

Caledon Days-on-Market Report

October 2026 market data | Q3 2026 community context

Caledon homes sold in October 2026 averaged 40 listing days on market, while the property-based measure averaged 63 days across 74 sales. These are sold-home benchmarks, not a deadline or the full preparation-to-closing calendar. Your likely timeline depends on the closest comparable homes, price, condition, services, access and current competition. Allow separately for preparation and the agreed closing period.

40 days	63 days	74 sales
Average listing days	Average property days	October 2026, all home types

A practical seller timeline, property-type and community tables, preparation decisions, launch sequence and planning worksheet.

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Source: TRREB Market Watch, October 2026, p.3 | Prepared by Kevin Flaherty, Broker. Checked November 16, 2026.

Read the Market Benchmark Correctly

October 2026: Town of Caledon, all home types

Measure	October result	How to read it
Average listing days (LDOM)	40 days	Time sold listings were on the market.
Average property days (PDOM)	63 days	Property-based measure that accounts for qualifying repeat listings.
Sales	74	Firm transactions entered during October.
Average sale price	$1,129,312	Average across the homes sold.
Median sale price	$982,500	Midpoint of the sold-price distribution.
New listings	170	Listings entered during October.
Active listings	409	Inventory at month end, not year-to-date inventory.
Average sale-to-list	96%	Published selling-price-to-listing-price measure; not an individual discount forecast.

Monthly and year-to-date context

Period	Sales	Average price	Median price	New listings	SP/LP	LDOM	PDOM
October 2026	74	$1,129,312	$982,500	170	96%	40	63
Jan-Oct 2026	632	$1,142,502	$1,022,500	1,999	96%	38	59

October averaged 40 listing days versus 38 for January-October. The property-based measures were 63 and 59 days respectively. Monthly and year-to-date figures describe different sets of sold homes and may be revised; do not subtract them to reconstruct a month. Active inventory is a month-end snapshot.

TRREB October 2026 Market Watch: municipal p.3; year-to-date p.5; definitions p.27.

CALEDON / SELLING TIMELINE

Six Months of Caledon Selling Times

May-October 2026 | Town of Caledon | All home types

Listing days on market (LDOM) measures the sold listing. Property days on market (PDOM) includes relistings by the same seller and brokerage during the original listing contract period. Neither includes preparation or the agreed closing period.

Month (2026)	Sales	Average listing days (LDOM)	Average property days (PDOM)
May	82	32	45
June	82	33	47
July	55	36	59
August	65	39	65
September	64	41	63
October	74	40	63

What changed across these six months

Average listing days rose from 32 in May to 41 in September, then eased to 40 in October. Average property days increased from 45 in May to 65 in August, then measured 63 in both September and October. Monthly sales ranged from 55 to 82. These observations describe different groups of sold homes; they do not isolate a seasonal effect or predict the selling time of an individual property.

How to use the comparison

Use the recent range as context for a property-specific plan. Compare the closest sold homes and current competition, and allow separately for preparation and closing. A higher average does not mean every home took longer, and a lower average is not a promise of a quicker sale.

Each row is an as-reported snapshot from that month's TRREB Market Watch, retrieved November 5, 2026. TRREB revises past figures; this is not a consistently revised historical series. Do not add or subtract these snapshots to reconstruct year-to-date results, or average the monthly averages to estimate a combined period.

Sources: TRREB Market Watch, Caledon all-home row, p.3 in each monthly report; definitions p.27.

May 2026 Market Watch, p.3

June 2026 Market Watch, p.3

July 2026 Market Watch, p.3

August 2026 Market Watch, p.3

September 2026 Market Watch, p.3

October 2026 Market Watch, p.3

Listing Days, Property Days and Your Move

Listing days (LDOM)

The average number of days sold listings were on the market. It describes completed firm sales in the reporting period, not how long every active listing has been waiting.

Property days (PDOM)

The average time a property was on the market before selling, including repeat listings under the same seller/brokerage combination during the original listing contract period, as defined by TRREB.

Your full moving calendar

Preparation before listing and the time from a firm sale to closing are separate. Conditions, inspections, financing, legal work and the agreed possession date can affect the calendar.

How to use the average

Treat the average as a comparison point, then narrow the evidence to similar homes, current competition and the property's actual preparation needs. A sold-home average is not the age of every active listing, a guaranteed time to offer, or the full time until moving day.

Agree the review plan before launch

The first two weeks can be a useful feedback window. Review enquiries, visits, second showings, repeated objections, new competition and recent firm sales. A review point is not an automatic price-reduction date.

What the figures cannot prove

Differences between months, property types or communities do not show that a feature, season or marketing method caused the result. The samples contain different homes. Price and terms still need a property-specific discussion.

TRREB definitions: October 2026 Market Watch, p.27.

