

THE RELOCATION GUIDE

MOVING TO VANCOUVER? START HERE.

8 NEIGHBOURHOODS · HOME PRICES
SCHOOLS · COMMUTES



Nancy Che PREC*
REALTOR® · eXp Realty

Start Here

01 · BEFORE YOU BEGIN



Nancy Che PREC*
REALTOR®
METRO VANCOUVER

Moving to a city you don't know yet is one of the biggest decisions you will ever make. You are choosing a home, a commute, a routine and a neighbourhood, often from two time zones away and with only a few days on the ground.

The questions I hear from almost everyone moving here are the same:

01	Which neighbourhood fits our budget and the way we actually live?	PAGES 4 TO 14
02	How far out should we look, and what is the commute really like?	PAGES 4 AND 17
03	Where are the good schools?	PAGE 17
04	What should we check before buying a house here?	PAGE 16
05	Which areas hold their value when it is time to sell?	PAGES 15 AND 16

This guide answers each of them with real neighbourhoods and the same checks I run with my own clients. Read it once and you will arrive with a shortlist, a clear plan and far fewer surprises.

Coming From the East? What Changes



From Toronto and the rest of Ontario

- Prices vary widely from one area to the next. The West Side generally sits at the top of the market, while East Vancouver and Burnaby are usually the more accessible ways into a detached home.
- The city feels smaller. Most neighbourhoods in this guide are within about 15 km of downtown, and there is no large expressway running through the core.
- Everyday costs like groceries and dining out tend to feel similar. Housing is where the difference shows.

From Montreal, Ottawa and the east coast

- The gap in home prices is usually much larger, so it is worth setting the budget before falling for a neighbourhood. The first big choice is often a larger house a little further out, or a smaller lot closer to downtown.
- You trade snow for rain. Winters are mild and snow rarely stays, but expect long grey, wet stretches from roughly November to April.
- Life leans outdoors: the seawall, the beaches and the North Shore mountains become part of a normal week.

From Victoria

- Same province, same rules and the same climate, with a faster pace and far more neighbourhoods to choose from. The biggest adjustment is usually traffic and how much variety there is from one area to the next.

For everyone

- BC has its own property transfer tax and its own rules for people buying their first home. Check the current rates on the Province of BC's website, and confirm your situation with a lawyer or accountant. Reminder: I'm not a lawyer, a tax advisor or a mortgage broker.



03 · WHERE TO LIVE

Where to Live: Vancouver's West Side

The pages that follow cover eight neighbourhoods in three big areas, each in the same shape so you can compare from afar.

ABOUT THE PRICES

Each area shows recent price ranges for a typical detached home and townhouse, based on the Greater Vancouver Realtors benchmark prices for that area. The board does not publish a benchmark for duplexes. Individual neighbourhoods and homes will sit above or below these ranges. For this month's numbers, see the note at the end of page 15.

ABOUT THE DISTANCES

Drive distances to downtown are approximate and measured from the heart of each neighbourhood. Outside rush hour, most of these drives take about 10 to 30 minutes.

ABOUT THE SCHOOLS

The schools named are public schools in or near each neighbourhood. Ratings are from the Fraser Institute's report card on BC elementary schools for the 2024/25 school year, so they may not reflect the latest updates yet. Catchments are set by the school district and can change, so always confirm the schools for a specific address (see page 17).

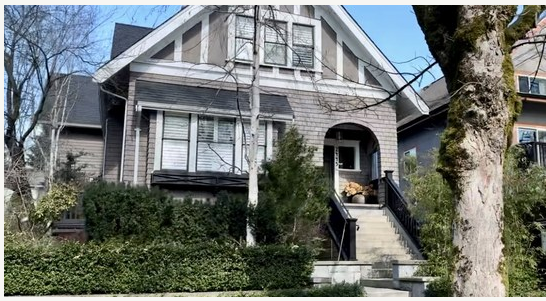
WEST SIDE: RECENT PRICE RANGES

DETACHED	$2,916,100 to $3,427,100
TOWNHOUSE	$1,298,500 to $1,424,700

Based on the Greater Vancouver Realtors statistics reports from the last two years. Prices change every month, so treat these ranges as a guide.







