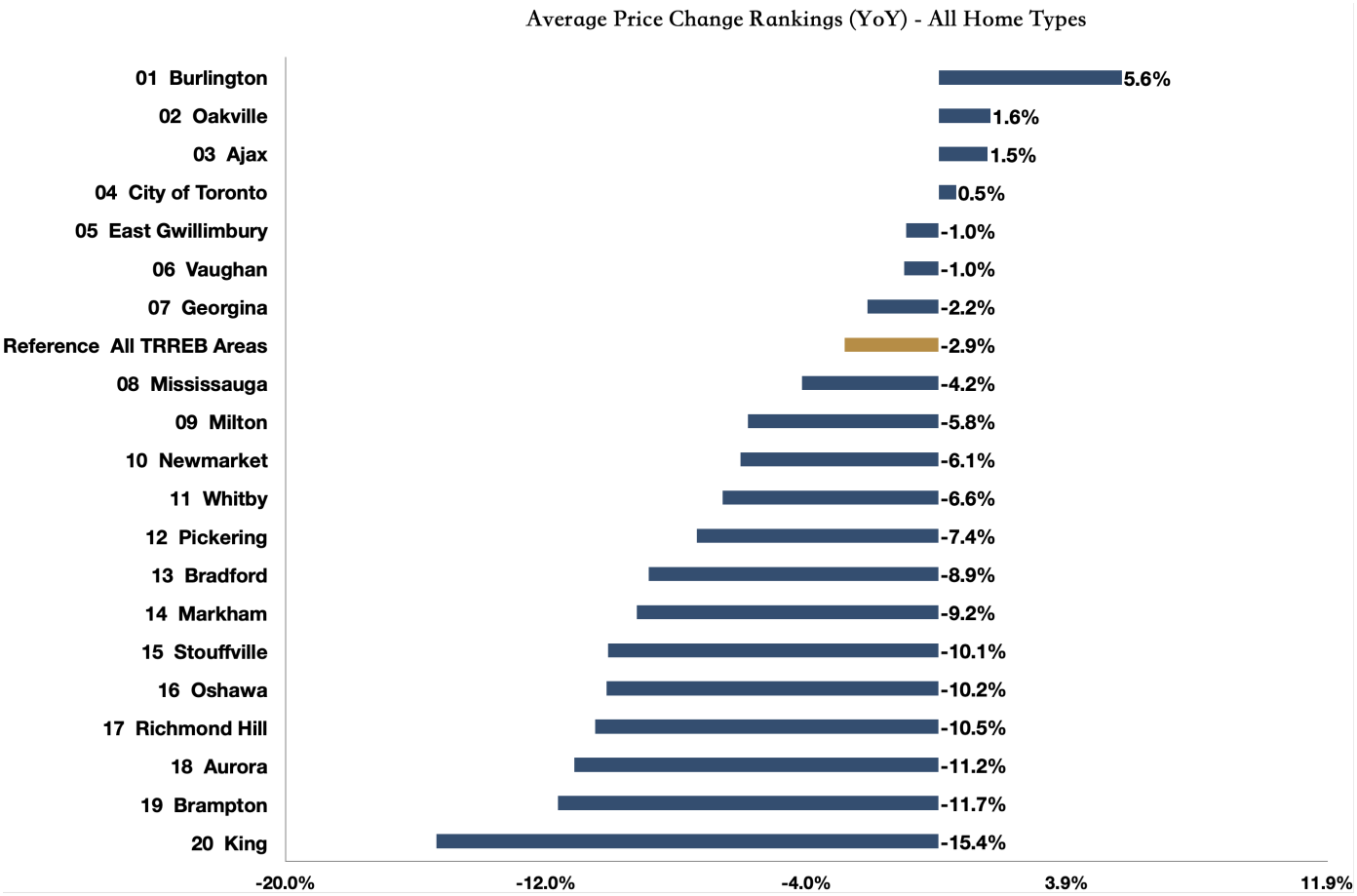
20 GTA Cities: Year-over-Year Price Change

October 2026 | All Home Types

Burlington, Oakville, Ajax show the strongest changes

4 of the 20 cities recorded higher average prices and 16 recorded lower prices. All TRREB Areas is shown separately as a regional benchmark and is excluded from the city counts.



