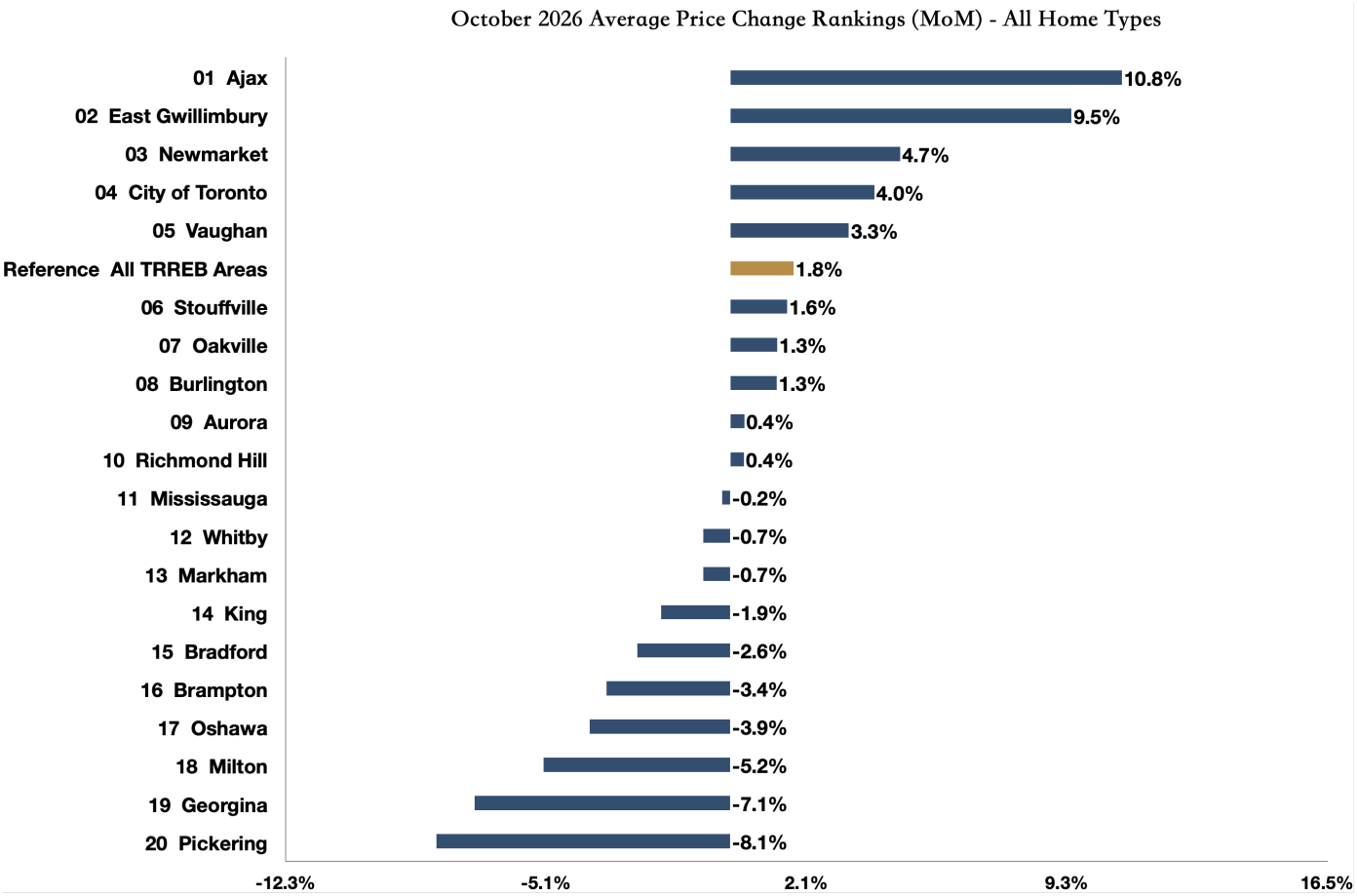
20 GTA Cities: Month-over-Month Price Change

October 2026 versus Sep 2026 | All Home Types

Ajax, East Gwillimbury, Newmarket lead the monthly comparison

Average prices rose in 10 cities and fell in 10. All TRREB Areas is an unranked regional benchmark and is excluded from those counts.



