2026 EDITION · PEEL REGION REPORT

The Upsizer's

Equity Snapshot

What your home is worth in today's market — and what your equity actually buys in Brampton, Caledon, and Vaughan.

Most upsizers in Peel are sitting on more equity than they realize. The gap between an algorithm's guess and what you'd actually net is often **$30,000 to $80,000**. This snapshot closes that gap.

PREPARED BY

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REALTOR® · RE/MAX West Realty Inc., Brokerage

Independently Owned and Operated

Serving **Brampton · Mississauga · Caledon · Vaughan · Kleinburg · GTA**

PART ONE

Your Equity in 2026

Brampton average sale prices, April 2026 — pulled directly from TRREB (Toronto Regional Real Estate Board) monthly statistics.

What Your Home is Likely Worth Today

PROPERTY TYPE	AVG. SALE PRICE
Detached	**$1,018,564**
Semi-Detached	**$804,242**
Freehold Townhouse	**$767,488**
Condo Townhouse	**$595,694**
Condo Apartment	**$421,376**

What You Actually Walk Away With

The list price is not the cheque you cash. Here's the math most agents skip:

Sale Price

– Commission, legal fees & staging

– Remaining mortgage balance

– Mortgage discharge & closing costs

= YOUR TRUE NET EQUITY

The Market Right Now

5.4	99%	↑
MONTHS OF INVENTORY	**SALE-TO-LIST RATIO**	**DETACHED LEVERAGE**
Peel is in a balanced market leaning slightly toward buyers — unusual for spring.	Brampton semi-detached and townhouse properties are selling close to ask when priced right.	Upsizing from a townhouse to a detached right now? You're selling in a tight market and buying in a softer one. That's leverage.

PART TWO

What Your Equity Actually Buys

Average detached home prices across the upsizer corridor — April 2026.

Brampton **$1,018,564**

Stay where your family, schools, and commute already work. Move from a townhouse to detached without a major lifestyle reset. This is the most popular path for Peel upsizers.

Caledon **$1,088,108**

Roughly $70K more than a Brampton detached on average — offering larger lots, smaller streets, and rural calm. The best fit for families ready to trade walkability for space.

Vaughan **$1,193,073**

Premium pricing, but features newer builds and excellent access to Hwy 400/407. A smart choice if your work is in the north/west GTA and schools matter most.

GTA Detached Avg. **$1,372,688**

The full-market reference point. Anything above this is the 905 premium corridor (Oakville, Markham, Richmond Hill). Anything below represents solid value.

The Real Question

If you're sitting on a Brampton townhouse worth $767K and you want to move to a detached home, the gap to the average Brampton detached is about $250K. The gap to Caledon is about $320K, and the gap to Vaughan is about $425K.

Most upsizers I work with don't need to bridge the full gap. Your equity, your renewed mortgage capacity, and the timing of both transactions usually cover more than expected. The next page shows how.

PART THREE

The Three Paths

Every upsizer faces the same question: sell first, buy first, or coordinate both at the same time? Here's how each plays out.

PATH A · Sell First

PROS You know your exact equity before shopping. There is no double-mortgage stress, giving you a clean budget and a clear ceiling.

CONS You risk renting temporarily if you don't find the right home in your closing window. There is pressure to buy fast, which can mean compromising on what matters most.

PATH B · Buy First

PROS You only move once, and you can take your time finding the right home.

CONS This requires bridge financing or a buy-before-you-sell program. You carry two mortgages briefly and face pressure to sell quickly, which can leave money on the table.

PATH C · The Coordinated Close ★ RECOMMENDED

List your current home with a 60–90 day closing. Use that window to find your upsize home and negotiate a matching close date. Done right, you never own two homes and you never have to rent. This is the playbook for most upsizers we work with in Peel.

R E A D Y   F O R   Y O U R   R E A L   N U M B E R ?

Get a Free, No-Pressure

Home Equity Report

I'll pull recent sales for your exact postal code, calculate your likely net equity, and show you what that equity buys in Brampton, Caledon, or Vaughan — all in a 1-page report tailored to your home.

Free. · No obligation. · No follow-up calls unless you ask.

→ G E T   M Y   F R E E   E Q U I T Y   R E P O R T ←

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Data sourced from TRREB (Toronto Regional Real Estate Board) monthly statistics, April 2026. Each home is unique — figures are averages, not appraisals.