

The District of North Vancouver

INFORMATION REPORT TO COUNCIL

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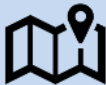

SUBJECT: 2024 Canadian Mortgage and Housing Corporation Rental Market Report

REASON FOR REPORT:

This report provides a summary of the 2024 Canadian Mortgage and Housing Corporation (CMHC) Rental Market Report, which was released on December 17, 2024. The Rental Market Report provides an annual snapshot of vacancy rates and rental rates of apartments and row houses (townhouses) in the primary rental market (purpose-built rentals), and how these values have changed over time.

EXECUTIVE SUMMARY:

Key findings from the 2024 Rental Market Report for the District of North Vancouver are summarized below.

Median Rent	Vacancy Rate
Key Figures	
<div><div>\$2,437 (2024)</div><div>for all purpose-built rental units in the DNV</div></div>	<div><div>2.9% (2024)</div><div>for all purpose-built rental units in the DNV</div></div>
Changes between 2023 and 2024	
<div><div></div><div>DNV median rent rose by 9.3% (\$209).</div></div>	<div><div></div><div>Vacancy rate in the DNV increased from 2.8% in 2023.</div></div>
Key Comparisons	
<div><div></div><div>In 2024, DNV median rent was 33.9% higher than the Metro Vancouver median rent.</div></div>	<div><div></div><div>In 2024, the vacancy rate for 3-bedroom units was 1.3%, 3.5% for 2-bedroom units, 3.3% for 1-bedroom units, and 3.6% for studio units.</div></div>

BACKGROUND

The Canada Mortgage and Housing Corporation publishes a Rental Market Report for all urban centres across Canada annually. Data for the report comes from CMHC’s Rental Market Survey, which is conducted in the fall every year. The District uses statistics from the Rental Market Survey to inform affordable housing projects and set affordable rent expectations across the District. The results are used to benchmark the District’s performance (e.g., housing growth, affordability, or turnover) relative to the rest of the region (Metro Vancouver).

To be included in 2024 CMHC’s Rental Market Report, structures must:

- be a purpose-built rental unit; and
- be located within a building with at least three purpose-built rental units, where the units have been on the rental market for at least three months.

In 2024, the CMHC Rental Market Report universe included 2,549 units located within the District, which represents a 4.9% increase (120 units) from 2023.

ANALYSIS

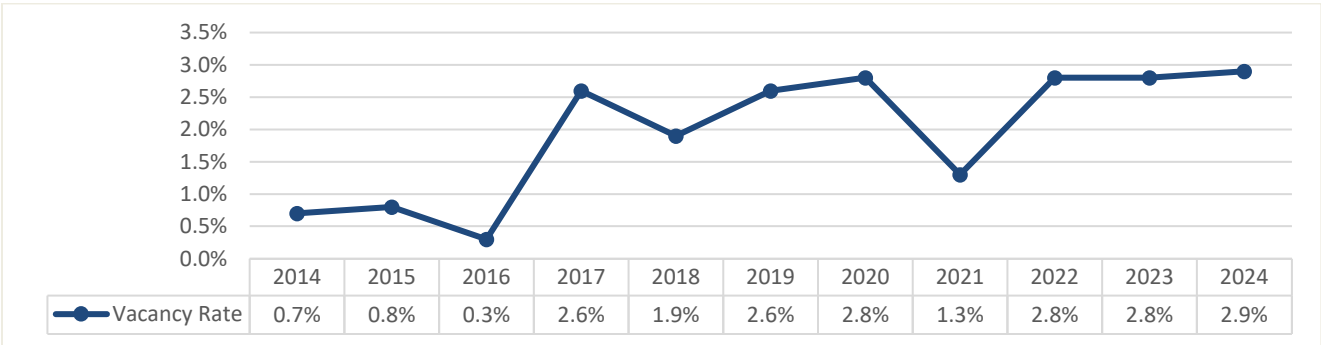
Vacancy rates, median rents, and average rents in the DNV between 2014 and 2024 are provided in the following section. **Attachment 1** provides comparisons across the North Shore municipalities, Metro Vancouver, and British Columbia in addition to analyses by rent range, number of bedrooms, and year of construction.

A link to the complete CMHC Rental Market Report can be found [here](#). Data from the Housing Market Survey can be accessed through CMHC’s Housing Market Information Portal, [here](#).

Rental Vacancy in the District of North Vancouver

In October 2024, the vacancy rate in the DNV was 2.9%. Vacancy rates have stayed between 2.8% and 2.9% since October 2022 (**Figure 1**).

Figure 1: Vacancy Rate¹ (Row/Apartment), DNV, 2014-2024

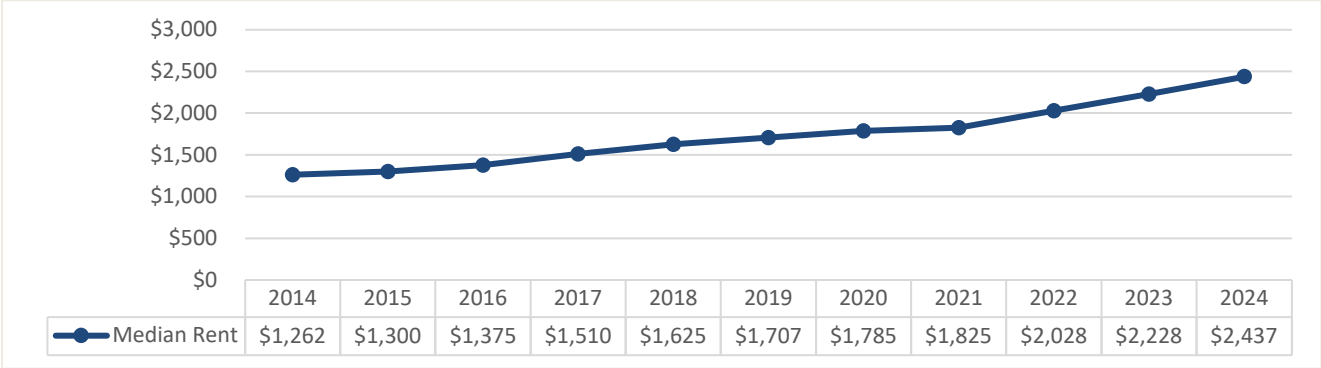


¹ Vacancy rate is an economic indicator that measures the percentage of rental homes that are vacant and available to rent. A healthy rental vacancy rate is considered to be around 3%.

