

# Bolton Home Evaluation Guide

## What Is Your House Worth in 2026?

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### About This Guide

This guide gives Bolton homeowners a data-backed framework for understanding their home's value in 2026. It covers Bolton's three sub-communities (East, West, North), what drives value in each, why automated estimates fail in Bolton's commuter market, a complete selling costs table, a net proceeds worksheet, and the 7 most common evaluation mistakes Bolton sellers make. For a personalized analysis of your specific Bolton address, contact Kevin Flaherty at [flaherty.ca/homeeval](http://flaherty.ca/homeeval) or call 226-270-6433.

## Bolton Market Snapshot — May 2026

Metric	Bolton East	Bolton North	Bolton West	Bolton Overall
Avg Sold Price	\$957K–\$1,008,913	\$1,066,250	\$892,500–\$950K	~\$960,000
Avg Days on Market	26–52 days	30 days	56 days	32 days
Sale-to-List Ratio	97%	95%	94%	95–97%
Primary Buyer	GTA commuter families	Move-up families	Move-up/new-build	GTA commuters
Kevin's S/L Ratio	<b>99.2%</b>	<b>99.2%</b>	<b>99.2%</b>	<b>99.2%</b>

<b>99.2%</b> Kevin's Sale-to-List Ratio	<b>52%</b> Faster Sales Than Market Avg	<b>2,300+</b> Active Buyers in Database	<b>30+</b> Years Selling in Bolton
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## Bolton Sub-Community Value Guide

Sub-Community	Avg Sold Price	DOM	S/L Ratio	Primary Buyer Profile
<b>Bolton East</b>	\$957K–\$1,008,913	26–52 days	<b>97%</b>	GTA commuter families upgrading from Brampton; Highway 50 access priority
<b>Bolton North</b>	\$1,066,250	30 days	<b>95%</b>	Established families seeking mature lots, larger homes, secondary school catchment
<b>Bolton West</b>	\$892,500–\$950K	56 days	94%	Move-up buyers, newer-build purchasers, multi-generational families

## What Drives Value in Bolton

Value Factor	Impact on Price	Notes
Highway 50 / 410 Proximity	<b>+\$15K–\$40K</b>	GTA commuters pay premium for shorter drive time
School Catchment (Robert F. Hall / Holy Sepulchre)	<b>+\$20K–\$50K</b>	Families relocating from Brampton prioritize school placement
Finished Basement	<b>+\$30K–\$60K</b>	In-law suite with separate entrance adds most value
Sub-Community (East vs. North vs. West)	±\$100K–\$175K	Bolton North commands highest prices; Bolton West lowest
Lot Size (above 50 ft frontage)	<b>+\$25K–\$75K</b>	Mature lots in Bolton North carry significant premium
Garage (double vs. single)	<b>+\$15K–\$30K</b>	GTA buyers expect double garage; single is a discount factor
Seasonal Timing (Spring vs. Winter)	<b>+\$40K–\$116K</b>	Late March–April listing vs. January–February listing
Overpricing vs. Correct Pricing	<b>–\$30K–\$80K</b>	Overpriced homes sit, accumulate DOM stigma, sell below value

### The Automated Estimate Problem

Zillow, Realtor.ca, and HouseSigma estimates are frequently off by \$30,000–\$80,000 in Bolton because they blend sub-communities, ignore commute premiums, and cannot see school catchment boundaries. A Bolton-wide average is meaningless for pricing your specific home. Get a professional evaluation at [flaherty.ca/homeeval](http://flaherty.ca/homeeval).

## Bolton Selling Costs — Complete Breakdown

Cost Item	Typical Range	On \$960K Home	Notes
Real Estate Commission (4.5%)	4–5% of sale price	\$43,200	Includes buyer agent co-op; negotiable
HST on Commission (13%)	13% of commission	\$5,616	Applied to commission amount only
Legal Fees	\$1,500–\$2,500	\$2,000	Real estate lawyer for closing
Mortgage Discharge Penalty	0–3 months interest	\$0–\$8,000	Depends on lender and mortgage type
Professional Staging	\$2,000–\$5,000	\$3,500	Typically returns 3–5x cost in higher sale price
Pre-Listing Repairs & Touch-Ups	\$1,000–\$5,000	\$2,500	Paint, fixtures, minor repairs, landscaping
Moving Costs	\$1,500–\$4,000	\$2,500	Local Bolton move; long-distance higher
Home Inspection (optional)	\$400–\$600	\$500	Pre-listing inspection can prevent surprises
<b>TOTAL SELLING COSTS</b>		<b>\$59,816–\$67,816</b>	Excluding mortgage balance payoff

