

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: q̓ícéy (Katzie), qʷá:n̓ənn̓ (Kwantlen), kʷikʷəƛ̓əm (Kwikwetlem), máthxwi (Matsqui), xʷməθkʷəy̓əm (Musqueam), qiqéyt (Qayqayt), se'mya'me (Semiahmoo), Skwxwú7mesh Úxwumixw (Squamish), scəwáθən məsteyəxʷ (Tsawwassen), and səlilwətaɬ (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.

CONTENTS

INTRODUCTION.....	1	3.3. Benchmark Home Sale Prices.....	99
REPORT HIGHLIGHTS.....	2	3.4. Home Sales.....	104
PART 1 – HOUSEHOLD PROFILE		3.5. Home Sales Price to Income Ratio	109
Highlights	4		
1.1. Population by Age	5		
1.2. Households by Tenure.....	9		
1.3. Households by Family Type.....	13		
1.4. Households by Age and by Tenure.....	17		
1.5. Median Household Incomes and Income Thresholds.....	20		
1.6. Median Household Incomes by Family Type	23		
1.7. Median Household Incomes by Tenure.....	26		
1.8. Income Distribution for All Households	28		
1.9. Income Distribution for Renter Households.....	30		
1.10. Income Distribution for Owner Households	32		
PART 2 – HOUSING STOCK PROFILE			
Highlights	34		
2.1. Total Dwellings & Occupied Dwellings.....	36		
2.2. Occupied Dwellings by Structure Type	39		
2.3. Occupied Dwellings by Tenure and Structure Type.....	43		
2.4. Housing Starts – Total.....	46		
2.5. Housing Starts by Structure Type	49		
2.6. Housing Starts by Tenure	56		
2.7. Housing Completions – Total.....	61		
2.8. Housing Completions by Structure Type.....	64		
2.9. Housing Completions by Tenure	71		
2.10. Housing Demolitions.....	76		
PART 3 – OWNERSHIP HOUSING			
Highlights	82		
3.1. Owner-Occupied Housing Inventory by Structure Type and Age of Building	83		
3.2. Median Values of Owned Homes by Structure Type.....	93		
PART 4 – RENTAL HOUSING			
Highlights.....	115		
4.1. Renter-Occupied Housing Inventory by Structure Type and Age of Building	116		
4.2. Primary Rental Market – Inventory.....	126		
4.3. Primary Rental Market – Median Rents.....	131		
4.4. Primary Rental Market – Average Rents of Vacant vs Occupied Units	136		
4.5. Primary Rental Market – Profile of Newly Built Units	139		
4.6. Primary Rental Market – Vacancy Rates.....	141		
4.7. Secondary Rental Market – Rented Condominiums – Inventory.....	146		
4.8. Secondary Rental Market – Rented Condominiums – Average Rents.....	148		
4.9. Secondary Rental Market – Rented Condominiums – Vacancy Rates	151		
PART 5 – NON-MARKET HOUSING			
Highlights.....	153		
5.1. BC Housing Non-Market Housing Inventory	154		
5.2. Social Housing with Expiring Operating Agreements	157		
5.3. Independent Social Housing Inventory.....	164		
5.4. Co-operative Housing	166		
PART 6 – HOUSING NEED AND HOMELESSNESS			
Highlights.....	167		
6.1. BC Housing Registry.....	168		
6.2. Households in Core Housing Need by Tenure.....	177		
6.3. Households in Core Housing Need by Household Type and by Tenure	179		
6.4. Population Living Below Housing Standards by Indigenous Identity and by Tenure	182		
6.5. Homeless Population.....	187		
GLOSSARY		190	

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 4.5 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

2,642,825

Population count
Metro Vancouver
2021 Census



7.3%

Population growth
Metro Vancouver
2016 to 2021 Census

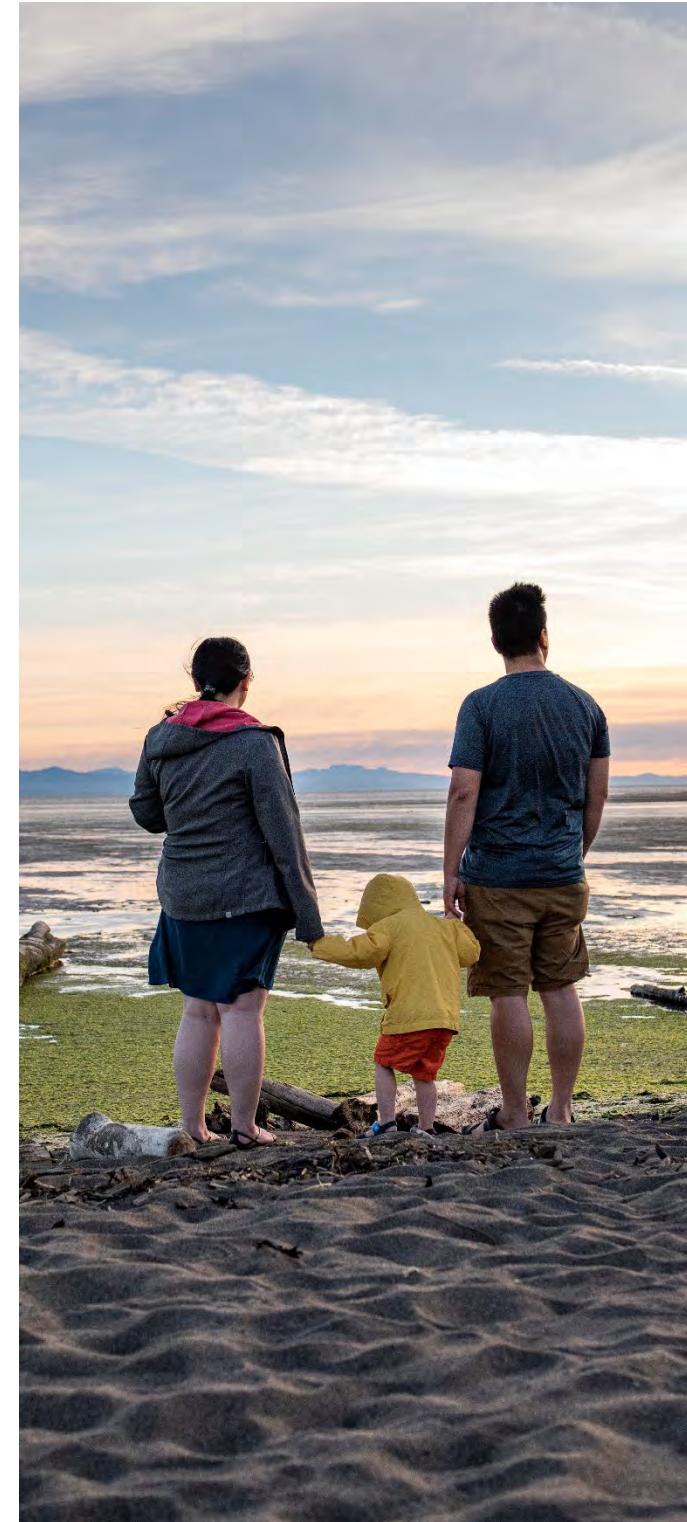
2.7%

Growth among children
aged 0 to 14 years
Metro Vancouver
2016 to 2021 Census

19.0%

Growth among seniors
aged 65 years and over
Metro Vancouver
2016 to 2021 Census

- **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

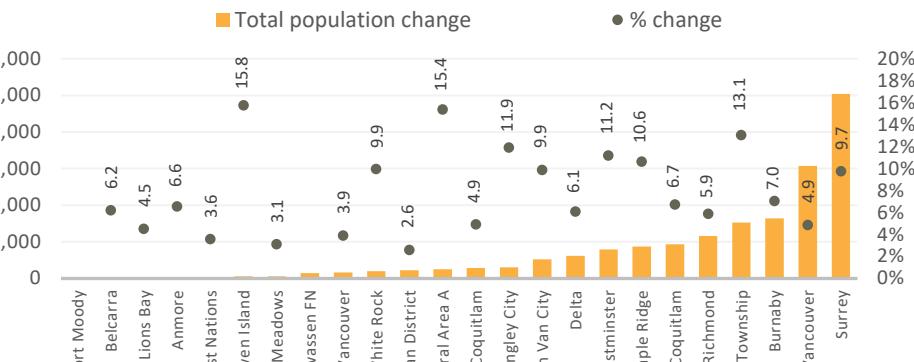
Statistics Canada's Census of Population occurs every five years and provides a detailed statistical portrait of Canada's population by their demographic, social, and economic characteristics. The 2021 Census was conducted on May 11, 2021. The population data presented includes the reported population 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.

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.

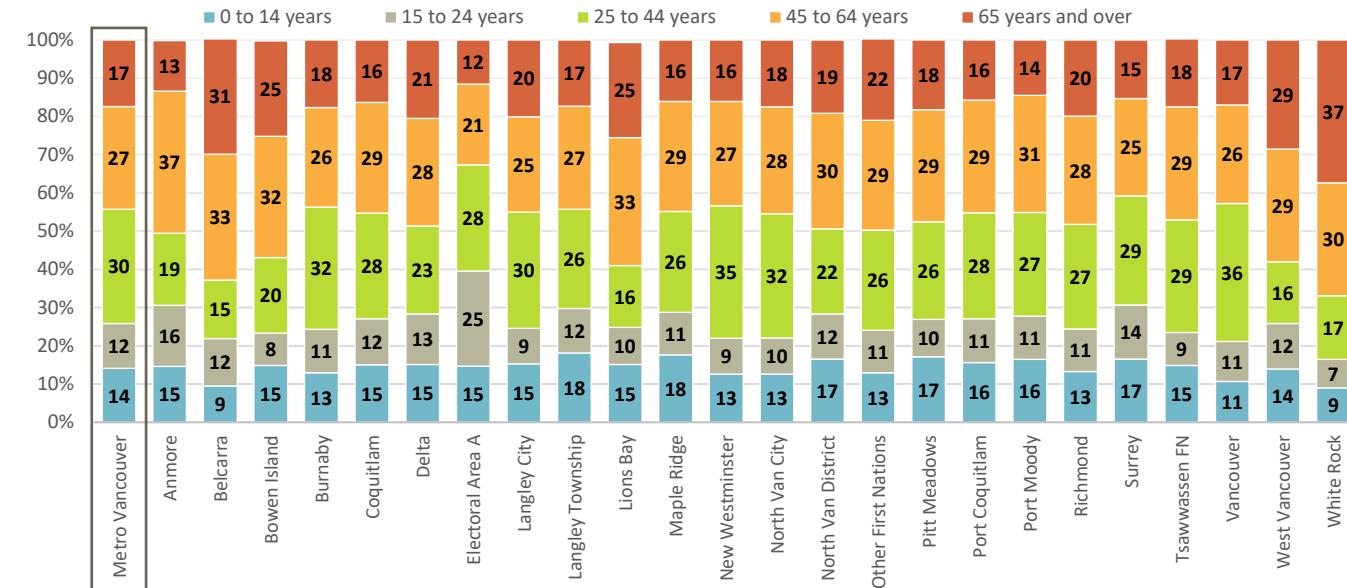
Figure 1.1.1. Population Change, Metro Vancouver Jurisdictions, 2016 to 2021 Census



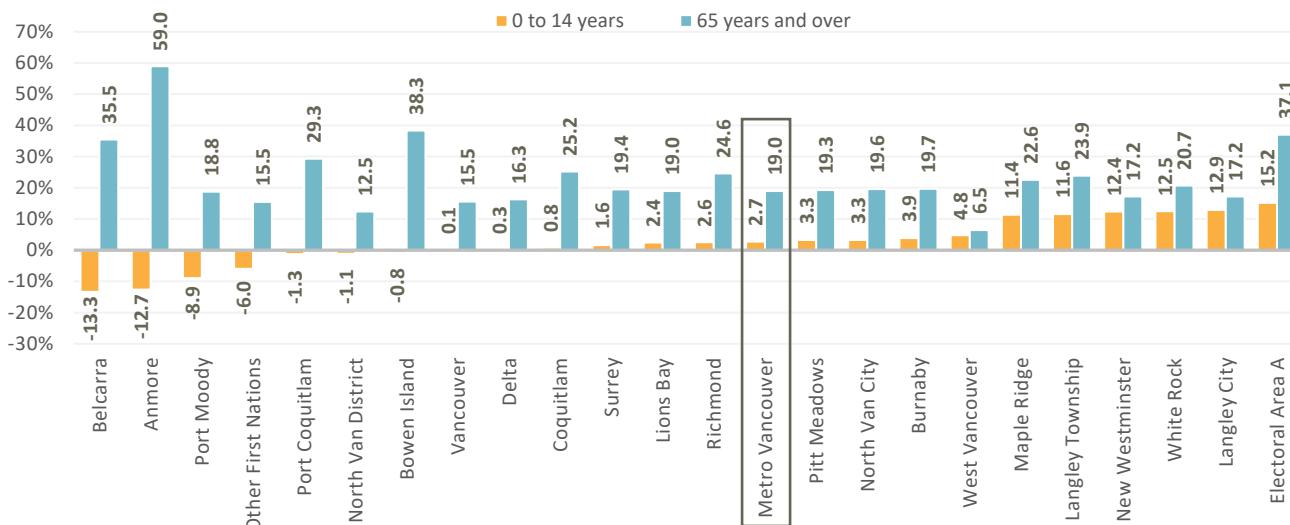
Source: Statistics Canada, 2021 Census of Population

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

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

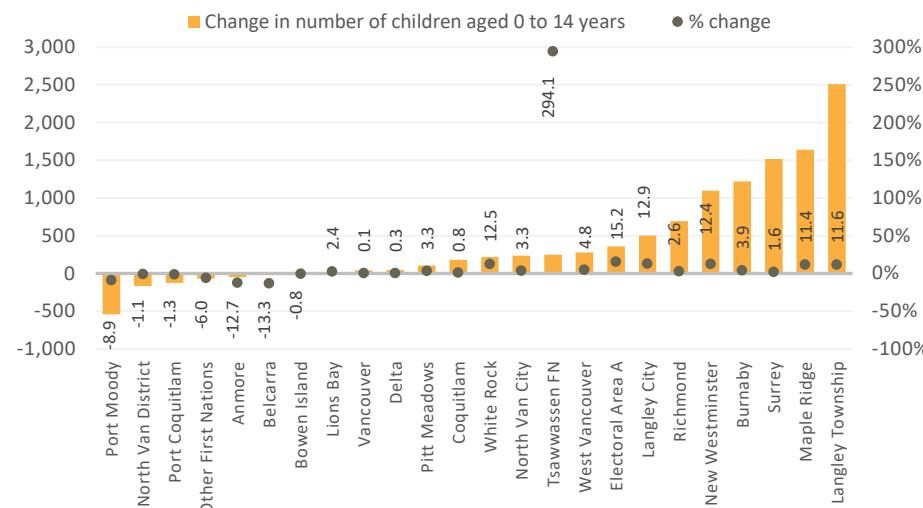


Source: Statistics Canada, 2021 Census of Population

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

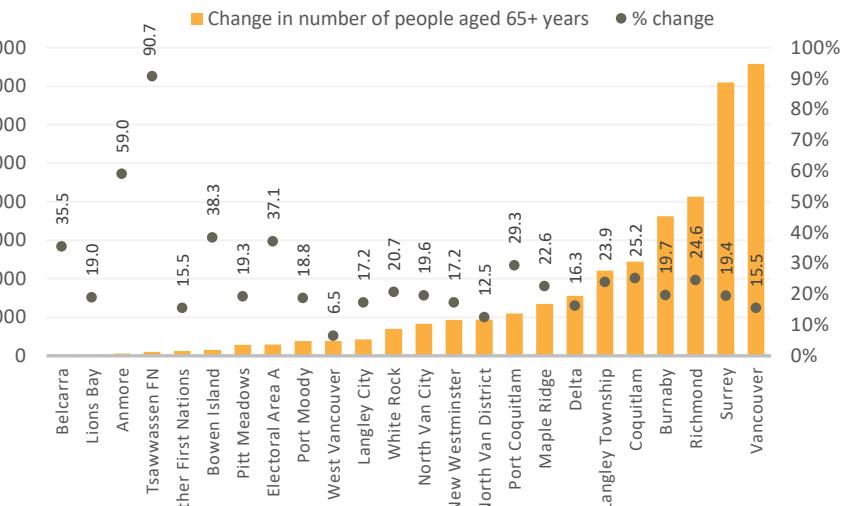
Source: Statistics Canada, 2021 Census of Population

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

- 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.

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%

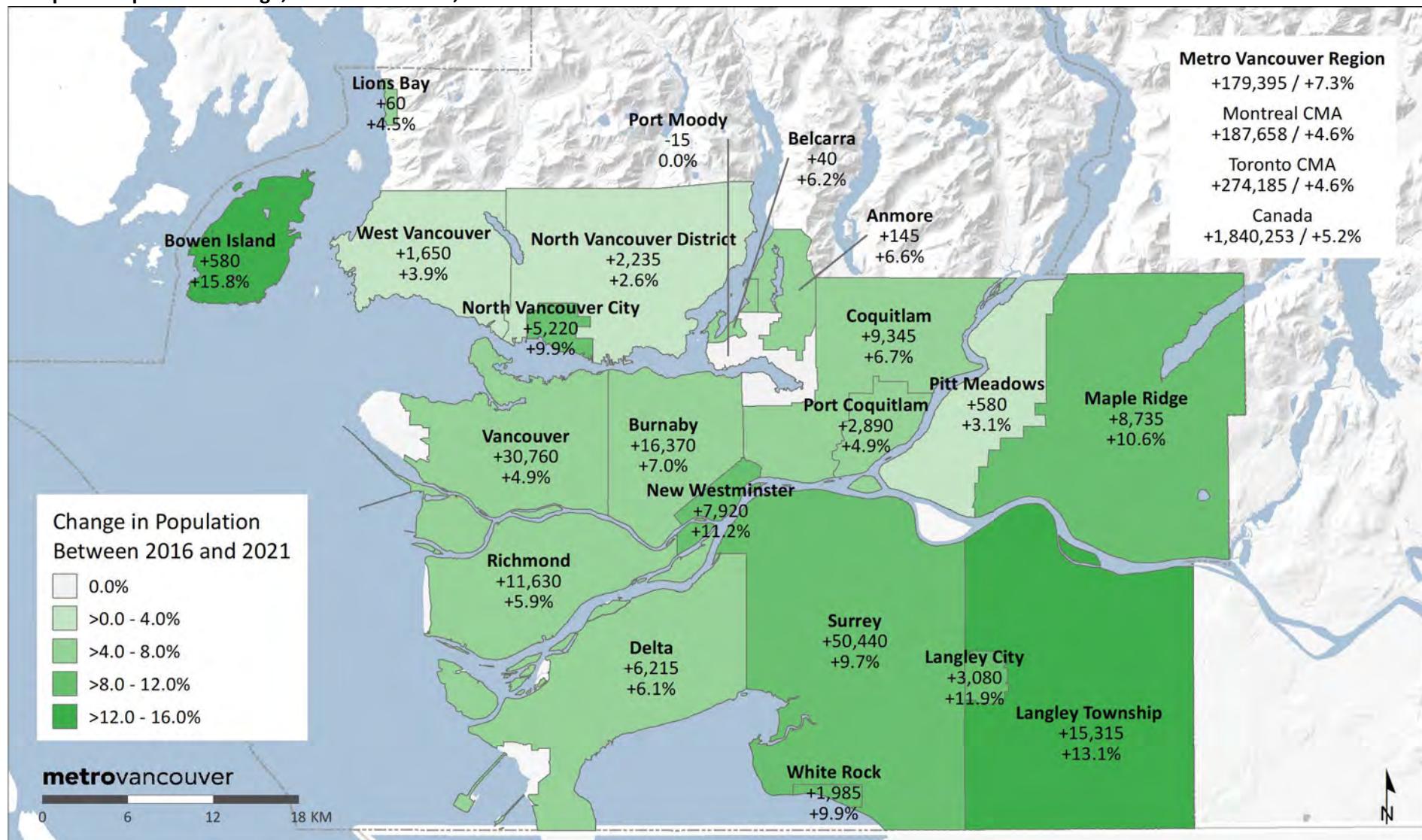
Source: Statistics Canada, 2016 and 2021 Census of Population.

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.

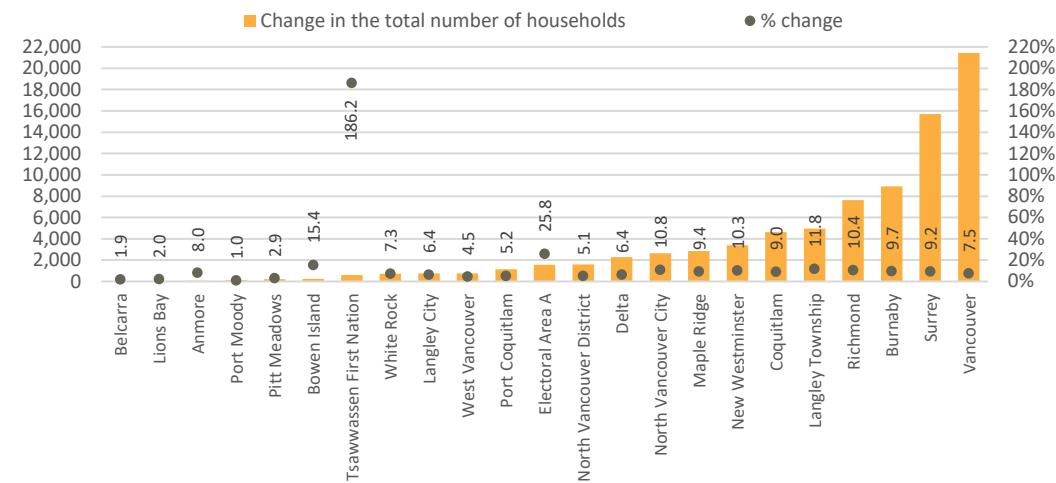
Renter households are defined by Statistics Canada as private households where no member of the household owns the dwelling. The dwelling is considered to be rented even if no cash rent is paid. This section also includes data on the number of households that receive rental subsidies.

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

Key Observations

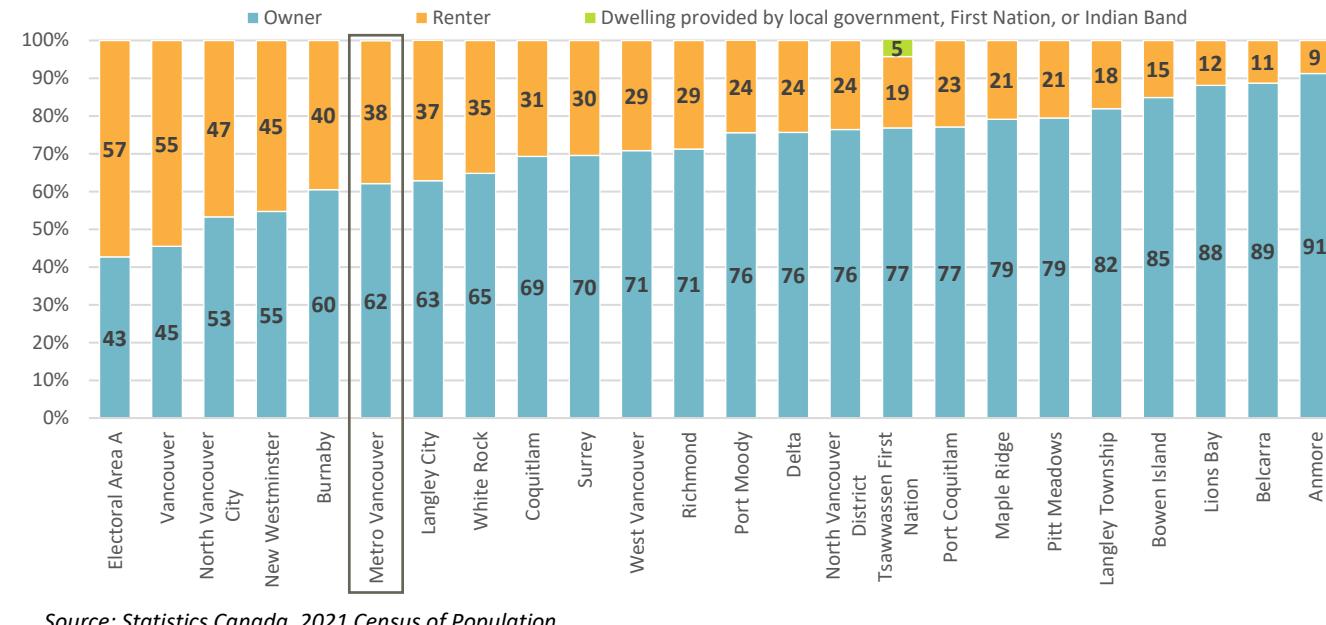
- The 2021 Census counted 1,043,320 households in Metro Vancouver in 2021. This was 82,425 more households than were counted in the 2016 Census, representing an increase of 8.6%.
- Vancouver and Surrey experienced the largest growth in the number of households.
- The areas with the greatest rate of household 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 1.2.1. Household Growth, Metro Vancouver Jurisdictions, 2016 to 2021 Census

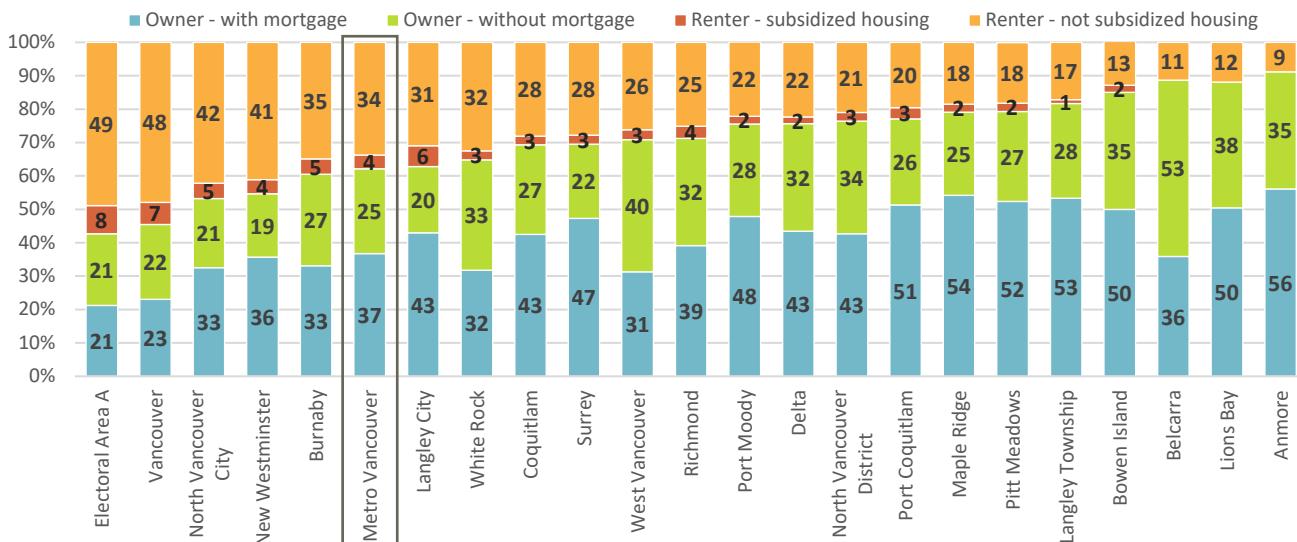


Source: Statistics Canada, 2021 Census of Population

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

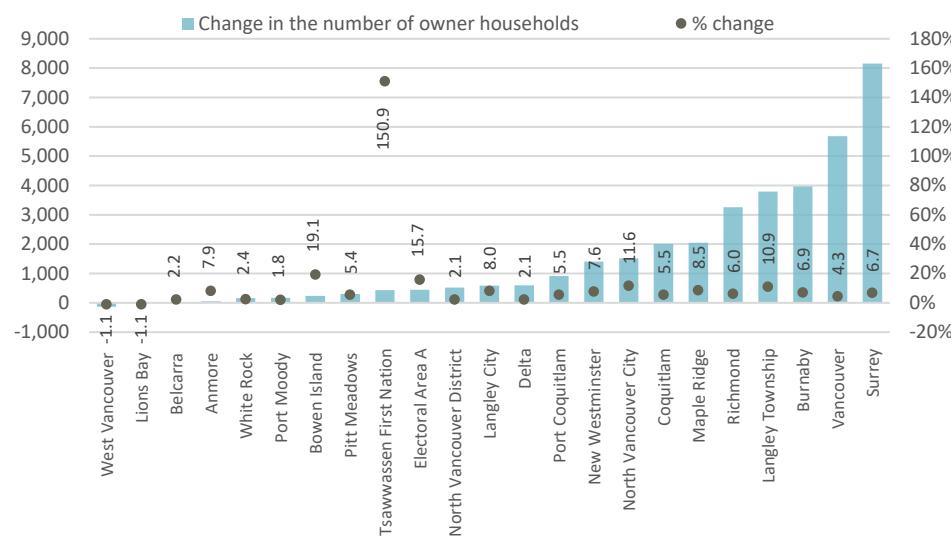


Source: Statistics Canada, 2021 Census of Population

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

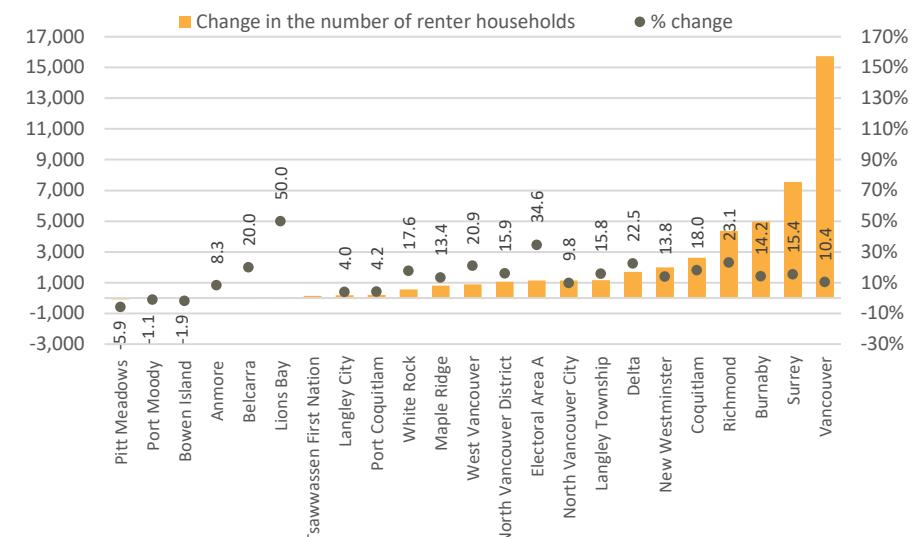
Source: Statistics Canada, 2021 Census of Population

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

- 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.

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.

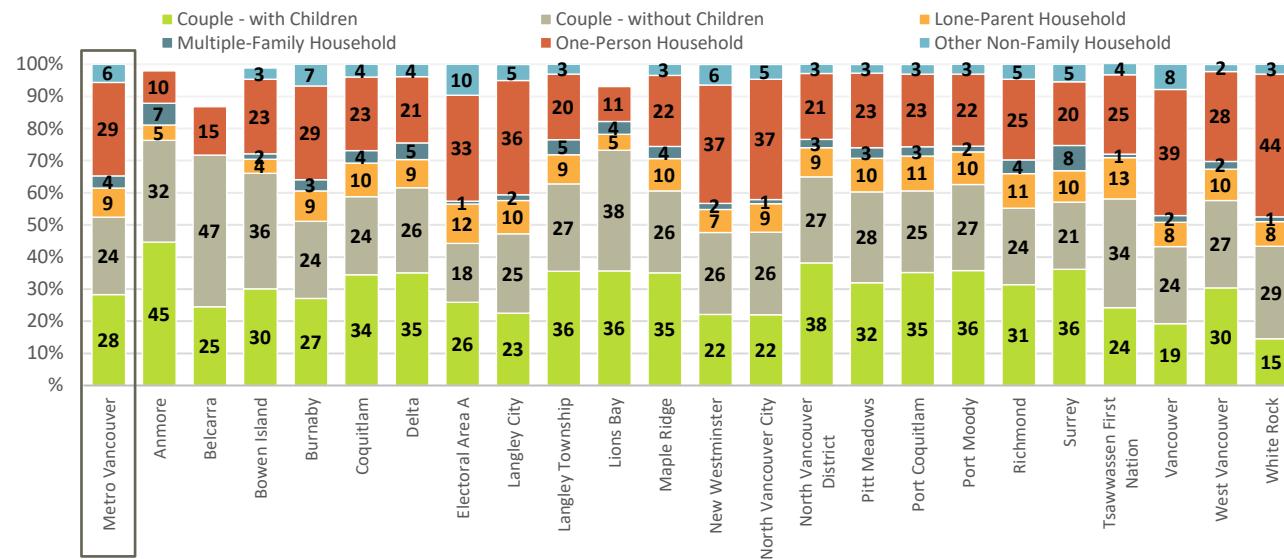
1.3 Households by Family Type

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

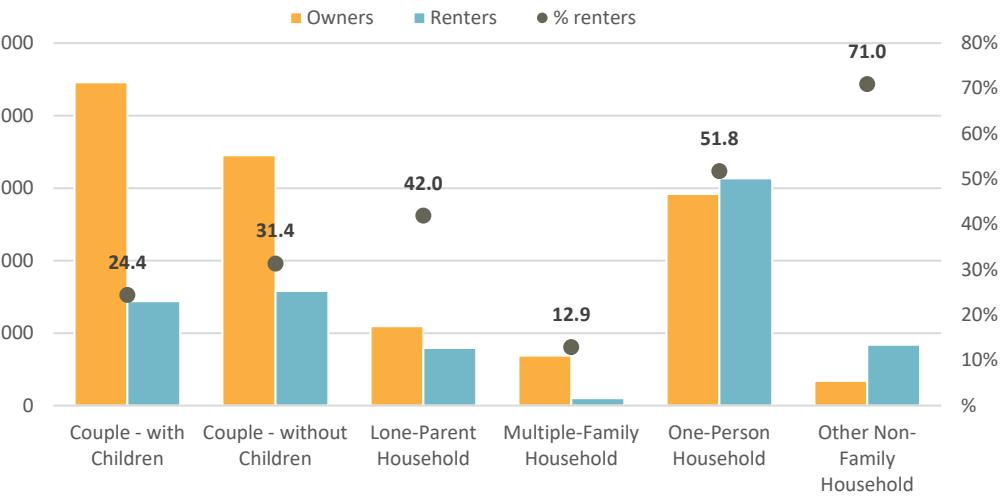


Source: Statistics Canada, 2021 Census of Population

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).

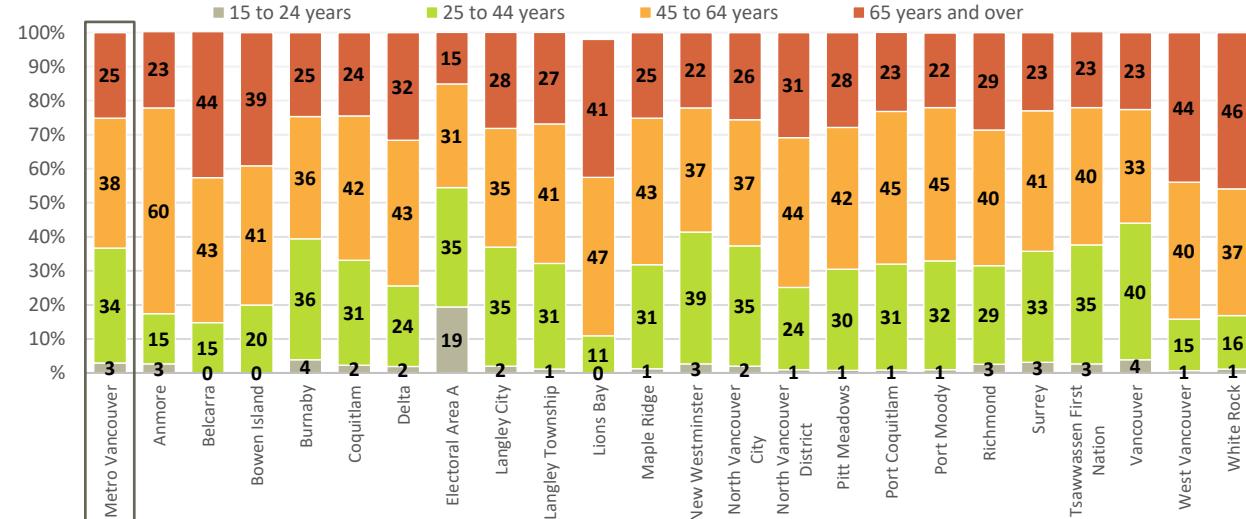
Metro Vancouver totals include First Nations which are not listed in the table.

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

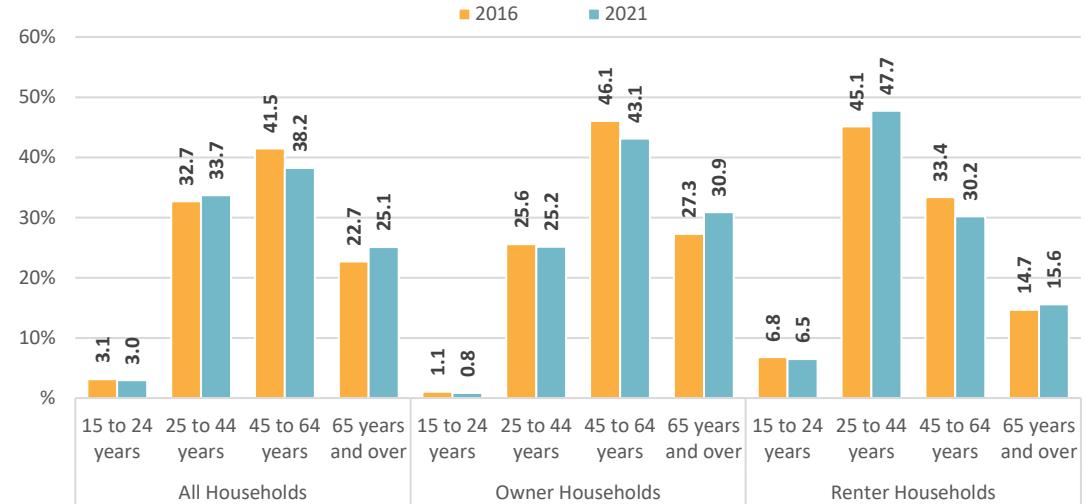


Source: Statistics Canada, 2021 Census of Population

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.