03 · VANCOUVER'S WEST SIDE

Kitsilano

WHY PEOPLE LOVE IT

Beach life a short walk from home. Summer evenings at Kits Beach, mountain views across the water, and the closest drive downtown of any neighbourhood in this guide.

HOMES

Character houses and duplexes, many within a few blocks of the water.

GETTING AROUND

Roughly 4 km to downtown, the closest neighbourhood in this guide, with the Burrard and Granville bridges a few minutes away.

EVERYDAY LIFE

Kits Beach and the outdoor Kitsilano Pool, Kitsilano Community Centre, and the shops and restaurants along West 4th Avenue and Broadway.

GROCERIES

Fresh St. Market on West 4th and Choices Market on West 16th.

SCHOOLS

Carnarvon Community Elementary (rated 7.1 out of 10) and General Gordon Elementary (6.3), with Kitsilano Secondary nearby.

WHAT'S CHANGING

The City's Broadway Plan, approved in June 2022, covers the Broadway corridor through parts of Kitsilano and allows much more housing, including towers, near the new subway stations opening in 2027.

THE HONEST CATCH

One of the city's most in demand areas, so expect competition for the best streets, plus several more years of construction along Broadway.

03 · VANCOUVER'S WEST SIDE

Dunbar





WHY PEOPLE LOVE IT

A village feel in the middle of the city. Quiet streets, the forest trails of Pacific Spirit Regional Park at the doorstep, and Dunbar Street's local shops a short walk away.

HOMES

Mostly detached houses on quiet, tree lined streets.

GETTING AROUND

Roughly 8 km to downtown. West 16th and West 41st lead straight to UBC, and Southwest Marine Drive is a direct route toward the airport.

EVERYDAY LIFE

Pacific Spirit Regional Park along the western edge, Dunbar Community Centre, and the village shops along Dunbar Street.

GROCERIES

Stong's Market and H Mart, both on Dunbar Street.

SCHOOLS

Lord Kitchener Elementary (rated 7.6 out of 10), with Lord Byng and Point Grey secondary schools nearby. Several of the city's well known private schools are close by too, including St. George's and Crofton House.

WHAT'S CHANGING

City Council did not approve the Villages Plan on July 28, 2026, so the single family streets stay as they are for now.

THE HONEST CATCH

Dunbar and neighbouring Arbutus Ridge are not one market, so compare street by street.



04 · WHERE TO LIVE

Where to Live: East Vancouver

East Vancouver is a mix of older character houses, duplexes and newer infill homes, with prices usually well below the West Side.

EAST VANCOUVER: RECENT PRICE RANGES

DETACHED	$1,630,500 to $1,852,000
TOWNHOUSE	$980,400 to $1,128,400

Based on the Greater Vancouver Realtors statistics reports from the last two years. Prices change every month, so treat these ranges as a guide.

IN THIS SECTION



PAGE 08
Main Street



PAGE 09
Fraser



PAGE 10
Renfrew







04 · EAST VANCOUVER

Main Street

WHY PEOPLE LOVE IT

Character and personality. A long stretch of independent shops, cafes and restaurants, with Queen Elizabeth Park and Riley Park close by and a quick drive downtown.

HOMES

Older detached houses, duplexes and newer infill homes along the side streets.

GETTING AROUND

Roughly 6 km to downtown, with Main Street running straight north into the city and an easy drive south toward Richmond and the airport.

EVERYDAY LIFE

The independent shops, cafes and restaurants along Main, with Riley Park, Hillcrest Community Centre and Queen Elizabeth Park close by.

GROCERIES

Organic Acres Market, East West Market and Nesters Market, all on Main.