## Net Proceeds Worksheet

Line Item	Your Number	Example (\$960K Sale)
A. Expected Sale Price	\$ _____	\$960,000
B. Commission (4.5% × A)	\$ _____	\$43,200
C. HST on Commission (B × 13%)	\$ _____	\$5,616
D. Legal Fees	\$ _____	\$2,000
E. Mortgage Discharge Penalty	\$ _____	\$0–\$8,000
F. Staging + Repairs + Moving	\$ _____	\$8,500
G. Mortgage Balance Payoff	\$ _____	Varies
<b>NET PROCEEDS = A – (B+C+D+E+F+G)</b>	<b>\$ _____</b>	<b>~\$900,684–\$908,684</b>

### Get Your Personalized Net Proceeds Estimate

Kevin Flaherty's free evaluation includes a personalized net proceeds estimate for your specific Bolton home — accounting for your mortgage balance, your specific commission rate, and realistic preparation costs. Book at [flaherty.ca/homeeval](http://flaherty.ca/homeeval) or call 226-270-6433.

## 7 Evaluation Mistakes Bolton Sellers Make

### 01 Trusting a Bolton-Wide Average

The Bolton median (\$960K) is meaningless for your specific sub-community. Bolton East, North, and West differ by up to \$175,000 for comparable homes. Always insist on sub-community comparable sales.

### 02 Using an Automated Online Estimate

Zillow, Realtor.ca, and HouseSigma estimates are frequently off by \$30,000–\$80,000 in Bolton. They blend sub-communities, ignore commute premiums, and cannot see school catchment boundaries.

### 03 Comparing to Brampton Prices

Bolton does command a lifestyle premium over Brampton — but it is specific and quantifiable, not unlimited. Overpricing based on Brampton comparisons is a leading reason Bolton homes sit on market.

### 04 Ignoring the Sub-Community Price Ceiling

Each Bolton sub-community has a price ceiling. Pricing above the Bolton West ceiling (\$950K for most detached homes) shifts your buyer pool to Bolton North, where they expect a different product.

### 05 Getting the Evaluation Too Late

Many Bolton sellers request an evaluation the week before listing. This leaves no time for the preparation improvements that could add \$20,000–\$50,000 to the final sale price. Optimal timeline: 6–8 weeks before listing.

### 06 Not Accounting for Seasonal Timing

Bolton sellers who list in January or February leave \$40,000–\$116,000 on the table compared to a late March or April list. Seasonal timing is a value factor as real as any renovation.

### 07 Renovating Before Getting an Evaluation

A \$30,000 luxury master bathroom in a Bolton West townhome does not return \$30,000. A \$5,000 kitchen refresh might return \$20,000. Get the evaluation first — then decide what to do.

## Bolton Neighbourhood Value Estimator — Quick Reference

Sub-Community	Home Type	Size	Est. Price Range	DOM	S/L
Bolton East	Detached	1,600–2,200 sq ft	\$940K–\$1,025K	26 days	97%
Bolton East	Semi-Detached	1,200–1,600 sq ft	\$760K–\$860K	32 days	97%
Bolton East	Townhome	1,200–1,600 sq ft	\$665K–\$750K	38 days	96%
Bolton North	Detached	2,200–3,000 sq ft	\$1,020K–\$1,110K	30 days	95%
Bolton North	Detached	1,600–2,200 sq ft	\$960K–\$1,050K	30 days	95%
Bolton West	Detached	1,600–2,200 sq ft	\$880K–\$960K	56 days	94%
Bolton West	Semi-Detached	1,200–1,600 sq ft	\$740K–\$830K	56 days	94%
Bolton West	Townhome	1,000–1,400 sq ft	\$645K–\$730K	60 days	93%

## Key Questions Bolton Sellers Ask

### Q: How do I get a free Bolton home evaluation?

A: Call Kevin Flaherty at 226-270-6433 or book at [flaherty.ca/homeeval](http://flaherty.ca/homeeval). The evaluation includes written comparable sales, absorption rate data, an optimal list price range, and a net proceeds estimate. Free. No obligation.

### Q: Why are automated estimates inaccurate in Bolton?

A: Automated tools blend all Bolton sales together, ignoring sub-community differences, commute premiums, and school catchment boundaries. They are frequently off by \$30,000–\$80,000 in Bolton.

### Q: Can I get a Bolton home evaluation virtually?

A: Yes. Kevin offers virtual evaluations via video call. Book at [flaherty.ca/kevinscalendar-zoom](http://flaherty.ca/kevinscalendar-zoom). The virtual evaluation covers the same analysis as an in-person visit.

### Q: Should I renovate before getting an evaluation?

A: No — get the evaluation first, then decide on renovations. Kevin's evaluation will tell you specifically which improvements will generate a positive return in your Bolton sub-market.

## What Is Your Bolton Home Worth Right Now?

Free evaluation from Kevin Flaherty — written comparable sales, sub-community analysis, and net proceeds estimate.  
Delivered within 2 business days. No cost. No obligation.

[flaherty.ca/homeeval](http://flaherty.ca/homeeval) | 226-270-6433 | [flaherty.ca/kevinscalendar](http://flaherty.ca/kevinscalendar)

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