,810 | 1,625 | 28.0% |
| New Westminister | 34,875 | 6,985 | 20.0% | 19,285 | 2,250 | 11.7% | 12,520 | 1,525 | 12.2% | 6,765 | 720 | 10.6% | 15,590 | 4,735 | 30.4% | 1,480 | 575 | 38.9% | 14,110 | 4,155 | 29.4% |
| North Vancouver City | 25,880 | 4,910 | 19.0% | 14,035 | 1,465 | 10.4% | 8,470 | 905 | 10.7% | 5,560 | 560 | 10.1% | 11,840 | 3,450 | 29.1% | 1,230 | 605 | 49.2% | 10,610 | 2,840 | 26.8% |
| North Vancouver District | 31,225 | 3,605 | 11.5% | 24,150 | 1,940 | 8.0% | 13,235 | 1,105 | 8.3% | 10,915 | 835 | 7.7% | 7,075 | 1,660 | 23.5% | 815 | 360 | 44.2% | 6,260 | 1,300 | 20.8% |
| Pitt Meadows | 7,170 | 830 | 11.6% | 5,740 | 430 | 7.5% | 3,765 | 275 | 7.3% | 1,970 | 150 | 7.6% | 1,435 | 400 | 27.9% | 175 | 65 | 37.1% | 1,260 | 335 | 26.6% |
| Port Coquitlam | 22,305 | 2,920 | 13.1% | 17,280 | 1,485 | 8.6% | 11,430 | 1,185 | 10.4% | 5,855 | 295 | 5.0% | 5,025 | 1,440 | 28.7% | 755 | 305 | 40.4% | 4,270 | 1,135 | 26.6% |
| Port Moody | 12,730 | 1,370 | 10.8% | 9,660 | 780 | 8.1% | 6,060 | 515 | 8.5% | 3,600 | 270 | 7.5% | 3,075 | 590 | 19.2% | 290 | 70 | 24.1% | 2,785 | 520 | 18.7% |
| Richmond | 74,075 | 15,045 | 20.3% | 53,250 | 8,715 | 16.4% | 28,085 | 5,640 | 20.1% | 25,165 | 3,075 | 12.2% | 20,820 | 6,330 | 30.4% | 2,880 | 1,210 | 42.0% | 17,940 | 5,125 | 28.6% |
| Surrey | 179,560 | 27,705 | 15.4% | 125,330 | 12,760 | 10.2% | 84,745 | 10,155 | 12.0% | 40,580 | 2,600 | 6.4% | 54,235 | 14,950 | 27.6% | 4,920 | 1,950 | 39.6% | 49,310 | 13,000 | 26.4% |
| Tsawwassen First Nation | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Vancouver | 284,650 | 54,215 | 19.0% | 130,455 | 14,560 | 11.2% | 64,105 | 7,370 | 11.5% | 66,355 | 7,185 | 10.8% | 154,190 | 39,655 | 25.7% | 19,665 | 6,880 | 35.0% | 134,525 | 32,775 | 24.4% |
| West Vancouver | 15,565 | 2,475 | 15.9% | 11,055 | 1,065 | 9.6% | 4,245 | 320 | 7.5% | 6,805 | 750 | 11.0% | 4,515 | 1,410 | 31.2% | 495 | 290 | 58.6% | 4,015 | 1,115 | 27.8% |
| White Rock | 10,195 | 2,145 | 21.0% | 6,655 | 835 | 12.5% | 3,160 | 510 | 16.1% | 3,500 | 325 | 9.3% | 3,540 | 1,315 | 37.1% | 290 | 230 | 79.3% | 3,245 | 1,085 | 33.4% |
| METRO VANCOUVER | 980,820 | 166,100 | 16.9% | 616,150 | 66,940 | 10.9% | 359,035 | 43,475 | 12.1% | 257,110 | 23,465 | 9.1% | 364,675 | 99,160 | 27.2% | 42,400 | 16,275 | 38.4% | 322,270 | 82,885 | 25.7% |

Source: Statistics Canada, 2021 Census of Population.

Note: A household is said to be in Core Housing Need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income.

Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

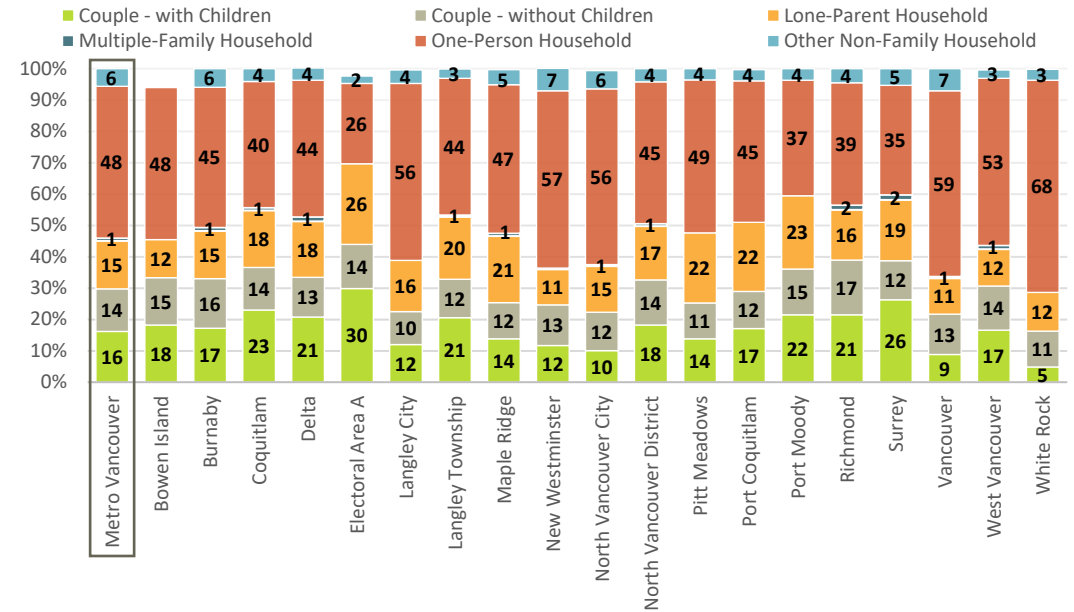
6.3 Core Housing Need by Household Type and Tenure

The likelihood that a household will be in core housing need often depends on the makeup of the household, in addition to its income.

Key Observations

- In 2021, almost half (48.4%) of households in core housing need in Metro Vancouver were one-person households. One-person households and lone-parent households were over-represented among households in core need, as shown in Figure 6.3.3.
- One-person renter households were the largest group of households in core need in Metro Vancouver (52,745 households in 2021).
- The incidence of core housing need was highest among lone-parent renter households (40.9% of all lone-parent renter households were in core housing need in 2021 in Metro Vancouver).

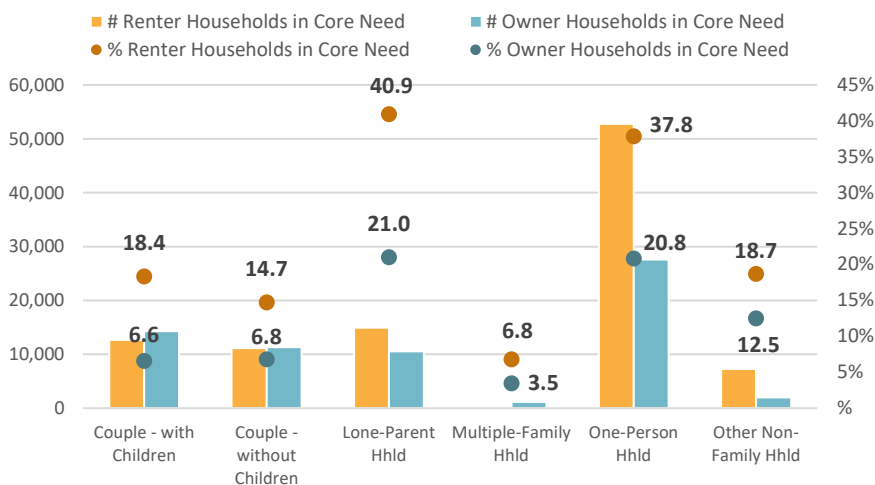
Figure 6.3.1. Distribution of Households in Core Housing Need by Household Type, Metro Vancouver, 2021