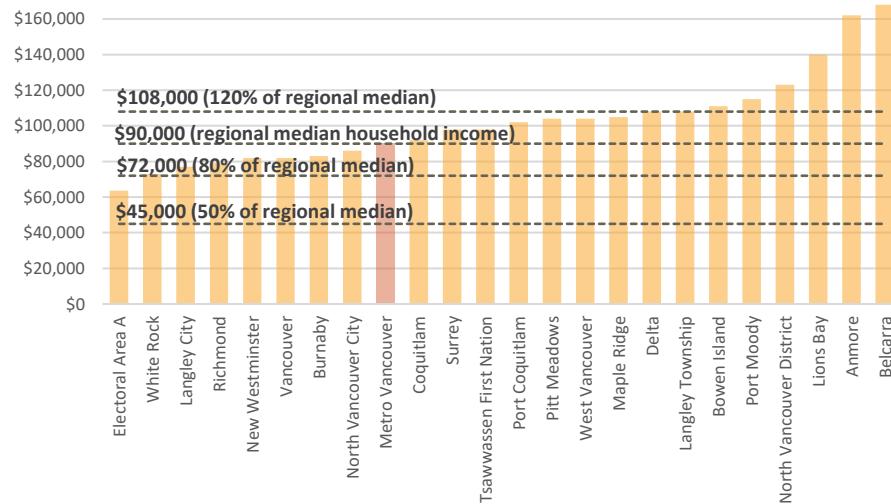
Jurisdiction and Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

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.

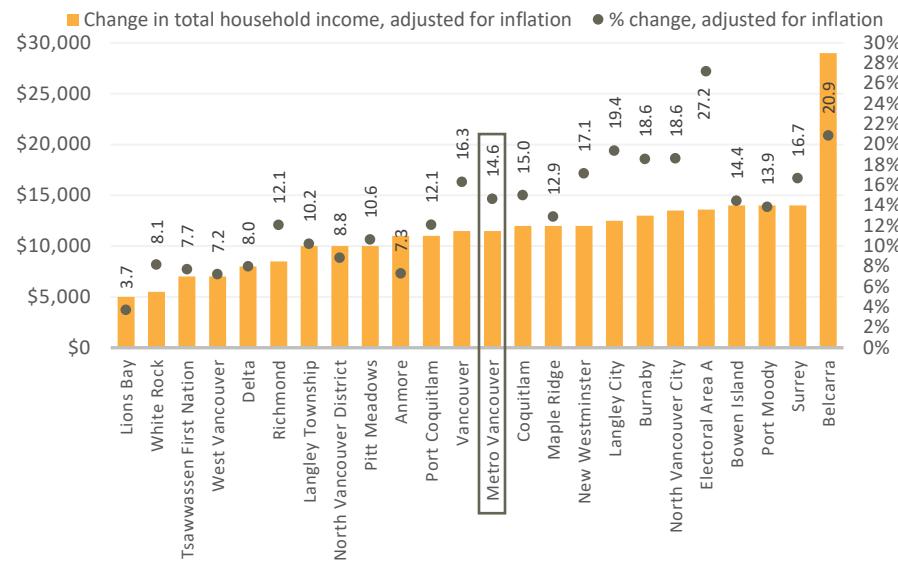
Figure 1.5.1. Median Household Incomes and Income Thresholds, Metro Vancouver Jurisdictions, 2020



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 Westminster	\$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

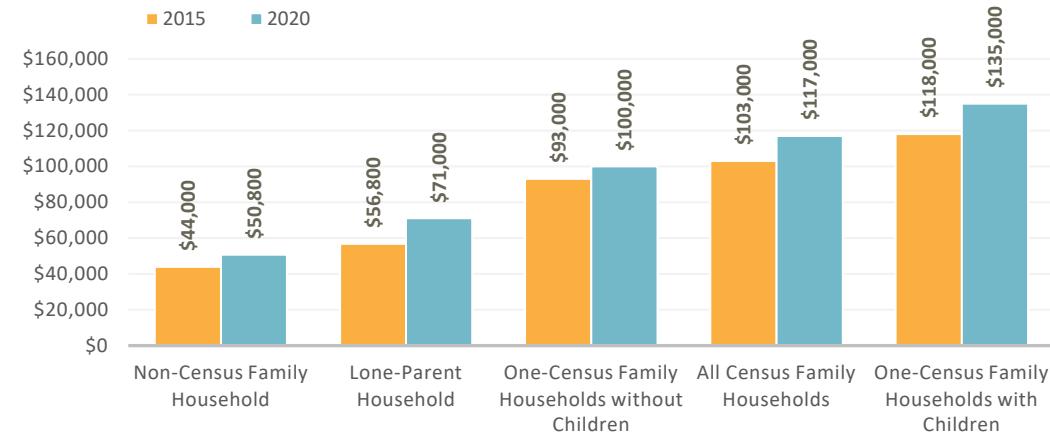
The median household incomes presented here come from the 2021 Census of Population, and are presented in 2020 Constant Dollars. Incomes in Constant Dollars are incomes that have been adjusted for inflation in order to allow comparison across time periods without the effect of inflation.

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.

Key Observations

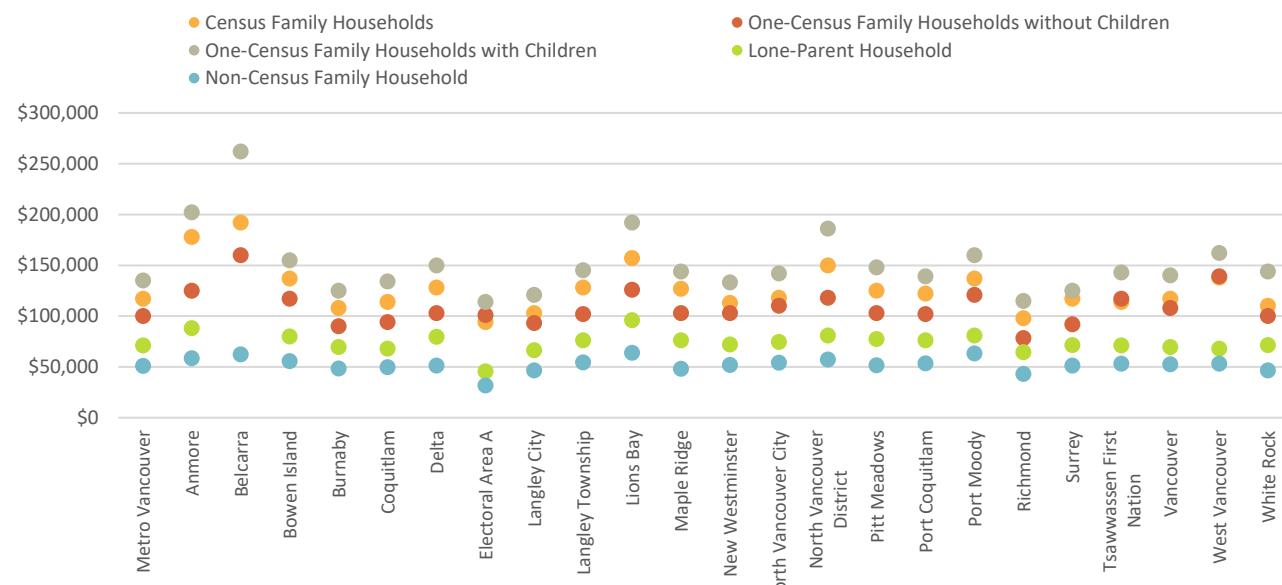
- In Metro Vancouver, families with children had the highest median incomes among all family types, both in 2015 and in 2020.
- Lone-parent households and non-census family households had the lowest median incomes among all family types, lower than the \$90,000 median income of all households in the 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 1.6.1. 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

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 Westminster	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.

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



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)			
	Dwelling provided by local government, First Nation, or Indian band				Dwelling provided by local government, First Nation, or Indian band				Dwelling provided by local government, First Nation, or Indian band			
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
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

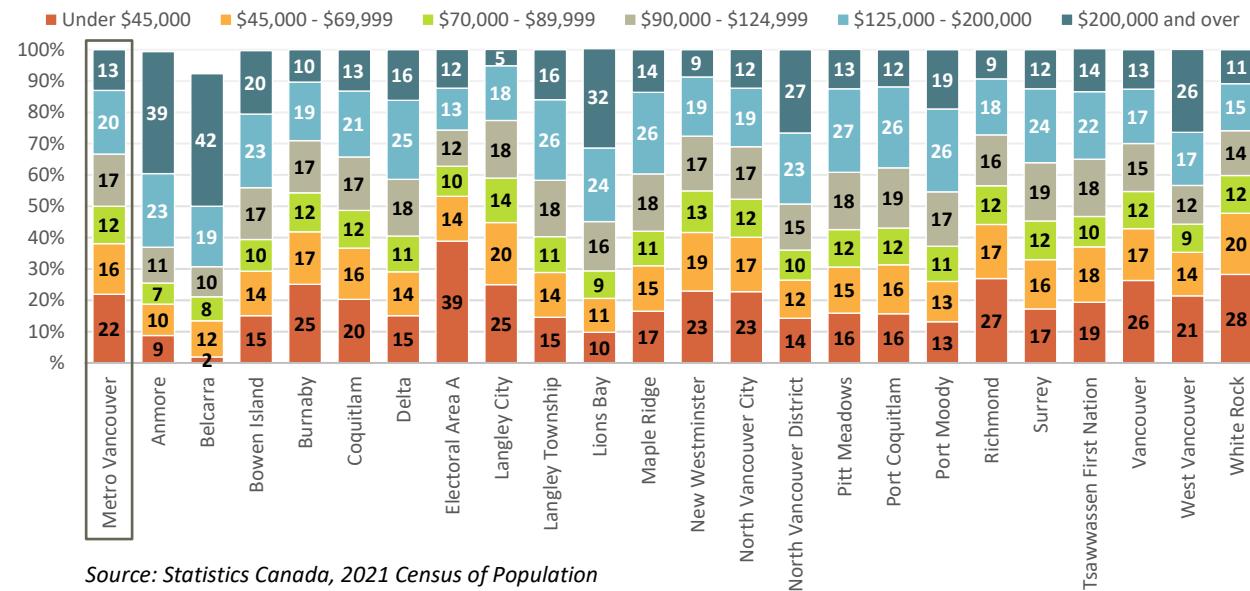
The income groups presented here are based on the median household income for the Metro Vancouver region. In 2020, the regional median household income was \$90,000. Based on this, the income group under \$45,000 corresponds to 50% and under of the regional median household income; the \$45,000 – \$69,999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

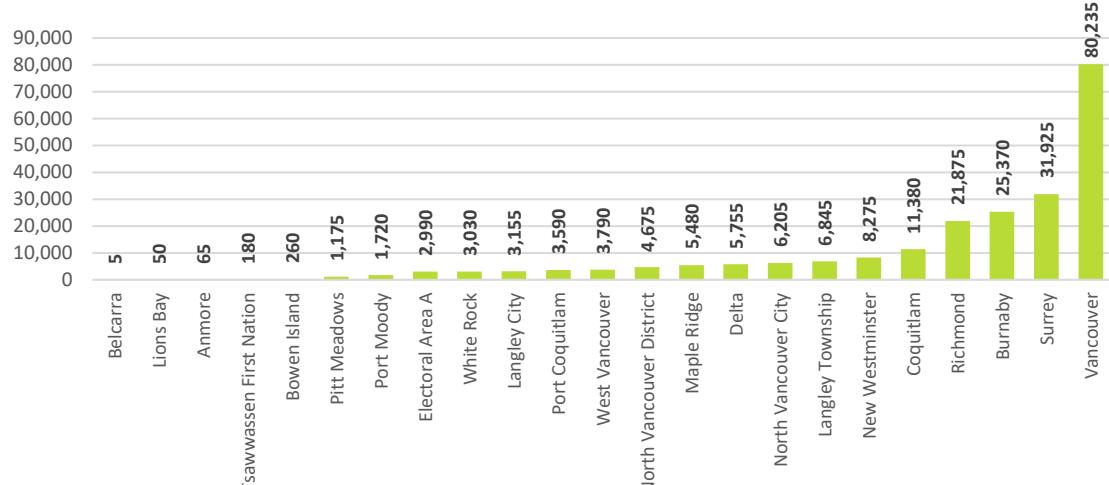
Figure 1.8.1. Income Distribution of Households by Select Income Groups, Metro Vancouver Jurisdictions, 2020



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

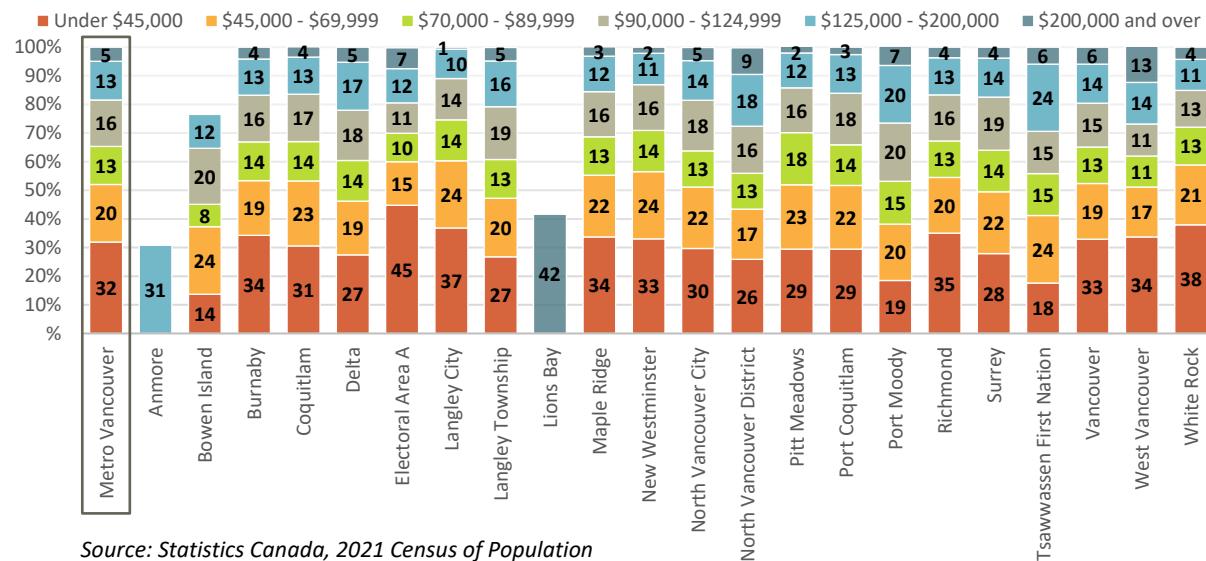
The regional median household income in 2020 was \$90,000. Households, and especially renters, that make under \$45,000 would likely struggle to cover daily living expenses and would also qualify for subsidized housing as their income falls below the BC Housing Income Limits.

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.

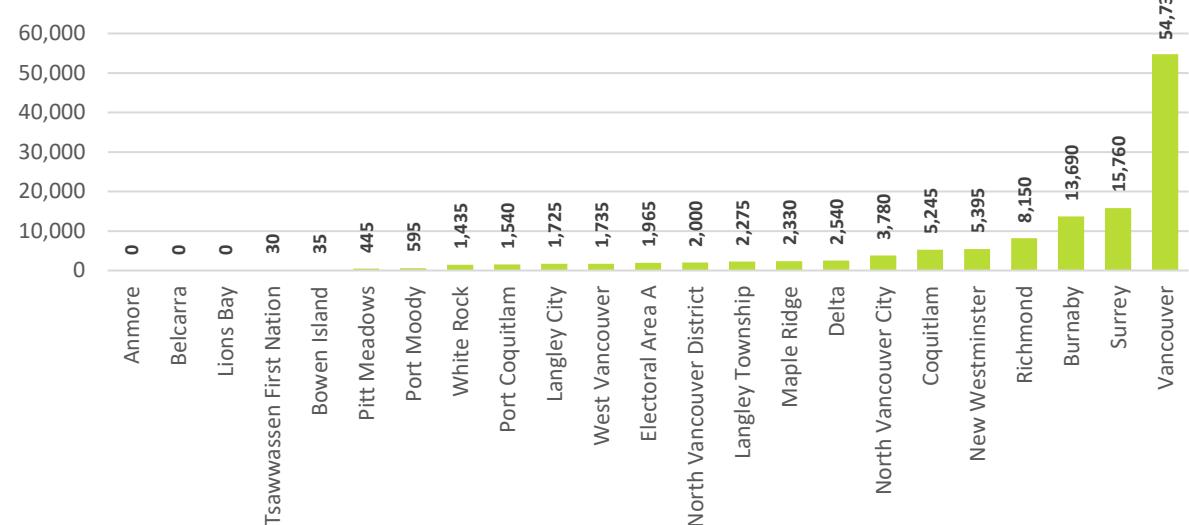
Figure 1.9.1. Income Distribution of Renter Households by Select Income Groups, Metro Vancouver Jurisdictions, 2020



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

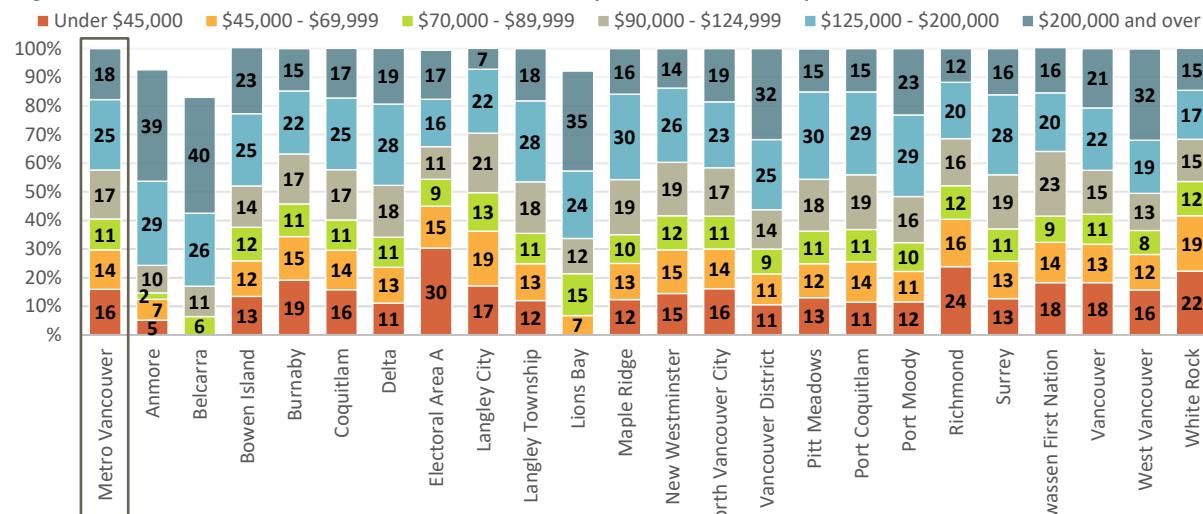
With a regional median household income of \$90,000 in 2022, households that make under \$45,000 would likely struggle to cover daily living expenses. Households that make less than \$45,000 would also qualify for subsidized housing as their income falls below the BC Housing Income Limits.

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).

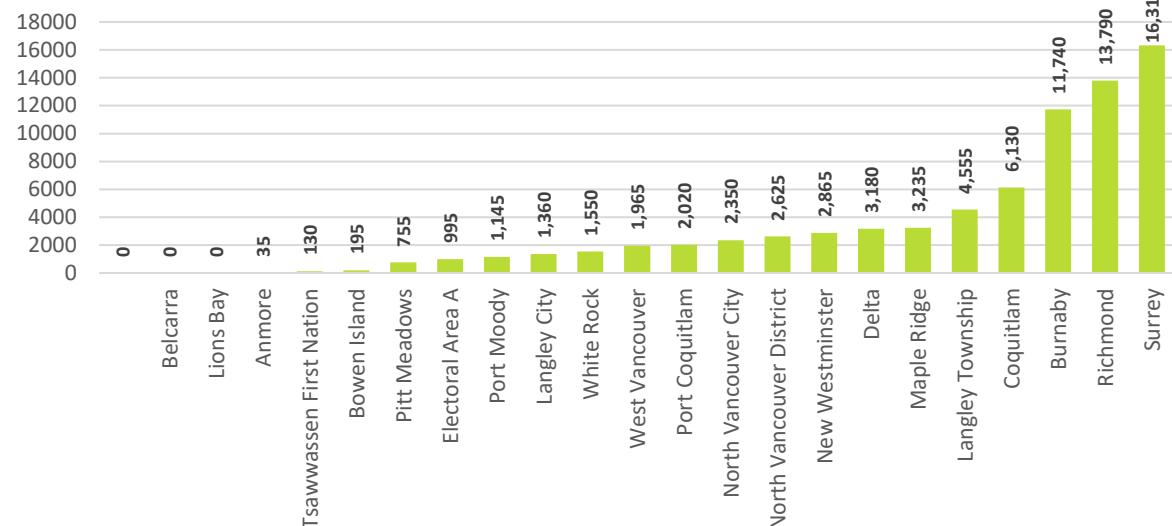
Figure 1.10.1. Income Distribution of Owner Households by Select Income Groups, Metro Vancouver Jurisdictions,



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 Westminster	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.

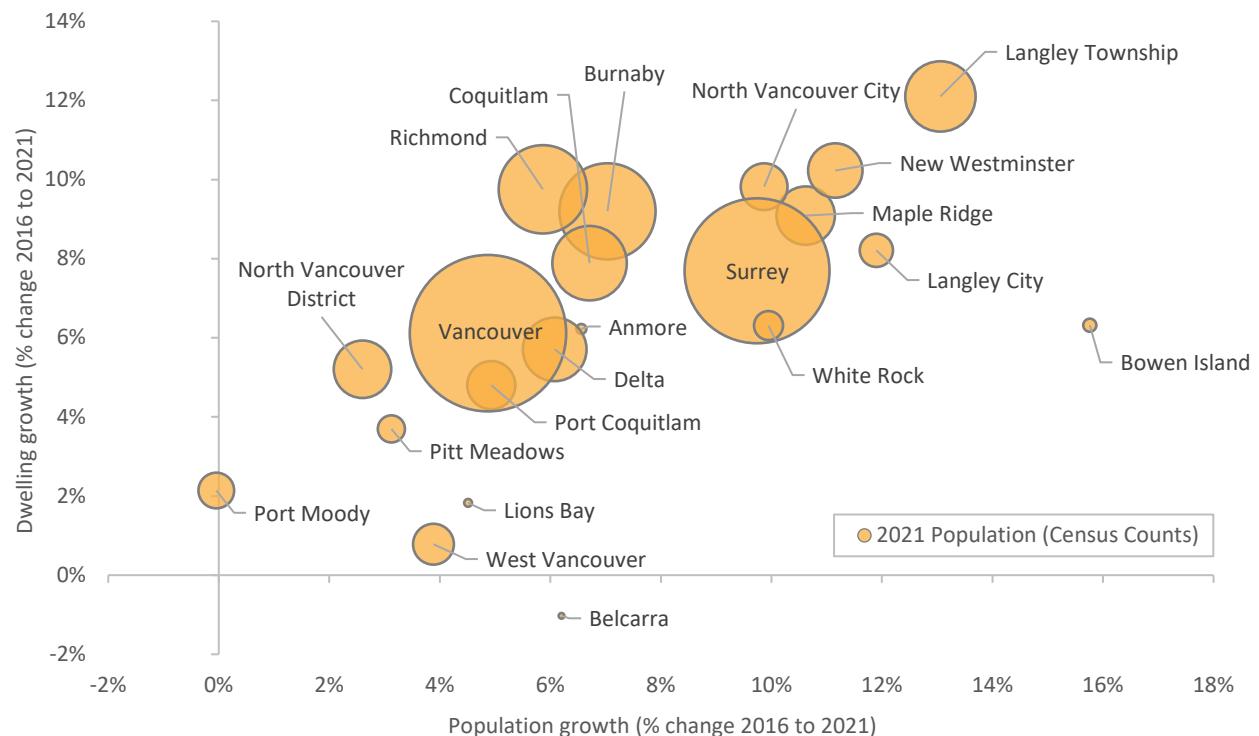
PART 2 | HOUSING STOCK PROFILE

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

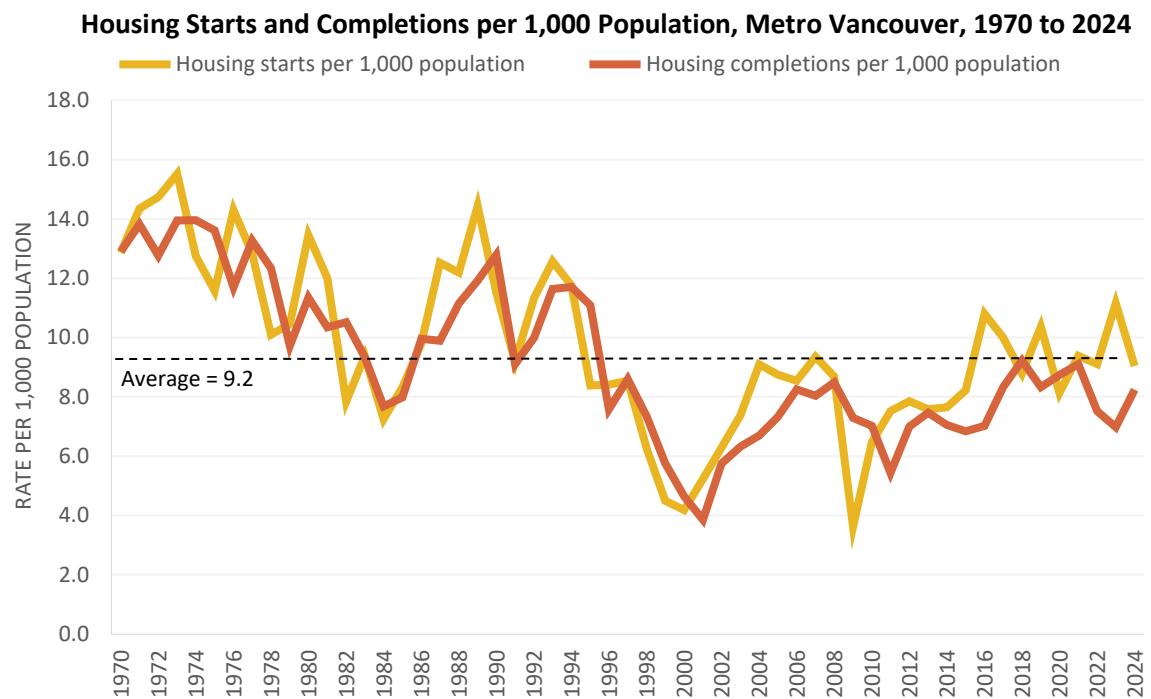


Source: Statistics Canada, 2021 Census of Population



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.



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.

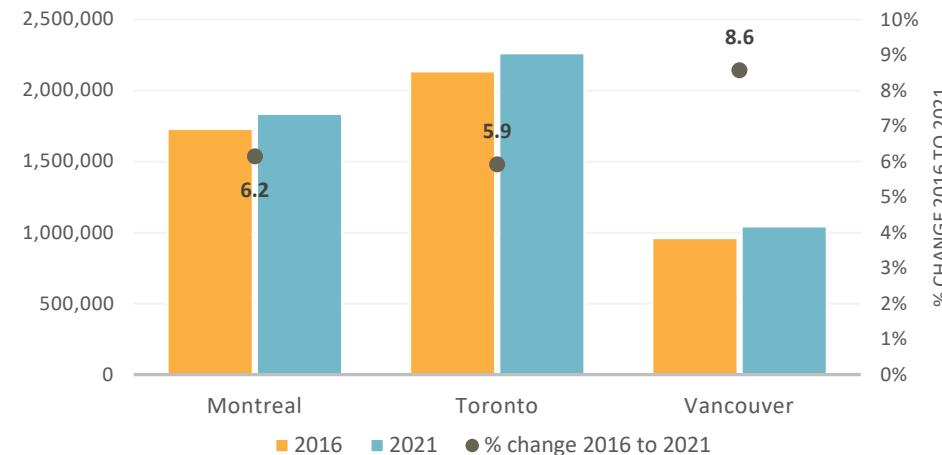
Private dwellings are classified into three major groups: occupied dwellings (occupied by usual residents), dwellings occupied solely by foreign residents or by temporarily present persons, and unoccupied dwellings.

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.

Key Observations

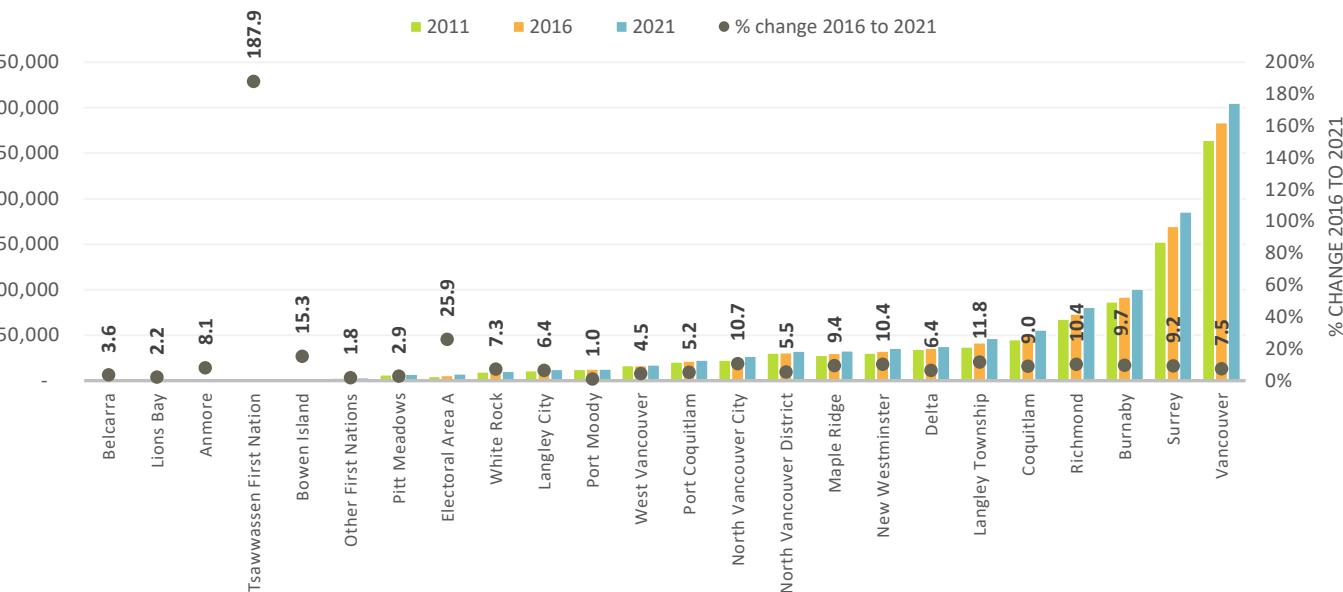
- In 2021, there were 1,104,532 private dwellings in the Metro Vancouver region, of which 94% were occupied by usual residents.
- Between 2016 and 2021, the number of private dwellings occupied by usual residents increased by 8.6% in Metro Vancouver.
- In comparison, Montreal and Toronto metro areas 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 2.1.1. Private Dwellings Occupied by Usual Residents, Metro Areas, 2016 to 2021



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

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

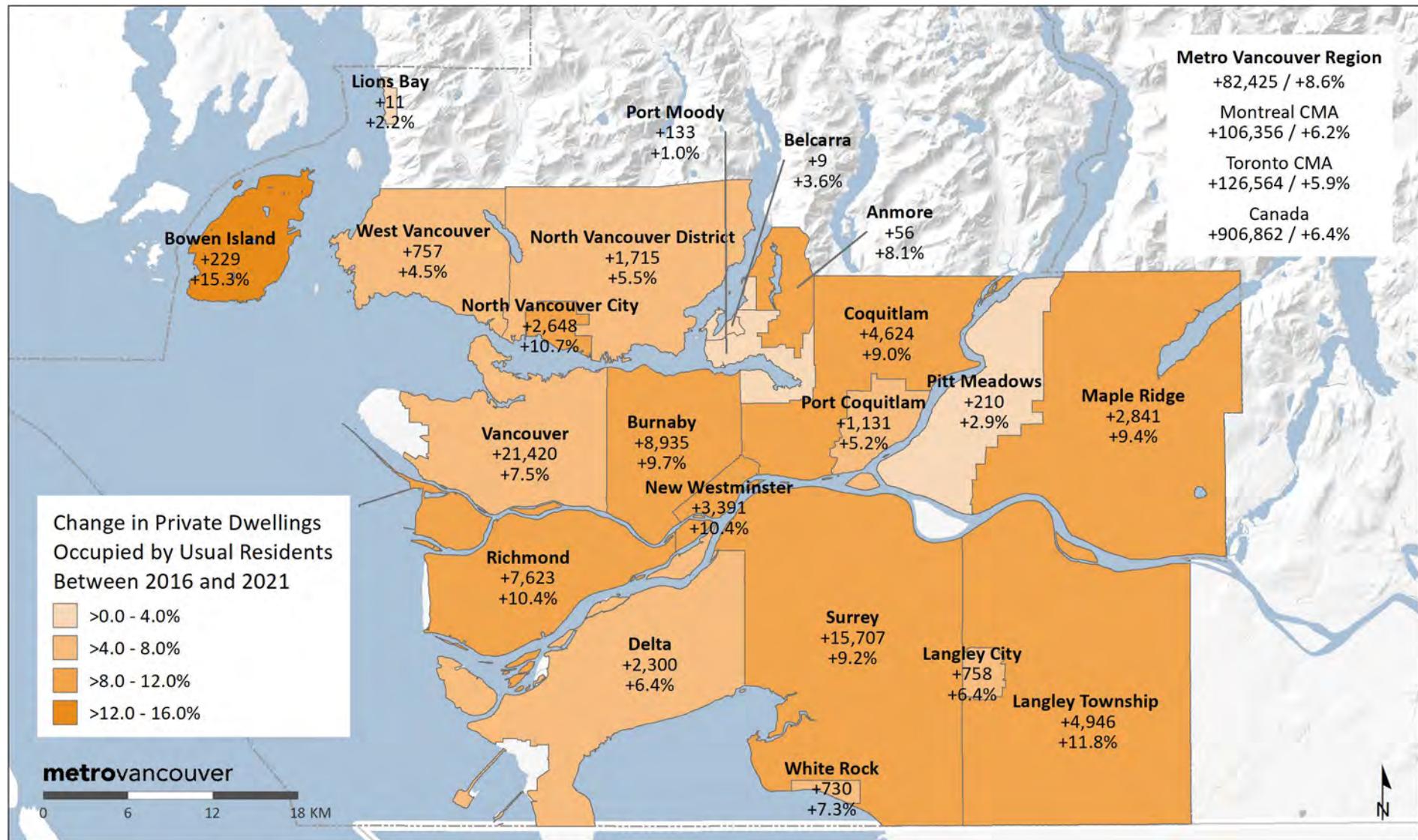
Table 2.1. Total Private Dwellings and Private Dwellings Occupied by Usual Residents, Metro Vancouver Jurisdictions, 2011 Census to 2021 Census

MUNICIPALITY / MEMBER JURISDICTION	2011			2016			2021			2016 to 2021 % change	
	Total Private Dwellings	Private Dwelling Occupied by Usual Residents	% Private Dwelling Occupied by Usual Residents	Total Private Dwellings	Private Dwelling Occupied by Usual Residents	% Private Dwelling Occupied by Usual Residents	Total Private Dwellings	Private Dwelling Occupied by Usual Residents	% Private Dwelling Occupied by Usual Residents	Total Private Dwellings	Private Dwelling 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

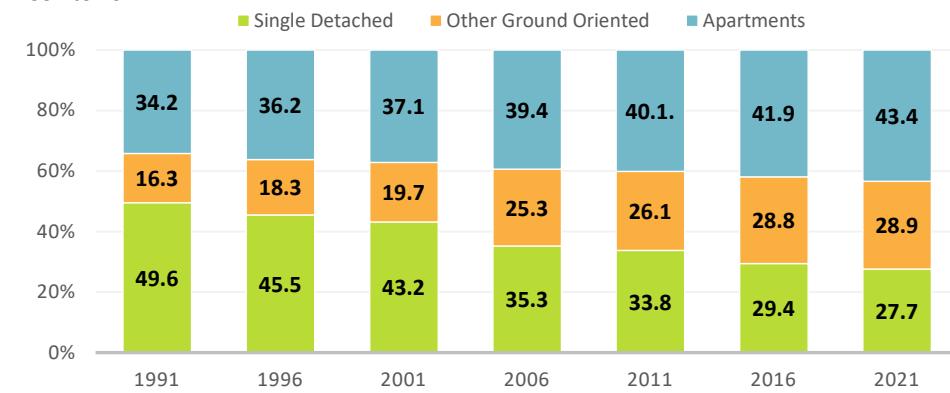
Tsawassen First Nation is not displayed due to a relatively large value of percent change. Electoral Area A is not displayed due to geography limitations. First Nation Reserves are not included in displayed data.
Source: Statistics Canada, 2016 and 2021 Census of Population.

