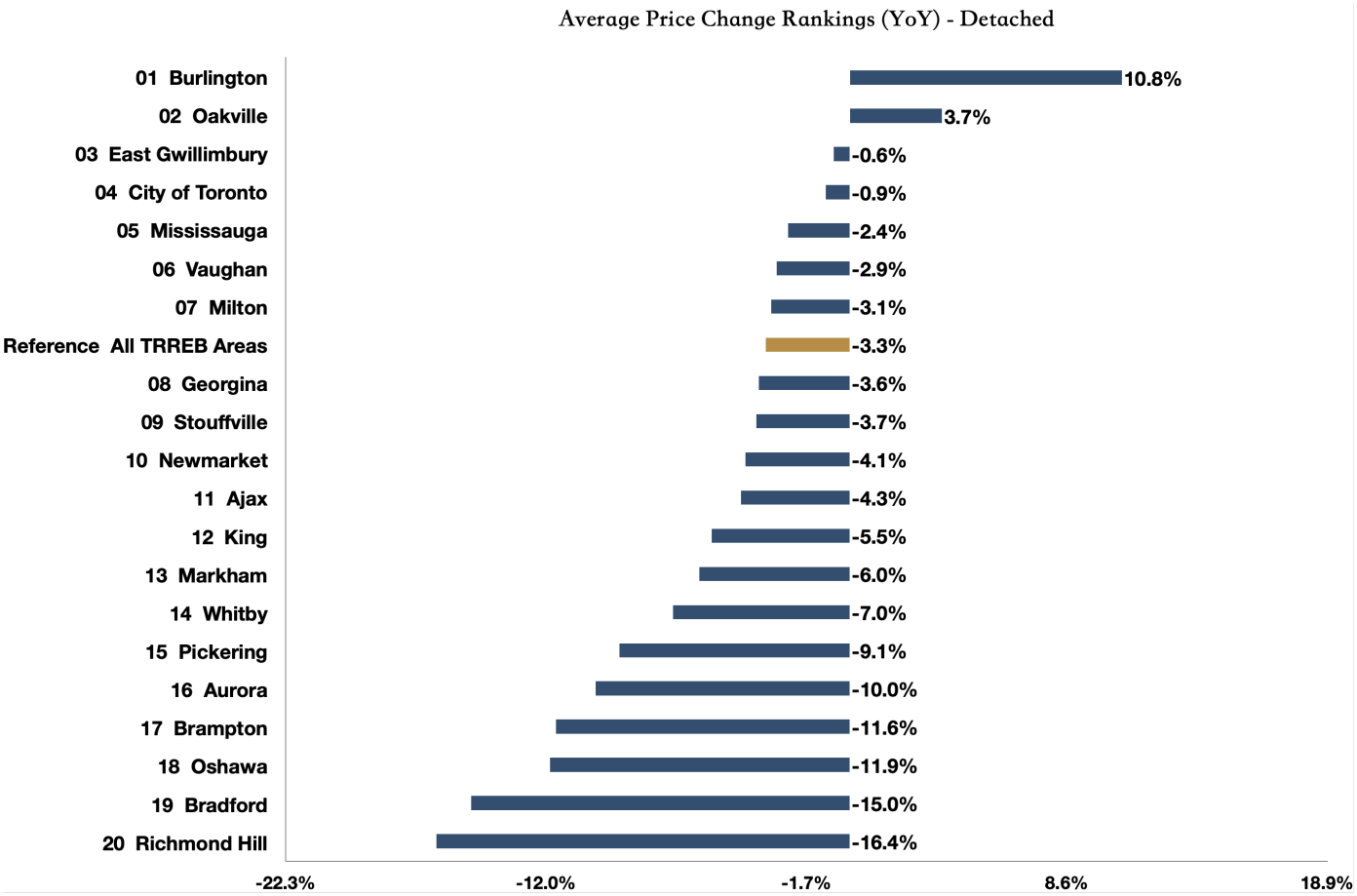
20 GTA Cities: Year-over-Year Price Change

October 2026 | Detached Homes

Burlington, Oakville, East Gwillimbury show the strongest changes

2 of the 20 cities recorded higher average prices and 18 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.