Median Rent in the District of North Vancouver

In October 2024, the median rent in the DNV was \$2,437, which represents a 9.4% (or \$209) increase since October 2023. Between 2014 and 2024, the median rent increased by \$1,175, or 93.1% (Figure 2).

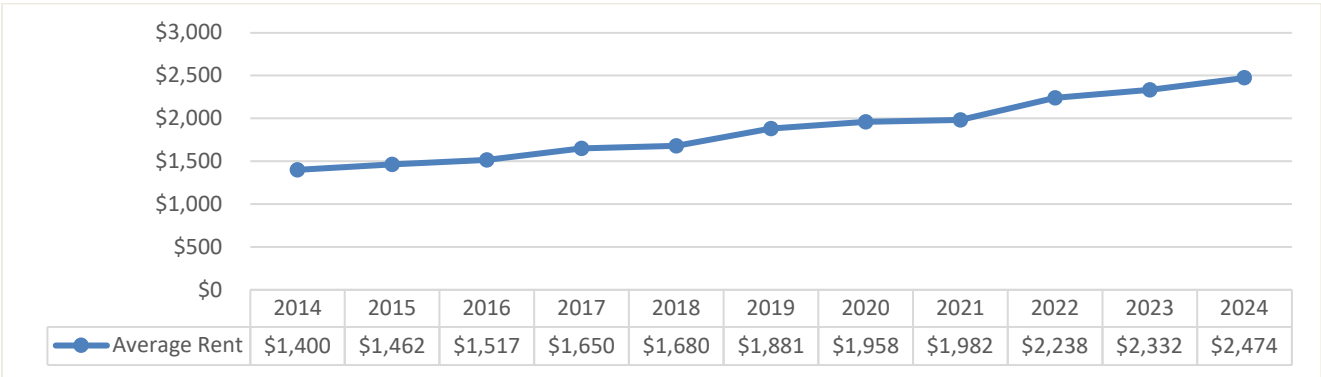
Figure 2: Median Rent² (Row/Apartment), DNV, 2014-2024



Average Rent in the District of North Vancouver

In October 2024, the average rent in the DNV was \$2,474, which represents a 6.1% (or \$142) increase since October 2023. Between 2014 and 2024, the average rent increased by \$1,074, or 76.7% (Figure 3).

Figure 3: Average Rent³ (Row/Apartment), DNV, 2014-2024



² Median rent is the middle value when all rents are listed in descending order. Median rent is typically considered a more accurate expression of market rents than average rent, as medians are not impacted by extreme high or low rent values.

³ Average rent is the sum of all rents divided by the number of rental units. Average rent is typically considered a less accurate portrayal of market rent (vs. median rent) as averages can be affected by extreme low or high values.

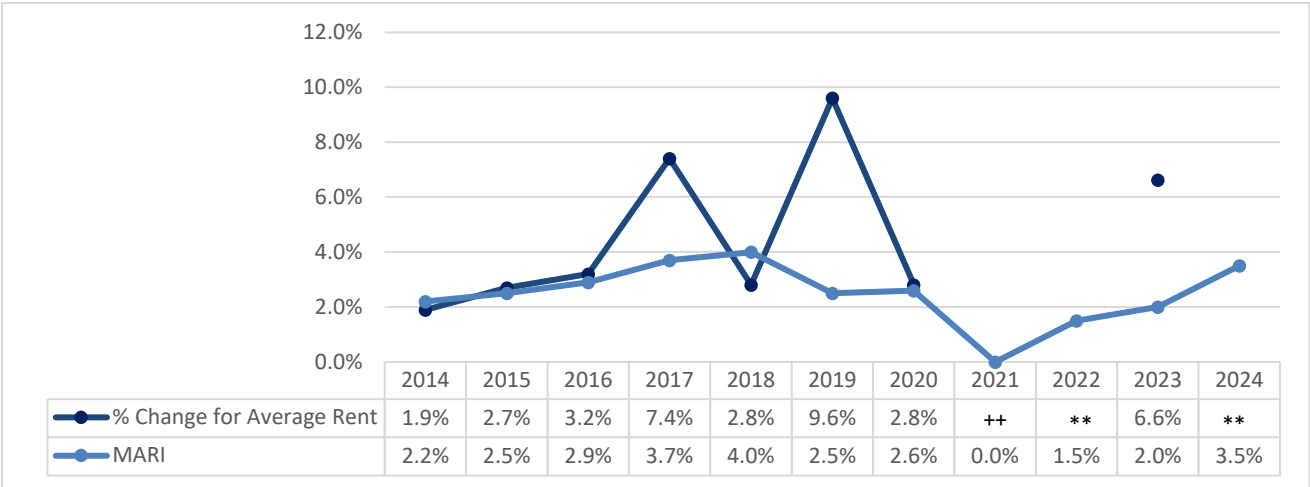
Maximum Allowable Rent Increase (MARI)

To mitigate annual rent increases, the Ministry of Housing sets Maximum Allowable Rent Increases (MARI) for all continuing tenancies (i.e., existing tenants and leases) in British Columbia. The MARI does not apply to units with tenant turnover (i.e., new tenants and leases).