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

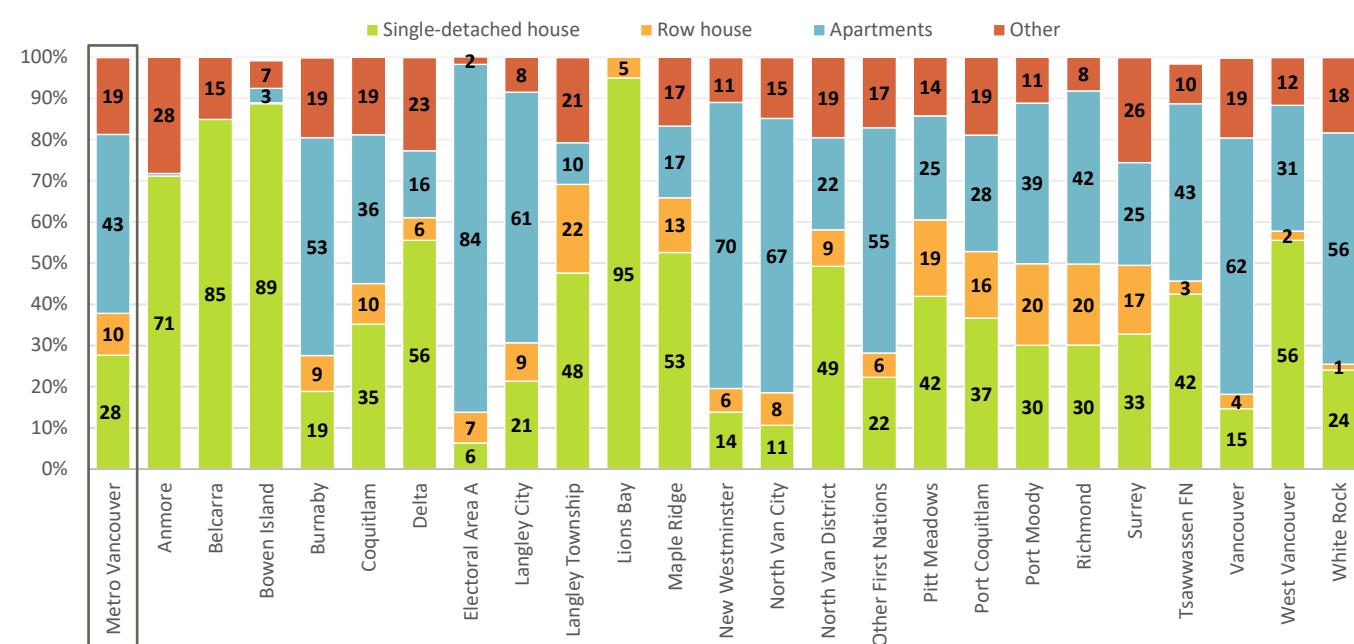


Source: Statistics Canada, Census of Population, 1991 to 2021

Key Observations

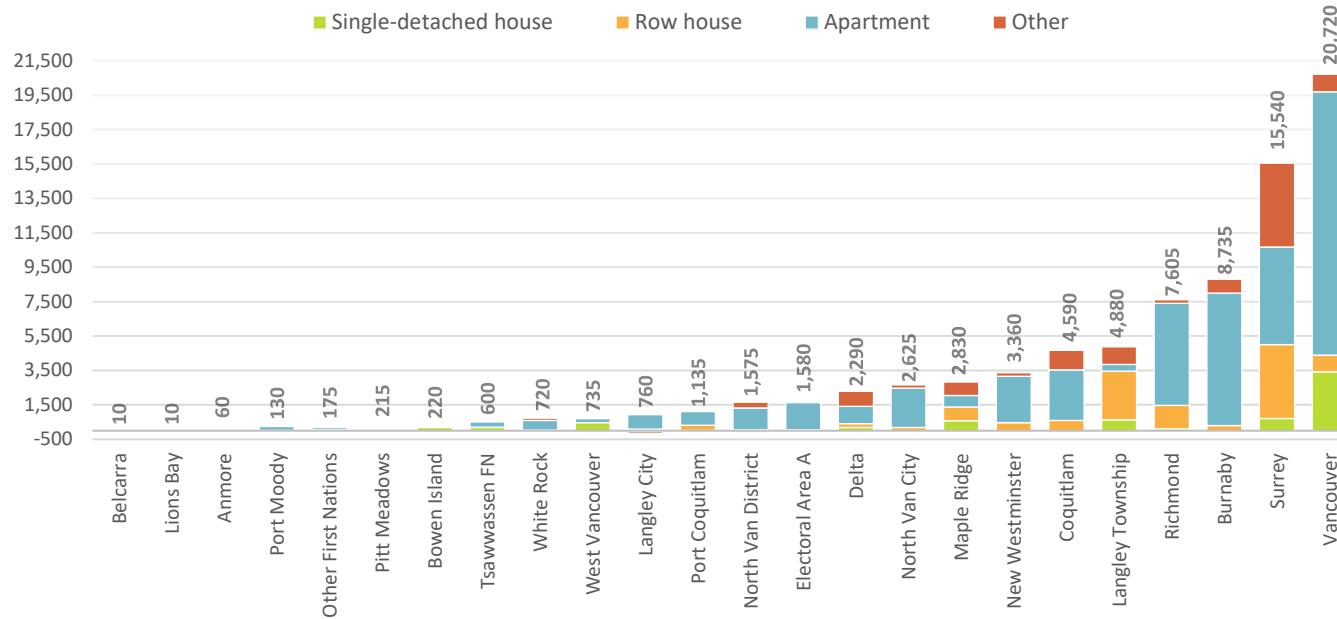
- In 2021, there were 452,835 apartment units in Metro Vancouver, representing 43.4% of the occupied housing stock.
- The number of apartments increased by 12.6% since the last census.
- Single detached homes represented 27.7% of the housing stock, and increased by just 2.3% since 2016.
- Row houses, 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

Source: Statistics Canada, 2021 Census of Population

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

- 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.



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 Westminster	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 Westminster	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

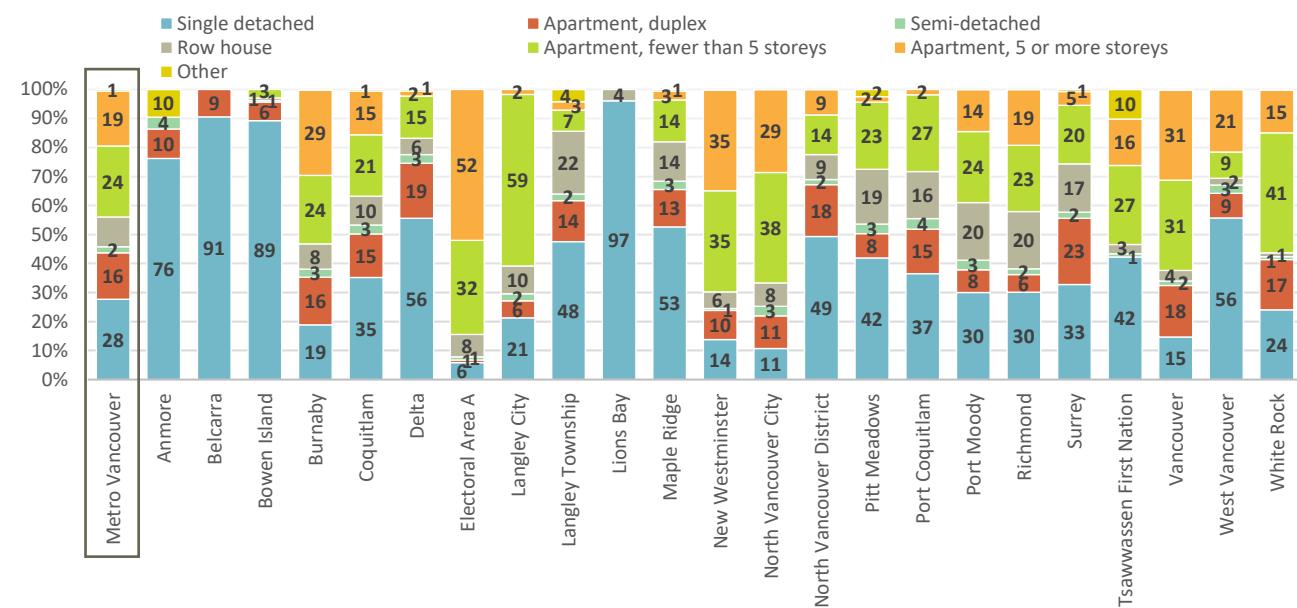
Metro 2050 recognizes the need for a diverse supply of housing across the region. This includes different types and tenures of housing units which can offer improved affordability across all income levels and for all household types.

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.

Key Observations

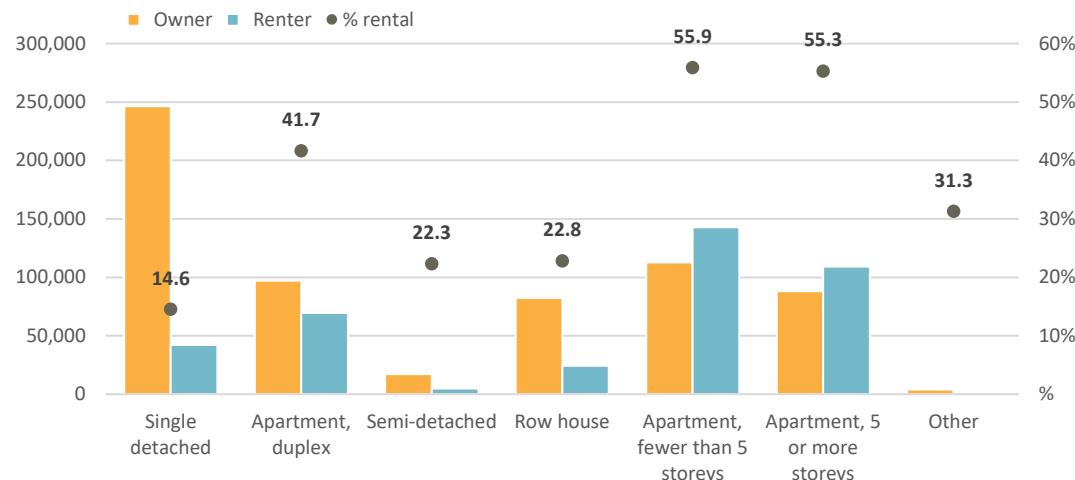
- Although apartments are becoming a more common housing form across the region, the type of apartments varies significantly across the region. Areas such as the City of Langley, the City of North Vancouver, White Rock, Tsawwassen First Nation, Port Coquitlam, Pitt Meadows, Maple Ridge, and Delta had 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 2.3.1. Distribution of Occupied Private Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021 Census



Source: Statistics Canada, 2021 Census of Population

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 Westminster	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

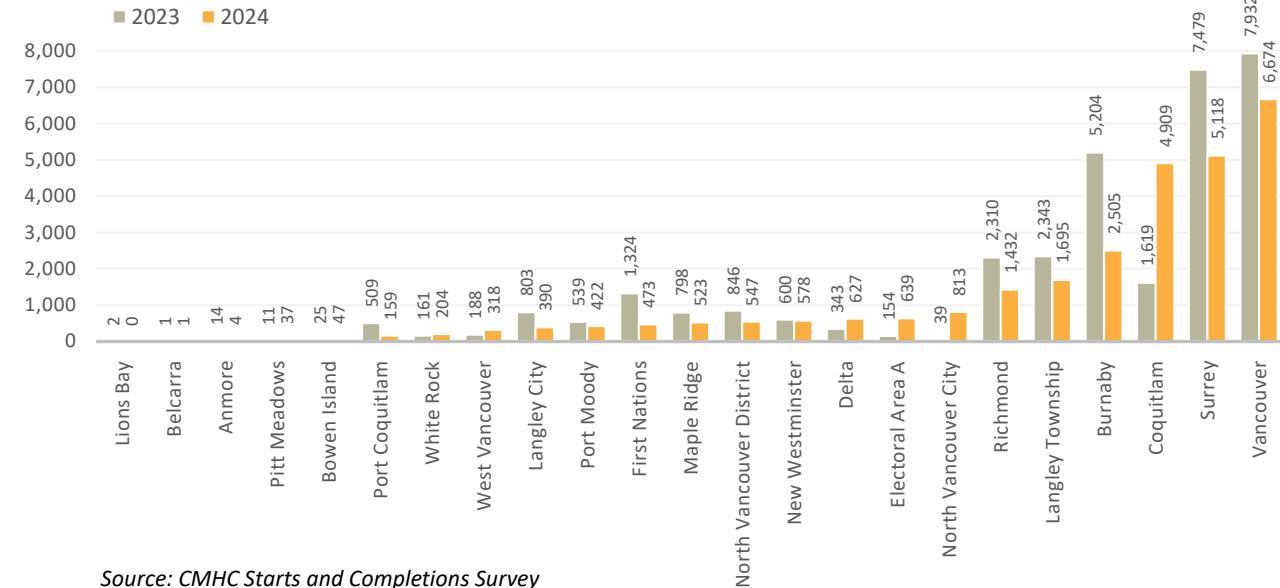
- Across Metro Vancouver housing starts decreased to 28,112 between 2023 and 2024 as construction costs remained high.
- Following some fluctuations since 2015, regional housing starts in 2023 and 2024 have been at or above the 10-year average (26,225).
- Despite a decrease from the previous year, Vancouver's 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 Westminster	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)

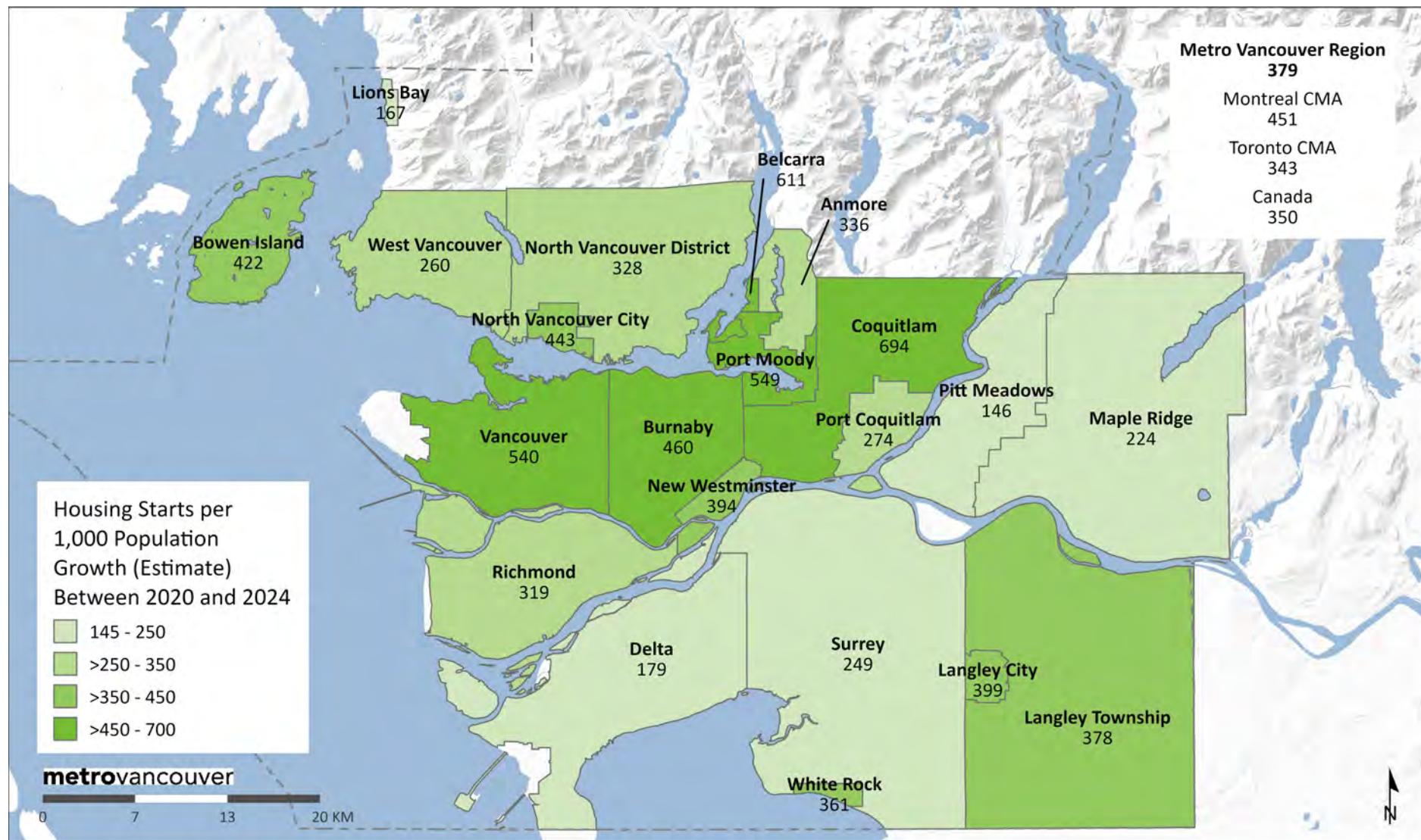
'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

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).

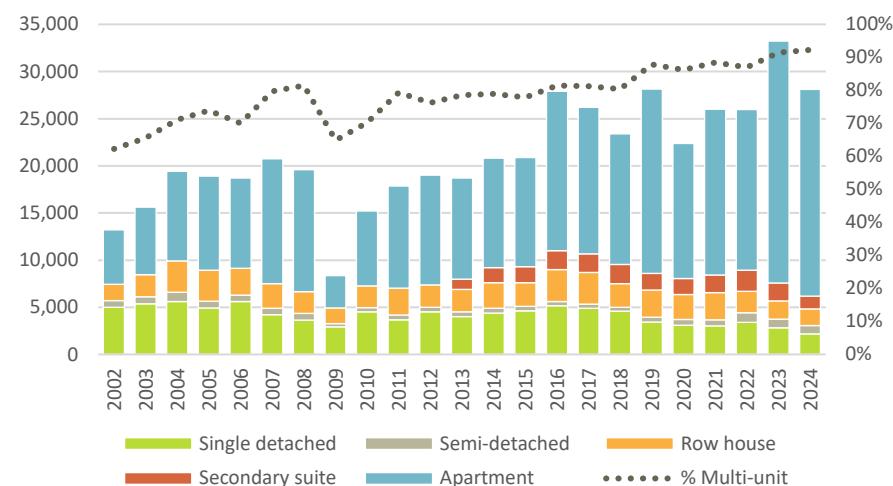
2.5 Housing Starts by Structure Type

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%).

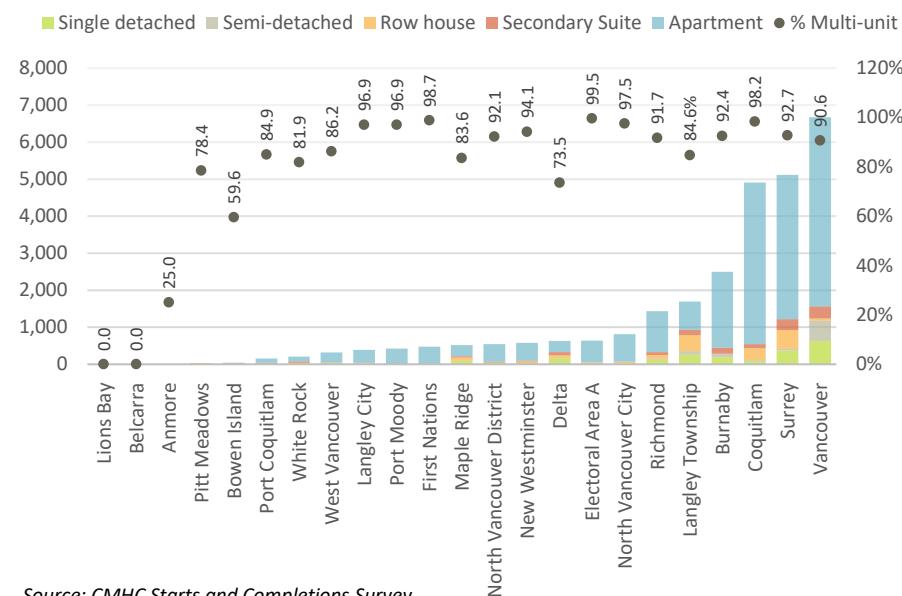
Figure 2.5.1. Housing Starts by Structure Type, Metro Vancouver Region, 2002 to 2024*



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 Westminster	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 Westminster	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 Westminster	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)

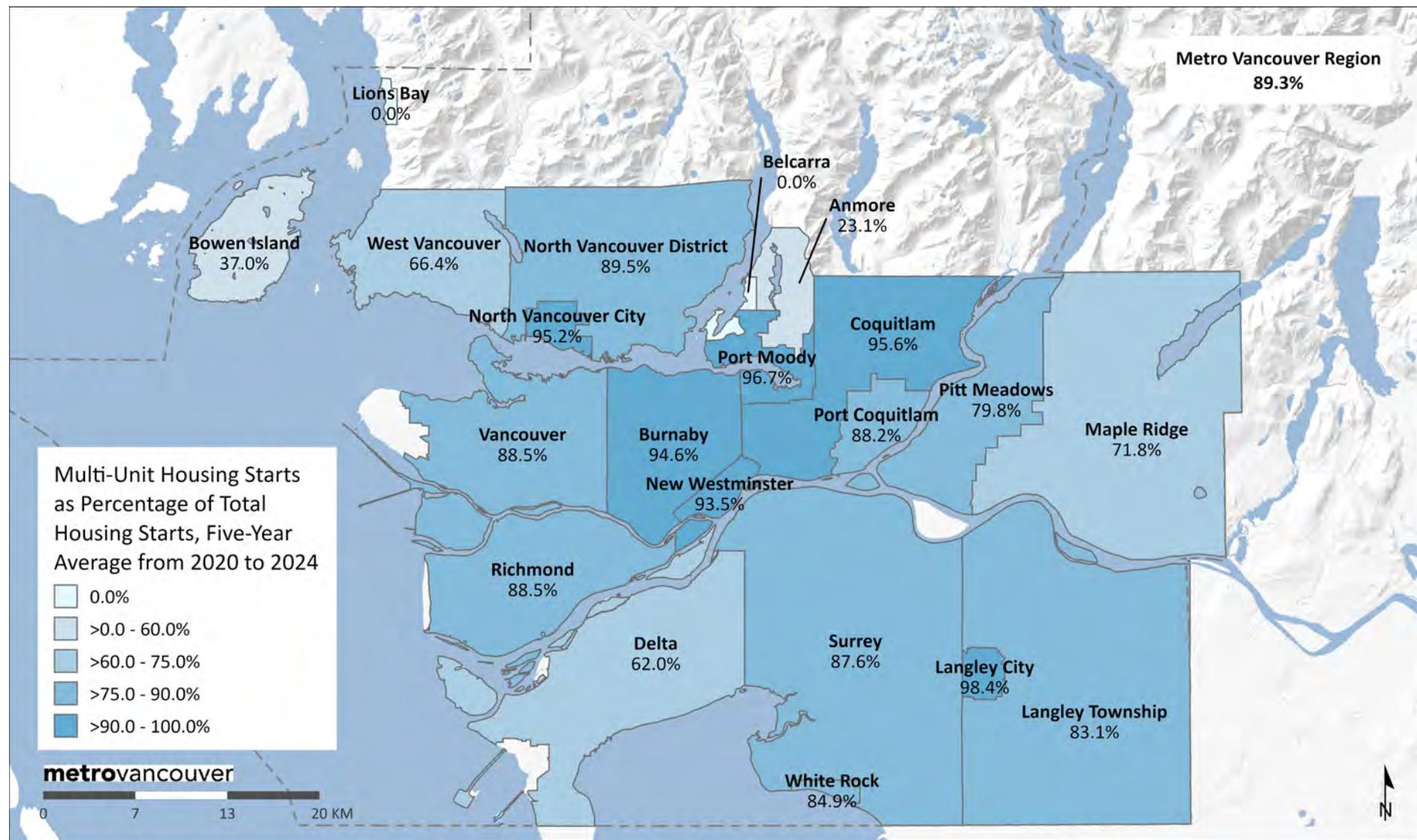
'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

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.

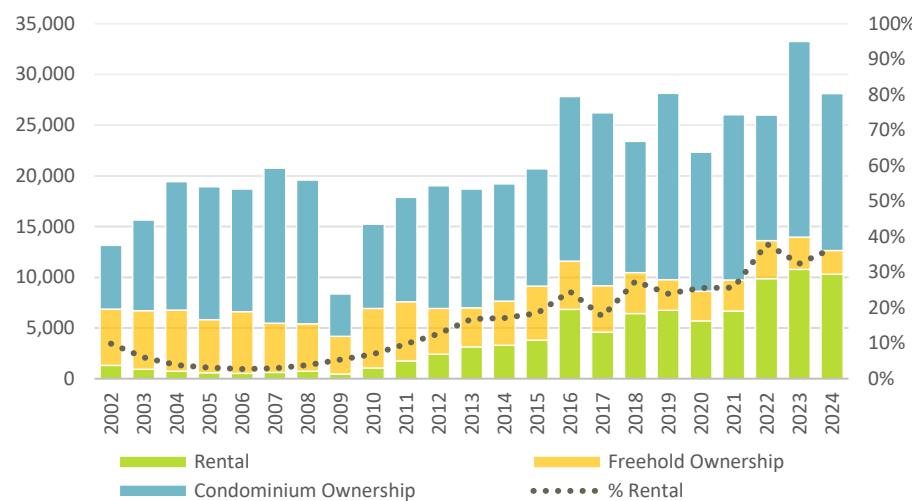
2.6 Housing Starts by Tenure

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

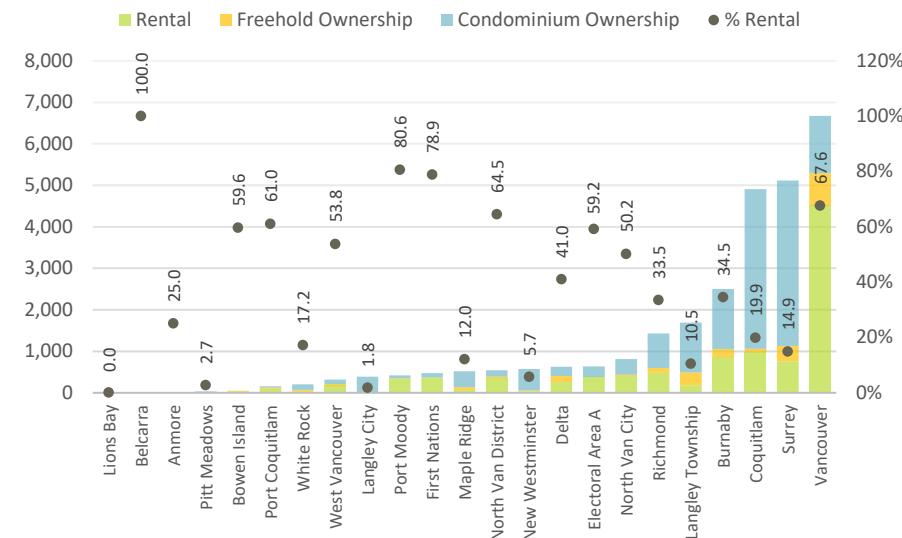
- In 2024, there were 10,316 rental starts in the region, accounting for 36.7% of all housing starts.
- The proportion of housing starts as rentals continues to grow. Over the past five years (2020–2024) the number of rental starts increased by 80%. Since 2015, rental starts increased by 170%.

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								
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 Westminster	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 Westminster	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.

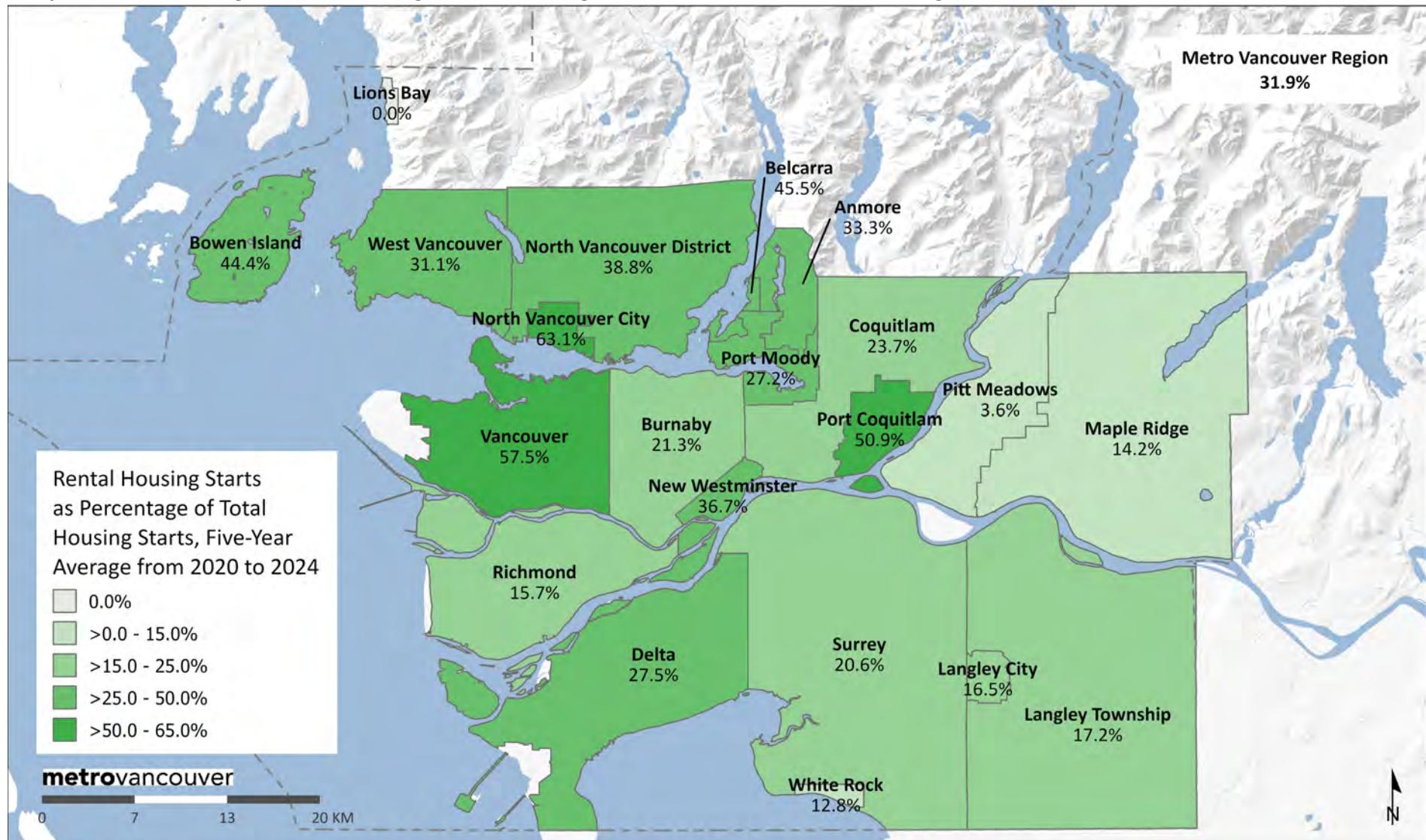
'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'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

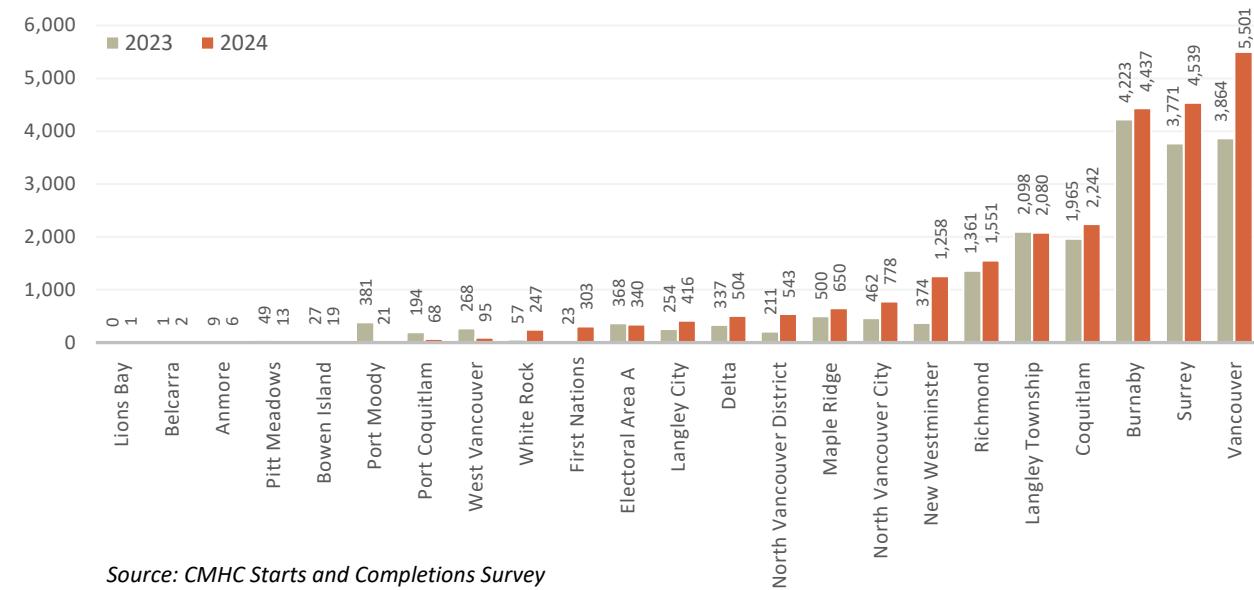
- In 2024, housing completions in the region increased to 25,614 units – a record high since 2021. This is a 23% increase in housing completions since 2023, and 16% greater than the 10-year average (22,158 units).
- Vancouver led the region with the most housing completions in 2024 and the greatest increase 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 Westminster	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.

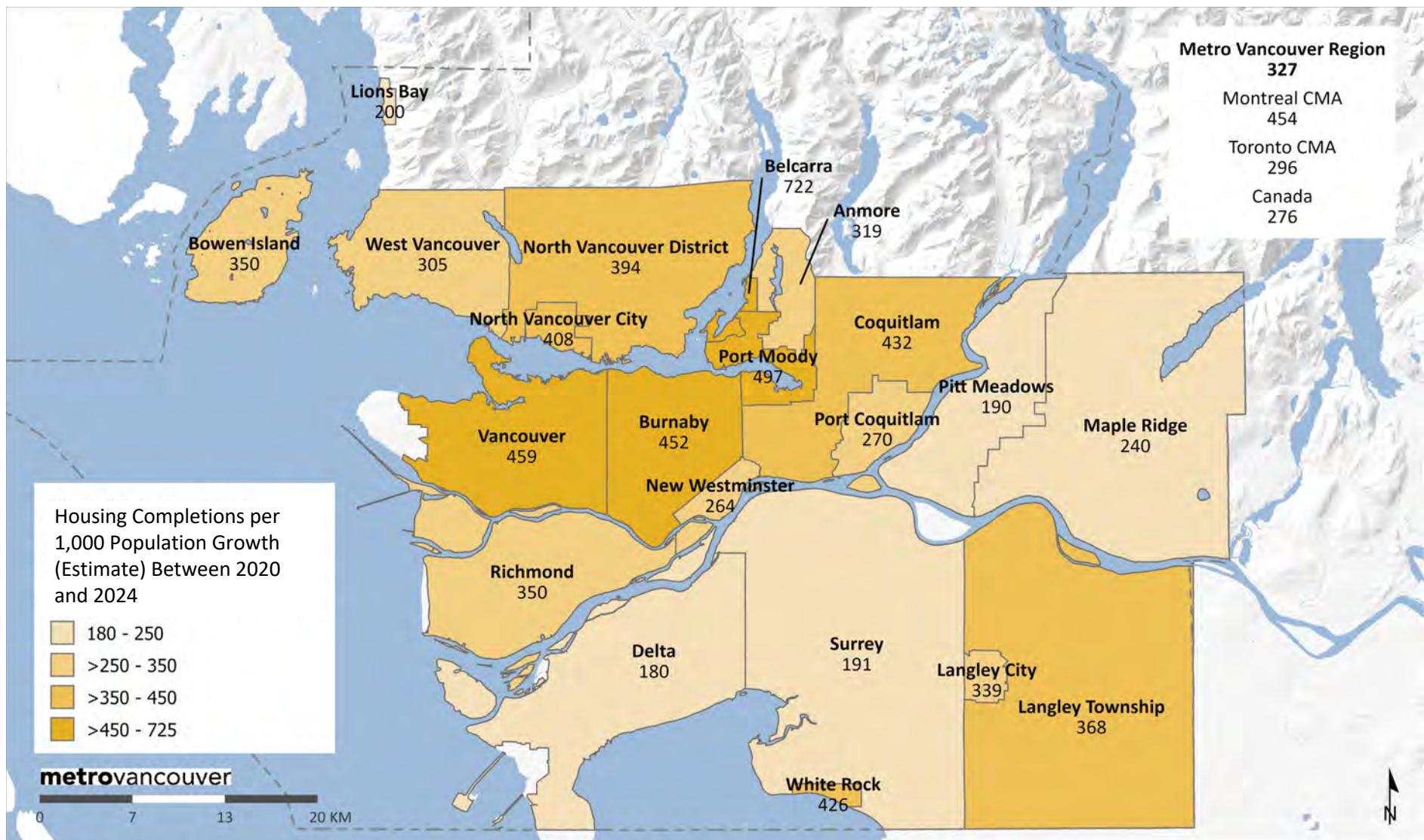
Total includes ownership, rental, and co-op units. There were zero co-op housing unit completions in 2019, 2022, and 2023, and 90 co-op unit completions in 2018

(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.

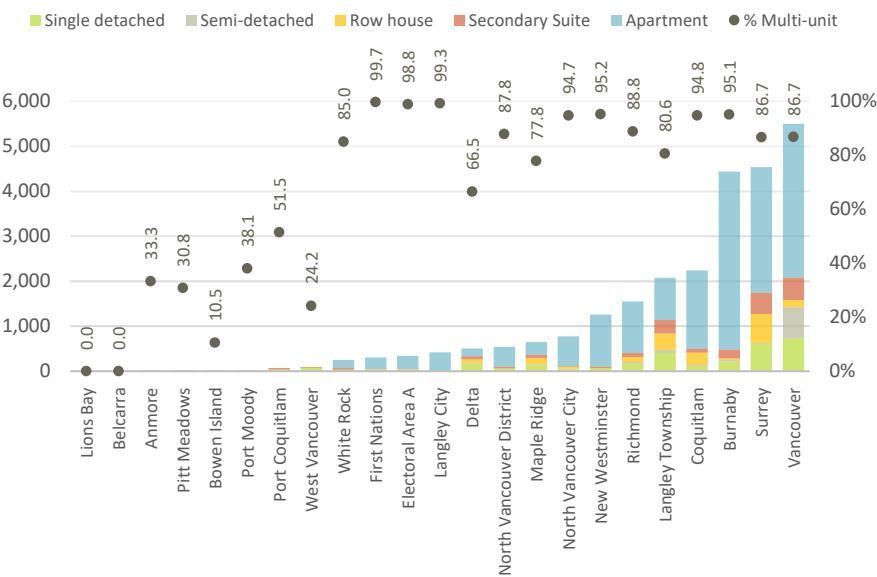
Figure 2.8.1. Housing Completions by Type, Metro Vancouver Region, 2004 to 2024*



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	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 Westminster	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 Westminster	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 Westminster	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 Westminster	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.

