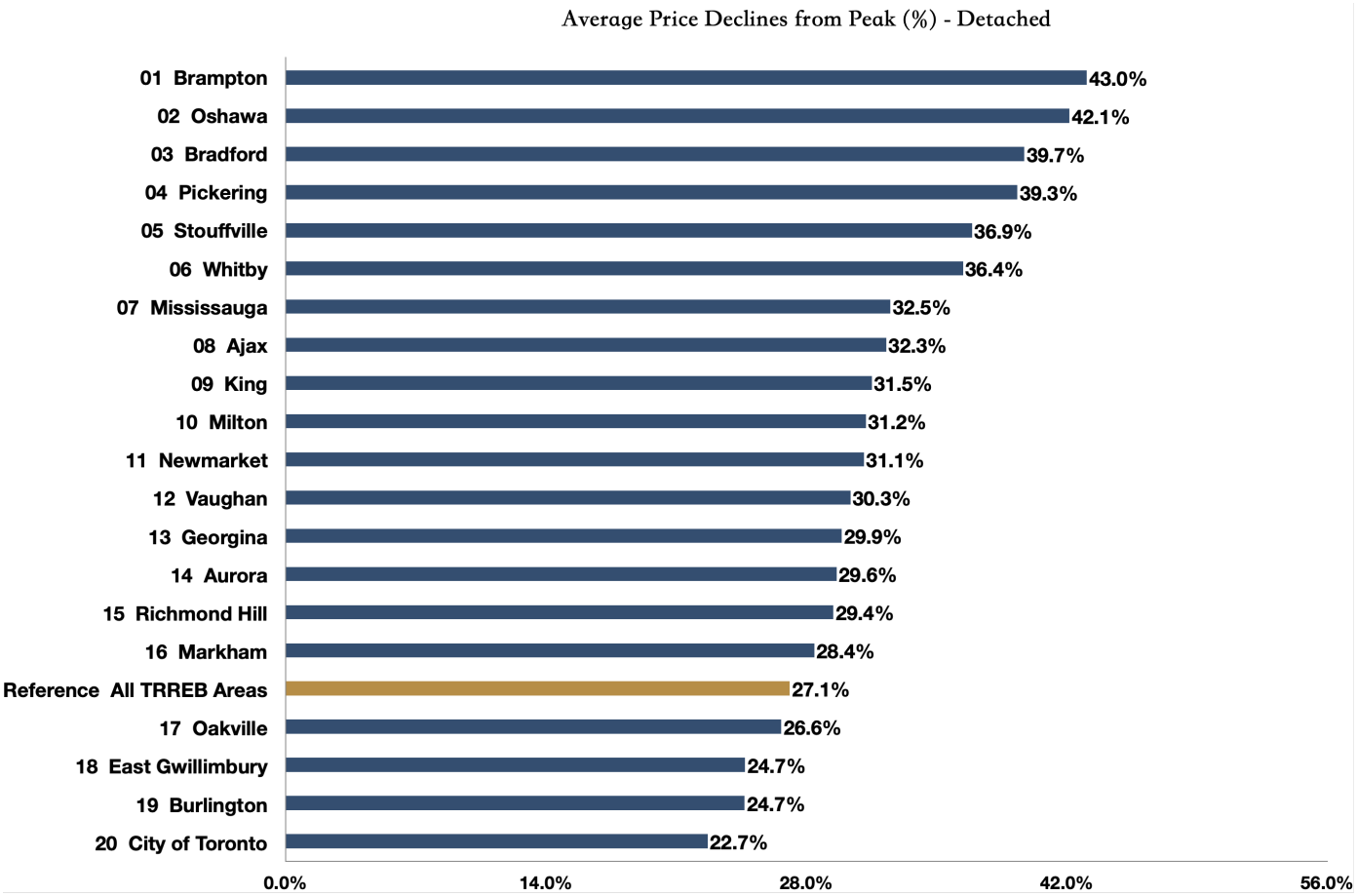
20 GTA Cities: Detached Homes

October 2026 | Price Declines from Peak (%)

Brampton: Largest Percentage Decline from Peak

This compares current detached averages with each city's own record monthly average. The median decline across the 20 cities was 31.1%; this is not the GTA-wide decline.



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

The comparison is with historical monthly peaks, not with the previous month or the same month last year.

