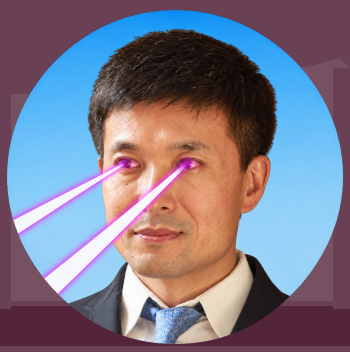
October 2026

Brampton

Real Estate Monthly Report

Market performance | Home types | Outlook



Prepared by Nathan Nie

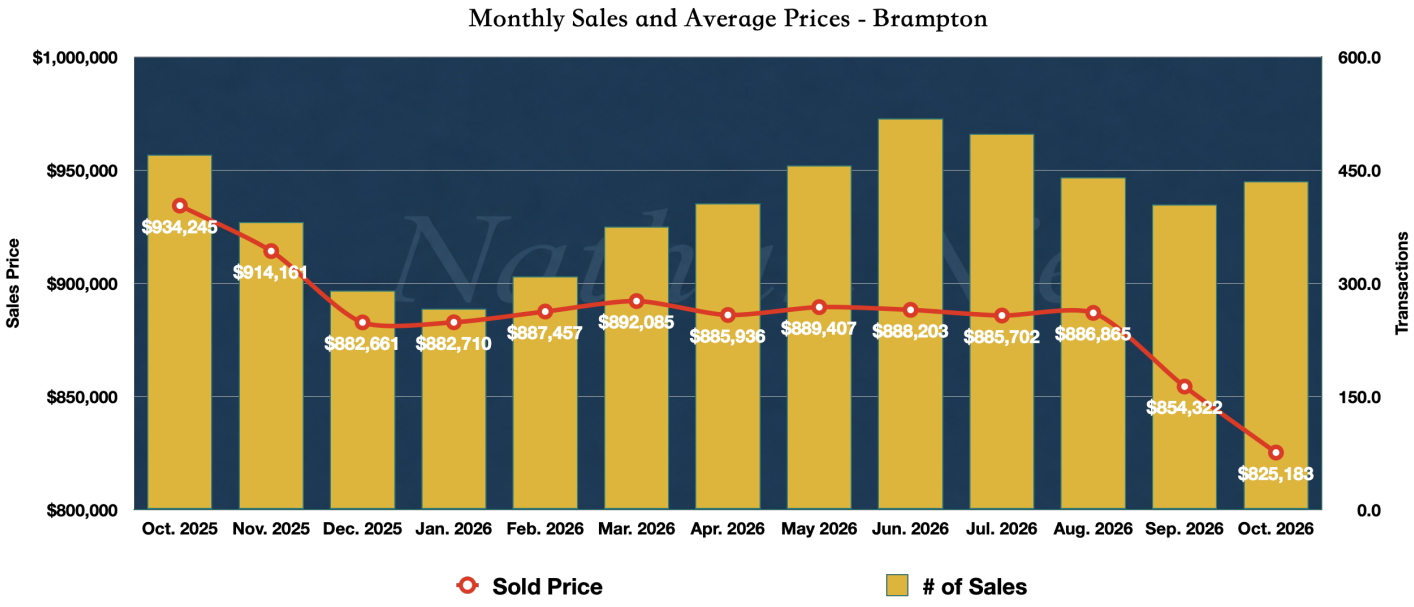
Brampton Real Estate Monthly Report

October 2026 | Market data: TRREB

Overall Market

The overall market includes detached, semi-detached, freehold townhouse, condo townhouse and condo apartment sales. The October average price was $825,183, down 3.4% month over month and down 11.7% year over year. Sales totalled 435, up 7.7% month over month. New listings: 960. Active listings: 1,617. Homes sold in an average of 30 days. Average prices were lower than in the previous month. Sales and inventory trends may help indicate whether conditions are stabilizing.

