

The Complete Guide to Moving to Markham, Ontario (2026 Edition)

Cost of Living (2026 Snapshot)

Housing remains the largest expense in Markham. As of early 2026:

- Average Detached Home: ~\$1.6M
- Average Condo: ~\$700k–\$800k

Monthly “Survival” Budget (Single Renter): ~\$3,750/month including rent, groceries, and transportation.

The Markham Advantage: While real estate is premium-priced, residents often pay less than downtown Toronto for groceries, fuel, and telecom services due to large suburban retail hubs.

Lifestyle & Recreation: The 'City of Hubs' Model

Markham functions as a network of lifestyle hubs rather than a single downtown core.

- Aaniin Community Centre – flagship east-end facility with library, sensory room, and maker spaces.
- Pan Am Centre – world-class aquatics and gymnasium sports complex.
- Food Scene – Widely regarded as North America’s premier destination for authentic Asian cuisine, anchored by Pacific Mall, First Markham Place, and the Downtown Markham strip.

Hidden Commuter Hacks

Beyond highways and GO trains, residents benefit from insider strategies:

- YRT/VIVA Integration – The Transit Assistance Program (TAP) provides a 50% fare discount for eligible residents.
- GO Train Strategy – Mount Joy and Centennial stations often offer better parking availability compared to Unionville GO.
- Bikeability – Markham’s expanded Greenprint cycling network now enables commuting via dedicated lanes from Cornell to the Highway 404 corridor.

Sustainability & Green Living

Markham has positioned itself as a sustainability-forward city.

- Home Retrofit Incentives – Municipal Greenprint grants support heat pump installations and EV charger upgrades.
- Shinrin Yoku (Forest Therapy) Trails – Designed for mental wellness and nature immersion.
- Kirkham Allotment Garden – Valuable amenity for condo dwellers wanting urban gardening space.

York University: The 'Student Effect'

The York University Markham Campus is fully operational and expanding in 2026.

For Homeowners:

- Increased demand for legal basement apartments and accessory dwelling units in Unionville and Downtown Markham.

For Families:

- Local academic pathways in technology and entrepreneurship without commuting to downtown Toronto.

Neighbourhood Snapshot Comparison

Neighbourhood	Vibe	Best For	Typical Property Type
Unionville	Historic & Polished	Families with larger budgets	Detached & Luxury Towns
Cornell	Urban-Suburban Mix	First-time buyers / Hospital staff	Laneway Towns & Condos
Angus Glen	Golf & Quiet	Retired professionals / Golfers	Custom builds & Mid-rise
Markham Village	Established & Green	Gardeners / DIY homeowners	1970s Bungalows (50ft lots)