Source: Statistics Canada, 2021 Census of Population

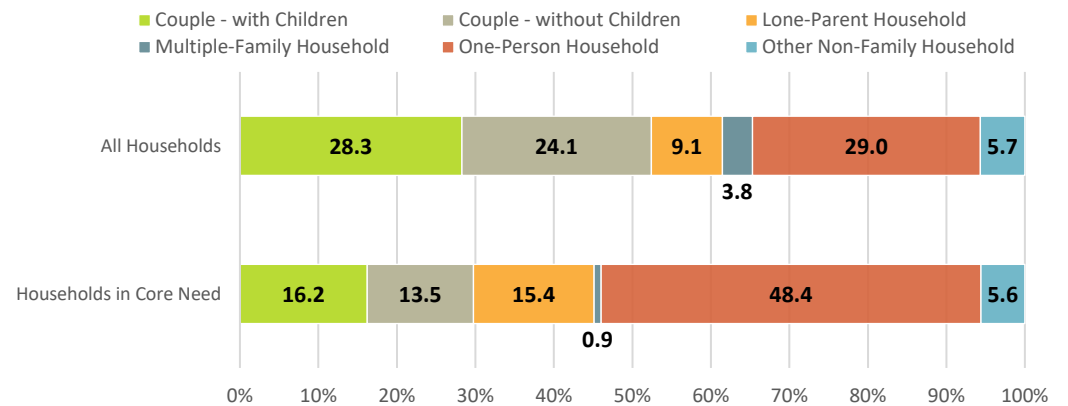
Note: values may not add up to 100% due to data suppression.

Figure 6.3.2. Households in Core Housing Need and Incidence of Core Housing Need by Household Type and Tenure, Metro Vancouver, 2021



Source: Statistics Canada, 2021 Census of Population

Figure 6.3.3. Distribution of All Households and Households in Core Housing Need by Household Type, Metro Vancouver, 2021



Source: Statistics Canada, 2021 Census of Population

Table 6.3.1. Households in Core Housing Need by Household Type and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Households | | | | | | | Owner Households | | | | | | | Renter Households | | | | | | | |
|--------------------------|------------------|------------------------|---------------------------|------------------------|----------------------------|-----------------------|----------------------------|------------------|------------------------|---------------------------|------------------------|----------------------------|-----------------------|----------------------------|-------------------|------------------------|---------------------------|------------------------|----------------------------|-----------------------|----------------------------|---|
| | Total Households | Couple - with Children | Couple - without Children | Lone- Parent Household | Multiple- Family Household | One- Person Household | Other Non-Family Household | Total Households | Couple - with Children | Couple - without Children | Lone- Parent Household | Multiple- Family Household | One- Person Household | Other Non-Family Household | Total Households | Couple - with Children | Couple - without Children | Lone- Parent Household | Multiple- Family Household | One- Person Household | Other Non-Family Household | |
| Anmore | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Belcarra | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Bowen Island | 165 | 30 | 25 | 20 | 0 | 80 | 0 | 115 | 25 | 20 | 0 | 0 | 55 | 0 | 50 | 0 | 0 | 0 | 0 | 20 | 0 | |
| Burnaby | 17,745 | 3,045 | 2,810 | 2,700 | 205 | 7,940 | 1,040 | 7,645 | 1,380 | 1,495 | 1,150 | 150 | 3,220 | 250 | 10,100 | 1,660 | 1,320 | 1,555 | 50 | 4,720 | 790 | |
| Coquitlam | 8,820 | 2,030 | 1,200 | 1,605 | 75 | 3,550 | 360 | 4,025 | 1,045 | 685 | 595 | 60 | 1,505 | 130 | 4,795 | 985 | 520 | 1,005 | 0 | 2,045 | 230 | |
| Delta | 4,155 | 865 | 525 | 740 | 60 | 1,810 | 165 | 2,070 | 535 | 375 | 270 | 45 | 795 | 45 | 2,080 | 320 | 135 | 465 | 20 | 1,010 | 120 | |
| Electoral Area A | 1,070 | 320 | 150 | 275 | 0 | 275 | 25 | 415 | 120 | 20 | 135 | 0 | 120 | 0 | 660 | 200 | 135 | 145 | 0 | 155 | 0 | |
| Langley City | 2,625 | 315 | 275 | 430 | 0 | 1,480 | 115 | 1,020 | 145 | 135 | 125 | 0 | 565 | 20 | 1,610 | 155 | 145 | 290 | 0 | 910 | 95 | |
| Langley Township | 5,055 | 1,040 | 620 | 1,005 | 30 | 2,205 | 150 | 3,120 | 695 | 450 | 575 | 30 | 1,305 | 50 | 1,930 | 340 | 160 | 435 | 0 | 900 | 95 | |
| Lions Bay | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Maple Ridge | 4,160 | 575 | 480 | 885 | 35 | 1,970 | 200 | 2,180 | 435 | 305 | 420 | 30 | 895 | 85 | 1,980 | 140 | 180 | 465 | 0 | 1,075 | 115 | |
| New Westminster | 6,985 | 815 | 905 | 795 | 30 | 3,950 | 495 | 2,250 | 355 | 355 | 210 | 0 | 1,240 | 55 | 4,730 | 440 | 530 | 575 | 0 | 2,705 | 440 | |
| North Vancouver City | 4,910 | 495 | 600 | 720 | 25 | 2,755 | 285 | 1,465 | 140 | 185 | 225 | 25 | 805 | 80 | 3,450 | 355 | 415 | 505 | 0 | 1,950 | 205 | |
| North Vancouver District | 3,600 | 655 | 520 | 615 | 30 | 1,630 | 150 | 1,940 | 355 | 370 | 240 | 25 | 875 | 65 | 1,665 | 275 | 150 | 385 | 0 | 755 | 85 | |
| Pitt Meadows | 830 | 115 | 95 | 185 | 0 | 405 | 30 | 430 | 75 | 60 | 50 | 0 | 235 | 0 | 400 | 45 | 35 | 125 | 0 | 170 | 20 | |
| Port Coquitlam | 2,920 | 500 | 345 | 645 | 0 | 1,315 | 105 | 1,480 | 320 | 190 | 315 | 0 | 605 | 45 | 1,440 | 175 | 155 | 335 | 0 | 710 | 65 | |
| Port Moody | 1,370 | 295 | 200 | 320 | 0 | 505 | 50 | 775 | 185 | 125 | 140 | 0 | 305 | 0 | 590 | 110 | 75 | 160 | 0 | 200 | 35 | |
| Richmond | 15,045 | 3,230 | 2,625 | 2,410 | 230 | 5,875 | 675 | 8,715 | 2,050 | 1,745 | 1,395 | 195 | 3,080 | 245 | 6,330 | 1,175 | 880 | 1,015 | 30 | 2,795 | 430 | |
| Surrey | 27,705 | 7,290 | 3,450 | 5,370 | 445 | 9,665 | 1,485 | 12,760 | 4,000 | 2,030 | 2,155 | 320 | 3,910 | 340 | 14,950 | 3,280 | 1,420 | 3,220 | 120 | 5,750 | 1,150 | |
| Tsawwassen First Nation | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Vancouver | 54,215 | 4,785 | 6,975 | 6,190 | 325 | 32,125 | 3,805 | 14,560 | 2,045 | 2,375 | 2,300 | 250 | 7,070 | 505 | 39,650 | 2,735 | 4,600 | 3,885 | 75 | 25,055 | 3,300 | |
| West Vancouver | 2,475 | 410 | 350 | 290 | 30 | 1,320 | 65 | 1,065 | 200 | 235 | 115 | 20 | 455 | 25 | 1,410 | 190 | 110 | 175 | 0 | 870 | 45 | |
| White Rock | 2,145 | 105 | 245 | 265 | 0 | 1,450 | 75 | 835 | 70 | 135 | 95 | 0 | 505 | 20 | 1,315 | 40 | 105 | 165 | 0 | 945 | 50 | |
| METRO VANCOUVER | 166,100 | 26,950 | 22,490 | 25,510 | 1,520 | 80,325 | 9,305 | 66,940 | 14,280 | 11,350 | 10,540 | 1,175 | 27,580 | 2,000 | 99,160 | 12,665 | 11,135 | 14,965 | 345 | 52,745 | 7,305 | |

Source: Statistics Canada, 2021 Census of Population.

