

— 2026 EDITION —



MOVING TO VANCOUVER, BC? START HERE.

A guide to Vancouver's Westside and Richmond's waterfront villages.

BY

SAM JUERGENS

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BROKERED BY OAKWYN REALTY LTD.



2026 EDITION

A RELOCATION GUIDE FROM SAM JUERGENS

MOVING TO VANCOUVER, BC? START HERE.

A guide to Vancouver's Westside and Richmond's waterfront villages.

The honest guide to where to live, what your money really gets you,
and what nobody tells you before you move.

FOR ANYONE MOVING FROM TORONTO AND ONTARIO · CALGARY AND ALBERTA · THE
UNITED STATES · EUROPE AND OVERSEAS

*From a German-born Vancouverite of
nearly 40 years, not a listings site.*

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VANCOUVER'S WESTSIDE

STEVESTON & SEAFAIR

AND ACROSS METRO VANCOUVER



SAM JUERGENS

Associate Broker · REALTOR®

Licensed Property Manager

Vancouverite since 1989

ABOUT SAM

A full-time REALTOR® and Associate Broker licensed since 2013, and a Vancouverite for nearly 40 years, Sam knows this city as both an expert and a local. As a former Managing Broker, he led Oakwyn University, where he trained new and early-career agents in contracts, compliance and risk.

Every document is read with a regulator's eye and explained with the ease of an expert friend, so nothing is overlooked and every step is clear.

WELCOME

BEFORE YOU START

A guide to Vancouver's Westside and Richmond's waterfront villages.

The honest guide to where to live, what your money really gets you, and what nobody tells you before you move.

Written for anyone moving to Vancouver, BC from Toronto and Ontario, Calgary and Alberta, the United States, or Europe and overseas. From a German-born Vancouverite of nearly 40 years, not a listings site.

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Clarity, care, and zero pressure.

START HERE: THE QUESTION EVERYONE ASKS

Almost everyone moving here asks me some version of the same question:

"Where should we actually live, and what will our money really get us here compared to back home?"

"Which neighbourhood gives me the most for my money?"

"What's the best neighbourhood for me, or for my family?"

They sound different, but they're really the same question. And the honest answer is that there's no single best neighbourhood or best value in Vancouver, BC. There's only the best fit for the life you want to live.

So this guide starts with life and then gets to money. You'll see how Vancouver, BC compares with where you're coming from, then five ways to live here, then the surprises, the mistakes, and a simple timeline.

The same budget buys a very different day here depending on where you land. It might be a condo steps from the seawall, a townhome a short walk from the beach, or a house with a yard in a village south of the river. Ocean, mountains and the city are all close by. Neighbourhoods sit near each other but feel completely different, so the right choice comes down to how you want your weekdays and weekends to feel.

A QUICK NOTE ON ME

SAM JUERGENS

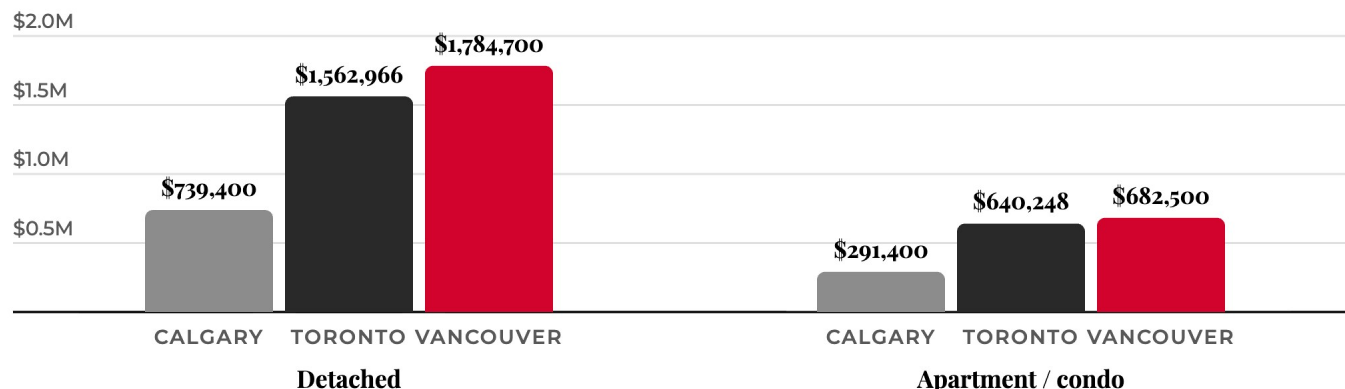
I was born in Germany and moved a lot as a kid before my family settled in Vancouver in 1989. Since then I've moved around Metro Vancouver a fair bit myself: Kitsilano, Downtown, Bowen Island, Kits Point, Steveston, and now Seafair in Richmond. I've had plenty of practice starting over somewhere new, and I know what it takes.