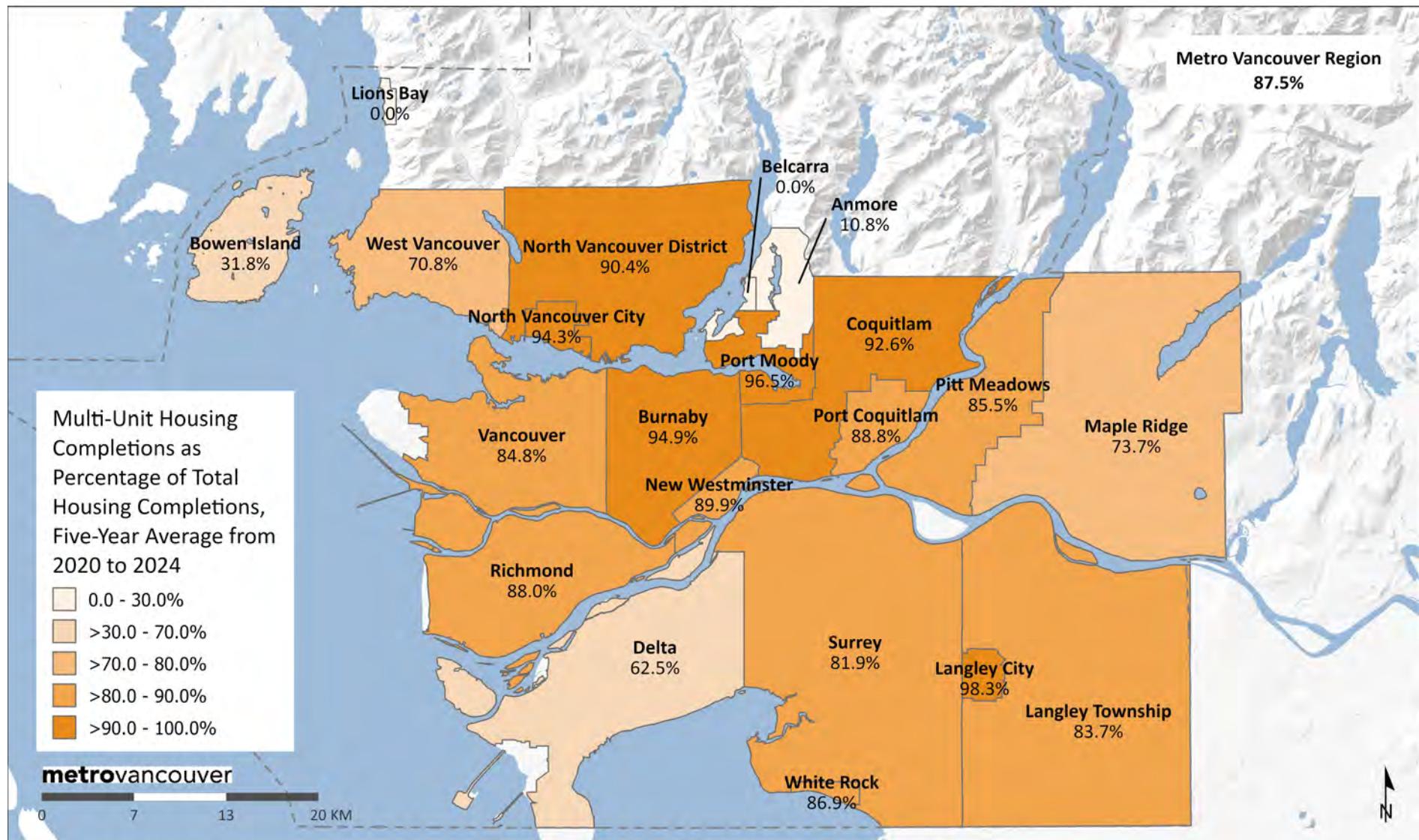
Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

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.

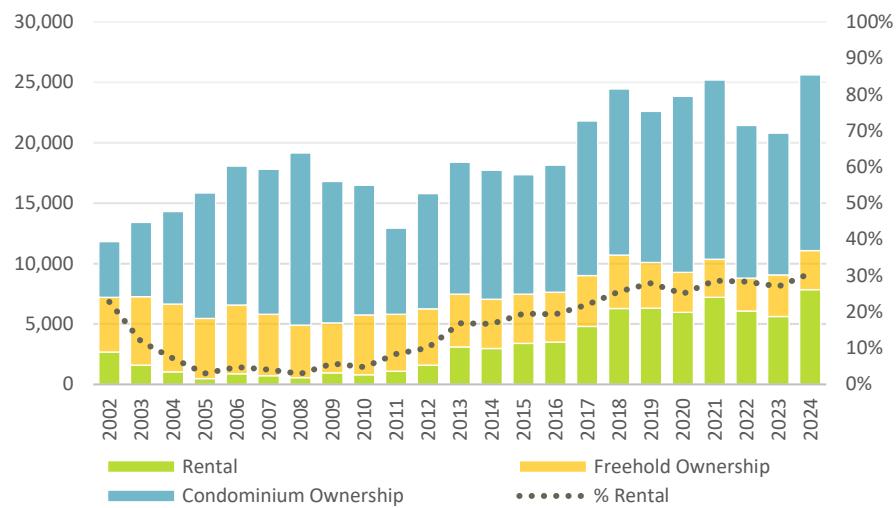
2.9 Housing Completions by Tenure

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

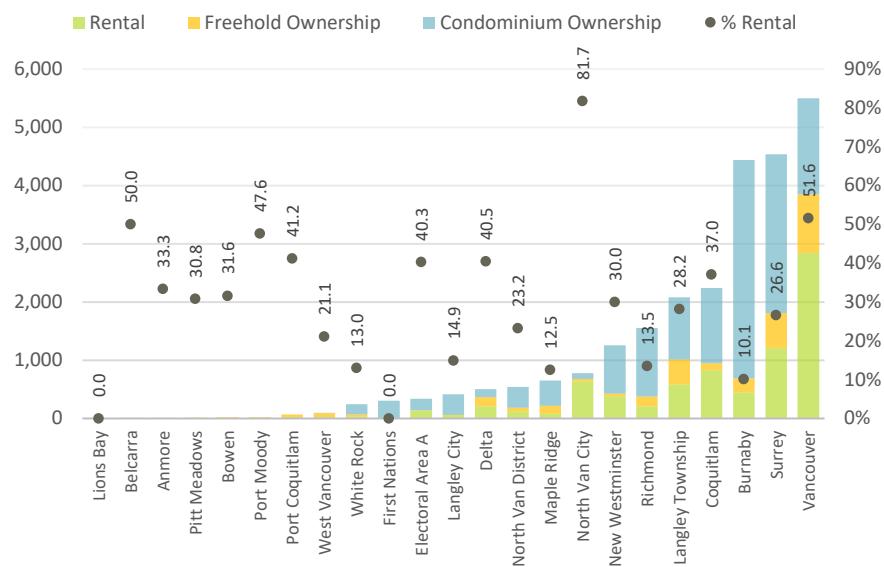
- In 2024, the region had 7,844 rental housing completions (30.6% of all completions) – a record-high since 2002.
- The distribution of housing completions has changed substantially over the past 20 years. Since 2017, rental completions have increased since historic lows and even surpassed the number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

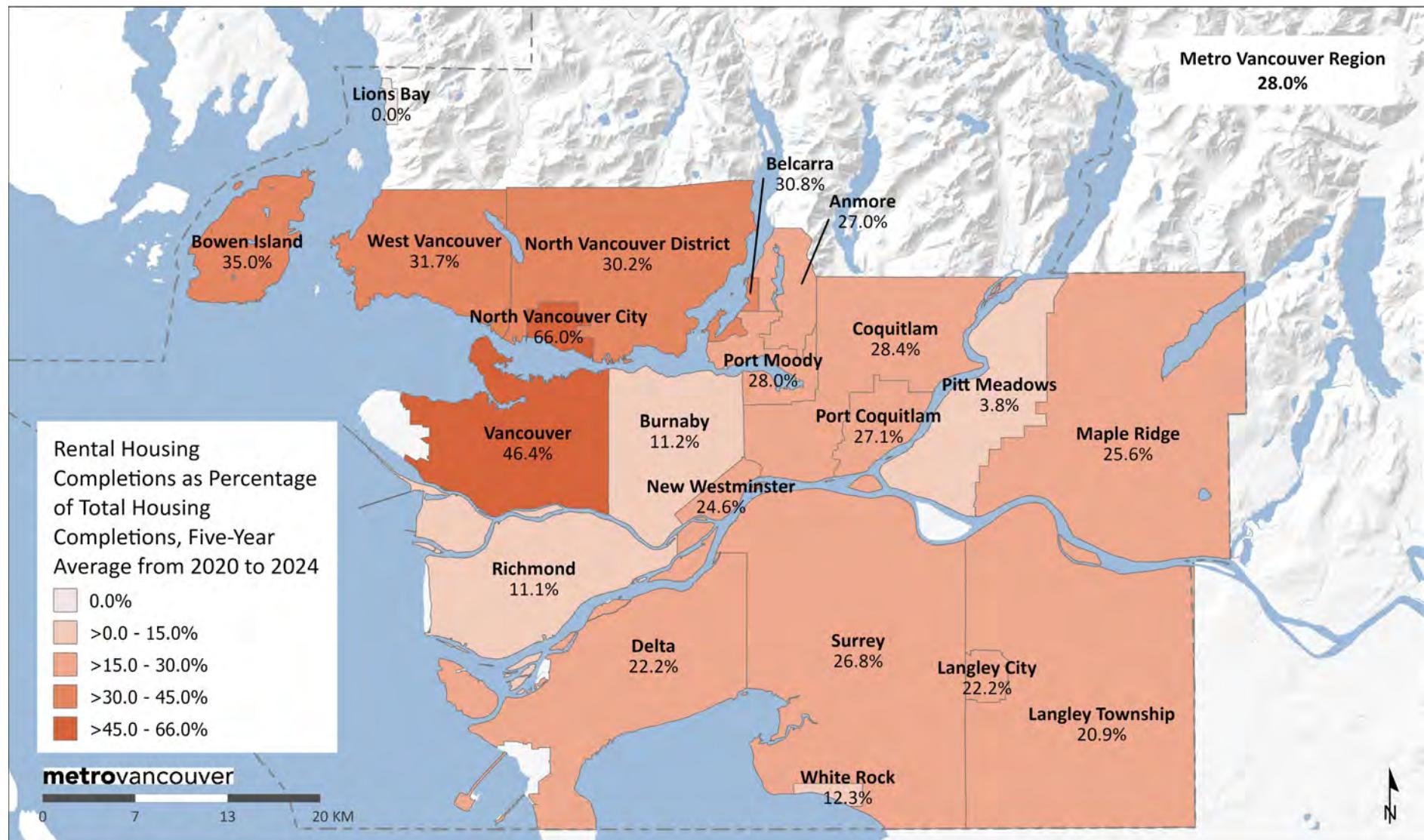
'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

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

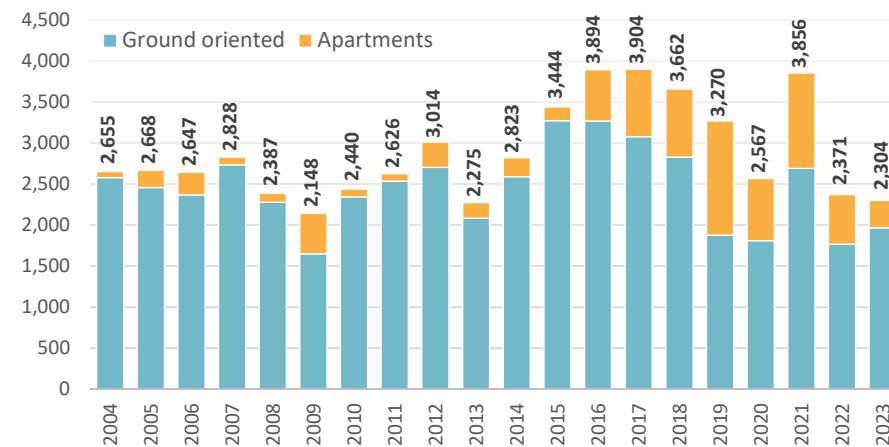
It is important to monitor the number of demolitions as they affect the net unit additions to the housing stock. Especially in the case of rental housing stock, demolitions can result in a loss of needed affordable rental units through the demolition and redevelopment of older rental apartment buildings.

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.

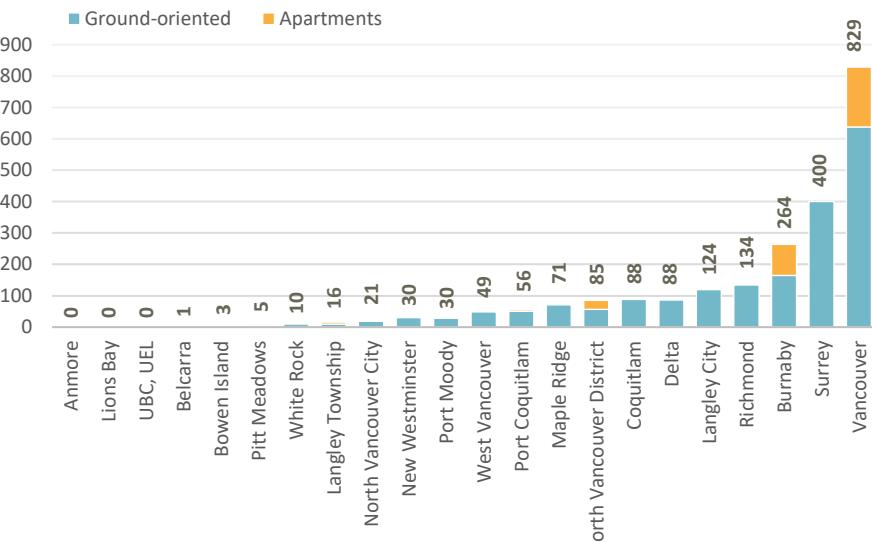
Figure 2.10.1. Housing Unit Demolitions in Metro Vancouver, 2004 to 2023



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

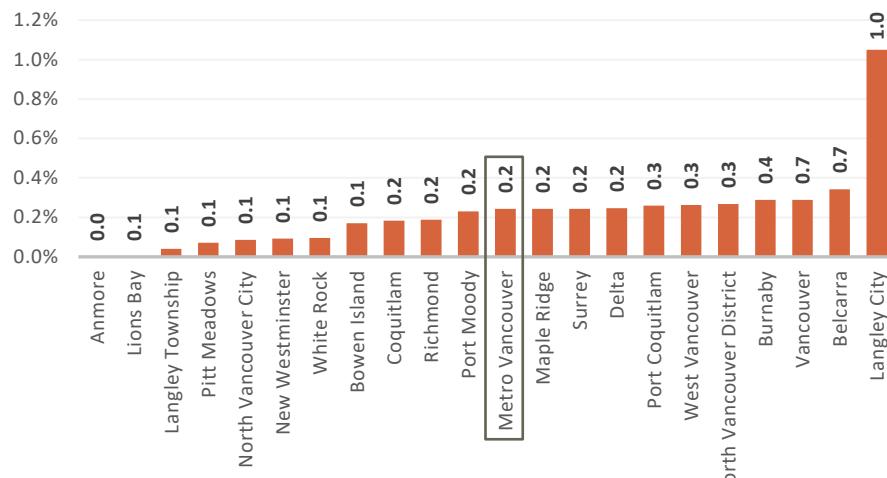


Source: Statistics Canada, custom data request

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.

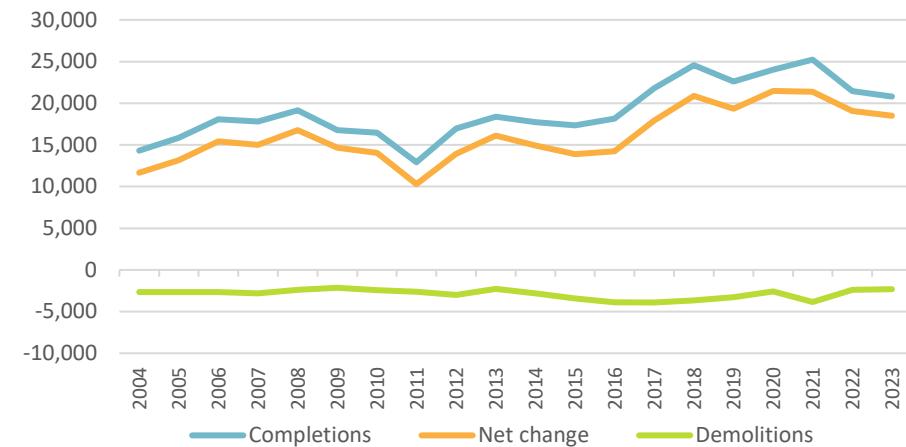


Figure 2.10.3. Demolitions as Percentage of Total Private Dwellings, 2023

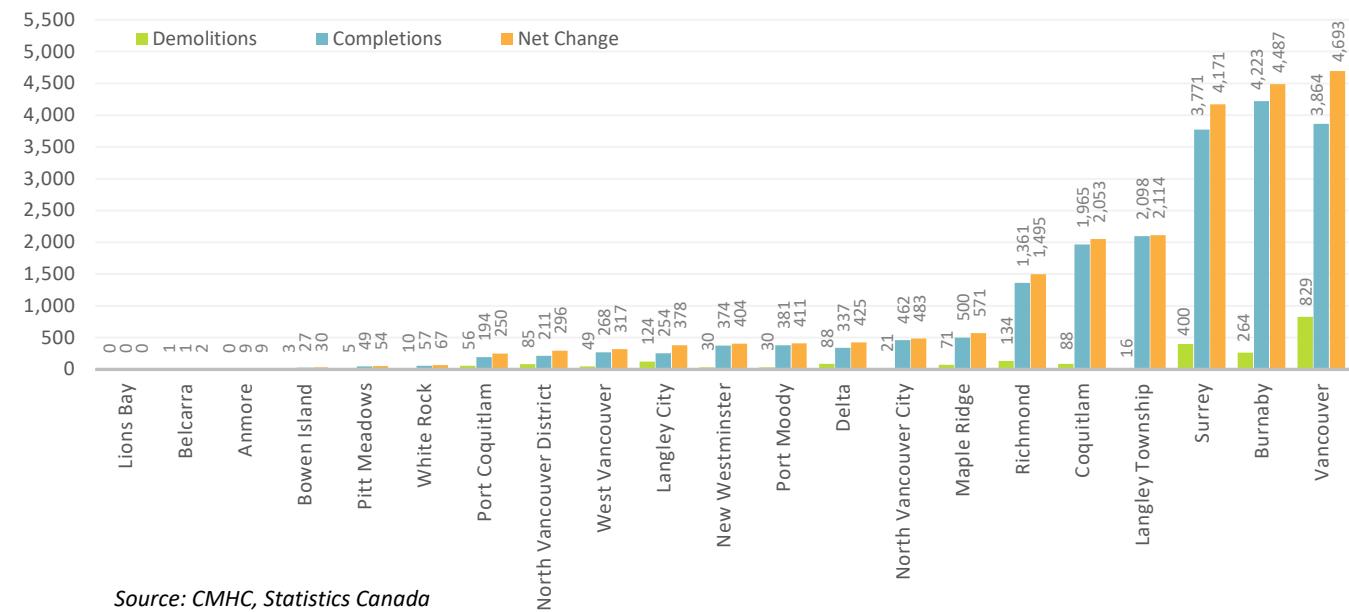
Source: Statistics Canada, custom data request, and 2021 Census of Population

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 Westminster	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

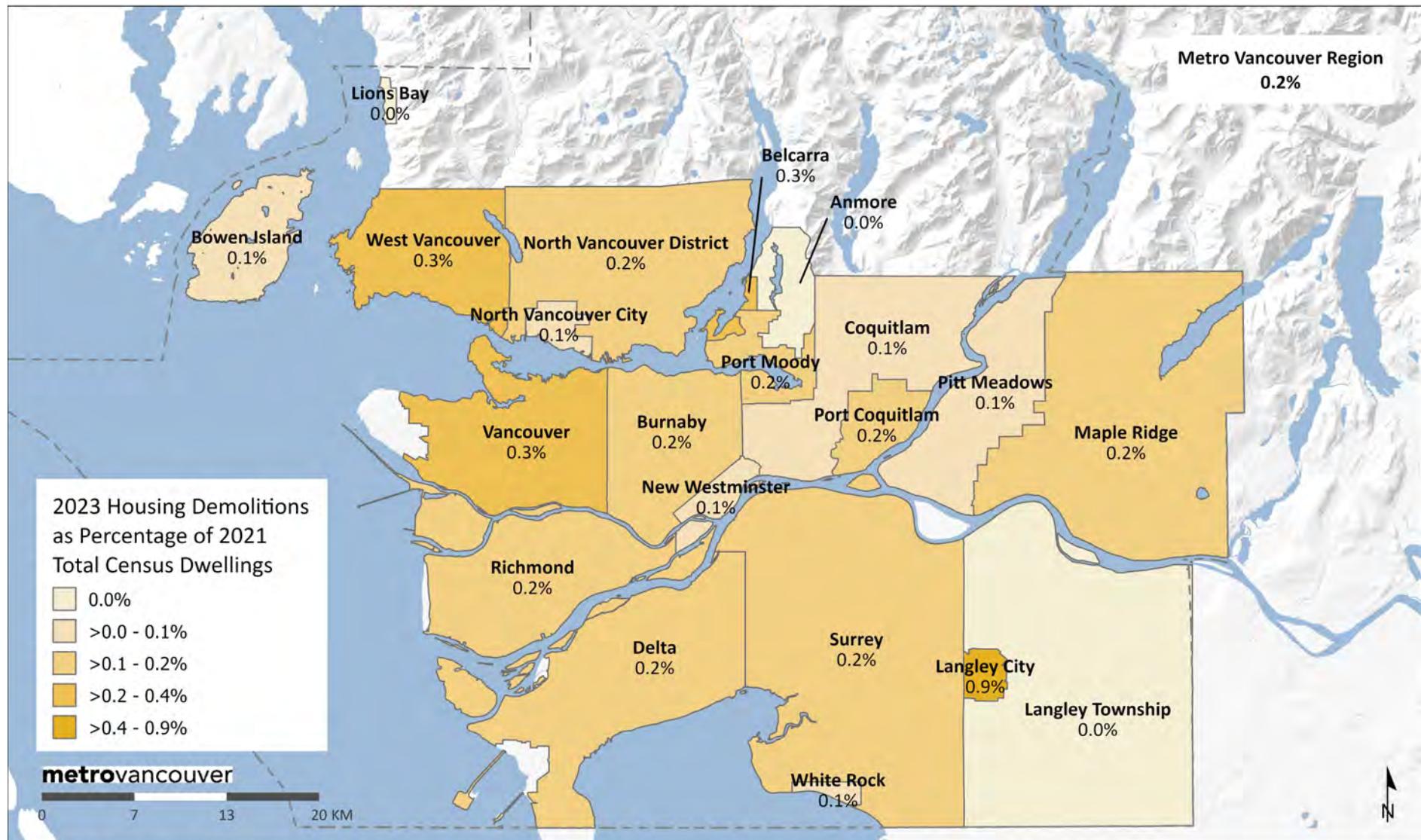
Source: City of Coquitlam 2016 (apartment data).

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.

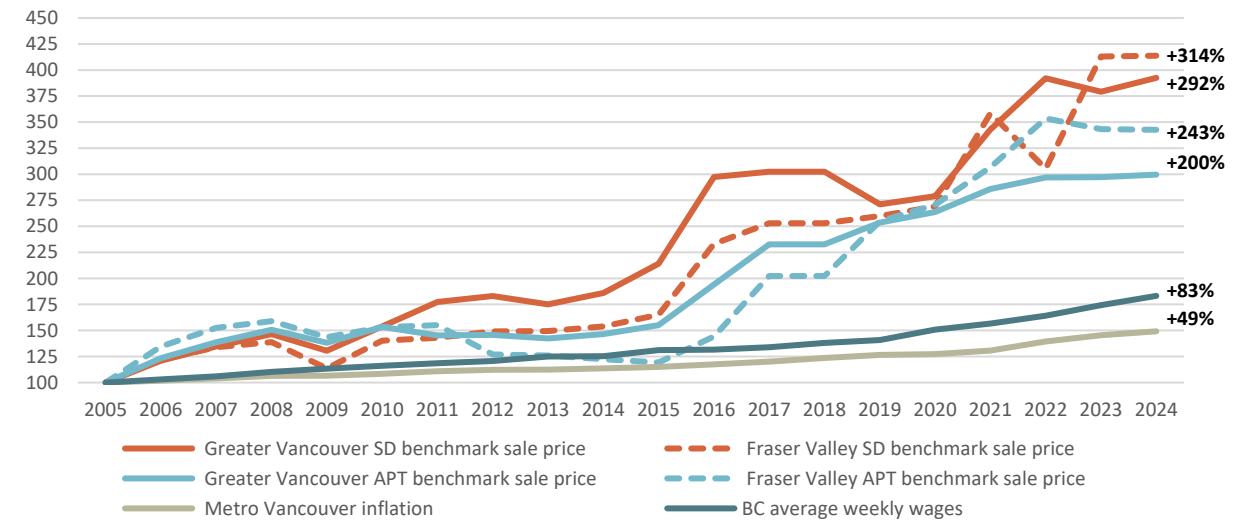
PART 3 | OWNERSHIP HOUSING

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

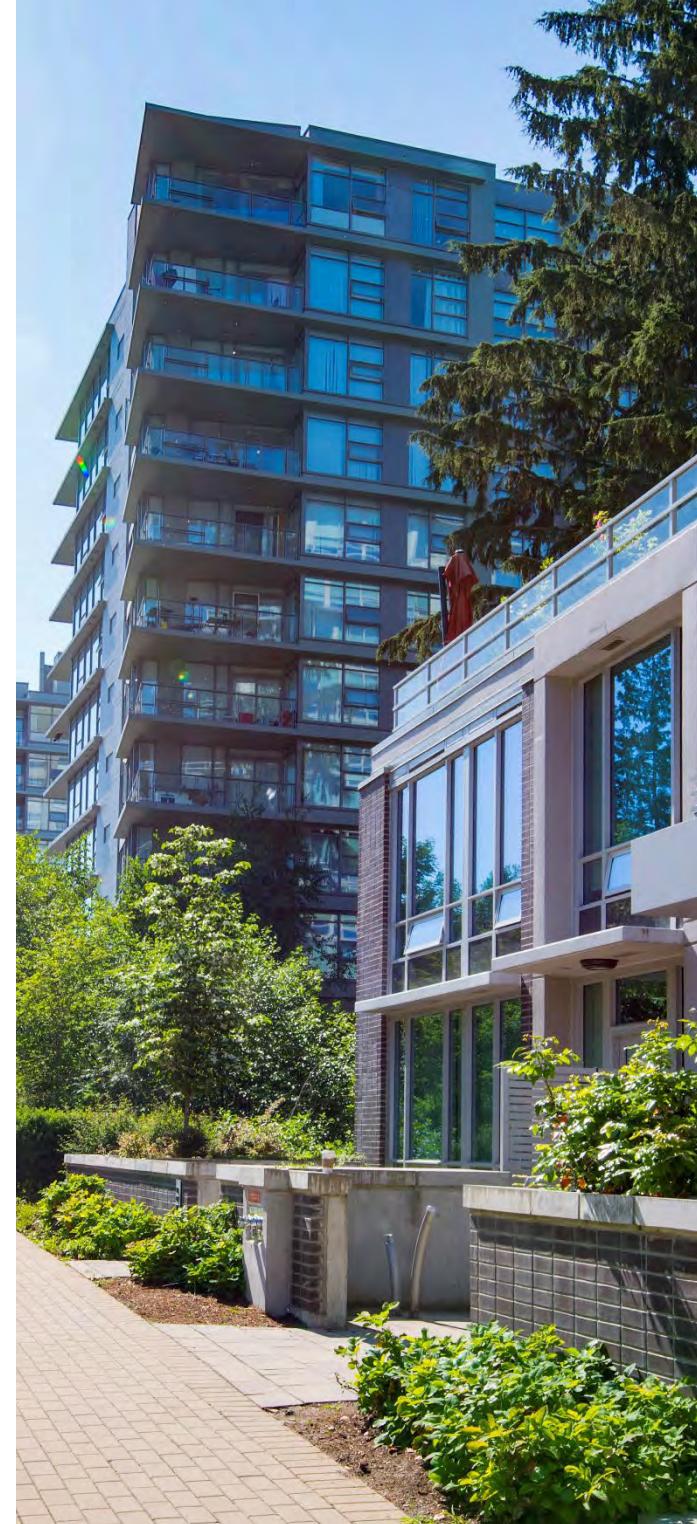
- The ownership stock is renewing rapidly.** More than half (55 per cent) of owner-occupied dwellings in the region were built within the past 30 years (between 1991 and 2021).
- Home prices have increased much faster than wages or inflation.** Across the region, benchmark home sale prices have doubled 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.



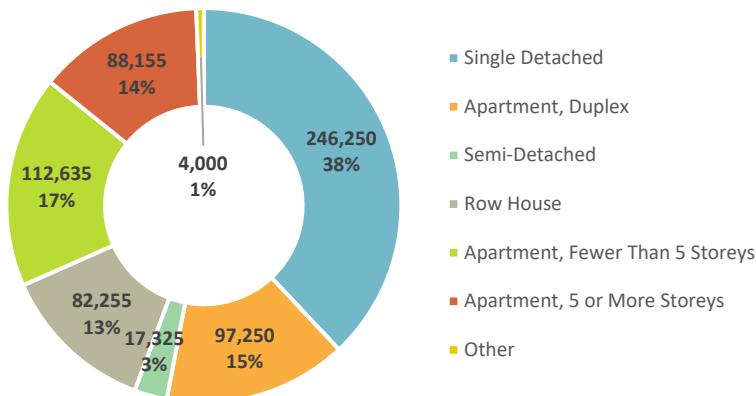
3.1 Owner-Occupied Housing Inventory by Structure Type and Age of Building

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

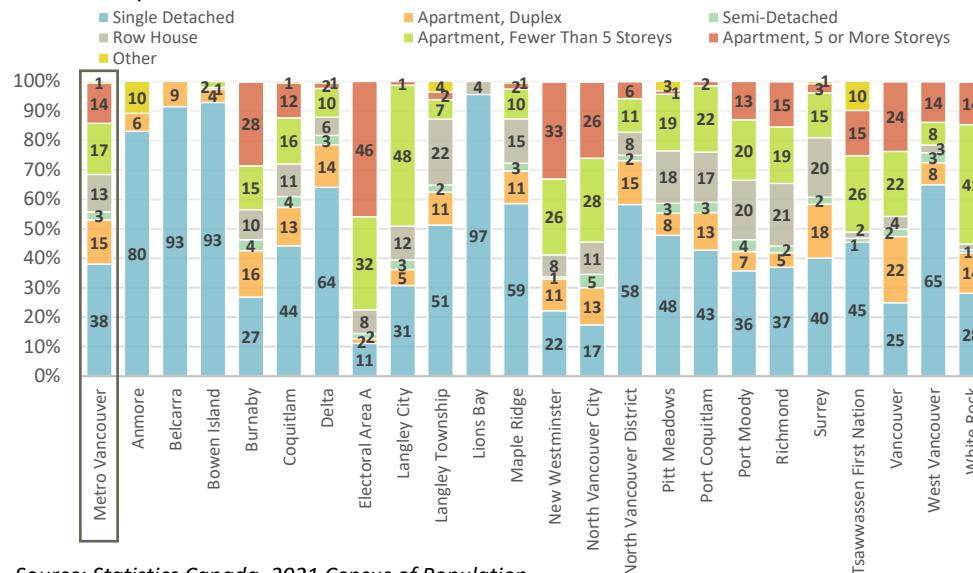
- In 2021, 38% of owner households in Metro Vancouver lived in single detached housing. This proportion varied substantially across the region.
- Owner-occupied apartments (low-rise and high-rise condominiums) accounted for 31% of owner-occupied units in the region.
- Between 2016 and 2021, there was 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



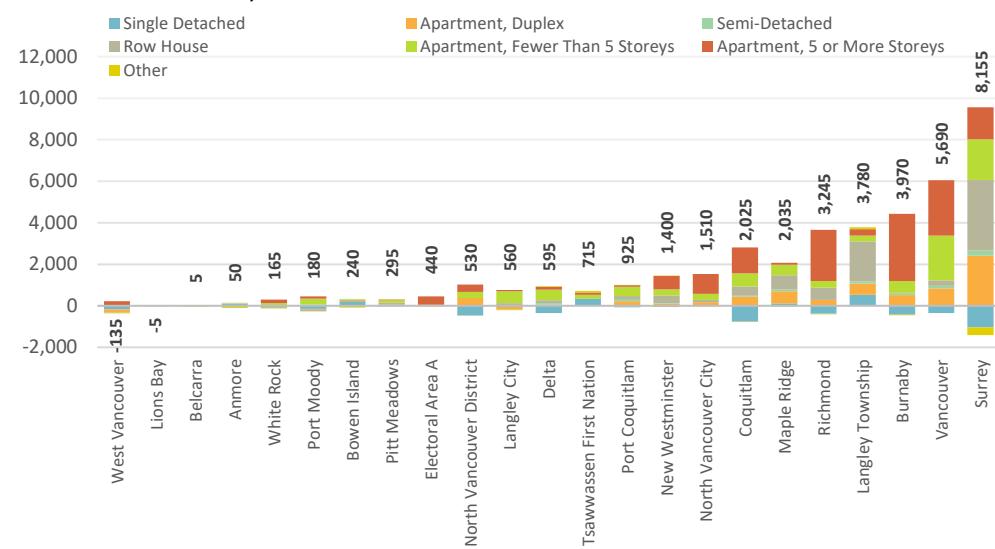
Source: Statistics Canada, 2021 Census of Population

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



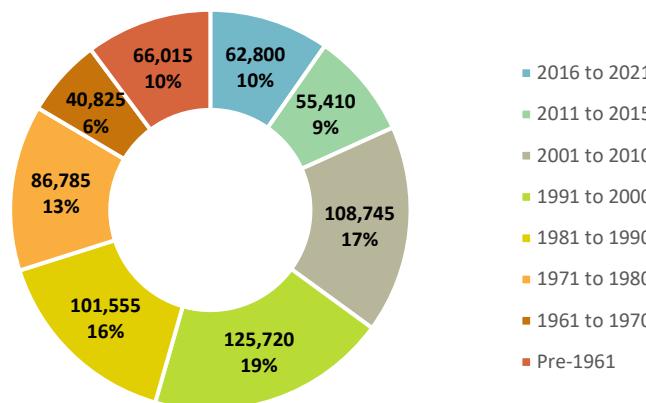
Source: Statistics Canada, 2021 Census of Population

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

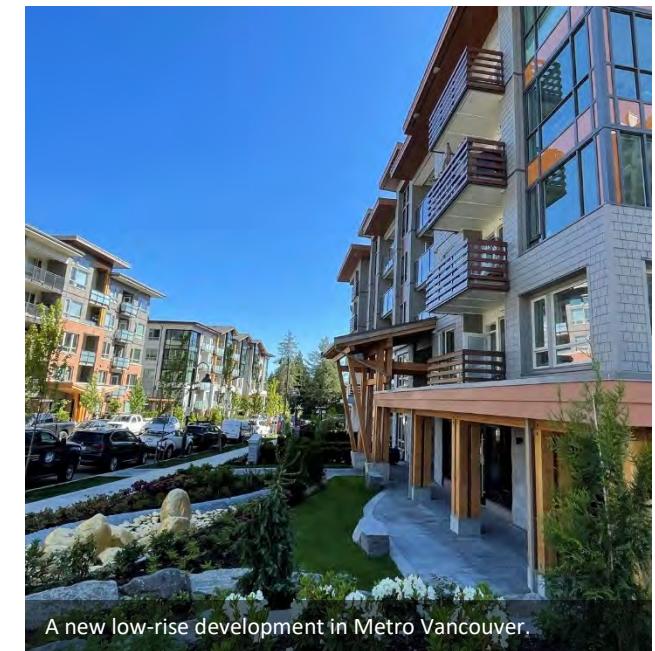
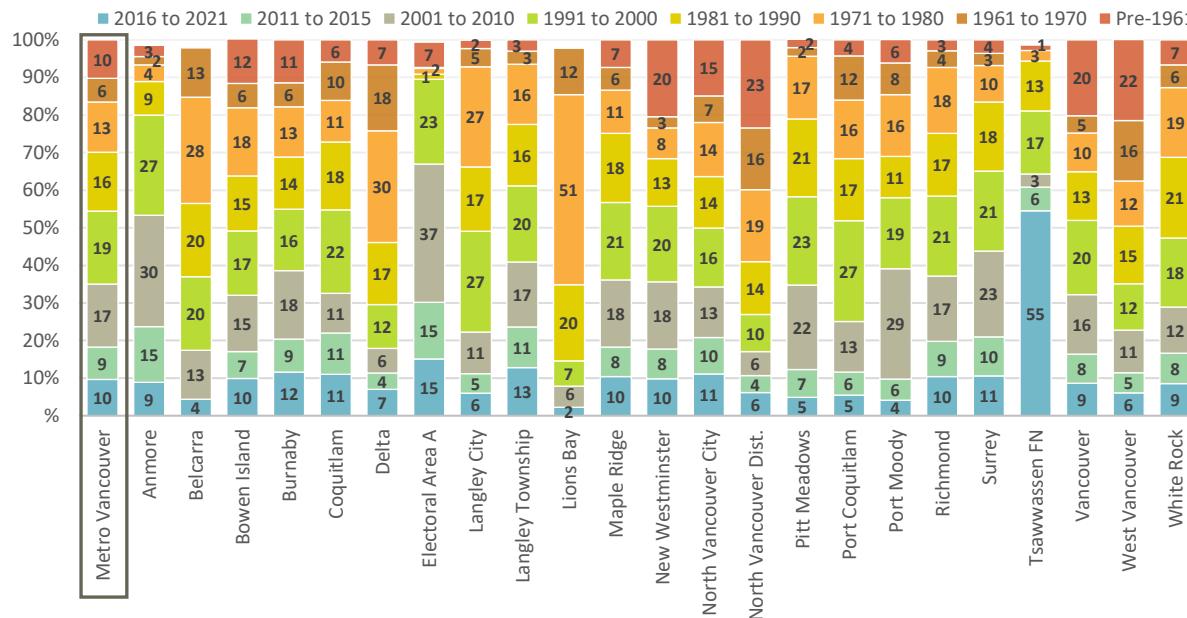
Figure 3.1.4. Distribution of Owner-Occupied Dwellings by Year of Construction, Metro Vancouver, 2021