Note: A household is said to be in Core Housing Need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income.

Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

Table 6.3.2. Percentage of Households in Core Housing Need by Household Type and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total Households | | | | | | | Owner Households | | | | | | | Renter Households | | | | | | | |
|--------------------------|------------------|----------------------|-------------------------|-----------------------|---------------------------|----------------------|----------------------------|------------------|----------------------|-------------------------|-----------------------|---------------------------|----------------------|----------------------------|-------------------|----------------------|-------------------------|-----------------------|---------------------------|----------------------|----------------------------|---|
| | Total Households | Couple with Children | Couple without Children | Lone-Parent Household | Multiple-Family Household | One-Person Household | Other Non-Family Household | Total Households | Couple with Children | Couple without Children | Lone-Parent Household | Multiple-Family Household | One-Person Household | Other Non-Family Household | Total Households | Couple with Children | Couple without Children | Lone-Parent Household | Multiple-Family Household | One-Person Household | Other Non-Family Household | |
| Anmore | 5.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 4.7% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Belcarra | 5.9% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Bowen Island | 10.1% | 6.0% | 4.2% | 28.6% | 0.0% | 22.9% | 0.0% | 8.2% | 5.4% | 3.8% | 0.0% | 0.0% | 19.3% | 0.0% | 21.7% | 0.0% | 0.0% | 0.0% | 0.0% | 28.6% | 0.0% | |
| Burnaby | 18.8% | 11.4% | 12.0% | 30.4% | 6.0% | 30.5% | 17.0% | 13.1% | 7.2% | 9.6% | 23.0% | 5.1% | 23.6% | 13.4% | 27.9% | 22.0% | 17.1% | 40.3% | 10.0% | 38.1% | 18.6% | |
| Coquitlam | 16.7% | 10.8% | 9.1% | 29.9% | 3.5% | 30.8% | 17.6% | 10.8% | 7.1% | 6.8% | 20.0% | 3.2% | 22.6% | 15.4% | 30.4% | 24.4% | 16.9% | 42.1% | 0.0% | 42.3% | 19.3% | |
| Delta | 11.3% | 6.6% | 5.3% | 23.5% | 3.0% | 24.9% | 11.3% | 7.4% | 5.0% | 4.4% | 14.5% | 2.6% | 17.6% | 7.9% | 23.6% | 13.8% | 10.0% | 35.8% | 9.1% | 36.7% | 13.6% | |
| Electoral Area A | 19.2% | 18.4% | 12.0% | 44.0% | 0.0% | 18.1% | 6.4% | 16.1% | 15.1% | 3.2% | 39.7% | 0.0% | 17.3% | 0.0% | 22.0% | 21.3% | 21.8% | 51.8% | 0.0% | 18.8% | 0.0% | |
| Langley City | 21.3% | 11.2% | 8.9% | 33.7% | 0.0% | 34.5% | 18.5% | 13.0% | 7.0% | 5.9% | 19.4% | 0.0% | 23.6% | 8.0% | 35.8% | 20.7% | 17.7% | 46.0% | 0.0% | 48.1% | 26.0% | |
| Langley Township | 11.2% | 6.4% | 5.0% | 25.0% | 1.5% | 24.5% | 11.1% | 8.4% | 4.9% | 4.1% | 20.0% | 1.6% | 20.2% | 6.1% | 24.1% | 16.6% | 10.2% | 38.0% | 0.0% | 35.4% | 17.8% | |
| Lions Bay | 8.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 7.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Maple Ridge | 12.9% | 5.0% | 5.8% | 27.6% | 2.8% | 28.7% | 18.4% | 8.5% | 4.3% | 4.3% | 20.0% | 2.6% | 20.1% | 13.8% | 30.0% | 11.0% | 14.7% | 41.7% | 0.0% | 44.3% | 24.5% | |
| New Westminster | 20.0% | 10.3% | 10.0% | 31.5% | 4.3% | 31.5% | 22.2% | 11.7% | 6.3% | 6.5% | 16.5% | 0.0% | 21.9% | 8.0% | 30.3% | 19.7% | 14.8% | 46.2% | 0.0% | 39.2% | 28.6% | |
| North Vancouver City | 19.0% | 8.5% | 8.8% | 32.0% | 6.8% | 29.2% | 23.8% | 10.4% | 3.7% | 4.6% | 20.3% | 9.4% | 17.9% | 22.2% | 29.1% | 17.5% | 14.8% | 43.9% | 0.0% | 39.6% | 24.4% | |
| North Vancouver District | 11.5% | 5.4% | 6.1% | 23.1% | 3.6% | 26.6% | 16.7% | 8.0% | 3.5% | 5.2% | 14.4% | 3.3% | 21.4% | 14.1% | 23.5% | 12.9% | 10.9% | 38.7% | 0.0% | 36.8% | 19.3% | |
| Pitt Meadows | 11.6% | 5.0% | 4.6% | 24.5% | 0.0% | 25.1% | 15.4% | 7.5% | 3.7% | 3.4% | 11.1% | 0.0% | 21.0% | 0.0% | 27.9% | 16.1% | 13.5% | 41.0% | 0.0% | 34.7% | 26.7% | |
| Port Coquitlam | 13.1% | 6.3% | 6.0% | 26.9% | 0.0% | 26.7% | 15.7% | 8.6% | 4.7% | 4.1% | 20.4% | 0.0% | 18.5% | 12.5% | 28.7% | 15.8% | 14.7% | 39.2% | 0.0% | 43.0% | 21.3% | |
| Port Moody | 10.8% | 6.4% | 5.8% | 25.6% | 0.0% | 18.2% | 12.8% | 8.0% | 4.9% | 4.5% | 19.2% | 0.0% | 15.3% | 0.0% | 19.2% | 12.8% | 10.6% | 30.8% | 0.0% | 25.6% | 18.4% | |
| Richmond | 20.3% | 13.3% | 14.5% | 31.0% | 6.8% | 34.2% | 20.1% | 16.4% | 11.0% | 12.4% | 26.7% | 6.7% | 27.9% | 17.9% | 30.4% | 21.2% | 21.3% | 39.9% | 6.4% | 45.4% | 21.6% | |
| Surrey | 15.4% | 11.1% | 9.1% | 31.0% | 3.1% | 28.4% | 15.0% | 10.2% | 7.9% | 6.9% | 21.5% | 2.5% | 19.9% | 12.0% | 27.6% | 22.0% | 16.2% | 44.3% | 6.6% | 40.0% | 16.3% | |
| Tsawwassen First Nation | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Vancouver | 19.0% | 8.4% | 9.8% | 29.4% | 5.1% | 30.0% | 17.0% | 11.2% | 5.5% | 6.6% | 20.9% | 4.7% | 19.3% | 11.8% | 25.7% | 14.2% | 13.1% | 38.7% | 7.0% | 35.5% | 18.2% | |
| West Vancouver | 15.9% | 8.8% | 7.7% | 23.0% | 7.7% | 30.1% | 19.1% | 9.6% | 6.0% | 6.0% | 15.3% | 6.0% | 17.8% | 16.7% | 31.2% | 14.7% | 17.1% | 35.0% | 0.0% | 47.7% | 23.7% | |
| White Rock | 21.0% | 7.0% | 8.2% | 33.8% | 0.0% | 32.6% | 24.2% | 12.5% | 6.5% | 5.7% | 25.0% | 0.0% | 19.6% | 15.4% | 37.1% | 9.3% | 17.1% | 40.7% | 0.0% | 50.4% | 27.8% | |
| METRO VANCOUVER | 16.9% | 9.4% | 9.3% | 29.4% | 3.9% | 29.6% | 16.9% | 10.9% | 6.6% | 6.8% | 21.0% | 3.5% | 20.8% | 12.5% | 27.2% | 18.4% | 14.7% | 40.9% | 6.8% | 37.8% | 18.7% | |

Source: Statistics Canada, 2021 Census of Population.