KITSILANO • DOWNTOWN • BOWEN ISLAND • KITS POINT •
STEVESTON • SEAFAIR

COMING FROM ELSEWHERE? WHAT CHANGES

Same budget, different life. Here's how the numbers and the day to day compare.

CALGARY AND TORONTO BESIDE GREATER VANCOUVER · SEPTEMBER 2026



Calgary: CREB benchmark · Toronto: City of Toronto average (TRREB) · Greater Vancouver: Greater Vancouver REALTORS® benchmark. All September 2026. Benchmarks and averages are different measures, so treat this as a rough sense, not a match.

Greater Vancouver at a glance: detached \$1,784,700, down 7.3% on the year · townhouse \$1,016,700, down 4.7% · apartment \$682,500, down 6.2%. Sales sit about 25% below the ten year September average, and active listings are about 24% above it, so there's more choice than usual.

FROM TORONTO AND ONTARIO

Toronto's numbers are averages, not benchmarks, so treat this as a rough sense, not a match. City of Toronto averages in September 2026 (TRREB):

Condos land in a similar range. Detached homes cost noticeably more here, especially on Vancouver's Westside.

The trade you're making: winters that are milder and wetter instead of snowy, and the ocean and mountains inside the city instead of a drive away.

FROM THE UNITED STATES

First, the obvious one: this is Vancouver, British Columbia, Canada, not Vancouver, Washington.

The buying process works differently. Canadian mortgages usually run on terms of a few years that renew, rather than a single 30 year fixed rate. Your offer is written as a contract with conditions, called subjects. Talk to a Canadian lender early about how your US income and credit will be assessed.

Check whether you can buy before you plan around a purchase. See page 11.

FROM CALGARY AND ALBERTA

Calgary benchmark prices, September 2026 (CREB):

That's the biggest price jump of any move in this guide. Plan your budget around a smaller home or a different home type than you have now, then decide which neighbourhood earns it.

Ask your accountant to compare your full cost of living in BC, not just the house.

FROM EUROPE AND OVERSEAS

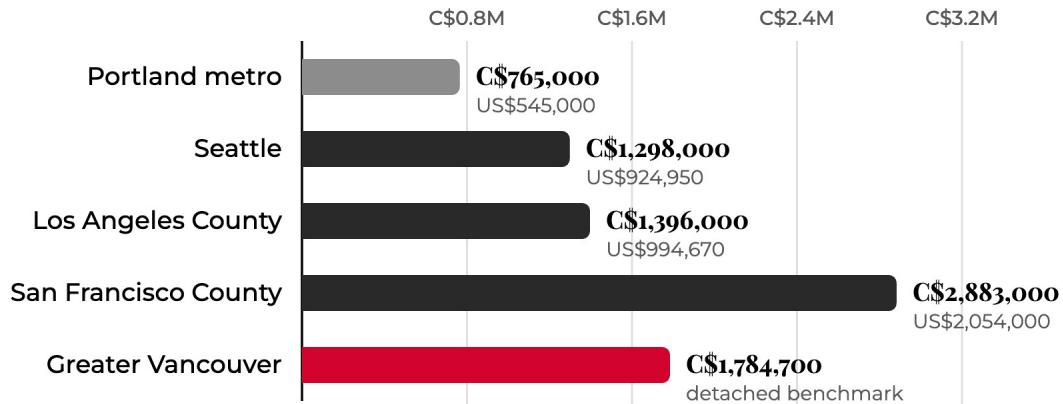
Many of the steps will be new: subjects, deposits, strata documents for condos and townhomes, and a lawyer or notary handling the transfer. I'll walk you through each one in plain language. I also work with German-speaking clients in German.

Check whether you can buy before you plan around a purchase. See page 11.