Figure 4, below, compares average rent increases in the DNV to MARI between 2014 and 2024. For example, average rents between 2022 and 2023 increased by 6.6% in the DNV, while MARI was set at 2%. This difference may reflect the impact of new purpose-built rental development and tenant turnover where MARI does not apply. In these circumstances, rents may be set at market rates in the first year of tenancy and are thereafter subject to the provincial maximum increases.

Between March 2020 and December 2021, the province instituted a rent freeze (e.g., setting the MARI at 0%) to provide relief during the COVID-19 pandemic. Rent freezes were lifted at the end of 2021, and MARI was set at 1.5% in 2022, 2.0% in 2023, 3.5% in 2024, and 3.0% in 2025.

Figure 4: Historical Change in Average Rent (Row/Apartment) Compared to MARI, DNV, 2014-2024



Notes:

- ++ indicates data values that are suppressed by CMHC because they are not statistically significant.
- ** indicates data values that were suppressed by CMHC to protect confidentiality or data quality.

Conclusion:

The results from the 2024 CMHC Rental Market Survey, published December 17, 2024, are summarized in this report for Council's information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Natalie Chiang', written in a cursive style.

Natalie Chiang
Community Planning Assistant

Attachment 1: Vacancy Rates, Median Rents, and Average Rents

REVIEWED WITH:		
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<input type="checkbox"/> Bylaw Services _____	<input type="checkbox"/> Fire Services _____	
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VACANCY RATES ACROSS THE NORTH SHORE MUNICIPALITIES, METRO VANCOUVER, AND BRITISH COLUMBIA

In 2024, the vacancy rate in the DNV (2.9%) was higher than the City of North Vancouver (CNV) (1.5%) and lower than the District of West Vancouver (DWV) (4.1%) (**Figure 1A**). The vacancy rate in the DNV was also higher than Metro Vancouver (MV) (1.6%) and British Columbia (BC) (1.9%) (**Figure 1B**).

Lower vacancy rates indicate that it is more competitive for renters to secure rental units as demand outstrips supply. The vacancy rate in the District has been relatively stable since 2022. Over the past three years, the CMHC Market Rental Report indicated a net increase of 535 purpose-built rental units between October 2021 to October 2024. However, other factors that may impact vacancy rates include renter income in Metro Vancouver, higher rent rates in the District relative to the rest of the region, and immigrant settlement patterns.

Figure 1A: Vacancy Rates (Row/Apartment), North Shore Municipalities, 2014-2024

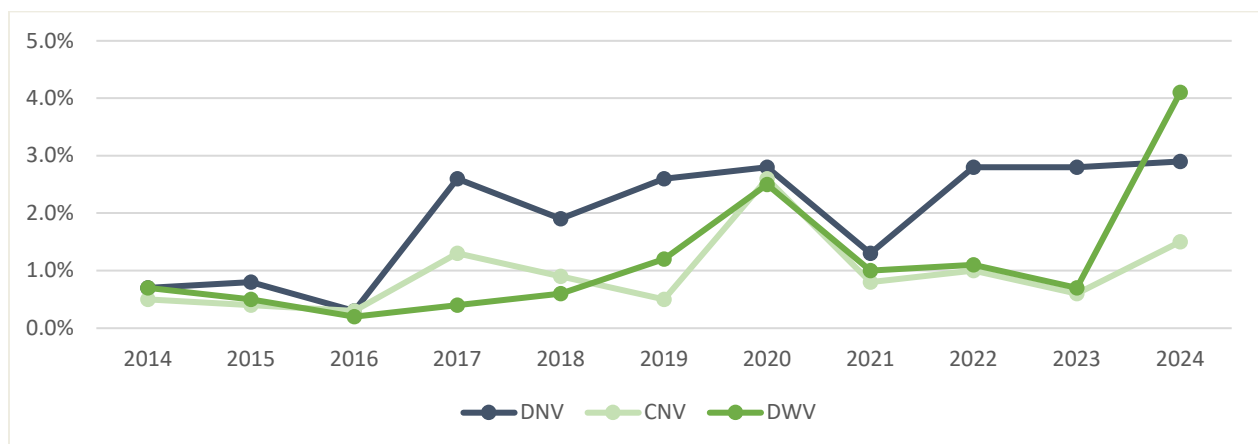
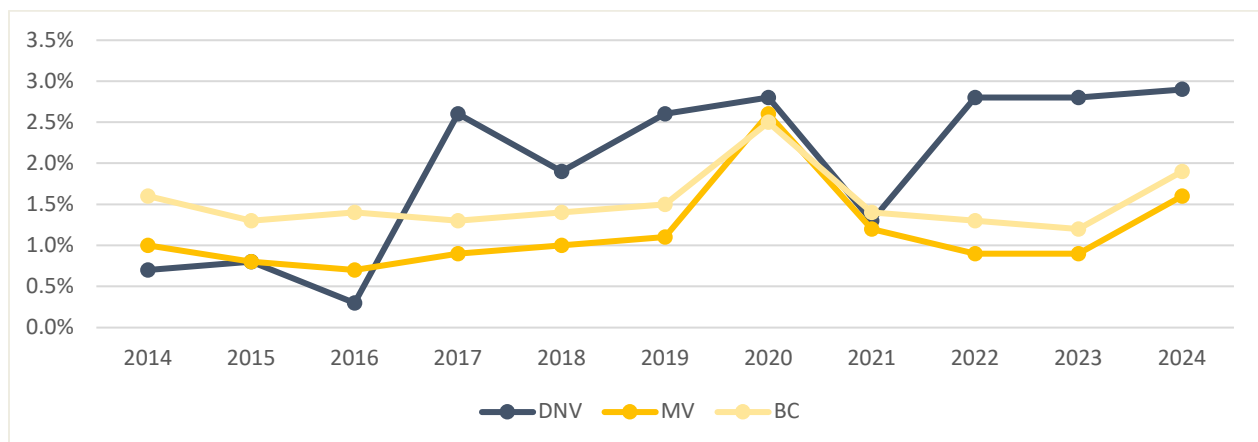


