

Caledon Home Prices 2026

Complete Guide to What Houses Are Selling For
in Every Community

May 2026 Edition | Data from TRREB

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Executive Summary

As of April 2026, Caledon's average home price is **\$1,093,326** — the highest in Peel Region. The market has shifted to a buyer's market with 5.5 months of inventory, up from 4.3 months in Q4 2025. Detached homes dominate (68% of sales), and Palgrave remains the premium community at \$1.8M+ average.

"When I'm pricing a home in Rural Caledon or Palgrave, I always remind the seller: your buyer isn't looking at Bolton townhouses. They're comparing you to the 50-acre estate down the road. Rural Caledon is its own market — price it like country property, not suburbia." — **Kevin Flaherty**

Caledon at a Glance — April 2026

Metric	Value	Trend
Average Price	\$1,093,326	Down 20% from March spike
Median Price	\$1,052,500	Stable
Total Sales	74	Up 51% from March
Days on Market	38	Down 2 days
Active Listings	404	Up 21% from March
Months of Inventory	5.5	Buyer's market
Sale-to-List Ratio	95%	Room to negotiate

Prices by Community

Community	Avg Price	DOM	Character
Palgrave	\$1,827,250	30	Premium rural estates
Caledon East	\$1,364,882	50	Family homes, newer developments
Rural Caledon	\$1,169,243	38	Acreage, country homes
Bolton North	\$1,109,083	35	Established neighbourhood
Bolton East	\$983,479	30	Entry-level detached
Bolton West	\$893,288	26	Most affordable, fastest selling

Quarterly Price Trends

Period	Avg Price	Sales	DOM
Q1 2025	\$1,353,761	166	33
Q2 2025	\$1,520,915	97	25
Q3 2025	\$1,176,711	184	30
Q4 2025	\$1,169,243	172	38
Jan 2026	\$1,114,267	43	57
Feb 2026	\$1,007,997	52	36
Mar 2026	\$1,359,992	49	40
Apr 2026	\$1,093,326	74	38

Property Type Breakdown

Type	Avg Price	% of Sales	DOM	Sale-to-List
Detached	\$1,225,233	68%	40	94%
Semi-Detached	\$824,222	12%	21	98%
Townhouse	\$815,099	20%	41	98%
Condo (all types)	—	0%	—	—

Inventory Growth: The Buyer's Advantage

Active listings exploded from 244 in Q4 2025 to 404 in April 2026 — a **66% increase** in 4 months. This is the most inventory Caledon has seen in years.

Period	Active Listings	Sales	Inventory
Q4 2025	244	172	~4.3 months
Jan 2026	302	43	~7.0 months
Feb 2026	299	52	~5.8 months
Mar 2026	335	49	~6.8 months
Apr 2026	404	74	~5.5 months

Price Band Strategy

Price Band	Activity	Strategy
Under \$900K	High demand, multiple offers	Price at market, expect competition
\$900K – \$1.2M	Steady, price-sensitive	Condition matters, minor updates help
\$1.2M – \$1.6M	Selective, comparing extensively	Presentation critical, online showing essential
\$1.6M+	Limited pool, very selective	Marketing reach, VR showings, patience

How Caledon Compares

Area	Avg Price	DOM	Inventory
Caledon	\$1,093,326	38	5.5 months
Mississauga	\$980,653	31	4.4 months
Brampton	\$885,936	30	4.8 months
Orangeville	\$710,734	34	6.4 months

Key takeaway: Caledon is the highest-priced market in Peel Region — \$113K above Mississauga and \$207K above Brampton. But it's also the slowest-moving with 5.5 months of inventory. Buyers have time and choice. Sellers need to price strategically.

About Kevin Flaherty

Kevin Flaherty is a real estate broker with **30+ years** of experience serving Caledon, Orangeville, and surrounding areas. He grew up in Caledon and knows the difference between Bolton and Palgrave pricing, which rural properties have well water vs municipal, and where the hidden values are.

Track record:

- Sells homes for **99.2%** of list price (vs 97.7% industry average)
- Sells **52% faster** than market average
- **16X more** homes sold than average agents
- **2,300+ buyers** in database looking now
- Proprietary **video-narrated VR animated online showings**

Get Your Free Caledon Home Evaluation

Know exactly what your home is worth in today's market. No obligation.

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Data sourced from Toronto Regional Real Estate Board (TRREB) monthly market reports.
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