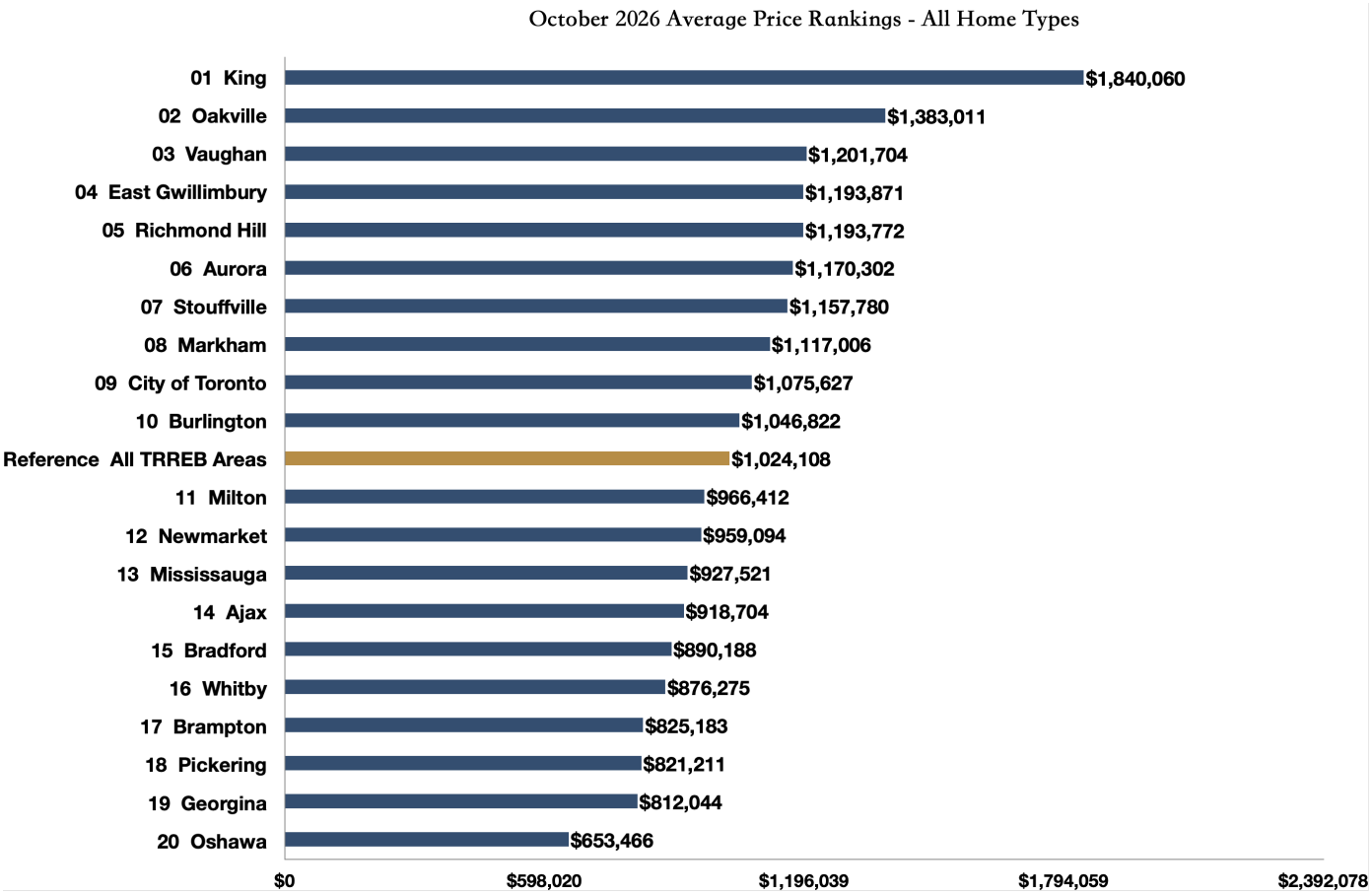
20 GTA Cities: Average Price Rankings

October 2026 | All Home Types | Canadian dollars

King, Oakville, Vaughan lead the ranking

In October 2026, King averaged $1,840,060 and Oakville averaged $1,383,011. The median of the 20 city averages was $1,006,617.



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

Price Levels and the Mix of Homes Sold

Average prices reflect differences in location, floor area, lot size and the properties sold. A higher average does not establish stronger price growth or a higher investment return.