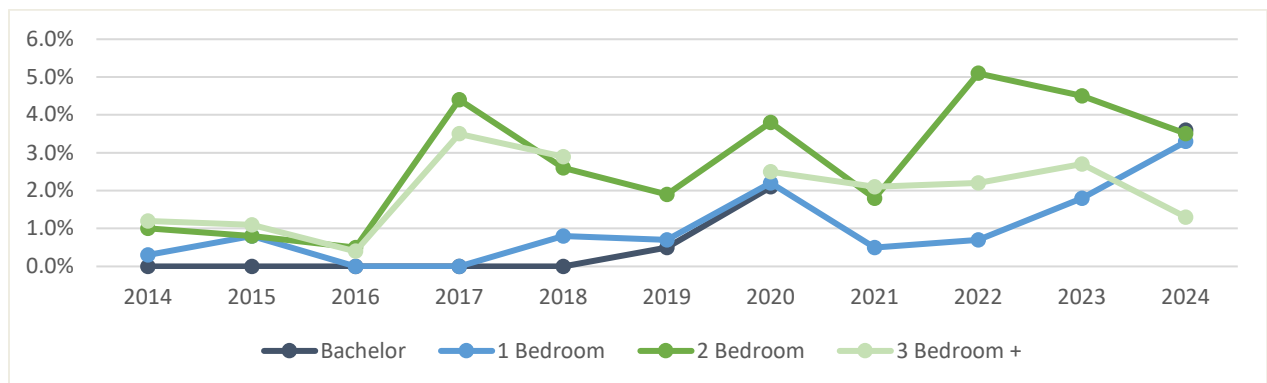
Figure 1B: Vacancy Rates (Row/Apartment), DNV, MV, and BC, 2014-2024



Vacancy Rates by Number of Bedrooms

In 2024, vacancy rates in the DNV increased for 1-bedroom units, and decreased for 2-bedroom and 3-bedroom+ units (**Figure 1C**). Lower vacancy rates for 3-bedroom+ units suggest that it is more competitive to find units that are suitable for larger households in the DNV. Between 2021 and 2023, vacancy rates were unavailable for bachelor units. Data may be suppressed due to data quality (i.e., insufficient sample size) or confidentiality concerns.

Figure 1C: Vacancy Rates by Bedroom Type (Row/Apartment), DNV, 2014-2024

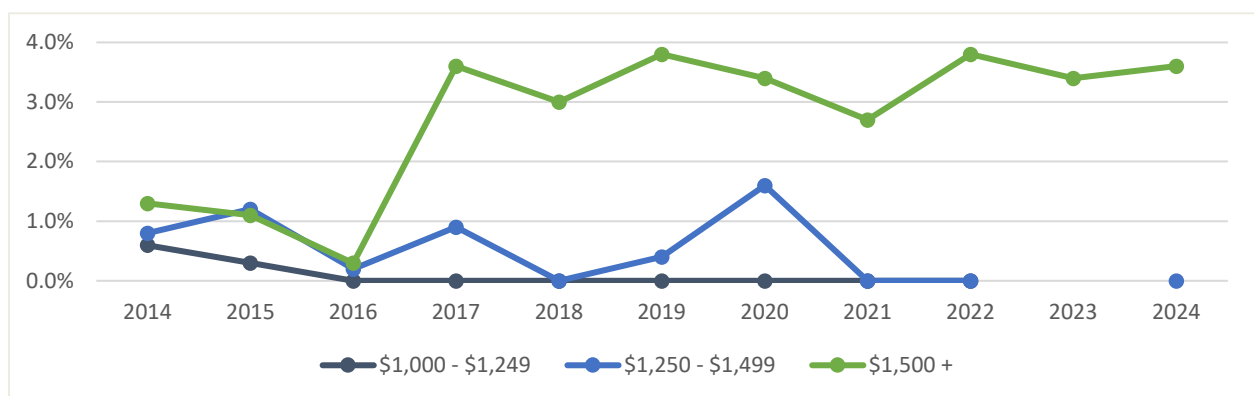


Note: Line continuity breaks represent data that was suppressed in the 2024 CMHC Rental Market Report.

Vacancy Rates by Rent Range

Since 2017, vacancy rates for units with monthly rents valued at \$1,500 or above have been higher than units with lower monthly rents (**Figure 1D**). Since 2021, purpose-built rental market units with rents of \$1,500 or higher had vacancy rates over 3%. In recent years, vacancy rates for two categories (e.g., monthly rents below \$750, and between \$750 and \$999) suppressed due to data quality (i.e., insufficient sample size) or confidentiality concerns and are thus excluded from **Figure 1D**.

