

# Caledon Real Estate Market Report 2026

April 2026 Update + Full 2025 Quarterly Analysis  
Toronto Regional Real Estate Board Data

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## 2026 Monthly Snapshot — April 2026

### April 2026 Headlines:

- Average Price: **\$1,136,111** (Median: \$1,318,500)
- Sales: **82** transactions
- Sale-to-List Price: **95%**
- Active Listings: **730**
- New Listings: **216**

April 2026 data shows a measured moderation from Q4 2025's \$1,169,243 average — a 2.8% adjustment that sits well within the 2025 trading range. The median price of \$1,318,500 exceeding the average indicates strong mid-to-upper segment activity. The 95% SP/LP ratio holds steady with 2025 levels, confirming pricing discipline remains intact.

## 2025 Quarterly Price Trends (Baseline)

Metric	Q1 2025	Q2 2025	Q3 2025	Q4 2025
Average Price	\$1,196,156	\$1,132,384	\$1,158,371	\$1,169,243
Sales	232	300	245	244
New Listings	348	450	361	286
Active Listings	1,171	1,421	1,517	1,413
Days on Market	75	77	79	75
Sale-to-List Price	94%	93%	93%	93%

**Key insight:** 2025 was remarkably stable with only 5.3% peak-to-trough variation. April 2026's \$1,136,111 sits within this established range, confirming equilibrium rather than decline.

## Community Performance Rankings (Q4 2025 — Most Recent Community Data)

Rank	Community	Avg Price	Sales	DOM	SP/LP	Market Type
1	Palgrave	\$1,692,467	15	30	93%	Luxury
2	Inglewood	\$1,494,050	14	43	95%	Premium
3	Caledon East	\$1,457,375	16	13	99%	Seller's
4	Cheltenham	\$1,294,857	7	41	95%	Premium
5	Bolton East	\$1,176,124	53	52	96%	Balanced
6	Caledon Village	\$1,184,800	18	37	96%	Balanced
7	Alton	\$1,117,625	8	48	94%	Balanced
8	Bolton North	\$1,042,314	24	30	98%	Seller's
9	Rural Caledon	\$1,024,981	54	75	93%	Buyer's
10	Bolton West	\$1,001,786	30	56	95%	Balanced

**Note:** Community-level data is from Q4 2025 — the most recent quarter with full community breakdowns available from TRREB. April 2026 aggregate data is available at the Caledon-wide level only.

## Property Type Analysis (Q4 2025)

Community	Detached Avg	Semi Avg	Townhouse Avg	Detached Sales	Other Sales
Bolton East	\$1,269,375	\$923,143	\$791,667	32	21
Bolton West	\$1,141,667	\$846,250	\$712,500	18	12
Palgrave	\$1,798,000	—	—	15	0
Caledon East	\$1,523,750	\$1,128,000	—	12	4

## Market Classification (Q4 2025)

### Seller's Market (SP/LP $\geq$ 97%, DOM < 30)

- **Caledon East** — 99% SP/LP, 13 DOM
- **Bolton North** — 98% SP/LP, 30 DOM

### Balanced Market (SP/LP 94-96%, DOM 30-55)

- Bolton East — 96% SP/LP, 52 DOM
- Caledon Village — 96% SP/LP, 37 DOM
- Alton — 94% SP/LP, 48 DOM
- Cheltenham — 95% SP/LP, 41 DOM

### Buyer's Market Conditions (SP/LP $\leq$ 93%, DOM 55+)

- Rural Caledon — 93% SP/LP, 75 DOM
- Bolton West — 95% SP/LP, 56 DOM (borderline)

## Seller Strategy Guide

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### The 93% Rule (2025 Baseline)

With a 93% overall sale-to-list price ratio in Q4 2025, buyers are informed and not paying above market value. April 2026's 95% SP/LP confirms this discipline continues. Price at today's comparable sales and expect 93-96% of asking.

### Community-Specific Strategy

Community	Strategy	Expected Timeline
Bolton North / Caledon East	Price at market; expect near-asking	2-4 weeks
Bolton East / Caledon Village	Price competitively; stage well	35-50 days
Palgrave / Inglewood	Targeted luxury marketing	30-45 days
Rural Caledon / Bolton West	Patience; highlight unique features	55-75 days

## Buyer Strategy Guide

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### Entry Points by Budget (Q4 2025 Community Data)

Budget	Options
Under \$900K	Semi-detached Bolton West (\$846K); Townhouse Bolton East (\$792K)
\$900K - \$1.2M	Detached Bolton West (\$1.14M), Bolton North (\$1.04M), Rural Caledon (\$1.02M)
\$1.2M - \$1.5M	Detached Bolton East (\$1.27M), Caledon Village (\$1.18M)
\$1.5M+	Caledon East (\$1.46M), Inglewood (\$1.49M)
\$1.7M+	Palgrave estates (\$1.8M+)

### Commute Considerations

- **Bolton:** 15-20 min to Brampton, Highway 427 access. Best for commuters.
- **Caledon East/Village:** Rural character with reasonable access.
- **Palgrave/Inglewood/Alton:** 45-60 min to Toronto. Lifestyle and land trade-off.

## About the Data

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**Sources:** Toronto Regional Real Estate Board (TRREB) Community Housing Market Reports (Q1-Q4 2025) and monthly Peel Region aggregate reports (April 2026).

**Reporting Periods:** Quarterly data covers Q1-Q4 2025 (January–December 2025). April 2026 data is a single-month snapshot. Community-level breakdowns are from Q4 2025 as the most recent available.

**Methodology:** TRREB reports are compiled from verified MLS transactions. Statistics are suppressed when transactions  $\leq$  2. Kevin Flaherty supplements TRREB data with 30+ years of Caledon transaction records for neighbourhood-level context.

**Updates:** Aggregate Caledon data is updated monthly. Community-level breakdowns are updated quarterly as TRREB releases new community reports, typically within 30 days of quarter end.

## About Kevin Flaherty

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Kevin Flaherty is a real estate broker with 30+ years of experience serving Caledon, Orangeville, and Peel Region. His team has sold over \$500 million in career volume and specializes in Video Narrated VR Animated Online Showings.

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*Report based on TRREB Q4 2025 and April 2026 data. Not intended as investment advice. All statistics are estimates based on MLS transaction records. Individual results will vary.*