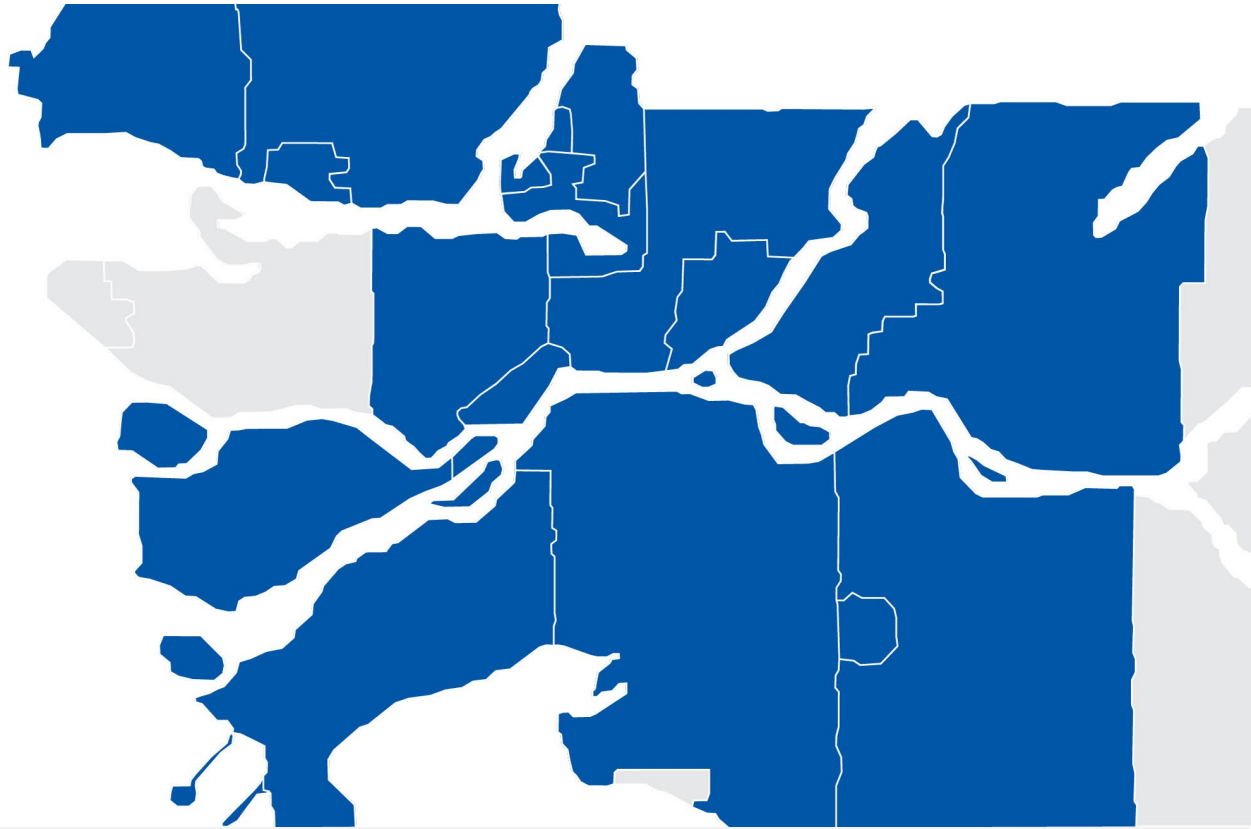


# Goodman:



## Mark Goodman

**Vancouver Real Estate Forum – A2 Session – April 12, 2022**

Greater Vancouver's authority on selling apartment buildings and development sites.  
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## Goodman:

**1.2%**

Average vacancy rate  
in Metro Vancouver

**114,743**

Total number of purpose-  
built rental suites

**63**

Average age in years of  
purpose-built rental stock

**\$1,824**

Average monthly rent in  
Metro Vancouver (2 bed)