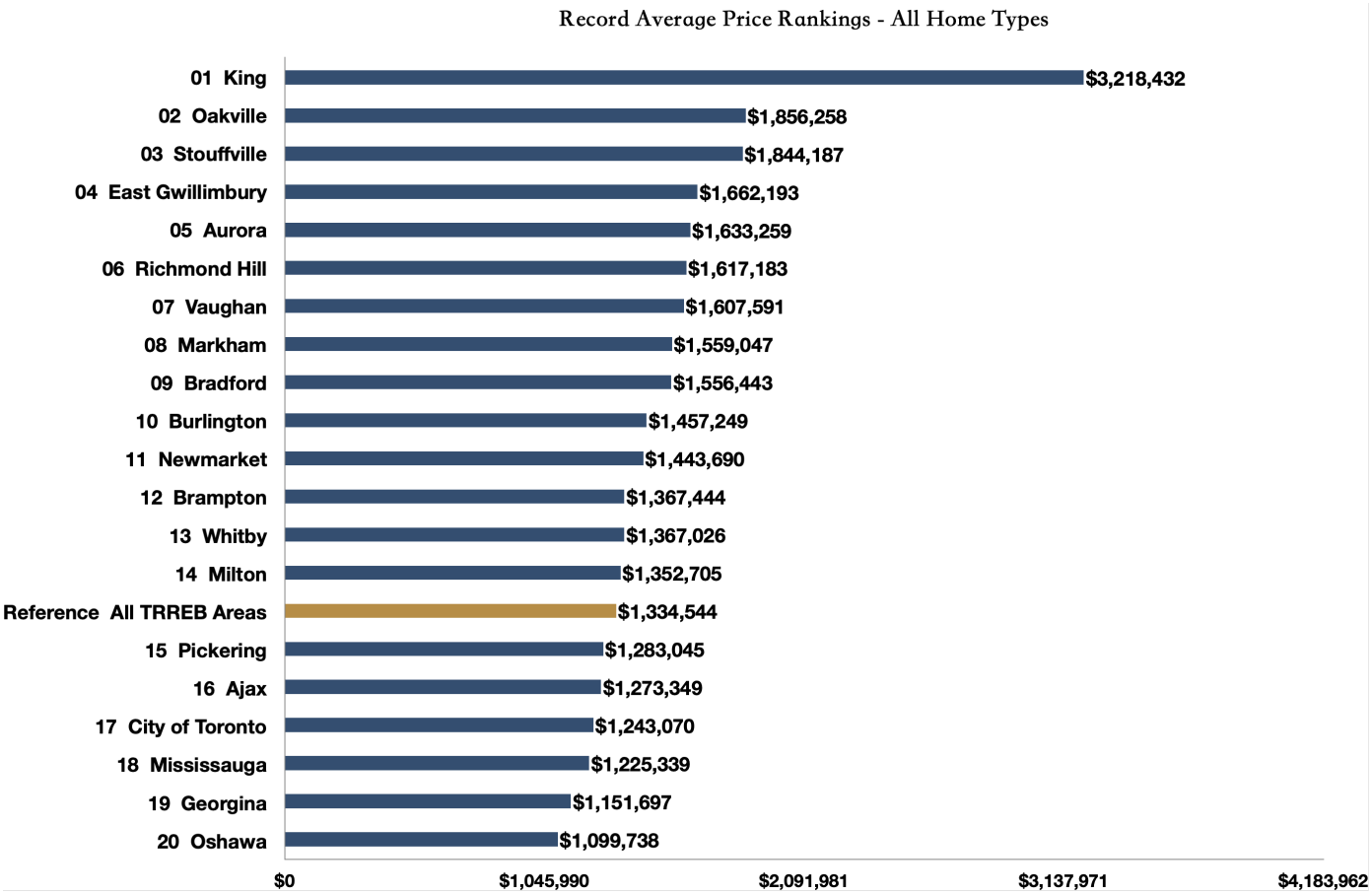
Prepared by Nathan Nie

Historical Average Price Records

All Home Types | Each city's monthly peak | Canadian dollars

Historical records and current sales are distinct measures

King's record monthly average was $3,218,432; Oakville's was $1,856,258. The ranking uses the same housing-type scope.



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

A record monthly average reflects the mix of properties sold that month. It is not the historical peak valuation of every individual home.

Current Prices and Historical Peaks

October 2026 | All Home Types | Canadian dollars

Current Rank	City	Current Average	Peak Average	Peak Month	Change from Peak
1	King	$1,840,060	$3,218,432	Feb 2022	-42.8%
2	Oakville	$1,383,011	$1,856,258	Mar 2022	-25.5%
3	Vaughan	$1,201,704	$1,607,591	Feb 2022	-25.2%
4	East Gwillimbury	$1,193,871	$1,662,193	Jan 2022	-28.2%
5	Richmond Hill	$1,193,772	$1,617,183	Jan 2022	-26.2%
6	Aurora	$1,170,302	$1,633,259	Feb 2022	-28.3%
7	Stouffville	$1,157,780	$1,844,187	Jan 2022	-37.2%
8	Markham	$1,117,006	$1,559,047	Feb 2022	-28.4%
9	City of Toronto	$1,075,627	$1,243,070	Apr 2022	-13.5%
10	Burlington	$1,046,822	$1,457,249	Feb 2022	-28.2%
11	Milton	$966,412	$1,352,705	Feb 2022	-28.6%
12	Newmarket	$959,094	$1,443,690	Feb 2022	-33.6%
13	Mississauga	$927,521	$1,225,339	Feb 2022	-24.3%
14	Ajax	$918,704	$1,273,349	Feb 2022	-27.9%
15	Bradford	$890,188	$1,556,443	Jan 2022	-42.8%
16	Whitby	$876,275	$1,367,026	Feb 2022	-35.9%
17	Brampton	$825,183	$1,367,444	Jan 2022	-39.7%
18	Pickering	$821,211	$1,283,045	Feb 2022	-36.0%
19	Georgina	$812,044	$1,151,697	Feb 2022	-29.5%
20	Oshawa	$653,466	$1,099,738	Feb 2022	-40.6%

