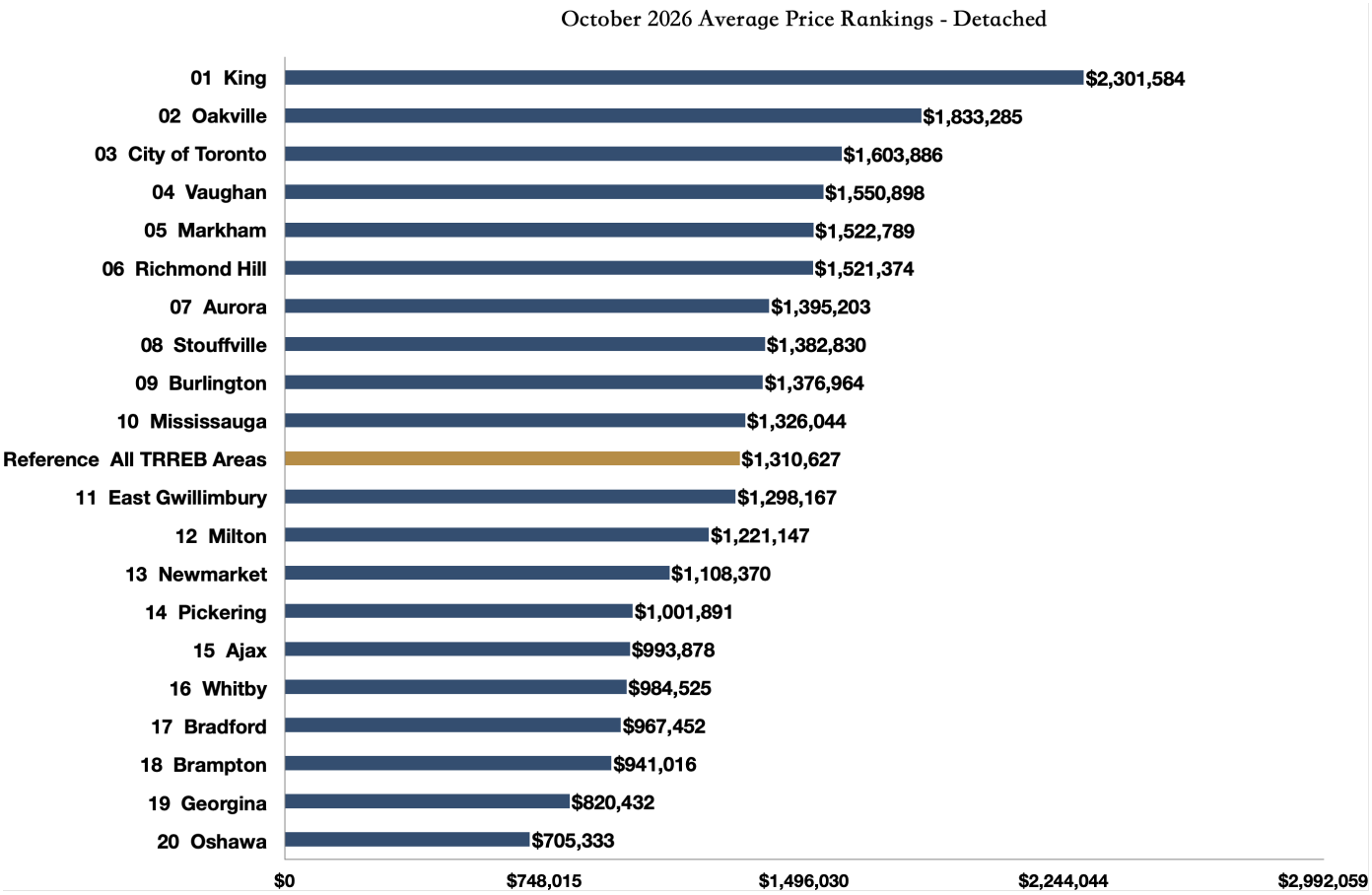
20 GTA Cities: Average Price Rankings

October 2026 | Detached Homes | Canadian dollars

King, Oakville, City of Toronto lead the ranking

In October 2026, King averaged $2,301,584 and Oakville averaged $1,833,285. The median of the 20 city averages was $1,312,106.



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.

