



NEIGHBOURHOOD GUIDE

Living in Aurora

York Region | August 2026 edition

Aurora balances heritage streets, estate properties on the east side and family subdivisions with strong trail access.

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AT A GLANCE

About Aurora

Aurora is one of York Region's most established towns, with a protected heritage core, estate housing east of Bayview and family neighbourhoods with easy GO access.

Buyers often compare Aurora directly against Newmarket and Richmond Hill; the deciding factors are usually lot size, school catchment and commute.

KNOWN FOR

What defines Aurora

- Aurora Town Park - Farmers' market and the centre of the heritage district.
- Aurora Cultural Centre - Gallery and concerts in the restored Church Street School.
- Sheppard's Bush - Conservation trails minutes from downtown.
- Stronach Aurora Recreation Complex - Twin-pad arenas and pool serving the east side.
- St. Andrew's College - Private-school campus that anchors Aurora's estate pocket.

LIFESTYLE

Everyday life in Aurora

HOUSING

Heritage homes, estate properties, detached family homes and townhomes.

SCHOOLS

YRDSB and YCDSB schools plus nearby independent options.

PARKS & RECREATION

Sheppard's Bush, the Aurora Arboretum and the Nokiidaa Trail.

TRANSIT & COMMUTING

Aurora GO on the Barrie line, YRT and Viva service.

SHOPPING & AMENITIES

Aurora Promenade, Yonge Street retail and nearby Upper Canada Mall.

Housing styles you'll find

- Detached



- Estate homes
- Townhomes
- Heritage homes
- Semi-detached

NEIGHBOURHOODS

Where to look in Aurora

- Aurora Highlands - Aurora Highlands is a mature west-side neighbourhood with mature trees, varied housing and easy access to Yonge Street amenities.

ASK FOR THE CURRENT MONTH

How the Aurora market is behaving

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

STRATEGY

Buying and selling in Aurora

If you're buying

Aurora offers a wide spread - from townhomes near Yonge to multi-acre estate properties. Kaitlynn helps you understand where the value sits at your budget and which pockets have the strongest long-term demand.

If you're selling

Aurora sellers do best with careful pre-list preparation and photography that shows lot and streetscape, since outdoor space is often the deciding factor for buyers moving up from further south.

COMMON QUESTIONS

Aurora questions answered

Does Aurora have estate properties?

Yes, particularly east of Bayview, where lot sizes increase substantially. These properties need specialized marketing and pricing.



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NEXT STEP

Get your free home valuation

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

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