Gold: All TRREB Areas is a regional reference and is excluded from city ranks.

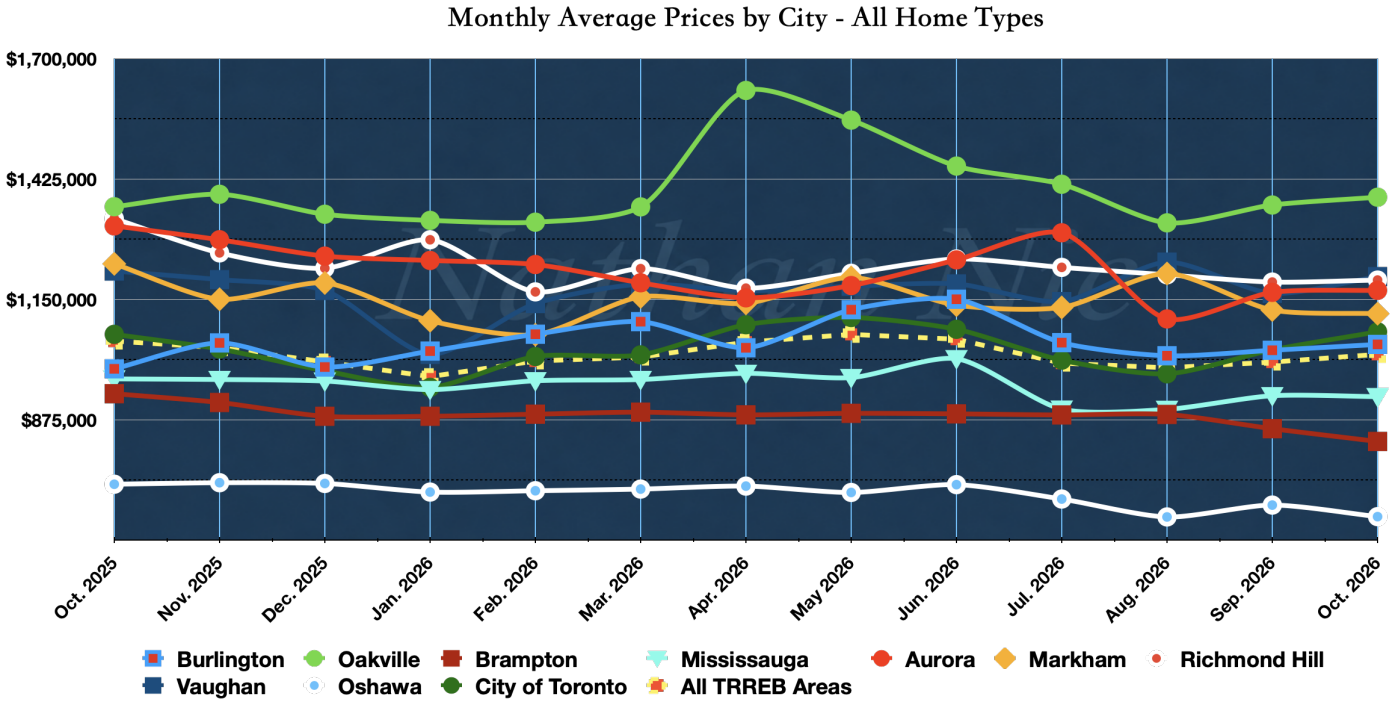
City Comparisons and the Regional Benchmark

