CHEAT SHEET · NOVEMBER 2026

Fraser Valley vs Edmonton

Fraser Valley detached values fell almost 9% in a year, so many owners who bought near the top are renewing on a home now worth less.

$730,200 more for a typical detached home in the Fraser Valley

Single-family detached benchmark, Fraser Valley, September 2026	**$1,300,000** (-8.8% in a year)
Average detached price, Edmonton, September 2026	**$569,820** (+2.8% in a year)

EXAMPLE SELL-AND-MOVE BUDGET

Sale price	**$1,300,000**
Selling costs (5%)	**- $65,000**
Mortgage owed (60%)	**- $780,000**
Cash left	**$455,000**
Typical Edmonton detached	**$569,820**
New mortgage	**$114,800**
Payment on $780,000	**$4,317/mo**
Payment on new mortgage	**$635/mo**

> Example only: owes 60% of value, 5% selling costs, 4.5% over 25 years. Your numbers will differ; talk to a mortgage broker.

Your Edmonton match

In Fraser Valley	Try in Edmonton	Why
Langley / Walnut Grove	Sherwood Park, Summerside	Family suburbs with lakes, parks and schools
Abbotsford / Chilliwack	St. Albert, Spruce Grove	Smaller-city feel, close to a big city
Acreages in the Valley	Strathcona or Parkland County acreages	Land, shops and space near the city
Surrey new builds	Chappelle, Keswick	Newer homes, garages, parks

SOURCES

- Fraser Valley Today: Home buyers remain cautious amid weakening prices (FVREB September 2026): https://fraservalleytoday.ca/2026/10/05/home-buyers-remain-cautious-amid-weakening-prices-in-the-fraser-valley/
- Bank of Canada, Staff Analytical Note 2025-21: How will mortgage payments change at renewal?: https://www.bankofcanada.ca/2025/07/staff-analytical-note-2025-21/

> **Free planning call:** talk through your options, Edmonton areas and timing with RealEstateYEG. Call or text our line at 587-400-4668.

General information only, not financial, mortgage, tax or legal advice. Prices are averages or benchmarks from the sources listed, as of the month shown. The money example uses made-up assumptions; your numbers will differ. Talk to a mortgage broker and a lawyer before you decide. RealEstateYEG.ca is Brent Deptuck, REALTOR®, licensed in Alberta with Real Broker.

Your move from Fraser Valley

Distance	about 1,100 km
Drive time	2 easy days of driving
Route	Highway 1 to Hope, Highway 5 (Coquihalla) to Kamloops, then the Yellowhead past Mount Robson and Jasper.
Moving cost	Movers between the Lower Mainland and Edmonton report about $3,900 to $6,600 for a 2 to 3 bedroom home (MoveAdvisor route data).

> Have acreage gear, a trailer or animals? Plan a separate trip or a specialist hauler.

FUN STOPS ON THE WAY

- Kamloops (Highway 5) or Revelstoke and Rogers Pass (Highway 1)
- Mount Robson, the highest peak in the Canadian Rockies, on the Yellowhead route
- Jasper National Park: a night in Jasper turns the move into a mini holiday
- Or go the Banff and Lake Louise way, then head north on Highway 2

8 TO 12 WEEKS BEFORE

- ☐ Talk to a mortgage broker and get pre-approved for Edmonton
- ☐ Get 3 written moving quotes (full-service, container, and do-it-yourself)
- ☐ Book a 2 to 3 day scouting trip, or video tours with us
- ☐ Ask your employer about remote work or a transfer

4 TO 6 WEEKS BEFORE

- ☐ Pick a moving date and book movers
- ☐ Sell or donate what you won't use: every box costs money to ship
- ☐ Ask your school for records and plan school registration in Edmonton
- ☐ Find a vet, family doctor waitlist and daycare options

1 TO 2 WEEKS BEFORE

- ☐ Forward your mail with Canada Post
- ☐ Book utilities in Edmonton: Alberta lets you pick your electricity and gas retailer
- ☐ Pack a first-night box: sheets, kettle, chargers, tools, toilet paper
- ☐ Plan your road trip stops and hotels

FIRST MONTH IN EDMONTON

- ☐ Register for Alberta health care within 3 months
- ☐ Get your Alberta driver's licence and vehicle registration at a registry agent
- ☐ Switch your car insurance to an Alberta policy
- ☐ Put winter tires on before November