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KITSILANO BEACH, LOOKING NORTH

A RELOCATION GUIDE · 2026 EDITION

Moving to Vancouver? Start Here.

What your money actually buys, neighbourhood by neighbourhood, and what nobody tells you before you move. Written for anyone relocating to Vancouver from the Interior, Vancouver Island, Alberta, Toronto, the US or beyond, by a Vancouver agent with 21 years of selling condos, townhouses and houses across the city.

WELCOME

Here's what you need to make the best decision for you.

I'm Glenn Feldstein. I've been a Vancouver Realtor since 2005, selling condos, townhouses and houses across the city and the North Shore. Many of my clients arrive from out of town, some directly and some through the agent they trust back home.

This guide answers the question I get first on nearly every relocation call: what will my money actually get me? Then it covers the neighbourhoods people actually move to, the trade-offs a local would warn you about, and the order to do things in.

Informed decisions are confident decisions.

WRITTEN FOR ANYONE RELOCATING, INCLUDING FROM	The Interior	Vancouver Island	Alberta	Toronto	The US	…and beyond

WHAT'S INSIDE

The first question everyone asks

> "What will my money actually get me?"

Moving to a city you don't know yet is one of the highest-stakes purchases you'll make. You're buying a neighbourhood you haven't spent real time in, a commute you haven't driven month after month, and property values you haven't warmed up to just yet.

Nearly every person who calls me about a move to Vancouver asks the same thing first: "What will my money actually get me?" Lifestyle and schools come second. The budget question has to be answered before anything else makes sense.

Here's the honest version of what happens. You look online, you get the sticker shock, and you wonder if the whole thing is off. Then you get past it, and what you want is the specific answer: this budget, in that neighbourhood, buys this.

That's what this guide is for. The real price bands for the neighbourhoods people gravitate toward, the honest trade-offs a local would warn you about, the mistakes I see relocating buyers make, and the order to do things in so you're not carrying two homes or scrambling for one.

ONE RULE I STICK TO

This is your move, and there's a lot at stake. I make sure all of your questions are answered so you're in a position to make the best decision for you.

Coming from the Interior, Vancouver Island, Alberta or Toronto

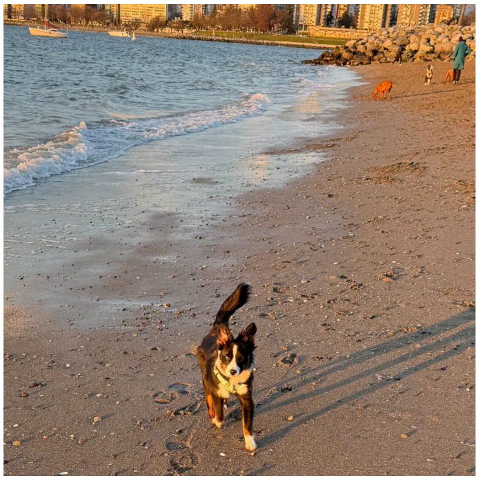
VANCOUVER WEST AUG 2026	$2,933,000 Detached house	$1,335,000 Townhouse	$775,000 Condo
VANCOUVER EAST AUG 2026	$1,621,000 Detached house	$985,000 Townhouse	$629,000 Condo

Benchmark prices, Greater Vancouver REALTORS, August 2026 stats.