SCHOOLS

General Wolfe Elementary (rated 6.2 out of 10), with Sir Charles Tupper Secondary nearby.

WHAT'S CHANGING

Closer to Broadway, Main Street falls inside the Broadway Plan area, so expect more new housing around the new Mount Pleasant station.

THE HONEST CATCH

Main Street sits on the border between the West Side and the East Side, so prices can vary a lot from one street to the next. Streets close to Main are busier, and a block or two away can feel very different.





04 · EAST VANCOUVER

Fraser

WHY PEOPLE LOVE IT

A relaxed residential feel at East Side prices, usually well below the West Side for a detached home, with Main Street and Queen Elizabeth Park a short drive away.

HOMES

Detached houses and duplexes, many on standard East Side lots.

GETTING AROUND

Roughly 7 km to downtown. Fraser Street leads north into the city, and Knight Street, a few blocks east, runs south to the Knight Street Bridge and Richmond.

EVERYDAY LIFE

Fraser Street's local shops and restaurants, with Main Street and Queen Elizabeth Park a short drive west.

GROCERIES

No Frills on Fraser Street, with Bâtard Bakery and Olivier's La Boulangerie on Fraser for fresh bread.

SCHOOLS

Charles Dickens Elementary (rated 6.9 out of 10), with Sir Charles Tupper and John Oliver secondary schools nearby.

WHAT'S CHANGING

Mostly established residential streets. The City lists every rezoning application at shapeyourcity.ca, so check any block you like.

THE HONEST CATCH

The typical East Side lot is 33 by 120 feet, so homes sit closer together than many people expect. Parts of the area also sit on old peat bog land, which can settle and may need deeper, more costly foundations if you plan to build, so ask about the soil before you buy.

04 · EAST VANCOUVER

Renfrew



WHY PEOPLE LOVE IT

One of the more accessible ways into a detached home in Vancouver, with the trails of Renfrew Ravine Park nearby and quick highway access in every direction.

HOMES

Detached houses, with more townhomes and low rise buildings coming near the stations.

GETTING AROUND

Roughly 9 km to downtown, with Highway 1 and the Grandview Highway right nearby for quick trips into Burnaby and beyond. SkyTrain is also close.

EVERYDAY LIFE

Renfrew Ravine Park, with Still Creek running through it, and Renfrew Park Community Centre.

GROCERIES

T&T Supermarket on East 1st Avenue, plus the Real Canadian Superstore and Walmart Supercentre, both on the Grandview Highway.

SCHOOLS

Renfrew Community Elementary (rated 6.5 out of 10), with Windermere and Vancouver Technical secondary schools nearby.

WHAT'S CHANGING

In January 2026, City Council approved zoning near the Rupert and Renfrew stations that allows townhouses and low rise apartments, generally up to 4 storeys for strata, 6 for rental and 8 for below market or social housing (City of Vancouver, January 14, 2026).

THE HONEST CATCH

More construction near the stations over the next several years, so check exactly what is planned around any street you like.



05 · WHERE TO LIVE

Where to Live: Burnaby

Burnaby sits right next to East Vancouver but is its own city, with its own city hall, property taxes and school district. Around each busy town centre, you will find streets of established detached homes.

BURNABY NORTH, INCLUDING BRENTWOOD AND CAPITOL HILL: RECENT PRICE RANGES

DETACHED
$1,808,500 to $2,171,000

TOWNHOUSE
$880,400 to $912,100

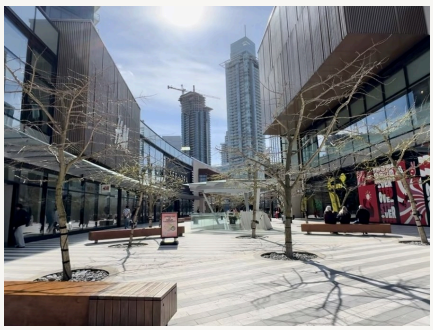
BURNABY SOUTH, INCLUDING METROTOWN: RECENT PRICE RANGES

DETACHED
$1,894,600 to $2,239,000

TOWNHOUSE
$942,100 to $1,066,600

Based on the Greater Vancouver Realtors statistics reports from the last two years. Prices change every month, so treat these ranges as a guide.