Figure 1D: Vacancy Rates by Rent Range (Row/Apartment), DNV, 2014-2024

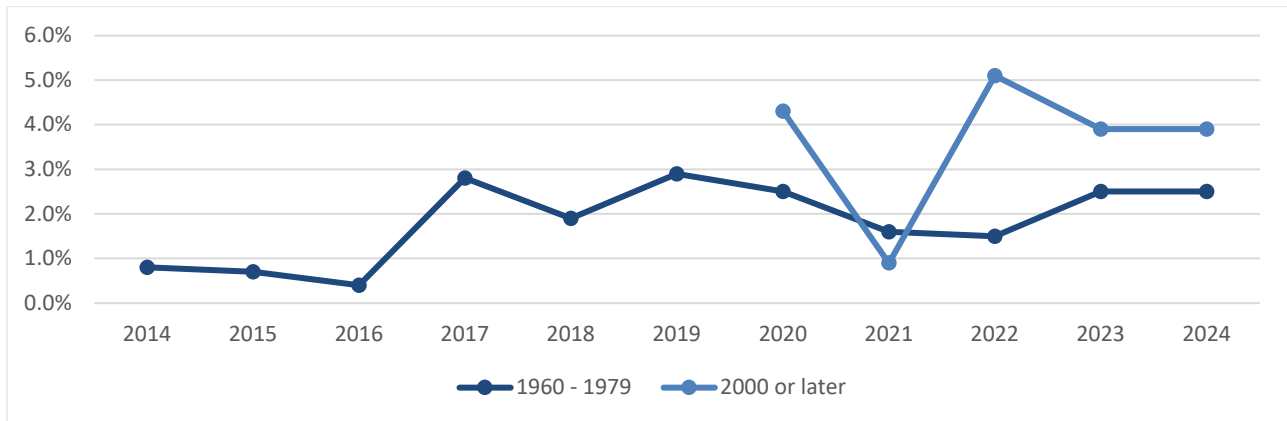


Note: Line continuity breaks represent data that was suppressed in the 2024 CMHC Rental Market Report.

Vacancy Rates by Year of Construction

Between 2022 and 2024, vacancy rates remained higher among units in newer buildings that were constructed in 2000 or later (**Figure 1E**). There are significant data gaps for buildings constructed between 1980 and 1999, and for buildings constructed before 1960; and thus, these categories were excluded from the figure below.

Figure 1E: Vacancy Rates by Year of Construction (Row/Apartment), DNV, 2014-2024

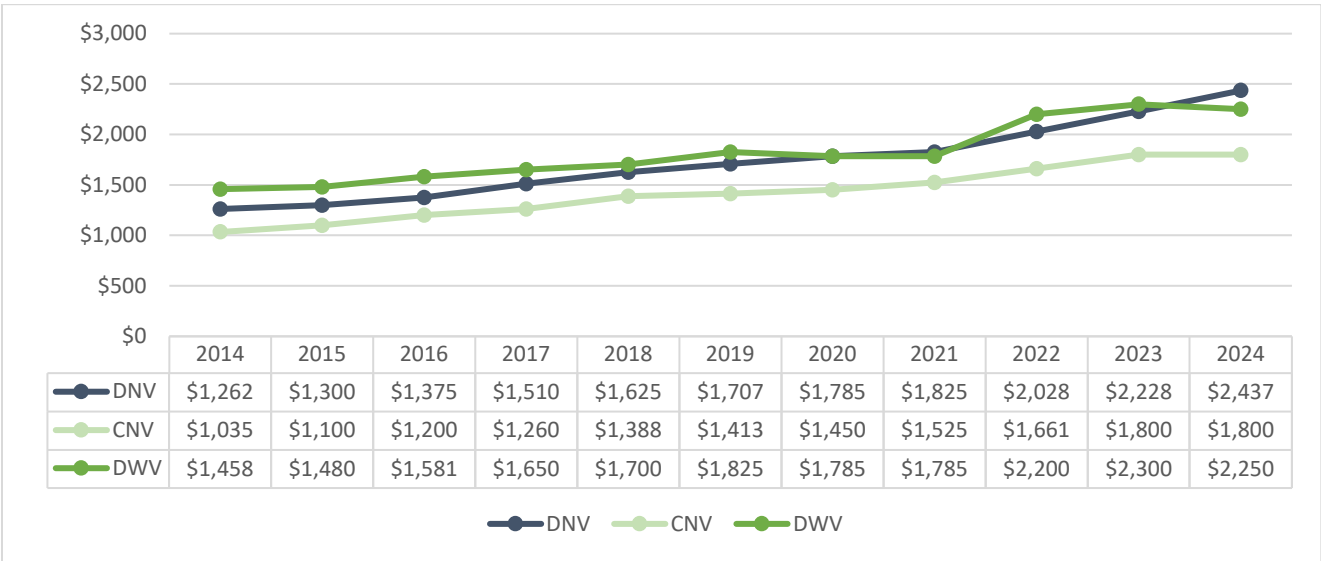


Note: Line continuity breaks represent data that was suppressed in the 2024 CMHC Rental Market Report.

MEDIAN RENTS ACROSS THE NORTH SHORE MUNICIPALITIES, METRO VANCOUVER, AND BRITISH COLUMBIA

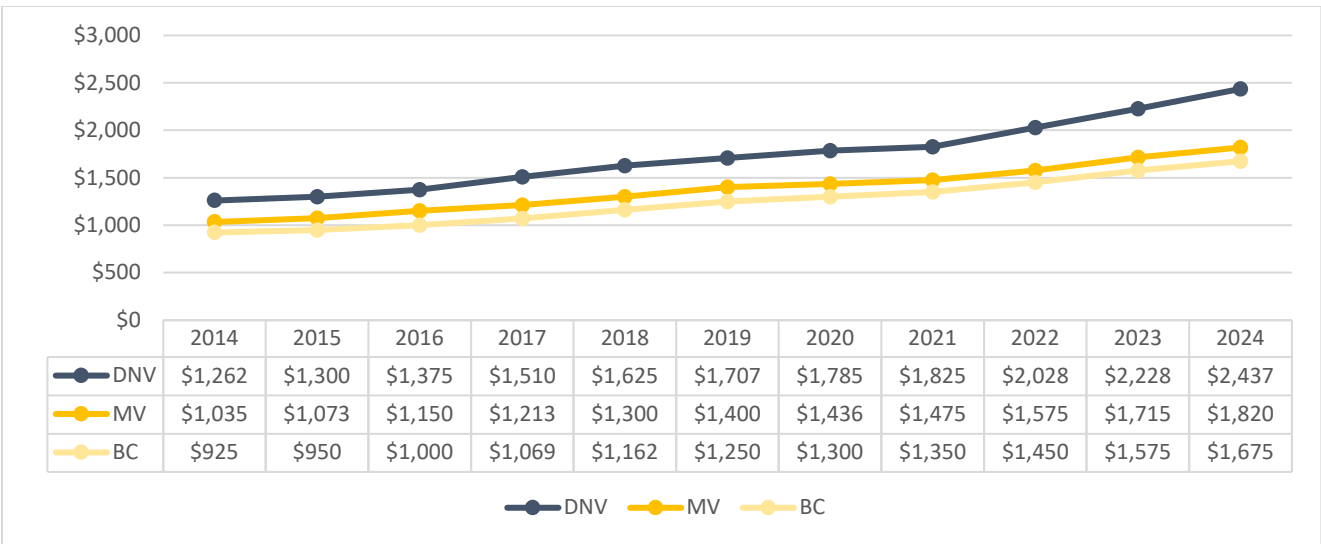
In 2024, median rent in the DNV was \$2,437. Median rent in the DNV was 35.4% or \$637 higher than the City of North Vancouver and 8.3%, or \$187 higher than the District of West Vancouver (Figure 2A).

