

How Much Is My House Worth in Caledon?

A homeowner's guide to value and comparable sales

Your home needs a property-specific pricing range. Relevant sales, current competition, condition, land, services and documentation matter more than a municipal average or an automated estimate alone.

October 2026 market context | Town of Caledon

Caledon recorded 74 sales, an average sold price of $1,129,312 and a median of $982,500. Sold listings averaged 40 listing days. These figures describe the homes sold, not your property's value or likely selling time.

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TRREB October 2026 Market Watch, Caledon row, p.3. Cover reviewed November 10, 2026. A comparative market analysis is not a formal appraisal.

1. Understand the Current Market Context

Town of Caledon municipality | October 2026 | All home types

Measure	Reported result
Sales	74
Average sold price	$1,129,312
Median sold price	$982,500
New listings	170
Active listings	409
Average sale-to-list ratio	96%
Average listing days (LDOM)	40
Average property days (PDOM)	63

The average is across the homes sold; the median is the midpoint of the sold-price distribution. Listing days (LDOM) measure sold listings. Property days (PDOM) include qualifying relistings by the same seller and brokerage during the original listing contract period. Neither is a moving-day forecast.

Selected property-type context

Property type	Sales	Average sold price	Average LDOM
All home types	74	$1,129,312	40
Detached	55	$1,238,154	40
Semi-detached	5	$883,200	54
Attached / row / townhouse	11	$824,734	38
Condo townhouse	2	$607,500	30

The semi-detached row has five sales and the condo-townhouse row has two. Small samples describe those transactions and should not be used as a forecast or a property-specific price range. Selected categories are shown; the all-home row includes other types.

Averages do not see condition, exact location, usable land, services, improvements or documentation. The 96% measure is selling price relative to listing price for reported firm transactions, not a guaranteed discount or comparison with original asking price. Active listings are a month-end snapshot.

Source: 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; definitions p.27.

2. Organize the Property Evidence

Do not assign generic dollar adjustments. Test each factor against the property's evidence, current buyer demand and the best available comparable sales.

Eight factors	What to review
Location & Buyer Pool	Community, road, access, nearby amenities and the likely buyer profile determine which sales are truly comparable.
Property Type & Size	Detached, semi-detached, townhouse, condominium, rural and estate properties should not be blended without careful adjustments.
Lot, Acreage & Use	Usable land, frontage, privacy, drainage and permitted uses can matter as much as the house itself.
Water & Wastewater	Municipal or private services, well records, water testing and septic information can affect due diligence and buyer confidence.
Condition & Improvements	Maintenance, renovations, permits, systems and documentation must be compared with the condition of competing homes.
Outbuildings & Features	Barns, workshops, garages and equestrian features matter only when their condition, usefulness and buyer demand are supported by evidence.
Current Competition	Active listings, recent price changes and unsold inventory help show what buyers can choose today.
Timing & Strategy	Market conditions, preparation, launch timing and seller priorities influence the recommended list-price range.

Evidence to organize before the meeting

[ ] Permits, invoices, warranties and dates for material improvements

[ ] Well, water and septic information where applicable

[ ] Survey, condominium or shared-access documents where applicable

[ ] Known condition concerns and recent inspection or repair records

[ ] Property features that are not obvious from public records

Questions or missing records

Your notes

3. Understand the Comparative Review

The purpose is a practical pricing and selling decision, with an understandable explanation of the comparable evidence and its limits.

Step	What happens	Output
Property intake	Address, property type, size, land, services, improvements, condition and selling objective are recorded.	A property profile and evidence checklist.
Property review	An on-site or virtual walkthrough identifies features and issues the raw data may miss.	Feature and condition notes for comparable selection.
Comparable screening	Recent sales and active listings are filtered for location, type, land, services, condition and buyer appeal.	A relevant comparable set, not a simple radius search.
Pricing analysis	Differences, current competition and market conditions are weighed without unsupported generic adjustments.	A practical pricing range and positioning discussion.
Seller review	Kevin explains the evidence, uncertainties, net-proceeds inputs and possible launch strategy.	Clear next steps with no obligation to list.

