



NEIGHBOURHOOD GUIDE

Berczy Village, Markham

York Region | October 2026 edition

Berczy Village is a planned family community in north Markham known for consistent housing stock, strong school demand and tidy, connected streets.

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AT A GLANCE

About Berczy Village

Berczy Village is a planned family community in north Markham known for consistent housing stock, strong school demand and tidy, connected streets.

KNOWN FOR

Landmarks across Markham

- Main Street Unionville - 19th-century shopfronts and the most photographed street in York Region.
- Downtown Markham - Walkable mixed-use district with condos, offices and Cineplex.
- Toogood Pond - Trails and waterfowl just off Unionville's heritage core.
- Flato Markham Theatre - The city's performing-arts anchor beside the civic centre.
- Markham Museum & Milne Park - Heritage buildings and reservoir trails on the east side.
- Pacific Mall & Highway 7 - Retail and dining corridor driving demand along the 7 spine.

LIFESTYLE

Everyday life in Berczy Village

HOUSING

Detached homes and freehold townhomes built largely in the 2000s, with a smaller number of semi-detached properties.

SCHOOLS

YRDSB and YCDSB schools within the community are a primary driver of buyer demand here - confirm the current boundary, as catchments do get reviewed.

PARKS & RECREATION

Berczy Park, Swan Lake Park nearby and a well-linked network of neighbourhood trails and playgrounds.

TRANSIT & COMMUTING

YRT routes along Major Mackenzie and Kennedy, with Mount Joy and Unionville GO stations serving the area.

SHOPPING & AMENITIES

Plazas along Major Mackenzie and Highway 7, plus Markville Mall and the Markham Highway 7 retail corridor.



THE UPSIDE

What buyers like about Berczy Village

- Consistent, modern family housing stock
- Strong, steady buyer demand from relocating families
- Well-planned parks and walking routes

WEIGH CAREFULLY

What to know before you commit

- Homes are similar - presentation and finishes decide the sale
- School catchment changes can affect demand pocket to pocket

ASK FOR THE CURRENT MONTH

How the Markham market is behaving

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

STRATEGY

Buying and selling in Berczy Village

If you're buying

Markham rewards buyers who understand community boundaries. Two homes a kilometre apart can sit in very different school catchments and price bands. Kaitlynn narrows the search by catchment, commute and housing style, then compares sales within that same pocket before you offer.

If you're selling

Markham's buyer pool includes local move-up families, relocating professionals and investors. Kaitlynn markets across all three, with staging and photography built for online browsing and a pricing strategy set from same-community comparables.



COMMON QUESTIONS

Berczy Village questions answered

Why do Berczy homes sell so competitively?

It's largely school and family demand combined with limited inventory. When homes look alike, staging, photography and launch timing move the price - that's where Kaitlynn focuses.

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NEXT STEP

Get your free home valuation

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

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Not intended to solicit buyers or sellers currently under contract with a brokerage. Information is deemed reliable but not guaranteed and should be independently verified. Kaitlynn Martins, Sales Representative, RE/MAX Your Community Realty Inc., Brokerage.

