

Caledon Home Prices

May 2026

What Your House Is Worth Today

Community Prices | Property Types | HPI Benchmarks
TRREB Data | Seller Insights

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Caledon Home Prices - May 2026 Summary

Based on TRREB MLS data for the Municipality of Caledon, Peel Region. This report covers all residential property types sold through the Toronto Regional Real Estate Board in May 2026.

May 2026 - Monthly Overview

Type	Sales	Avg Price	Median	New List.	Active	SP/LP	DOM
All Types	82	\$1,222,347	\$1,116,000	254	455	96%	32
Detached	62	\$1,372,234	\$1,265,450	204	378	96%	33
Semi-Det.	4	\$855,875	\$850,250	10	16	99%	22
Town/Row	9	\$815,611	\$825,000	29	43	98%	31

Key Insight: Caledon's average price rose 11.8% from April (\$1,093,326) to May (\$1,222,347). Homes sold 6 days faster (32 vs 38 DOM).

Year-to-Date 2026 (January - May)

Type	Sales	Avg Price	Median	New List.	SP/LP	DOM
All Types	296	\$1,155,498	\$1,047,500	984	95%	39
Detached	200	\$1,313,805	\$1,205,000	767	95%	41
Semi-Det.	21	\$852,905	\$860,000	49	99%	19
Town/Row	62	\$809,782	\$803,500	133	98%	37

Caledon Home Prices by Community - Q1 2026

Community-level data from TRREB Q1 2026. Communities with fewer than 5 sales have suppressed pricing data for statistical reliability.

Community	Sales	Avg Price	Median	SP/LP	DOM
Bolton East	21	\$951,226	\$900,000	97%	30
Bolton North	11	\$1,138,500	\$1,040,000	96%	33
Bolton West	18	\$1,006,633	\$926,250	96%	35
Caledon East	11	\$1,270,091	\$1,235,000	95%	42
Palgrave	5	\$1,388,000	\$1,365,000	90%	42
Rural Caledon	71	\$1,205,764	\$1,013,500	94%	50
Inglewood	3	--	--	95%	31
Caledon Village	2	--	--	--	--
Alton	1	--	--	--	--
Cheltenham	1	--	--	--	--

Palgrave remains the premium community (\$1,388,000 avg). Bolton East offers the most affordable entry point (\$951,226). Rural Caledon dominates volume with 71 sales.

What This Means for Sellers

- Bolton communities (East, West, North) offer the fastest sales at 30-35 days on market
- Palgrave and Caledon East command premium pricing but take longer to sell (42 days)
- Rural Caledon has the highest inventory (150 active) and longest DOM (50 days) - pricing accuracy is critical
- Sale-to-list ratios range from 90% (Palgrave) to 97% (Bolton East) - most sellers are negotiating

HPI Benchmark Prices - May 2026

The TRREB MLS Home Price Index (HPI) provides a standardized benchmark that removes the effect of changing property mix. These benchmarks show underlying price trends independent of what sold in any given month.

Community	Benchmark	1-Mo %	3-Mo %	1-Yr %	3-Yr %
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%

Short-term momentum is positive: all communities gained 1-4% in the past month and 4-9% over 3 months. Year-over-year remains slightly negative for most areas, but the 3-month trend suggests recovery is underway.

Key HPI Takeaways

- Alton shows the strongest recovery: +7.56% in one month, +3.09% year-over-year
- Bolton West has the strongest 3-month gain at +9.26%
- Palgrave benchmarks at \$1,674,200 - highest in Caledon by a wide margin
- All communities are still 11-16% below their 3-year peaks (2023 highs)
- The gap between benchmark and average sale price indicates negotiation room

Caledon vs Peel Region - May 2026

Metric	Caledon	Peel Region	Difference
Avg Price (All)	\$1,222,347	\$956,019	+\$266,328
Avg Price (Det.)	\$1,372,234	\$1,210,276	+\$161,958
Sales Volume	82	1,106	7.4% of Peel
Active Listings	455	5,053	9.0% of Peel
Sale-to-List	96%	98%	-2pp
Days on Market	32	29	+3 days
Months of Inv.	5.5	4.6	+0.9 months

Caledon trades at a 28% premium over the broader Peel Region average. With 5.5 months of inventory (vs Peel's 4.6), Caledon remains in balanced-to-buyer territory. Sellers must price accurately and present well to compete.

How to Use This Data When Selling

1. Know your community benchmark - your home's value is driven by local comparables, not the Caledon-wide average
2. Price within 3% of recent sales - the 96% sale-to-list ratio means buyers are negotiating, so pricing high and waiting costs time
3. Expect 32-50 days depending on community - Bolton sells fastest, rural properties take longest
4. Monitor the 3-month HPI trend - all communities are gaining, which supports holding firm on fair pricing
5. Inventory is high (455 active) - your home must stand out through preparation, marketing, and presentation

Next Steps

- Get a free Caledon home evaluation: flaherty.ca/caledon-home-evaluation
- See the full market report: flaherty.ca/caledon-real-estate-market
- Call or text Kevin Flaherty: 226-270-6433
- Visit: flaherty.ca

What Is Your Caledon Home Worth?

Get a personalized home evaluation based on current TRREB data and local market conditions.



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38 Years Experience in Caledon & Surrounding Areas

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