CHEAT SHEET · NOVEMBER 2026

Vancouver vs Edmonton

Detached values in Metro Vancouver have fallen for a year, and CMHC has named Vancouver as one of the two cities with the most mortgage stress.

$1,325,700 more for a typical detached home in Metro Vancouver

Average detached price, Greater Vancouver, September 2026	**$1,895,496** (-10.9% in a year)
Average detached price, Edmonton, September 2026	**$569,820** (+2.8% in a year)

EXAMPLE SELL-AND-MOVE BUDGET

Sale price	**$1,895,000**
Selling costs (5%)	**- $94,800**
Mortgage owed (60%)	**- $1,137,000**
Cash left	**$663,700**
Typical Edmonton detached	**$569,820**
New mortgage	**$0**
Cash left over	**$93,900**
Payment on $1,137,000	**$6,293/mo**
Payment on new mortgage	**$0/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 Vancouver	Try in Edmonton	Why
Kitsilano	Old Strathcona, Garneau	Walkable streets, cafes, near the university
Mount Pleasant / Main Street	124 Street, Oliver	Shops, patios and condos near downtown
West Point Grey / Dunbar	Glenora, Windsor Park	Quiet, leafy, big older homes by the river valley
Burnaby / Coquitlam	Terwillegar, Riverbend	Family suburbs with schools and trails
Surrey / Langley new builds	Chappelle, Keswick	Newer homes, garages, parks

SOURCES

- Greater Vancouver REALTORS® monthly market reports: https://gvrealtors.ca/market-watch/monthly-market-reports
- WOWA Vancouver report (REBGV and CREA data): https://wowa.ca/vancouver-housing-market
- 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 Vancouver

Distance	about 1,160 km
Drive time	2 easy days of driving
Route	Highway 5 (Coquihalla) to Kamloops, then the Yellowhead past Mount Robson and Jasper. Or Highway 1 through Banff.
Moving cost	Movers on this route report about $3,900 to $6,600 for a 2 to 3 bedroom home (MoveAdvisor route data).

> Winter tires or chains are required on most BC mountain highways from October 1 to April 30. A summer move is easier.

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