IN THIS SECTION



PAGE 12
Brentwood



PAGE 13
Metrotown



PAGE 14
Capitol Hill







05 · BURNABY

Brentwood

WHY PEOPLE LOVE IT

Everyday convenience. Shopping, restaurants and errands at The Amazing Brentwood are minutes away, and the location sits right between Vancouver and the rest of Burnaby.

HOMES

Detached homes on the residential streets around the town centre, with condo towers at its core.

GETTING AROUND

Roughly 12 km to downtown. The Lougheed Highway runs right through, and Highway 1 is close by for driving east or over the Ironworkers Memorial Bridge to the North Shore.

EVERYDAY LIFE

Shopping and dining at The Amazing Brentwood.

GROCERIES

Whole Foods Market on the Lougheed Highway.

SCHOOLS

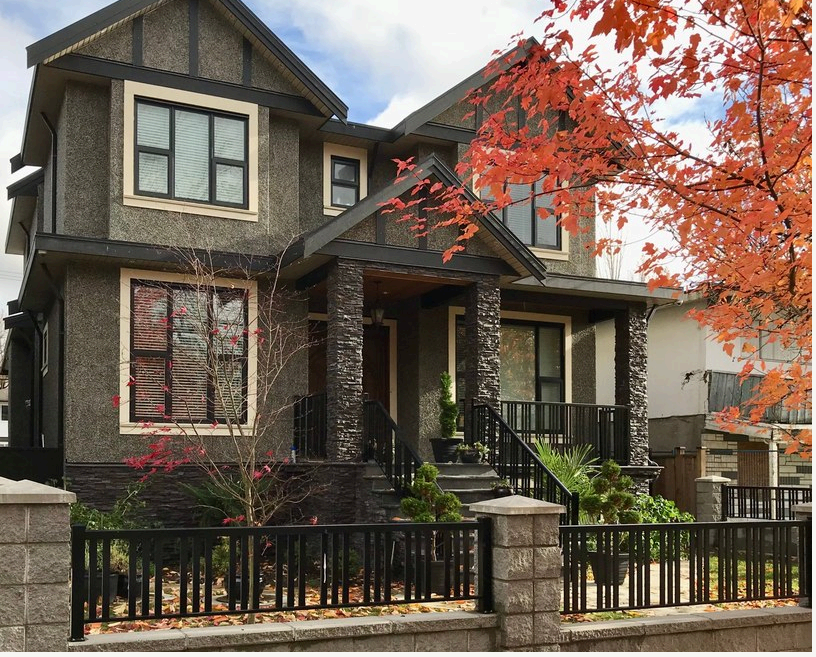
Brentwood Park Elementary (rated 6.9 out of 10), with Alpha Secondary nearby.

WHAT'S CHANGING

Brentwood is one of Burnaby's four town centres, planned for high density, so new towers will keep rising near the mall for years.

THE HONEST CATCH

Cranes, construction traffic and a town centre that is still taking shape.





05 · BURNABY

Metrotown

WHY PEOPLE LOVE IT

Everything close by. Metropolis at Metrotown, Central Park and Bonsor Recreation Complex are all within minutes, in the heart of Burnaby.

HOMES

Detached streets a short walk from the town centre, with condo towers at its core.

GETTING AROUND

Roughly 14 km to downtown. Kingsway runs straight into Vancouver, and Boundary Road and Highway 1 are close by.

EVERYDAY LIFE

Metropolis at Metrotown, Central Park, Bonsor Recreation Complex and Bob Prittie Metrotown Library, all within a few minutes.

GROCERIES

T&T Supermarket in Metropolis at Metrotown and the Real Canadian Superstore on Kingsway.