Note: A household is said to be in Core Housing Need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income.

Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

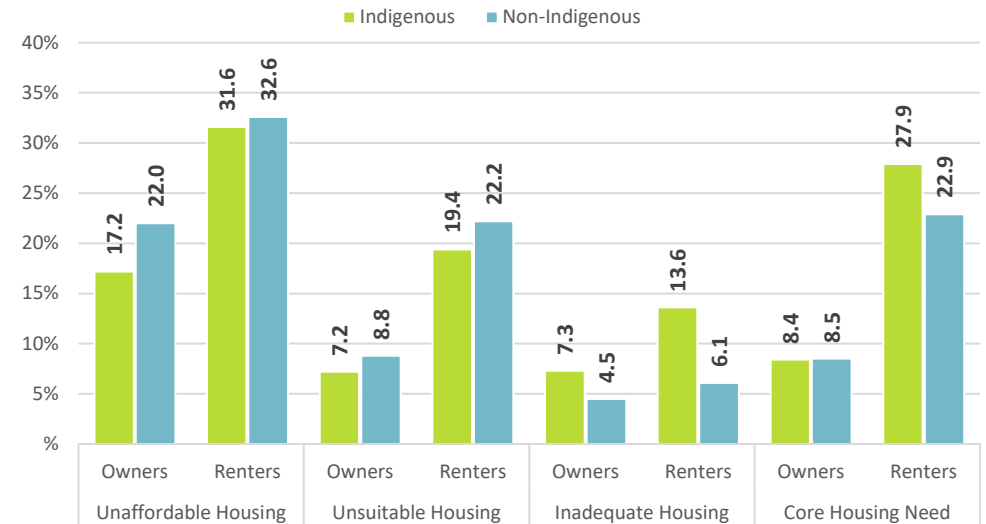
6.4 People Living Below Housing Standards, by Tenure, Housing Standard, and Indigenous Identity

In order to address the housing needs of people living in core need, it is necessary to understand why they are in core housing need, i.e. which housing standard they fall below.

Key Observations

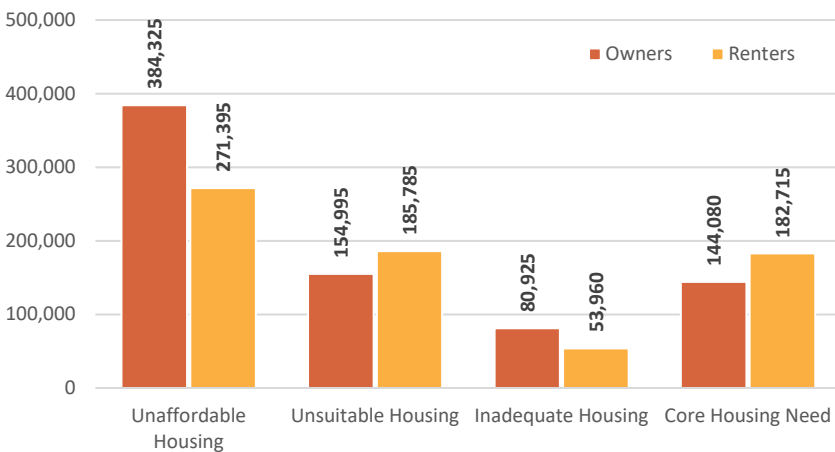
- Unaffordable housing is the most common unmet standard – 655,720 people lived in unaffordable housing in Metro Vancouver in 2021.
- Renters were more likely to live in unaffordable housing – 31.6% of Indigenous renters and 32.6% of non-Indigenous renters lived in unaffordable housing in Metro Vancouver in 2021, compared to 17.2% of Indigenous homeowners and 22.0% of non-Indigenous homeowners.
- Renters were also more likely to live in unsuitable housing (not enough bedrooms) than homeowners, as shown in Figure 6.4.1.
- Indigenous people were more likely to live in inadequate housing (in need of major repairs) than non-Indigenous people, regardless of tenure.

Figure 6.4.1. Percentage of People Living Below Housing Standards, by Housing Standard, Tenure, and Indigenous Identity, Metro Vancouver, 2021



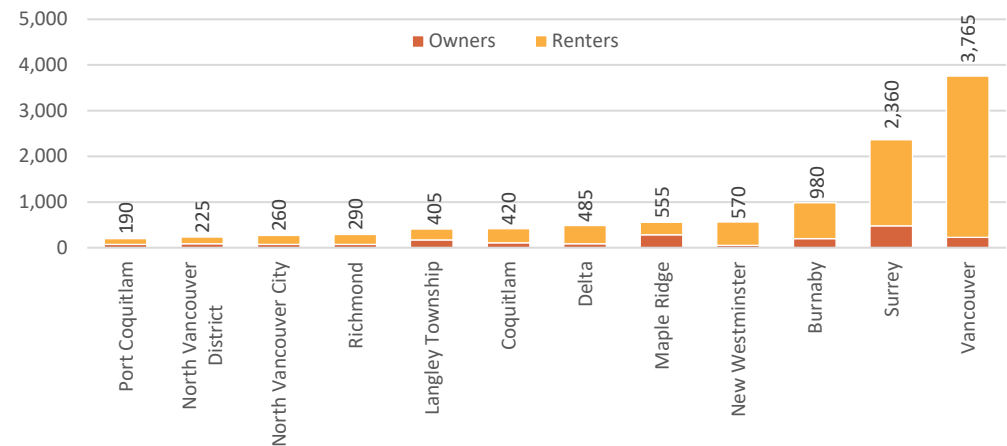
Source: Statistics Canada, 2021 Census of Population

Figure 6.4.2. People Living Below Housing Standards, by Housing Standard and Tenure, Metro Vancouver, 2021



Source: Statistics Canada, 2021 Census of Population

Figure 6.4.3. People of Indigenous Identity Living in Core Housing Need, by Tenure, Select* Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

Note: Data is not available for all jurisdictions, only those with available data are included here.