Figure 2A: Median Rents (Row/Apartment), North Shore Municipalities, 2014-2024



Between 2014 and 2024, median rent in the DNV was higher than the Metro Vancouver median and British Columbia median (Figure 2B).

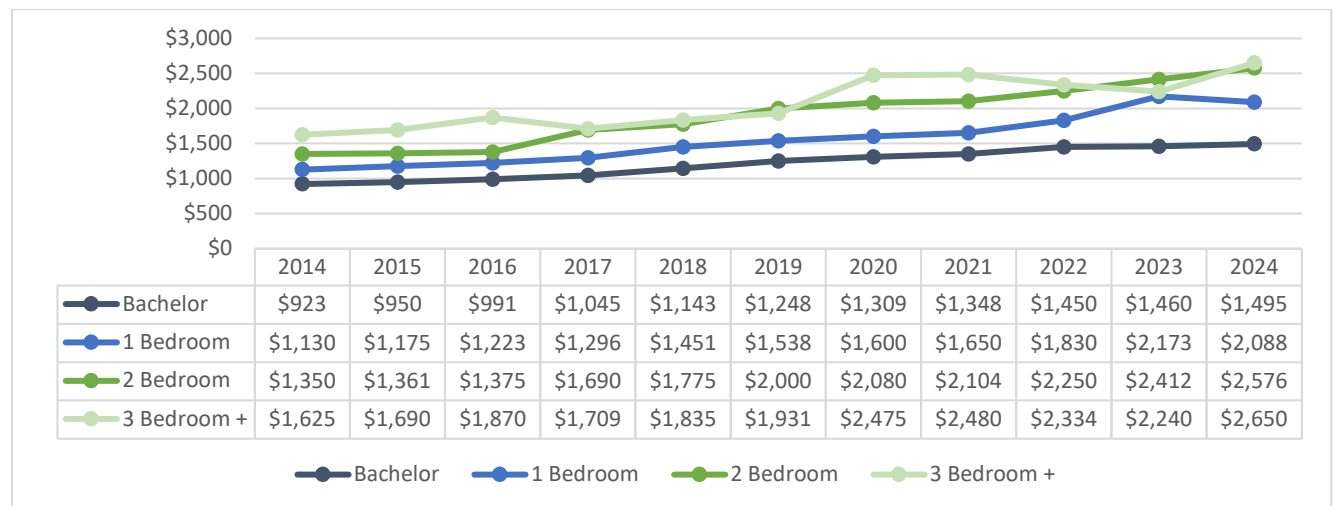
Figure 2B: Median Rents (Row/Apartment), DNV, MV, and BC, 2014-2024



Median Rents by Number of Bedrooms

In 2024, median rent was \$1,495 for a bachelor unit, \$2,088 for a 1-bedroom unit, \$2,576 for a 2-bedroom unit, and \$2,650 for a 3-bedroom+ unit in the DNV (**Figure 2C**). In the past year, median rent for 2-bedroom and 3-bedroom+ units increased at a higher rate compared to smaller units. Median rent for 1-bedroom units decreased, and median rent for bachelor units increased slightly.

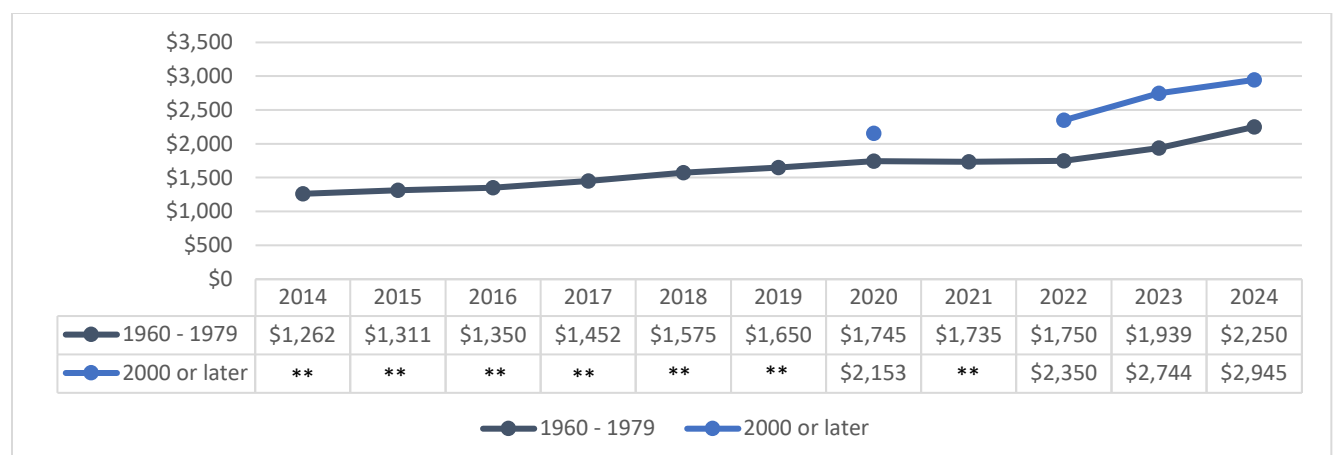
Figure 2C: Median Rents by Number of Bedrooms (Row/Apartment), DNV, 2014-2024



Median Rents by Year of Construction

In 2024, median rent in the DNV was \$695 more for units constructed in 2000 or later, compared to units built from 1960-1979 (**Figure 2D**). There are significant data gaps for buildings constructed between 1980 and 1999, and for buildings constructed before 1960; and thus, these categories were excluded from the figure below.

