

Caledon Real Estate Market Report - June 2026 Update

Based on TRREB May 2026 monthly data, January-May 2026 year-to-date data, Q1 2026 community data, and May 2026 HPI benchmarks.

\$1,222,347 MAY AVERAGE PRICE	82 MAY SALES	455 ACTIVE LISTINGS	32 AVG LDOM
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Executive read

Caledon remains a high-value market, but May 2026 inventory gives buyers meaningful choice. Sellers need pricing discipline, documentation, professional media, and a launch package that makes value obvious before buyers compare alternatives.

What changed in May 2026

- Sales improved to 82 while active listings rose to 455, leaving months of inventory at 5.5.
- Average price increased to \$1,222,347 and median price moved to \$1,116,000 across all home types.
- Average listing days improved to 32, but sellers still gave up about 4% from list price on average.
- Detached homes accounted for 62 of 82 sales, or 76% of May transactions.
- Caledon averaged 28% higher than Peel Region overall, reinforcing the need for property-specific pricing rather than regional averages.

Prepared for Caledon sellers by Kevin Flaherty. This report is market context, not an automated valuation. A property-specific review should compare condition, lot, community, services, buyer pool, and current active competition.

May 2026 monthly TRREB data

Caledon - all home types and property-type segments

Home Type	Sales	Dollar Volume	Avg Price	Median	New	Active	SPLP	LDOM
All Home Types	82	\$100,232,439	\$1,222,347	\$1,116,000	254	455	96%	32
Detached	62	\$85,078,499	\$1,372,234	\$1,265,450	204	378	96%	33
Semi-Detached	4	\$3,423,500	\$855,875	\$850,250	10	16	99%	22
Att/Row/Townhouse	9	\$7,340,500	\$815,611	\$825,000	29	43	98%	31

How to read the May table

- The 5.5 months of inventory calculation comes from 455 active listings divided by 82 May sales.
- The 3.1:1 new-listing-to-sale ratio comes from 254 new listings divided by 82 sales.
- Detached homes were the dominant segment with 62 sales, a \$1,372,234 average price, 96% SPLP, and 33 average listing days.
- Semi-detached sales were limited to 4 transactions, so the \$855,875 average should be treated as context, not a universal valuation rule.
- Attached row and townhouse properties averaged \$815,611 with 98% SPLP and 31 LDOM, showing stronger price-to-list retention than detached homes.

Peel Region comparison - May 2026

Area / Type	Sales	Avg Price	Median	New	Active	SPLP	LDOM
Peel Region - All	1,106	\$956,019	\$875,000	3,267	5,053	98%	29
Peel Region - Detached	543	\$1,210,276	\$1,130,000	1,651	2,463	97%	27
Caledon - All	82	\$1,222,347	\$1,116,000	254	455	96%	32
Caledon - Detached	62	\$1,372,234	\$1,265,450	204	378	96%	33

Caledon averaged \$1,222,347 versus Peel Region at \$956,019, a 28% premium. Caledon also took 32 average listing days versus Peel Region at 29 days, while Caledon SPLP was 96% compared with Peel Region at 98%.

January-May 2026 year-to-date data

YTD data smooths monthly volatility but still requires property-specific interpretation.

Home Type	Sales	Dollar Volume	Avg Price	Median	New Listings	SPLP	LDOM
All Home Types	296	\$342,027,491	\$1,155,498	\$1,047,500	984	95%	37
Detached	200	\$262,761,090	\$1,313,805	\$1,205,000	767	95%	41
Semi-Detached	21	\$17,911,000	\$852,905	\$860,000	49	99%	19
Att/Row/Townhouse	62	\$50,206,461	\$809,782	\$803,500	133	98%	37

Seller interpretation

- YTD sales reached 296 across all home types, with \$342,027,491 in total dollar volume.
- YTD average price was \$1,155,498, lower than the May monthly average, which shows why one-month data should be balanced with a broader trend view.
- Detached homes represented 200 of 296 YTD sales and carried a \$1,313,805 average price with 41 average listing days.
- Semi-detached homes held the strongest YTD SPLP at 99%, but the small 21-sale sample means pricing still needs current comparable support.
- Attached row and townhouse properties recorded 62 YTD sales, a \$809,782 average price, and 37 LDOM.

Pricing discipline rule

Do not price only from a past peak or from a non-comparable property. In a market with 984 YTD new listings and 5.5 months of May inventory, buyers can compare quickly.

Use the YTD table to set the broader market backdrop. Then narrow to the same community, property type, lot profile, condition, services, and competition currently available to buyers.

Q1 2026 Caledon community breakdown

Community-level data is the practical filter for Bolton, Caledon East, Palgrave, Rural Caledon, village, and private-service properties.

