

Brampton

Where prices, pace, and demand stand right now — and what it means if you're buying or selling in Brampton this season.

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O V E R V I E W

Brampton at a glance

Brampton is Peel Region's largest city and one of the GTA's most active markets for buyers who want more space and a lower entry price than Toronto or Mississauga, without giving up highway and GO access.

Region	Peel Region
Average sold price (June 2026)	\$966,024
Median sold price (April 2026)	\$830,500
vs. GTA average	~15.8% below
Average days on market	~29 days (GTA-wide)
MLS® HPI benchmark (April 2026)	\$857,000 (-6.7% YoY)
Best known for	Value, space, new-build corridors

T H E M A R K E T

Where things stand

Brampton sold 518 homes in June 2026, and the market has settled into clearly buyer-favourable territory: inventory is up, price growth has cooled, and homes are taking longer to sell than a year ago. The city's average price sits meaningfully below both Mississauga (\$1.19M) and the GTA-wide average (\$1.06M).

Semi-detached homes are seeing the strongest relative demand, particularly from first-time buyers targeting townhomes in the \$600,000–\$700,000 range. With rates easing and inventory elevated, buyers currently have more negotiating room than at almost any point since before the pandemic.

GOOD TO KNOW: LAND TRANSFER TAX

Brampton is in Peel Region, so buyers pay only the provincial Ontario land transfer tax — there is no additional municipal land transfer tax as there is in the City of Toronto. First-time buyers may qualify for the provincial rebate of up to \$4,000.

Neighbourhoods to know

Mount Pleasant

A well-connected, highly walkable community built around its own GO station — strong pull for commuters and first-time buyers.

Heart Lake

A quieter, greener pocket popular with outdoor-minded families; transit is thinner here than in the more central neighbourhoods.

Bramalea

One of Brampton's largest and most established areas, with a broad mix of housing ages and price points.

Springdale

Newer subdivisions and family-oriented streets, a common landing spot for move-up buyers from Toronto and Mississauga.

Getting around & daily life

Brampton is served by the Brampton and Mount Pleasant GO stations on the Kitchener line, plus Brampton Transit's Züm rapid bus network. Highways 410, 407, and 401 all run through or near the city, and Pearson Airport is a short drive away.

Who Brampton suits best

- First-time buyers targeting townhomes or semis in the \$600K-\$700K range
- Families who want more space than Toronto or Mississauga offers at the same price
- Buyers who want negotiating room — conditions and below-asking offers are common right now
- Commuters who need GO or highway access without a downtown price tag

Thinking about Brampton? Let's talk.

Every neighbourhood has its own rhythm, and the best way to find your fit is a real conversation. Whether you are buying, selling, or just exploring Brampton, I am always happy to share what I know — with honest advice, no pressure, and no obligation.

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