



NEIGHBOURHOOD GUIDE

Northeast Ajax, Ajax

Durham Region | August 2026 edition

Northeast Ajax is a newer family area of planned subdivisions north of Taunton Road, popular with buyers who want larger, newer homes.

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AT A GLANCE

About Northeast Ajax

Northeast Ajax is a newer family area of planned subdivisions north of Taunton Road, popular with buyers who want larger, newer homes.

KNOWN FOR

Landmarks across Ajax

- Ajax Waterfront Park - Kilometres of continuous lakefront trail - the town's signature amenity.
- Pickering Village - Historic main street with older homes and mature lots.
- Audley Recreation Centre - Modern pool, arena and fitness hub in the north end.
- Duffins Creek - Ravine and trail system running through the middle of town.
- Ajax GO Station - Lakeshore East service into Union in roughly 40 minutes.

LIFESTYLE

Everyday life in Northeast Ajax

HOUSING

2000s and newer detached homes, freehold townhomes and semis.

SCHOOLS

Newer DDSB and DCDSB schools built alongside the subdivisions.

PARKS & RECREATION

Greenwood Conservation Area and multiple neighbourhood parks.

TRANSIT & COMMUTING

Durham Region Transit, with 401 and 407 access for drivers.

SHOPPING & AMENITIES

Big-box retail along Kingston Road and Salem Road plazas.

THE UPSIDE

What buyers like about Northeast Ajax



- Newer construction and larger floorplans
- Family-oriented amenities
- Highway 407 access

WEIGH CAREFULLY

What to know before you commit

- Car-dependent for most trips
- Homes are similar - finishes drive pricing differences

ASK FOR THE CURRENT MONTH

How the Ajax market is behaving

Board figures for Ajax are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Northeast Ajax

If you're buying

Ajax buyers get more square footage per dollar than most of the central GTA, but neighbourhoods vary enormously in age, lot size and finish level. Kaitlynn helps you weigh south Ajax character homes near the lake against newer north Ajax subdivisions, and flags where basements, garages and lot depth actually affect resale.

If you're selling

Ajax sellers benefit from marketing that reaches both local move-up buyers and Toronto buyers pricing out of the core. Kaitlynn prices from same-pocket sales, prepares the home for photography, and targets the out-of-area buyer pool that drives many Ajax offers.

COMMON QUESTIONS

Northeast Ajax questions answered

Do newer Ajax homes hold value?

Resale depends on lot, model and finish level more than age. Kaitlynn compares recent sales of the same



builder models to price accurately.

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NEXT STEP

Get your free home valuation

Every street in Northeast Ajax trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

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