FROM THE US WEST COAST AND GERMANY

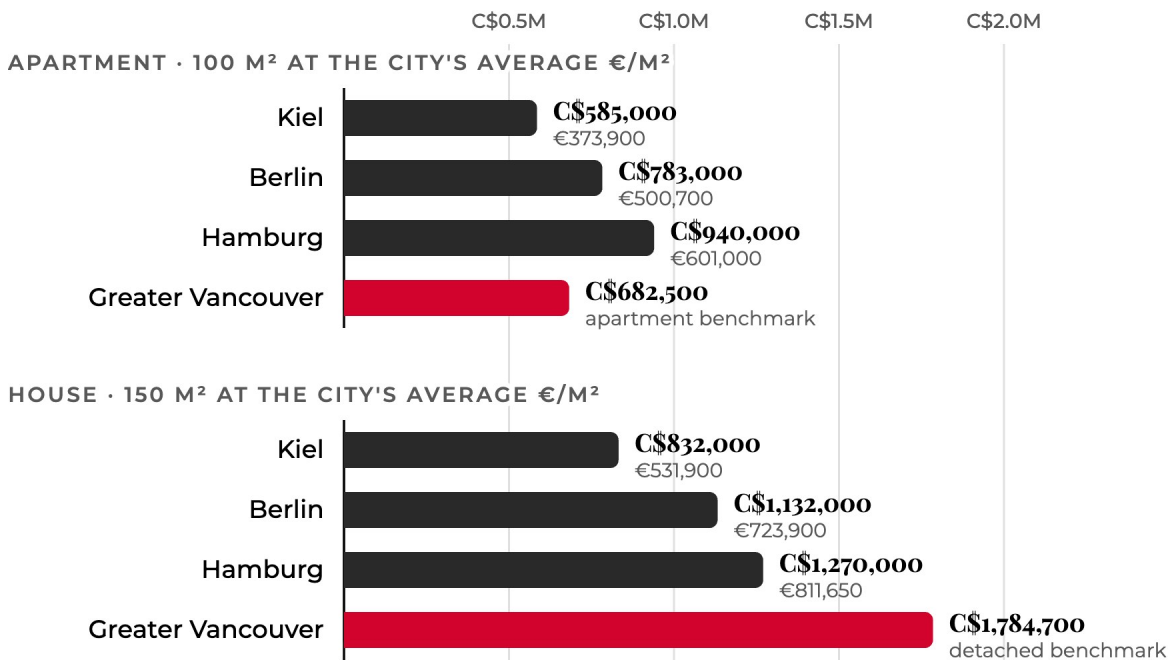
The same comparison in Canadian dollars, so you can hold your current city and Vancouver side by side. Each chart names its measure and its exchange rate.

HOUSES · US WEST COAST MEDIANS, SEPTEMBER 2026, IN CANADIAN DOLLARS



US figures are September 2026 median sale prices: Portland metro, all home types (RMLS); Seattle, houses and townhomes (NWMLS); Los Angeles and San Francisco counties, existing single-family homes (California Association of REALTORS®). Converted at 1 US\$ = C\$1.4038, Bank of Canada daily average, 27 October 2026. Greater Vancouver is the detached benchmark (Greater Vancouver REALTORS®, September 2026). Medians and benchmarks are different measures.

HAMBURG, BERLIN AND KIEL · AVERAGE €/M², OCTOBER 2026, IN CANADIAN DOLLARS



German figures are immowelt's average asking prices per square metre, updated 1 October 2026: Kiel €3,739 (apartments) and €3,546 (houses); Berlin €5,007 and €4,826; Hamburg €6,010 and €5,411. The bars multiply those rates by 100 m² for an apartment and 150 m² for a house, then convert at €1 = C\$1.5643 (Bank of Canada, 27 October 2026). Greater Vancouver bars are the apartment and detached benchmarks (Greater Vancouver REALTORS®, September 2026), which are not size-matched. Treat this as a rough sense, not a match.

FIVE WAYS TO LIVE IN VANCOUVER, BC

This guide focuses on the neighbourhoods I know best: Vancouver's Westside, plus Steveston and Seafair in Richmond. Looking at East Vancouver, South Vancouver, the North Shore or elsewhere in Metro Vancouver? Reach out. I've sold across the region for more than ten years and I'm happy to compare those with you too.

The best way to shortlist is by how you want a weekday and a Saturday to feel. Here are five ways to live, and the neighbourhoods that deliver each one. Prices are Greater Vancouver REALTORS® benchmarks for August 2026 unless noted.

