

Caledon Real Estate Market Report

October 2026 | Separate Q3 community context

In October 2026, Caledon recorded 74 sales at an average of $1,129,312 and a median of $982,500. There were 170 new listings and 409 active listings at month-end. Sold listings averaged 40 listing days on market, with a reported 96% 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 16, 2026 | Kevin Flaherty, Broker with eXp Realty

Request a Caledon Home Evaluation

October: 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	74	$1,129,312	$982,500	96%	40
Detached	55	$1,238,154	$1,152,000	95%	40
Semi-detached	5	$883,200	$876,000	97%	54
Attached/row/townhouse	11	$824,734	$790,000	97%	38
Condo townhouse	2	$607,500	$607,500	95%	30
Condo apartment	1	$767,500	$767,500	99%	8
Link	0	Not reported	Not reported	Not reported	Not reported
Detached condo	0	Not reported	Not reported	Not reported	Not reported

October Listing Activity and Sale Dollars

Home type	New listings	Active at month-end	Sale dollar volume
All home types	170	409	$83,569,065
Detached	138	342	$68,098,490
Semi-detached	6	16	$4,416,000
Attached/row/townhouse	18	34	$9,072,075
Condo townhouse	4	8	$1,215,000
Condo apartment	2	6	$767,500
Link	2	3	Not reported
Detached condo	0	0	Not reported

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 October 2026 Market Watch, Caledon rows, pages 3 and 7-22

October 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	October 2025	October 2026
Sales	71	74
Average sale price	$1,150,359	$1,129,312
Median sale price	$1,064,000	$982,500
New listings	229	170
Active listings	476	409
Reported SP/LP	96%	96%
Sold-listing days (LDOM)	30	40

What Changed in the Reported Results

Caledon recorded more sales and fewer new and active listings than in October 2025, while reported average and median prices were lower and sold-listing days were longer. Reported SP/LP was 96% in both months. 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 October 2025 Market Watch, physical PDF page 3

TRREB October 2026 Market Watch, physical PDF page 3

January-October: The Broader Period

The ten-month total contains October. 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	632	$1,142,502	$1,022,500	96%	38
Detached	447	$1,279,594	$1,180,000	95%	40
Semi-detached	43	$862,953	$865,000	98%	27
Attached/row/townhouse	114	$804,514	$799,995	98%	35
Condo townhouse	17	$594,698	$589,990	103%	32
Condo apartment	4	$759,375	$756,250	98%	52
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	1999	$722,061,576
Detached	1595	$571,978,580
Semi-detached	91	$37,107,000
Attached/row/townhouse	235	$91,714,636
Condo townhouse	43	$10,109,860
Condo apartment	20	$3,037,500
Link	11	$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 103% condo-townhouse SP/LP is the report’s ratio for 17 completed transactions, not a general premium or pricing instruction.

Source: TRREB Peel_202610.pdf, Caledon physical PDF page 4; all-home YTD total also in October Market Watch, physical page 5.

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	74	$1,129,312	$982,500	170	409	96%	40
Peel Region - all home types	1017	$898,431	$831,000	2462	4368	97%	33
Caledon - detached	55	$1,238,154	$1,152,000	138	342	95%	40
Peel Region - detached	504	$1,126,231	$1,035,000	1241	2175	97%	30

Caledon’s average was about 25.7% above Peel overall and its LDOM seven days longer. These are descriptive comparisons of different sold-property mixes, not evidence that an address carries an automatic premium.

October HPI: Municipality of Caledon

Publisher category	Benchmark	1 month	3 months	6 months	1 year	3 years
Composite	$1,051,700	-0.76%	-3.71%	-2.76%	-8.24%	-20.44%
Single Family	$1,064,000	-0.78%	-3.73%	-2.70%	-8.27%	-20.18%
Townhouse	$795,400	+0.81%	-0.99%	-1.25%	-5.46%	-16.85%

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_1026.pdf, Municipality: Caledon rows on physical pages 98 (Composite), 116 (Single Family) and 161 (Townhouse).