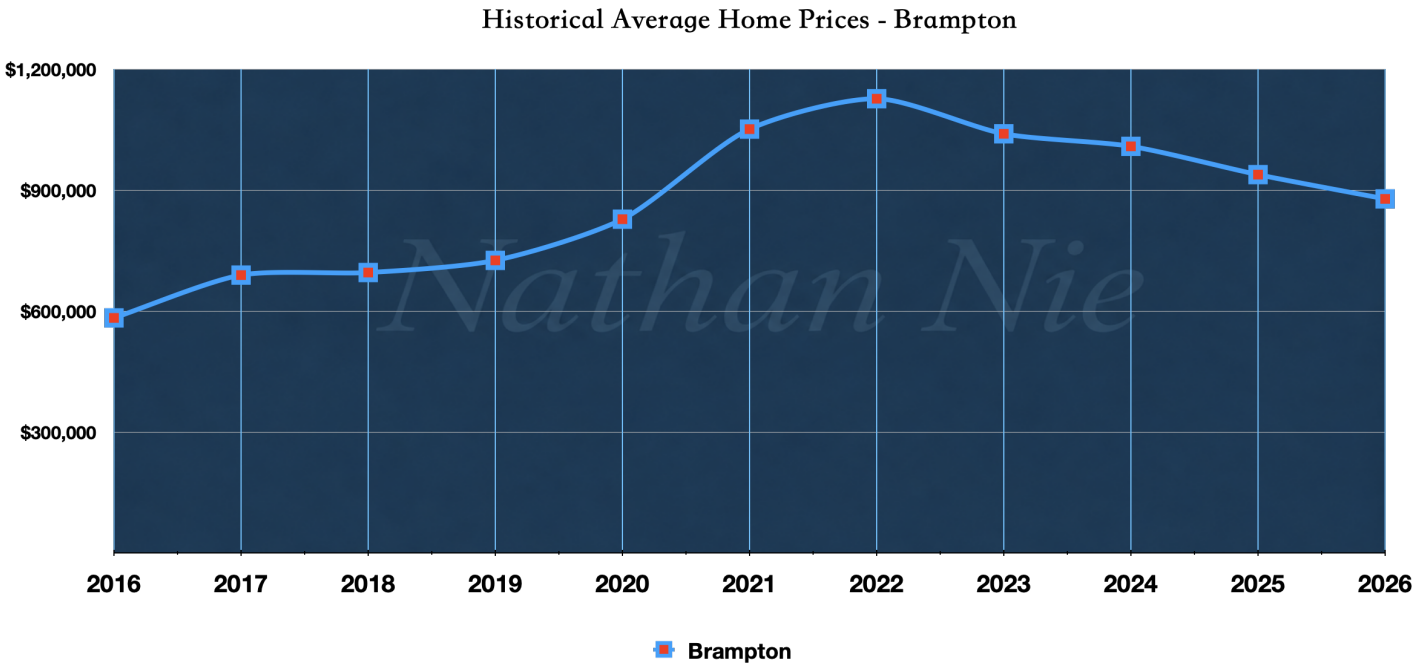
Overall Market	This Month	Year over Year		Month over Month		Historical Records	
	Oct 2026	Oct 2025	Change	Sep 2026	Change	Record High Price	Month / Year
Average Price	$825,183	$934,245	-11.7%	$854,322	-3.4%	$1,367,444	Jan 2022
Sales	435	470	-7.4%	404	+7.7%		
New Listings	960	1,272	-24.5%	1,073	-10.5%	Vs. Record High	
Active Listings	1,617	2,193	-26.3%	1,785	-9.4%	-39.7%	
Avg. Days on Market	30	31	-3.2%	32	-6.2%		



Sales were down 7.4% year over year. Overall inventory was approximately 3.7 months. Average-price changes also reflect the mix of homes sold and do not measure the price change of every property.

Brampton Real Estate Monthly Report

October 2026 | Market data: TRREB



The 2026 figure is the average of monthly prices from January through October; it is neither a full-year forecast nor a sales-weighted annual average.

Economic Context and Outlook

Market period: October 2026. Economic information checked: November 5, 2026.

Interest rates and financing. On October 28, the Bank of Canada raised its policy rate by 0.25 percentage points to 2.50%. This may increase payment pressure on variable-rate borrowers. Fixed mortgage rates also depend on bond yields and lender pricing; further rate cuts should not be assumed.