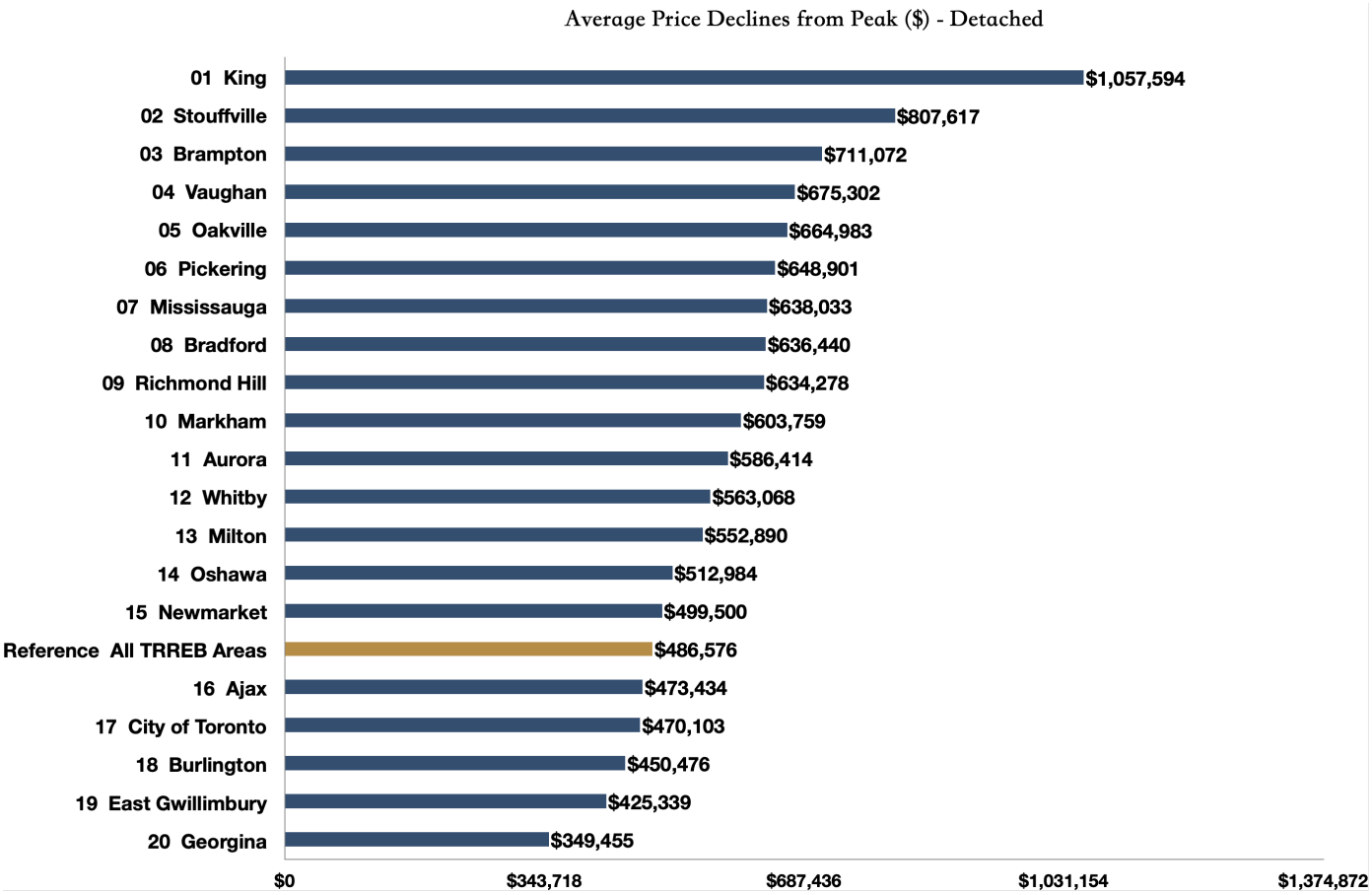
Prepared by Nathan Nie

20 GTA Cities: Detached Homes

October 2026 | Price Declines from Peak ($)

King: Largest Dollar Decline from Peak

This compares current detached averages with each city's own record monthly average. The median decline across the 20 cities was 31.1%; this is not the GTA-wide decline.



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

The comparison is with historical monthly peaks, not with the previous month or the same month last year.

Prepared by Nathan Nie

Detached Prices and Historical Peaks

October 2026 | Canadian dollars

Rank	City	Current Average	Peak Average	Peak Month	Dollar Decline	Decline
1	Brampton	$941,016	$1,652,088	Jan 2022	$711,072	43.0%
2	Oshawa	$705,333	$1,218,317	Feb 2022	$512,984	42.1%
3	Bradford	$967,452	$1,603,892	Jan 2022	$636,440	39.7%
4	Pickering	$1,001,891	$1,650,792	Feb 2022	$648,901	39.3%
5	Stouffville	$1,382,830	$2,190,447	Jan 2022	$807,617	36.9%
6	Whitby	$984,525	$1,547,593	Feb 2022	$563,068	36.4%
7	Mississauga	$1,326,044	$1,964,077	Jan 2022	$638,033	32.5%
8	Ajax	$993,878	$1,467,312	Jan 2022	$473,434	32.3%
9	King	$2,301,584	$3,359,178	Feb 2022	$1,057,594	31.5%
10	Milton	$1,221,147	$1,774,037	Dec 2021	$552,890	31.2%
11	Newmarket	$1,108,370	$1,607,870	Feb 2022	$499,500	31.1%
12	Vaughan	$1,550,898	$2,226,200	Feb 2022	$675,302	30.3%
13	Georgina	$820,432	$1,169,887	Feb 2022	$349,455	29.9%
14	Aurora	$1,395,203	$1,981,617	Mar 2022	$586,414	29.6%
15	Richmond Hill	$1,521,374	$2,155,652	Feb 2022	$634,278	29.4%
16	Markham	$1,522,789	$2,126,548	Feb 2022	$603,759	28.4%
17	Oakville	$1,833,285	$2,498,268	Jan 2022	$664,983	26.6%
18	East Gwillimbury	$1,298,167	$1,723,506	Jan 2022	$425,339	24.7%
19	Burlington	$1,376,964	$1,827,440	Jan 2022	$450,476	24.7%
20	City of Toronto	$1,603,886	$2,073,989	Feb 2022	$470,103	22.7%