Public TRREB HPI overview and report access

Q3 2026: Compare Caledon Communities

July-September results are separate from October 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	LDOM
Alton	5	$1,064,000	$850,000	15	15	91%	48
Bolton East	25	$934,784	$898,000	67	42	97%	38
Bolton North	14	$1,075,000	$1,017,500	44	23	96%	18
Bolton West	27	$921,033	$915,000	84	41	97%	30
Caledon East	18	$1,257,778	$1,302,500	50	42	97%	43
Caledon Village	4	$1,362,500	$1,250,000	16	14	94%	46
Cheltenham	1	$2,350,000	$2,350,000	6	6	92%	22
Inglewood	3	$1,185,000	$1,025,000	14	11	94%	44
Mono Mills	0	Not reported	Not reported	8	6	Not reported	Not reported
Palgrave	10	$1,729,250	$1,615,000	36	30	91%	59
Rural Caledon	76	$1,149,864	$1,068,750	258	215	96%	41

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

Cheltenham’s single sale produced the highest reported average, $2,350,000; it is one transaction. Bolton West had the lowest reported average among published rows at $921,033 across 27 sales, with a $915,000 median. Palgrave’s 10 sales averaged $1,729,250 with a $1,615,000 median. Rural Caledon recorded 76 sales, a $1,149,864 average, $1,068,750 median and 41 LDOM. These different sets of homes do not establish universal luxury, land or community premiums.

Source: TRREB Q3 2026 Caledon Community Report, physical PDF page 2

Selected Quarters: Bolton Communities

Q4 2025, Q1 2026, Q2 2026 and Q3 2026 contain different sales. Earlier summaries print DOM; Q3 prints LDOM. Preserve those source labels when reading the periods. 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 / LDOM
Q4 2025	24	$983,479	$957,000	30
Q1 2026	21	$951,226	$900,000	30
Q2 2026	39	$974,869	$927,500	30
Q3 2026	25	$934,784	$898,000	38

Bolton North

Quarter	Sales	Average	Median	DOM / LDOM
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
Q3 2026	14	$1,075,000	$1,017,500	18

Bolton West

Quarter	Sales	Average	Median	DOM / LDOM
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
Q3 2026	27	$921,033	$915,000	30

Sources: TRREB Caledon community reports, Q4 2025, Q1 2026, Q2 2026 and Q3 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, Q2 2026 and Q3 2026 contain different sales. Earlier summaries print DOM; Q3 prints LDOM. Preserve those source labels when reading the periods. 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 / LDOM
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
Q3 2026	18	$1,257,778	$1,302,500	43

Palgrave

Quarter	Sales	Average	Median	DOM / LDOM
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
Q3 2026	10	$1,729,250	$1,615,000	59

Rural Caledon

Quarter	Sales	Average	Median	DOM / LDOM
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
Q3 2026	76	$1,149,864	$1,068,750	41

Sources: TRREB Caledon community reports, Q4 2025, Q1 2026, Q2 2026 and Q3 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 October's municipal average to one address. The 409 active listings and 74 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

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Sources, Scope and Your Next Step

Sources for This Edition

TRREB October 2026 Market Watch

TRREB Q3 2026 Caledon Community Report

TRREB Q1 2026 Caledon Community Report

TRREB Q4 2025 Caledon Community Report

TRREB October 2026 Public HPI Tables

TRREB MLS Home Price Index

TRREB Q2 2026 Caledon Community Report

Year-to-date property-type source: supplied TRREB Peel_202610.pdf, Caledon physical PDF page 4.

TRREB October 2025 Market Watch, physical PDF page 3

Detailed HPI source: TRREB_MLS_HPI_Benchmark_Summary_Report_1026.pdf, October 2026, physical pages 98, 116 and 161. 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 16, 2026 using October municipal/HPI results, January-October totals and separately labelled Q3 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.

Read the Caledon Market Report Online

Discuss Your Property and Next Move