



RAJ SANGHA, PREC*
EXP REALTY · VANCOUVER, BC

A RELOCATION GUIDE

Moving to Vancouver? Start Here.

The honest guide to where to live, what it really costs, and what nobody tells you before you move.

For anyone relocating from Ontario, Alberta, Quebec, or anywhere else in Canada.

Real Estate Made Real Simple.

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WELCOME



Raj Sangha, PREC*

EXP REALTY

Hi, I'm Raj.

Before real estate, I managed a store for the BC Liquor Distribution Branch. Nine years in, that's still how I run things: stay calm, keep a dozen moving parts straight, and make sure the person in front of me leaves better off than when they walked in.

Most of my favourite clients are families moving here from somewhere else. They're making one of the biggest decisions of their lives with the least local knowledge they'll ever have. That's a rough combination, and it's the reason this guide exists.

Inside is the stuff I end up explaining on the phone anyway, which neighbourhoods actually fit how you live, what your housing dollar does here compared to where you're coming from, and the things nobody warns you about until you've already moved.

There's no pitch in here. Read it, use it, and if you'd rather just talk it through, my number's on the back.

50+

families helped relocate to or buy
in Greater Vancouver

9

years working both sides of this
market, buyers and sellers

4.9★

across 13 Google reviews

One person with the answer, instead of five specialists.

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The Biggest Purchase, With the Least Information

Buying a home is the biggest financial decision most people ever make. Doing it in a city you've never lived in, from thousands of kilometres away, means making that decision with the least local knowledge you'll ever have.

It's not just "which neighbourhood is nice." The question I get every single time from people moving here isn't about schools first, it's about the housing itself: detached homes are priced well out of reach for most movers, duplexes are everywhere but the build quality swings hard from one to the next, condos have cooled off but are still the most affordable way in, and the newer 4-plex, 6-plex and 8-plex buildings popping up around the city often skip things buyers assume are standard, like a dedicated garage or even a parking spot.

"None of that is obvious from a listing photo. This guide exists so you walk in already knowing it."

THE FOUR HOUSING TYPES YOU'LL MEET HERE

Detached

Out of reach for most movers

Duplex

Everywhere, quality swings hard

Condo

Cooled off, most affordable way in

4, 6 & 8-plex

Often no garage, sometimes no parking

Coming From Ontario, Alberta, or Quebec? What Actually Changes

METRO VANCOUVER BENCHMARK ·
AUGUST 2026

\$1,081,900

-5.6%

YEAR OVER YEAR
REAL ESTATE BOARD OF GREATER
VANCOUVER

ONTARIO

\$925,900

Greater Toronto Area benchmark,
August 2026 · Toronto Regional Real
Estate Board

Metro Vancouver's overall benchmark that same month was \$1,081,900. That's noticeably higher, though Vancouver prices have actually been softening (down 5.6% year-over-year) while the gap between the two cities has been narrowing.

ALBERTA

\$569,800

Calgary benchmark, August 2026 ·
Calgary Real Estate Board

This is the biggest adjustment of the three. Coming from Calgary, expect your housing dollar to go noticeably less far here, and plan your budget around that up front rather than being surprised by it mid-search.

QUEBEC

\$689,824

Montreal average sale price, August
2026 · APCIQ/QPAREB

Also a meaningful step up moving to Vancouver.

WEATHER AND PACE

Regardless of where you're coming from: Vancouver winters are milder than all three (rarely below freezing, little snow) but noticeably greyer and rainier from November through February. Summers are dry and mild, not scorching. It's a slower, less extreme climate than Toronto, Calgary or Montreal, in both directions.

COMMUTE

Vancouver is geographically compact but bridge- and water-crossing-dependent, so a short distance on a map can still mean a real commute. Ask about specific routes before you commit to a community, not just distance.

Where to Live: The Communities That Actually Fit

Mount Pleasant

EAST VANCOUVER

Dense and walkable, East Vancouver's café-and-brewery hub with a strong street-art and small-business scene. Mostly older houses converted to multi-unit, low-rise apartments, and new mid-rise infill. Genuinely lock-and-leave living. You can walk to almost everything day to day.

The honest trade-off: it's busy and urban, not a quiet-street kind of neighbourhood.

Kitsilano

WEST SIDE

Beach-adjacent, west side, an active, outdoorsy feel with the water close by. A mix of older houses (many now duplexes or multiplexes) and low-rise apartments. Walkable and lively, especially in summer.

The honest trade-off: that beach-town appeal comes with west-side pricing and heavier foot and bike traffic near the water on weekends.