Average prices reflect the mix of homes sold. A decline from a historical average is not the actual loss in value of every home.

Prepared by Nathan Nie

Detached Homes: City-by-City Review

October 2026 | Comparison with each city's historical peak

01 Brampton

Average price: $941,016; historical monthly peak: $1,652,088 (Jan 2022). The average is 43.0% below its peak. Sales this month: 249.

02 Oshawa

Average price: $705,333; historical monthly peak: $1,218,317 (Feb 2022). The average is 42.1% below its peak. Sales this month: 108.

03 Bradford

Average price: $967,452; historical monthly peak: $1,603,892 (Jan 2022). The average is 39.7% below its peak. Sales this month: 23. The relatively small sales sample warrants caution when interpreting one month of data.

04 Pickering

Average price: $1,001,891; historical monthly peak: $1,650,792 (Feb 2022). The average is 39.3% below its peak. Sales this month: 46. The relatively small sales sample warrants caution when interpreting one month of data.

05 Stouffville

Average price: $1,382,830; historical monthly peak: $2,190,447 (Jan 2022). The average is 36.9% below its peak. Sales this month: 32. The relatively small sales sample warrants caution when interpreting one month of data.

06 Whitby

Average price: $984,525; historical monthly peak: $1,547,593 (Feb 2022). The average is 36.4% below its peak. Sales this month: 69.

07 Mississauga

Average price: $1,326,044; historical monthly peak: $1,964,077 (Jan 2022). The average is 32.5% below its peak. Sales this month: 200.

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Detached Homes: City-by-City Review

October 2026 | Comparison with each city's historical peak

08 Ajax

Average price: $993,878; historical monthly peak: $1,467,312 (Jan 2022). The average is 32.3% below its peak. Sales this month: 59. The relatively small sales sample warrants caution when interpreting one month of data.

09 King

Average price: $2,301,584; historical monthly peak: $3,359,178 (Feb 2022). The average is 31.5% below its peak. Sales this month: 20. This smaller market is sensitive to a few transactions and the mix of properties sold; follow several months before drawing conclusions.

10 Milton

Average price: $1,221,147; historical monthly peak: $1,774,037 (Dec 2021). The average is 31.2% below its peak. Sales this month: 61.

11 Newmarket

Average price: $1,108,370; historical monthly peak: $1,607,870 (Feb 2022). The average is 31.1% below its peak. Sales this month: 60.

12 Vaughan

Average price: $1,550,898; historical monthly peak: $2,226,200 (Feb 2022). The average is 30.3% below its peak. Sales this month: 147.

13 Georgina

Average price: $820,432; historical monthly peak: $1,169,887 (Feb 2022). The average is 29.9% below its peak. Sales this month: 65. This smaller market is sensitive to a few transactions and the mix of properties sold; follow several months before drawing conclusions.

14 Aurora

Average price: $1,395,203; historical monthly peak: $1,981,617 (Mar 2022). The average is 29.6% below its peak. Sales this month: 32. The relatively small sales sample warrants caution when interpreting one month of data.

Detached Homes: City-by-City Review

October 2026 | Comparison with each city's historical peak

15 Richmond Hill

Average price: $1,521,374; historical monthly peak: $2,155,652 (Feb 2022). The average is 29.4% below its peak. Sales this month: 105.

16 Markham

Average price: $1,522,789; historical monthly peak: $2,126,548 (Feb 2022). The average is 28.4% below its peak. Sales this month: 111.

17 Oakville

Average price: $1,833,285; historical monthly peak: $2,498,268 (Jan 2022). The average is 26.6% below its peak. Sales this month: 106.

18 East Gwillimbury

Average price: $1,298,167; historical monthly peak: $1,723,506 (Jan 2022). The average is 24.7% below its peak. Sales this month: 24. The relatively small sales sample warrants caution when interpreting one month of data.

19 Burlington

Average price: $1,376,964; historical monthly peak: $1,827,440 (Jan 2022). The average is 24.7% below its peak. Sales this month: 101.

20 City of Toronto

Average price: $1,603,886; historical monthly peak: $2,073,989 (Feb 2022). The average is 22.7% below its peak. Sales this month: 741.