**3,327**

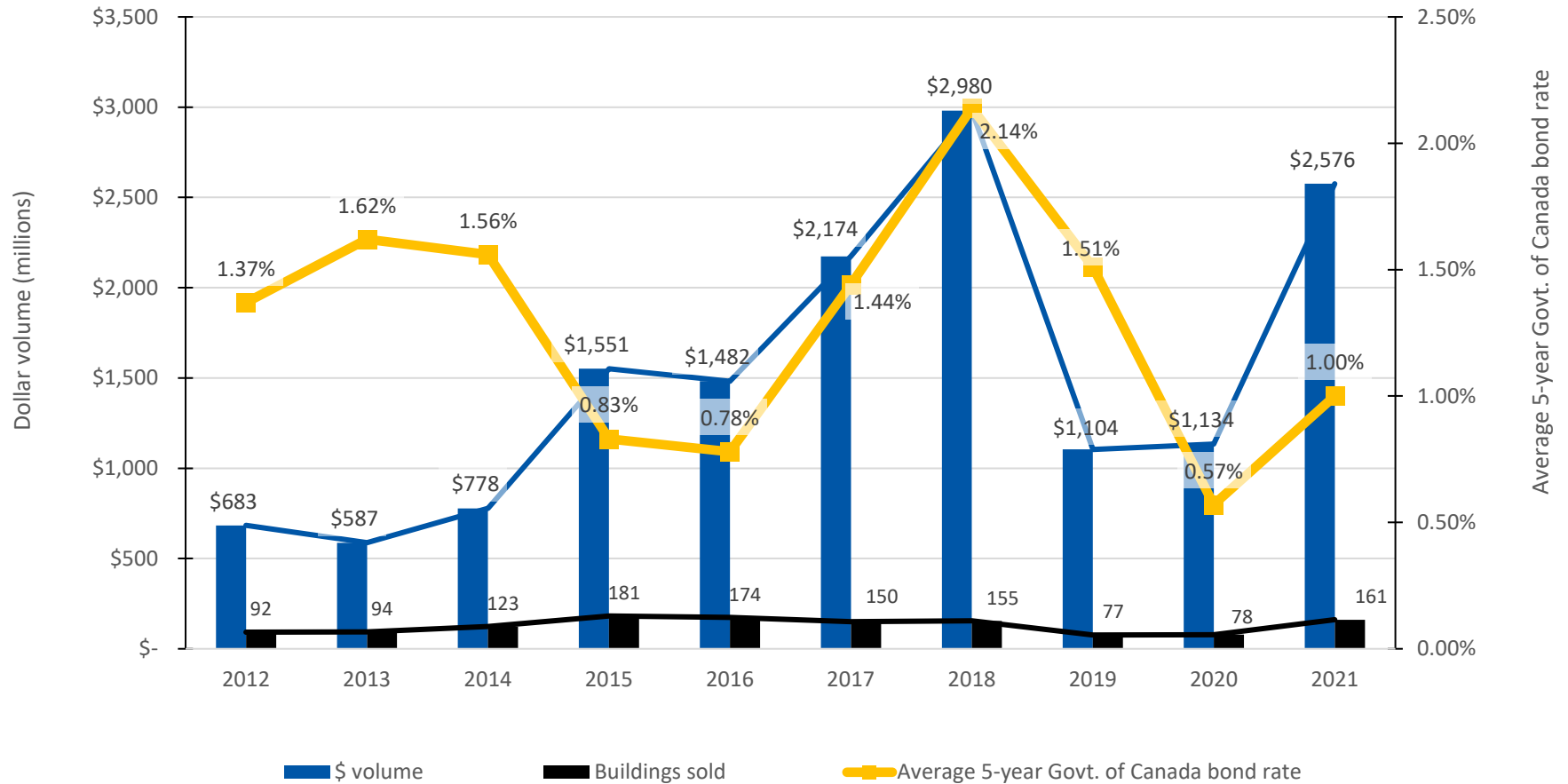
Number of rental  
apartment building: 90%  
frame and 10% concrete