COMING FROM	THERE	HERE, AND WHAT CHANGES
The Okanagan Kelowna, Penticton	Single-family median **$925,200** Condo median **$413,500** Central Okanagan, Aug 2026 · Association of Interior REALTORS	That detached budget lands you in a Vancouver condo or townhouse; your condo budget buys a smaller or older apartment. In exchange: ocean, mountains and mild winters.
Vancouver Island Victoria, Courtenay-Comox	Single-family **$1,301,800** Condo **$553,600** Victoria Core, Aug 2026 · Victoria Real Estate Board	Victoria is the closest match. Vancouver runs higher, especially on houses, but the housing types will feel familiar. The real change is scale: more jobs, more choice, rapid transit, no ferry between you and the rest of the country, and no connecting flight for frequent travellers.
Calgary The biggest adjustment	Detached **$744,300** Apartment **$295,400** Aug 2026 · Calgary Real Estate Board	Vancouver's detached benchmark is more than double that, so a Calgary house budget typically becomes a Vancouver condo or townhouse budget. Two costs catch Calgary buyers off guard: BC's Property Transfer Tax on the purchase (roughly 2% on a typical Vancouver price, more above $2M) and BC's higher income tax. Run both with your accountant before you set a budget. In exchange: an ocean, mountains within 30 minutes, and a winter you can cycle through.
Toronto Closer to even than you'd think	GTA average **$993,410** Resale condo **$547,400** Aug 2026 · Toronto Regional Real Estate Board	Vancouver runs higher on both condos and houses, but a Toronto seller with equity usually lands in a similar housing type here. Ontario's Land Transfer Tax becomes BC's Property Transfer Tax. The bigger differences are lifestyle: a smaller, more outdoors city, and a shorter, wetter winter.
The US	A few clients arrive from the States each year. The same logic applies.	Reset the reference point, budget for the Property Transfer Tax, and talk to a Canadian lender early, since financing works differently here. Whether and how you can buy depends on your situation and the foreign-ownership rules at the time, which change. I know those rules well, so reach out and we'll talk through your situation. If a lawyer needs to be involved, I'll point you in the right direction, and I can introduce you to a mortgage broker.

Seven neighbourhoods that fit

The seven I'd put in front of someone moving here, in the order I'd tour them, each in the same shape so you can shortlist from 2,000 km away. Prices are Greater Vancouver REALTORS benchmarks (Aug 2026).



01

Kitsilano

Westside, on the water. I live here, so I'll start here.

Detached	**$2,500,000**
Townhouse	**$1,207,000**
Condo	**$710,000**

Kitsilano benchmark, Aug 2026 · Greater Vancouver REALTORS. Kits character houses typically trade in the $2.0M to $3.5M range.

SCHOOLS BY NAME

Kitsilano Secondary, General Gordon, Lord Tennyson, Bayview.

Housing mix. Older character homes and detached houses throughout the residential streets, along with duplexes, multiplexes and a particularly strong selection of townhomes. Kitsilano also has a significant stock of low-rise condos and rental apartments, from 1960s–80s buildings to newer boutique developments.

What it's near. Kitsilano offers a highly walkable West Side lifestyle, close to Kits Beach, the seawall, some of the city's best parks, cafés, restaurants and shopping along West 4th Avenue and Broadway. Granville Island, Downtown Vancouver, UBC and Jericho Beach are all easily accessible, making it a particularly convenient location for both recreation and everyday amenities.

Commute. Kitsilano is well positioned for commuting to Downtown Vancouver, UBC and the Broadway corridor. Frequent bus service along Broadway, West 4th Avenue and other major routes provides convenient transit connections, while established bike routes make cycling to Downtown, UBC and surrounding neighbourhoods a practical option. By car, the Burrard and Granville bridges provide relatively direct access to Downtown and other parts of the city. The Arbutus terminus of the new Broadway Subway is targeted for fall 2027.

The honest trade-off. Parking is tight, and summer beach traffic is real, though easy to route around once you know the side streets. Kits is one of the most desirable neighbourhoods in the city, and whatever the wider market is doing, properties here stay in demand. Prepare to act swiftly on well-priced homes.

The feel. Kitsilano has a relaxed, active and distinctly West Coast feel. The neighbourhood combines a lively mix of cafés, restaurants, shops and local businesses with quieter, tree-lined residential streets. Its proximity to the beaches, parks and seawall creates a strong outdoor lifestyle, while established residential pockets give the area a welcoming neighbourhood feel.

02

Cambie / Douglas Park

Central Westside, on the Canada Line. The landing zone for most of my clients moving up to a house or newer townhouse.

Detached	**$2,405,000**
Townhouse	**$1,621,000**
Condo	**$1,017,000**

Cambie benchmark, Aug 2026 · Greater Vancouver REALTORS.

SCHOOLS BY NAME

Eric Hamber Secondary, General Wolfe, Edith Cavell, Sir William Van Horne.

Housing mix. Traditionally detached houses, from older character homes to substantially renovated and newer builds. Today that stock is increasingly supplemented by duplexes, laneway homes and multiplex developments.