Table 6.4.1. Population in Unaffordable Housing by Indigenous Identity and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total - Tenure | | | | | | Owners | | | | | | Renters | | | | | |
|--------------------------|------------------|--------------|---------------------|--------------|-------------------------|--------------|------------------|--------------|---------------------|--------------|-------------------------|--------------|------------------|--------------|---------------------|--------------|-------------------------|--------------|
| | Total Population | | Indigenous Identity | | Non-Indigenous Identity | | Total Population | | Indigenous Identity | | Non-Indigenous Identity | | Total Population | | Indigenous Identity | | Non-Indigenous Identity | |
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Belcarra | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Bowen Island | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Burnaby | 63,770 | 26.1% | 1,275 | 30.5% | 62,500 | 26.0% | 35,275 | 22.3% | 265 | 21.5% | 35,005 | 22.3% | 28,500 | 32.8% | 1,005 | 34.1% | 27,495 | 32.8% |
| Coquitlam | 37,440 | 25.5% | 560 | 19.2% | 36,875 | 25.6% | 23,400 | 21.8% | 160 | 10.3% | 23,235 | 22.0% | 14,040 | 35.4% | 395 | 29.0% | 13,645 | 35.7% |
| Delta | 20,845 | 19.5% | 715 | 22.5% | 20,130 | 19.4% | 14,265 | 17.1% | 245 | 13.9% | 14,010 | 17.2% | 6,585 | 28.2% | 465 | 32.9% | 6,120 | 27.9% |
| Electoral Area A | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Langley City | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Langley Township | 25,275 | 19.6% | 965 | 19.6% | 24,315 | 19.6% | 18,650 | 17.3% | 560 | 15.4% | 18,095 | 17.3% | 6,625 | 32.1% | 405 | 30.9% | 6,220 | 32.2% |
| Lions Bay | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Maple Ridge | 17,095 | 19.1% | 950 | 22.8% | 16,145 | 18.9% | 12,250 | 16.5% | 560 | 19.3% | 11,685 | 16.4% | 4,850 | 31.6% | 390 | 30.8% | 4,460 | 31.7% |
| New Westminster | 19,125 | 24.6% | 690 | 28.5% | 18,435 | 24.4% | 9,715 | 20.6% | 145 | 17.9% | 9,570 | 20.7% | 9,410 | 30.6% | 545 | 33.7% | 8,865 | 30.4% |
| North Vancouver City | 16,640 | 29.0% | 355 | 28.7% | 16,280 | 29.0% | 7,350 | 22.6% | 120 | 24.2% | 7,230 | 22.6% | 9,285 | 37.5% | 235 | 32.0% | 9,050 | 37.7% |
| North Vancouver District | 20,690 | 23.7% | 370 | 23.3% | 20,320 | 23.7% | 13,920 | 20.2% | 155 | 16.0% | 13,760 | 20.3% | 6,775 | 37.0% | 215 | 35.2% | 6,560 | 37.1% |
| Pitt Meadows | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Port Coquitlam | 11,010 | 18.3% | 295 | 16.6% | 10,710 | 18.3% | 7,490 | 15.6% | 130 | 12.1% | 7,355 | 15.6% | 3,515 | 29.2% | 165 | 23.4% | 3,355 | 29.6% |
| Port Moody | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Richmond | 62,370 | 30.0% | 415 | 26.9% | 61,950 | 30.1% | 42,155 | 27.5% | 100 | 16.1% | 42,060 | 27.5% | 20,210 | 37.2% | 320 | 34.8% | 19,890 | 37.2% |
| Surrey | 129,780 | 23.1% | 2,915 | 24.0% | 126,865 | 23.1% | 92,345 | 22.5% | 960 | 18.0% | 91,385 | 22.5% | 37,435 | 24.9% | 1,955 | 28.7% | 35,475 | 24.7% |
| Tsawwassen First Nation* | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Vancouver | 182,935 | 28.2% | 4,485 | 30.7% | 178,450 | 28.2% | 79,000 | 23.3% | 580 | 21.4% | 78,415 | 23.3% | 103,940 | 33.7% | 3,905 | 32.8% | 100,030 | 33.7% |
| West Vancouver | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| White Rock | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| METRO VANCOUVER | 655,720 | 25.4% | 15,155 | 25.4% | 640,565 | 25.4% | 384,325 | 22.0% | 4,440 | 17.2% | 379,885 | 22.0% | 271,395 | 32.5% | 10,715 | 31.6% | 260,685 | 32.6% |

Source: Statistics Canada, 2021 Census of Population.

Note: Indigenous identity refers to whether the person identified with the Indigenous peoples of Canada. This includes those who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit), and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band. Aboriginal peoples of Canada (referred to here as Indigenous peoples) are defined in the Constitution Act, 1982, Section 35 (2) as including the Indian, Inuit and Métis peoples of Canada.

Housing is considered to be unaffordable if it has shelter costs greater than 30% of total before tax household income.

n/a: data not available

*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

Table 6.4.2. Population in Unsuitable Housing by Indigenous Identity and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total - Tenure | | | | | | Owners | | | | | | Renters | | | | | |
|--------------------------|------------------|--------------|---------------------|--------------|-------------------------|--------------|------------------|-------------|---------------------|-------------|-------------------------|-------------|------------------|--------------|---------------------|--------------|-------------------------|--------------|
| | Total Population | | Indigenous Identity | | Non-Indigenous Identity | | Total Population | | Indigenous Identity | | Non-Indigenous Identity | | Total Population | | Indigenous Identity | | Non-Indigenous Identity | |
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Belcarra | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Bowen Island | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Burnaby | 37,695 | 15.3% | 680 | 16.3% | 37,010 | 15.3% | 15,670 | 9.9% | 100 | 8.1% | 15,570 | 9.9% | 22,025 | 25.2% | 585 | 19.9% | 21,445 | 25.4% |
| Coquitlam | 14,740 | 10.0% | 295 | 10.1% | 14,450 | 10.0% | 6,685 | 6.2% | 70 | 4.5% | 6,615 | 6.2% | 8,055 | 20.2% | 220 | 16.1% | 7,835 | 20.3% |
| Delta | 11,560 | 10.8% | 270 | 8.5% | 11,290 | 10.8% | 5,575 | 6.7% | 0 | 0.0% | 5,575 | 6.8% | 5,990 | 25.4% | 270 | 19.1% | 5,715 | 25.8% |
| Electoral Area A | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Langley City | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Langley Township | 8,880 | 6.8% | 445 | 8.8% | 8,440 | 6.7% | 5,980 | 5.4% | 220 | 5.9% | 5,760 | 5.4% | 2,905 | 14.0% | 225 | 16.9% | 2,680 | 13.8% |
| Lions Bay | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Maple Ridge | 5,985 | 6.7% | 300 | 7.1% | 5,690 | 6.6% | 4,050 | 5.4% | 165 | 5.6% | 3,890 | 5.4% | 1,935 | 12.6% | 130 | 10.2% | 1,800 | 12.8% |
| New Westminister | 11,850 | 15.2% | 445 | 18.4% | 11,405 | 15.1% | 4,860 | 10.3% | 40 | 4.9% | 4,820 | 10.4% | 6,990 | 22.6% | 400 | 24.8% | 6,590 | 22.5% |
| North Vancouver City | 7,795 | 13.6% | 125 | 10.2% | 7,670 | 13.6% | 2,530 | 7.8% | 40 | 8.1% | 2,490 | 7.8% | 5,265 | 21.1% | 90 | 12.2% | 5,175 | 21.4% |
| North Vancouver District | 5,085 | 5.8% | 145 | 9.1% | 4,935 | 5.8% | 2,385 | 3.5% | 50 | 5.2% | 2,335 | 3.4% | 2,700 | 14.7% | 95 | 15.6% | 2,605 | 14.7% |
| Pitt Meadows | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Port Coquitlam | 5,470 | 9.1% | 125 | 7.0% | 5,345 | 9.1% | 3,520 | 7.3% | 45 | 4.1% | 3,475 | 7.4% | 1,950 | 16.1% | 80 | 11.3% | 1,870 | 16.4% |
| Port Moody | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Richmond | 26,160 | 12.6% | 185 | 12.0% | 25,975 | 12.6% | 15,575 | 10.1% | 85 | 13.7% | 15,490 | 10.1% | 10,580 | 19.4% | 95 | 10.3% | 10,490 | 19.5% |
| Surrey | 106,285 | 18.9% | 2,385 | 19.6% | 103,900 | 18.9% | 51,655 | 12.5% | 540 | 10.1% | 51,115 | 12.6% | 54,635 | 36.2% | 1,850 | 27.1% | 52,785 | 36.6% |
| Tsawwassen First Nation* | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Vancouver | 83,670 | 12.9% | 2,545 | 17.4% | 81,125 | 12.8% | 29,775 | 8.7% | 335 | 12.3% | 29,445 | 8.7% | 53,890 | 17.4% | 2,210 | 18.5% | 51,685 | 17.3% |
| West Vancouver | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| White Rock | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| METRO VANCOUVER | 341,280 | 13.1% | 9,075 | 14.3% | 332,205 | 13.1% | 154,995 | 8.8% | 1,940 | 7.2% | 153,055 | 8.8% | 185,785 | 22.1% | 6,685 | 19.4% | 179,095 | 22.2% |

Source: Statistics Canada, 2021 Census of Population.

Note: Indigenous identity refers to whether the person identified with the Indigenous peoples of Canada. This includes those who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit), and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band. Aboriginal peoples of Canada (referred to here as Indigenous peoples) are defined in the Constitution Act, 1982, Section 35 (2) as including the Indian, Inuit and Métis peoples of Canada.