Questions about my likely calendar

Your notes

October Timing by Property Type

Town of Caledon | October 2026

Property type	Sales	Average price	New listings	Active listings	Average LDOM
All home types	74	$1,129,312	170	409	40 days
Detached	55	$1,238,154	138	342	40 days
Semi-detached	5	$883,200	6	16	54 days
Attached/row/townhouse	11	$824,734	18	34	38 days
Condo townhouse	2	$607,500	4	8	30 days
Condo apartment	1	$767,500	2	6	8 days
Link	0	Not reported	2	3	Not reported

Read small samples cautiously

Detached homes averaged 40 listing days across 55 sales; attached/row/townhouses averaged 38 across 11. Semi-detached homes averaged 54 across five. The condo-townhouse row has two sales and the condo-apartment row has one, so their 30-day and eight-day figures are observations rather than reliable forecasts. No link sale was reported, so its price and LDOM are not reported.

Same period, different property mix

The monthly report publishes the small property-type figures shown here. The community report on the next page applies its own suppression rules. Do not assume all tables publish the same metrics for one- or two-sale categories.

TRREB October 2026 Market Watch: all-home p.3; detached p.7; semi-detached p.9; attached/row/townhouse p.11; condo townhouse p.13; condo apartment p.15; link p.17.

The property types I should compare

Your notes
_____
_____
_____

Community Timing: Q3 2026

These Q3 community figures cover July-September 2026, not October. The Q3 summary labels this measure average LDOM. Keep the periods and geography distinct; do not add the quarter to overlapping year-to-date totals.

Community	Sales	Average price	New listings	Active listings	Average LDOM
Alton	5	$1,064,000	15	15	48 days
Bolton East	25	$934,784	67	42	38 days
Bolton North	14	$1,075,000	44	23	18 days
Bolton West	27	$921,033	84	41	30 days
Caledon East	18	$1,257,778	50	42	43 days
Caledon Village	4	$1,362,500	16	14	46 days
Cheltenham	1	$2,350,000	6	6	22 days
Inglewood	3	$1,185,000	14	11	44 days
Mono Mills	0	Not reported	8	6	Not reported
Palgrave	10	$1,729,250	36	30	59 days
Rural Caledon	76	$1,149,864	258	215	41 days

What this means for a seller

Bolton East, North and West are separate reported communities; no combined Bolton average is calculated. Rural Caledon averaged 41 LDOM across 76 Q3 sales. The differences do not establish why any individual home took longer or sold sooner.

Alton recorded five sales and 48 average LDOM. Cheltenham’s one sale recorded 22 LDOM; that single result is not a forecast. Mono Mills recorded no sales, so its sale-based fields remain “Not reported.” Caledon Village and Inglewood also have small samples. Match the actual community and comparable home rather than choose the fastest published number.

Source: TRREB Caledon Community Housing Market Report, Q3 2026, physical p.2. Quarterly community results may not match sums from past monthly reports.

Five Decisions Before You List

1. Price from property-matched evidence

Use recent sales and active competition that match the property type, community, price band, lot profile, condition and services. A municipal average cannot price an individual home.

2. Present the whole property

Show the home, land, outbuildings, access, views, storage and relevant seasonal features accurately. Label digitally altered views and keep permanent features and condition clear.

3. Remove property uncertainty

Gather available well, septic, survey, permit, utility, maintenance and planning records where relevant. Use suitable qualified advice for unresolved condition or permission questions.

4. Make showings practical

Agree workable notice, safe routes and access arrangements for the household, driveway, gates and outbuildings. Leave unsafe or specialist areas to the appropriate professional.

5. Read the early response

Track enquiries, showing requests, second visits, repeated feedback and competing listings. The first two weeks can be a useful review point, with follow-up driven by the evidence.

Common causes of a longer sale

Wrong comparable set: Pricing from a broad average can miss the property's real competition.

Unclear presentation: Photos and descriptions that leave layout, land, services or condition unclear can add questions.

Restricted access: Narrow viewing windows or unclear arrangements can make a suitable visit harder to organize.

Unresolved records or condition questions: Missing information may require investigation, appropriate disclosure or a revised plan.

Delayed response to evidence: Review repeated feedback and new competition while avoiding automatic reductions based on the calendar alone.

The goal is a well-supported plan for price and terms, rather than speed alone. Clear records, accurate presentation and practical access help buyers evaluate the actual property. They do not guarantee qualified buyers, an offer or a result.

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CALEDON / SELLING TIMELINE

A Practical Launch Sequence

The day bands below are flexible planning examples, not market promises or automatic price-change triggers.