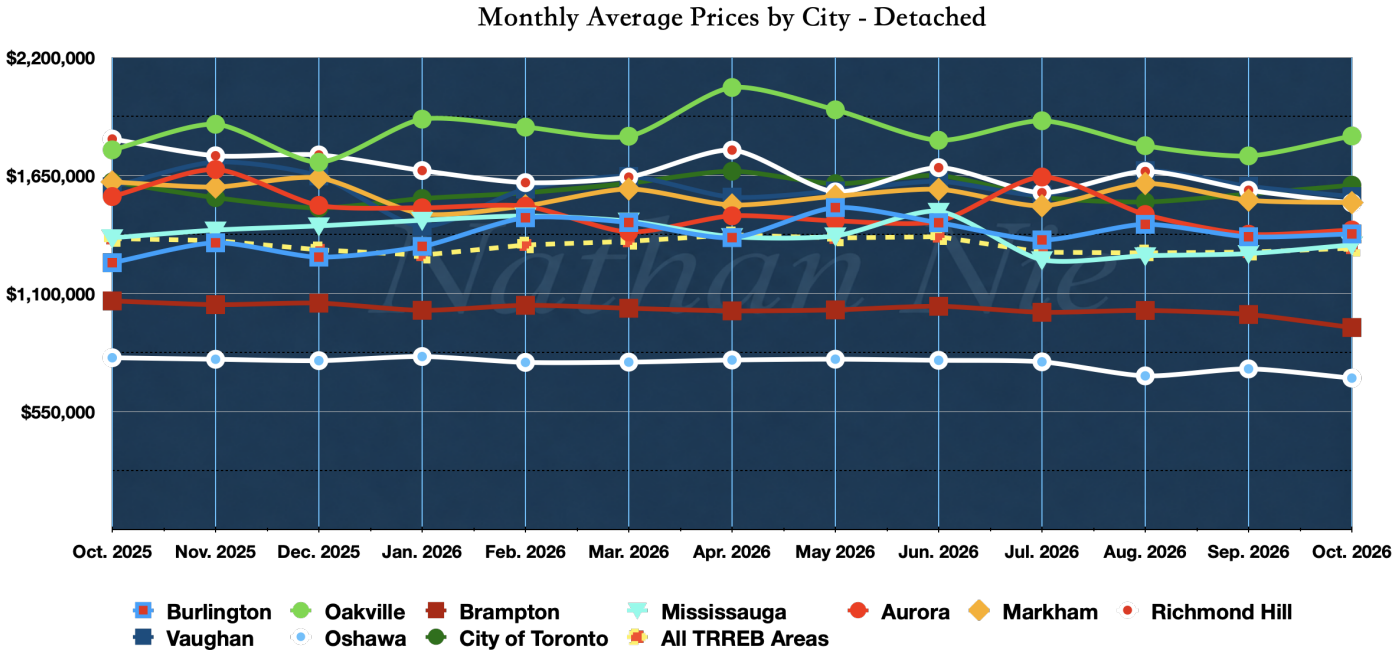
City Comparisons and the Regional Benchmark