**2.7%–3.1%**

Average Cap rate in 2021  
as per Altus Group

# Goodman:

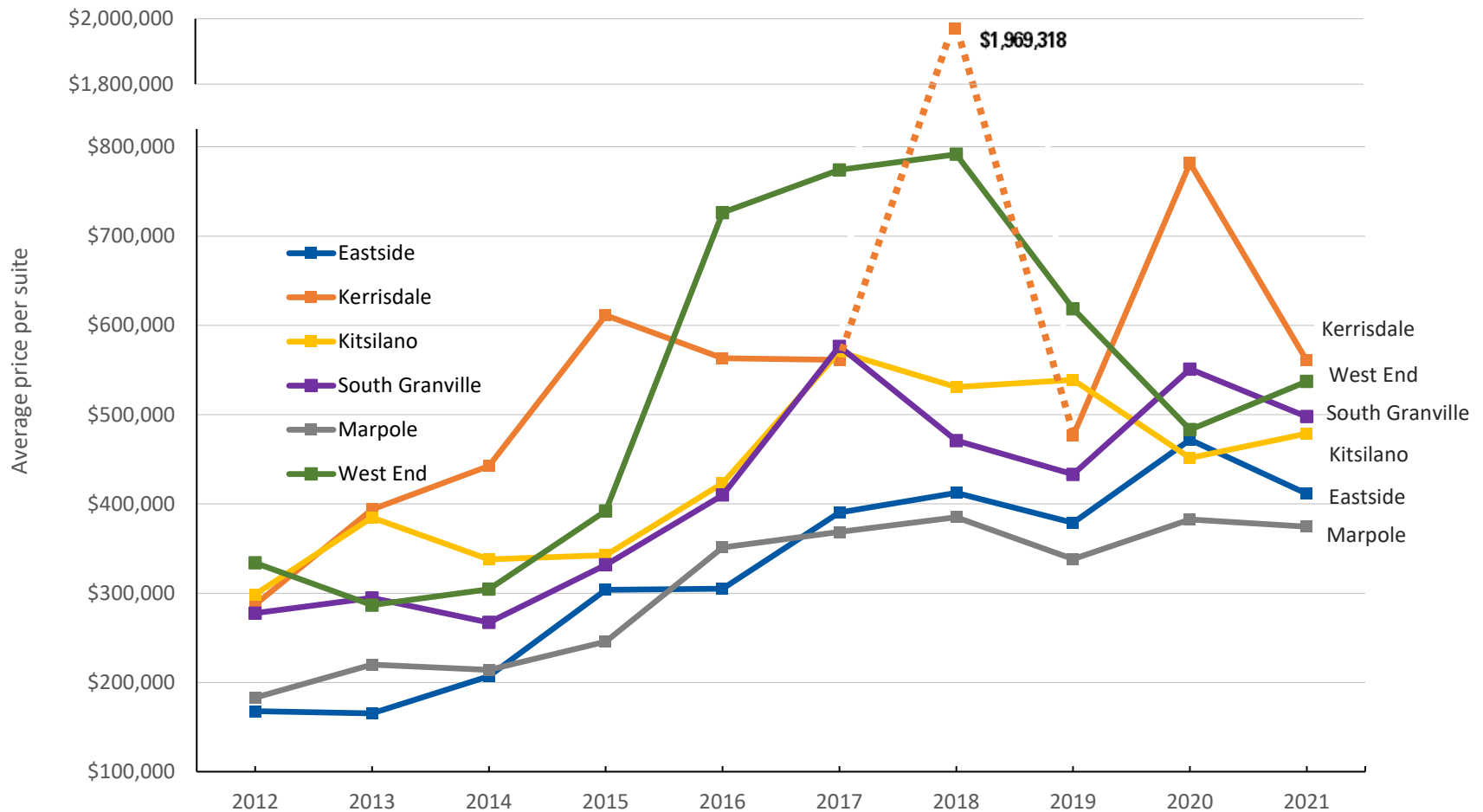
## Metro Vancouver 10-year multi-family performance