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

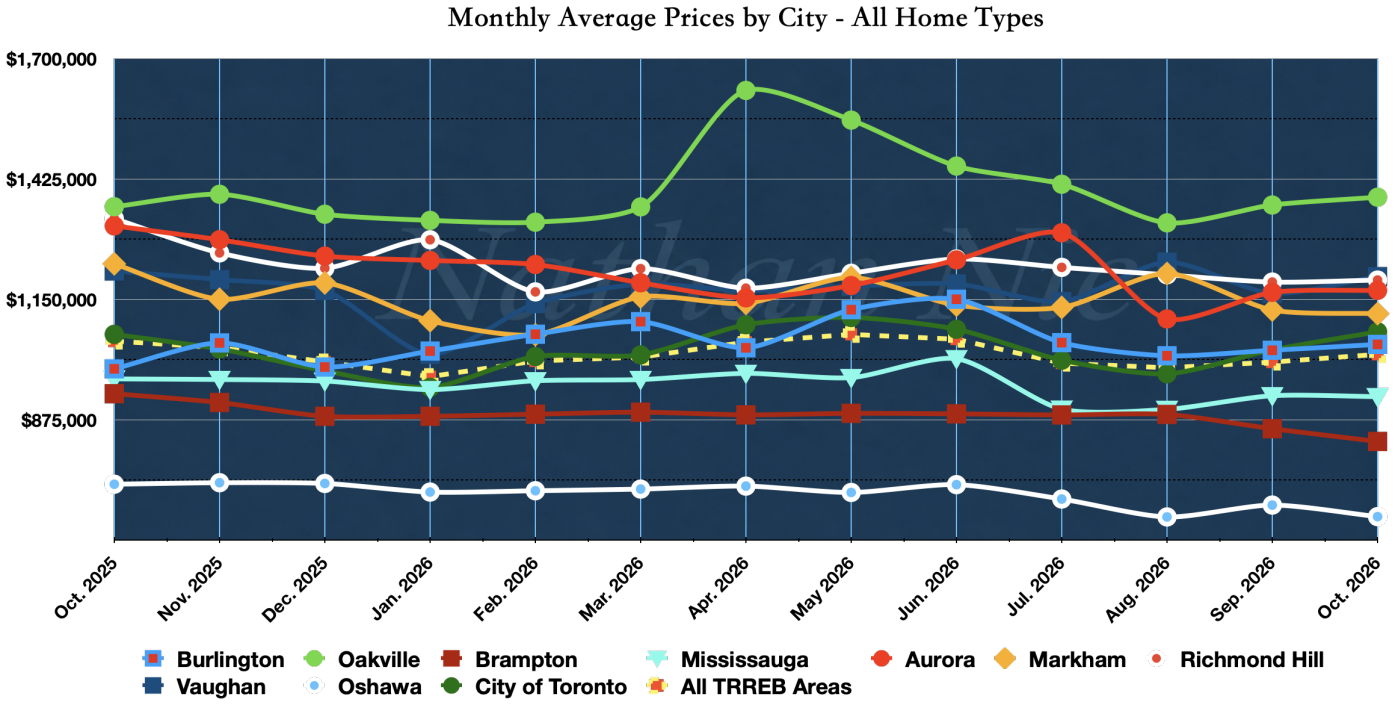
City Comparisons and the Regional Benchmark