Housing is considered to be unsuitable if it does not have enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS).

n/a: data not available

*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

Table 6.4.3. Population in Inadequate Housing by Indigenous Identity and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total - Tenure | | | | | | Owners | | | | | | Renters | | | | | |
|--------------------------|------------------|-------------|---------------------|--------------|-------------------------|-------------|------------------|-------------|---------------------|-------------|-------------------------|-------------|------------------|-------------|---------------------|--------------|-------------------------|-------------|
| | Total Population | | Indigenous Identity | | Non-Indigenous Identity | | Total Population | | Indigenous Identity | | Non-Indigenous Identity | | Total Population | | Indigenous Identity | | Non-Indigenous Identity | |
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Belcarra | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Bowen Island | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Burnaby | 14,615 | 5.9% | 450 | 10.8% | 14,160 | 5.9% | 8,410 | 5.3% | 110 | 8.9% | 8,300 | 5.3% | 6,200 | 7.1% | 345 | 11.7% | 5,860 | 6.9% |
| Coquitlam | 6,940 | 4.7% | 275 | 9.4% | 6,670 | 4.6% | 4,555 | 4.2% | 55 | 3.5% | 4,495 | 4.2% | 2,390 | 6.0% | 220 | 16.1% | 2,170 | 5.6% |
| Delta | 5,655 | 5.3% | 365 | 11.5% | 5,285 | 5.1% | 4,060 | 4.8% | 195 | 11.0% | 3,865 | 4.7% | 1,595 | 6.8% | 170 | 12.0% | 1,420 | 6.4% |
| Electoral Area A | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Langley City | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Langley Township | 5,130 | 3.9% | 300 | 5.9% | 4,830 | 3.8% | 3,950 | 3.6% | 220 | 5.9% | 3,730 | 3.5% | 1,180 | 5.7% | 80 | 6.0% | 1,100 | 5.7% |
| Lions Bay | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Maple Ridge | 4,125 | 4.6% | 300 | 7.1% | 3,825 | 4.5% | 2,775 | 3.7% | 165 | 5.6% | 2,615 | 3.7% | 1,345 | 8.8% | 135 | 10.6% | 1,210 | 8.6% |
| New Westminister | 5,285 | 6.8% | 355 | 14.6% | 4,940 | 6.5% | 3,040 | 6.4% | 120 | 14.8% | 2,920 | 6.3% | 2,250 | 7.3% | 230 | 14.2% | 2,020 | 6.9% |
| North Vancouver City | 3,225 | 5.6% | 90 | 7.3% | 3,140 | 5.6% | 1,780 | 5.5% | 15 | 3.0% | 1,765 | 5.5% | 1,445 | 5.8% | 70 | 9.5% | 1,380 | 5.7% |
| North Vancouver District | 5,185 | 5.9% | 70 | 4.4% | 5,110 | 6.0% | 3,775 | 5.5% | 45 | 4.6% | 3,730 | 5.5% | 1,410 | 7.7% | 30 | 4.9% | 1,375 | 7.7% |
| Pitt Meadows | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Port Coquitlam | 2,935 | 4.9% | 150 | 8.4% | 2,790 | 4.8% | 2,130 | 4.4% | 85 | 7.8% | 2,040 | 4.3% | 810 | 6.7% | 60 | 8.5% | 745 | 6.5% |
| Port Moody | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Richmond | 10,420 | 5.0% | 160 | 10.4% | 10,260 | 5.0% | 7,795 | 5.1% | 55 | 8.9% | 7,740 | 5.1% | 2,620 | 4.8% | 100 | 10.9% | 2,520 | 4.7% |
| Surrey | 21,340 | 3.8% | 1,315 | 10.8% | 20,025 | 3.6% | 13,370 | 3.2% | 265 | 5.0% | 13,105 | 3.2% | 7,965 | 5.3% | 1,045 | 15.3% | 6,915 | 4.8% |
| Tsawwassen First Nation* | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Vancouver | 40,855 | 6.3% | 2,045 | 13.9% | 38,810 | 6.1% | 19,320 | 5.7% | 210 | 7.7% | 19,115 | 5.7% | 21,535 | 6.9% | 1,840 | 15.4% | 19,695 | 6.6% |
| West Vancouver | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| White Rock | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| METRO VANCOUVER | 135,340 | 5.2% | 7,055 | 11.1% | 128,290 | 5.0% | 80,925 | 4.6% | 1,960 | 7.3% | 78,960 | 4.5% | 53,960 | 6.4% | 4,680 | 13.6% | 49,280 | 6.1% |

Source: Statistics Canada, 2021 Census of Population.

Note: Indigenous identity refers to whether the person identified with the Indigenous peoples of Canada. This includes those who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit), and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band. Aboriginal peoples of Canada (referred to here as Indigenous peoples) are defined in the Constitution Act, 1982, Section 35 (2) as including the Indian, Inuit and Métis peoples of Canada.

Housing is considered to be inadequate if it is reported by their residents as requiring major repairs.

n/a: data not available

*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

Table 6.4.4. Population in Core Housing Need by Indigenous Identity and Tenure, Metro Vancouver Jurisdictions, 2021 Census

| MEMBER JURISDICTION | Total - Tenure | | | | | | Owners | | | | | | Renters | | | | | |
|--------------------------|------------------|--------------|---------------------|--------------|-------------------------|--------------|------------------|-------------|---------------------|-------------|-------------------------|-------------|------------------|--------------|---------------------|--------------|-------------------------|--------------|
| | Total Population | | Indigenous Identity | | Non-Indigenous Identity | | Total Population | | Indigenous Identity | | Non-Indigenous Identity | | Total Population | | Indigenous Identity | | Non-Indigenous Identity | |
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| Anmore | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Belcarra | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Bowen Island | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Burnaby | 35,525 | 15.2% | 980 | 24.0% | 34,550 | 15.0% | 15,615 | 10.2% | 200 | 16.4% | 15,415 | 10.2% | 19,910 | 24.5% | 780 | 27.4% | 19,135 | 24.4% |
| Coquitlam | 18,930 | 13.4% | 420 | 14.6% | 18,510 | 13.4% | 8,945 | 8.6% | 110 | 7.2% | 8,840 | 8.6% | 9,985 | 26.9% | 305 | 22.7% | 9,680 | 27.0% |
| Delta | 9,365 | 8.9% | 485 | 15.5% | 8,880 | 8.7% | 4,870 | 5.9% | 85 | 4.9% | 4,785 | 5.9% | 4,490 | 19.8% | 400 | 28.9% | 4,090 | 19.2% |
| Electoral Area A | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Langley City | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Langley Township | 10,840 | 8.6% | 405 | 8.4% | 10,435 | 8.6% | 6,810 | 6.4% | 170 | 4.7% | 6,645 | 6.5% | 4,025 | 20.4% | 235 | 19.0% | 3,790 | 20.5% |
| Lions Bay | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Maple Ridge | 8,300 | 9.4% | 555 | 13.6% | 7,750 | 9.2% | 4,790 | 6.5% | 280 | 9.7% | 4,510 | 6.4% | 3,510 | 23.8% | 275 | 22.8% | 3,235 | 23.8% |
| New Westminister | 12,045 | 15.8% | 570 | 23.7% | 11,480 | 15.6% | 4,085 | 8.8% | 50 | 6.2% | 4,030 | 8.8% | 7,970 | 26.9% | 515 | 32.3% | 7,450 | 26.6% |
| North Vancouver City | 8,380 | 15.2% | 260 | 21.7% | 8,125 | 15.1% | 2,590 | 8.2% | 75 | 15.8% | 2,520 | 8.1% | 5,790 | 24.8% | 190 | 26.4% | 5,605 | 24.8% |
| North Vancouver District | 7,155 | 8.5% | 225 | 14.7% | 6,925 | 8.4% | 3,890 | 5.8% | 85 | 9.0% | 3,805 | 5.8% | 3,265 | 19.0% | 145 | 25.0% | 3,115 | 18.8% |
| Pitt Meadows | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Port Coquitlam | 5,910 | 10.0% | 190 | 10.8% | 5,720 | 10.0% | 3,140 | 6.6% | 75 | 7.0% | 3,065 | 6.6% | 2,770 | 23.6% | 120 | 17.4% | 2,655 | 24.1% |
| Port Moody | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Richmond | 32,115 | 16.5% | 290 | 19.2% | 31,830 | 16.5% | 19,355 | 13.4% | 70 | 11.3% | 19,280 | 13.4% | 12,770 | 25.3% | 220 | 24.6% | 12,545 | 25.3% |
| Surrey | 67,655 | 12.3% | 2,360 | 19.8% | 65,295 | 12.1% | 32,645 | 8.1% | 480 | 9.2% | 32,165 | 8.1% | 35,010 | 23.9% | 1,885 | 28.3% | 33,130 | 23.7% |
| Tsawwassen First Nation* | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Vancouver | 90,210 | 14.7% | 3,765 | 26.6% | 86,450 | 14.4% | 28,065 | 8.7% | 225 | 8.5% | 27,835 | 8.7% | 62,140 | 21.3% | 3,535 | 30.6% | 58,610 | 20.9% |
| West Vancouver | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| White Rock | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| METRO VANCOUVER | 326,795 | 13.1% | 11,285 | 19.4% | 315,515 | 13.0% | 144,080 | 8.5% | 2,135 | 8.4% | 141,945 | 8.5% | 182,715 | 23.1% | 9,150 | 27.9% | 173,565 | 22.9% |

