CHEAT SHEET · NOVEMBER 2026

Victoria vs Edmonton

Victoria prices have stayed high while payments at renewal rise, so a typical house still costs more than double an Edmonton detached home.

$718,800 more for a typical detached home in Greater Victoria

Single-family benchmark, Victoria Core, October 2026	**$1,288,600** (+0.7% in a year)
Average detached price, Edmonton, September 2026	**$569,820** (+2.8% in a year)

EXAMPLE SELL-AND-MOVE BUDGET

Sale price	**$1,289,000**
Selling costs (5%)	**- $64,400**
Mortgage owed (60%)	**- $773,000**
Cash left	**$451,200**
Typical Edmonton detached	**$569,820**
New mortgage	**$118,600**
Payment on $773,000	**$4,278/mo**
Payment on new mortgage	**$657/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 Victoria	Try in Edmonton	Why
Fairfield / Oak Bay	Glenora, Belgravia	Character homes, mature trees, quiet streets
James Bay	Oliver, Rossdale	Walk to downtown and the river
Saanich	Riverbend, Terwillegar	Family areas with trails and schools
Langford / Colwood new builds	Keswick, Edgemont	Newer homes and parks

SOURCES

- Victoria Real Estate Board current statistics: https://www.vreb.org/current-statistics
- Victoria News: Victoria housing market returns to balanced conditions in October: https://vicnews.com/2026/11/04/victoria-housing-market-returns-to-balanced-conditions-in-october/
- 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 Victoria

Distance	about 1,200 km, plus the ferry
Drive time	2 days of driving plus about 1.5 hours on BC Ferries
Route	BC Ferries from Swartz Bay to Tsawwassen, then Highway 1 and 5 to Kamloops and the Yellowhead to Edmonton.
Moving cost	Expect the Vancouver-to-Edmonton range (about $3,900 to $6,600 for a 2 to 3 bedroom home) plus ferry costs for the truck. Get quotes that include the ferry.

> Book the ferry for your vehicle early in summer. Winter tires or chains are required on most BC mountain highways from October 1 to April 30.

FUN STOPS ON THE WAY

- One last sailing through the Gulf Islands
- 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