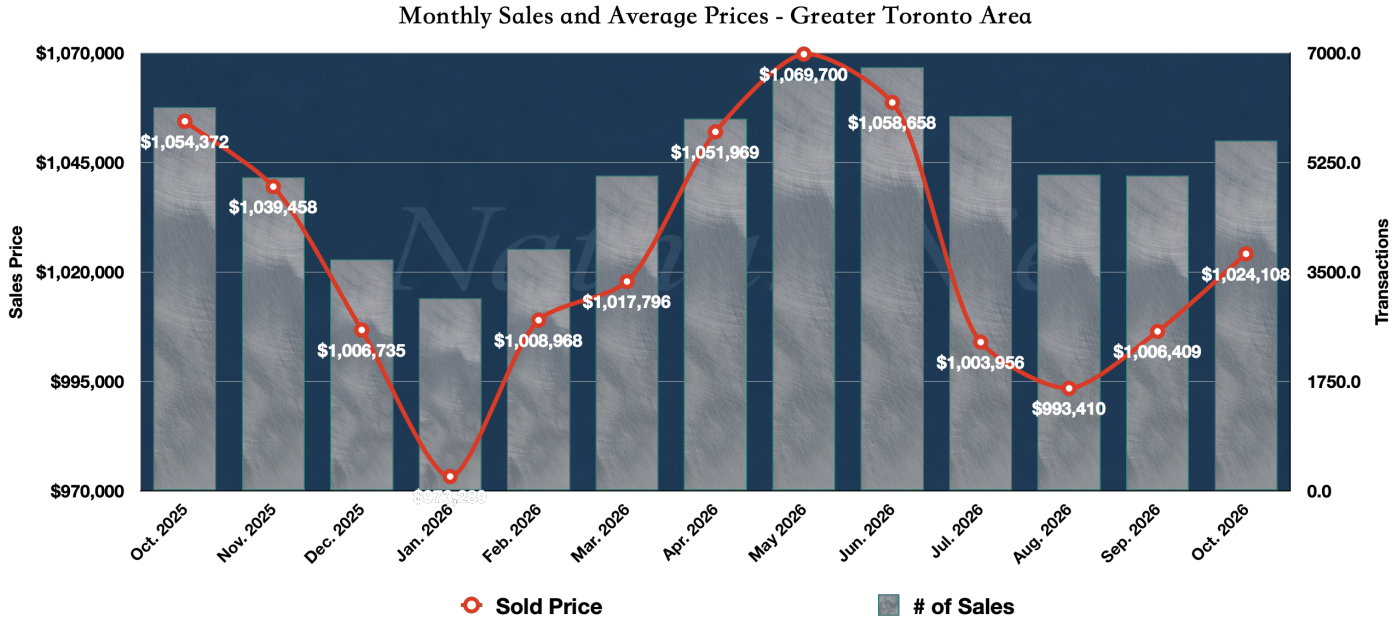
The regional average changed -2.9% year over year. The median change across the 20 cities was -6.3%; this is a city comparison, not the regional change.