SCHOOLS

École Marlborough Elementary (rated 7.1 out of 10), with Burnaby South and Moscrop secondary schools nearby.

WHAT'S CHANGING

The City's Metrotown Downtown Plan, approved in 2017, aims to make Metrotown Burnaby's downtown, with much more high density housing over time.

THE HONEST CATCH

It is the busiest part of Burnaby, with heavy traffic close to the mall and continued development.

05 · BURNABY

Capitol Hill



WHY PEOPLE LOVE IT

Views and a small town feel. Some streets look toward the mountains and water, the shops and restaurants of The Heights are just down the hill, and the North Shore mountains are a short drive away.

HOMES

Mostly detached houses on the hillside, some with views toward the mountains and water.

GETTING AROUND

Roughly 13 km to downtown, with Hastings Street running straight into the city and the Ironworkers Memorial Bridge to the North Shore just minutes away.

EVERYDAY LIFE

The shops and restaurants along Hastings Street in The Heights, Confederation Park, and the Capitol Hill Community Hall, which residents built together in 1948 (Heritage Burnaby).

GROCERIES

Cioffi's Meat Market & Deli and Triple A Market, both on Hastings Street in The Heights.

SCHOOLS

Capitol Hill Elementary (rated 6.9 out of 10), with Alpha Secondary nearby.

WHAT'S CHANGING

Mostly established detached streets. Check with the City of Burnaby's planning department about any address you are considering.

THE HONEST CATCH

Hilly streets, which matter on icy days and for anyone who likes to walk or cycle. It also sits at the north end of Burnaby with no highway straight south, so a trip down to Richmond, a favourite for food, takes longer in traffic.

The Myth of One Vancouver Market

The biggest surprise for people moving here: Vancouver is not one market. Neighbourhoods side by side can move in opposite directions, so the headline number on the news rarely tells you what is happening on your street.

What it looks like in practice

01 Two East Vancouver neighbourhoods a short drive apart can finish the same year moving in opposite directions.

02 The West Side and the East Side often turn at different times, so one can be softening while the other is starting to recover.

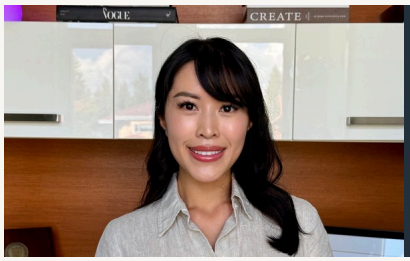
03 Detached homes, townhomes and condos in the same neighbourhood can behave very differently from each other.

What this means for you

01 Compare neighbourhoods, not cities. Ask for the numbers for the exact area you are considering.

02 Look at how many homes are selling against how many are listed. A neighbourhood selling a healthy share of its listings behaves very differently from one where homes sit.

03 A softer area can be an opportunity, as long as you understand why it is softer and who will want the home when you sell.



For this month's numbers by neighbourhood, watch my monthly Metro Vancouver market update on YouTube: Nancy Che - Vancouver Real Estate.

What to Check Before You Buy

Before I recommend writing an offer on a house, I run what I call my Pre-Offer Risk Audit™. Here is what it covers, so you know what to ask about any home you love.

01

The house itself

The big ticket items: the age and condition of the roof, furnace, hot water tank, windows and siding, and what each is likely to cost to replace in the next few years.

Oil tanks: many older Metro Vancouver homes were once heated by oil, so ask whether a tank was ever on the property and whether it has been removed.

The inspection: book an inspector you trust, and attend in person or by video so you see the findings for yourself.

02

The street and the future

Development nearby: towers or townhomes planned across the street can change light, traffic and value.

Resale: think about when you might sell and who your future buyer will be. A busy road can be fine for you, but in a slower market buyers choose the quiet street, which means fewer buyers, more days on market and a lower price.

03

If the home is a strata (many duplexes and townhomes are)

The monthly strata fee covers insurance for the building, upkeep of shared areas and contributions to the building's savings for future repairs.