# Goodman:

## Vancouver neighbourhoods 2012–2021

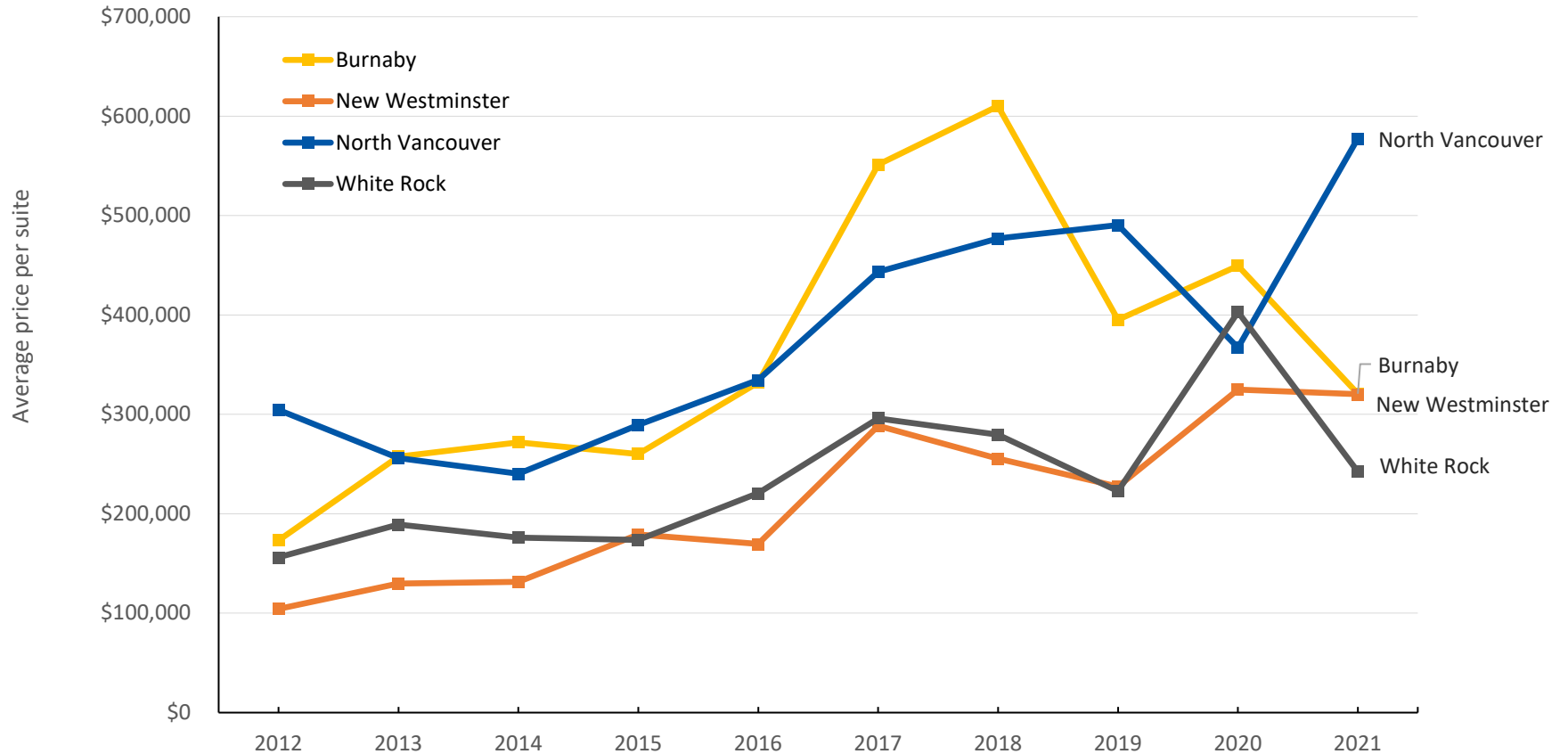