- 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 Westminster	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 Owner- Occupied	2016 to 2021		2011 to 2015		2001 to 2010		1991 to 2000		1981 to 1990		1971 to 1980		1961 to 1970		Pre-1961	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
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 Westminster	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%	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	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%	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%	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	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 Westminster	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								
Belcarra	0	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								
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	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	30	0	0.0%	20	66.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Burnaby	9,125	1,005	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	900	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	455	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	40	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	220	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	300	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	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	335	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	525	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	330	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	480	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	95	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	405	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	240	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	620	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	1,755	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	90	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	2,915	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	35	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	165	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	10,925	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

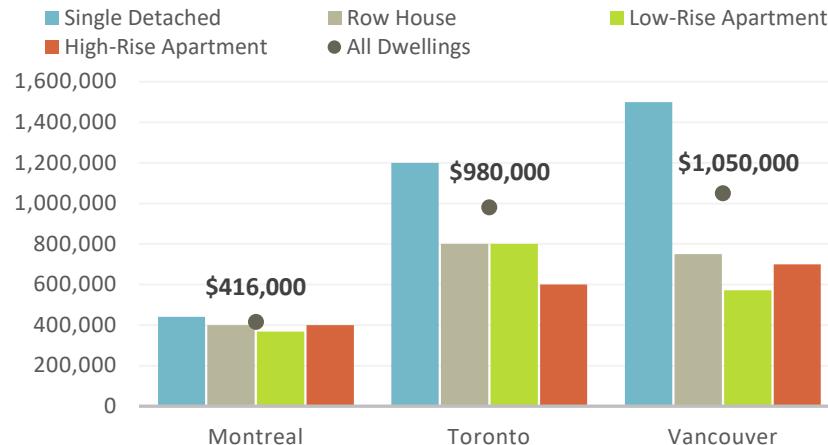
3.2 Median Values of Owned Housing by Structure Type

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

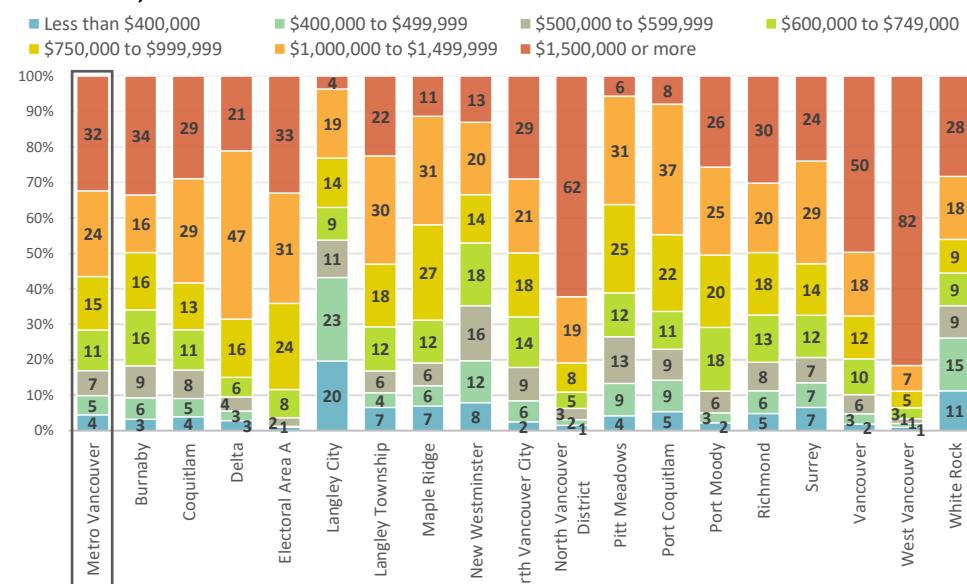
- Median home value in Metro Vancouver was over 1 million dollars in 2021 – 132% greater than Montreal and 7% greater than Toronto.
- Highest home values are reported in the District of North Vancouver, Electoral Area A, Vancouver (City), and West Vancouver.
- Langley City, New Westminster, and White 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



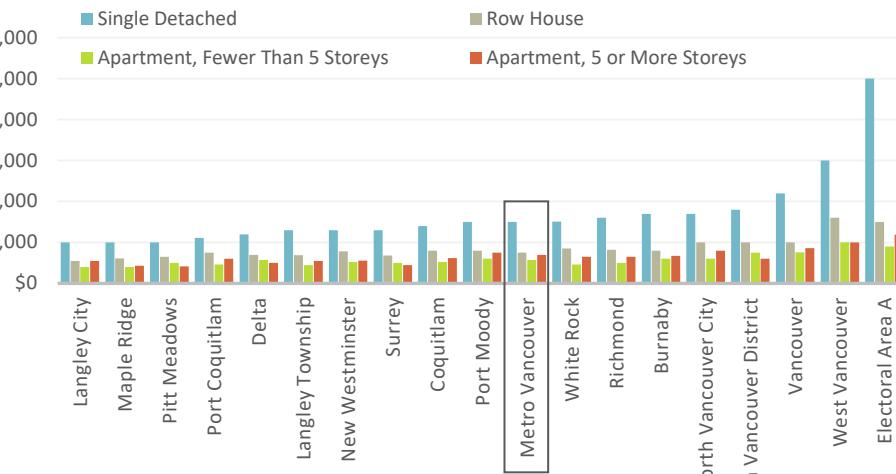
Source: Statistics Canada, 2021 Census of Population

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 Westminster	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 Westminster	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 Westminster	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 Westminster	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 Westminster	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

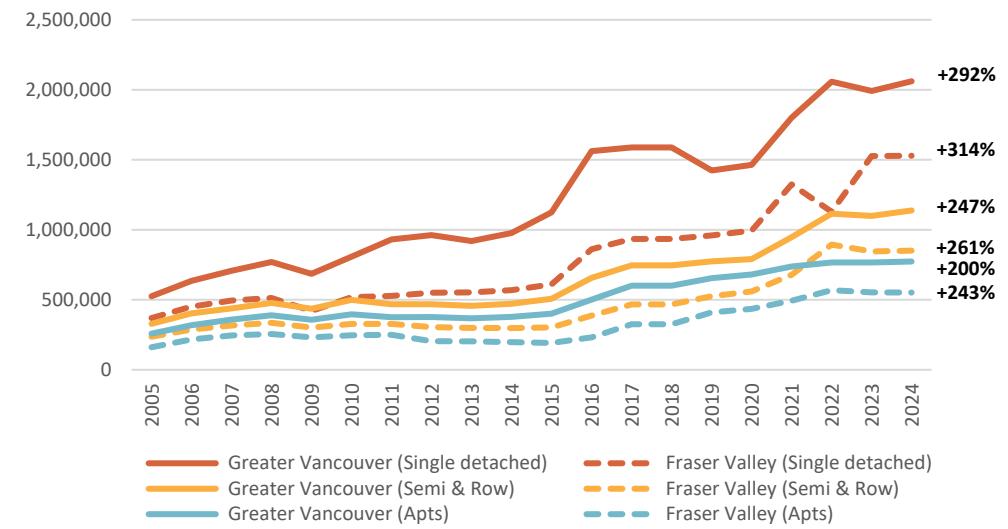
- Across housing types, benchmark prices have doubled and tripled over the past 20 years across the region. Meanwhile, rents, wages, and inflation have increased much more slowly.
- However, over the past year (2023 – 2024), benchmark prices have remained relatively stable – increasing at most by 3.6%.

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



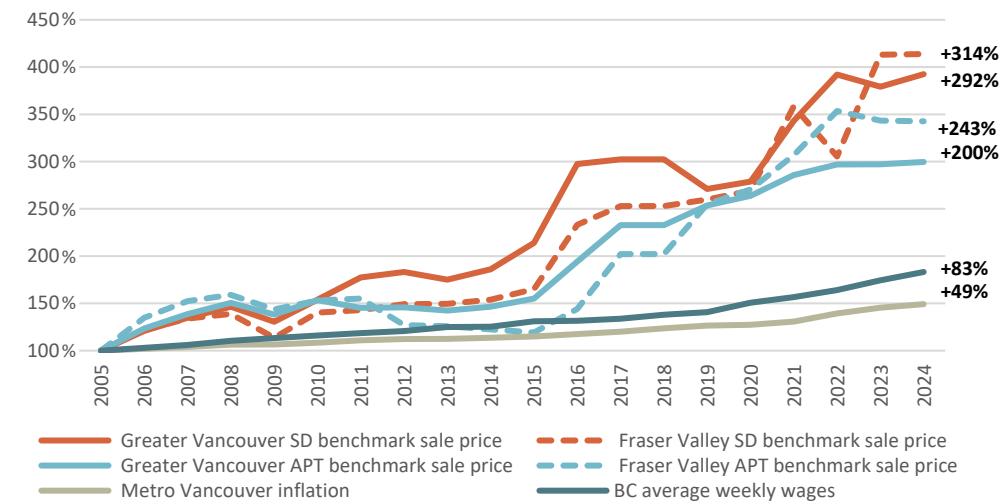
Source: GVR, FVREB

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 #	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 Westminster	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 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.

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 Westminster	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 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.

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								
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								
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											
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

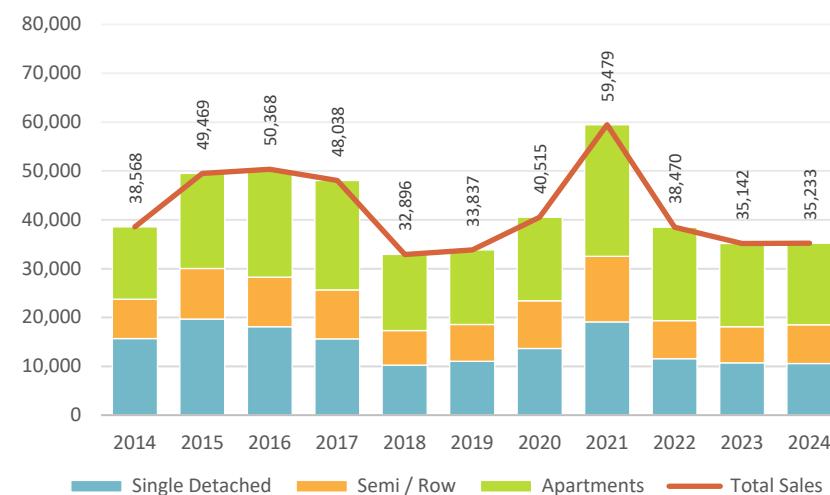
3.4 Home Sales

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

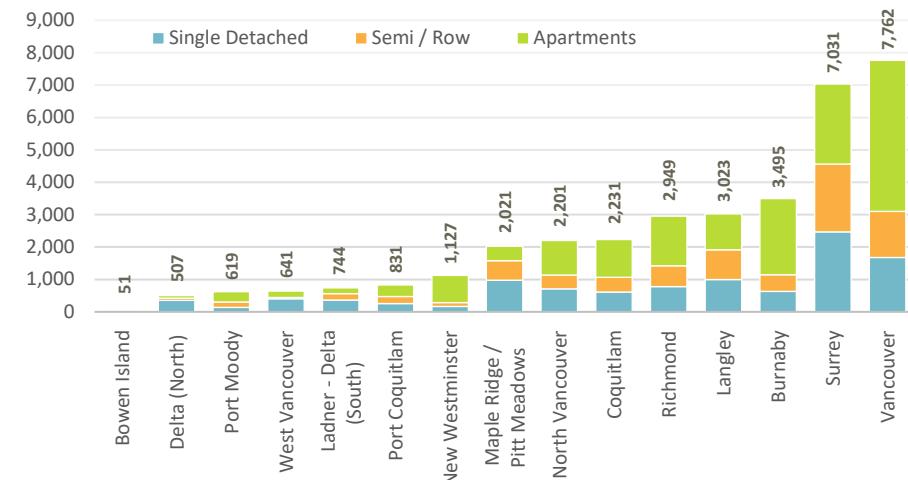
- Regional home sales remained relatively stable over the past year (2023 – 2024), increasing by 0.3% overall.
- Similar to previous years, half (48%) of 2024 regional home sales were apartments, followed by 30% single detached homes.
- About two-fifths of the region's home sales in 2024 were split between 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



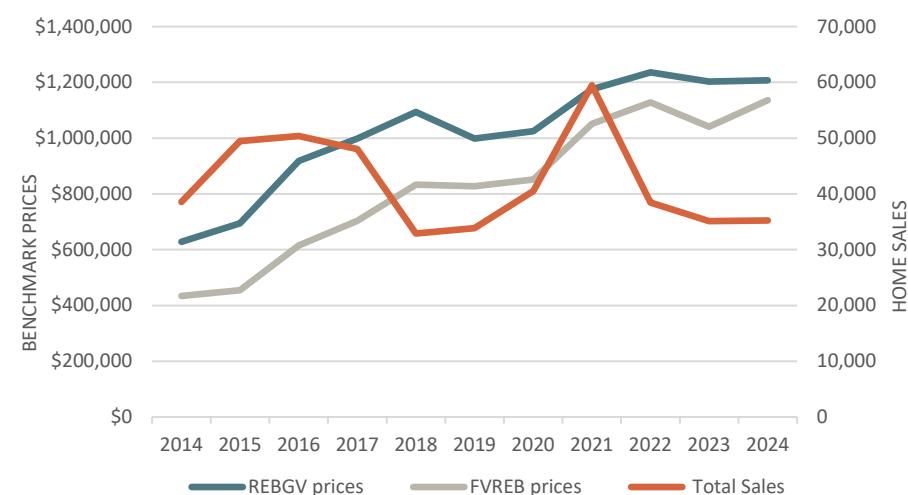
Source: GVR, FVREB

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	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 Westminster	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%
Central Surrey	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%
Cloverdale Surrey	1,253	1,629	1,984	1,739	1,317	1,197	1,473	1,860	1,126	939	1,071	-402	-27%
North Surrey	1,503	1,990	2,579	3,143	2,059	1,787	2,275	3,518	2,090	1,990	1,923	-352	-15%
South Surrey	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%
Vancouver - East	3,709	4,355	3,639	3,721	2,740	2,831	3,475	4,883	3,104	2,830	3,057	-418	-12%
Vancouver - West	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 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 3.4.2. 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	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 Westminster	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%
Central Surrey	1,598	2,577	2,016	1,735	1,088	1,188	1,802	2,202	830	805	739	-1,063	-59%
Cloverdale Surrey	733	870	925	712	491	466	620	796	443	367	466	-154	-25%
North Surrey	808	1,115	1,058	930	582	561	847	1,143	475	472	450	-397	-47%
South Surrey	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%
Vancouver - East	1,753	1,943	1,494	1,394	922	1,000	1,317	1,797	958	901	882	-435	-33%
Vancouver - West	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 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 3.4.3. 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%
Central Surrey	859	1,089	1,401	1,448	976	1,021	1,383	1,926	932	906	860	-523	-38%
Cloverdale Surrey	405	587	737	640	584	464	600	727	449	409	444	-156	-26%
North Surrey	207	250	381	362	228	213	306	448	250	261	210	-96	-31%
South Surrey	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%
Vancouver - East	507	568	441	482	406	461	576	843	581	643	816	240	42%
Vancouver - West	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 # %	
	n/a	0	0	n/a	n/a								
Bowen Island	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%
Central Surrey	235	306	491	537	337	386	299	621	391	353	327	28	9%
Cloverdale Surrey	115	172	322	387	242	267	253	337	234	163	161	-92	-36%
North Surrey	488	625	1,140	1,851	1,249	1,013	1,122	1,927	1,365	1,257	1,263	141	13%
South Surrey**	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%
Vancouver - East	1,449	1,844	1,704	1,845	1,412	1,370	1,582	2,243	1,565	1,286	1,359	-223	-14%
Vancouver - West	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

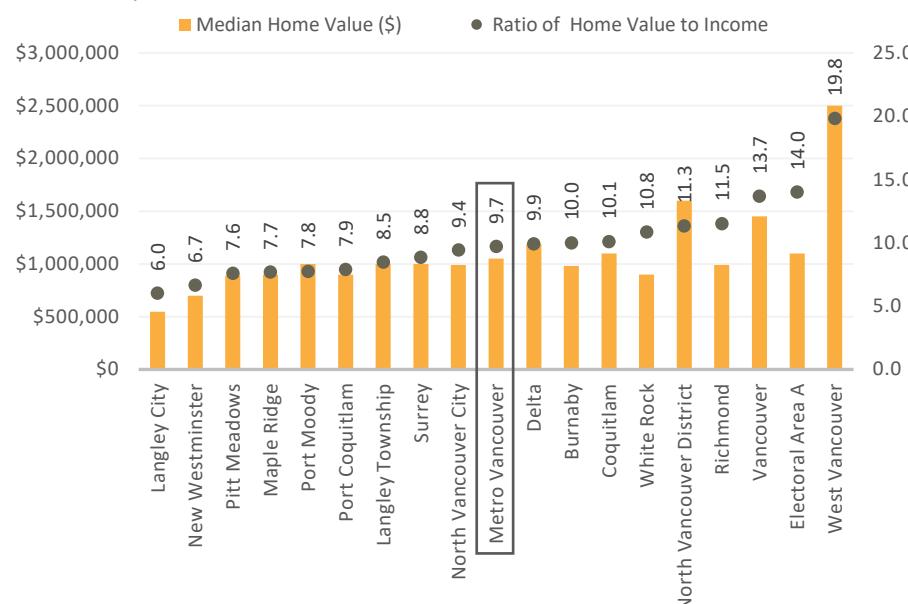
3.5 Home Value to Income Ratio

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

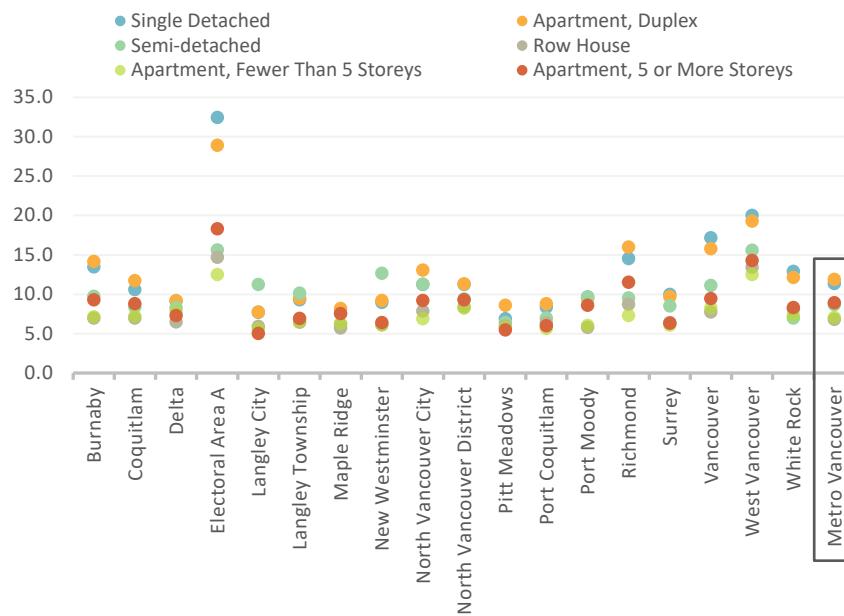
- Metro Vancouver's home value to income ratio (all units) was 9.7; West Vancouver observed a ratio twice as large, while Vancouver and Electoral Area A (includes UBC) had ratios 40% larger than the region.

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
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.

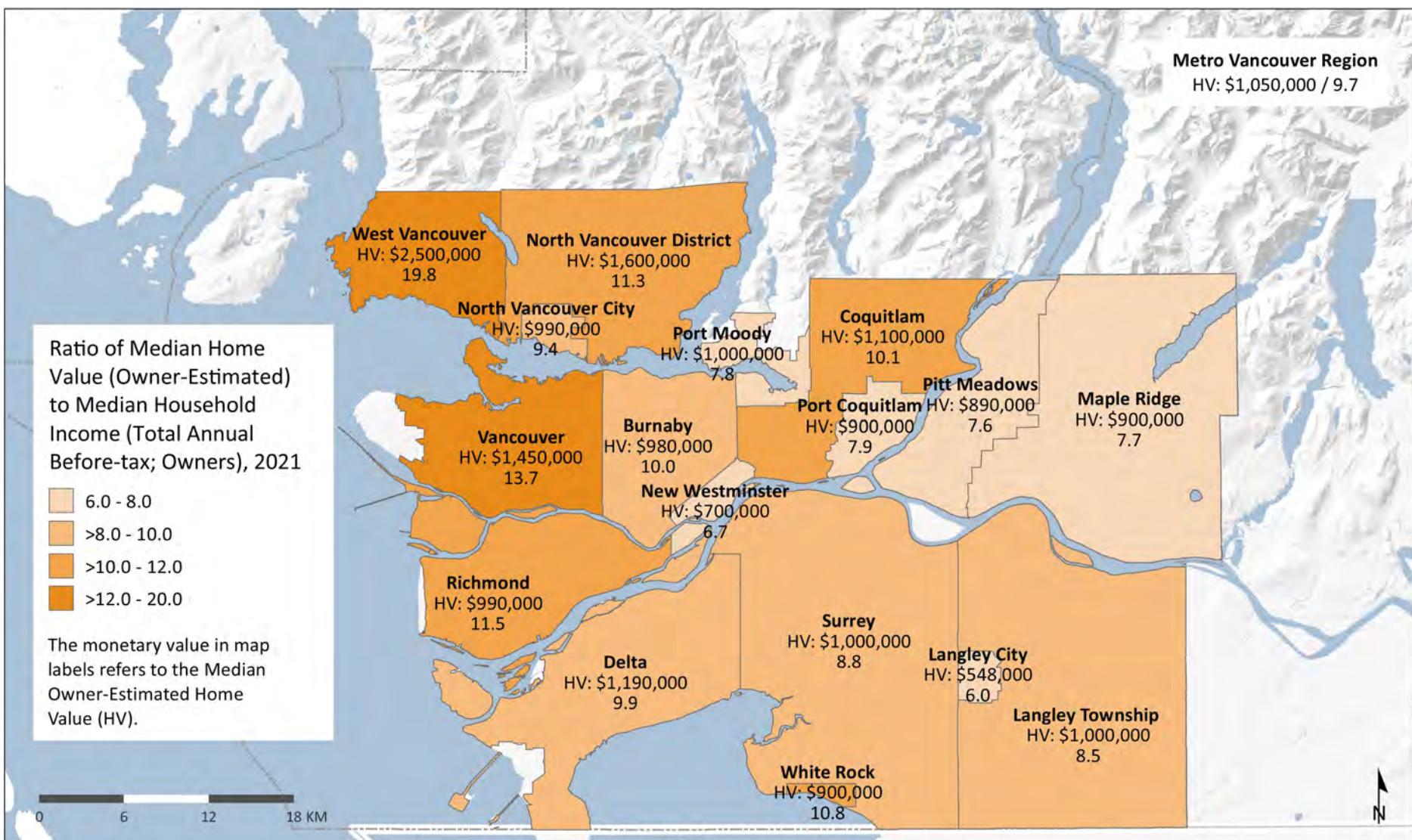
Note: Home value to income ratios per dwelling type utilize median household income (total annual before-tax; of owners) per dwelling type.

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.

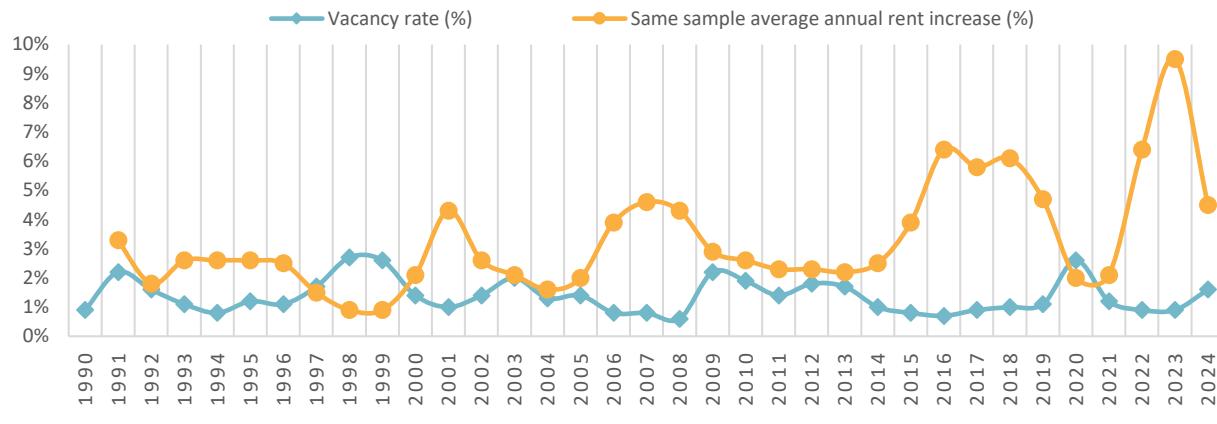
PART 4 | RENTAL HOUSING

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.

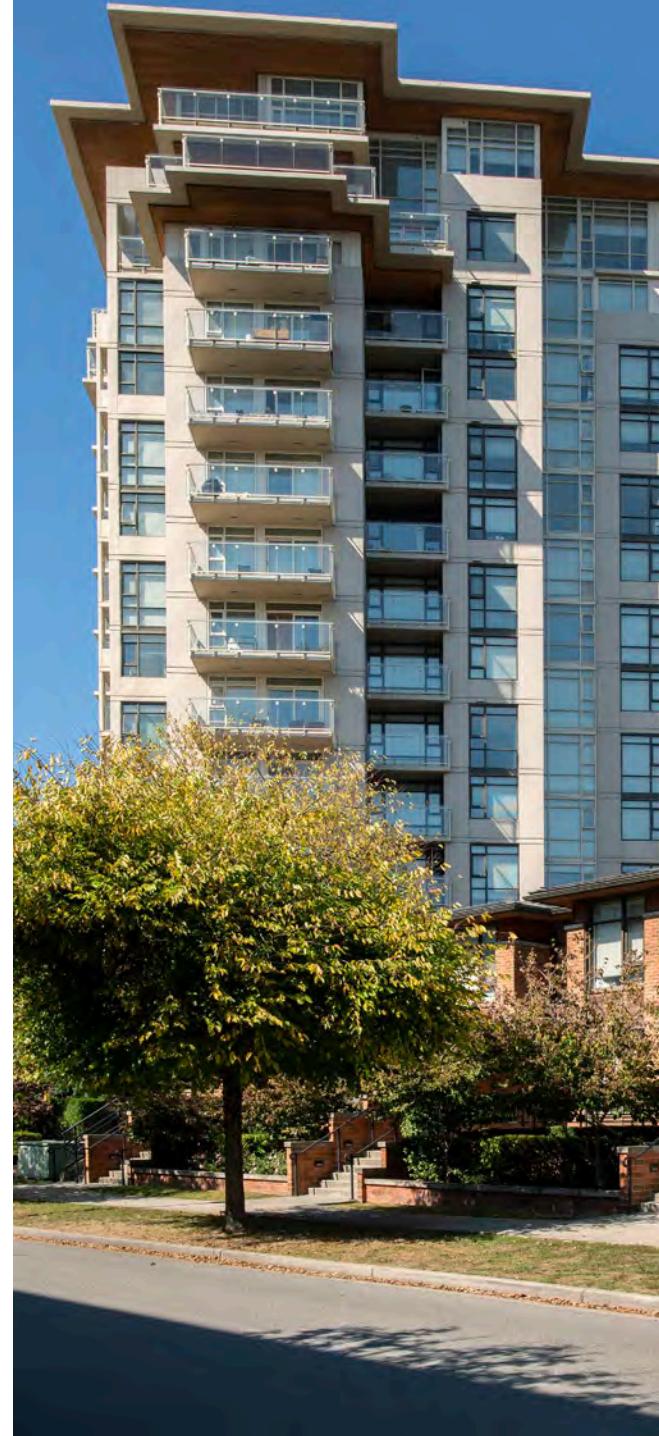
HIGHLIGHTS

- **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



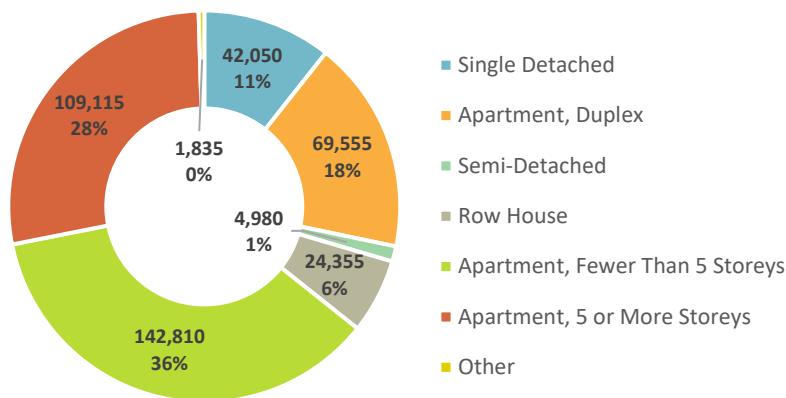
4.1 Renter-Occupied Housing Inventory by Structure Type and Age of Building

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

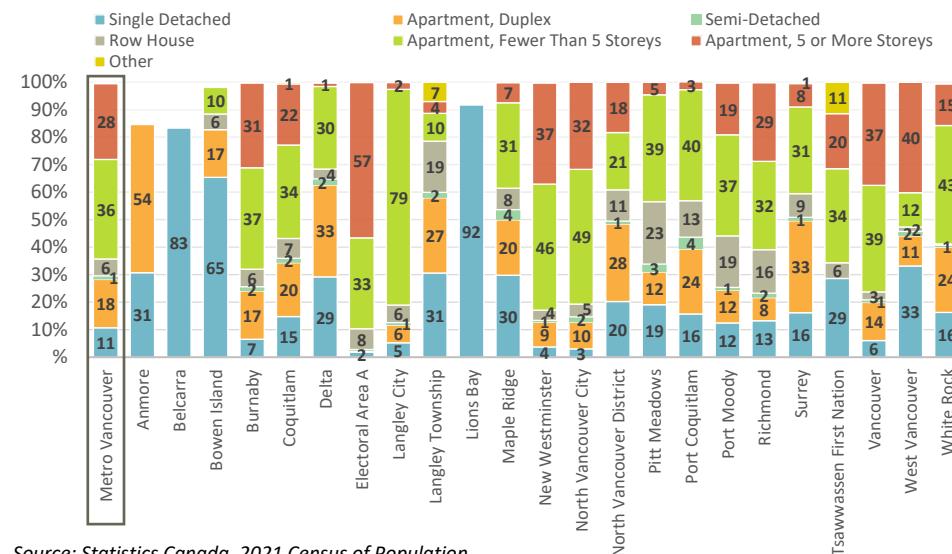
- In 2021, nearly two thirds (64%) of renter households in Metro Vancouver lived in apartments, with the majority living in low-rise apartments. This distribution varied significantly across the region.
- Single detached houses and secondary suites accounted for another 29% of renter-occupied units in 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

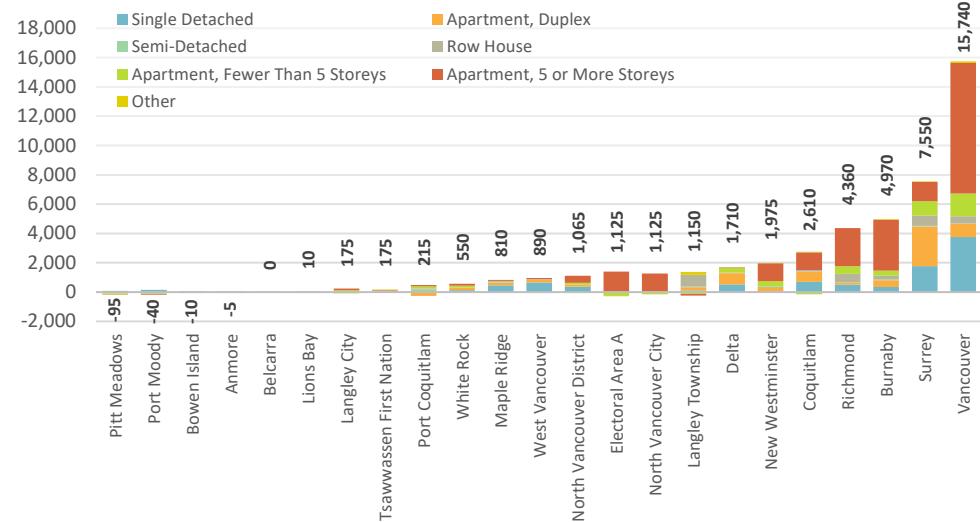
Figure 4.1.1. Distribution of Renter-Occupied Dwellings by Structure Type, Metro Vancouver Jurisdictions, 2021



Source: Statistics Canada, 2021 Census of Population

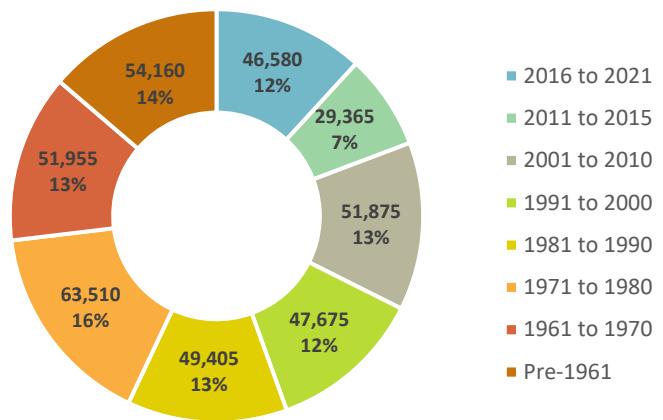
Note: values may not add up to 100% due to data suppression.

