



NEIGHBOURHOOD GUIDE

Unionville, Markham

York Region | August 2026 edition

Unionville is Markham's heritage centre, with a preserved Main Street, Toogood Pond and a strong reputation for schools and community events.

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AT A GLANCE

About Unionville

Unionville is Markham's heritage centre, with a preserved Main Street, Toogood Pond and a strong reputation for schools and community events.

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 Unionville

HOUSING

Heritage homes on Main Street, established detached homes, executive properties and townhome enclaves.

SCHOOLS

Home to several highly sought-after YRDSB catchments; confirm boundaries by address.

PARKS & RECREATION

Toogood Pond Park, Crosby Park and connecting trails.

TRANSIT & COMMUTING

Unionville GO on the Stouffville line, plus YRT and Viva on Highway 7.

SHOPPING & AMENITIES

Main Street Unionville shops and restaurants, First Markham Place and Markville Mall.



THE UPSIDE

What buyers like about Unionville

- Heritage character and walkable Main Street
- Strong school demand
- GO train access

WEIGH CAREFULLY

What to know before you commit

- Heritage properties can carry renovation restrictions
- Competitive pricing in top catchments

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 Unionville

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

Unionville questions answered

Why is Unionville so competitive?

A combination of school reputation, heritage character and GO access keeps buyer demand consistent across market cycles.

LIMITED-TIME SELLER OFFER

List Your Home for 1%*

Professional real estate representation designed to help you keep more of your equity.

*Terms and conditions apply. Limited-time promotional offer. Eligibility and cooperating brokerage compensation may vary. Contact Kaitlynn Martins for full details.

NEXT STEP

Get your free home valuation

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

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