Average price per suite



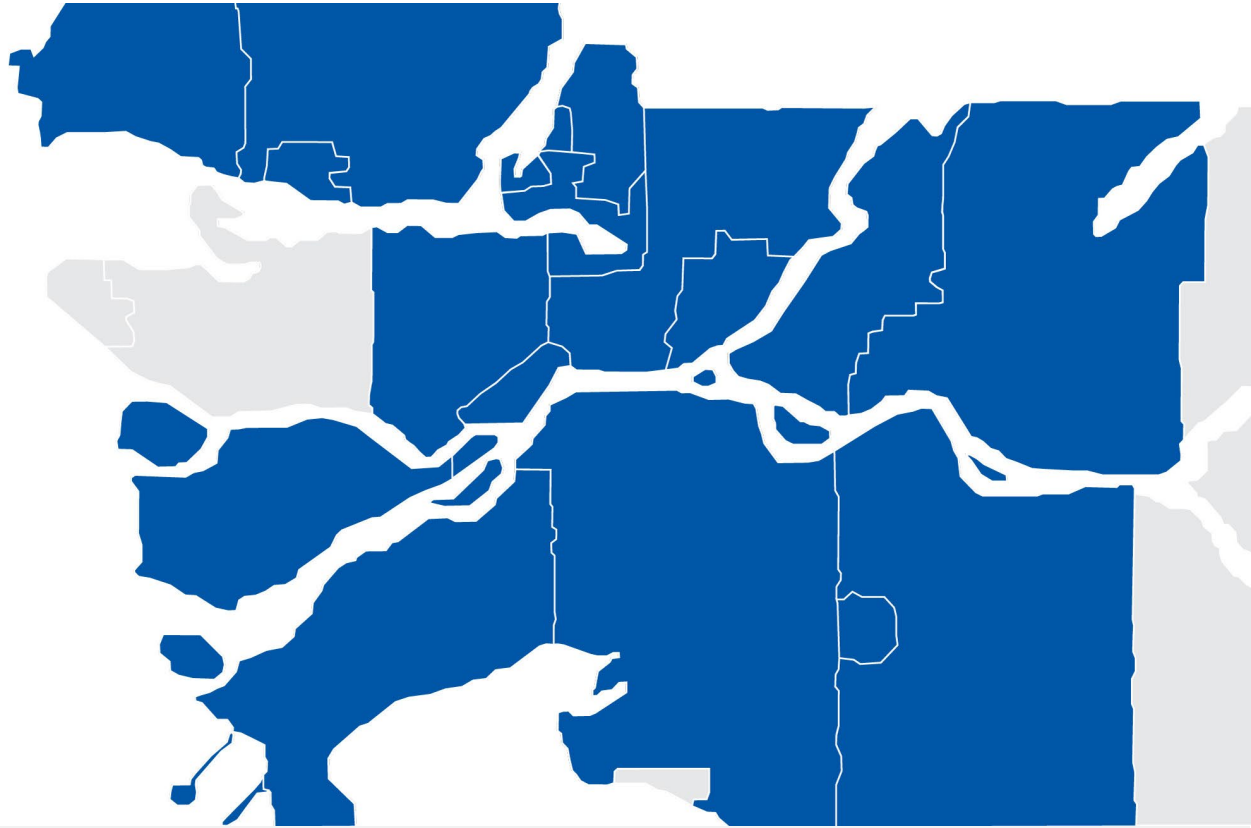
# Goodman:

## Suburban neighbourhoods 2012–2021

Average price per suite



# Goodman:



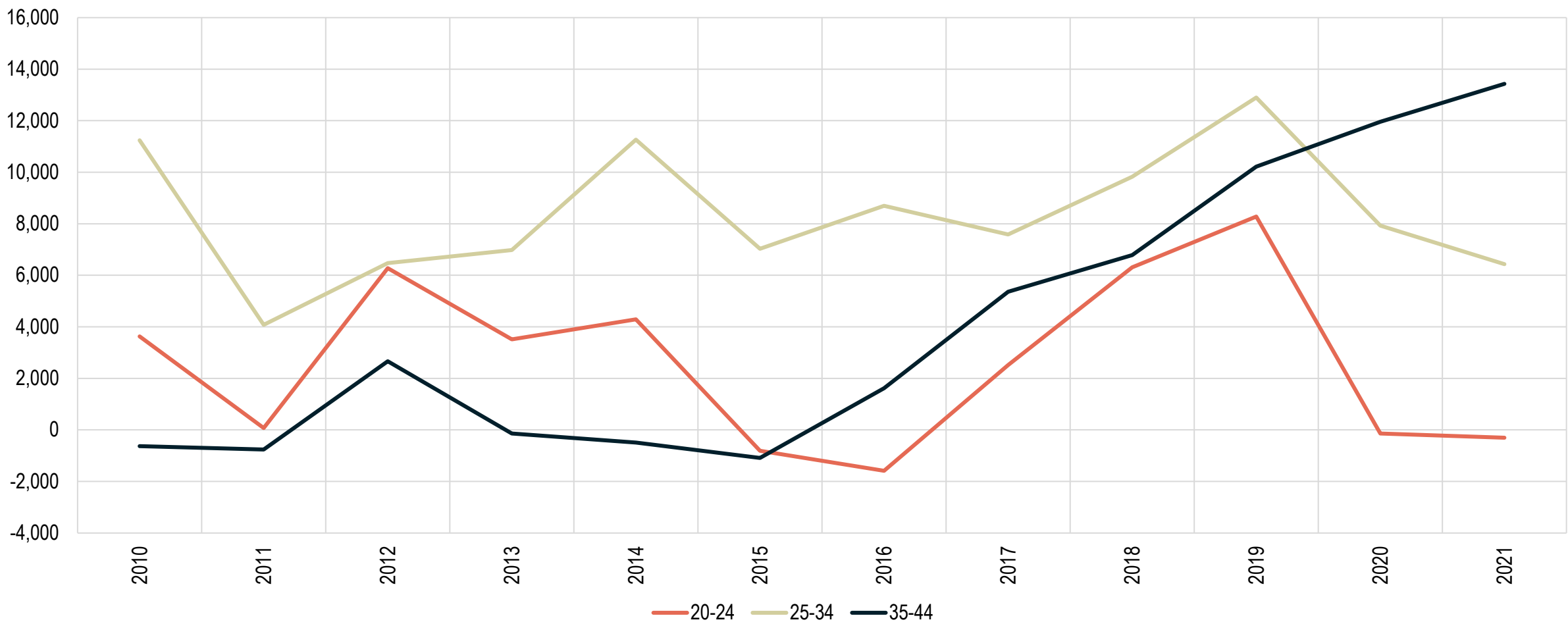
## Mark Goodman

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# COMPONENTS OF POPULATION GROWTH BY AGE