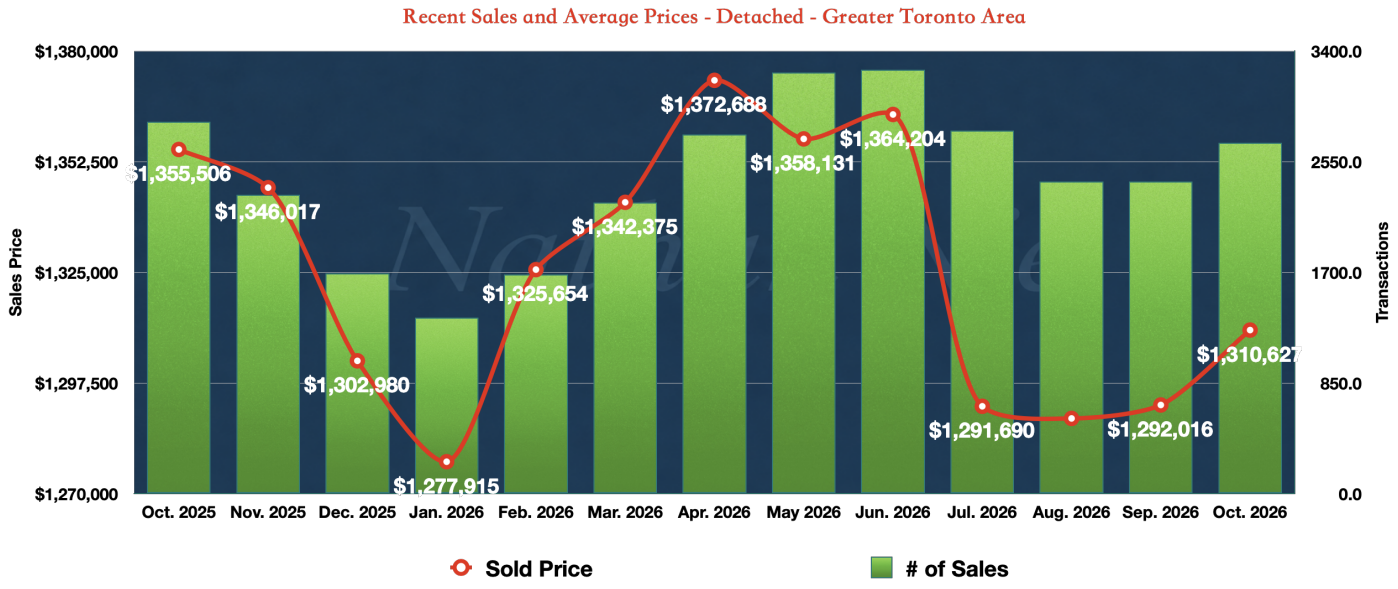
The regional average changed -3.3% year over year. The median change across the 20 cities was -4.2%; this is a city comparison, not the regional change.