What it's near. A quiet residential setting in a very central location. Douglas Park itself, Queen Elizabeth Park, Riley Park, Hillcrest Community Centre, Nat Bailey Stadium (home of the Vancouver Canadians; a weekday afternoon game is a must. Nooner at the Nat), BC Children's and Women's Hospital, and the shops and restaurants of Cambie Village and Main Street. The Canada Line puts Downtown and Olympic Village minutes away.

Commute. Canada Line to downtown in under 15 minutes from Broadway-City Hall or King Edward; Broadway-City Hall becomes the Broadway Subway interchange in 2027. Easy drive downtown via Main, Cambie or Oak.

The honest trade-off. You pay for the location, and the best side-street homes don't sit long, so have your financing settled before you look. The corridor is busy; the side streets are not.

The feel. Quiet, established and community-oriented, with tree-lined residential streets, character homes and plenty of green space. A relaxed residential setting that still feels very central.

03

Mount Pleasant

East of Cambie, the city's centre of gravity for independents. Where the condo-to-house move often starts, and where a lot of relocating buyers land first.

Detached	**$1,793,000**
Townhouse	**$1,168,000**
Condo	**$678,000**

Mount Pleasant benchmark, Aug 2026 · Greater Vancouver REALTORS.

SCHOOLS BY NAME

Sir Charles Tupper Secondary, Mount Pleasant Elementary, Simon Fraser Elementary, Florence Nightingale.

Housing mix. Craftsman-era character homes, duplexes and newer multiplexes on the quieter streets. Older low-rise apartments, townhomes, converted lofts and newer condo buildings closer to Main and Broadway.

What it's near. Main Street's independent shops, cafés, restaurants and breweries. Olympic Village, False Creek and the seawall are a short walk north; Downtown is just across the water.

Commute. Canada Line and Millennium Line both serve the area, with frequent buses on Main and Broadway. Biking downtown is practical, and the main routes out of the city are close.

The honest trade-off. The Broadway Plan means construction and rezoning for years; check what's approved next to any building you're considering.

The feel. Creative and community-minded, with an energetic core on Main and established residential pockets a block or two off it.

04

Main Street

The corridor from Broadway south to 33rd, and the blocks either side of it.

Detached	**$1,984,000**
Townhouse	**$1,135,000**
Condo	**$910,000**

Main Street benchmark, Aug 2026 · Greater Vancouver REALTORS.

SCHOOLS BY NAME

Sir Charles Tupper Secondary, General Brock, Sir Wilfrid Laurier, Livingstone.

Housing mix. Predominantly ground-oriented: detached and character homes, duplexes, newer multiplexes and townhomes on the residential streets. Low-rise condos, rental apartments and mixed-use buildings sit along Main itself, with more multifamily emerging around Little Mountain.

What it's near. The shops, restaurants and cafés along Main, plus Queen Elizabeth Park, Riley Park, Hillcrest Community Centre and Nat Bailey Stadium. Cambie Village, Mount Pleasant and the Canada Line are minutes away.

Commute. Frequent buses along Main, the Canada Line a few blocks west on Cambie, and established bike routes toward downtown and False Creek. Easy by car too.

The honest trade-off. Main is a long corridor and the blocks change as you move south, so walk them at different times of day. Homes on Main or the busy cross streets trade quiet for convenience.

The feel. Main has a relaxed, community-oriented feel with plenty of neighbourhood character. It has an energetic, creative atmosphere without feeling as dense or busy as Downtown.

05

Grandview-Woodland / Commercial Drive

East side, built around the Drive. My underrated pick.

Detached	**$1,645,000**
Townhouse	**$1,142,000**
Condo	**$576,000**

Grandview-Woodland benchmark, Aug 2026 · Greater Vancouver REALTORS.

SCHOOLS BY NAME

Britannia Secondary, Templeton Secondary, Grandview Elementary, Lord Nelson.

You can still get a very nice house here for considerably less than in neighbourhoods to the west.

Housing mix. Character homes, detached houses, duplexes and townhomes alongside a significant stock of low-rise condos and rental apartments. Multifamily and mixed-use housing clusters around Commercial Drive, East Hastings and Broadway-Commercial, while the quieter streets stay ground-oriented. Newer development is adding townhomes and higher-density housing near transit, including two new completions on Nanaimo Street this year (Woodland Block and Naimo).