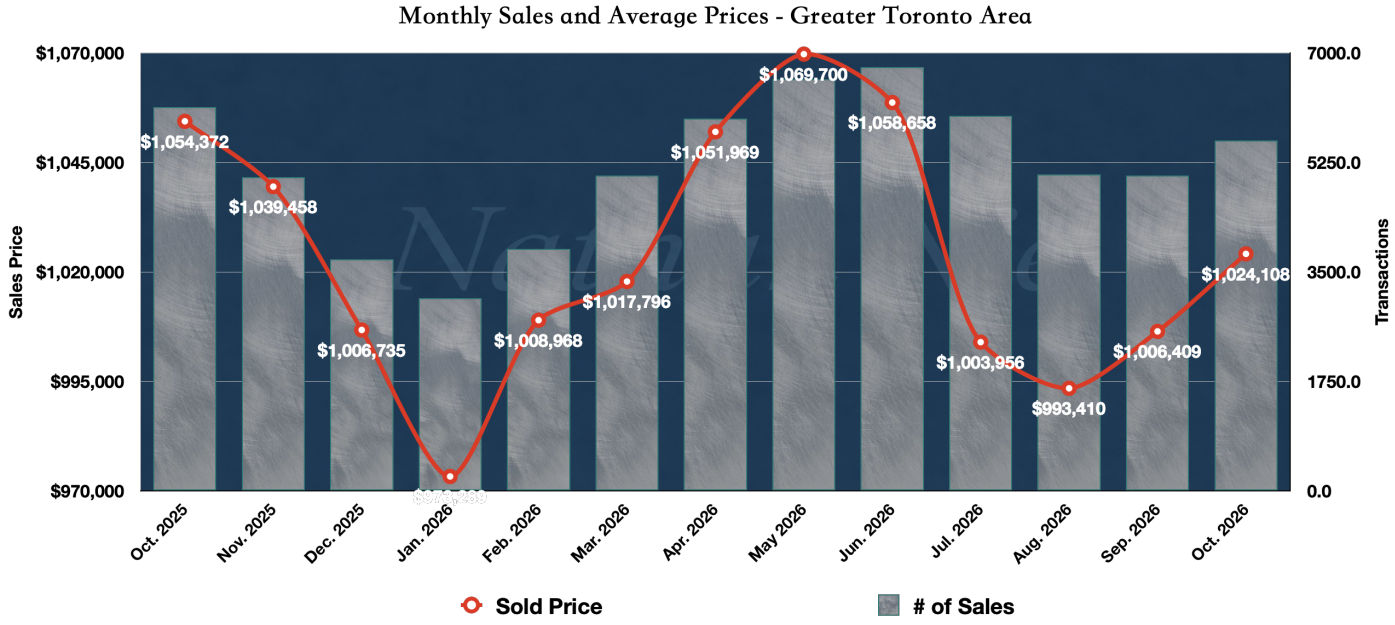
The regional average changed +1.8% month over month. The median change across the 20 cities was +0.1%; this is a city comparison, not the regional change.