Prepared by Nathan Nie

Average Price Trends

October 2026 | Detached Homes





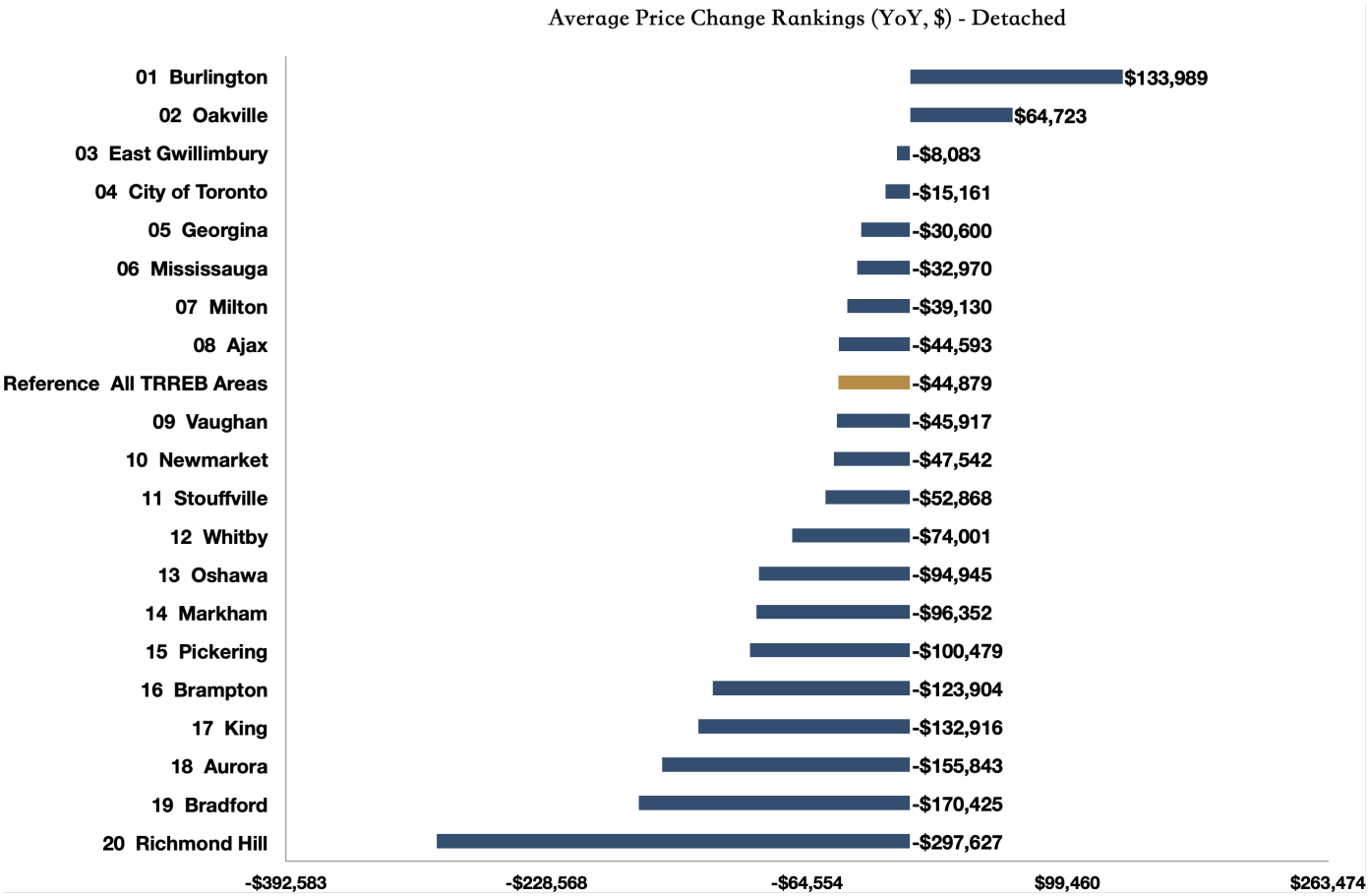
The charts show the price trends for the stated home types. Monthly averages reflect the mix of completed sales; they are not repeat-sales price indexes.

Year-over-Year Average Price Differences

October 2026 versus Oct 2025 | Detached Homes | Canadian dollars

Percentage changes and dollar differences offer different perspectives

Burlington's average-price difference was +$133,989, compared with -$297,627 in Richmond Hill. 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.

Year-over-Year Price Detail

October 2026 versus Oct 2025 | Detached Homes

YoY Rank	City	Oct 2026	Oct 2025	Price Difference	YoY Change
1	Burlington	$1,376,964	$1,242,975	+$133,989	+10.8%
2	Oakville	$1,833,285	$1,768,562	+$64,723	+3.7%
3	East Gwillimbury	$1,298,167	$1,306,250	-$8,083	-0.6%
4	City of Toronto	$1,603,886	$1,619,047	-$15,161	-0.9%
5	Mississauga	$1,326,044	$1,359,014	-$32,970	-2.4%
6	Vaughan	$1,550,898	$1,596,815	-$45,917	-2.9%
7	Milton	$1,221,147	$1,260,277	-$39,130	-3.1%
Ref.	All TRREB Areas	$1,310,627	$1,355,506	-$44,879	-3.3%
8	Georgina	$820,432	$851,032	-$30,600	-3.6%
9	Stouffville	$1,382,830	$1,435,698	-$52,868	-3.7%
10	Newmarket	$1,108,370	$1,155,912	-$47,542	-4.1%
11	Ajax	$993,878	$1,038,471	-$44,593	-4.3%
12	King	$2,301,584	$2,434,500	-$132,916	-5.5%
13	Markham	$1,522,789	$1,619,141	-$96,352	-6.0%
14	Whitby	$984,525	$1,058,526	-$74,001	-7.0%
15	Pickering	$1,001,891	$1,102,370	-$100,479	-9.1%
16	Aurora	$1,395,203	$1,551,046	-$155,843	-10.0%
17	Brampton	$941,016	$1,064,920	-$123,904	-11.6%
18	Oshawa	$705,333	$800,278	-$94,945	-11.9%
19	Bradford	$967,452	$1,137,877	-$170,425	-15.0%
20	Richmond Hill	$1,521,374	$1,819,001	-$297,627	-16.4%

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

Detached Homes: City-by-City Review

October 2026 | Year-over-year change

01 Burlington

Average price: $1,376,964, versus $1,242,975 in Oct 2025 (+10.8%). Price difference: +$133,989. Sales: 101.

