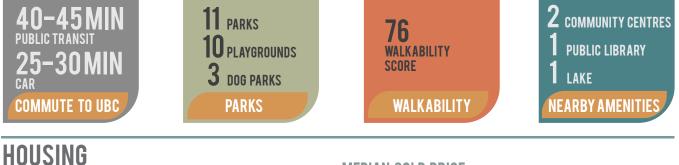
NEIGHBOURHOOD PROFILE – KENSINGTON–CEDAR COTTAGE

Kensington-Cedar Cottage is located in the middle of East Vancouver. It is one of the most ethnically diverse neighbourhoods in the city and offers an exemplary selection of authentic worldly cuisine to match. Restaurants, shops, and amenities are situated mainly on Commercial/Victoria Drive and Kingsway.

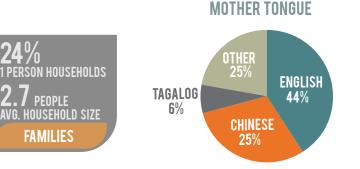
Though duplexes account for almost half of the housing in Kensington-Cedar Cottage, there are also many single-family bungalows and low-rise apartments. This neighbourhood's population is growing faster than most other communities in the city. Many young professionals and families are attracted to the area for its relative housing affordability, proximity to downtown, great schools, and plentiful parks – most notably John Hendry Park, which is home to Vancouver's only lake.





MEDIAN SOLD PRICE **OWN VS. RENT** \$526K \$1.3M \$1.2M 1 bdr detached townhouse/ duplex 2 bdr S650 RENT >1300 sq.ft. 44% OWN 56% S770K 3 bdr **DWELLING TYPE** condo townhouses (3%) **AVERAGE MONTHLY RENT** \$1,265 \$1,722 N/A single detached houses (17%) 1 bdr 2 hdr 3 bdr

DEMOGRAPHICS



AGE GROUPS

19 and under (20%) 20-39 (32%) 40-64 (34%) 65 and over (14%) MEDIAN HOUSEHOLD INCOME **\$70,815**

SOURCES: Demographic data from Canada 2016 Census. Rent data from Canada Mortgage and Housing Corporation Rental Market Report (Nov 2018). Sold price data from BC Assessment and Real Estate Board of Greater Vancouver, Jan 2019- June 2019.

PUBLIC SCHOOLS

UBC











Photo from www.vancondofind.com