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

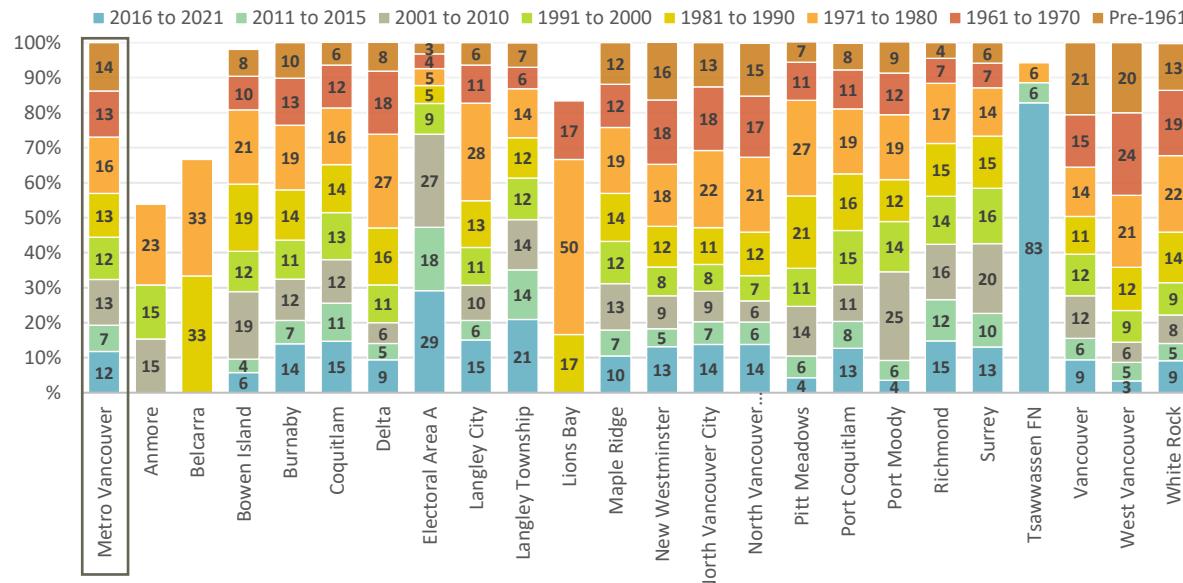
Figure 4.1.4. Distribution of Renter-Occupied Dwellings by Year of Construction, Metro Vancouver, 2021



- 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 Westminster	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%	0	0.0%
Belcarra	25	0	0.0%	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 Westminster	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/	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	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	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%	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	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	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 Westminster	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 Westminster	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	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	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	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%	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%	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%	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	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 Westminster	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%	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%	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

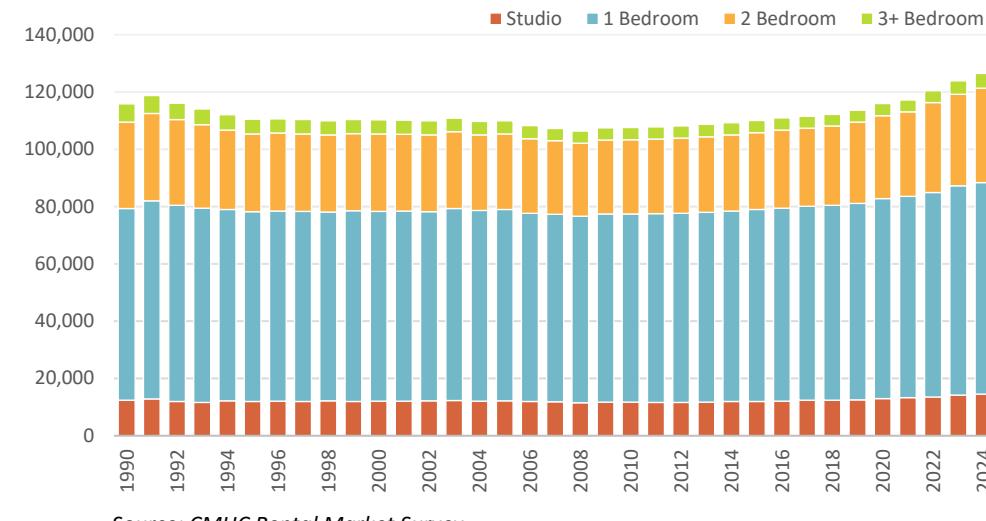
The rental market can be divided into two main categories – the primary rental market and the secondary rental market. Primary rental housing refers to housing that is purpose-built to operate as rental housing, and includes apartments of three units or more as well as townhouses. These units are not 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

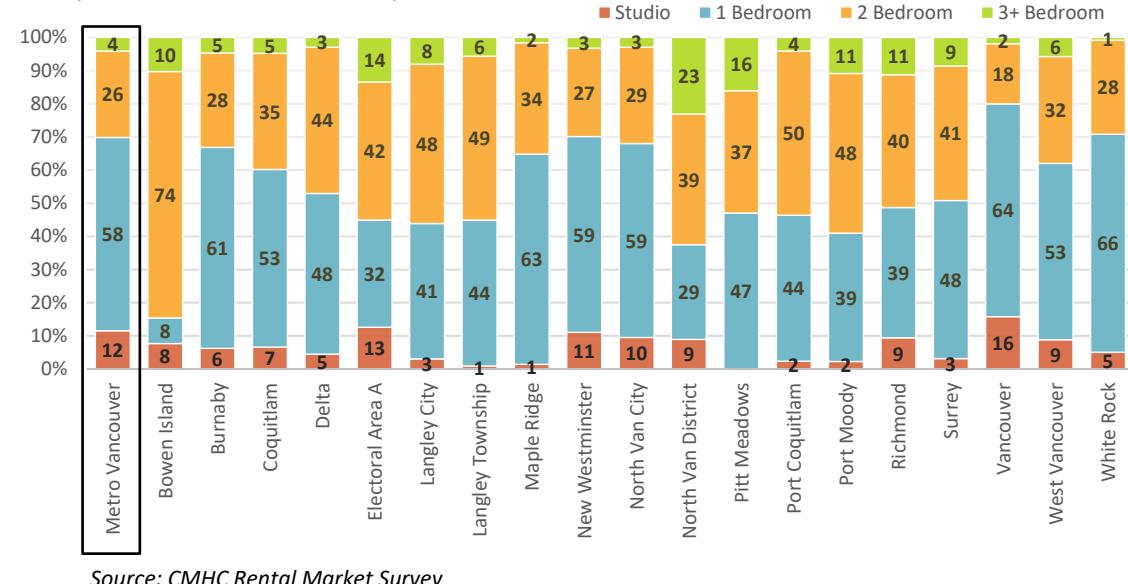
- The purpose-built market rental housing stock continues to grow, increasing by 9.1% since 2020.
- Between 2020 and 2024, 3+ bedroom units increased the most (+21.6%), followed closely by two bedroom (+14.1%) and studio units (+12.2%). One bedroom units increased by only 5.6%.
- However, the availability 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

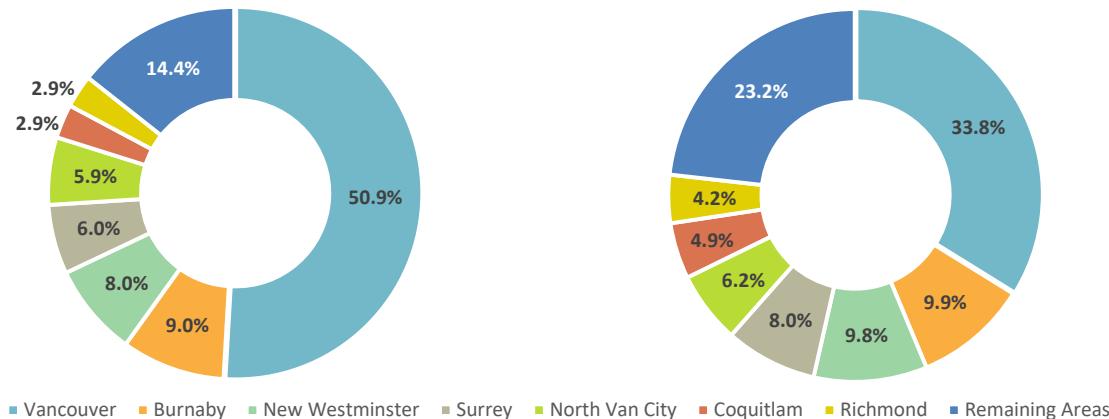
Figure 4.2.2. Distribution of Purpose-Built Market Rental Inventory (Apartments and Townhouses) by Bedroom Count, Metro Vancouver Jurisdictions, 2024



Source: CMHC Rental Market Survey

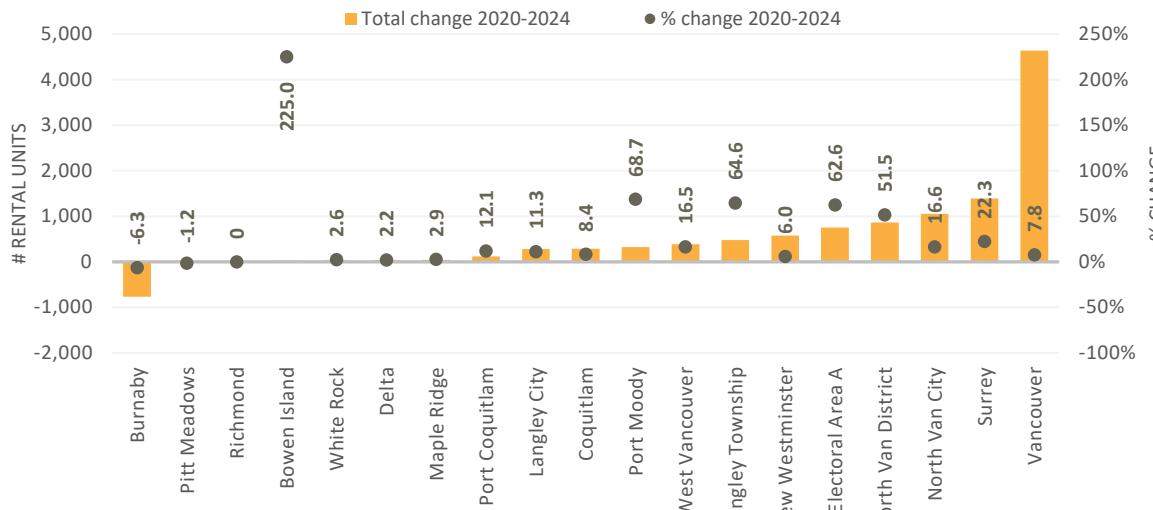
- The distribution of purpose-built rental units varied across the region.
- The City of Vancouver held the greatest regional share of purpose-built rentals of any size, with 50.9% of the regional total (Figure 4.2.3). The next leading member jurisdiction, Burnaby, had 9.0% of the region's share. New Westminster 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 Westminster 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



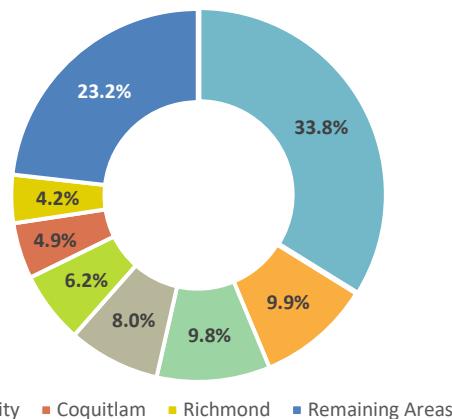
Source: CMHC Rental Market Survey, 2021 Census of Population

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



Source: CMHC Rental Market Survey

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



- 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 Westminster	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.

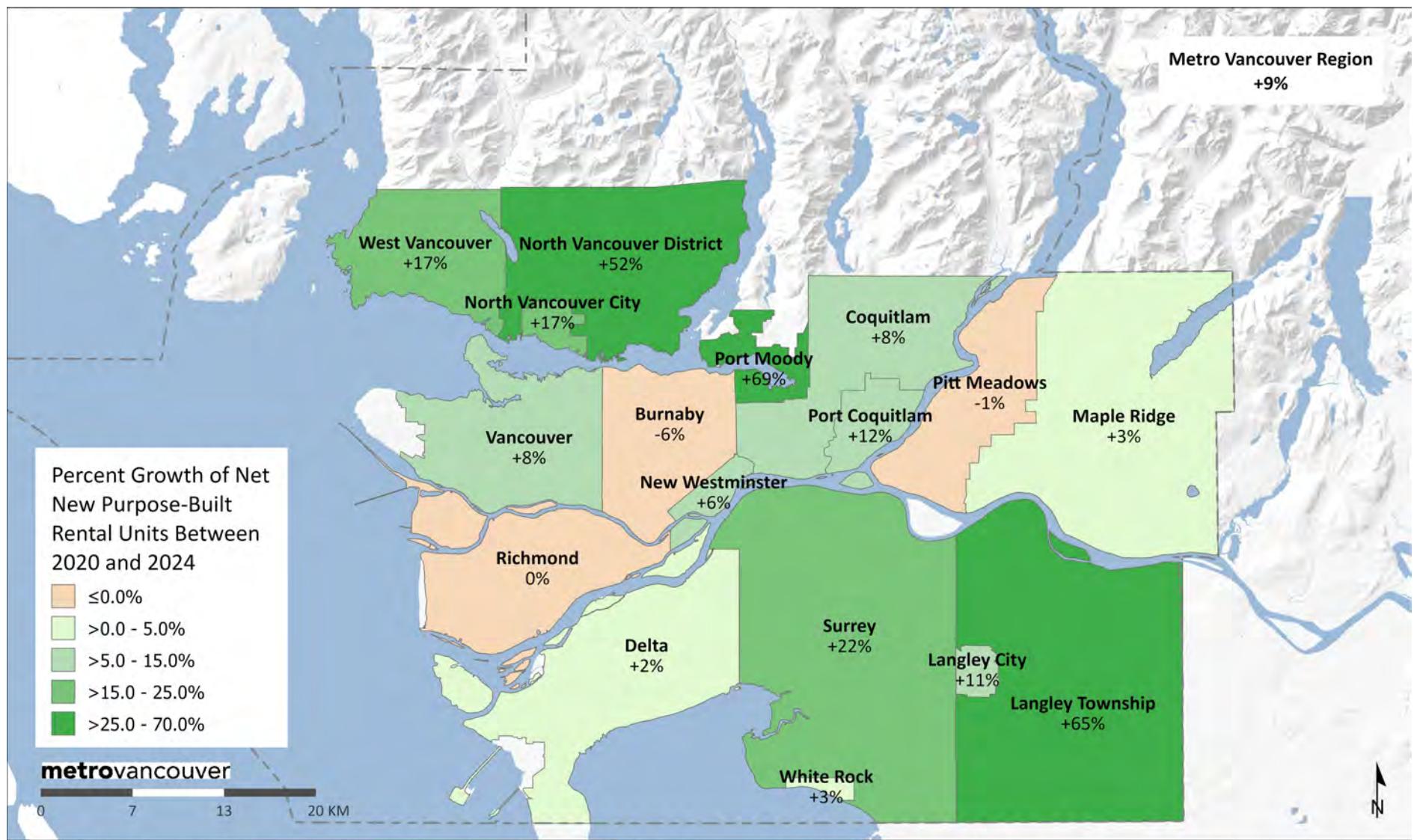
Notes: Data not available for small municipalities (Anmore, Belcarra, Lions Bay, Tsawwassen First Nation).

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)

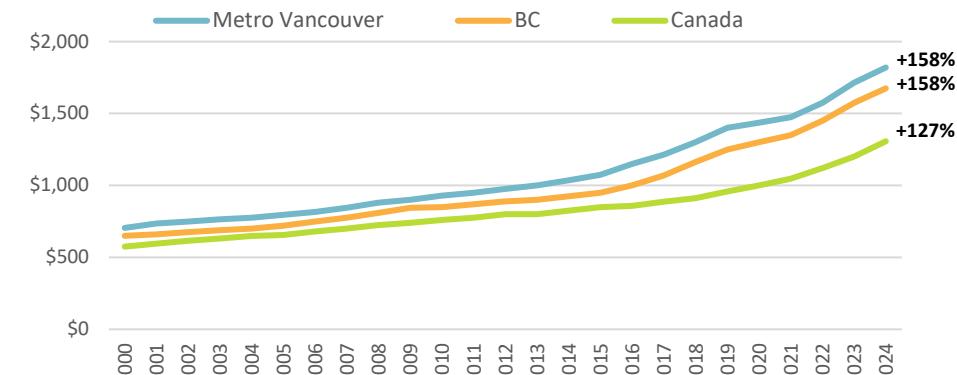
Median rents, when compared to changes in inflation and incomes, provide a good indicator of affordability. When rents grow at a faster rate than incomes, affordability pressures increase, particularly for households with lower incomes.

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

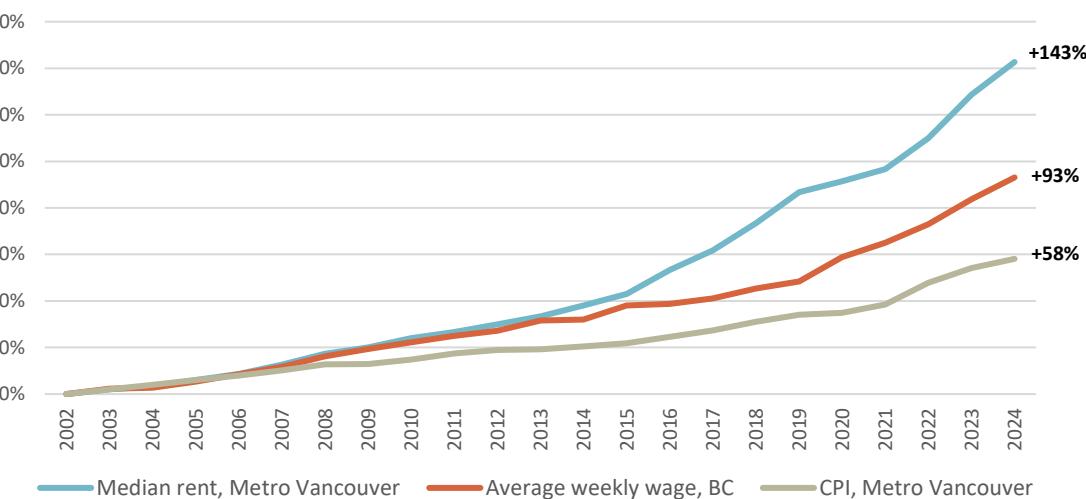
- Rents have continued to rise over recent years. From 2023 to 2024, the median rent for purpose-built apartments and townhouses in Metro Vancouver increased by 6.1% to \$1,820.
- Over the past five years (2020 – 2024) purpose-built median rents increased by 26.7% (+\$384), and by 50.6% (+\$747) since 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

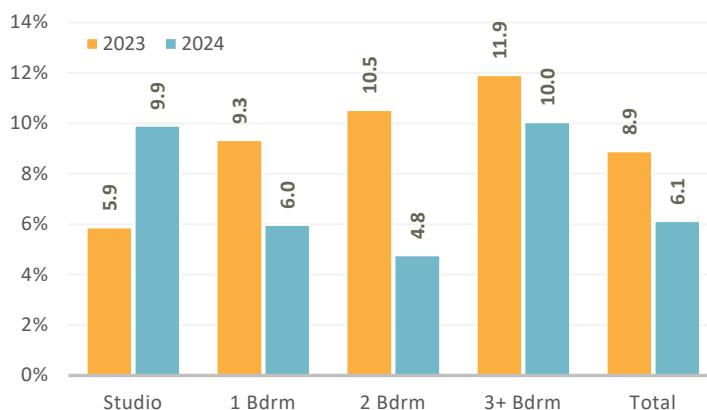
Figure 4.3.2. Percentage Change from 2002 Levels to 2024 in Median Market Rents (Purpose-Built Market Rental Inventory, Metro Vancouver), Average Weekly Wages (BC), and Inflation (CPI, Metro Vancouver)



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

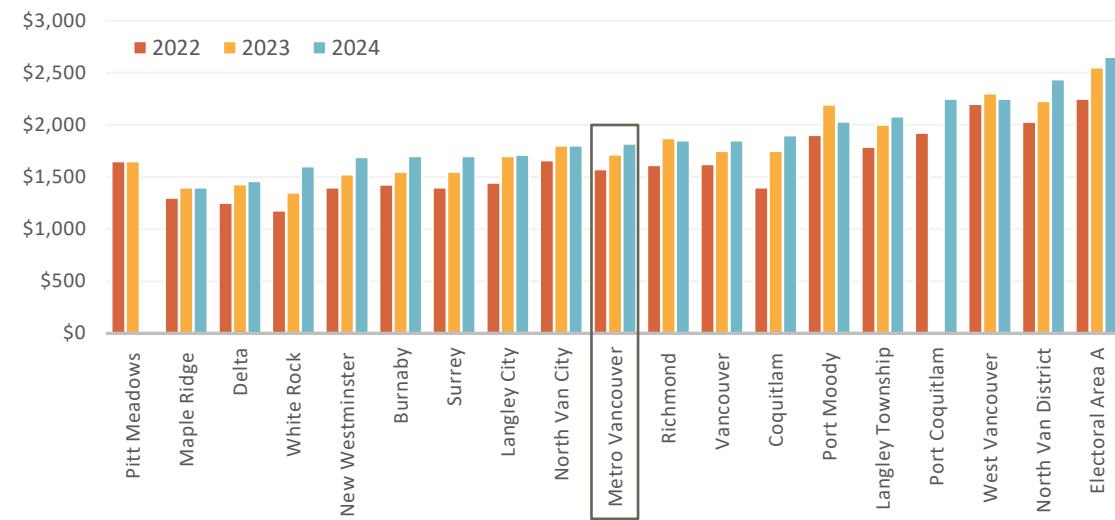
- There were substantial variations in median primary market rents across the region. The highest 2024 median rents were in Electoral Area A (\$2,650), District of North Vancouver (\$2,437), and West Vancouver (\$2,250).
- Between 2023 and 2024, median primary market rents increased in most jurisdictions. 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 4.3.3. Annual % Change of Median Market Rents (Purpose-Built Market Rental Inventory) by Bedroom Count, Metro Vancouver, 2023 and 2024



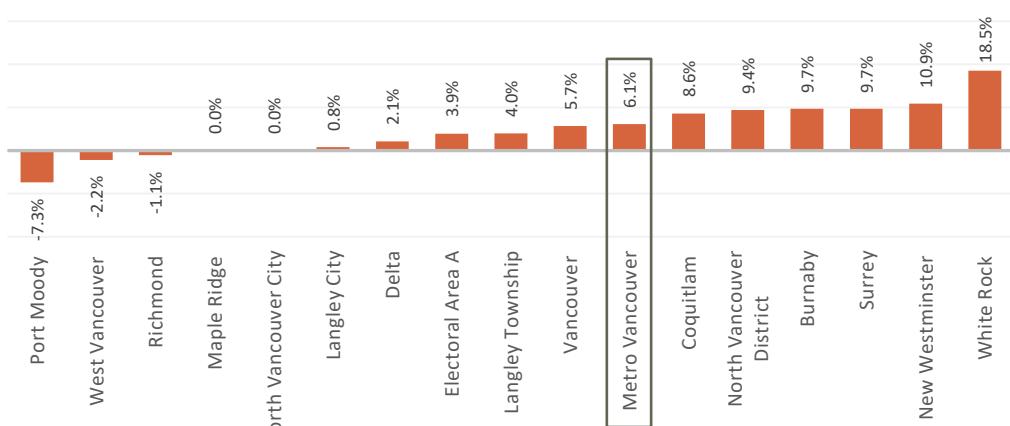
Source: CMHC Rental Market Survey

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

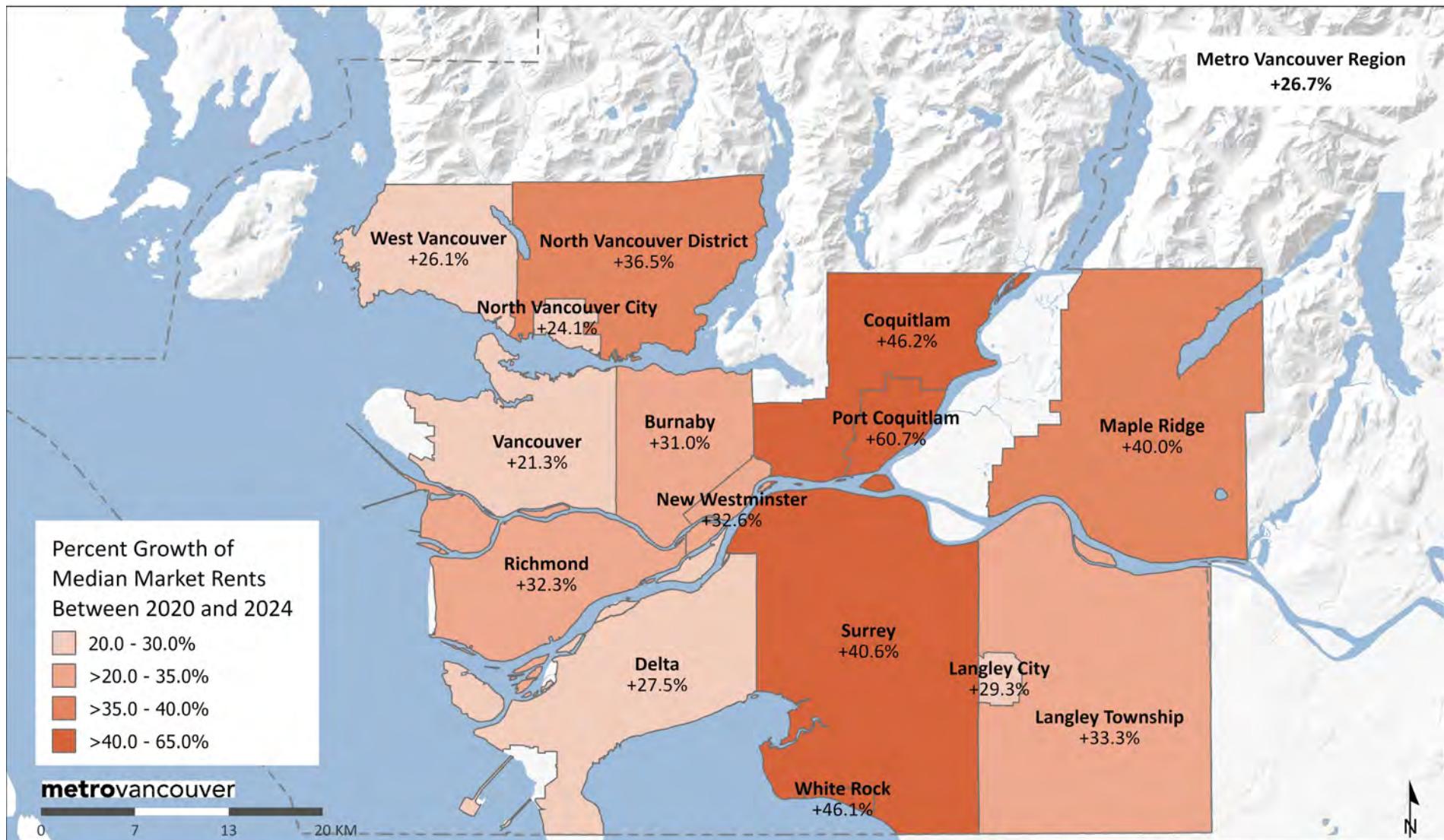
Notes: Data not available for small municipalities (Anmore, Belcarra, Bowen Island, Lions Bay, Tsawwassen First Nation).

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.

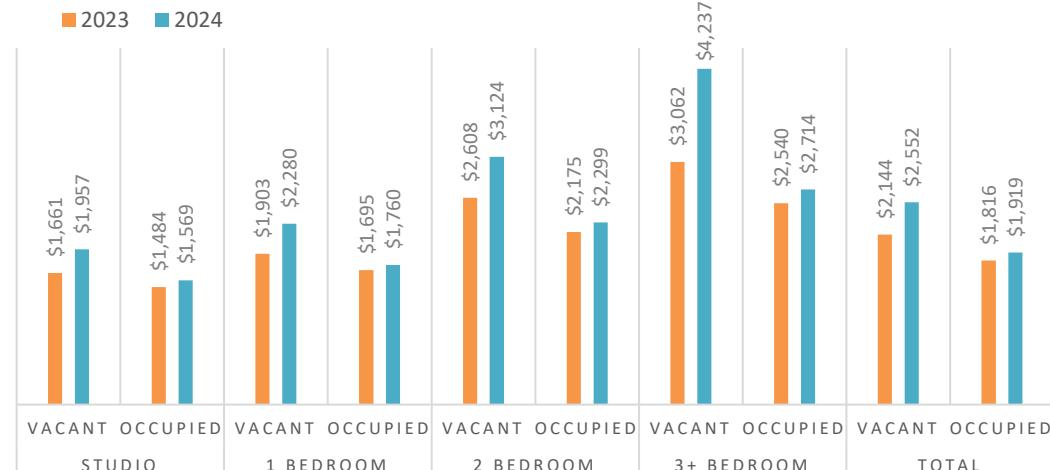
4.4 Average Rents of Vacant and Occupied Units in the Purpose-Built Rental Market (Apartments and Townhouses)

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

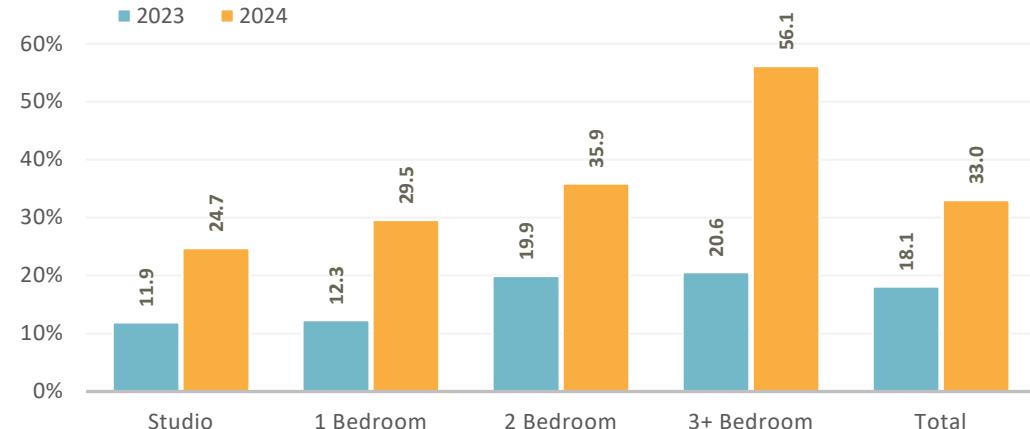
- Asking rents for vacant units are higher than the rent paid for occupied units (Figure 4.4.1) – and this difference has increased from 2023 to 2024 (Figure 4.4.2).
- In 2024, the average asking rent for a vacant unit in Metro Vancouver was \$2,552, 33% higher than the average rent for an occupied unit. 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



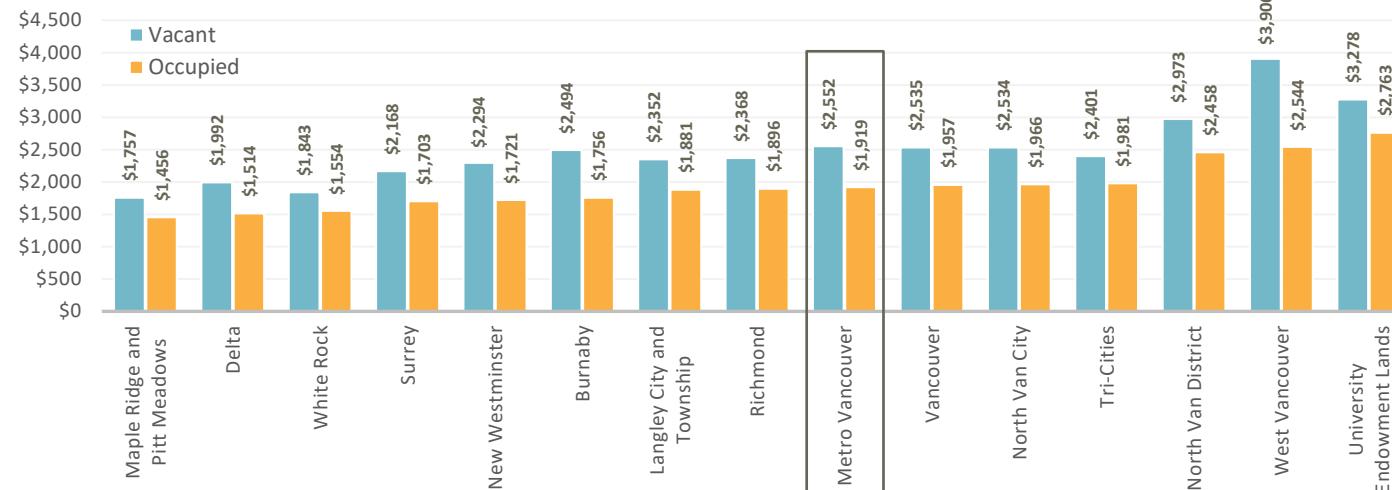
Source: CMHC Rental Market Survey

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

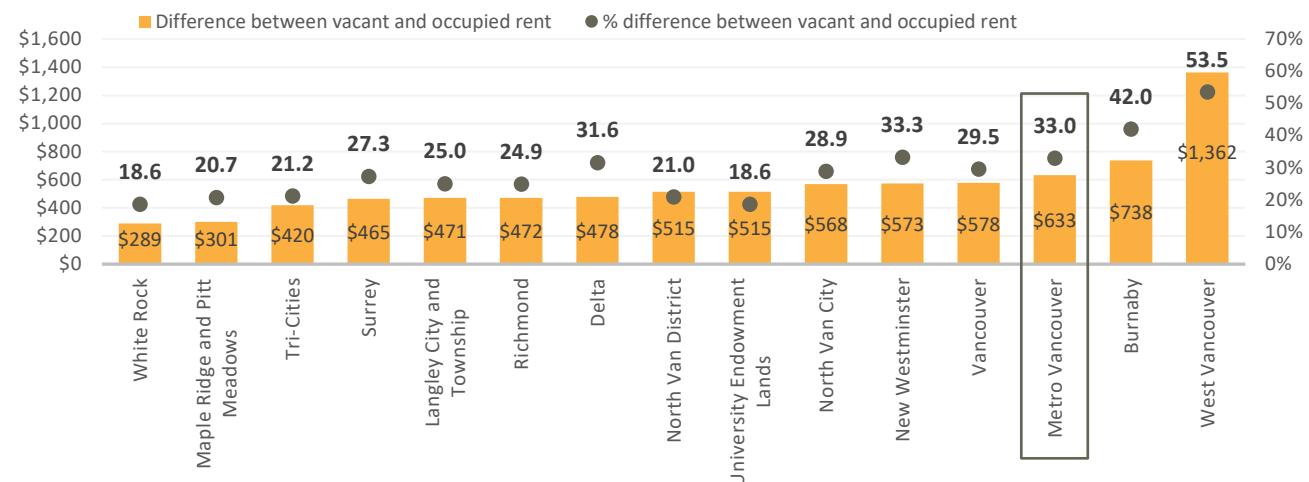


Source: CMHC Rental Market Survey

- In 2024 (and in 2021 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).

- 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.

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*												
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)

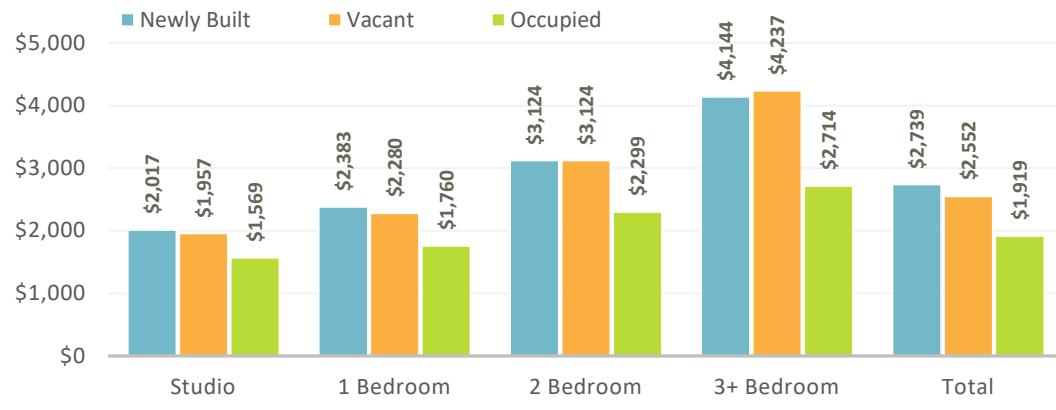
A growing population requires a diversity of housing choices, including rental housing. New rental housing units, despite having higher rents, increase overall rental housing supply, thereby easing pressures on vacancy rates and average rents.

