

Vaughan

From subway-connected condos at Vaughan Metropolitan Centre to luxury estates in Kleinburg — one of York Region's fastest-growing cities.

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O V E R V I E W

Vaughan at a glance

Vaughan sits just north of Toronto in York Region and has become one of the GTA's most in-demand cities, thanks to the TTC subway extension to Vaughan Metropolitan Centre (VMC) and a genuinely wide range of housing, from luxury estates to entry-level condos.

Region	York Region
Detached homes	\$1.3M-\$1.6M
Semi-detached	\$950K-\$1.1M
Townhouses	\$800K-\$1M
Condos	\$500K-\$700K
Commute	TTC Line 1 to VMC, Hwy 400/407/427, Maple GO

T H E M A R K E T

Where things stand

Vaughan's market has stabilized after the rate-driven correction of 2023-2024. Well-maintained homes in desirable pockets like Kleinburg and Woodbridge still attract multiple offers, while buyers generally have more negotiating room than during the peak years.

The city offers real range: entry-level condos near VMC starting around \$450,000, family townhomes in Maple and Vellore Village, and multi-million-dollar estates in Kleinburg — which means the right price point usually comes down to neighbourhood, not just city.

GOOD TO KNOW: LAND TRANSFER TAX

Vaughan 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

Woodbridge

Vaughan's most established community, with a strong Italian-Canadian heritage, mature streets, and a real neighbourhood feel.

Kleinburg

Vaughan's most prestigious enclave — estate-lot homes, heritage charm, and proximity to the McMichael Canadian Art Collection.

Maple

A family-friendly, convenience-oriented community with its own GO station and strong access to schools and amenities.

Vaughan Metropolitan Centre (VMC)

Vaughan's emerging urban core — condos and transit-oriented living, anchored by the TTC subway extension.

Getting around & daily life

The TTC Line 1 subway extension to VMC puts downtown Toronto under 40 minutes away without a car. Maple GO Station adds direct rail service, YRT/Viva buses cover the rest of the city, and highways 400, 407, and 427 provide fast regional access. Vaughan also hosts Canada's Wonderland and a full calendar of cultural festivals, from Woodbridge Italian Week to the Vaughan Ribfest.

Who Vaughan suits best

- Buyers who want subway access to downtown without downtown pricing
- Luxury and estate buyers drawn to Kleinburg's privacy and larger lots
- Families wanting newer-build suburbia with strong schools, in Maple or Vellore Village
- First-time buyers and investors targeting condos near VMC's transit hub

Thinking about Vaughan? 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 Vaughan, I am always happy to share what I know — with honest advice, no pressure, and no obligation.

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