



NEIGHBOURHOOD GUIDE

Woodbridge, Vaughan

York Region | August 2026 edition

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.

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AT A GLANCE

About 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.

KNOWN FOR

Landmarks across 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 Woodbridge

HOUSING

Detached homes from several eras, semi-detached, freehold townhomes and select condominium buildings.

SCHOOLS

A full range of YRDSB and YCDSB elementary and secondary schools.

PARKS & RECREATION

Market Lane green space, Boyd Park and the Humber trail network.

TRANSIT & COMMUTING

York Region Transit and Viva routes, with quick access to Highways 427, 407 and 400.

SHOPPING & AMENITIES

Market Lane, Woodbridge Avenue retail and specialty food shops.



THE UPSIDE

What buyers like about Woodbridge

- Established community with mature streets
- Excellent highway access
- Wide range of price points

WEIGH CAREFULLY

What to know before you commit

- Housing age varies - inspect mechanicals on older homes
- Some arterial streets carry heavy traffic

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 Woodbridge

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

Woodbridge questions answered

Is Woodbridge a good place to buy a first home?

Semi-detached and townhome options make it accessible relative to nearby luxury pockets. Kaitlynn can set up alerts for entry-level Woodbridge listings.

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 Woodbridge 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.