Employment and the economy. As of November 5, September was the latest Labour Force Survey: Canadian employment fell by 68,000, unemployment was 6.5% nationally and 7.0% in Ontario. October results were scheduled for November 6. These national and provincial figures are not local employment statistics for the city covered in this report.

Trade and inflation. The Bank of Canada's October report described inflation as higher than previously expected and the growth outlook as improved, with substantial uncertainty. Editorial assessment: trade and energy-price changes may influence housing decisions through jobs, household income and financing costs; they do not establish a specific future change in local home prices.

Immigration policy. The announced 2026-2028 plan set annual permanent-resident targets at 380,000 and the 2026 target for new temporary-resident arrivals at 385,000. Editorial assessment: population growth affects new housing demand, but local migration, household formation and supply by home type still require separate analysis.

Brampton Real Estate Monthly Report

October 2026 | Market data: TRREB

Policy Developments and Scenarios

Federal foreign-buyer ban. The federal government announced an extension to January 1, 2027. Whether it ends then depends on the law in force at that time. If lifted, some overseas demand could return, but that does not establish broad price increases or a predictable gain. Ontario's separate 25% Non-Resident Speculation Tax would not automatically end with the federal ban; exemptions are assessed separately.

Next 6-12 months: editorial scenarios. The base case is a gradual market adjustment with differences among home types. If employment recovers, financing becomes more affordable and inventory continues to decline, sales could recover before prices. Deeper trade disruption, weaker employment or higher financing costs could pressure both. Watch sales, new listings, inventory months and days on market. These are conditional scenarios, not official forecasts.

Detached Homes

The October average price was $941,016, down 6.0% month over month and down 11.6% year over year. Sales totalled 249, up 6.4% month over month. New listings: 592. Active listings: 939. Homes sold in an average of 27 days. Average prices were lower than in the previous month. Sales and inventory trends may help indicate whether conditions are stabilizing.

Detached	This Month	Year over Year		Month over Month		Historical Records	
	Oct 2026	Oct 2025	Change	Sep 2026	Change	Record High Price	Month / Year
Average Price	$941,016	$1,064,920	-11.6%	$1,001,613	-6.0%	$1,652,088	Jan 2022
Sales	249	278	-10.4%	234	+6.4%		
New Listings	592	749	-21.0%	617	-4.1%	Vs. Record High	
Active Listings	939	1,267	-25.9%	1,008	-6.8%	-43.0%	
Avg. Days on Market	27	31	-12.9%	31	-12.9%		

Brampton Real Estate Monthly Report

October 2026 | Market data: TRREB

Semi-Detached

The October average price was $754,310, down 3.1% month over month and down 7.7% year over year. Sales totalled 81, up 35.0% month over month. New listings: 128. Active listings: 170. Homes sold in an average of 27 days. Average prices were lower than in the previous month. Sales and inventory trends may help indicate whether conditions are stabilizing.

Semi-Detached	This Month	Year over Year		Month over Month		Historical Records	
	Oct 2026	Oct 2025	Change	Sep 2026	Change	Record High Price	Month / Year
Average Price	$754,310	$817,063	-7.7%	$778,223	-3.1%	$1,262,256	Feb 2022
Sales	81	76	+6.6%	60	+35.0%		
New Listings	128	181	-29.3%	147	-12.9%	Vs. Record High	
Active Listings	170	264	-35.6%	206	-17.5%	-40.2%	
Avg. Days on Market	27	28	-3.6%	28	-3.6%		

Freehold Townhouses

The October average price was $721,840, down 2.2% month over month and down 7.6% year over year. Sales totalled 53, up 23.3% month over month. New listings: 100. Active listings: 166. Homes sold in an average of 32 days. Average prices were lower than in the previous month. Sales and inventory trends may help indicate whether conditions are stabilizing.

Freehold Townhouses	This Month	Year over Year		Month over Month		Historical Records	
	Oct 2026	Oct 2025	Change	Sep 2026	Change	Record High Price	Month / Year
Average Price	$721,840	$780,983	-7.6%	$737,900	-2.2%	$1,180,533	Feb 2022
Sales	53	71	-25.4%	43	+23.3%		
New Listings	100	151	-33.8%	127	-21.3%	Vs. Record High	
Active Listings	166	238	-30.3%	200	-17.0%	-38.9%	
Avg. Days on Market	32	33	-3.0%	29	+10.3%		

Brampton Real Estate Monthly Report

October 2026 | Market data: TRREB

Condo Townhouses

The October average price was $567,154, up 3.3% month over month and down 6.3% year over year. Sales totalled 26, down 18.8% month over month. New listings: 68. Active listings: 156. Homes sold in an average of 38 days. Higher average prices were not accompanied by more sales; changes in the mix of homes sold merit attention.