Source: Statistics Canada, 2021 Census of Population.

Note: Indigenous identity refers to whether the person identified with the Indigenous peoples of Canada. This includes those who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit), and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band. Aboriginal peoples of Canada (referred to here as Indigenous peoples) are defined in the Constitution Act, 1982, Section 35 (2) as including the Indian, Inuit and Métis peoples of Canada.

A household is said to be in Core Housing Need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

· Adequate dwellings are those reported by their residents as not requiring any major repairs.

· Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

· Affordable dwellings cost less than 30% of total before-tax household income.

Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

n/a: data not available

*Core housing need is not assessed for on-reserve households. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

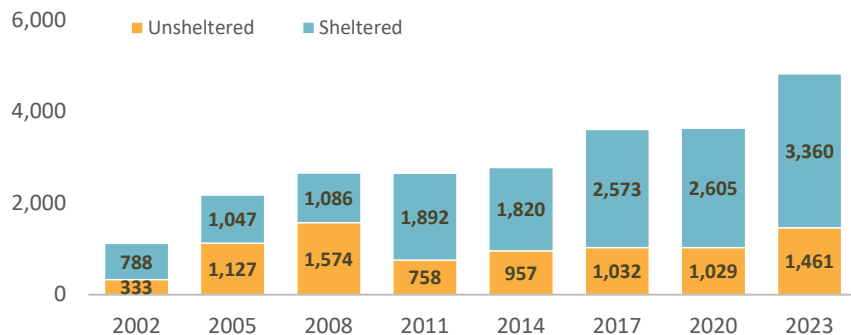
6.5 Homeless Population

A point-in-time homeless count occurs in Metro Vancouver every three years. The count is conducted over a 24-hour period and provides a snapshot of homelessness in the region. Results are considered to be an undercount, but are still a good indicator of the magnitude of need for housing and support services. Data from the count also provides critical information on the characteristics of people experiencing homelessness, and show trends over time.

Key Observations

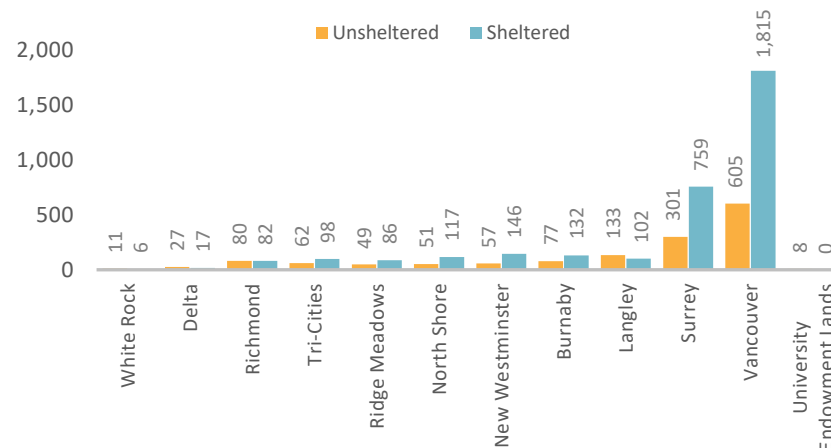
- A total of 4,821 individuals were identified as experiencing homelessness in 2023 – a 33% increase since the last count in 2020.
- Of these, 1,461 were unsheltered (30%) and 3,360 were sheltered (70%), as shown in Figure 6.5.3.
- The sheltered total includes 2,768 individuals who stayed in emergency shelters across the region and an additional 292 individuals who had no fixed address and stayed in jails, hospitals, and detox facilities.

Figure 6.5.1. Sheltered and Unsheltered Individuals Experiencing Homelessness, Metro Vancouver, 2002 to 2023



Source: Homelessness Services Association of BC, 2023 Homeless Count in Metro Vancouver

Figure 6.5.2. Sheltered and Unsheltered Individuals Experiencing Homelessness by Sub-Region in Metro Vancouver, 2023



Source: Homelessness Services Association of BC, 2023 Homeless Count in Metro Vancouver

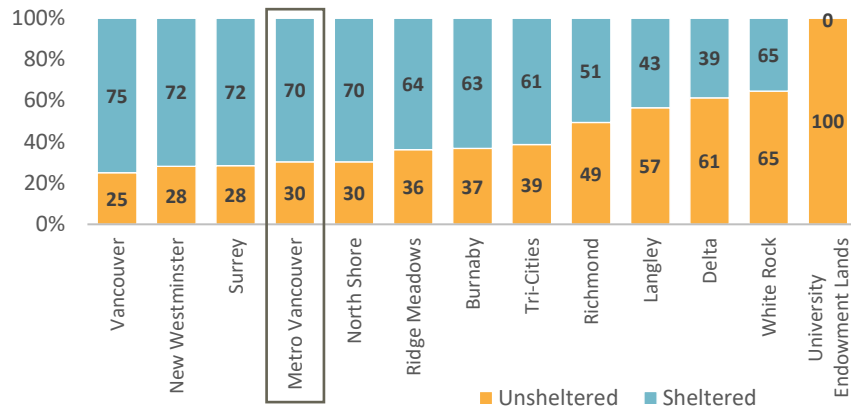
- In 2023, at least 300 individuals stayed in Extreme Weather Response (EWR) shelters. Those staying in EWRs would likely have been unsheltered if an Extreme Weather Alert had not been activated on count day.
- The largest number of individuals experiencing homelessness were counted in Vancouver (2,420), followed by Surrey (1,060).

Demographic Profile

- In 2023, Indigenous people were over 13 times more likely to experience homelessness than their presence in the general population would predict. 33% of surveyed respondents identified as Indigenous.
- Black people were 3.7 times more likely to experience homelessness than their presence in the general population would predict.
- Seniors (aged 55 and over) represented 22% of the homeless population overall, a decrease from the 24% share in 2020 (but the same as in 2017).

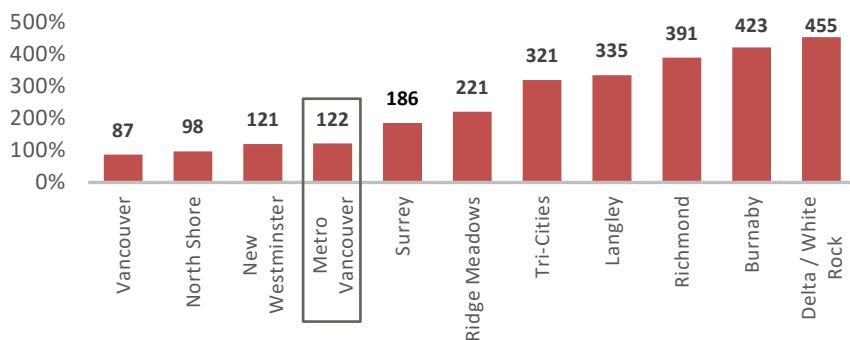
Despite initiatives to build more supportive housing, the number of individuals experiencing homelessness in the region continues to increase. Between 2005 and 2023, the region saw a 122% increase in the number of people experiencing homelessness, as shown in Figure 6.5.4.

