

Caledon Real Estate Market Report

September 2026 | Separate Q2 community context

In September 2026, Caledon recorded 64 sales at an average of $1,070,154 and a median of $962,495. There were 217 new listings and 438 active listings at month-end. Sold listings averaged 41 listing days on market, with a reported 95% sale-to-list-price ratio. These municipal results provide context; your selling plan still needs the right community, property type, condition, services and current alternatives.

Prepared November 3, 2026 | Kevin Flaherty, Broker with eXp Realty

Request a Caledon Home Evaluation

September: Sales, Prices and Listings

Read the Abbreviations Before the Tables

Average = sale dollars divided by sales; median = middle price. SP/LP = reported ratio of average sale price to average list price for firm sales. LDOM = average listing days for sold listings. DOM = days on market in the community report. HPI = modelled Home Price Index benchmark. YTD = year-to-date. None is an appraisal or a full preparation-to-closing calendar.

Home type	Sales	Average	Median	SP/LP	LDOM
All home types	64	$1,070,154	$962,495	95%	41
Detached	50	$1,147,898	$1,022,500	95%	41
Semi-detached	4	$873,375	$874,250	97%	28
Attached/row/townhouse	6	$751,917	$781,250	97%	49
Condo townhouse	2	$569,990	$569,990	99%	27
Condo apartment	0	Not reported	Not reported	Not reported	Not reported
Link	1	$850,000	$850,000	98%	20
Detached condo	1	$1,100,000	$1,100,000	92%	73

September Listing Activity and Sale Dollars

Home type	New listings	Active at month-end	Sale dollar volume
All home types	217	438	$68,489,870
Detached	169	366	$57,394,890
Semi-detached	13	19	$3,493,500
Attached/row/townhouse	25	40	$4,511,500
Condo townhouse	3	6	$1,139,980
Condo apartment	5	5	Not reported
Link	2	2	$850,000
Detached condo	0	0	$1,100,000

All-home totals include every reported type. Co-op and co-ownership apartment categories had zero sales and zero listings and are not displayed separately. Small categories can be changed materially by one sale. Zero sales means no sale price or timing, not zero property value.

Source: TRREB September 2026 Market Watch, Caledon rows, pages 3 and 7-22

September 2025 and 2026: The Same Month, Different Sales

Compare the same municipality, month and home-type coverage. These are separate sets of reported sales, not the same homes measured twice.

Measure	September 2025	September 2026
Sales	54	64
Average sale price	$1,116,853	$1,070,154
Median sale price	$1,078,000	$962,495
New listings	275	217
Active listings	509	438
Reported SP/LP	96%	95%
Sold-listing days (LDOM)	35	41

What Changed in the Reported Results

Caledon recorded more sales and fewer new and active listings than in September 2025, while reported average and median prices were lower and sold-listing days were longer. The two months contain different properties. These results do not measure what an individual home gained or lost or establish why the measures changed.

Figures are from each dated report's Caledon municipal row. Historical statistics may be revised. The comparison is not seasonally adjusted, a property valuation or a forecast. SP/LP and LDOM retain the definitions above.

TRREB September 2025 Market Watch, physical PDF page 3

TRREB September 2026 Market Watch, physical PDF page 3

January-September: The Broader Period

The nine-month total contains September. Do not add it to the monthly figures or treat the YTD average as a separate month. The sample remains affected by the mix of sold homes.

Home type	Sales	Average	Median	SP/LP	LDOM
All home types	559	$1,143,582	$1,035,000	96%	38
Detached	393	$1,284,097	$1,180,000	95%	40
Semi-detached	38	$860,289	$862,500	98%	24
Attached/row/townhouse	103	$802,355	$802,000	98%	35
Condo townhouse	15	$592,991	$589,990	104%	33
Condo apartment	3	$756,667	$745,000	98%	66
Link	2	$870,000	$870,000	96%	43
Detached condo	5	$1,274,800	$1,299,000	94%	80

Year-to-Date Listing Activity and Sale Dollars

Home type	New listings	Sale dollar volume
All home types	1828	$639,262,511
Detached	1457	$504,650,090
Semi-detached	85	$32,691,000
Attached/row/townhouse	217	$82,642,561
Condo townhouse	39	$8,894,860
Condo apartment	17	$2,270,000
Link	9	$1,740,000
Detached condo	4	$6,374,000

There is no YTD active-listings total here: active listings are a point-in-time measure. The 104% condo-townhouse SP/LP is the report’s ratio for 15 completed transactions, not a general premium or pricing instruction.