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

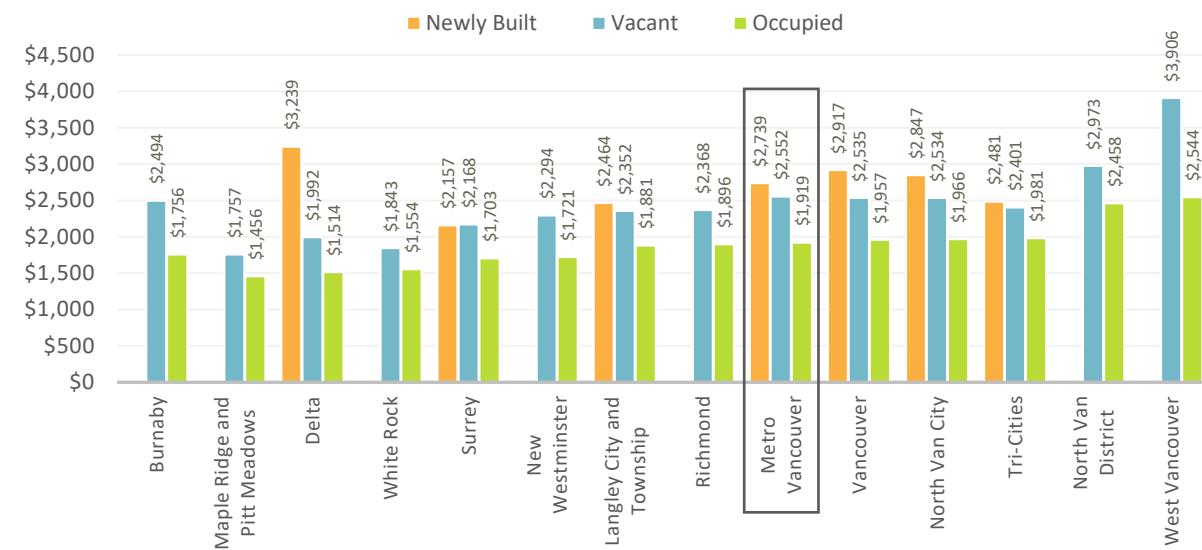
- In 2024, regional average rent for newly built units was \$2,739. This was 42.7% higher than the average occupied rent for an existing unit (of any age), and 7.3% higher than the average asking rent for a vacant unit (of any age).
- Average rents of newly built units were more similar to those of vacant 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)

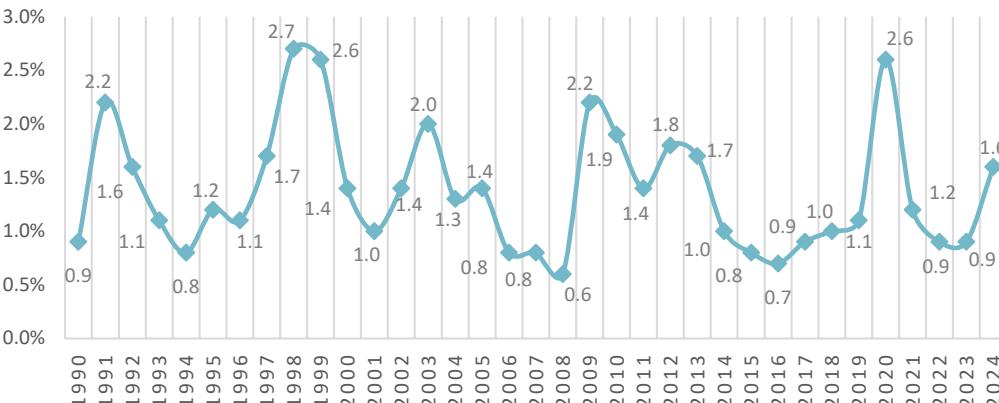
Vacancy rates are an indication of the health of the residential rental market. Generally, vacancy rates around 3% to 5% are considered to be a sign of a balanced market. Low vacancy rates lead to challenges for many households, particularly those with low incomes, in finding suitable and affordable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

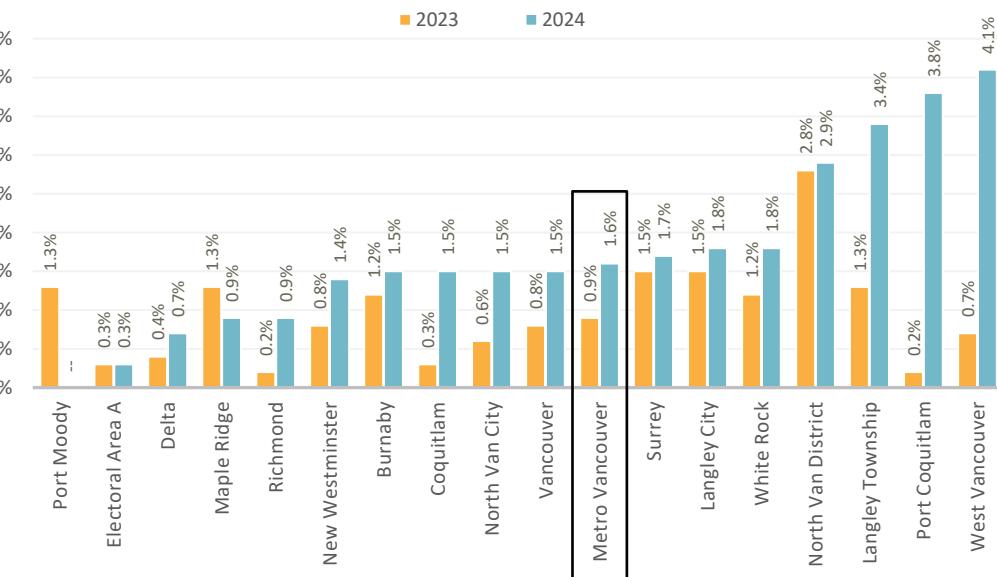
- Vacancy rates in the region have varied substantially over the past 30 years, but they have mostly remained well below the 3% that is considered to be a healthy rate (and a sign of a balanced market).
- Regional purpose-built vacancy rates have increased to 1.6% in 2024, following a low of 0.9% in 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

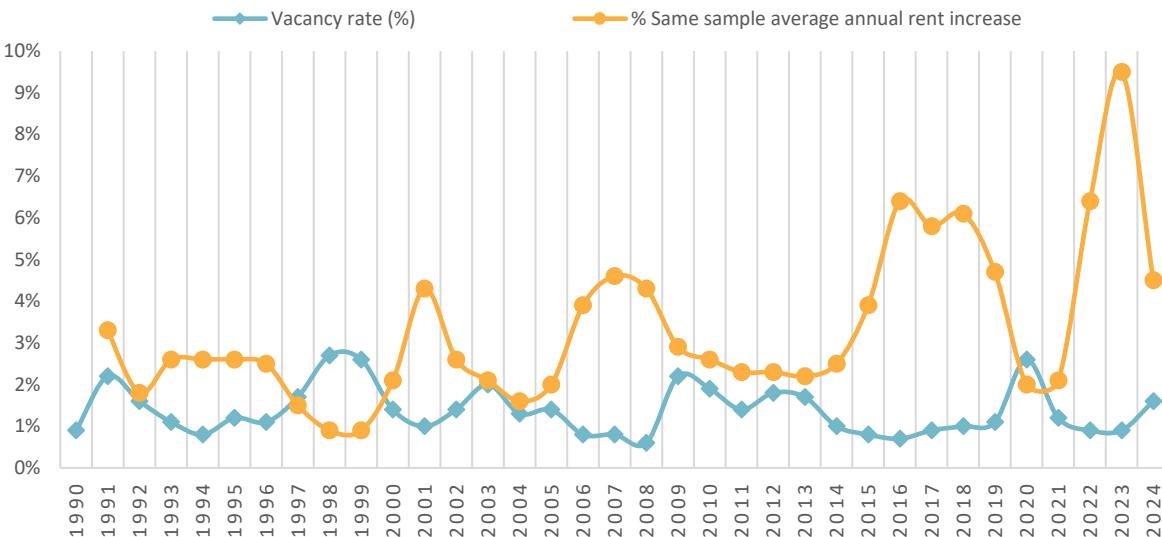
Figure 4.6.2. Vacancy Rates of Purpose-Built Market Rentals (Apartments and Townhouses), Metro Vancouver Jurisdictions, 2023 and 2024



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

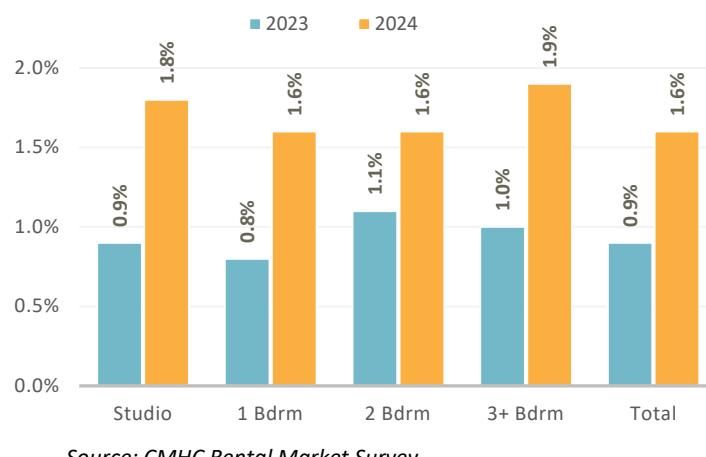


Figure 4.6.5. Vacancy Rates of Purpose-Built Market Rentals (Apartments and Townhouses) by Bedroom Count, Metro Vancouver, 2000 to 2024

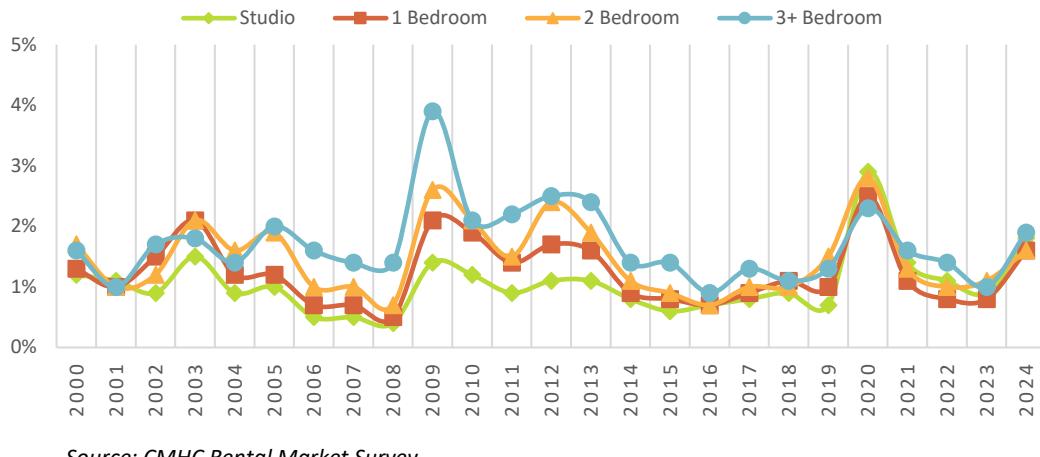


Table 4.6.1. Primary Rental Market Vacancy Rates for Metro Vancouver Jurisdictions, 2014 - 2024

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 Westminster	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%	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.

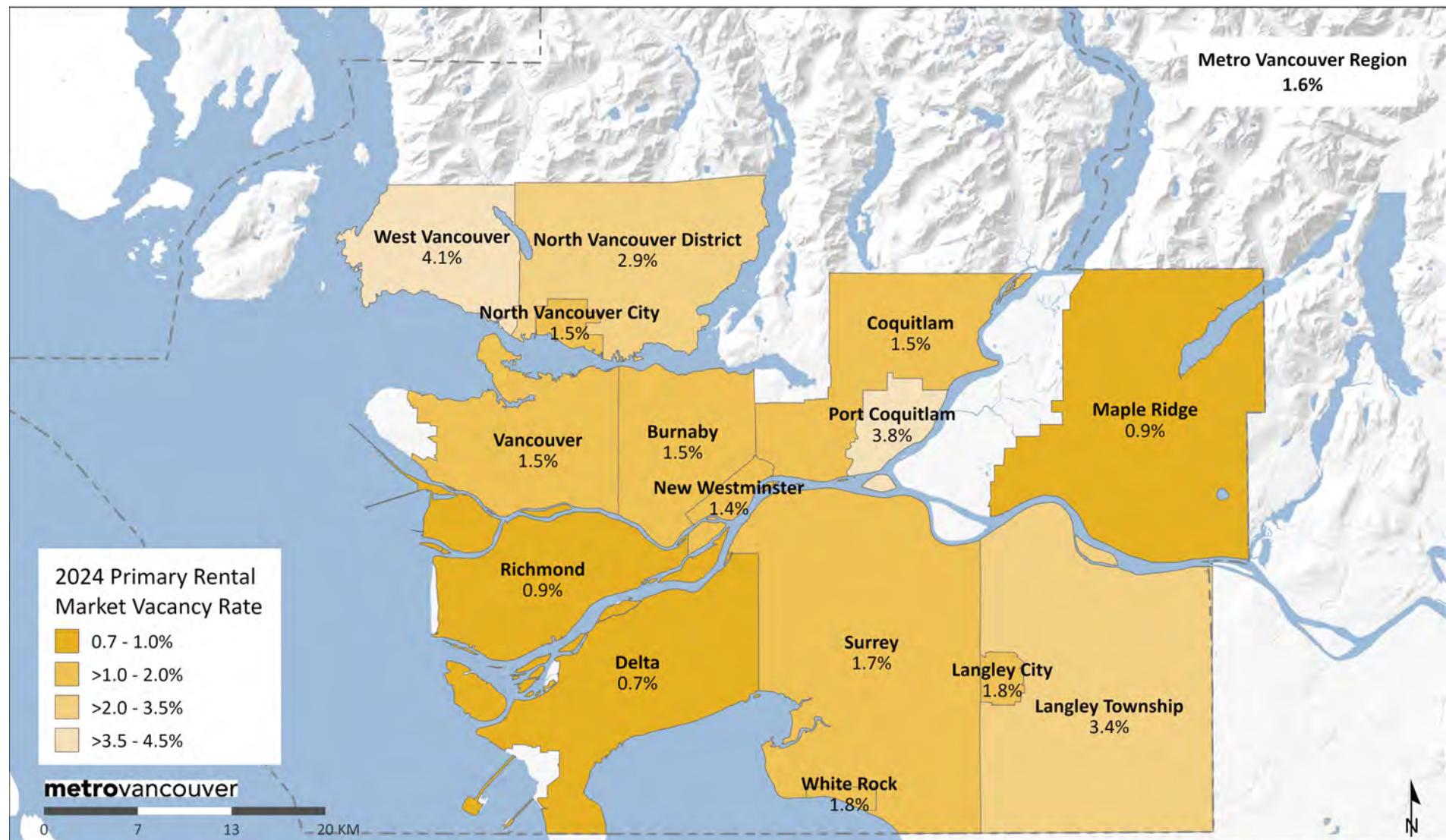
Notes: Data not available for small municipalities (Anmore, Belcarra, Bowen Island, Lions Bay, Tsawwassen First Nation).

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.

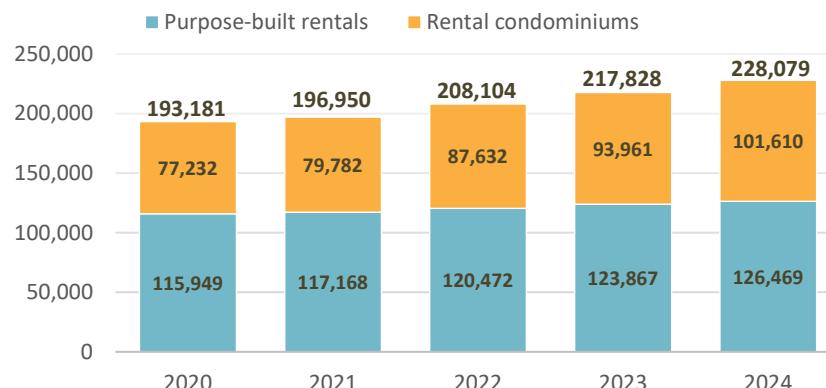
4.7 Rental Condominium Universe

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

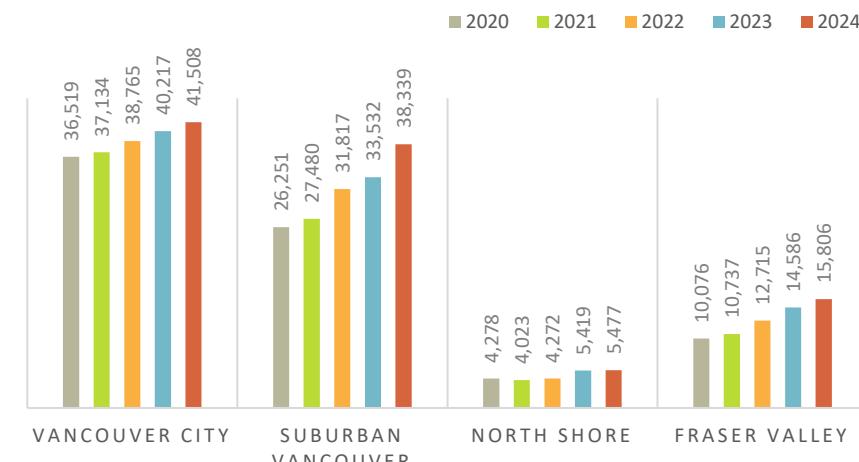
- In 2024, Metro Vancouver had 101,610 rental condominiums and 126,469 purpose-built rentals (apartments and townhouses).
- The number of rental condominiums has increased by 31.6% (+24,378 units) between 2020 and 2024, compared to just 9.1% growth (+10,520 units) among purpose-built rentals during the 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



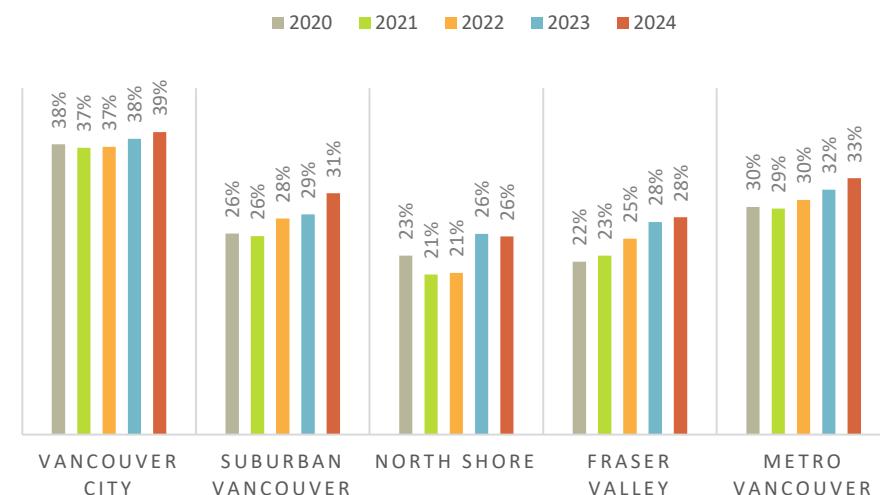
Source: CMHC Rental Market Survey

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



Figure 4.8.2. Average Rents of Rental Condominiums by Bedroom Count, Metro Vancouver, 2020 to 2024

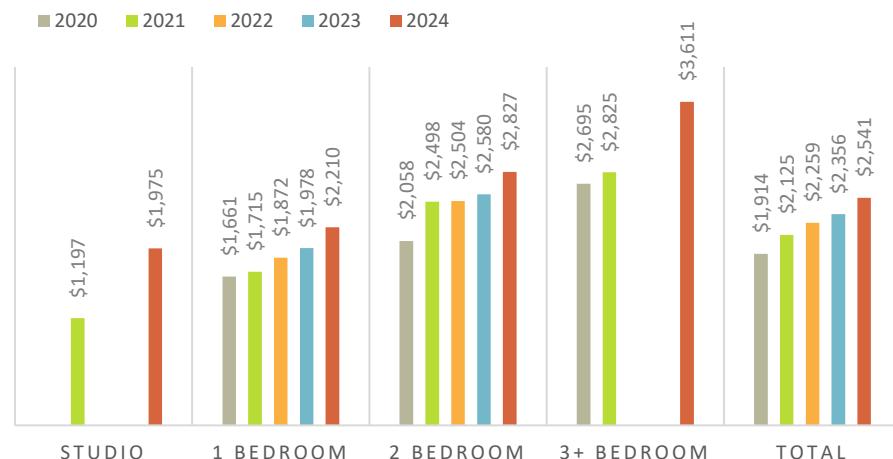


Figure 4.8.3. Average Rents of Rental Condominiums by CMHC Sub-Area, Metro Vancouver, 2020 to 2024

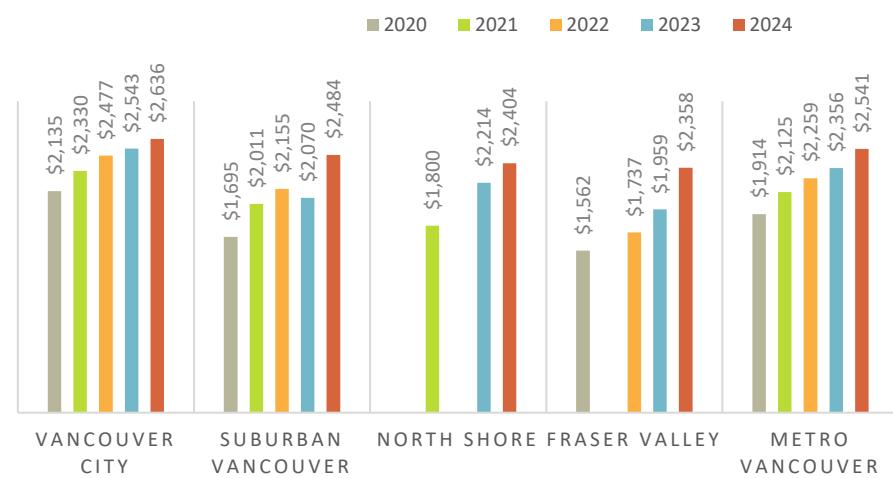


Table 4.8.1. Average Rents (\$) of Rental Condominiums by Unit Size (Studio, 1 Bedroom, Total), Metro Vancouver, 2020 - 2024

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.

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. 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.

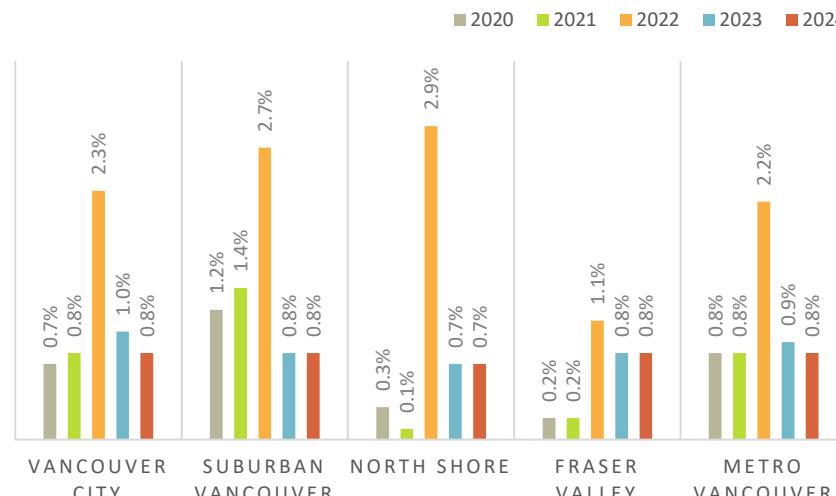
4.9 Vacancy Rates of Rental Condominiums

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

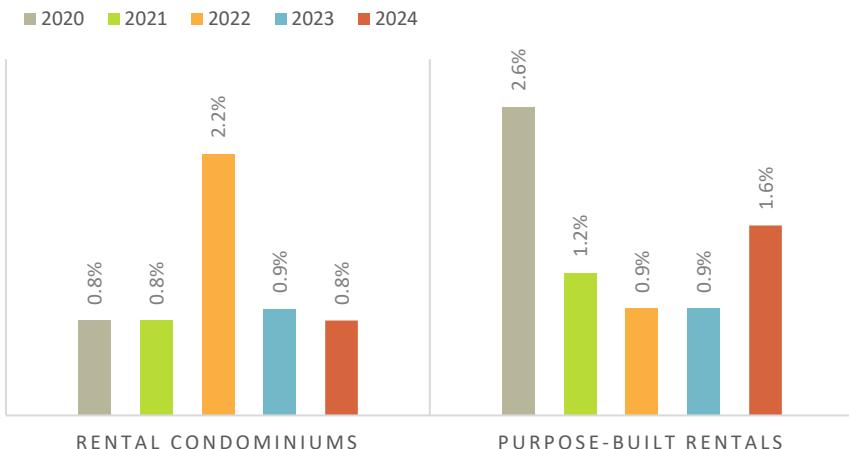
- In 2024, the vacancy rate for rental condominiums in Metro Vancouver was 0.8%, a 0.1% decrease from 2023 but similar as in 2020 and 2021. In comparison, the vacancy rate of purpose-built apartments increased to 1.6% in 2024.
- Vacancy rates were similar across the region in 2024. All CMHC sub-areas had a 2024 rental condo vacancy rate of 0.8% except for the North Shore (0.7%).

Figure 4.9.1. Vacancy Rates of Rental Condominiums by CMHC Sub-Area, Metro Vancouver, 2020 to 2024



Source: CMHC Rental Market Survey

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

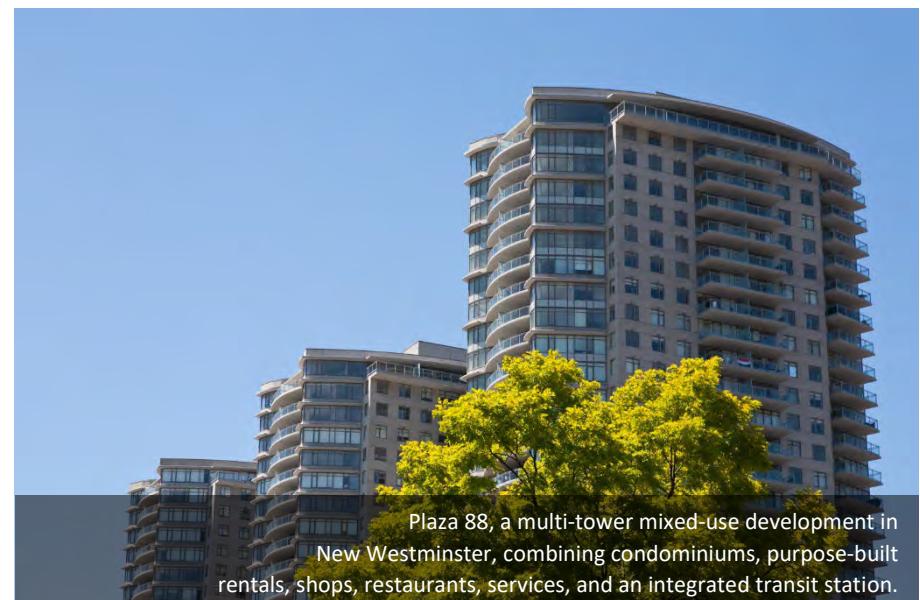


Table 4.9. Rental Condominium Vacancy Rates, Metro Vancouver, 2020 - 2024

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.

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.

North Shore includes the District of West Vancouver, City of North Vancouver, District of North Vancouver, and Bowen Island.

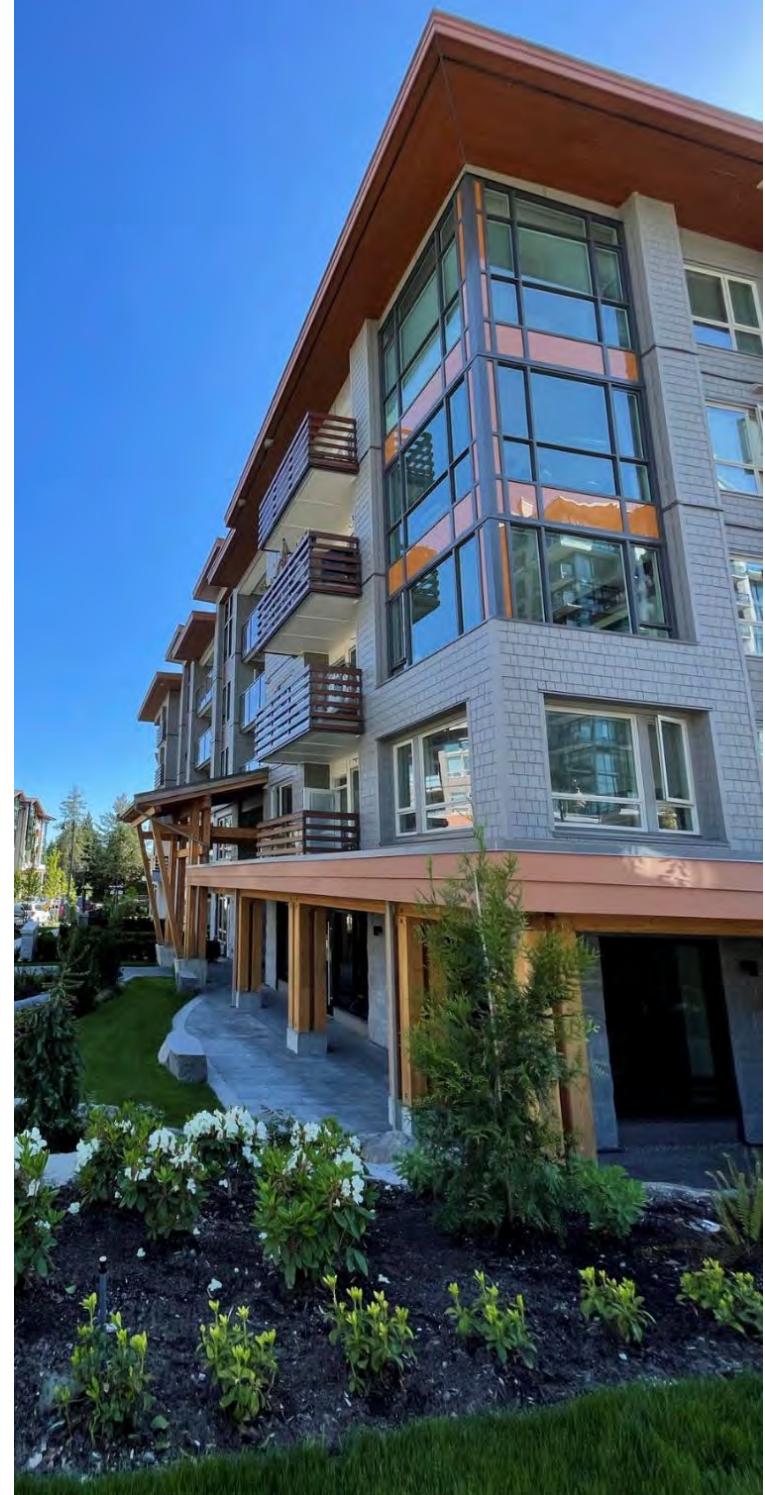
Fraser Valley includes Delta, Surrey, White Rock, Langley City and Langley Township, Pitt Meadows, and Maple Ridge.

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

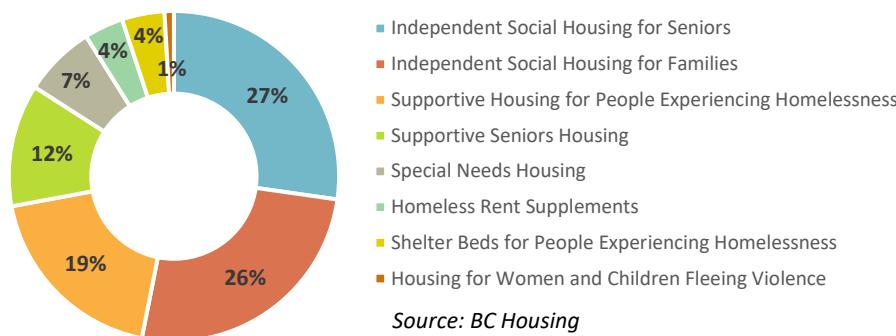
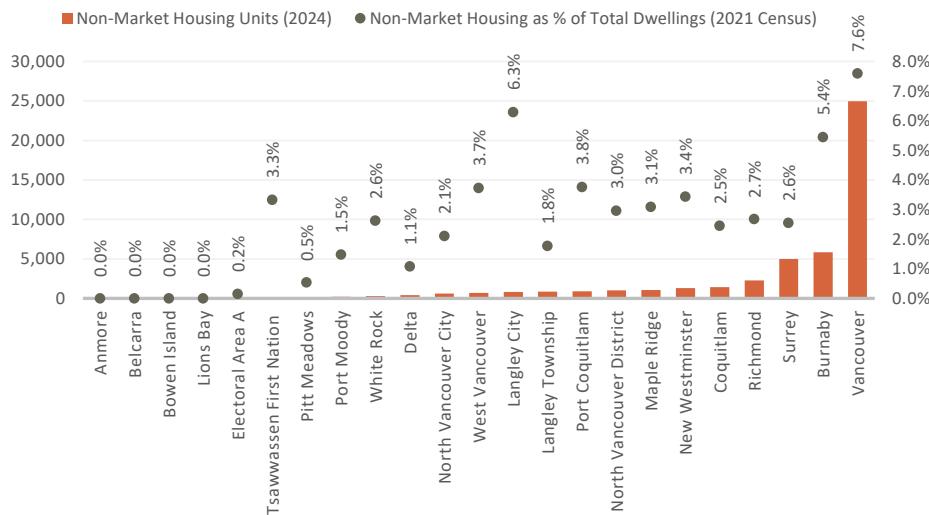


Figure 5.1.2. BC Housing Non-Market Housing Units, Metro Vancouver Jurisdictions, 2024



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

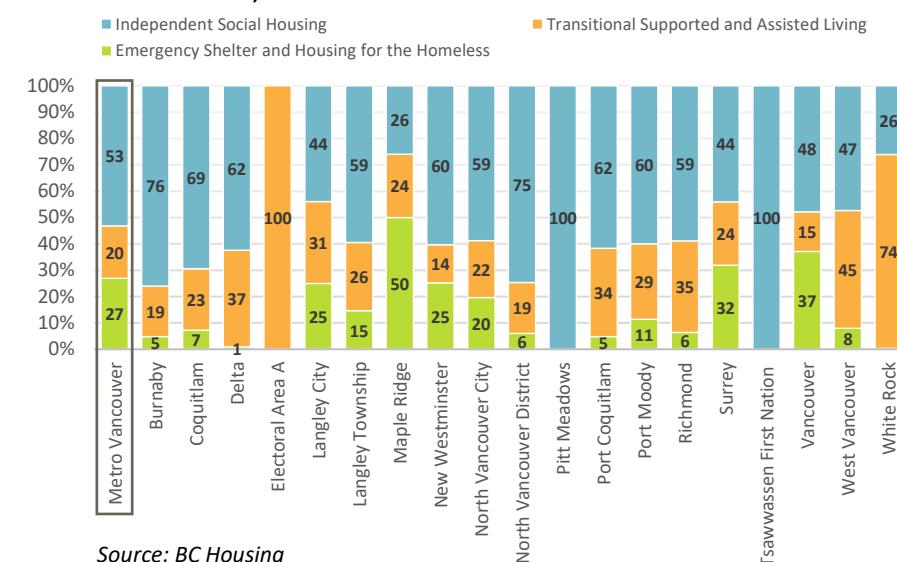


Table 5.1. BC Housing Non-Market Housing Units, Metro Vancouver Jurisdictions, 2024

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 are experiencing violence by providing temporary shelter/housing and support services.

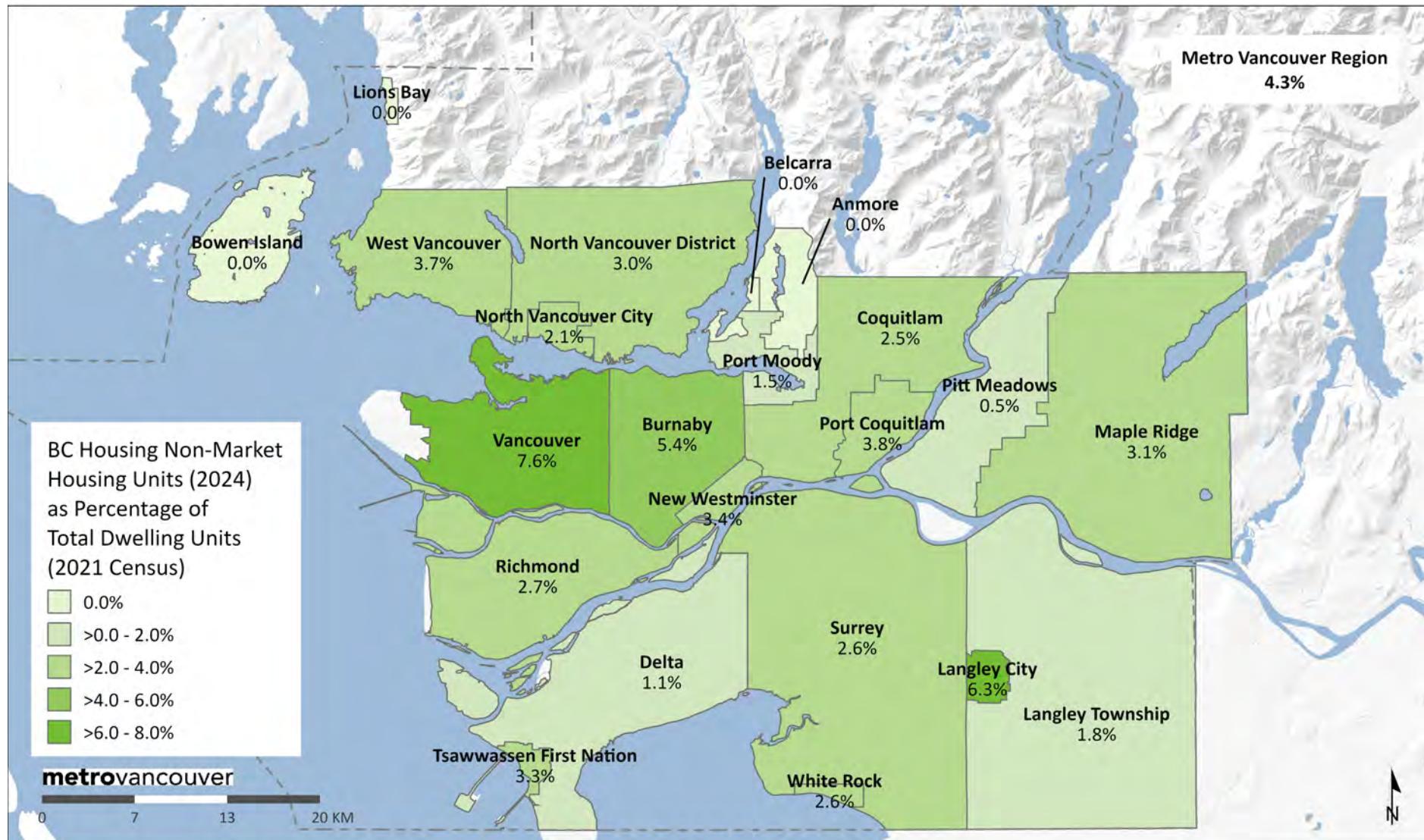
g. Low Income Families: Independent housing for low to moderate income households with a minimum of two people including at least one dependent child.

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



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

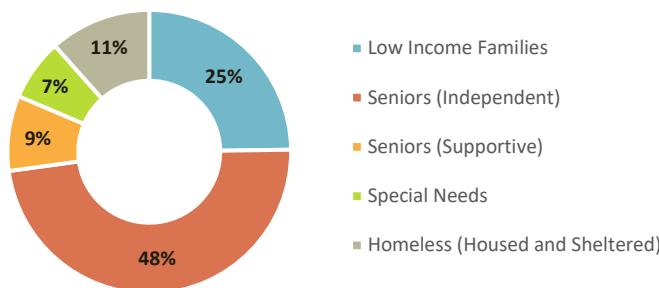


Figure 5.2.2. Non-Market Housing Units with Expiring Operating Agreements, Metro Vancouver Jurisdictions, 2024 – 2050

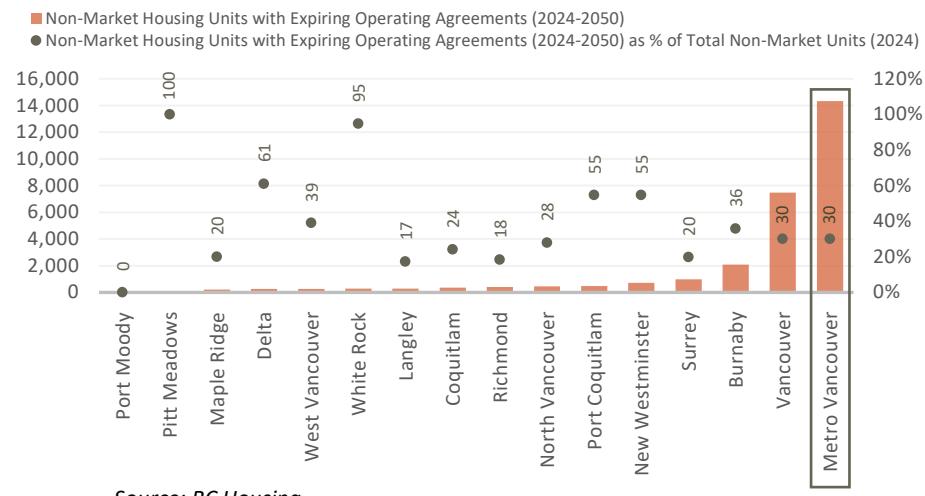


Figure 5.2.3. Non-Market Housing Units with Expiring Operating Agreements by Population Group Served and Year of Expiry, Metro Vancouver Jurisdictions, 2024 – 2050

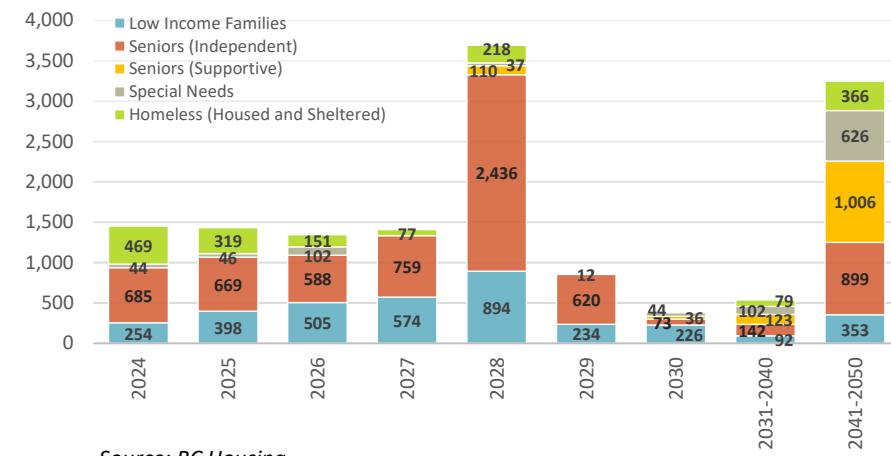


Table 5.2.1. Non-Market Housing Units (All Types) with Expiring Operating Agreements, Metro Vancouver Jurisdictions, 2024-2050

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 Westminster	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 Westminster	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 Westminster	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 Westminster	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 Westminster	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

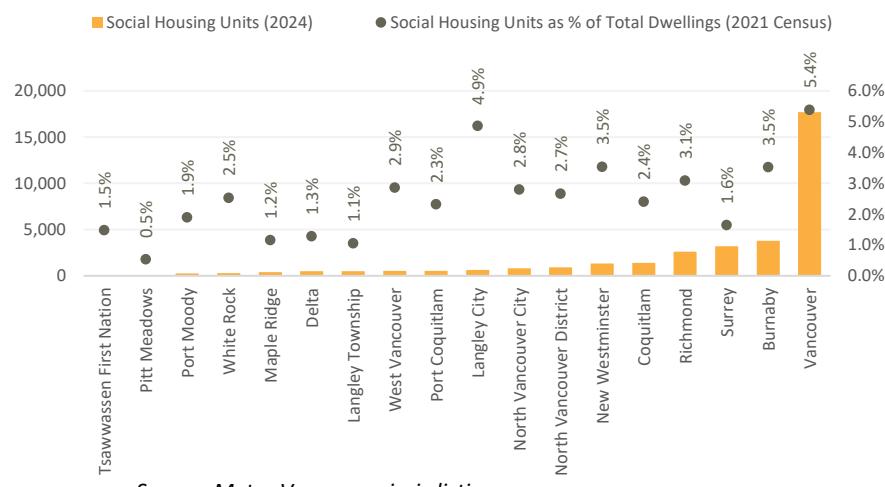


Table 5.3. Independent Social Housing Inventory*, Metro Vancouver Jurisdictions, 2024

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.

