

Markham

York Region's widest price range and deepest inventory — a tech-corridor hub with historic villages and newer family communities alike.

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O V E R V I E W

Markham at a glance

Markham is one of the most culturally diverse cities in Canada and consistently offers the broadest range of housing in York Region — from entry-level townhomes to multi-million-dollar estates — alongside a major technology employment corridor along Highway 7.

Region	York Region
Median sold price	\$1,275,000
Price range	\$501K-\$4.59M
Average sold price	\$1,364,828
Best known for	Inventory depth, tech corridor, cultural diversity
Commute	GO Stouffville/Richmond Hill lines, Hwy 404/407, YRT/Viva

T H E M A R K E T

Where things stand

Markham's median of \$1,275,000 reflects broad appeal across income brackets, with an entry point as low as \$501,000 in areas like Greensborough and Wismer, and estate properties in Unionville and Berczy reaching well over \$4 million.

The Highway 7 tech corridor is a major demand driver — the concentration of technology employers here reduces commute costs and time for anyone working in the sector, which keeps demand steady even as other parts of the GTA cool.

GOOD TO KNOW: LAND TRANSFER TAX

Markham is in York Region, so buyers pay only the provincial Ontario land transfer tax — there is no additional municipal land transfer tax as there is in the City of Toronto. First-time buyers may qualify for the provincial rebate of up to \$4,000.

Neighbourhoods to know

Unionville

A historic village core with top-rated schools and estate-style homes — one of Markham's most sought-after addresses.

Cornell, Wismer & Greensborough

Newer, family-oriented communities offering some of Markham's more accessible entry-level pricing on townhomes and freeholds.

Downtown Markham

A growing condo hub near the York University Markham campus, popular with first-time buyers and investors.

Berczy

An established, prestigious pocket known for larger detached homes and strong school catchments.

Getting around & daily life

Markham is served by GO Transit's Stouffville and Richmond Hill lines, YRT/Viva rapid buses, and highways 404 and 407. The city's cultural hubs — Pacific Mall and First Markham Place among them — reflect its strong East and South Asian communities, alongside a deep concentration of technology employers along the Highway 7 corridor.

Who Markham suits best

- Technology professionals wanting to live near the Highway 7 employment corridor
- Families prioritizing top-rated schools in Unionville or Berczy
- Buyers who want the widest possible price range and housing inventory in one city
- Buyers seeking a strong cultural community fit within a major GTA hub

Thinking about Markham? Let's talk.

Every neighbourhood has its own rhythm, and the best way to find your fit is a real conversation. Whether you are buying, selling, or just exploring Markham, I am always happy to share what I know — with honest advice, no pressure, and no obligation.

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