1 CITY AND SEAWALL LIVING

FALSE CREEK · FAIRVIEW · SOUTH GRANVILLE

HOW IT FEELS

Lock and leave, walkable, the water at the end of your street.

Homes: mostly condos and townhomes. False Creek has no detached homes at all, and even includes floating homes at Granville Island.

Price sense: the Vancouver West apartment benchmark was \$761,800 in September 2026. South Granville condos benchmark at \$1,082,000.

Schools nearby: Tennyson Elementary, Prince of Wales Secondary, with Kitsilano Secondary a short distance away.

Near: the seawall, Granville Island's public market, the Aquabus across the creek, Vancouver General Hospital, the South Granville gallery and shopping strip. Downtown is a short ride over the bridge.

Getting around: Olympic Village SkyTrain station on the east side, and the Broadway Subway with stations at Oak and VGH and at South Granville, scheduled for late 2027.

The honest trade-off: much of False Creek sits on City-leased land, so read the lease terms before you fall in love with a unit. Broadway construction continues until the subway opens.

2 BEACH AND WALKABLE

KITSILANO

HOW IT FEELS

The beach after work and the city on foot.

Homes: mostly low-rise condos, with townhomes, strata half-duplexes, and more detached houses as you head west.

Price sense: condo \$709,600, townhome \$1,206,700, detached \$2,514,100.

Schools: Bayview Community School, General Gordon, Henry Hudson and Lord Tennyson (French immersion), Kitsilano Secondary.

Near: Kits Beach, Kitsilano Pool (Canada's longest outdoor pool), the shops and restaurants of West 4th, summer concerts at Kitsilano Showboat.

Getting around: buses on 4th and Broadway to downtown and UBC. Arbutus Station, the end of the Broadway Subway, sits at the Kits edge (late 2027).

The honest trade-off: if you want a yard, you'll be looking hard and paying a premium.

3

FOREST AND OCEAN EDGE

POINT GREY • DUNBAR

Homes: larger detached homes on quiet streets, with some condos.

Price sense: Point Grey detached \$2,615,900, condo \$709,000. Dunbar detached \$2,965,600, the only Westside detached benchmark that rose on the year.

Schools: Queen Mary, Queen Elizabeth and Lord Kitchener Elementary, École Jules Quesnel (French immersion), Lord Byng Secondary.

HOW IT FEELS

Beach and forest on either side of the house, and a slower rhythm on the city's edge.

Near: Jericho, Locarno and Spanish Banks beaches below the bluff, Pacific Spirit Park's trails, UBC, Dunbar Village with its bakery and single-screen theatre.

Getting around: buses on 4th, 10th and Broadway, and the R4 RapidBus on 41st from Dunbar Loop to UBC and the Canada Line.

The honest trade-off: there's no SkyTrain out here yet. A line to UBC has no construction funding committed. The Jericho Lands will reshape Point Grey over the next 25 to 30 years.

4

VILLAGE AND GREENWAY

KERRISDALE • ARBUTUS

Homes: established detached homes on big lots, plus townhomes and condos above the village.

Price sense: Kerrisdale detached \$2,931,100, townhome \$1,550,300, condo \$947,500. Arbutus Ridge detached \$3,094,900.

Schools: Kerrisdale Elementary, Maple Grove, Quilchena, Carnarvon, Magee Secondary, Prince of Wales Secondary.

HOW IT FEELS

A walkable village with every service, or quiet Greenway streets a few blocks away.

Near: Kerrisdale's brick-paved village on West 41st, Elm Park, the community centre pool and arena, the car-free Arbutus Greenway.

Getting around: the R4 RapidBus on 41st, and Arbutus Station on the Broadway Subway a short ride north (late 2027).

The honest trade-off: city-wide multiplex zoning now allows up to four homes on a standard lot, so the street you buy on may change around you over time.

5

WATERFRONT VILLAGE, SOUTH OF THE RIVER

STEVESTON • SEAFAIR, RICHMOND

Homes: detached homes on larger lots in Seafair, and a mix of detached homes, townhomes and condos in Steveston.

Price sense (median sale prices, Zealty, September 2026, a different measure from a benchmark): Steveston Village \$1,664,000, Seafair \$2,237,900.

Schools: McMath Secondary (French immersion), Steveston-London Secondary, Hugh Boyd Secondary.