Prepared by Nathan Nie

Average Price Trends

October 2026 | All Home Types





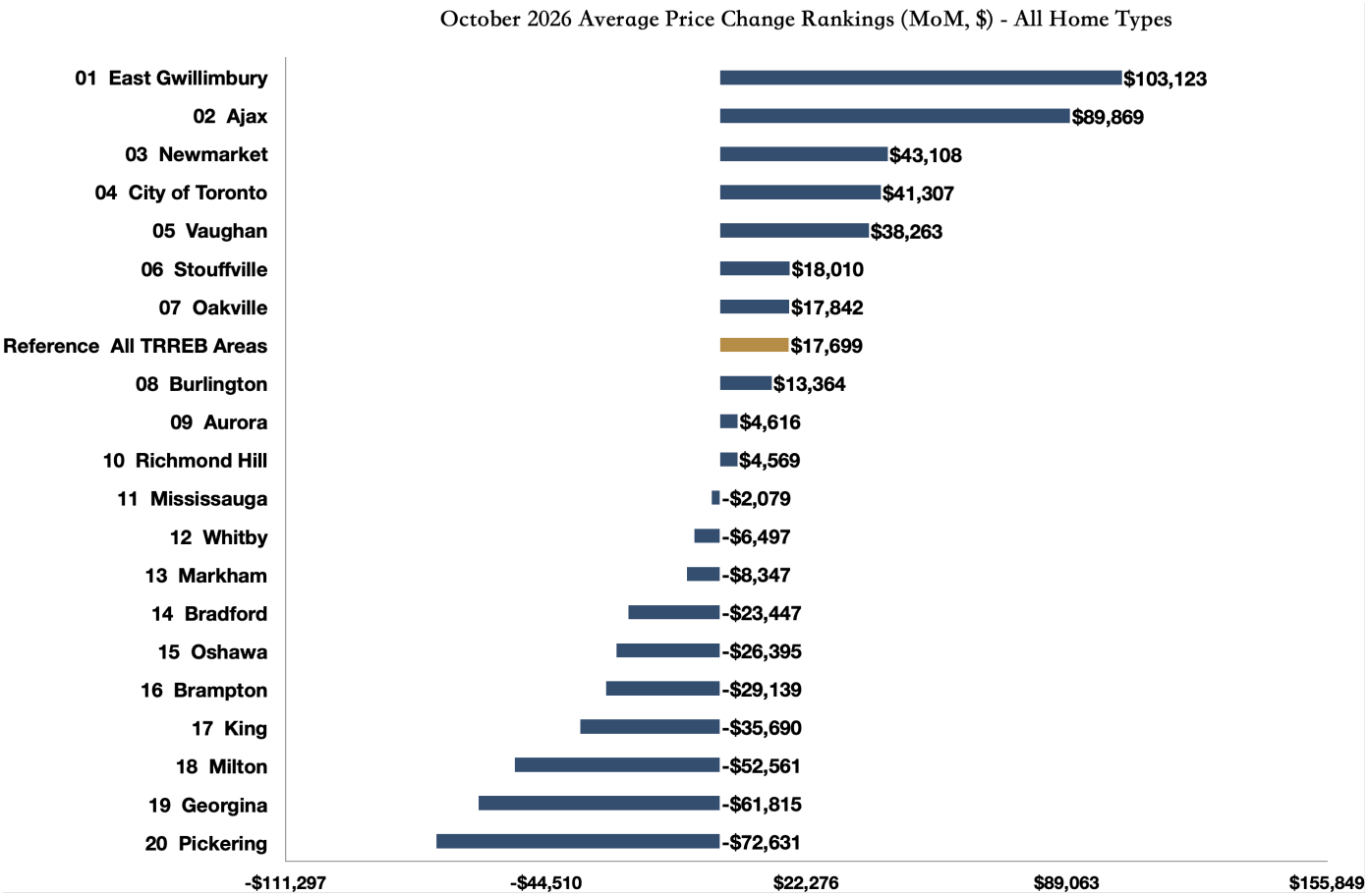
The charts show the price trends for the stated home types. Monthly averages reflect the mix of completed sales; they are not repeat-sales price indexes.

Month-over-Month Average Price Differences

October 2026 versus Sep 2026 | Canadian dollars

Dollar differences complement percentage changes

East Gwillimbury's average-price difference was +$103,123, compared with -$72,631 in Pickering. The difference is the current average less the previous month's average.



Gold: All TRREB Areas is a regional reference and is excluded from city ranks.

Starting price levels affect dollar differences. Both rankings reflect the mix of sales; neither measures the gain or loss on the same individual home.

Prepared by Nathan Nie

Month-over-Month Price Detail

October 2026 versus Sep 2026 | All Home Types

MoM Rank	City	Oct 2026	Sep 2026	Price Difference	MoM Change
1	Ajax	$918,704	$828,835	+$89,869	+10.8%
2	East Gwillimbury	$1,193,871	$1,090,748	+$103,123	+9.5%
3	Newmarket	$959,094	$915,986	+$43,108	+4.7%
4	City of Toronto	$1,075,627	$1,034,320	+$41,307	+4.0%
5	Vaughan	$1,201,704	$1,163,441	+$38,263	+3.3%
Ref.	All TRREB Areas	$1,024,108	$1,006,409	+$17,699	+1.8%
6	Stouffville	$1,157,780	$1,139,770	+$18,010	+1.6%
7	Oakville	$1,383,011	$1,365,169	+$17,842	+1.3%
8	Burlington	$1,046,822	$1,033,458	+$13,364	+1.3%
9	Aurora	$1,170,302	$1,165,686	+$4,616	+0.4%
10	Richmond Hill	$1,193,772	$1,189,203	+$4,569	+0.4%
11	Mississauga	$927,521	$929,600	-$2,079	-0.2%
12	Whitby	$876,275	$882,772	-$6,497	-0.7%
13	Markham	$1,117,006	$1,125,353	-$8,347	-0.7%
14	King	$1,840,060	$1,875,750	-$35,690	-1.9%
15	Bradford	$890,188	$913,635	-$23,447	-2.6%
16	Brampton	$825,183	$854,322	-$29,139	-3.4%
17	Oshawa	$653,466	$679,861	-$26,395	-3.9%
18	Milton	$966,412	$1,018,973	-$52,561	-5.2%
19	Georgina	$812,044	$873,859	-$61,815	-7.1%
20	Pickering	$821,211	$893,842	-$72,631	-8.1%

Methodology

Change = (current average / previous-month average - 1) x 100%. All TRREB Areas is an unranked regional aggregate, shown in gold. Monthly-average movements do not measure every property's price change and are not forecasts.