Stage	Focus	Decision
Before listing	Review comparables, records, preparation, photography, video and showing access.	Agree what must be completed and who is responsible.
Days 1-7: example launch review	Check enquiry quality, showing requests and whether the property is accurately understood.	Correct presentation or access problems; keep records of feedback.
Days 8-14: example follow-up	Review second visits, offer conversations and changes in competing listings.	Compare the response with the actual comparable set.
Days 15-30 and beyond	Continue exposure and evidence-based reviews as appropriate.	Change the plan when the evidence supports it, not because a fixed day has arrived.
Near a market benchmark	Use the current market figures as context, not an expiry date for the listing.	Review price, objections, services, condition and active alternatives.
Offer through firm sale and closing	Address the actual conditions, inspections, financing, legal work and agreed dates.	Track responsibilities and the written offer terms with the appropriate advisers.

What the marketing plan should answer

Why this property? Explain the actual home, land, outbuildings, access, setting and useful features.

Why this location? Provide accurate community, commuting, services and recreation information relevant to the property.

Why this price? Use the closest active, sold and other relevant comparable evidence to explain the launch position.

Why act now? Use honest availability, competition and property-specific facts; avoid manufactured urgency.

Online presentation can help a buyer understand the home before a visit. Viewing a video or tour does not establish the buyer’s funding or replace inspection, legal or other property-specific checks.

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Quick Answers for Caledon Sellers

What is days on market and why does it matter?

TRREB's October 2026 Caledon average was 40 listing days (LDOM) and 63 property days (PDOM), across 74 sales. LDOM measures the time sold listings were on the market; PDOM accounts for qualifying repeat listings. Neither measure includes the full preparation-to-closing calendar or predicts the result for your home.

Is 40 days fast or slow for Caledon?

It is the October 2026 all-home listing-day average, compared with 38 days for January-October 2026. Whether it is fast or slow for your property depends on its closest comparable set. The average is not a deadline, and unsold listings are not represented as completed sales.

Do detached homes take longer than townhouses?

In October 2026, Caledon detached homes averaged 40 listing days across 55 sales, while attached/row/townhouses averaged 38 across 11 sales. Semi-detached homes averaged 54 across five sales. These different sample sizes and property mixes do not establish a permanent rule.

Why are community figures labelled Q3 2026?

Q3 covers July-September 2026 and is shown separately from the October municipal results. The Q3 community summary labels its timing measure average LDOM. Keep the periods and geography distinct; do not combine the quarterly figures with October or add them to overlapping year-to-date totals.

What does the Q3 report show for Alton?

Alton recorded five Q3 2026 sales, a $1,064,000 average price and 48 average listing days on market (LDOM). That small sample does not predict the next property's result. Mono Mills had no Q3 sales, so its sale-based fields remain not reported; Cheltenham's published single-sale figures require particular caution.

More Caledon Seller Questions

Can a rural property take longer?

It can, depending on the property and available buyer pool. Rural Caledon recorded 41 average LDOM across 76 Q3 2026 sales. Acreage, outbuildings, services, access, planning and records may require additional evaluation, but the community average does not prove which feature caused a particular timeline.

How can I improve the chance of beating the average?

Review property-matched pricing, suitable preparation, accurate presentation, practical showing access and the information buyers need. Track the response and adjust with evidence. A stronger plan can help buyers evaluate the home; it cannot guarantee a particular selling time.

When should I reconsider the strategy?

Review evidence throughout the listing period. The first two weeks can be a useful review point, but repeated feedback, enquiries, visits, competing listings and recent firm sales should guide the decision. Do not reduce the price automatically on a fixed date.

Does 96% sale-to-list mean I should expect a 4% discount?

No. The October 2026 municipal figure is TRREB's ratio of average selling price to average listing price for the firm transactions reported. It does not predict the negotiation on your property or measure a discount from market value. Consider the launch price, demand, condition, competition and written terms.

How do I get a property-specific timeline?

Ask Kevin to review the closest recent sales and current competition, then account for the exact home, community, price band, condition, lot, services, access and preparation plan. Plan separately for selling to a firm transaction and the agreed closing period.

Your Preparation-to-Closing Plan

Use the online planning calendar or fill in your own assumptions here. The 40-day October listing benchmark is context, not a forecast. Preparation, selling to a firm sale and the agreed closing period are separate parts of your plan.

Planning input	Your assumption
Planning start date	_____
Preparation time before listing	_____ days
Selling period to a firm sale	_____ days
Firm sale to closing	_____ days
Total: preparation + selling + closing	_____ days

My next steps and responsibilities

Task or open question	Who / follow-up date

Get a property-specific estimate

Kevin can review the closest sales, current competition, property condition, lot profile, services, access and preparation needs. Agree the actual schedule and offer terms with the appropriate advisers.

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Sources and interpretation

TRREB October 2026 Market Watch and Q3 2026 Caledon community report. Figures and definitions follow their respective sources. Past figures can be revised. Check the live article for later reporting periods.

General information only; not legal, financial, appraisal, engineering, environmental, zoning, well or septic advice. A timeline needs a current review of the actual home and market.

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Not intended to solicit properties already listed for sale.