Condo Townhouses	This Month	Year over Year		Month over Month		Historical Records	
	Oct 2026	Oct 2025	Change	Sep 2026	Change	Record High Price	Month / Year
Average Price	$567,154	$605,607	-6.3%	$548,813	+3.3%	$910,184	Feb 2022
Sales	26	28	-7.1%	32	-18.8%		
New Listings	68	83	-18.1%	78	-12.8%	Vs. Record High	
Active Listings	156	173	-9.8%	166	-6.0%	-37.7%	
Avg. Days on Market	38	31	+22.6%	36	+5.6%		

Condo Apartments

The October average price was $367,515, down 13.0% month over month and down 14.8% year over year. Sales totalled 23, down 34.3% month over month. New listings: 66. Active listings: 174. Homes sold in an average of 49 days. Average prices were lower than in the previous month. Sales and inventory trends may help indicate whether conditions are stabilizing.

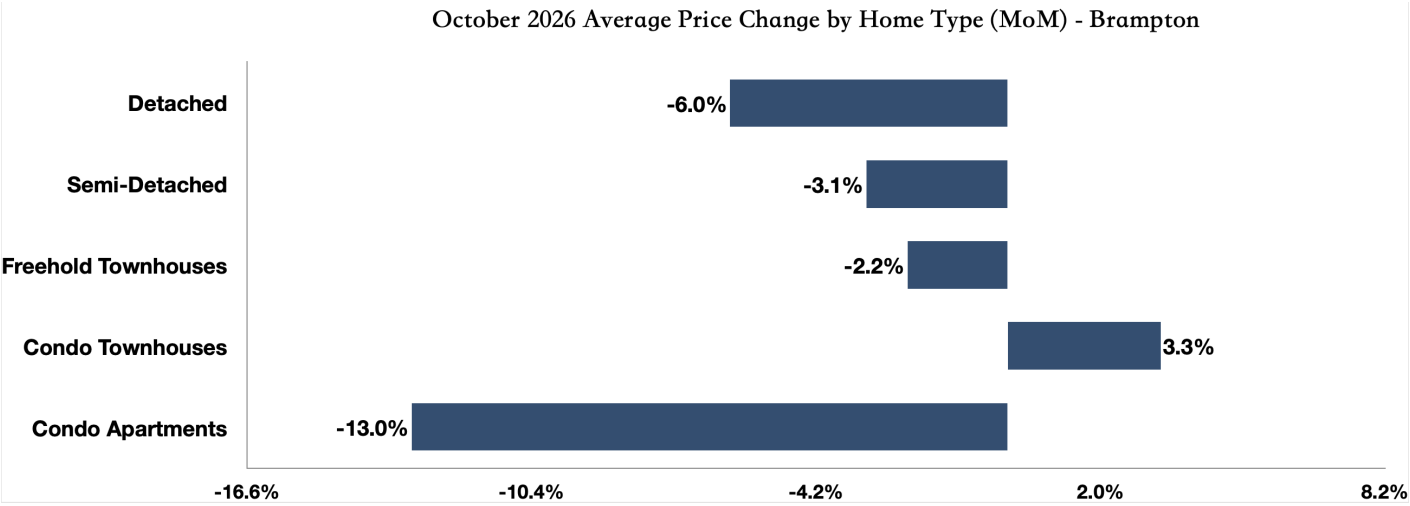
Condo Apartments	This Month	Year over Year		Month over Month		Historical Records	
	Oct 2026	Oct 2025	Change	Sep 2026	Change	Record High Price	Month / Year
Average Price	$367,515	$431,579	-14.8%	$422,389	-13.0%	$693,955	Feb 2022
Sales	23	14	+64.3%	35	-34.3%		
New Listings	66	99	-33.3%	95	-30.5%	Vs. Record High	
Active Listings	174	229	-24.0%	189	-7.9%	-47.0%	
Avg. Days on Market	49	38	+28.9%	52	-5.8%		

