

# The Caledon Home Value Report

## What Your House Is Really Worth

Prepared by **Kevin Flaherty**

Real Estate Broker, 30+ Years Experience

226-270-6433 | flaherty.ca

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## Why This Report Matters

Knowing what your Caledon home is worth is not just about curiosity. It is a strategic tool that affects:

- **Listing price decisions** — Price correctly and sell in 13–56 days. Overprice and sit.
- **Renovation priorities** — Some updates pay for themselves. Others do not.
- **Financial planning** — Your home is likely your largest asset.
- **Refinancing and insurance** — Accurate valuation affects every major decision.

This report uses **Q4 2025 TRREB data** and **April 2026 market figures** to give you real numbers, not guesses.

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## Caledon Market Overview

Metric	Value	Context
April 2026 Average	<b>\$1,417,597</b>	Detached homes: \$1,803,333
April 2026 Median	<b>\$965,850</b>	More representative than average
Sale-to-List Ratio	<b>97%</b>	Strong seller's market
Days on Market	<b>36 days</b>	Varies by community (8–75 days)
YTD 2026 Sales	<b>23 transactions</b>	Steady activity

## Market Trajectory

- **Q2 2025 peak:** \$1,520,915 average
- **Q4 2025 cooldown:** \$1,169,243 average, 75 DOM

- **April 2026 stabilization:** \$1,417,597, 97% SP/LP

The market has found a stable level. Properties priced correctly continue to sell. Overpriced listings sit longer.

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## Community-by-Community Value Guide

*Q4 2025 TRREB Community Housing Market Report — most recent complete quarter*

Rank	Community	Avg Price	Median	DOM	SP/LP	Buyer Profile
1	<b>Palgrave</b>	\$1,690,000	\$1,827,250	30	93%	Estate, equestrian, luxury
2	<b>Inglewood</b>	\$1,490,000	\$1,555,000	8	90%	Heritage, village character
3	<b>Caledon East</b>	\$1,463,000	\$1,364,882	13	95%	Family, commuter, semi-rural
4	<b>Bolton North</b>	\$1,066,250	\$1,109,083	30	95%	Established, mature lots
5	<b>Rural Caledon</b>	\$1,072,000	\$1,169,243	75	95%	Mixed rural/semi-rural
6	<b>Bolton East</b>	\$957,000	\$983,479	52	95%	Entry-level, GTA commuters
7	<b>Bolton West</b>	\$892,500	\$893,288	56	94%	Newer builds, upgraders

**Key Insight:** Palgrave is Caledon’s luxury market. Bolton is the volume engine (62 combined Q4 sales across East/North/West). Caledon East commands premium pricing with the fastest sales.

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## The 8 Factors That Determine Your Value

### 1. Community Location

Palgrave averages \$1,690,000. Bolton West averages \$892,500. Same town, very different buyer expectations.

### 2. Lot Size and Zoning

Standard Bolton lot: 0.25 acres. Rural Caledon: 2 to 50+ acres. Usable land with views or equestrian potential commands substantial premiums.

### 3. Property Type

Detached homes dominate Caledon sales, but townhomes in Bolton serve a different buyer pool. Detached on acreage represents the premium segment.

#### **4. Rural Infrastructure**

Well water, septic systems, and propane heating are standard in rural Caledon. Modern systems add value. Aging systems reduce value by \$15,000–\$30,000.

#### **5. Outbuildings and Barns**

A detached garage adds value. A barn with hydro adds more. Equestrian facilities and workshops matter significantly to rural buyers.

#### **6. Views and Privacy**

Unobstructed views, mature trees, backing onto greenbelt or farmland — these carry premiums algorithms cannot quantify.

#### **7. Road Type and Access**

Paved road frontage with municipal services sells faster than gravel road access. Proximity to Highway 10 or regional roads affects commuter appeal.

#### **8. Comparable Sales**

The most accurate predictor is what similar homes in your community sold for in the last 90 days. Community-specific comparables are essential.

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### **Hidden Factors That Add or Subtract Thousands**

#### **Well Water Quality and Flow Rate**

A well producing 10+ GPM with clean test results adds confidence. Flow issues or contamination history trigger buyer concern and price reductions.