Prepared by Nathan Nie

Average Price Trends

October 2026 | All Home Types





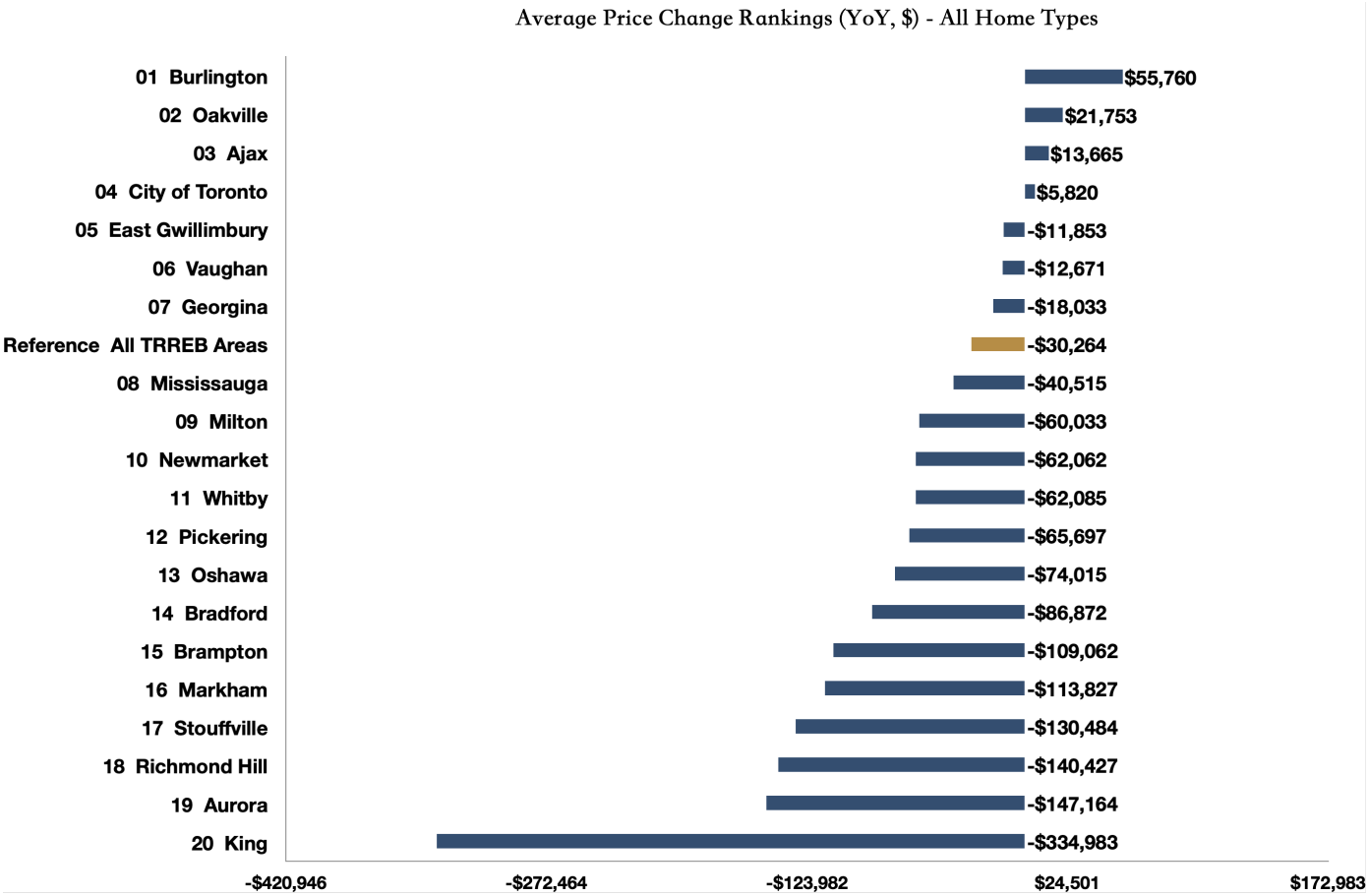
The charts show the price trends for the stated home types. Monthly averages reflect the mix of completed sales; they are not repeat-sales price indexes.

Year-over-Year Average Price Differences

October 2026 versus Oct 2025 | All Home Types | Canadian dollars

Percentage changes and dollar differences offer different perspectives

Burlington's average-price difference was +$55,760, compared with -$334,983 in King. The difference is this month's average less the average a year earlier.



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

Starting price levels affect dollar differences. Both rankings are influenced by the sales mix and do not represent gains or losses on the same individual property.

Prepared by Nathan Nie

Year-over-Year Price Detail

October 2026 versus Oct 2025 | All Home Types

YoY Rank	City	Oct 2026	Oct 2025	Price Difference	YoY Change
1	Burlington	$1,046,822	$991,062	+$55,760	+5.6%
2	Oakville	$1,383,011	$1,361,258	+$21,753	+1.6%
3	Ajax	$918,704	$905,039	+$13,665	+1.5%
4	City of Toronto	$1,075,627	$1,069,807	+$5,820	+0.5%
5	East Gwillimbury	$1,193,871	$1,205,724	-$11,853	-1.0%
6	Vaughan	$1,201,704	$1,214,375	-$12,671	-1.0%
7	Georgina	$812,044	$830,077	-$18,033	-2.2%
Ref.	All TRREB Areas	$1,024,108	$1,054,372	-$30,264	-2.9%
8	Mississauga	$927,521	$968,036	-$40,515	-4.2%
9	Milton	$966,412	$1,026,445	-$60,033	-5.8%
10	Newmarket	$959,094	$1,021,156	-$62,062	-6.1%
11	Whitby	$876,275	$938,360	-$62,085	-6.6%
12	Pickering	$821,211	$886,908	-$65,697	-7.4%
13	Bradford	$890,188	$977,060	-$86,872	-8.9%
14	Markham	$1,117,006	$1,230,833	-$113,827	-9.2%
15	Stouffville	$1,157,780	$1,288,264	-$130,484	-10.1%
16	Oshawa	$653,466	$727,481	-$74,015	-10.2%
17	Richmond Hill	$1,193,772	$1,334,199	-$140,427	-10.5%
18	Aurora	$1,170,302	$1,317,466	-$147,164	-11.2%
19	Brampton	$825,183	$934,245	-$109,062	-11.7%
20	King	$1,840,060	$2,175,043	-$334,983	-15.4%