HOW IT FEELS

A small town on the water with the city close by.

Near: Fisherman's Wharf, Garry Point Park, the 6 km West Dyke Trail, the Steveston Salmon Festival every Canada Day, Hugh Boyd Park's fields in Seafair.

Getting around: buses from Steveston Exchange to Brighthouse Station on the Canada Line. Half an hour from the airport.

The honest trade-off: downtown means a bridge or the tunnel, or a bus to the Canada Line first. Do the commute at rush hour before you decide.

THE NEIGHBOURHOODS, UP CLOSE

I took every photo in this guide myself, on one grey autumn day in October 2026. No stock photos and no sunny-day filters. This is what these streets look like on an ordinary weekday.



1 CITY AND SEAWALL
A False Creek ferry, Granville Island



1 CITY AND SEAWALL
The way in to Granville Island



2 BEACH AND WALKABLE
Kits Corner, Kitsilano



2 BEACH AND WALKABLE
Kits Beach, looking across to the West End



3 FOREST AND OCEAN EDGE
Spanish Banks, below Point Grey

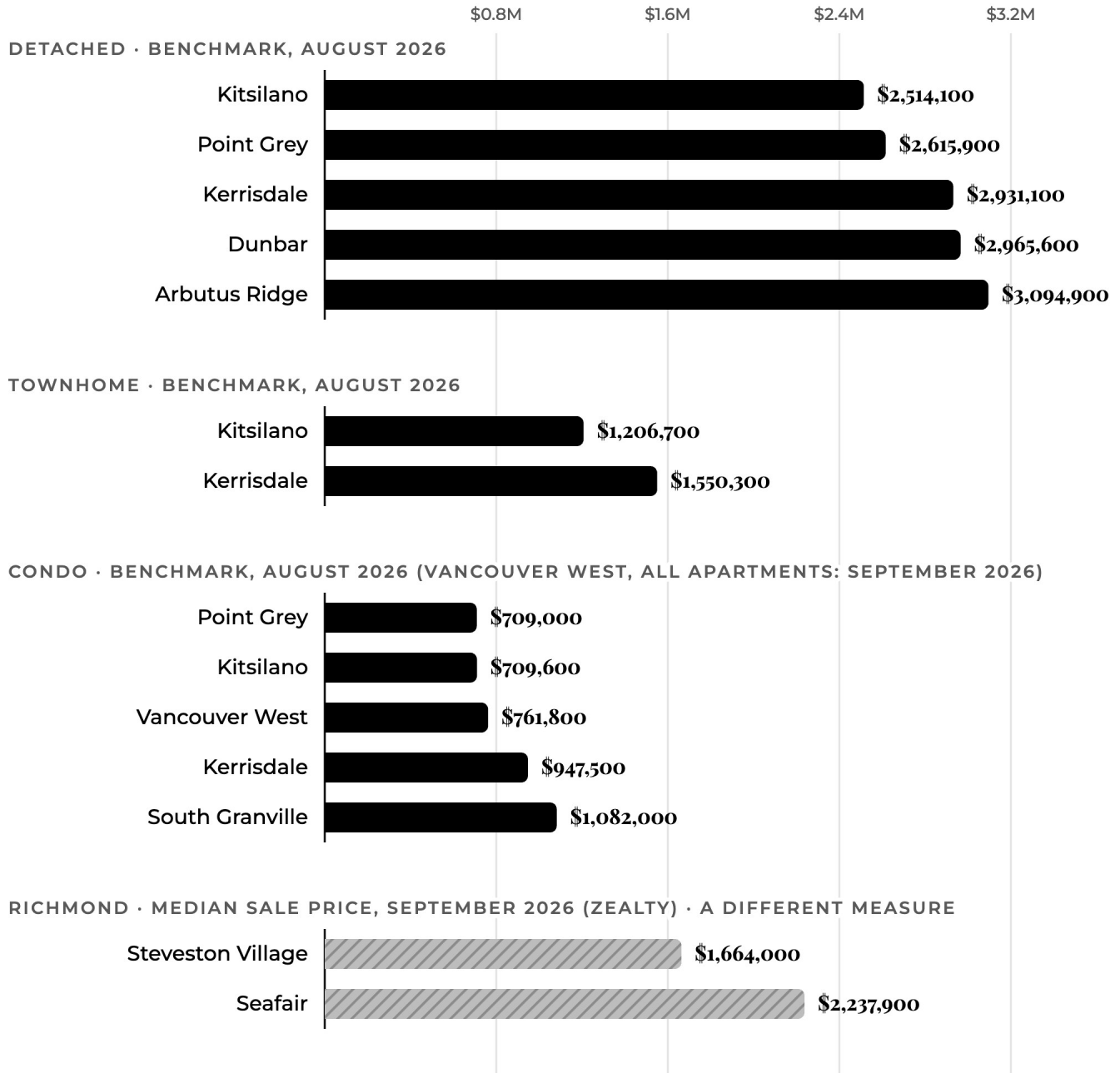


4 VILLAGE AND GREENWAY
West Boulevard, Kerrisdale Village

5 Steveston and Seafair aren't pictured here. Seafair is home for me, so ask and I'll show you around in person.

WHERE YOUR MONEY LANDS

The prices from the five ways to live, side by side. Every bar is a figure from the previous two pages, so you can see the spread at a glance before you shortlist.



Benchmarks: Greater Vancouver REALTORS®, August 2026 (Vancouver West apartment: September 2026). Medians: Zealty, September 2026. Benchmarks and medians are different measures; the Richmond bars are shown hatched for that reason.

WHAT SURPRISES PEOPLE ONCE THEY LIVE HERE

01

THE LIFESTYLE IS EVEN BETTER THAN THE PHOTOS.

Ocean, mountains and city sit side by side. You can walk the seawall in the morning and be on a trail by afternoon.

02

NEIGHBOURHOODS A FEW KILOMETRES APART LIVE COMPLETELY DIFFERENTLY.

Kitsilano and Kerrisdale are a short drive apart and feel like different towns.

03

A MAP AND A PRICE SEARCH CAN'T SHOW YOU THAT.

People pick an area from a listing site, then discover how it feels on a Tuesday morning and a Saturday afternoon.