Figure 2D: Median Rents by Year of Construction (Row/Apartment), DNV, 2014-2024

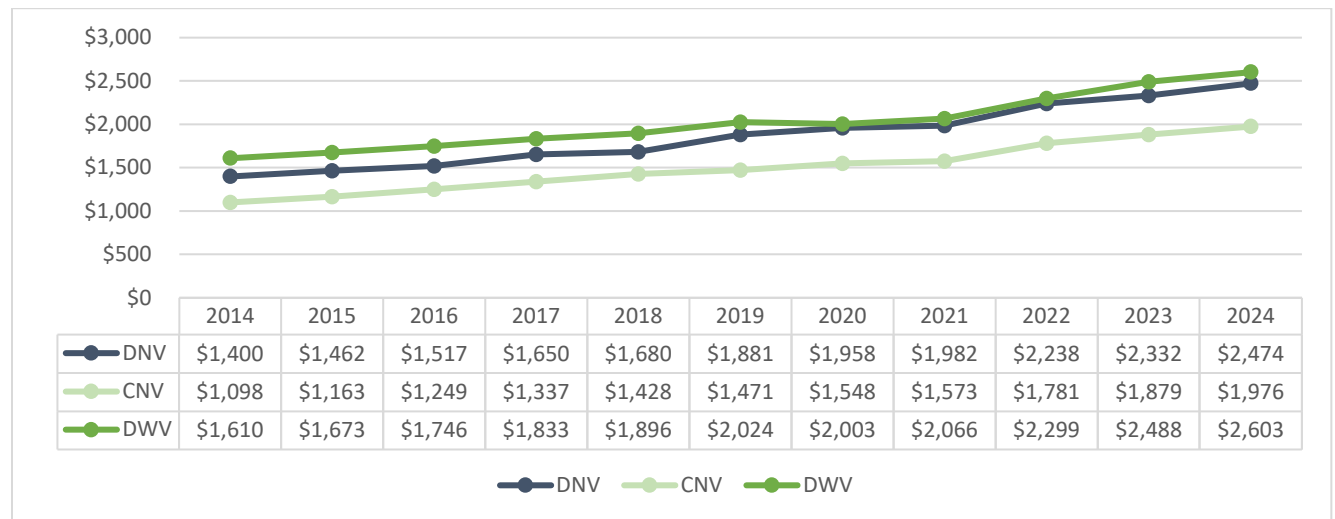


Notes: Line continuity breaks represent data that was suppressed in the 2024 CMHC Rental Market Report.

AVERAGE RENTS ACROSS THE NORTH SHORE MUNICIPALITIES, METRO VANCOUVER, AND BRITISH COLUMBIA

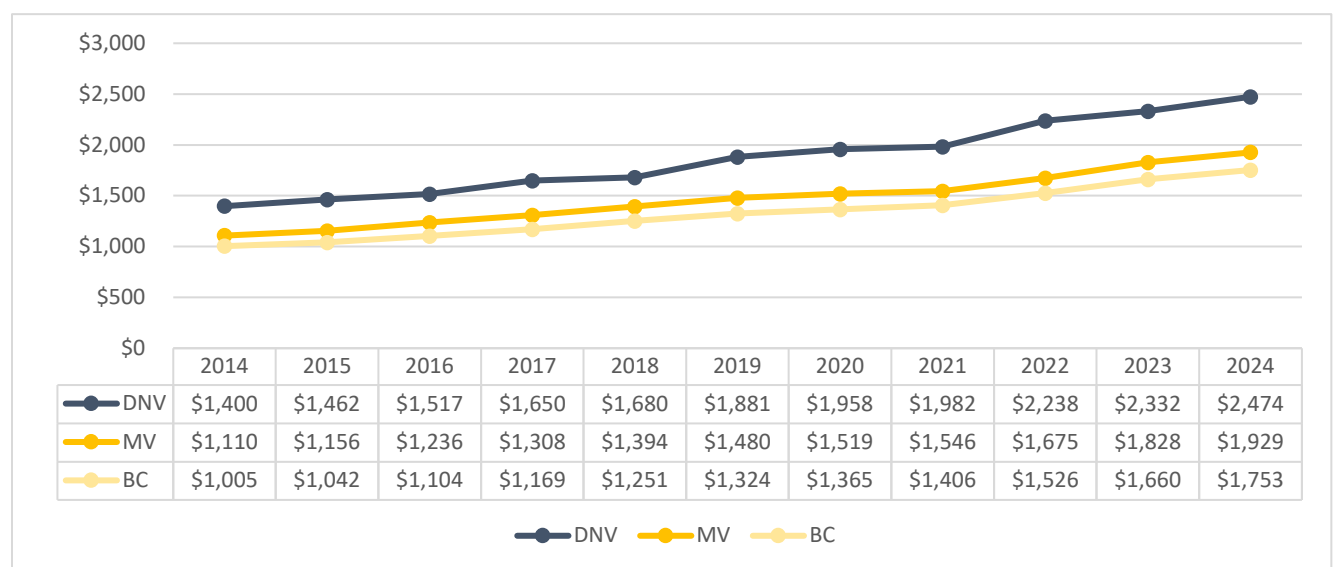
In 2024, average rent in the DNV was \$2,474. Average rent in the DNV was 25.2%, or \$498 higher than the City of North Vancouver; and \$129, or 5.2% lower than the District of West Vancouver (**Figure 3A**).