Fairview

WEST SIDE

Centred on South Granville and the Broadway corridor near Vancouver General Hospital. Mostly low-rise apartments and townhomes, walkable to Granville Island.

The honest trade-off: it's an established, built-out area, so most of what's available is resale rather than new construction.

Renfrew–Collingwood

EAST VANCOUVER

One of East Vancouver's largest and most diverse neighbourhoods, with strong SkyTrain access. A genuine mix of older detached and duplex homes alongside new mid-rise development.

The honest trade-off: because it's actively being built out, expect construction activity and some blocks in transition for the next several years.

Cambie

NEW CONSTRUCTION

The new-construction corridor next to Fairview, built around the Canada Line. Mostly new-build condos and townhomes, transit-oriented.

The honest trade-off: you're paying a premium for "new," and as with any presale, the contract and completion timeline need a careful read.

Knight/Fraser

EAST VANCOUVER

A working East Vancouver corridor with genuine day-to-day relocation activity, not just a "destination" neighbourhood. A mix of older detached homes, duplexes, and newer smaller-scale multiplex infill.

The honest trade-off: it's less polished and less walkable than Mount Pleasant or Kitsilano, but it's where a lot of real, practical moves actually happen, often at a more reachable price point than the west side.

ACROSS ALL OF THESE

Check whether a duplex or multiplex was built by a track-record builder or a one-off flip. The quality difference is real, and it isn't visible in photos.

What Everyone Gets Wrong About Living Here

The "Vancouver Freeze"

Locally, this has a name. People here are polite and friendly on the surface, "we should hang out" gets said constantly, and then it just doesn't happen. Making real friends as an adult takes noticeably longer here than most newcomers expect, especially if you didn't grow up in the city or go to school here. It's not personal, and it's not unique to you; it's just how the social scene actually works, and it's worth knowing before you arrive rather than after.

Not a late-night city

A smaller surprise that trips people up too: Vancouver is not a late-night city. Kitchens close early, last call comes fast, and a lot of the city can feel like it's shutting down by 10pm on a weeknight. That's a real adjustment if you're coming from Toronto, Montreal, or almost any major US city.

No rapid transit to UBC

And a practical one: there's still no rapid transit to UBC, despite it being one of the biggest destinations in the region and decades of talk about a SkyTrain extension. If work or school takes you out that way, it's bus-only for the foreseeable future. Plan your community choice around that, not around a line on a future transit map.



05 AVOID THESE FIVE

The Mistakes Relocating Buyers Make

- 01 Assuming all "similar" housing types are equal.** Two duplexes on the same block can be built to very different standards. One relocating buyer's biggest regret is usually not having someone check construction quality before they fell in love with the finishes.
- 02 Buying sight-unseen off photos and a virtual tour,** without ever seeing a community in person or at a different time of day. A street can feel completely different on a grey Tuesday morning than in a bright afternoon listing photo.
- 03 Picking a community based on the map instead of the actual commute.** "Close" doesn't always mean "quick," and a bridge or water crossing can turn a short distance into a real daily grind.
- 04 Underestimating the total cost of moving here, not just the purchase price.** That means closing costs, the actual cost of living day to day, and the adjustment period before local pricing starts to feel normal.
- 05 Waiting for the "perfect" neighbourhood** instead of shortlisting two or three that genuinely fit, then acting when the right home in one of them comes up.

What to Do, and When

6-12 MONTHS OUT

Shortlist two or three communities from Page 3 based on what actually matters to you (commute, housing type, walkability). Start a conversation with a lender who understands financing across provinces so you know your real numbers early. Visit in person if you can, even once.

3-6 MONTHS OUT

Get pre-approved so your budget is real, not estimated. If you're selling a home back home first, start lining that up now so the timing works together instead of against you.

1-3 MONTHS OUT

Tour your shortlisted communities, virtually or in person. Make your offer with full knowledge of the honest trade-offs on Page 3, not just the highlight reel. Build in time for a proper inspection, especially on any duplex or multiplex.

MOVING MONTH

Possession, utilities, and a first-week list, where to get essentials nearby, and a plan for those first few weeks before the city starts to feel familiar.



AI GENERATED IMAGE

Most of this job happens at a kitchen table, going through the details line by line.