Community	Sales	Dollar Volume	Avg Price	Median	New	Active	SP/LP	DOM
Alton	1	-	-	-	9	6	-	-
Bolton East	21	\$19,975,750	\$951,226	\$900,000	56	35	97%	30
Bolton North	11	\$12,523,500	\$1,138,500	\$1,040,000	24	10	96%	33
Bolton West	18	\$18,119,400	\$1,006,633	\$926,250	45	18	96%	35
Caledon East	11	\$13,971,000	\$1,270,091	\$1,235,000	73	44	95%	42
Caledon Village	2	-	-	-	10	9	-	-
Cheltenham	1	-	-	-	6	3	-	-
Inglewood	3	-	-	-	5	-	95%	31
Mono Mills	0	-	-	-	-	-	-	-
Palgrave	5	\$6,940,000	\$1,388,000	\$1,365,000	26	21	90%	42
Rural Caledon	71	\$85,609,262	\$1,205,764	\$1,013,500	232	150	94%	50

Community takeaways

- Palgrave led the reported average-price communities at \$1,388,000, but showed 90% SP/LP and 42 DOM, which signals premium-price patience and negotiation.
- Bolton East was the most affordable reported average-price community at \$951,226, with a \$900,000 median, 97% SP/LP, and 30 DOM.
- Bolton West averaged \$1,006,633 with 96% SP/LP and 35 DOM, making it a useful comparison point for value-conscious Bolton buyers.
- Caledon East averaged \$1,270,091 with 95% SP/LP and 42 DOM, so sellers should not assume a premium community removes pricing pressure.
- Rural Caledon recorded 71 sales, 232 new listings, 150 active listings, 94% SP/LP, and 50 DOM, showing why private-service documentation matters.

HPI benchmark prices - May 2026

Benchmark prices track typical home-value movement and complement, but do not replace, sale-average data.

Community	Benchmark	1-Month	3-Month	1-Year	3-Year
Caledon overall	\$1,162,100	+4.03%	+6.28%	-1.90%	-15.97%
Alton	\$961,800	+7.56%	+8.72%	+3.09%	-10.74%
Bolton East	\$974,800	+3.68%	+8.66%	-0.32%	-14.78%
Bolton North	\$944,200	+0.89%	+4.05%	-0.03%	-11.20%
Bolton West	\$910,500	+5.52%	+9.26%	-0.57%	-14.17%
Caledon East	\$1,118,000	+5.09%	+7.60%	-1.26%	-14.16%
Caledon Village	\$1,157,400	+5.10%	+8.34%	+1.82%	-11.92%
Palgrave	\$1,674,200	+4.74%	+8.80%	+1.25%	-11.52%
Rural Caledon	\$1,182,000	+4.05%	+4.97%	-3.82%	-15.43%

HPI interpretation

- Caledon overall benchmark price was \$1,162,100, up 4.03% month-over-month and 6.28% over three months.
- The one-year Caledon overall HPI reading was down 1.90%, and the three-year reading was down 15.97%, so recent improvement does not erase longer-term adjustment.
- Palgrave had the highest benchmark price at \$1,674,200 and was up 1.25% year-over-year, but still down 11.52% over three years.
- Bolton West had a \$910,500 benchmark and the strongest three-month change in the table at +9.26%.
- Rural Caledon benchmark price was \$1,182,000, with a -3.82% one-year change and -15.43% three-year change, reinforcing the importance of accurate positioning.

Benchmark versus sale price

The HPI benchmark reflects a typical property basket. A specific Caledon home still needs a custom review of condition, lot, upgrades, location, services, and live competition.

Key seller takeaways and launch checklist

Use the data to build a stronger pricing, preparation, and marketing plan before going live.

Key seller takeaways

- Buyer choice is high: 455 active listings against 82 May sales means sellers should assume buyers will compare before committing.
- Negotiation still matters: 96% SPLP means sellers gave up about 4% from list price on average.
- Speed improved but is not automatic: 32 average listing days is faster than April, yet stale listings can still lose leverage quickly.
- Detached sellers need segment-specific evidence: detached homes made up 76% of May sales and averaged \$1,372,234.
- Peel averages are not enough: Caledon carried a 28% premium over Peel Region overall in May 2026.
- Community differences are decisive: Bolton East, Bolton West, Caledon East, Palgrave, and Rural Caledon show different price, DOM, and negotiation patterns.

Before you list

- Confirm your direct competition: same community, property type, lot, condition, price band, and buyer pool.
- Gather documents that reduce buyer uncertainty: survey, permits, renovation receipts, utility costs, septic records, well information, and water tests where applicable.
- Decide what to prepare before launch: repairs, staging, cleaning, photography, floor plans, video, and buyer-facing explanations.
- Set a 10- to 14-day review point for showing activity, buyer feedback, online engagement, and competing listing changes.
- Use professional media, a custom property website, broad exposure, and Video Narrated VR Animated Online Showings to explain value before buyers visit.

Next step

For a property-specific Caledon value review, contact Kevin Flaherty at 226-270-6433 or visit flaherty.ca/caledon-home-evaluation.

Source attribution: Toronto Regional Real Estate Board May 2026 data, TRREB January-May 2026 year-to-date data, Caledon Q1 2026 community housing market data, TRREB HPI May 2026, and Peel Region context supplied in the build brief.