What it's near. One of East Vancouver's best-known hubs: Commercial Drive's food strip, Trout Lake, the farmers market, and Commercial-Broadway, the busiest transit interchange in the region. Downtown, Mount Pleasant and Hastings-Sunrise are all within easy reach.

Commute. Excellent transit from Commercial-Broadway Station on both the Expo and Millennium lines, frequent buses along Commercial, Broadway and Hastings, and established cycling routes toward Downtown. Getting around by car is straightforward too.

The honest trade-off. It's an older housing stock, so inspections matter more, and the Drive itself is lively late.

The feel. Grandview-Woodland has an eclectic, lively and community-oriented feel, with a strong local identity centred around Commercial Drive. Independent cafés, restaurants, shops and neighbourhood businesses create an energetic, walkable atmosphere, while the surrounding residential streets offer a quieter and more established feel. The area has a diverse, creative character that feels distinctly East Vancouver.

06

Yaletown

The condo side of the city, and the fastest way to live car-free.

Townhouse	**$1,649,000**
Condo	**$823,000**

Yaletown benchmark, Aug 2026 · Greater Vancouver REALTORS.

SCHOOLS BY NAME

Elsie Roy Elementary, Crosstown Elementary, King George Secondary.

Housing mix. Almost entirely concrete high-rise condos, from 1990s buildings to newer towers. A small number of townhomes at the base of towers and lofts in converted warehouses. Effectively no detached housing.

What it's near. The seawall, False Creek, the marinas and David Lam Park. Restaurants, cafés and shops on Hamilton and Mainland. BC Place, Rogers Arena, Gastown and the West End are all walkable; Granville Island is a short ferry ride.

Commute. Most days, you walk. Everything else is a short SkyTrain or bike ride.

The honest trade-off. Yaletown, along with other downtown neighbourhoods, is on the softer side of the market right now. Inventory is outweighing sales (Greater Vancouver REALTORS, Aug 2026), which gives you plenty to choose from and more room to negotiate, depending on how a property is priced. Strata fees, building age and insurance history matter as much as the view.

The feel. Polished and urban, busy on the restaurant streets and calmer along the water. The most walkable neighbourhood in the guide.

07

Shaughnessy

Central Westside, estate lots and heritage architecture. The top of the market.

Detached	**$4,257,000**
Townhouse	**$1,741,000**
Condo	**$1,010,000**

Shaughnessy benchmark, Aug 2026 · Greater Vancouver REALTORS. Estate homes in First Shaughnessy trade well above the benchmark.

SCHOOLS BY NAME

Shaughnessy Elementary, York House, Little Flower Academy, Prince of Wales Secondary.

Housing mix. Estate homes and heritage mansions on large lots, with a small number of townhouses, apartments and newer multiplexes at the edges. The First Shaughnessy heritage district limits demolition and subdivision on some properties, so check before you plan a rebuild.

What it's near. VanDusen Botanical Garden, Queen Elizabeth Park and the Arbutus Club. The shops and restaurants of South Granville, Kerrisdale and Cambie Village are a short drive in any direction.

Commute. Granville, Oak and King Edward get you downtown by car in about 15 minutes. Frequent buses connect to downtown and the Canada Line. UBC and the airport are both straightforward.

The honest trade-off. Homes at this level are moving slowly right now (Greater Vancouver REALTORS, Aug 2026). Patient buyers have room to negotiate; anyone who might need to sell again quickly should factor that in.

The feel. Wide, tree-lined streets, mature landscaping and very little commercial activity. Private and quiet, yet a few minutes from the middle of the Westside.

> If you're coming with a detached-house budget from the Interior or Calgary and none of these fit, tell me. Renfrew, Hastings-Sunrise, and North Vancouver are the next conversation and I'll walk you through them on a call.