#### **Septic System Age and Compliance**

Modern septic with recent inspection = selling feature. Aging system nearing replacement = \$15,000–\$30,000 in buyer anxiety.

#### **Greenbelt, Conservation, and Zoning**

Properties adjacent to the Greenbelt carry premium value for privacy and permanence. But severance restrictions can limit future development.

#### **Road Maintenance Agreements**

Private roads and shared driveways affect value. Guaranteed year-round access sells faster. Undefined shared access creates legal risk.

#### **Hydro to Outbuildings**

A barn or workshop with its own hydro meter is worth significantly more than one without. Buyers envision home business, storage, and hobby space.

## Seasonal Realities

How does the driveway handle winter? Is the approach steep? Does the property flood in spring? These affect livability and value year-round.

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## Why Online Estimates Fail in Caledon

Online valuation tools (AVMs) work reasonably well in uniform suburban markets. Caledon is not uniform.

**What algorithms miss:** - Well water flow rate and quality - Septic system age and compliance - Acreage, paddocks, and equestrian facilities - Barns, workshops, and outbuildings with hydro - Views, privacy, and tree coverage - Road type (paved vs. gravel) - Zoning restrictions and Greenbelt adjacency - Seasonal access issues

**Real example:** I have seen online estimates miss Caledon values by \$100,000 to \$400,000. The algorithm saw a four-bedroom house. It missed the equestrian barn, the paddocks, and the separate driveway access that buyers actively seek.

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## Net Proceeds Worksheet

Use this to estimate what you will actually walk away with.

Item	Estimate
Expected Sale Price	\$ _____
Less: Real Estate Commission	\$ _____
Less: Legal Fees	~\$1,500
Less: Mortgage Payout	\$ _____
Less: Property Tax Adjustment	\$ _____
Less: Utility Arrears	\$ _____
Less: Repairs/Staging (if any)	\$ _____
Less: Discharge Fee	~300   ** <i>Net Proceeds</i> **  ** _____ **

**Note:** Commission varies by brokerage and services provided. I provide a detailed net proceeds estimate with every evaluation.

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## Next Steps

### Option 1: Get Your Written Evaluation

I provide free, no-obligation written comparative market analyses for Caledon homeowners. Includes: - Community-specific comparable sales - Documented adjustments for your property's unique features - Recommended list price range - Net proceeds estimate - What-to-fix assessment

**Request at:** [flaherty.ca/homeeval](http://flaherty.ca/homeeval)

**Or call:** 226-270-6433

## Option 2: Explore More Resources

- **Caledon Home Evaluation:** [flaherty.ca/caledon-home-evaluation](http://flaherty.ca/caledon-home-evaluation)
  - **Sell Your House Fast:** [flaherty.ca/how-to-sell-your-house-fast-in-caledon](http://flaherty.ca/how-to-sell-your-house-fast-in-caledon)
  - **Best Time to Sell:** [flaherty.ca/best-time-to-sell-a-house-in-caledon](http://flaherty.ca/best-time-to-sell-a-house-in-caledon)
  - **Price to Attract Buyers:** [flaherty.ca/how-to-price-your-house-to-attract-buyers-in-caledon](http://flaherty.ca/how-to-price-your-house-to-attract-buyers-in-caledon)
  - **Costs of Selling:** [flaherty.ca/costs-of-selling-a-home-in-caledon](http://flaherty.ca/costs-of-selling-a-home-in-caledon)
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## About Kevin Flaherty

I grew up in Caledon. I rode my bike to the Forks of the Credit. I have walked through thousands of homes in Peel Region and Dufferin County over 30+ years.

My team and I have sold **16 times more houses** than the average agent. Our listings sell **52% faster** than the market average. We achieve **99.2% of list price** compared to the market average of 97.7%.

**Phone:** 226-270-6433

**Office:** 170 Lakeview Crt #3a, Orangeville, ON L9W 3R3

**Web:** [flaherty.ca](http://flaherty.ca)

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*Data sources: Toronto Regional Real Estate Board (TRREB) Q4 2025 Community Housing Market Report; TRREB Peel Region April 2026 Market Report. All figures are averages and subject to change. For an accurate valuation of your specific property, contact Kevin Flaherty for a professional comparative market analysis.*

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