02 Oakville

Average price: $1,833,285, versus $1,768,562 in Oct 2025 (+3.7%). Price difference: +$64,723. Sales: 106.

03 East Gwillimbury

Average price: $1,298,167, versus $1,306,250 in Oct 2025 (-0.6%). Price difference: -$8,083. Sales: 24. The relatively small sales sample warrants caution when interpreting one month of data.

04 City of Toronto

Average price: $1,603,886, versus $1,619,047 in Oct 2025 (-0.9%). Price difference: -$15,161. Sales: 741.

05 Mississauga

Average price: $1,326,044, versus $1,359,014 in Oct 2025 (-2.4%). Price difference: -$32,970. Sales: 200.

06 Vaughan

Average price: $1,550,898, versus $1,596,815 in Oct 2025 (-2.9%). Price difference: -$45,917. Sales: 147.

07 Milton

Average price: $1,221,147, versus $1,260,277 in Oct 2025 (-3.1%). Price difference: -$39,130. Sales: 61.

Prepared by Nathan Nie

Detached Homes: City-by-City Review

October 2026 | Year-over-year change

08 Georgina

Average price: $820,432, versus $851,032 in Oct 2025 (-3.6%). Price difference: -$30,600. Sales: 65. This smaller market is sensitive to a few transactions and the mix of properties sold; follow several months before drawing conclusions.

09 Stouffville

Average price: $1,382,830, versus $1,435,698 in Oct 2025 (-3.7%). Price difference: -$52,868. Sales: 32. The relatively small sales sample warrants caution when interpreting one month of data.

10 Newmarket

Average price: $1,108,370, versus $1,155,912 in Oct 2025 (-4.1%). Price difference: -$47,542. Sales: 60.

11 Ajax

Average price: $993,878, versus $1,038,471 in Oct 2025 (-4.3%). Price difference: -$44,593. Sales: 59. The relatively small sales sample warrants caution when interpreting one month of data.

12 King

Average price: $2,301,584, versus $2,434,500 in Oct 2025 (-5.5%). Price difference: -$132,916. Sales: 20. This smaller market is sensitive to a few transactions and the mix of properties sold; follow several months before drawing conclusions.

13 Markham

Average price: $1,522,789, versus $1,619,141 in Oct 2025 (-6.0%). Price difference: -$96,352. Sales: 111.

14 Whitby

Average price: $984,525, versus $1,058,526 in Oct 2025 (-7.0%). Price difference: -$74,001. Sales: 69.

Detached Homes: City-by-City Review

October 2026 | Year-over-year change

15 Pickering

Average price: $1,001,891, versus $1,102,370 in Oct 2025 (-9.1%). Price difference: -$100,479. Sales: 46. The relatively small sales sample warrants caution when interpreting one month of data.

16 Aurora

Average price: $1,395,203, versus $1,551,046 in Oct 2025 (-10.0%). Price difference: -$155,843. Sales: 32. The relatively small sales sample warrants caution when interpreting one month of data.

17 Brampton

Average price: $941,016, versus $1,064,920 in Oct 2025 (-11.6%). Price difference: -$123,904. Sales: 249.

18 Oshawa

Average price: $705,333, versus $800,278 in Oct 2025 (-11.9%). Price difference: -$94,945. Sales: 108.

19 Bradford

Average price: $967,452, versus $1,137,877 in Oct 2025 (-15.0%). Price difference: -$170,425. Sales: 23. The relatively small sales sample warrants caution when interpreting one month of data.

20 Richmond Hill

Average price: $1,521,374, versus $1,819,001 in Oct 2025 (-16.4%). Price difference: -$297,627. Sales: 105.