Brampton Real Estate Monthly Report

October 2026 | Market data: TRREB

Home Prices and Selling Times by Type

Home Type	Average Price	YoY Change	MoM Change	Avg. Days
Detached	$941,016	-11.6%	-6.0%	27
Semi-Detached	$754,310	-7.7%	-3.1%	27
Freehold Townhouses	$721,840	-7.6%	-2.2%	32
Condo Townhouses	$567,154	-6.3%	+3.3%	38
Condo Apartments	$367,515	-14.8%	-13.0%	49



Detached: 249 sales. Average prices were down 6.0% month over month. Average selling time: 27 days.

Semi-Detached: 81 sales. Average prices were down 3.1% month over month. Average selling time: 27 days.

Freehold Townhouses: 53 sales. Average prices were down 2.2% month over month. Average selling time: 32 days.

Condo Townhouses: 26 sales. Average prices were up 3.3% month over month. Average selling time: 38 days.

Condo Apartments: 23 sales. Average prices were down 13.0% month over month. Average selling time: 49 days.

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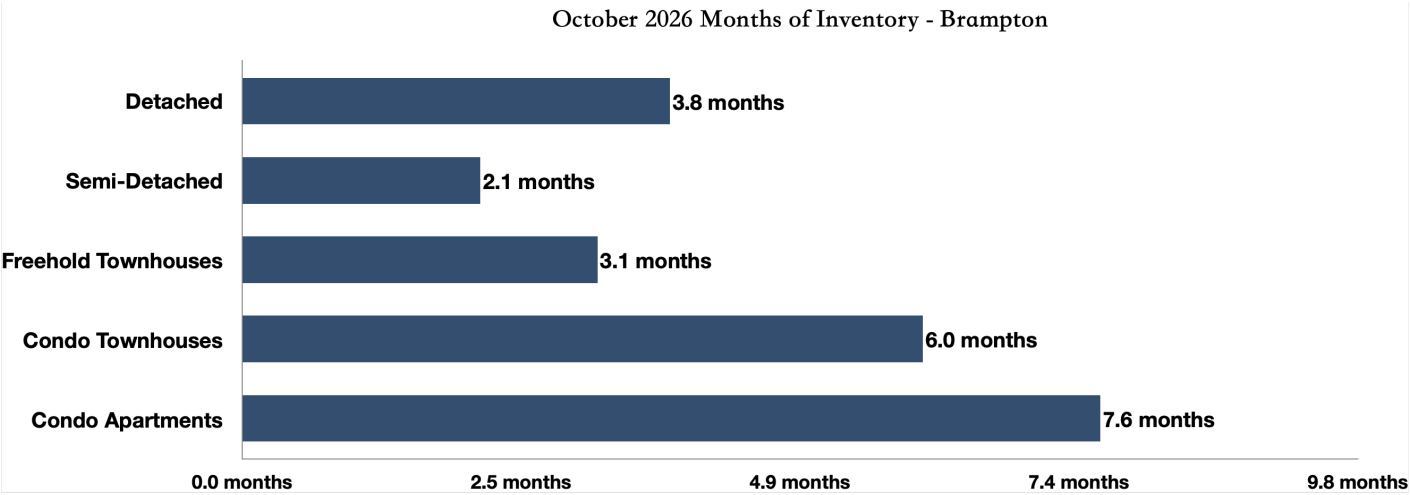
Sales and Inventory by Home Type

Home Type	Sales	MoM Change	Active Listings	Avg. Days
Detached	249	+6.4%	939	27
Semi-Detached	81	+35.0%	170	27
Freehold Townhouses	53	+23.3%	166	32
Condo Townhouses	26	-18.8%	156	38
Condo Apartments	23	-34.3%	174	49



Months of inventory equals active listings divided by the month's sales, a static measure of supply relative to demand. Overall inventory was approximately 3.7 months. Among home types with sales, condo apartments had the highest level at about 7.6 months, while semi-detached had the lowest at 2.1 months. This measure is not the time an individual home takes to sell.