Comparative market analysis and formal appraisal

Comparative market analysis	Formal appraisal
Prepared by a real estate professional for pricing and selling decisions.	Prepared by a qualified appraiser for the intended formal valuation purpose.
Uses relevant comparable sales, current competition and the actual property's market position.	Uses appraisal standards and methods appropriate to the assignment.
Kevin's Caledon evaluation is free and carries no obligation to list.	May be needed for lending, litigation, estate or another formal requirement.

Market activity measures

Sales and available-listing measures help describe market activity. An absorption measure compares sales with inventory over a stated period and matching property segment; it does not count active buyers. The date, geography, property type and calculation need to be clear before interpreting it.

The evaluation does not replace a home inspection, specialist assessment, legal or tax advice, or a lender's financing decision.

Appraisal Institute of Canada: information for residential property owners

4. Compare the Most Relevant Properties

Record why each sale or active listing is relevant and which differences deserve judgment. A closer address or a similar floor area does not make two properties equivalent. Use additional evidence when the available matches are limited.

Comparable	Why relevant	Key differences	Sale / list	Weight
1				
2				
3				
4				
5				

Property adjustments to discuss

Location / access	Land / services	Condition / updates

Evidence, uncertainty and follow-up

Your notes

4. Plan Costs and Cash After the Sale

Record a supported sale-price range, then use confirmed costs and lender figures. Separate the total cost of the move from amounts still to be paid. This is a planning worksheet, not a profit calculation, tax calculation or the lawyer's closing statement.

Sale-price assumption	Low	High
Expected sale price range	$_____	$_____

Item	Source / assumption	Total	Paid	Still owed
Negotiated brokerage compensation	Agreed amount or rate; record applicable tax separately			
Applicable tax on services	Confirm quotes and tax treatment			
Legal and closing costs	Confirm with the lawyer			
Preparation and moving	Written quotes; identify what is already paid			
Mortgage / secured debt	Confirmed lender payout; principal is debt repayment			
Applicable lender charges	Do not count again if included in payout			
Other property-specific items	Repairs, agreed charges or adjustments			

Avoid double counting

Use only amounts still owed when estimating remaining cash from the sale. Costs already paid still belong in the total budget, but are not deducted again. Record closing credits and charges separately with the lawyer, and confirm any lender penalties or discharge costs before subtracting them.

Planning summary	Your range / notes
Sale price less remaining costs and applicable debt	
Adjustments / credits / charges to confirm	

This estimate does not establish after-tax proceeds or funds available after the next purchase. Ask the appropriate adviser about any property-specific tax obligation.

FCAC: discharging a mortgage and possible costs

5. Prepare for the Evaluation Conversation

[ ] Confirm the property address, type, approximate size and lot or acreage

[ ] List material improvements with dates, permits, invoices and warranties

[ ] Gather well, water, septic, survey or condominium information where applicable

[ ] Identify known condition issues and unfinished work

[ ] Write down the preferred selling window and next-property constraints

[ ] Bring online estimates or prior evaluations for comparison, not as the final answer

Questions to ask during the review

Question	Your notes
Which comparable sales deserve the most weight, and why?	
Which property differences require the most judgment?	
How does active competition affect the recommended range?	
What preparation could materially improve presentation or reduce buyer concern?	
What uncertainty remains, and what evidence would resolve it?	

Request your free Caledon home evaluation

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Current comparable sales. Property-specific evidence. Clear pricing guidance. No obligation.

Market source: TRREB October 2026 Market Watch. Reviewed November 5, 2026. Check the live article for later reporting periods.

General information and seller planning only. Market conditions change. Not a formal appraisal, home inspection, legal, tax or financing advice, or a guarantee of price or selling time.

Caledon market report | Renovating before selling | Request an evaluation

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Not intended to solicit properties already listed for sale.