07

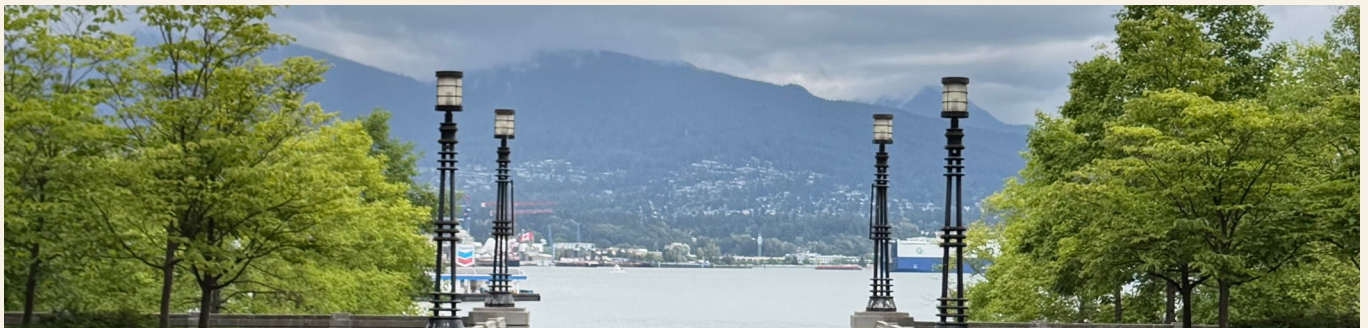
A CLIENT STORY

What Good Looks Like

A couple relocated to Vancouver from San Francisco. One of them had dual citizenship, which meant Canada's foreign buyer restrictions on non-Canadians didn't apply to their purchase. Their family, already living here, had an existing relationship with another realtor, but after meeting with me and seeing the level of local knowledge and experience I brought to the table, they told their family they wanted to work with me instead.

"That's the standard I hold myself to with every relocating client: enough real local depth that it's obvious within one conversation who actually knows this city."

RAJ SANGHA, PREC* · EXP REALTY



What Clients Say

4.9★

across 13 Google reviews

50+

families helped relocate to or buy in
Greater Vancouver

Medallion Club

Fraser Valley Real Estate Board, 2025
production

★★★★★

"Raj went above and beyond what I think most Realtors would do and I could not be more grateful and happy with his service. Would highly recommend!"

ROBBY B. · GOOGLE REVIEW

★★★★★

"Knowledgeable, honest, and always one step ahead. Would work with Raj again in a heartbeat."

GURPREET S. · GOOGLE REVIEW

★★★★★

"A great experience working with Raj! Appreciate all his advice and understanding of the market."

SHAUN V. · GOOGLE REVIEW

★★★★★

"Our realtor Raj went above and beyond for us."

JASON B. · GOOGLE REVIEW

TEAR THIS PAGE OUT

The Relocation Checklist

Everything in this guide, in the order you'll actually need it.

6-12 MONTHS OUT

- ☐ Shortlist two or three communities that fit your commute, housing type and walkability.
- ☐ Start a conversation with a lender who understands financing across provinces.
- ☐ Visit in person if you can, even once.
- ☐ Check the specific commute routes, not just the distance on a map.

3-6 MONTHS OUT

- ☐ Get pre-approved so your budget is real, not estimated.
- ☐ Line up the sale of your current home so the two timelines work together.
- ☐ Budget for closing costs and day-to-day cost of living, not just the purchase price.

1-3 MONTHS OUT

- ☐ Tour your shortlist, virtually or in person, and at more than one time of day.
- ☐ Ask who built any duplex or multiplex you like: track-record builder, or one-off flip?
- ☐ Confirm what a newer 4, 6 or 8-plex actually includes, right down to whether there's a garage or even a parking spot.
- ☐ Read any presale contract and completion timeline carefully before you sign.
- ☐ Build in time for a proper inspection, especially on a duplex or multiplex.

MOVING MONTH

- ☐ Sort possession, utilities, and a first-week list of where to get essentials nearby.

How Raj Helps Next

You've just read more honest, specific detail about moving to Vancouver than most people find anywhere else, and that's exactly the point. Wherever you are in the process, whether you're still six months out and just getting oriented, or ready to start touring communities, I help relocating buyers with exactly the pieces this guide covers: finding the right community for how you actually live, walking through new-construction and presale contracts if that's the direction you're leaning, and making sure you understand your real numbers and options before you commit to anything. You won't need five different people for this. I'd rather be the one person who already has the answer.



Real Estate Made Real Simple.

Find me on Instagram, YouTube and TikTok at @soldbyrajsangha, or at soldbyrajsangha.ca. Reach out anytime. I'm happy to talk through your move before you ever set foot in a showing.

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This guide is general information for people relocating to Metro Vancouver, not financial, legal or tax advice. Market figures are as at August 2026 and cited to their source.