



NEIGHBOURHOOD GUIDE

Living in Vaughan

York Region | August 2026 edition

Vaughan spans village-scale Kleinburg, established Woodbridge, family-focused Maple and the fast-rising Vaughan Metropolitan Centre.

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AT A GLANCE

About Vaughan

Vaughan has grown into one of York Region's most active markets, with a subway terminus at the VMC, a large employment base, and neighbourhoods that range from estate lots in Kleinburg to new-build towns in Vellore Village.

Because those pockets behave very differently, Kaitlynn prices and markets Vaughan properties by community rather than by city average.

KNOWN FOR

What defines Vaughan

- Vaughan Metropolitan Centre - Subway terminal and the city's fast-growing condo core.
- Canada's Wonderland - Landmark on the Rutherford corridor and a major seasonal employer.
- Vaughan Mills - Regional retail hub that shapes demand around Highway 400.
- Kortright Centre for Conservation - Trails and forest bordering the Kleinburg side of the city.
- Kleinburg Village & McMichael Gallery - Historic main street and Canadian art collection at the top of the market.
- Boyd Conservation Park - Humber valley greenspace threading through Woodbridge.

LIFESTYLE

Everyday life in Vaughan

HOUSING

Estate homes, detached family homes, freehold and condo townhomes, and a growing condominium cluster at the VMC.

SCHOOLS

York Region District School Board and York Catholic District School Board, with several French immersion and specialized programs across the city.

PARKS & RECREATION

Boyd Conservation Area, Kortright Centre, the Humber trail system and dozens of community parks.



TRANSIT & COMMUTING

TTC Line 1 terminus at Vaughan Metropolitan Centre, York Region Transit and Viva, plus GO service at Rutherford and Maple.

SHOPPING & AMENITIES

Vaughan Mills, Promenade, Market Lane in Woodbridge and the Kleinburg village shops.

Housing styles you'll find

- Detached
- Townhomes
- Condos
- Estate homes
- Semi-detached

NEIGHBOURHOODS

Where to look in Vaughan

- Kleinburg - Kleinburg is a historic village setting inside Vaughan, known for its main street, the McMichael Canadian Art Collection, and estate-scale homes on large, treed lots.
- Woodbridge - Woodbridge is one of Vaughan's most established communities, with a strong local restaurant scene, family-run businesses and a mix of mature and newer housing.
- Maple - Maple sits in central Vaughan around Major Mackenzie Drive, popular with families for its schools, parks, community centres and GO access.
- Concord - Concord blends residential pockets with one of York Region's largest employment and industrial areas, and now the growing Vaughan Metropolitan Centre condominium district.

ASK FOR THE CURRENT MONTH

How the Vaughan market is behaving

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

STRATEGY

Buying and selling in Vaughan

If you're buying



Vaughan buyers are typically choosing between newer subdivisions with larger, efficient floorplans and established neighbourhoods with mature trees and bigger lots. Kaitlynn helps you weigh lot size, builder quality, school catchments, highway access and future development plans before you write an offer.

If you're selling

Vaughan sellers benefit from a large local move-up buyer pool plus buyers relocating north from Toronto. Kaitlynn's launch plan combines staging and photography with targeted digital exposure to both audiences, and she'll tell you honestly whether an offer date or an open-to-offers strategy suits your street right now.

COMMON QUESTIONS

Vaughan questions answered

Which Vaughan neighbourhood is best for families?

Maple, Vellore Village and Patterson are consistently popular for schools and parks, while Kleinburg suits buyers wanting larger lots and a village feel. The right answer depends on commute and budget - Kaitlynn will map options against both.

How long does it take to sell a home in Vaughan?

It varies by price band and community. Ask Kaitlynn for current days-on-market data for your specific pocket.

Does the 1% listing offer apply in Vaughan?

Vaughan properties may qualify. Terms and conditions apply and eligibility varies - contact Kaitlynn for full details.

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 Vaughan 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.