Figure 3A: Average Rents (Row/Apartment), North Shore Municipalities, 2014-2024



In the last 10 years, average rent in the DNV has been higher than the Metro Vancouver average and British Columbia average (**Figure 3B**).

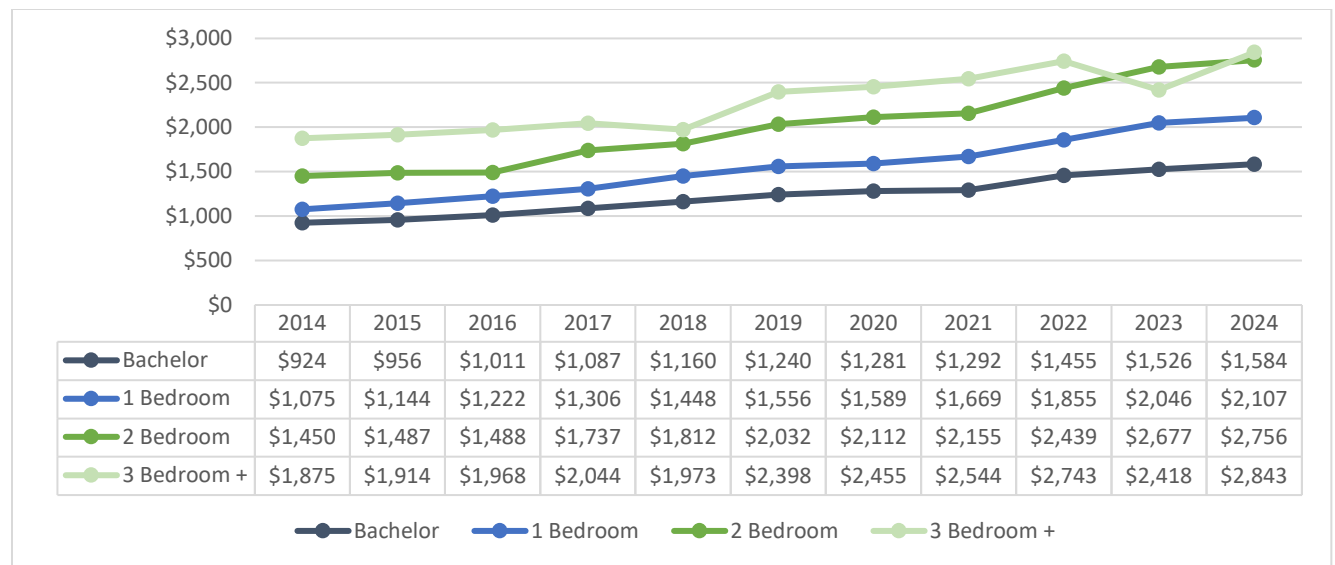
Figure 3B: Average Rents (Row/Apartment), DNV, MV, and BC, 2014-2024



Average Rents by Bedroom Type

In 2024, average rent was \$1,584 for a bachelor unit, \$2,107 for a 1-bedroom unit, \$2,756 for a 2-bedroom unit, and \$2,483 for a 3-bedroom+ unit in the DNV (**Figure 3C**). Average rent increased for all unit types between 2023 and 2024. Average rent for units with 3-bedroom+ units increased at a greater rate (17.6%) than units with fewer bedrooms (between 3 and 3.8%).

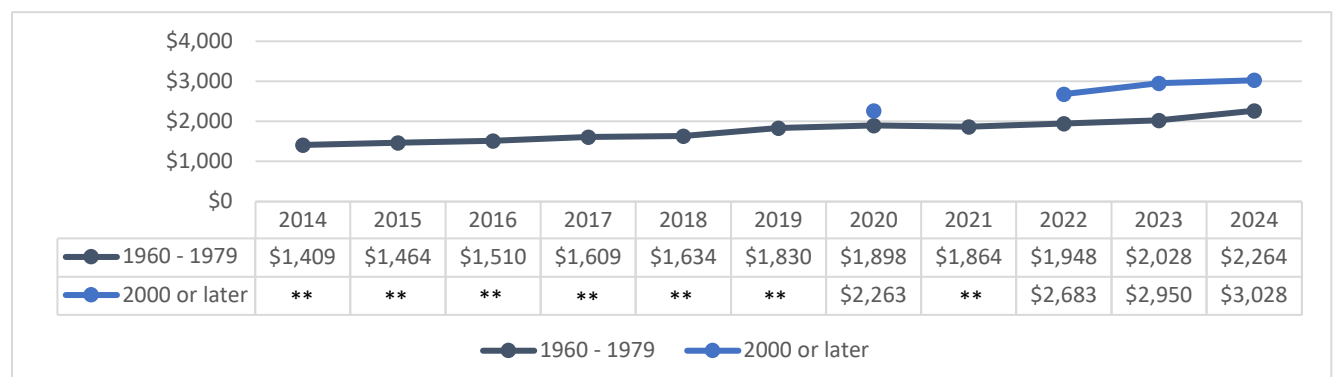
Figure 3C: Average Rents by Bedroom Type (Row/Apartment), DNV, 2014-2024



Average Rents by Year of Construction

In 2024, average rent in the DNV was \$764 more for units constructed in 2000 or later, compared to units built from 1960-1979 (**Figure 3D**). There are significant data gaps for buildings constructed between 1980 and 1999, and for buildings constructed before 1960; and thus, these categories were excluded from the figure below.

Figure 3D: Average Rents by Year of Construction (Row/Apartment), DNV, 2014-2024



Notes: Line continuity breaks represent data that was suppressed in the 2024 CMHC Rental Market Report.