04

THE COMMUTE MATTERS MORE THAN YOU EXPECT.

Bridges, the tunnel and where SkyTrain does and doesn't reach shape your week more than the floor plan.

05

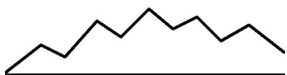
THE RAIN IS REAL, AND SO IS THE PAYOFF.

Winters are grey and wet, and the city is built to live outdoors anyway.

06

STRATA IS EVERYWHERE.

Most condos and townhomes come with strata rules, fees and documents worth reading closely before you buy.



"Ocean, mountains and the city are all close by. Neighbourhoods sit near each other but feel completely different."

THE MISTAKES RELOCATING BUYERS MAKE

- 1 CHOOSING THE NEIGHBOURHOOD OFF A MAP INSTEAD OF A MOOD.**
Visit, or have someone you trust walk it for you, at the times you'd actually live there, by day and after dark.

- 2 BUYING BEFORE YOU'VE TESTED THE COMMUTE.**
Drive or ride it at rush hour, both ways.

- 3 TREATING THE DOWN PAYMENT AS THE WHOLE BUDGET.**
Plan for property transfer tax, legal fees, inspection, moving, strata fees and the first year of upkeep. Your lawyer, lender and accountant can confirm the numbers for your situation.

- 4 SKIMMING THE STRATA DOCUMENTS.**
Minutes, bylaws and the depreciation report tell you what's coming. This is where many surprises hide.

- 5 GETTING PRE-APPROVED BACK HOME AND ASSUMING IT TRANSFERS.**
Talk to a Canadian lender early, especially if your income is from another province or country.

- 6 TRUSTING THE LISTING PHOTOS.**
Wide-angle lenses and good light can't tell you about noise, the view in three years, or the walk to the bus.

- 7 RUSHING BECAUSE THE MOVE DATE IS FIXED.**
A short-term rental while you get to know the city can save you from the wrong home for years.

CAN I BUY IF I'M NOT A PERMANENT RESIDENT YET?

This is the question people moving from overseas and the US need answered first, and right now the honest answer is:

"CHECK BEFORE YOU PLAN."

THE FEDERAL BAN

Canada's federal ban on non-Canadians buying residential property is set to expire on January 1, 2027. As of late September 2026, no extension or repeal had been announced, and changes to the rules are possible.