## Vancouver CMA Annual Population Growth By Age Cohort

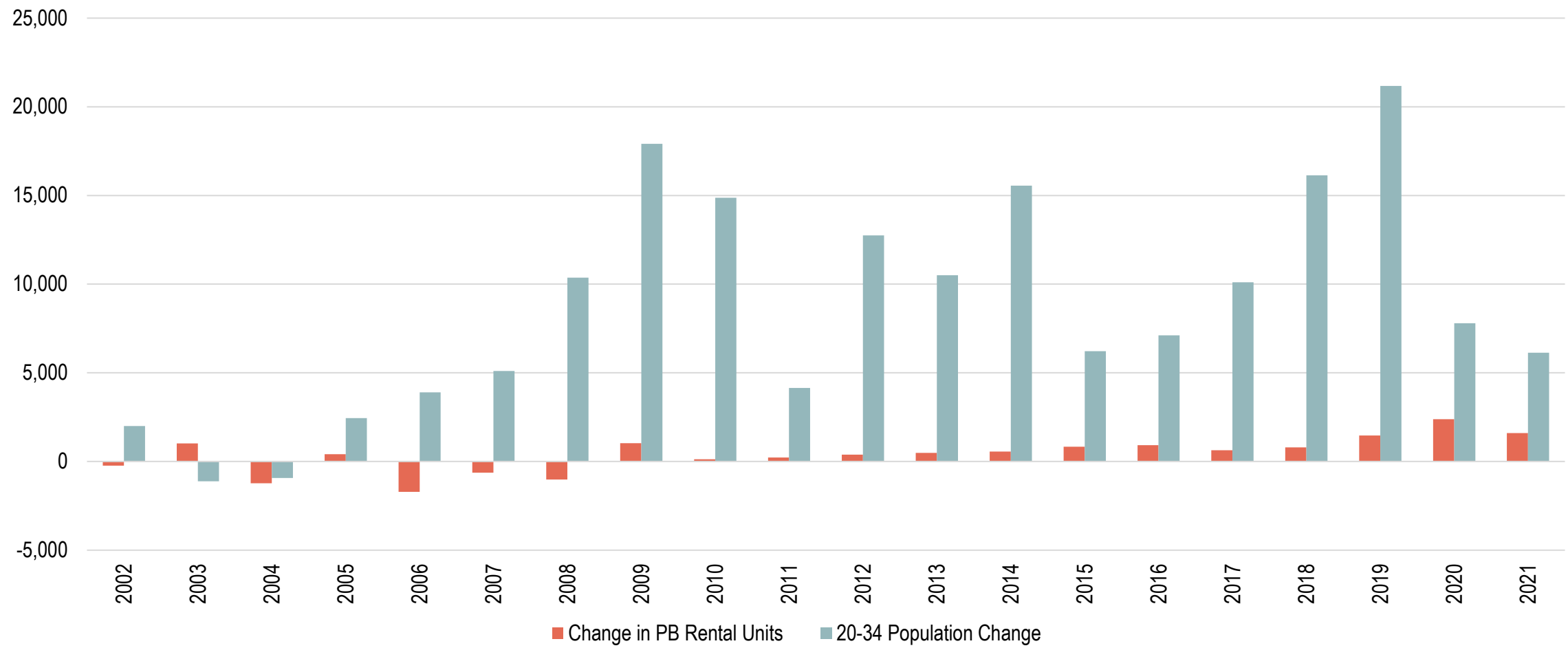
Source: Statistics Canada



# POPULATION GROWTH COMPARED TO PBR UNIT CHANGE

Vancouver CMA: Change in total population in 20-34 age cohort (prime renter demographic) compared to change in total purpose built rental units.

Source: Statistics Canada, CMHC; GWLRA Calculations





## AVG NET RENT \$PSF PER SUB-MARKET

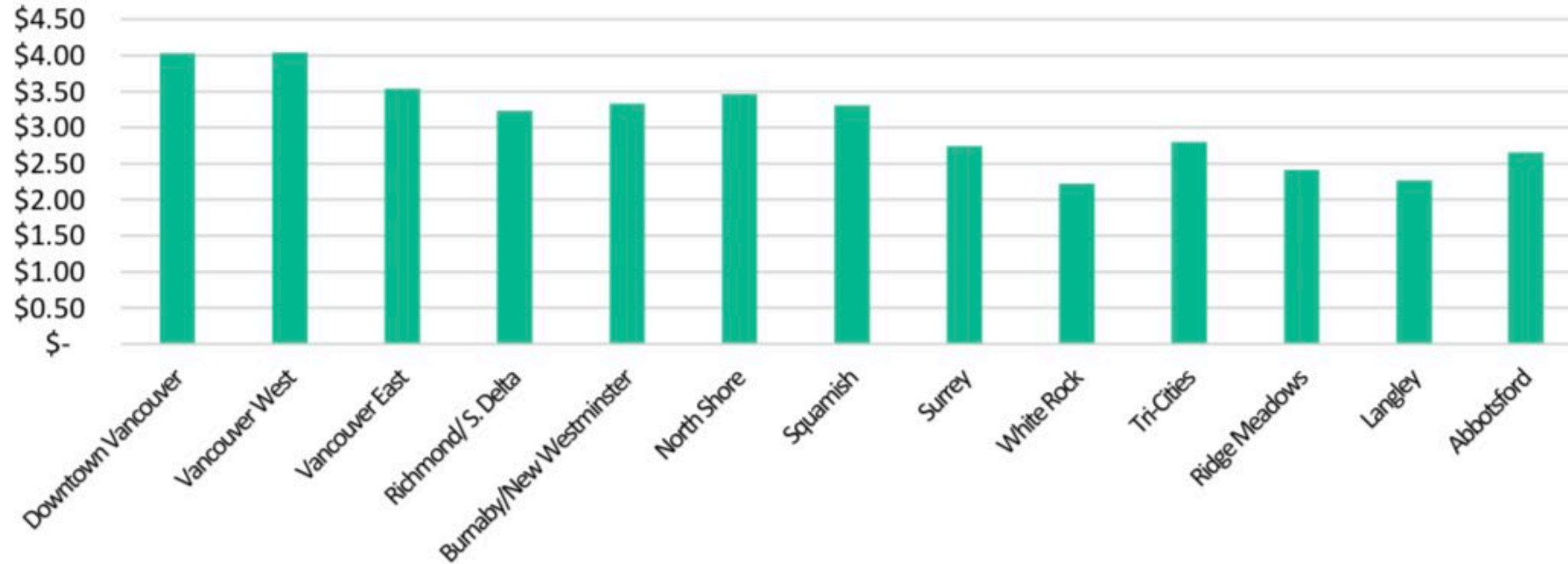


Chart 5

***Q3-2021 THE VANCOUVER RENTAL TAKE***

**5 %**