Alberta & BC Fall Rental Housing Stats

October 2026

HopeStreet
VANCOUVER | EDMONTON | CALGARY

A wave of new purpose-built rentals has met slower population growth, easing rents across Calgary, Edmonton, and Vancouver. Renters have real choice again.

Family homes and townhouses are holding value best, while condos, 1-bedrooms, and basement suites face the most competition. Vancouver is stabilizing; Alberta is still absorbing record supply.

With fewer projects breaking ground, expect the market to tighten by 2027. Landlords who price at today's leased rates and keep good tenants will reduce vacancy and protect returns.



Blended Average Rental Rate

October 2026

Edmonton	Calgary	Vancouver
$1,500 ▼ -3%	$1,800 ▼ -4%	$2,750 ▼ -1%

Year-over-year change in average asking rent. Source: Rentals.ca & Urbanation.

Average Rental Rates by Type

Based on October 2026 listing data across channels and leased rates. Percentages show year-over-year change.

Edmonton · Calgary · Vancouver

		Edmonton	Calgary	Vancouver
▼ -7%	House (< 3 Bedrooms)	$1,650	$2,100	$3,500
▼ -5%	Condo (1 Bedroom)	$1,350	$1,650	$2,400
▼ -3%	Condo (2 Bedrooms)	$1,650	$2,000	$3,300
▼ -7%	Townhouse (3 Bedrooms)	$1,950	$2,350	$4,350
▼ -5%	Large House (> 3 Bedrooms)	$2,500	$3,100	$5,400

Current Available Rentals

Active listings on Rentals.ca, Oct 15, 2026. Other sites (Edm / Cal / Van): RentFaster, Zumper; liv.rent.

Edmonton	Calgary	Vancouver
4,704	8,588	4,400
4.0%	5.7%	3.7%



Current Vacancy Rates

Edmonton ▲

4.0%

Vacancy Rate

Rising with new supply coming online

Calgary ▲

5.7%

Vacancy Rate

Elevated with more choice for renters

Vancouver ▲

3.7%

Vacancy Rate

Near multi-decade high; still stabilizing

Median Household Income

Edmonton	Calgary	Vancouver
$96,000 per year	$100,000 per year	$90,000 per year
19%	22%	37%
Rent to Income Ratio	Rent to Income Ratio	Rent to Income Ratio

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Do you know your fall market rate?

Scan for a Free Rental Evaluation.

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Rentals.ca & Urbanation National Rent Report (Oct 2026); RentFaster.ca Rent Report (Sept 2026); liv.rent Rent Reports (Sept 2026); Zillow Rental Market Trends (Oct 2026); CMHC Housing Market Outlook 2026; City of Calgary housing trends; Statistics Canada 2021 Census median household income (2020 income); active listings on Rentals.ca, RentFaster.ca, Zumper & liv.rent (Oct 15, 2026); Hope Street Propertyware leases (Sept 2026).