Methodology

Change = (current average / prior-year 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 | Year-over-year change

01 Burlington

Average price: $1,046,822, versus $991,062 in Oct 2025 (+5.6%). Price difference: +$55,760. Sales: 214.

02 Oakville

Average price: $1,383,011, versus $1,361,258 in Oct 2025 (+1.6%). Price difference: +$21,753. Sales: 191.

03 Ajax

Average price: $918,704, versus $905,039 in Oct 2025 (+1.5%). Price difference: +$13,665. Sales: 74.

04 City of Toronto

Average price: $1,075,627, versus $1,069,807 in Oct 2025 (+0.5%). Price difference: +$5,820. Sales: 2,184.

05 East Gwillimbury

Average price: $1,193,871, versus $1,205,724 in Oct 2025 (-1.0%). Price difference: -$11,853. Sales: 31. The relatively small sales sample warrants caution when interpreting one month of data.

06 Vaughan

Average price: $1,201,704, versus $1,214,375 in Oct 2025 (-1.0%). Price difference: -$12,671. Sales: 263.

07 Georgina

Average price: $812,044, versus $830,077 in Oct 2025 (-2.2%). Price difference: -$18,033. Sales: 71. This smaller market is sensitive to a few transactions and the mix of properties sold; follow several months before drawing conclusions.

Prepared by Nathan Nie

All Home Types: City-by-City Review

October 2026 | Year-over-year change

08 Mississauga

Average price: $927,521, versus $968,036 in Oct 2025 (-4.2%). Price difference: -$40,515. Sales: 508.

09 Milton

Average price: $966,412, versus $1,026,445 in Oct 2025 (-5.8%). Price difference: -$60,033. Sales: 128.

10 Newmarket

Average price: $959,094, versus $1,021,156 in Oct 2025 (-6.1%). Price difference: -$62,062. Sales: 98.

11 Whitby

Average price: $876,275, versus $938,360 in Oct 2025 (-6.6%). Price difference: -$62,085. Sales: 108.

12 Pickering

Average price: $821,211, versus $886,908 in Oct 2025 (-7.4%). Price difference: -$65,697. Sales: 93.

13 Bradford

Average price: $890,188, versus $977,060 in Oct 2025 (-8.9%). Price difference: -$86,872. Sales: 34. The relatively small sales sample warrants caution when interpreting one month of data.

14 Markham

Average price: $1,117,006, versus $1,230,833 in Oct 2025 (-9.2%). Price difference: -$113,827. Sales: 260.

All Home Types: City-by-City Review

October 2026 | Year-over-year change

15 Stouffville

Average price: $1,157,780, versus $1,288,264 in Oct 2025 (-10.1%). Price difference: -$130,484. Sales: 52. The relatively small sales sample warrants caution when interpreting one month of data.

16 Oshawa

Average price: $653,466, versus $727,481 in Oct 2025 (-10.2%). Price difference: -$74,015. Sales: 152.

17 Richmond Hill

Average price: $1,193,772, versus $1,334,199 in Oct 2025 (-10.5%). Price difference: -$140,427. Sales: 185.

18 Aurora

Average price: $1,170,302, versus $1,317,466 in Oct 2025 (-11.2%). Price difference: -$147,164. Sales: 50. The relatively small sales sample warrants caution when interpreting one month of data.

19 Brampton

Average price: $825,183, versus $934,245 in Oct 2025 (-11.7%). Price difference: -$109,062. Sales: 435.

20 King

Average price: $1,840,060, versus $2,175,043 in Oct 2025 (-15.4%). Price difference: -$334,983. Sales: 28. This smaller market is sensitive to a few transactions and the mix of properties sold; follow several months before drawing conclusions.