Figure 6.5.3. Distribution of Sheltered and Unsheltered Individuals Experiencing Homelessness by Sub-Region in Metro Vancouver, 2023



Source: Homelessness Services Association of BC, 2023 Homeless Count in Metro Vancouver

Figure 6.5.4. Percentage Change in the Number of Individuals Experiencing Homelessness by Sub-Region in Metro Vancouver, 2005 to 2023



Source: Homelessness Services Association of BC, 2023 Homeless Count in Metro Vancouver



Temporary modular supportive housing in Vancouver for people who were at risk of or have experienced homelessness.

Table 6.5. Homeless Count for Metro Vancouver, 2002, 2005, 2008, 2011, 2014, 2017, 2020, 2023

| MUNICIPALITY / MEMBER JURISDICTION | 2002 | | | 2005 | | | 2008 | | | 2011 | | | 2014 | | | 2017 | | | 2020 | | | 2023 | | |
|------------------------------------|-------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|--------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Unsheltered | Sheltered | Total | Unsheltered | Sheltered | Total | Unsheltered | Sheltered | Total | Unsheltered | Sheltered | Total | Unsheltered | Sheltered | Total | Unsheltered | Sheltered | Total | Unsheltered | Sheltered | Total | Unsheltered | Sheltered | Total |
| Burnaby | n/a | n/a | 18 | 38 | 2 | 42 | 77 | 9 | 86 | 70 | 8 | 78 | 44 | 13 | 58 | 49 | 19 | 69 | 19 | 105 | 124 | 77 | 132 | 209 |
| Delta / White Rock | n/a | n/a | 12 | 3 | 8 | 13 | 13 | 6 | 19 | 13 | 0 | 13 | 5 | 10 | 19 | 23 | 22 | 46 | 11 | 22 | 33 | 38 | 23 | 61 |
| Delta | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | 19 | 9 | 8 | 17 | 27 | 17 | 44 |
| White Rock | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | 27 | 2 | 14 | 16 | 11 | 6 | 17 |
| Langley | n/a | n/a | 18 | 52 | 2 | 57 | 74 | 12 | 86 | 60 | 42 | 103 | 54 | 35 | 92 | 79 | 123 | 206 | 108 | 101 | 209 | 133 | 102 | 235 |
| New Westminster | n/a | n/a | 74 | 47 | 45 | 97 | 72 | 52 | 124 | 41 | 88 | 132 | 34 | 70 | 106 | 30 | 93 | 133 | 41 | 82 | 123 | 57 | 146 | 203 |
| North Shore | n/a | n/a | 47 | 27 | 58 | 90 | 67 | 60 | 127 | 55 | 67 | 122 | 60 | 54 | 119 | 11 | 77 | 100 | 46 | 75 | 121 | 51 | 117 | 168 |
| Richmond | n/a | n/a | 31 | 24 | 9 | 35 | 37 | 19 | 56 | 34 | 15 | 49 | 22 | 11 | 38 | 29 | 36 | 70 | 25 | 60 | 85 | 80 | 82 | 162 |
| Ridge Meadows | n/a | n/a | 66 | 30 | 12 | 44 | 40 | 50 | 90 | 63 | 46 | 110 | 39 | 43 | 84 | 30 | 88 | 124 | 35 | 79 | 114 | 49 | 86 | 135 |
| Surrey | n/a | n/a | 171 | 263 | 108 | 392 | 307 | 95 | 402 | 230 | 159 | 400 | 140 | 210 | 403 | 203 | 330 | 602 | 173 | 471 | 644 | 301 | 759 | 1,060 |
| Tri-Cities | n/a | n/a | 14 | 30 | 8 | 40 | 76 | 18 | 94 | 28 | 19 | 48 | 23 | 31 | 55 | 41 | 73 | 117 | 24 | 62 | 86 | 62 | 98 | 160 |
| Vancouver | n/a | n/a | 670 | 591 | 700 | 1,364 | 811 | 765 | 1,576 | 154 | 1,336 | 1,581 | 536 | 1,143 | 1,803 | 537 | 1,445 | 2,138 | 547 | 1,548 | 2,095 | 605 | 1,815 | 2,420 |
| University Endowment Lands | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | 8 | 0 | 8 |
| Unspecified | n/a | n/a | n/a | n/a | n/a | 1 | n/a | n/a | 2 | n/a | n/a | 13 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| METRO VANCOUVER | 333 | 788 | 1,121 | 1,127 | 1,047 | 2,174 | 1,574 | 1,086 | 2,660 | 758 | 1,892 | 2,650 | 957 | 1,820 | 2,777 | 1,032 | 2,573 | 3,605 | 1,029 | 2,605 | 3,634 | 1,461 | 3,360 | 4,821 |

Source: Homelessness Services Association of BC, 2023 Homeless Count in Metro Vancouver Final Report.

Notes: Sheltered includes shelters (temporary nightly shelters, winter response shelters, extreme weather response shelters, and other shelter programs), safe houses, transition houses, jails, detox facilities, and hospitals.

Langley includes the Township of Langley and the City of Langley.

North Shore includes the District of West Vancouver, City of North Vancouver, District of North Vancouver, and Bowen Island.

Ridge Meadows includes the Cities of Maple Ridge and Pitt Meadows.

Tri-Cities includes the Cities of Coquitlam, Port Coquitlam, and Port Moody.

University Endowment Lands (UEL): UBC Campus Security, in partnership with on-campus groups, conducted an independent count on March 8th.

n/a: not available

GLOSSARY

APARTMENT

Statistics Canada defines an apartment as a dwelling unit in a building with other dwelling units, commercial units, or other non-residential space. In this definition, “apartment” refers to the structure type of the dwelling unit, and does not indicate the tenure of the unit. The apartment may be a purpose-built rental apartment or an ownership apartment (condominium).

CORE HOUSING NEED

A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability, or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).

FREEHOLD OWNERSHIP

Freehold ownership is defined by CMHC as a residence where the owner owns the dwelling and lot outright. This typically includes ground-oriented dwellings such as single-detached houses, townhouses, duplexes, and semi-detached homes.

LANEWAY HOUSE

A laneway house is a small house at the rear of a lot near the lane. It is intended for a single household, and may or may not include an

attached garage. It cannot be stratified or sold separately from the main house on the lot. It can either be used as a rental suite, or it can be used by the owner of the main house. When used for rental, it is considered to be part of the secondary rental market.

NON-MARKET RENTAL HOUSING

This term describes housing units that rent at below market rates. These units are usually developed and operated by non-profit organizations. They may or may not use government housing funding programs, they may rely on a mixed-income model of rents, and/or financial contributions from government, nonprofits, philanthropic organizations, or others. This term is often used interchangeably with non-profit housing.

NON-PROFIT HOUSING AND CO-OPERATIVE HOUSING

Specific types of social housing built under certain federal and provincial government housing supply programs from the 1970s to early 1990s that were provided with significant government subsidy to offer below market rents. They are governed by operating agreements linked to the length of the mortgage. Non-profit and cooperative housing may consist of a mix of low income rental units and market rental units, although some programs provided funding for 100% subsidized



units. Many of these projects are receiving ongoing funding from senior levels of governments until operating agreements expire.

PURPOSE-BUILT MARKET RENTAL HOUSING

Privately initiated rental buildings with three or more units constructed for the purpose of long-term rental tenure and not subdivided into co-op, strata condominium, or fractional ownership arrangements. In Metro Vancouver they consist primarily of three- or four-storey wood frame walk-up style apartments and high rise buildings completed in the 1960s to 1980s using federal tax incentives available at the time.

SOCIAL HOUSING

Social housing refers to housing built under federal, federal / provincial, or provincial government programs and is designed to provide housing for households in core housing need. It includes public housing as well as non-profit and co-op housing. It is either owned or operated by a government or non-profit organization.