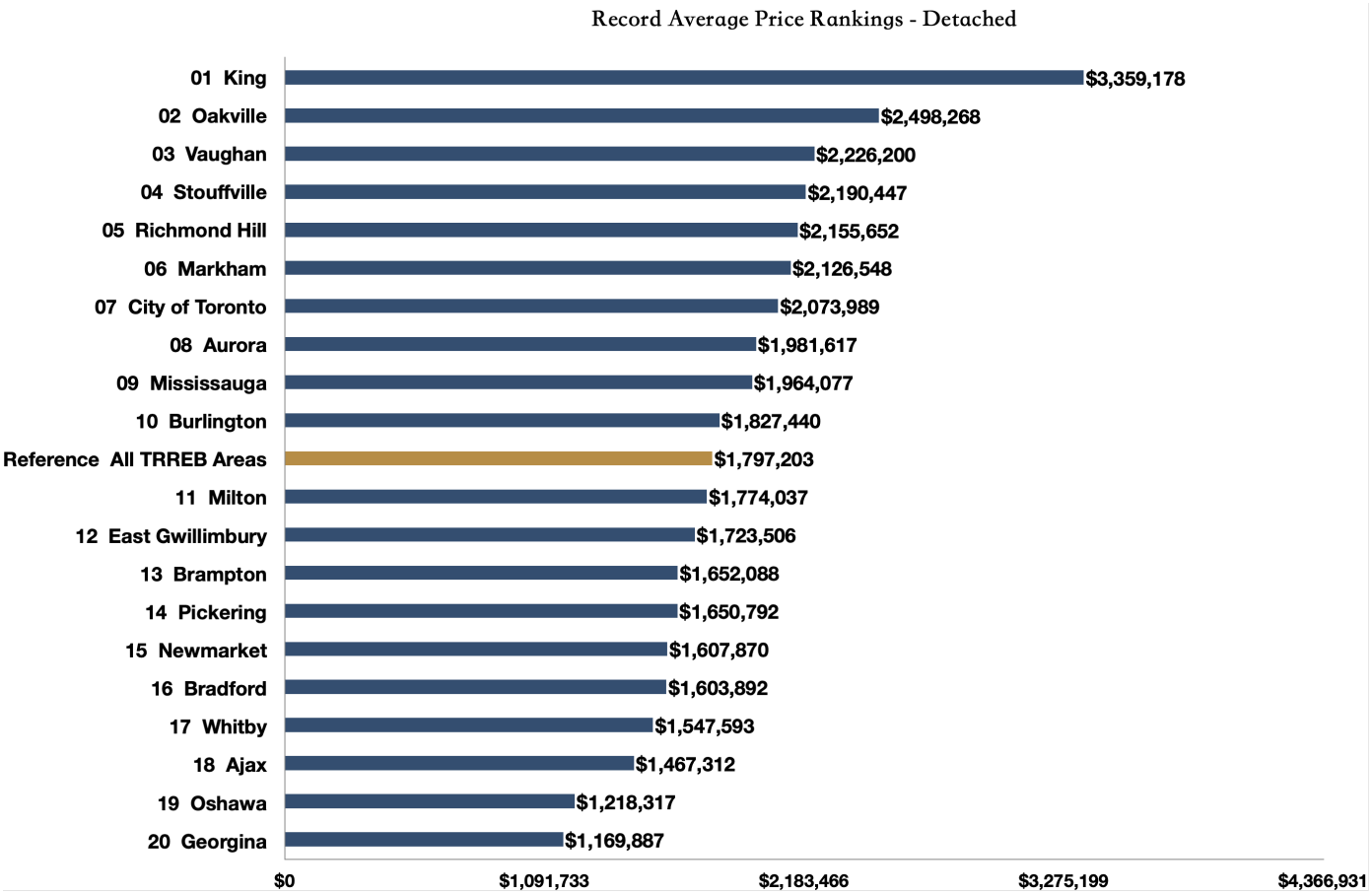
Prepared by Nathan Nie

Historical Average Price Records

Detached Homes | Each city's monthly peak | Canadian dollars

Historical records and current sales are distinct measures

King's record monthly average was $3,359,178; Oakville's was $2,498,268. 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 | Detached Homes | Canadian dollars

Current Rank	City	Current Average	Peak Average	Peak Month	Change from Peak
1	King	$2,301,584	$3,359,178	Feb 2022	-31.5%
2	Oakville	$1,833,285	$2,498,268	Jan 2022	-26.6%
3	City of Toronto	$1,603,886	$2,073,989	Feb 2022	-22.7%
4	Vaughan	$1,550,898	$2,226,200	Feb 2022	-30.3%
5	Markham	$1,522,789	$2,126,548	Feb 2022	-28.4%
6	Richmond Hill	$1,521,374	$2,155,652	Feb 2022	-29.4%
7	Aurora	$1,395,203	$1,981,617	Mar 2022	-29.6%
8	Stouffville	$1,382,830	$2,190,447	Jan 2022	-36.9%
9	Burlington	$1,376,964	$1,827,440	Jan 2022	-24.7%
10	Mississauga	$1,326,044	$1,964,077	Jan 2022	-32.5%
11	East Gwillimbury	$1,298,167	$1,723,506	Jan 2022	-24.7%
12	Milton	$1,221,147	$1,774,037	Dec 2021	-31.2%
13	Newmarket	$1,108,370	$1,607,870	Feb 2022	-31.1%
14	Pickering	$1,001,891	$1,650,792	Feb 2022	-39.3%
15	Ajax	$993,878	$1,467,312	Jan 2022	-32.3%
16	Whitby	$984,525	$1,547,593	Feb 2022	-36.4%
17	Bradford	$967,452	$1,603,892	Jan 2022	-39.7%
18	Brampton	$941,016	$1,652,088	Jan 2022	-43.0%
19	Georgina	$820,432	$1,169,887	Feb 2022	-29.9%
20	Oshawa	$705,333	$1,218,317	Feb 2022	-42.1%

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

Detached Homes: City-by-City Review

October 2026 | Comparison with each city's historical peak

01 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.

02 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.

03 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.

04 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.

05 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.

06 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.

07 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.

Prepared by Nathan Nie

Detached Homes: City-by-City Review

October 2026 | Comparison with each city's historical peak

08 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.

09 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.

10 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.

11 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.

12 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.

13 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.

14 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.

Detached Homes: City-by-City Review

October 2026 | Comparison with each city's historical peak

15 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.

16 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.

17 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.

18 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.

19 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.

20 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.