What everyone gets wrong about Vancouver

WHAT YOU HEAR	WHAT'S ACTUALLY TRUE
"It's all unaffordable."	That's the sticker shock talking, and it's what you see when you look at the Westside from the outside. There are real options if you know the east side and understand the move-up math. The benchmark difference between a Vancouver West and a Vancouver East detached home was about **$1.31M** in August 2026 (Greater Vancouver REALTORS). Same city, 20 minutes apart.
"It rains all the time."	It rains a lot from November to March. Then Vancouver has the best summers in Canada. The people who live here plan around the wet months and don't think about them much. Rain or shine, there's something to do year-round, which is the thing people notice most once they've settled.
"I'll get the same house I have now."	Maybe, but for most people the same budget buys something different here. A Calgary or Kelowna house budget is usually a Vancouver condo or townhouse budget. The clients who are happiest a year in are the ones who looked at the numbers before they toured, not after.
"I can pick a neighbourhood from photos."	Vancouver neighbourhoods change block by block. Just like where you live now, different parts of the same neighbourhood can feel quite different. The busy arterial and the quiet street behind it are two different places with the same postal code. I wouldn't recommend buying anywhere here without walking the block at 8 AM and 8 PM.
"What if I don't like Vancouver?"	In 21 years, I can't think of a client who didn't. Vancouver offers a lifestyle that's difficult to replicate. You get the restaurants, culture and amenities of a major city alongside exceptional access to the outdoors. The seawall, beaches and parks are part of everyday life, while the mountains and North Shore are just minutes away for hiking, skiing, biking and exploring. The mild climate makes it possible to be active outdoors throughout much of the year, and weekends can easily range from shopping in the city to skiing, golfing or spending the day on the water. It's a city where urban living and an active, outdoor lifestyle naturally come together. You'll see.

Seven things smart relocating buyers get right

1 **See it in person, or send someone you trust.**

Video tours are useful and I do them all the time. To buy with real confidence, walk the home yourself, or have someone you trust walk it for you. If you can't get here, I go through it as if I were buying it myself and tell you what I'd tell my own family.

2 **Do the strata homework up front.**

Most relocating buyers land in a condo or townhouse first. In BC that means strata documents: meeting minutes, the Form B, the depreciation report, the insurance certificate, bylaws and rules. Read these before you remove your conditions and you'll know exactly what you're buying. I'll read them too.

3 **Build the Property Transfer Tax into your budget early.**

It's a real number on a Vancouver purchase and it's due on completion. Calculate it early and confirm it with your mortgage broker, and your budget will hold up on closing day. Ask about any exemptions or thresholds that apply to you.

4 **Trust the drive-by over the listing photo.**

Photos are shot to sell. I'll make sure you know what's actually happening around each property, so everything on your shortlist fits what you're looking for before you fly in to see it.

5 **Sequence the sale and the purchase with a plan B.**

Lining up two properties can work beautifully with a backup in place, so a gap becomes a bridge or a short rental rather than a pressured decision. That's the next page.

6 **Talk to a Canadian lender before you set your budget.**

Rules on qualifying, down payments, and provincial income all differ, and if you're coming from the US, financing is a different system entirely. A local mortgage broker before you shop gives you a real number and a smoother run at it.

7 **Choose your neighbourhood for the way you live.**

Let your commute, the specific school you want, and how you actually spend a Saturday set the shortlist. Tell me what you love about where you live now and we'll find a great match.

What to do, and when

6 to 12 months out	Shortlist two or three neighbourhoods from pages 5 to 11, or we can talk through others that might suit you. Talk to a mortgage broker about qualifying with out-of-province or out-of-country income. If you can, visit once and walk your shortlist areas, morning and evening. If you're working with an agent back home, ask them to connect us; I'll keep them in the loop at every step.
3 to 6 months out	Get pre-approved, not just pre-qualified. Set the real budget with the Property Transfer Tax and closing costs included. Decide the sequencing: sell first, buy first, or subject-to-sale. This depends on what you want to buy, your financial position, and what you're selling. Sometimes we look at Vancouver homes first so you know what your budget actually gets you before you list back home. For most relocating buyers, selling first is the calmer path; a bridge or a short rental covers the gap if one is needed. There is no single right answer, and I'll walk you through the options.
1 to 3 months out	Tours, in person or virtual, of the real shortlist. The offer, with an honest read on value so you don't overpay. In BC there's a rescission period after an accepted offer and, on most deals, conditions for financing, inspection, and strata review. Inspection booked a day or two before subject removal so anything that comes up can be negotiated. Bank draft or wire transfer for the deposit lined up, since timing matters, especially over a weekend.
Moving month	Completion and possession are usually a day or two apart. Lawyer or notary appointment the week before. Utilities, BC Hydro and internet, set up for possession day. If you're coming from another province, your health coverage transfer and driver's licence exchange have their own timelines; start those the week you arrive. From subject removal to completion, you'll get reminders and check-ins from me so nothing falls through the cracks.