King: Property Size, Lots and Luxury Sales

King's mix of larger detached homes, lots and higher-end sales helps explain its high average. Even within one home type, size and product mix differ across cities. These averages do not measure the price change of an individual property.

Prepared by Nathan Nie

All Home Types: City-by-City Review

October 2026 | Comparison with each city's historical peak

01 King

Average price: $1,840,060; historical monthly peak: $3,218,432 (Feb 2022). The average is 42.8% below its peak. Sales this month: 28. This smaller market is sensitive to a few transactions and the mix of properties sold; follow several months before drawing conclusions.

02 Oakville

Average price: $1,383,011; historical monthly peak: $1,856,258 (Mar 2022). The average is 25.5% below its peak. Sales this month: 191.

03 Vaughan

Average price: $1,201,704; historical monthly peak: $1,607,591 (Feb 2022). The average is 25.2% below its peak. Sales this month: 263.

04 East Gwillimbury

Average price: $1,193,871; historical monthly peak: $1,662,193 (Jan 2022). The average is 28.2% below its peak. Sales this month: 31. The relatively small sales sample warrants caution when interpreting one month of data.

05 Richmond Hill

Average price: $1,193,772; historical monthly peak: $1,617,183 (Jan 2022). The average is 26.2% below its peak. Sales this month: 185.

06 Aurora

Average price: $1,170,302; historical monthly peak: $1,633,259 (Feb 2022). The average is 28.3% below its peak. Sales this month: 50. The relatively small sales sample warrants caution when interpreting one month of data.

07 Stouffville

Average price: $1,157,780; historical monthly peak: $1,844,187 (Jan 2022). The average is 37.2% below its peak. Sales this month: 52. The relatively small sales sample warrants caution when interpreting one month of data.

Prepared by Nathan Nie

All Home Types: City-by-City Review

October 2026 | Comparison with each city's historical peak

08 Markham

Average price: $1,117,006; historical monthly peak: $1,559,047 (Feb 2022). The average is 28.4% below its peak. Sales this month: 260.

09 City of Toronto

Average price: $1,075,627; historical monthly peak: $1,243,070 (Apr 2022). The average is 13.5% below its peak. Sales this month: 2,184.

10 Burlington

Average price: $1,046,822; historical monthly peak: $1,457,249 (Feb 2022). The average is 28.2% below its peak. Sales this month: 214.

11 Milton

Average price: $966,412; historical monthly peak: $1,352,705 (Feb 2022). The average is 28.6% below its peak. Sales this month: 128.

12 Newmarket

Average price: $959,094; historical monthly peak: $1,443,690 (Feb 2022). The average is 33.6% below its peak. Sales this month: 98.

13 Mississauga

Average price: $927,521; historical monthly peak: $1,225,339 (Feb 2022). The average is 24.3% below its peak. Sales this month: 508.

14 Ajax

Average price: $918,704; historical monthly peak: $1,273,349 (Feb 2022). The average is 27.9% below its peak. Sales this month: 74.

All Home Types: City-by-City Review

October 2026 | Comparison with each city's historical peak

15 Bradford

Average price: $890,188; historical monthly peak: $1,556,443 (Jan 2022). The average is 42.8% below its peak. Sales this month: 34. The relatively small sales sample warrants caution when interpreting one month of data.

16 Whitby

Average price: $876,275; historical monthly peak: $1,367,026 (Feb 2022). The average is 35.9% below its peak. Sales this month: 108.

17 Brampton

Average price: $825,183; historical monthly peak: $1,367,444 (Jan 2022). The average is 39.7% below its peak. Sales this month: 435.

18 Pickering

Average price: $821,211; historical monthly peak: $1,283,045 (Feb 2022). The average is 36.0% below its peak. Sales this month: 93.

19 Georgina

Average price: $812,044; historical monthly peak: $1,151,697 (Feb 2022). The average is 29.5% below its peak. Sales this month: 71. This smaller market is sensitive to a few transactions and the mix of properties sold; follow several months before drawing conclusions.

20 Oshawa

Average price: $653,466; historical monthly peak: $1,099,738 (Feb 2022). The average is 40.6% below its peak. Sales this month: 152.