Read the depreciation report, the last two years of meeting minutes and the Form B before writing an offer, not only during the subject period.



My guiding line is simple: if I would not confidently recommend a home to my own family, I will not recommend it to you.

Check It Yourself: Schools, Safety, Commute

Some of the most important questions are best answered at the source. Here is how to check each one for any address.



Schools

Catchments are set by the district and can change. Use the Vancouver School Board and Burnaby School District websites to confirm which schools serve a specific address, and contact the district directly before you buy.

The Fraser Institute publishes yearly ratings for BC elementary schools at compareschoolrankings.org. It no longer rates BC secondary schools, so visit those schools and ask about programs that matter to you.



Safety

The Vancouver Police Department publishes GeoDASH, a public crime map searchable by area: geodash.vpd.ca

Burnaby RCMP publishes quarterly crime statistics on its website.

Look at the data yourself, and visit at different times of day.



Commute

Drive the route at rush hour, not on a Sunday. Map apps let you set a departure time, so check your real work hours.

Bridges are where most delays happen: the Burrard, Granville and Cambie bridges into downtown, and the Ironworkers Memorial and Lions Gate bridges to the North Shore.

If you travel often, check the drive to the airport too. The West Side and the south end of East Vancouver are usually the quickest.

Mistakes Relocating Buyers Make

01

Choosing from photos.

A listing photo will not show you the busy road, the tower going up across the street or the slope of the driveway. Seeing it in person will, or a detailed video tour when you cannot be here.

02

Planning for weekends only.

Think about how you spend your weekdays: the commute, the school run, where you will be on a Tuesday evening.

03

Skipping the house history.

Ask about the roof, the furnace, past renovations and any oil tank before you fall in love with the kitchen.

04

Forgetting about resale.

Ask when you might sell, and who your future buyer is.

05

Overlooking what is planned nearby.

Zoning changes near stations and along corridors can bring townhomes or towers across the street.

06

Leaving the mortgage conversation until you arrive.

Talk to a mortgage professional early about buying in BC while you are still living in another province.

Your Move, Step by Step



6 to 12 months out

- ☐ Shortlist two or three neighbourhoods from this guide.
- ☐ Talk to a mortgage professional about financing a purchase in BC.
- ☐ Visit once if you can, on a weekday, and drive your future commute.

3 to 6 months out

- ☐ Get your mortgage preapproval and set your real budget, including transfer tax, legal fees and moving costs.
- ☐ If you own a home back east, map out when it will sell and how the dates line up.

1 to 3 months out

- ☐ Tour, in person or by detailed video.
- ☐ Review the home's history and any documents before writing the offer, then the offer, the inspection and the subject removal.

Moving month

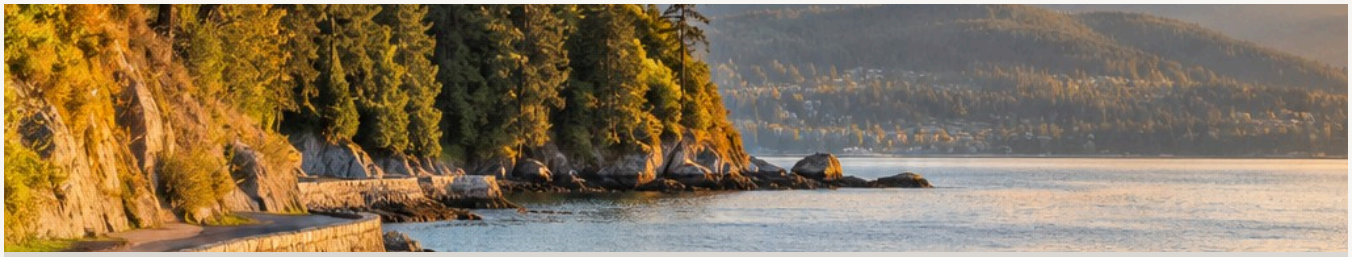
- ☐ Line up possession, utilities, insurance and movers.
- ☐ Change your address, register with a doctor and explore your new neighbourhood.