Prepared by Nathan Nie

All Home Types: City-by-City Review

October 2026 | Month-over-month change

01 Ajax

Average price: $918,704, versus $828,835 in Sep 2026 (+10.8%). Price difference: +$89,869. Sales: 74.

02 East Gwillimbury

Average price: $1,193,871, versus $1,090,748 in Sep 2026 (+9.5%). Price difference: +$103,123. Sales: 31. The relatively small sales sample warrants caution when interpreting one month of data.

03 Newmarket

Average price: $959,094, versus $915,986 in Sep 2026 (+4.7%). Price difference: +$43,108. Sales: 98.

04 City of Toronto

Average price: $1,075,627, versus $1,034,320 in Sep 2026 (+4.0%). Price difference: +$41,307. Sales: 2,184.

05 Vaughan

Average price: $1,201,704, versus $1,163,441 in Sep 2026 (+3.3%). Price difference: +$38,263. Sales: 263.

06 Stouffville

Average price: $1,157,780, versus $1,139,770 in Sep 2026 (+1.6%). Price difference: +$18,010. Sales: 52. The relatively small sales sample warrants caution when interpreting one month of data.

07 Oakville

Average price: $1,383,011, versus $1,365,169 in Sep 2026 (+1.3%). Price difference: +$17,842. Sales: 191.

Prepared by Nathan Nie

All Home Types: City-by-City Review

October 2026 | Month-over-month change

08 Burlington

Average price: $1,046,822, versus $1,033,458 in Sep 2026 (+1.3%). Price difference: +$13,364. Sales: 214.

09 Aurora

Average price: $1,170,302, versus $1,165,686 in Sep 2026 (+0.4%). Price difference: +$4,616. Sales: 50. The relatively small sales sample warrants caution when interpreting one month of data.

10 Richmond Hill

Average price: $1,193,772, versus $1,189,203 in Sep 2026 (+0.4%). Price difference: +$4,569. Sales: 185.

11 Mississauga

Average price: $927,521, versus $929,600 in Sep 2026 (-0.2%). Price difference: -$2,079. Sales: 508.

12 Whitby

Average price: $876,275, versus $882,772 in Sep 2026 (-0.7%). Price difference: -$6,497. Sales: 108.

13 Markham

Average price: $1,117,006, versus $1,125,353 in Sep 2026 (-0.7%). Price difference: -$8,347. Sales: 260.

14 King

Average price: $1,840,060, versus $1,875,750 in Sep 2026 (-1.9%). Price difference: -$35,690. Sales: 28. This smaller market is sensitive to a few transactions and the mix of properties sold; follow several months before drawing conclusions.

All Home Types: City-by-City Review

October 2026 | Month-over-month change

15 Bradford

Average price: $890,188, versus $913,635 in Sep 2026 (-2.6%). Price difference: -$23,447. Sales: 34. The relatively small sales sample warrants caution when interpreting one month of data.

16 Brampton

Average price: $825,183, versus $854,322 in Sep 2026 (-3.4%). Price difference: -$29,139. Sales: 435.

17 Oshawa

Average price: $653,466, versus $679,861 in Sep 2026 (-3.9%). Price difference: -$26,395. Sales: 152.

18 Milton

Average price: $966,412, versus $1,018,973 in Sep 2026 (-5.2%). Price difference: -$52,561. Sales: 128.

19 Georgina

Average price: $812,044, versus $873,859 in Sep 2026 (-7.1%). Price difference: -$61,815. Sales: 71. This smaller market is sensitive to a few transactions and the mix of properties sold; follow several months before drawing conclusions.

20 Pickering

Average price: $821,211, versus $893,842 in Sep 2026 (-8.1%). Price difference: -$72,631. Sales: 93.