SOME NON-CANADIANS ALREADY QUALIFY

For example, many temporary residents on a work permit can buy if the permit is valid for at least 183 days on the purchase date and they haven't already bought more than one residential property.

CITIZENS AND PERMANENT RESIDENTS

Canadian citizens and permanent residents aren't affected.

BC'S ADDITIONAL TAX

BC applies its own additional property transfer tax to foreign buyers in Metro Vancouver. Your lawyer can tell you whether it applies to you.

I'll never predict what Ottawa will decide. What I can do is tell you where the rules stand the week you're ready.

Before you start looking, get written confirmation from a lawyer that you're eligible to buy.

WHAT TO DO, AND WHEN

6 TO 12 MONTHS OUT

- Shortlist two or three of the neighbourhoods on page 6.
- Talk to a Canadian lender about financing across provinces or countries.
- Visit once if you can, on a weekday and a weekend.
- If you're not a citizen or permanent resident, confirm you're able to buy (page 11).

3 TO 6 MONTHS OUT

- Get pre-approved if you'll need a mortgage, and set your real budget, including closing costs.
- Line up the sale of your current home if you own one, and plan the timing so you're not holding two homes or none. I can help you map out the sequence.
- Narrow to one or two neighbourhoods.

1 TO 3 MONTHS OUT

- Tour in person or by live video.
- Write the offer with subjects that protect you: financing, inspection, strata documents.
- Book the inspection and review the documents before you remove subjects.

MOVING MONTH

- Possession day, keys, utilities and home insurance in your name.
- Walk the neighbourhood you chose. Find your coffee spot. Start belonging.

KEEP IT HANDY

The relocation checklist on page 14 turns this timeline into boxes you can tick, one page you can print and keep.

WHAT GOOD LOOKS LIKE

You may be buying in a city you've barely seen, through someone you haven't met. Here's what that should feel like.

SOMEONE IS YOUR EYES AND EARS ON THE GROUND.

Tee I. wrote that I would *"take the time to help us observe the neighborhood"* and point out what to look for in each home.

DISTANCE DOESN'T SLOW THINGS DOWN.

Cindy L. sold her Richmond home while living in another city and never had to come to Vancouver for an emergency or a last-minute issue.

EVERY SHOWING GETS COVERED.

Travis B. bought in the Fraser Valley, a long drive for me, and wrote, *"he showed up to every showing he could."*

YOU SEE NEIGHBOURHOODS SIDE BY SIDE.

I've sold across Metro Vancouver for more than ten years, so I compare communities honestly instead of defending one territory.

EVERY DOCUMENT IS EXPLAINED.

Strata papers, subjects and contracts read with a regulator's eye and explained like an expert friend.

21

five-star Google reviews

2013

licensed since, full-time
REALTOR® and Associate
Broker

1989

a Vancouverite since, nearly
40 years



THE RELOCATION CHECKLIST

Every box below comes straight from the pages before it. Tick them off as you go.

1 BEFORE YOU SHORTLIST

- | | |
|--|---|
| ☐ Shortlist two or three neighbourhoods by how you want a weekday and a Saturday to feel. | ☐ Confirm you're able to buy, in writing from a lawyer, if you're not a citizen or permanent resident. |
| ☐ Talk to a Canadian lender about financing across provinces or countries. | ☐ Visit, or have someone you trust walk the area for you, by day and after dark. |

2 BEFORE YOU OFFER

- | | |
|---|---|
| ☐ Test the commute at rush hour, both ways. | ☐ Set your real budget: property transfer tax, legal fees, inspection, moving, strata fees and the first year of upkeep. |
| ☐ Get pre-approved with a Canadian lender, not just back home. | ☐ Read the strata minutes, bylaws and depreciation report. |
| ☐ Read the lease terms before buying on City-leased land. | ☐ Write the offer with subjects that protect you: financing, inspection, strata documents. |