Source: TRREB September 2026 Market Watch, YTD Caledon rows, pages 5 and 8-22

Caledon, Peel and Benchmark Prices

Peel Region includes Brampton and Mississauga as well as Caledon. Its mix is broader, so use it as context rather than a substitute for the municipality or a specific home.

Area / type	Sales	Average	Median	New	Active	SP/LP	LDOM
Caledon - all home types	64	$1,070,154	$962,495	217	438	95%	41
Peel Region - all home types	936	$906,719	$855,000	2661	4631	97%	35
Caledon - detached	50	$1,147,898	$1,022,500	169	366	95%	41
Peel Region - detached	480	$1,132,758	$1,035,000	1375	2293	96%	32

Caledon’s average was about 18.0% above Peel overall and its LDOM six days longer. These are descriptive comparisons of different sold-property mixes, not evidence that an address carries an automatic premium.

September HPI: Municipality of Caledon

Publisher category	Benchmark	1 month	3 months	6 months	1 year	3 years
Composite	$1,059,900	-1.46%	-2.61%	-1.49%	-7.36%	-20.49%
Single Family	$1,072,600	-1.41%	-2.59%	-1.48%	-7.32%	-20.16%
Townhouse	$789,100	-0.74%	-2.84%	-1.46%	-8.10%	-19.16%

These modelled benchmarks were below the same categories one year earlier. They do not measure every home’s change, explain the cause, or equal the average/median sale price. “Single Family” follows the detailed publisher category; it is not the detached-only category in the public summary.

HPI source: TRREB_MLS_HPI_Benchmark_Summary_Report_0926.pdf, Municipality: Caledon rows on physical pages 98 (Composite), 116 (Single Family) and 162 (Townhouse).

Public TRREB HPI overview and report access

Q2 2026: Compare Caledon Communities

April-June results are separate from September municipal activity. Read each community with its sales count. “Not reported” preserves suppressed cells; it does not imply that a property has no value.

Community	Sales	Average	Median	New	Active	SP/LP	DOM
Alton	2	Not reported	Not reported	20	9	Not reported	Not reported
Bolton East	39	$974,869	$927,500	80	32	98%	30
Bolton North	27	$1,081,873	$1,102,000	51	19	97%	23
Bolton West	24	$1,106,854	$945,000	80	32	97%	31
Caledon East	35	$1,224,823	$1,260,000	83	44	96%	35
Caledon Village	4	$1,313,750	$1,402,500	24	12	94%	57
Cheltenham	2	Not reported	Not reported	14	7	Not reported	Not reported
Inglewood	3	$1,090,000	$930,000	6	6	97%	31
Mono Mills	1	Not reported	Not reported	1	1	Not reported	Not reported
Palgrave	9	$2,015,978	$2,385,000	48	29	97%	28
Rural Caledon	91	$1,135,235	$1,060,000	334	202	96%	40

The community report states that some statistics are not reported for two or fewer transactions and that figures can be revised. Do not recreate suppressed results from other fields.

What the Community Results Add

Palgrave had the highest reported average at $2,015,978 across nine sales, with a $2,385,000 median. Bolton East had the lowest reported average among these published rows at $974,869 across 39 sales. Rural Caledon recorded 91 sales, a $1,135,235 average, $1,060,000 median and 40 DOM. These different sets of homes do not establish universal luxury, land or community premiums.

Source: TRREB Q2 2026 Caledon Community Report, physical PDF page 2

Selected Quarters: Bolton Communities

Q4 2025, Q1 2026 and Q2 2026 contain different sales. These are not a continuous monthly series or a seasonally adjusted comparison. Changes in averages or DOM do not prove why a home sold or what an individual property gained or lost.

Bolton East

Quarter	Sales	Average	Median	DOM
Q4 2025	24	$983,479	$957,000	30
Q1 2026	21	$951,226	$900,000	30
Q2 2026	39	$974,869	$927,500	30

Bolton North

Quarter	Sales	Average	Median	DOM
Q4 2025	12	$1,109,083	$1,066,250	35
Q1 2026	11	$1,138,500	$1,040,000	33
Q2 2026	27	$1,081,873	$1,102,000	23

Bolton West

Quarter	Sales	Average	Median	DOM
Q4 2025	26	$893,288	$892,500	26
Q1 2026	18	$1,006,633	$926,250	35
Q2 2026	24	$1,106,854	$945,000	31

Sources: TRREB Caledon community reports, Q4 2025, Q1 2026 and Q2 2026, physical PDF page 2 in each report. Quarter totals can differ from sums of previously published monthly reports because statistics are revised.

