

THE ARCADIAN

REALTY TEAM NEWSLETTER

JULY 2026 | GTA Edition



JUST LISTED

**2225 Wyandotte Drive
Oakville**

Welcome to 2225 Wyandotte Drive, a West Oakville home offering a private "cottage in the city" feel with a three-season sunroom, an updated heated saltwater pool, and an expansive backyard. Featuring a newly painted interior with updated kitchen appliances, a fully finished lower level, and close proximity to QE Park Community Centre and Bronte GO Station, this property delivers the ideal balance of indoor comfort and outdoor space.

4 BED | 2 BATH | \$1,325,000



NEW LISTING

**282 Carrington Drive
Guelph**

A fully finished 2 1/2 storey detached home in Guelph's Kortright West offering over 2,300 sq ft of living space, two primary suites with private ensuite baths, and a lower-level walk-out with a second kitchen ideal for multi-generational living or income potential. Situated on a private lot backing onto greenspace, this versatile home features a private rooftop deck, double-car garage, and convenient access to Rickson Ridge Public School, the University of Guelph, and Highway 401.

4 BED | 4+1 BATH | 989,900



FOR SALE

**1401 Plains Road E Unit #87
Burlington**

Exceptional Branhaven executive end-unit townhome, privately set within an upscale, beautifully landscaped complex just steps from downtown, the lake, restaurants, shopping, and effortless GO Station and highway access, with a bright end-unit layout that floods the home with natural light. Featuring a magazine-worthy main level, three bedrooms, stylish updates throughout, smart-home enhancements, and a move-in-ready interior.

3 BED | 1+1 BATH | \$735,000



NEW PRICE

**20 Speers Road #304
Oakville**

SELLER WILL PAY 6 MONTHS OF CONDO FEES UPON CLOSING! At 731 sq ft, the space is noticeably larger than many newer one-bedroom units. Nestled between Sixteen Mile Creek and the vibrant Kerr Village, this spacious condo offers a rare blend of nature, walkability, and downtown convenience. Just a 10-minute walk to Oakville GO Station and minutes to the QEW.

1 BED | 1 BATH | \$392,000



COMING SOON

**6 Mays Crescent
Waterdown**

Located steps from downtown Waterdown's shops and trails, 6 Mays Crescent features a bright, open main floor complete with a chef's kitchen, dedicated office, family room with a fireplace, and multiple backyard walkouts. The upper level offers three bedrooms including a primary ensuite, while the newly finished basement adds a Dolby Atmos home theatre, gym area, and side entrance. Outside, the fully landscaped 59x150 ft lot boasts a saltwater pool, pergola-covered dining area, smart irrigation, and a custom tree house.

3 BED | 2+2 BATH

Have questions about your neighbourhood market? We are here to help!

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CENTURY 21.
Miller Real Estate Ltd.



YOUR MARKET REPORT

MLS Sales Activity

Statistics Provided by the Toronto Regional Real Estate Board

JUNE 2026	Units 6,770	Avg. Price \$1,058,658
JUNE 2025	Units 6,191	Avg. Price \$1,101,854

-3.9% \$1,058,658	YEAR-OVER-YEAR AVERAGE SALE PRICE
9.4% 6,770	YEAR-OVER-YEAR NUMBER OF SALES
11.5% 29	YEAR-OVER-YEAR AVERAGE DAYS ON MARKET

Detached	Sales	Avg. Price
416	792	\$1,648,440
905	2,464	\$1,272,842
Townhouse	Sales	Avg. Price
416	237	\$973,232
905	845	\$808,495

Semi-Detached	Sales	Avg. Price
416	270	\$1,264,782
905	347	\$863,272
Condo Apartment	Sales	Avg. Price
416	1,124	\$665,760
905	590	\$563,874



SOLD

5548 Linwell Place

Mississauga

Beautifully upgraded freehold 3-bedroom, 3-bath townhome in sought-after Churchill Meadows, featuring an open-concept layout, hardwood floors, gas fireplace, upgraded kitchen, spacious fenced backyard, and recent updates including a new driveway, stone-effect porch, furnace, and humidifier. Situated on an over 100-foot deep lot in a "Park Heaven" location close to top amenities, parks, trails, schools, shopping, transit, Streetsville GO, and major highways.

3 BED | 2+1 BATH | \$875,000



SOLD

2142 Meadowglen Drive

Oakville

Located on a quiet, family-friendly street in Westmount, this beautifully updated home offers over 2,600 sq. ft. above grade on a premium lot, featuring bright open-concept living spaces, a renovated kitchen, and a cozy family room with a gas fireplace. The upper level includes a spacious primary suite with ensuite, three additional bedrooms, and a Jack-and-Jill bathroom, while the fully finished lower level adds a wet bar and flexible space for a gym, office, or media room.

4 BED | 3+2 BATH | \$1,475,000

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