

THE ARCADIAN

REALTY TEAM NEWSLETTER

SEPTEMBER 2026 | GTA Edition



FOR SALE

4 BED | 4+1 BATH | \$969,900

282 Carrington Drive, Guelph

Welcome to 282 Carrington Dr., 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.



FOR SALE

1 BED | 1 BATH | \$392,000

20 Speers Road Suite #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.



SOLD

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

1401 Plains Road E Unit #87, Burlington

Exceptional Branthaven 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.

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

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CENTURY 21.
Miller Real Estate Ltd.

ARCADIAN
REALTY TEAM

YOUR MARKET REPORT

MLS Sales Activity

Statistics Provided by the Toronto Regional Real Estate Board

AUGUST 2026	Units 5,057	Avg. Price \$993,410
AUGUST 2025	Units 5,168	Avg. Price \$1,021,300

-2.7% \$993,410	YEAR-OVER-YEAR AVERAGE SALE PRICE
-2.1% 5,057	YEAR-OVER-YEAR NUMBER OF SALES
6.1% 35	YEAR-OVER-YEAR AVERAGE DAYS ON MARKET

Detached	Sales	Avg. Price
416	550	\$1,525,749
905	1,849	\$1,218,148
Townhouse	Sales	Avg. Price
416	165	\$797,856
905	667	\$784,086

Semi-Detached	Sales	Avg. Price
416	159	\$1,110,639
905	280	\$830,033
Condo Apartment	Sales	Avg. Price
416	885	\$651,648
905	445	\$549,868

NEIGHBOURHOOD GUIDE: OLD UNIVERSITY



NEIGHBOURHOOD VIBE

Old University is a sought-after neighbourhood with a mix of old and new homes, and a consistent population.



COMMUNITY CANVAS

Old University is a diverse community with residents from 68 different ethnic origins.



PROPERTY PULSE

Homes in Old University have large lots with mature trees and attractive features like walk-in closets.



WHAT YOU'LL LOVE

You'll love the great schools, parks, and recreational facilities in Old University.

This neighbourhood has a consistent population, and is popular with people in their 20s, people in their 40s, people in their 50s, and people in their 60s. Located just northwest of the University of Guelph campus, Old University is a sought-after neighbourhood in Guelph. Turn of the century homes mix with new builds and extensively renovated homes, and many have large lots with mature trees. Residents have easy access to all amenities.

People & Families in Old University

Families with kids make up 29% of households in this neighbourhood, while couples without children make up 27% of households and 33% of households are one person living alone. People in Old University come from 68 different ethnic origins, and 21% are first-generation immigrants, while 22% are second-generation immigrants.

Having Fun in Old University

Fun is easy to find at the many parks & rec facilities here. Parks in Old University feature playgrounds for kids, sports parks, dog parks, and skating. There are 6 parks in this neighbourhood, with 34 recreational facilities in total. The average number of facilities per park is 5.

Neighbourhood
Households

2,030

Number of
Parks

6

Neighbourhood
Population

4,544

Number of Recreation
Facilities

34

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