RIGHT NOW

The house side of the market is the softer side and inventory is above its long-term average (Greater Vancouver REALTORS, August 2026). I don't predict where it goes from here. What I'll say is that this fall a relocating buyer has more choice and more room to negotiate than they've had in a while, and that the decision should still be the one that's right for your life.

What a good relocation looks like

An out-of-area Realtor referred clients who were moving to Vancouver's Westside. They wanted to be close to a specific school and had a general idea of the city, but not the finer details of each neighbourhood, and the difference between one block and the next.

We started with the budget question, the same one this guide started with. Then we narrowed the Westside to the pockets that fit the school and the budget, walked them, and toured the real shortlist.

The part their referring agent cared about most: they knew what was happening at every step. No chasing, no surprises.

That's the whole approach. Answer the money question first, narrow to the places that actually fit, tour the shortlist, and keep everyone informed until the keys are in your hand. The client's story is anonymized here, but the process is exactly what you'd get.

Most of my relocation clients come to me directly, without a referral. I know that moving to an unfamiliar city without a Realtor you already trust is daunting. So we start with a conversation. You decide how you'd like to move forward, the trust builds from there, and you stay in the driver's seat with me guiding you to a great decision.

WHEN THE REFERRING AGENT HEARD FROM ME

- When I made first contact
- After the first tour
- When we had an accepted offer
- When subjects came off
- When the deal closed

THE APPROACH, IN FOUR STEPS

1

Answer the money question first.

2

Narrow to the places that actually fit.

3

Tour the shortlist.

4

Keep everyone informed until the keys are in your hand.

The relocation checklist

6 TO 12 MONTHS OUT

- [ ] Shortlist two or three neighbourhoods from pages 5 to 11.
- [ ] Talk to a Canadian mortgage broker about qualifying with out-of-province or out-of-country income.
- [ ] Walk your shortlist once, morning and evening.
- [ ] Ask the agent you work with back home to connect us.

3 TO 6 MONTHS OUT

- [ ] Get pre-approved, not just pre-qualified.
- [ ] Set the real budget with the Property Transfer Tax and closing costs included.
- [ ] Decide the sequencing: sell first, buy first, or subject-to-sale.

1 TO 3 MONTHS OUT · MAKING OFFERS

- [ ] Tour the shortlist and make an offer, with an honest read on value. Once it's accepted:
- [ ] Read the strata documents: meeting minutes, the Form B, the depreciation report, the insurance certificate. I'll read them too.
- [ ] Book the inspection a day or two before subject removal. I can arrange the inspector.
- [ ] Line up the bank draft for the deposit.

MOVING MONTH · FIRM SALE

- [ ] Book the lawyer or notary appointment the week before completion. I'll help with this.
- [ ] Set up BC Hydro, internet and any other services for possession day. You'll already have an insurance quote by this time. Make sure your insurance starts on the Completion Date, not the Possession Date.
- [ ] Start your health coverage transfer and driver's licence exchange the week you arrive.

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How I help next

You now know more about the Vancouver market than most people do before they move here. What's left is the part that's hard to do from a distance: walking the blocks, sequencing the sale back home with the purchase here, and knowing what a fair price looks like on the day you make the offer.

That's what I do. I've sold condos and houses across Vancouver for 21 years, and I work with a lot of clients who arrive from out of town, whether they come to me directly or through the agent they trust back home. The process is the same at a distance as it is across the table: a conversation first, budget clarity before the search, a realistic shortlist by neighbourhood, an honest read on value so you don't overpay, and close contact from start to finish and beyond the transaction. If you're working with a Realtor where you are now, they stay in the loop the whole way.

> When you're ready, or when you just have a question, reach out.

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