3 BEFORE YOU MOVE

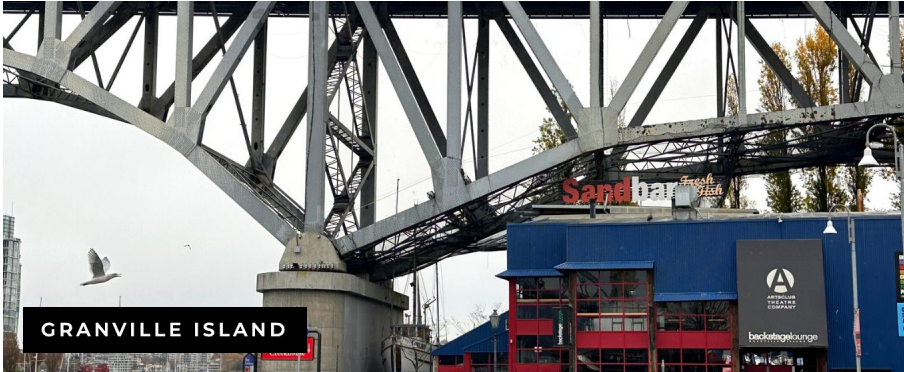
- | | |
|---|---|
| ☐ Book the inspection and review the documents before you remove subjects. | ☐ Line up the sale of your current home so you're not holding two homes or none. |
| ☐ Possession day: keys, utilities and home insurance in your name. | ☐ Walk the neighbourhood you chose. Find your coffee spot. Start belonging. |

NOTES • NEIGHBOURHOODS ON MY SHORTLIST

— ONE DAY, FOUR NEIGHBOURHOODS

OCEAN, MOUNTAINS, CITY.

The Public Market on Granville Island, the beach streets of Kitsilano, the logs at Spanish Banks, then the village on West Boulevard in Kerrisdale. Same day, short drives apart.



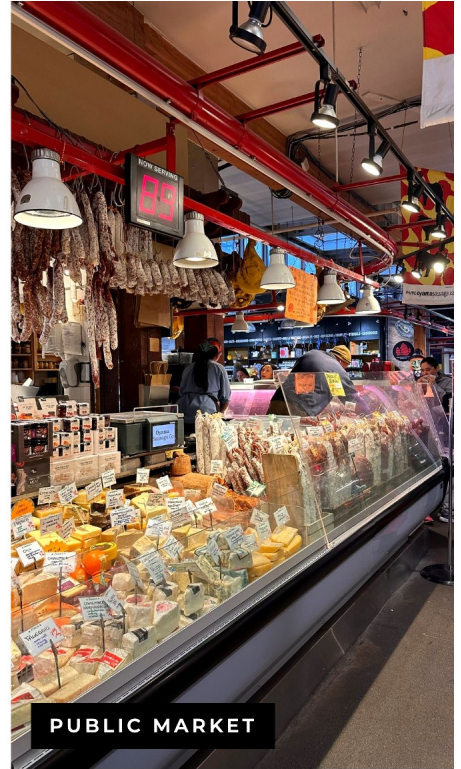
GRANVILLE ISLAND



PUBLIC MARKET



KITSILANO



PUBLIC MARKET



SPANISH BANKS



DOWNTOWN'S THAT WAY

That's the part photos can't fully show: how close it all is, and how differently each place lives.

HOW SAM HELPS NEXT

If you've read this far, you're already ahead of most people moving here.

Here's how I make the next step easier. We start with what you actually want your weekdays and weekends to feel like, then I compare the neighbourhoods that fit, side by side, honestly. When the right home appears, I do the market research on the spot so you can decide with confidence. Your offer is written to protect you, and after acceptance you get the contract, listing and title search the next morning with a clear order of steps. I can introduce you to mortgage brokers for pre-approval and rate comparison, and I'm still there after you get the keys.

I'm a full-time REALTOR® and Associate Broker, licensed since 2013, and a former Managing Broker who trained other agents in contracts, compliance and risk. My clients have left 21 five-star Google reviews.

No pressure, ever. I advise, and the decision is always yours.

Considering a part of Metro Vancouver this guide doesn't cover? Ask me. The same side-by-side comparison works anywhere in the city.



SAM JUERGENS

Associate Broker · REALTOR®

Licensed Property Manager



Live. Life. Belong.

WHENEVER YOU'RE READY, REACH OUT

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Sam Juergens Personal Real Estate Corporation · Oakwyn Realty Ltd.

Not intended to solicit buyers or sellers currently under contract with another brokerage.

Market figures: Greater Vancouver REALTORS® (benchmarks, August and September 2026), Zealty (medians, September 2026), TRREB (averages, September 2026), CREB (benchmarks, September 2026). Benchmarks, medians and averages are different measures. Information on immigration, tax and financing is general only; confirm with a lawyer, accountant or lender.

October 2026 edition.

Real Estate with Integrity and Heart.

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