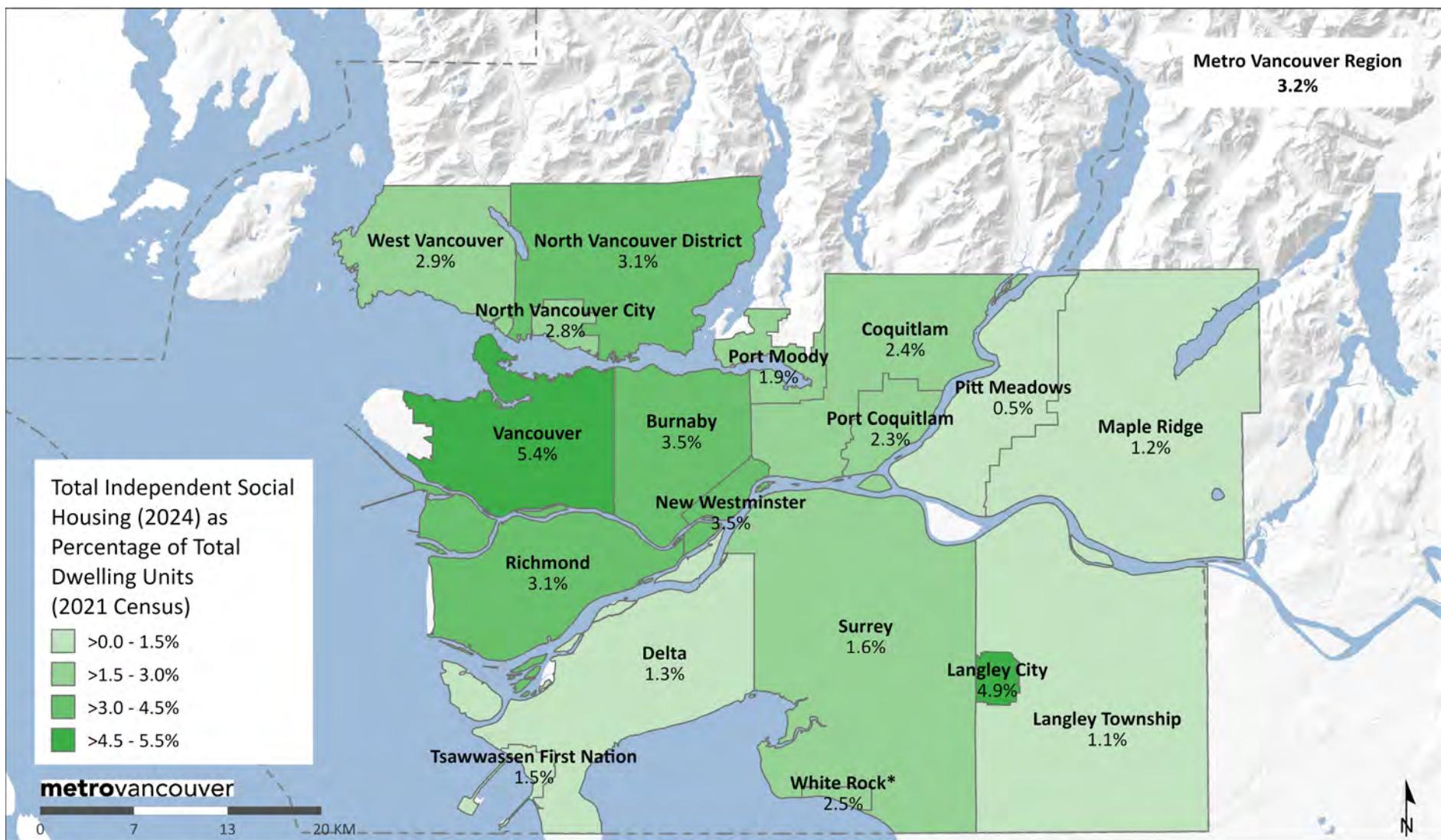
** In the City of North Vancouver, the change in the number of independent social housing units since previously reported (2022) is a result of a change to how units were counted and not due to additional units being created.

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 546 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.

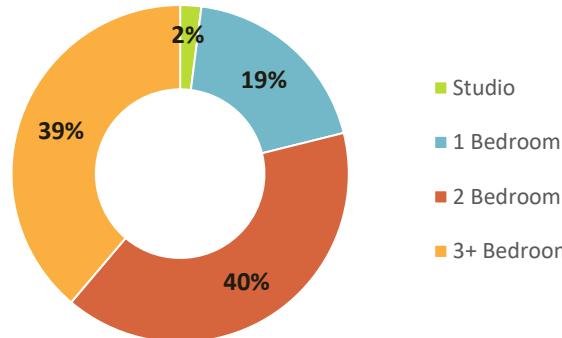
5.4 Co-operative Housing

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 Westminster	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)

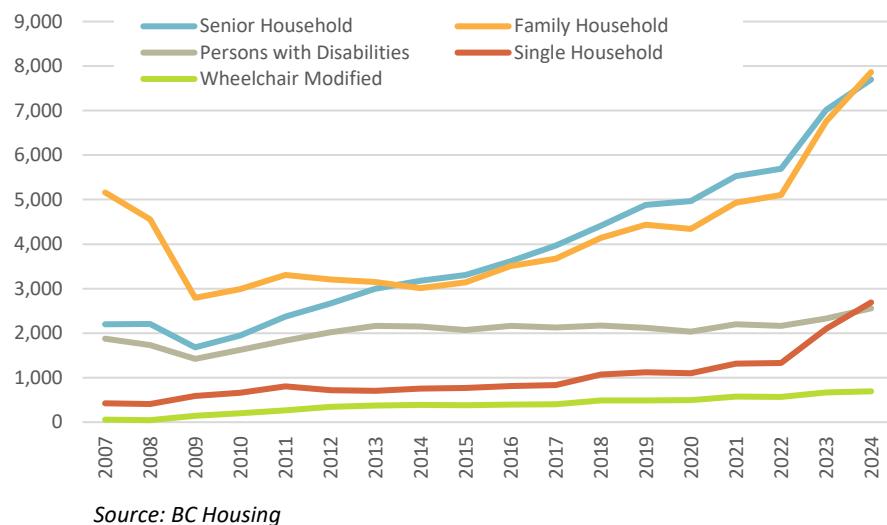
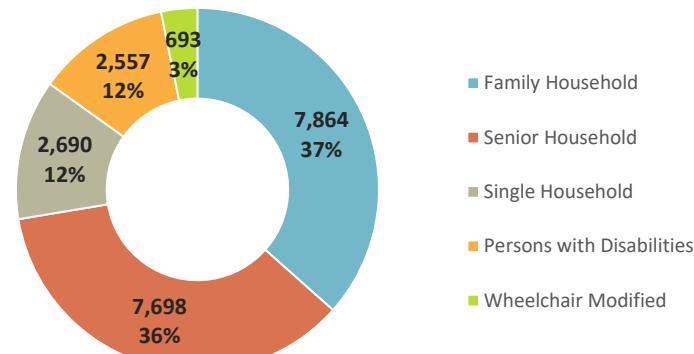


Figure 6.1.2. BC Housing Registry by Category, Metro Vancouver, March 2024



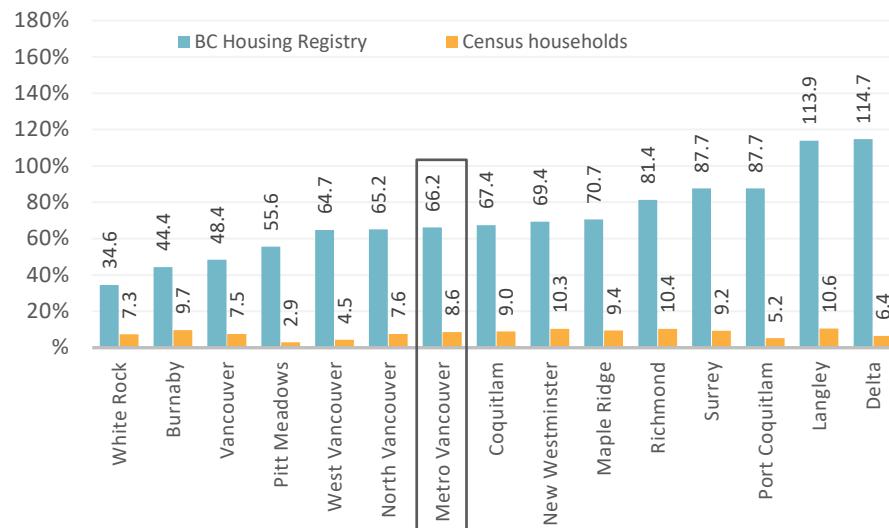
Source: BC Housing

- 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.

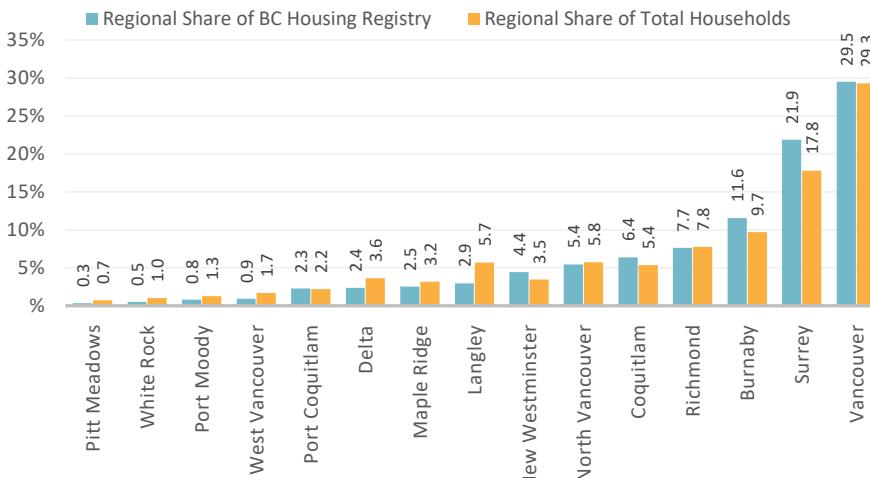
HOUSING NEED

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. Langley 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. Langley 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. Langley 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. Langley 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

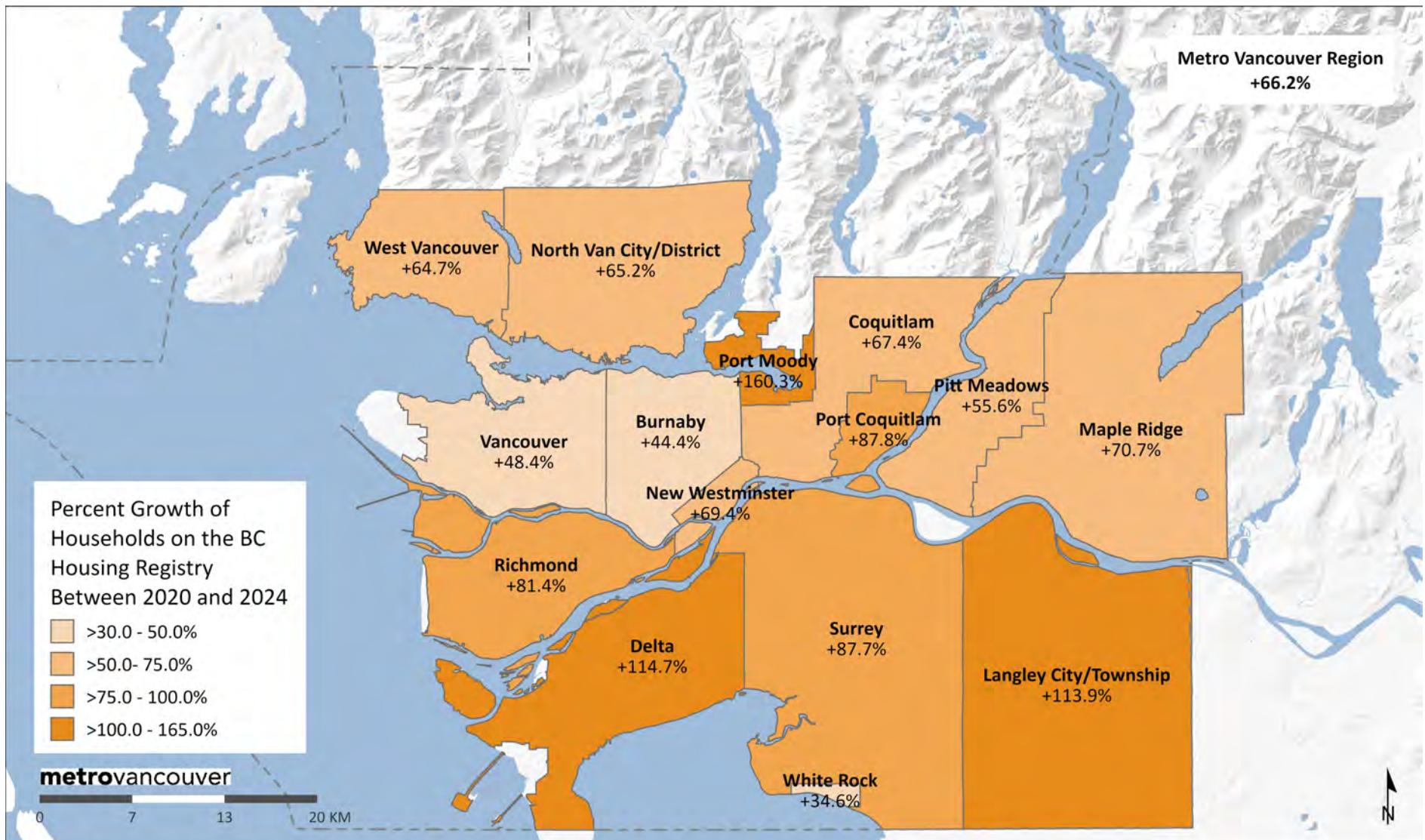
Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023, March 2024)

Notes: Rent Supplements, Transfers, and Pending Applications are not included in totals.

Geographic areas as reported by BC Housing. Langley 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).

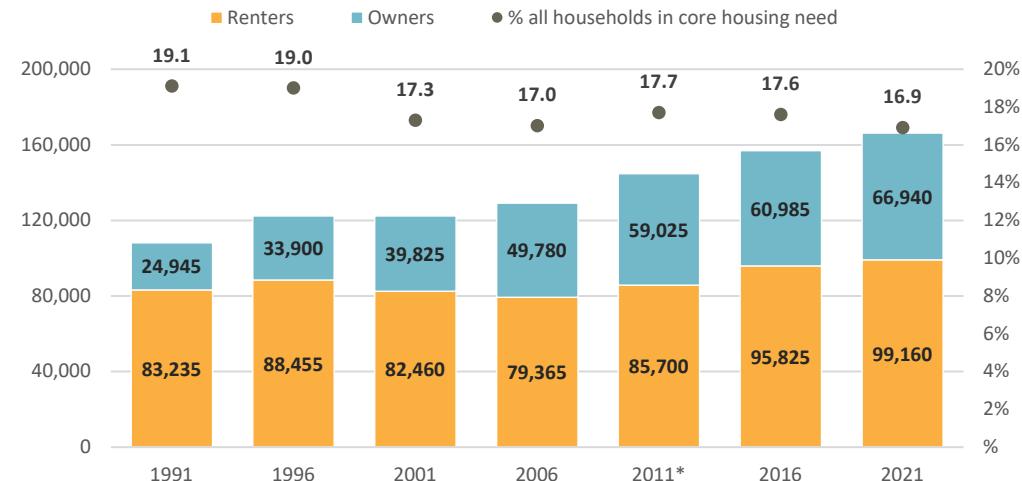
Housing standards are defined as follows:

- 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).

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.

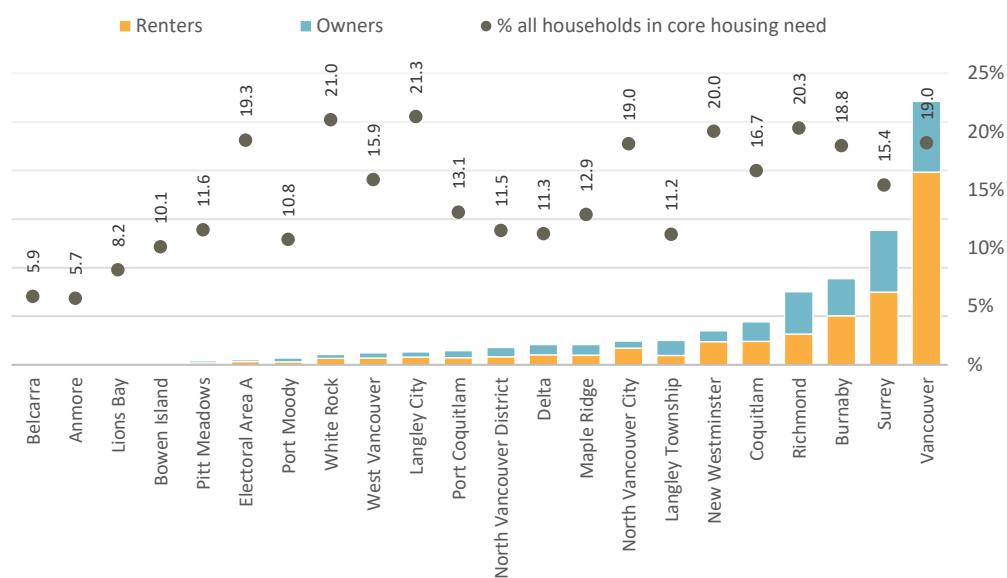
Figure 6.2.1. Households in Core Housing Need by Tenure, Metro Vancouver, 1991 to 2021



Source: Statistics Canada, 2021 Census of Population

* 2011 data is from the Census of Population and National Household Survey.

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			Renter Households - Not Subsidized Housing		
	All Household			Households in Core			All Household			Households in Core			All Household			Households in Core			All Household		
	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	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	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	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 Westminster	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.'

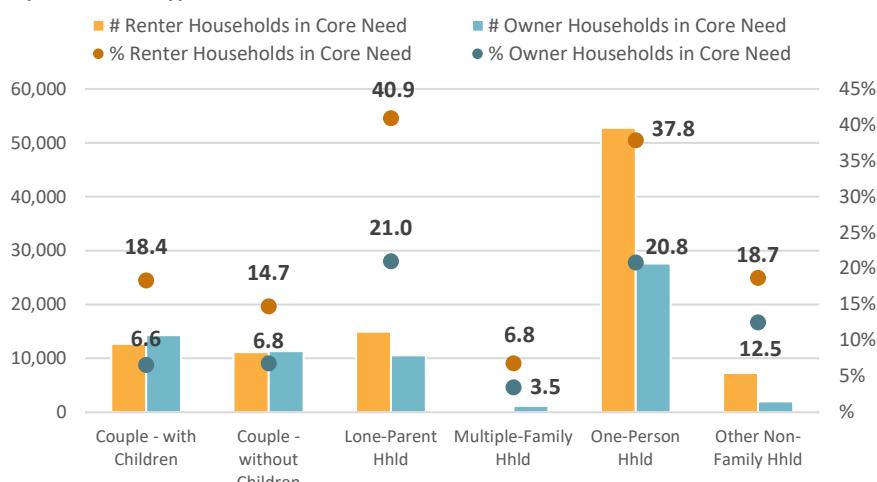
6.3 Core Housing Need by Household Type and Tenure

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

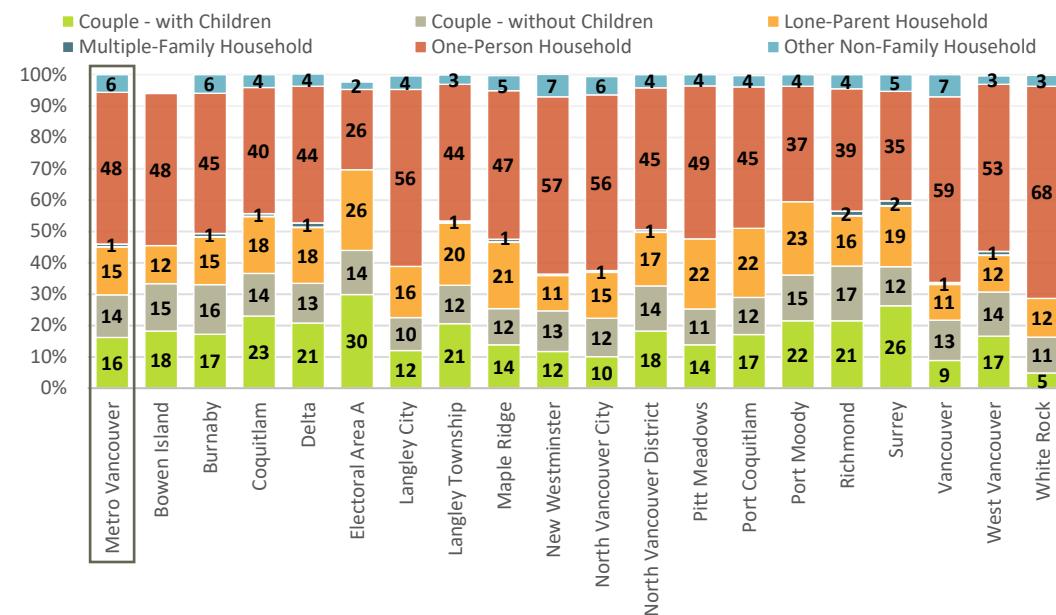
- In 2021, almost half (48.4%) of households in core housing need in Metro Vancouver were one-person households. One-person households and lone-parent households were over-represented among households in core need, as shown in Figure 6.3.3.
- One-person renter households were the largest group of households 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 6.3.2. 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

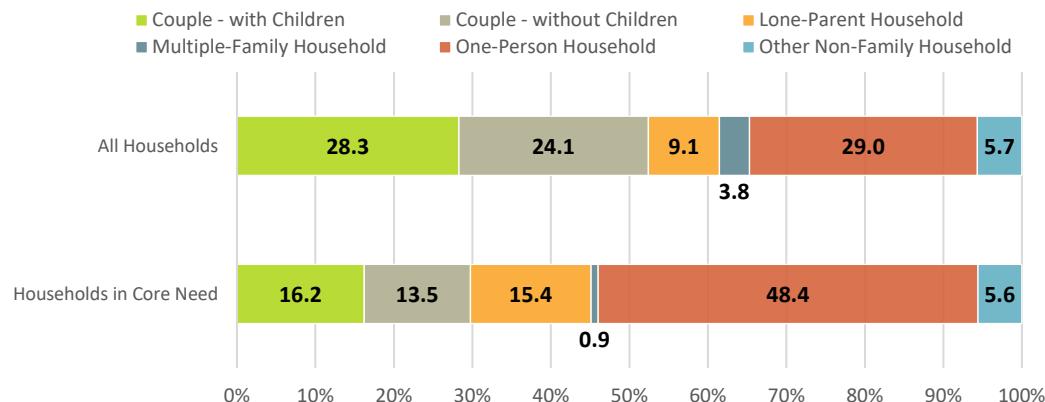
Figure 6.3.1. Distribution of Households in Core Housing Need by Household Type, Metro Vancouver, 2021



Source: Statistics Canada, 2021 Census of Population

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

Figure 6.3.3. 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%	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

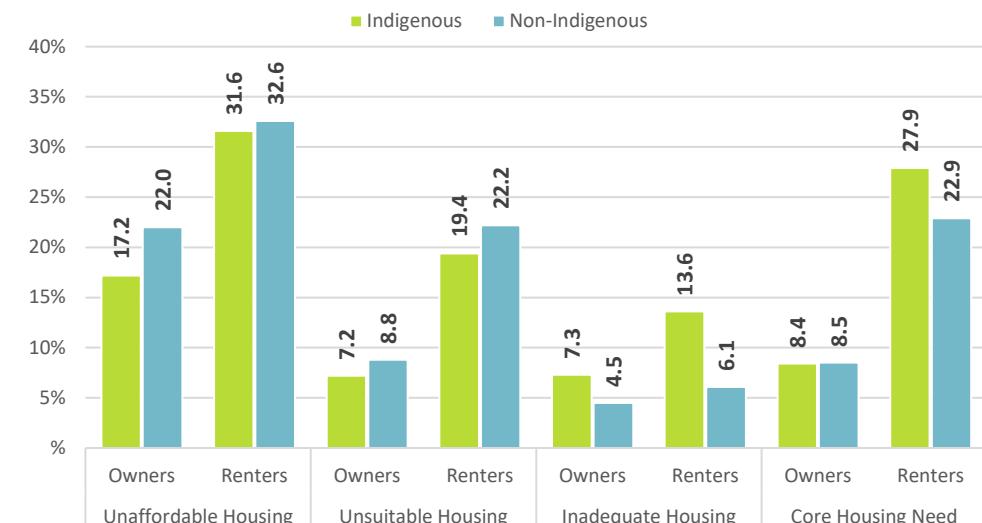
- Unaffordable housing is the most common unmet standard – 655,720 people lived in unaffordable housing in Metro Vancouver in 2021.
- Renters were more likely to live in unaffordable housing – 31.6% of Indigenous renters and 32.6% of non-Indigenous renters lived in unaffordable housing in Metro Vancouver 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 6.4.2. People Living Below Housing Standards, by Housing Standard and Tenure, Metro Vancouver, 2021



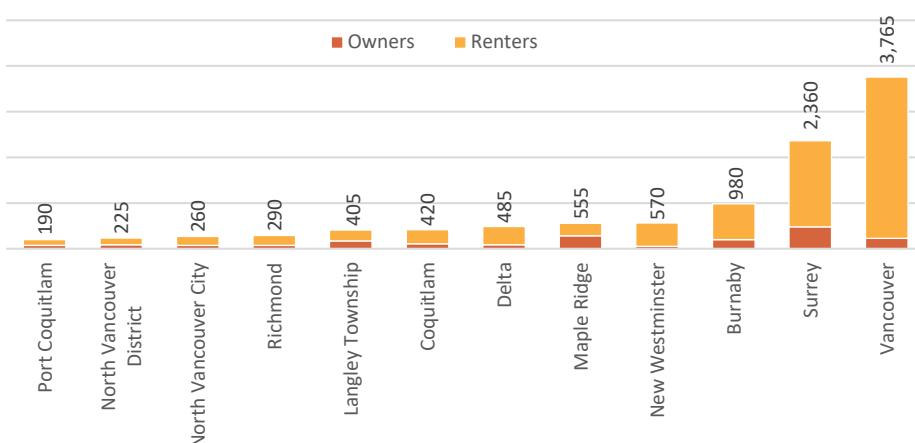
Source: Statistics Canada, 2021 Census of Population

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 6.4.3. 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	Total Population	Indigenous Identity	Non-Indigenous Identity
	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	n/a	n/a	n/a									
Belcarra	n/a	n/a	n/a									
Bowen Island	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%
Coquitlam	37,440	25.5%	560	19.2%	36,875	25.6%	23,400	21.8%	160	10.3%	23,235	22.0%
Delta	20,845	19.5%	715	22.5%	20,130	19.4%	14,265	17.1%	245	13.9%	14,010	17.2%
Electoral Area A	n/a	n/a	n/a									
Langley City	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%
Lions Bay	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%
New Westminster	19,125	24.6%	690	28.5%	18,435	24.4%	9,715	20.6%	145	17.9%	9,570	20.7%
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%
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%
Pitt Meadows	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%
Port Moody	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%
Surrey	129,780	23.1%	2,915	24.0%	126,865	23.1%	92,345	22.5%	960	18.0%	91,385	22.5%
Tsawwassen First Nation*	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%
West Vancouver	n/a	n/a	n/a									
White Rock	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%

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	Total Population	Indigenous Identity	Non-Indigenous Identity
	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	n/a	n/a	n/a									
Belcarra	n/a	n/a	n/a									
Bowen Island	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%
Coquitlam	14,740	10.0%	295	10.1%	14,450	10.0%	6,685	6.2%	70	4.5%	6,615	6.2%
Delta	11,560	10.8%	270	8.5%	11,290	10.8%	5,575	6.7%	0	0.0%	5,575	6.8%
Electoral Area A	n/a	n/a	n/a									
Langley City	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%
Lions Bay	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%
New Westminster	11,850	15.2%	445	18.4%	11,405	15.1%	4,860	10.3%	40	4.9%	4,820	10.4%
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%
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%
Pitt Meadows	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%
Port Moody	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%
Surrey	106,285	18.9%	2,385	19.6%	103,900	18.9%	51,655	12.5%	540	10.1%	51,115	12.6%
Tsawwassen First Nation*	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%
West Vancouver	n/a	n/a	n/a									
White Rock	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%					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 Westminster	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 Westminster	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

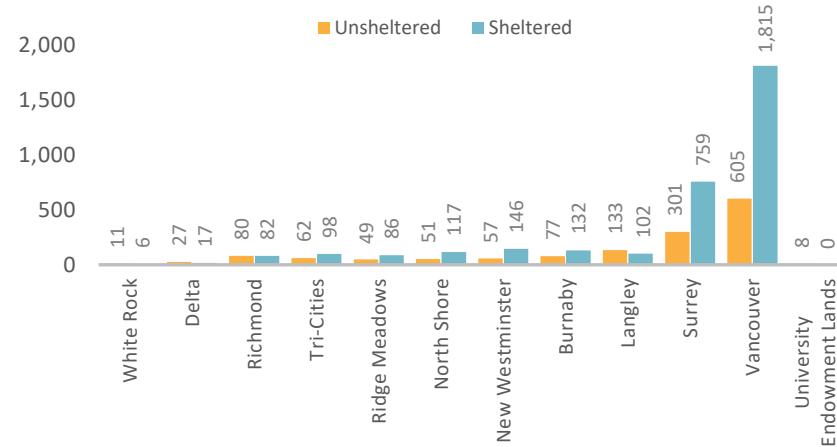
- A total of 4,821 individuals were identified as experiencing homelessness in 2023 – a 33% increase since the last count in 2020.
- Of these, 1,461 were unsheltered (30%) and 3,360 were sheltered (70%), as shown in Figure 6.5.3.
- The sheltered total includes 2,768 individuals who stayed in emergency 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

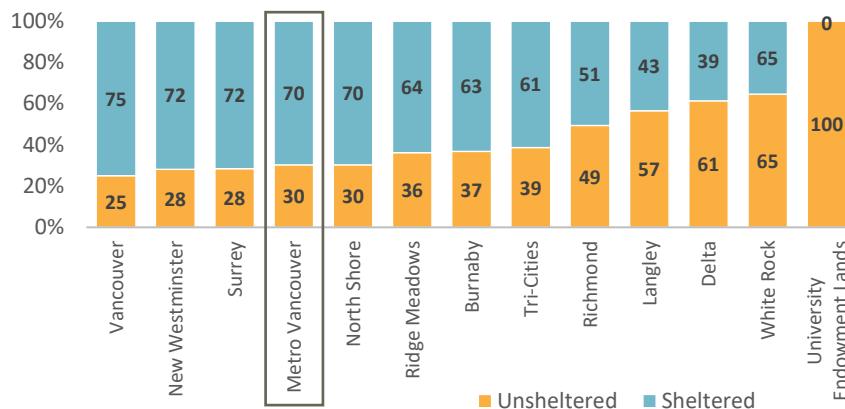
- In 2023, at least 300 individuals stayed in Extreme Weather Response (EWR) shelters. Those staying in EWRs would likely have been unsheltered if an Extreme Weather Alert had not been activated on count day.
- The largest number of individuals experiencing homelessness were counted in Vancouver (2,420), 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).

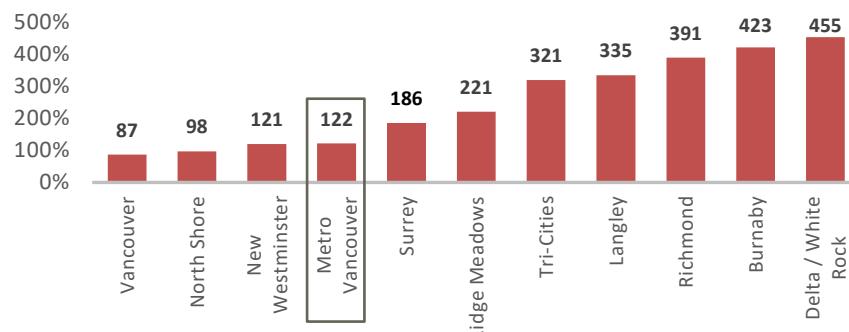
Despite initiatives to build more supportive housing, the number of individuals experiencing homelessness in the region continues to increase. Between 2005 and 2023, the region saw a 122% increase in the number of people experiencing homelessness, as shown in Figure 6.5.4.

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



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	n/a	19	9	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	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	8	0	8	n/a	n/a	n/a	
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

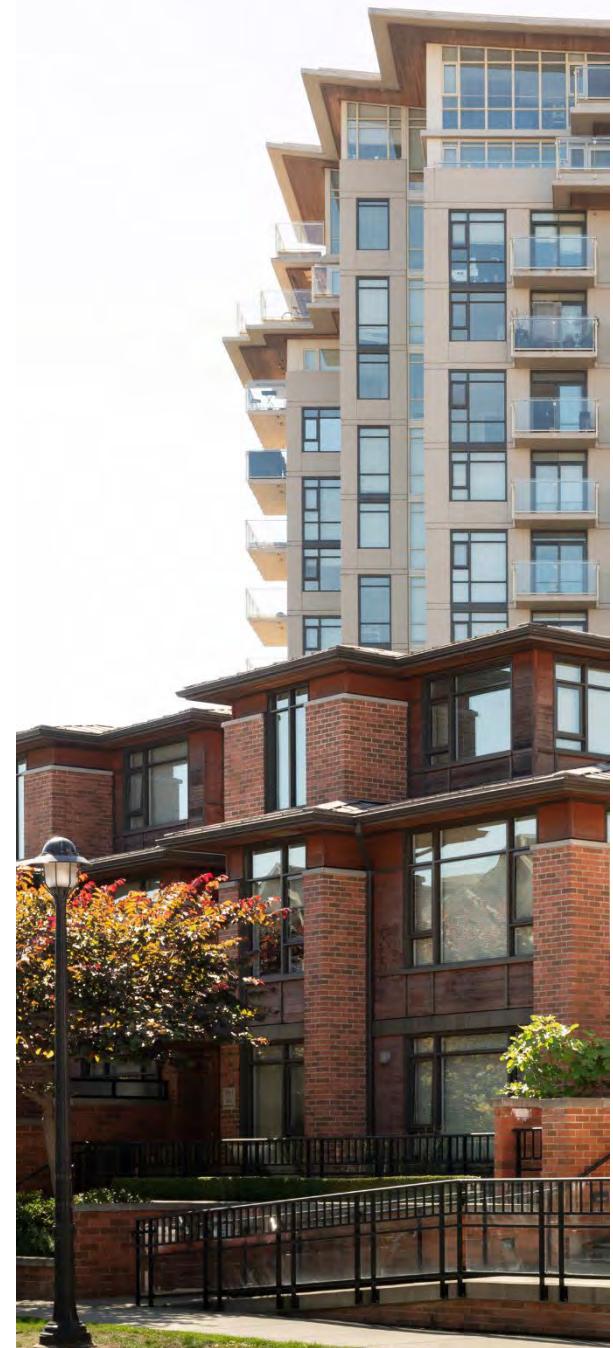
attached garage. It cannot be stratified or sold separately from the main house on the lot. It can either be used as a rental suite, or it can be used by the owner of the main house. When used for rental, it is considered to be part of the secondary rental market.

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.