What Good Looks Like

Here is how a home purchase from out of town usually goes with me.

We start with a Home Buyer Strategy Session, in person or by video, where I learn how you really live: your work, your weekday routine, your Saturday mornings and which room you spend the most time in. From there I shortlist homes that fit and we tour them together, and when you cannot be here, I film detailed video tours as if you were standing in the room with me. You rate each home from 1 to 10, and after the first tour I know exactly what you like.

Before we write an offer, I check the house, the street and the resale picture. I attend the inspection and walk you through every document, so you can make a confident decision even from the other side of the country.



A MOVE FROM VICTORIA

Today is either day one or one day.

One client came to me through a referral after a few years living in Victoria. He was drawn to Vancouver's mountains and the seawall, and a family member had told him, "Today is either day one or one day." That was the nudge he needed.

His must haves were clear: room for family to visit, and a water view within his budget. We had two viewings and about two weeks from start to finish. The inspection went well, and we read every document together, including what future upkeep could cost, so he could plan for it from day one. He moved in about a month later. Clear must haves and a careful review are what let a fast decision still be a safe one.

What clients moving from out of town have said



"Location is excellent, house is in excellent condition."

TAN-MAU N., MOVED FROM THE EAST COAST TO BURNABY

"Purchasing our first home in Vancouver while being based in Ontario seemed like a daunting task until we started working with Nancy."

JK, ONTARIO

"Nancy found us the right one so quickly... it was love at first sight!"

THUY P., MOVED BACK FROM VICTORIA

"Nancy was a great listener and understood my need, she found me the perfect place."

JOCELYN F., OTTAWA

"Nancy was transparent and thoughtful throughout the entire process."

JOCEL, ONTARIO

"We were able to do everything on video call to ease the process. We had a short timeline that they were able to make work as well."

KELLY B., RELOCATED TO BURNABY

"I was in the process of purchasing a home from abroad and I could not have done it without Nancy... she really made sure I was not overpaying a penny."

NATALIE L., BOUGHT FROM OUT OF THE COUNTRY

Your Relocation Checklist

Print this page and tick each step off as you go.

01 6 to 12 months out

- [ ] Shortlist two or three neighbourhoods from this guide.
- [ ] Talk to a mortgage professional about financing a purchase in BC.
- [ ] Visit once if you can, on a weekday, and drive your future commute.

02 3 to 6 months out

- [ ] Get your mortgage preapproval and set your real budget, including transfer tax, legal fees and moving costs.
- [ ] Map out when your home back east will sell and how the dates line up.

03 1 to 3 months out

- [ ] Confirm the schools for your address with the district.
- [ ] Check what is planned across the street before you write an offer.
- [ ] Ask about the roof, the furnace, past renovations and any oil tank.
- [ ] Tour homes in person or by detailed video.
- [ ] Book an inspector you trust and attend in person or by video.

04 Moving month

- [ ] Line up possession, utilities, insurance and movers.
- [ ] Change your address and register with a doctor.

How Nancy Helps Next



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YOUTUBE
Nancy Che - Vancouver Real Estate, where I break down the market by neighbourhood every month

Wherever you are starting from, I want to be the person on your side, in your corner, from your first question to the day you get your keys.

My process, The Bespoke Buying Advantage™, works the same whether you are across town or across the country:

01 A Home Buyer Strategy Session, about an hour, in person or virtual.

02 An In-Depth Needs Analysis of how you really live, so we find the right home quickly.

03 Tours together in person, or detailed video tours when you cannot be here, and a simple 1 to 10 rating for every home.

04 The Resale Test™ and Pre-Offer Risk Audit™, so we check resale value, upcoming costs and nearby development before you write an offer.

05 Introductions to trusted inspectors, lawyers, notaries, insurance and mortgage advisors.

When you are ready to talk about your move, reach out anytime.

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