Selected Quarters: Village and Rural Context

Q4 2025, Q1 2026 and Q2 2026 contain different sales. These are not a continuous monthly series or a seasonally adjusted comparison. Changes in averages or DOM do not prove why a home sold or what an individual property gained or lost.

Caledon East

Quarter	Sales	Average	Median	DOM
Q4 2025	17	$1,364,882	$1,463,000	50
Q1 2026	11	$1,270,091	$1,235,000	42
Q2 2026	35	$1,224,823	$1,260,000	35

Palgrave

Quarter	Sales	Average	Median	DOM
Q4 2025	10	$1,827,250	$1,690,000	30
Q1 2026	5	$1,388,000	$1,365,000	42
Q2 2026	9	$2,015,978	$2,385,000	28

Rural Caledon

Quarter	Sales	Average	Median	DOM
Q4 2025	75	$1,169,243	$1,072,000	38
Q1 2026	71	$1,205,764	$1,013,500	50
Q2 2026	91	$1,135,235	$1,060,000	40

Sources: TRREB Caledon community reports, Q4 2025, Q1 2026 and Q2 2026, physical PDF page 2 in each report. Quarter totals can differ from sums of previously published monthly reports because statistics are revised.

A Practical Caledon Seller Plan

1. Establish the Evidence

Choose relevant sold and competing properties by actual community, dwelling and ownership type, lot, services, condition and timing. Use averages, medians and benchmarks as context. Kevin's CMA is a price opinion, not a formal appraisal, lending decision or guaranteed selling price.

2. Prepare the Property and Its Records

Gather available surveys, permits, tax/utility information, renovation records and system details. For rural homes, add well, septic, outbuilding and access information. Missing records invite investigation; they do not prove condition, permissions or legal boundaries. Choose safe suitable work and appropriate professional advice.

3. Price Against the Actual Alternatives

Review the relevant listings rather than apply September's municipal average to one address. The 438 active listings and 64 sales are context, not a formal months-of-inventory calculation. Explain the asking position and assumptions; no average ratio prescribes a discount.

4. Explain the Home Accurately

Agree professional media, floor plans, secure document sharing and suitable Video Narrated VR Animated Online Showings. Online presentation can help explain the property before a visit. It is not an inspection or a check of the viewer's financial qualification. Arrange lawful, workable access for occupants and tenants.

5. Review Response and Written Terms

Treat enquiries, visits, feedback and competing homes as clues to investigate. Review offers for price, deposit, conditions, appraisal/financing risk, inclusions, dates and ability to complete. Existing representation, expiry, cancellation and holdover obligations need review before withdrawal, relisting or changing brokerages.

Your next decision: _____

Records / follow-up to confirm: _____

Start Your Caledon Home Evaluation

Book a Call With Kevin

226-270-6433 | Kevin@Flaherty.ca

Sources, Scope and Your Next Step

Sources for This Edition

TRREB September 2026 Market Watch

TRREB Q2 2026 Caledon Community Report

TRREB Q1 2026 Caledon Community Report

TRREB Q4 2025 Caledon Community Report

TRREB September 2026 Public HPI Tables

TRREB MLS Home Price Index

TRREB September 2025 Market Watch, physical PDF page 3

Detailed HPI source: TRREB_MLS_HPI_Benchmark_Summary_Report_0926.pdf, September 2026, physical pages 98, 116 and 162. The public HPI overview provides report access; its summary uses different detached/attached categories from the detailed Single Family row.

Practical Property Guidance

Town of Caledon Planning and Development

Public Health Ontario Well Water Testing

WETT About Inspections

RECO Seller Checklist

Caledon Chamber - Flaherty Team Profile

Use the Figures Within Their Scope

This edition was prepared November 3, 2026 using September municipal/HPI results, January-September totals and separately labelled Q2 and prior-quarter community evidence. Published statistics may be revised. They describe reported MLS activity and modelled benchmarks, not a forecast, appraisal or guarantee. Obtain current, property-specific legal, tax, lending, inspection, surveying, environmental or planning advice where needed.

Private Services, Records and Disclosure

Pre-listing investigations are optional unless an actual program or transaction requirement applies. Bacterial water tests cover E. coli and total coliforms, not chemical safety or supply. Septic receipts do not certify capacity or the whole system. Use reports from WETT-certified professionals where appropriate. Verify actual permissions and access; ask the agent and lawyer about disclosure. Do not conceal defects with cosmetic work.

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