NOVEMBER EDITION

# Brampton Living

with Neeti Dhindsa

NOVEMBER 2026

OCTOBER 2026 MARKET

HOMES | NEIGHBOURHOODS | COMMUNITY




## Your October market snapshot

REAL ESTATE INSIGHTS FOR A STRONGER BRAMPTON

Average sold prices eased from September: detached -5.7%, semi-detached -2.0% and townhomes -1.3%. Sales rose for semis and townhomes, but declined for detached.



**Detached**

$941,033

226 sales



**Semi-detached**

$760,441

75 sales



**Townhomes**

$721,202

52 sales

Source: HabiStat | Brampton, October 1-31, 2026. MoM compares September 2026. Cover image is illustrative.

### What this means for homeowners

Detached sales fell 8.9% from September; semi-detached sales rose 15.4% and townhomes 20.9%. Your home's value starts with nearby comparable sales.

### Neighbourhood spotlight

This month: Mount Pleasant. A family hub, a shared square and local schools to explore. Explore the neighbourhood on page 2.



COMMUNITY.
CONVENIENCE.
CHARACTER.

Discover what makes Brampton's neighbourhoods such a great place to call home.

### Around Brampton

A season of light, welcoming doorsteps and time together. Celebrate the small traditions that make a house feel like home.







### Your autumn home checklist

A few simple seasonal tasks can help your home stay comfortable, efficient and ready for the months ahead.

- Check and clean eavestroughs
- Prepare your HVAC system for cooler weather
- Tidy up your yard and protect seasonal plants
- Test smoke and carbon monoxide alarms

**Curious about your street? Let's talk.**

REAL CONVERSATIONS. REAL NEIGHBOURHOODS. REAL POSSIBILITIES.

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NEIGHBOURHOOD SPOTLIGHT / MOUNT PLEASANT

# A village built around connection.

A shared square, a family hub and a little Brampton history.



THE RECONSTRUCTED CPR STATION



THE ORIGINAL DOWNTOWN STATION

At the heart of Mount Pleasant Village, 100 Commuter Drive brings the community centre, library and village school together. A book to borrow, a playground to explore and a place to gather: family life has a shared centre here.

## A shared hub for family life

**Gather, read and play.** Mount Pleasant Community Centre anchors the village square alongside the library and school. The Paul Hunt community rooms and school gymnasium support booked activities and gatherings. Outside, the playground, public art and reflecting pool create a place to linger; the pool becomes a skating rink in winter. Check the City for current availability.

**Old Brampton, a new chapter.** The village landmark is a reconstruction of Brampton's 1902 downtown CPR station, saved from demolition and rebuilt with original brick and Credit Valley stone. Its preservation earned national recognition in 2012. The Mount Pleasant name itself appears on an 1877 map.

**Homes for different chapters.** The wider community offers detached and semi-detached homes, townhouses, live-work units and condominiums. The village core concentrates homes and amenities around its square; the wider neighbourhood extends well beyond walking distance of the station.

**Connected beyond the square.** Mount Pleasant GO at 1600 Bovaird Drive West connects to the Kitchener rail line and Brampton Transit. Trails along East Huttonville Creek and nearby Creditview Sandalwood Park add outdoor options.

## Schools to explore

In and around Mount Pleasant
Composite | Brampton rank / count

**Malala Yousafzai PS**
G3: **79.3%** | **20** / **133**
G6: **81.3%** | **20** / **102**

**Dolson PS**
G6: **80.0%** | **24** / **102**

**Tribune Drive PS**
G6: **76.7%** | **45** / **102**

**Worthington PS (nearby)**
G3: **78.3%** | **26** / **133**

Ranked by grade among Brampton public and Catholic schools with results. Ties share rank. Confirm attendance by home address.

Sources: City of Brampton; Peel heritage assessment; National Trust; Brampton Library; GO Transit; DPCDSB.
School scores: saved 2025-26 EQAO guide; city ranks recalculated with verified Catholic-school locations.

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AROUND BRAMPTON / NEETI'S LOCAL NOTEBOOK

# A city glowing. A home full of light.

*A city celebration and the little rituals that make home feel festive.*



A LOOK BACK: BHANGRA AT THE CITY'S 2025 DIWALI MELA

## An evening to celebrate together

Brampton's Diwali Mela returns on **Sunday, November 8**, bringing music, food and a shared celebration to Sesquicentennial Park. The free family event features headliner **Sukhshinder Shinda**, opening performer Vandana Kaur and cultural performances, followed by fireworks and a drone show.

There is something lovely about seeing a familiar city come together for a festival: neighbours meeting, families making an evening of it and traditions finding a place in the community we call home.

### PLAN YOUR EVENING

**Sunday, November 8, 2026**
4-10 p.m. | Free admission
Sesquicentennial Park
11333 Bramalea Road

**7:30-7:45 p.m.** Fireworks
**8:15-8:27 p.m.** Drone show

Parking is very limited. Free shuttles include a Mount Pleasant GO pickup. Check the City's event page before leaving.

## The joy starts at home




Half the fun of Diwali is getting the house ready, and this year Arzoe is just as excited as I am. We visited Radhe Radhe Puja & Decor to pick up decorations, where she tried to buy anything and everything pink. Apparently, every corner of our home needed some!

Back home, every little light feels like a big decision to her, and decorating has become something we do together. I love watching familiar decorations feel new again through her eyes. A few glowing diyas, a favourite corner dressed up, and suddenly home feels festive. It is less about getting everything picture-perfect and more about the memories we are making along the way.

Also around town: Punjabi By Nature's Diwali tent. Contact the restaurant for current details.

Event details and top photo: City of Brampton (2025 event). Home photo: Neeti Dhindsa; reflection edited.

THE HOME EDIT / THREE BUDGETS, THREE POSSIBILITIES

# What does your budget buy?

*A place for everyday life - and room for the chapter that comes next.*

Three October sold examples around $800K, $1M and $1.5M.



**$800K**

## Sandringham-Wellington

**Sold for $790,000 | Detached | 4+1 beds, 4 baths**

Picture arriving home to a kitchen already refreshed for family dinners, with the bigger renovation jobs taken care of. Updated in 2022, this home pairs new flooring and windows with a modern kitchen, updated main-home washrooms and a furnace replaced that same year. Schools, parks and shopping are close by. A finished basement with a separate entrance adds space for the next chapter of family life.



**$1M**

## Credit Valley

**Sold for $990,000 | Detached | 4+1 beds, 5 baths**

Imagine a workday beginning in your main-floor office and ending beneath the backyard pergola. With over 2,200 sq. ft. above grade, this home offers room for family routines, a quartz-counter kitchen and a primary suite with a five-piece ensuite. The listing describes a legal one-bedroom basement apartment with its own entrance and laundry, offering flexibility for extended family or rental use. New roof shingles complete the practical appeal.



**$1.5M**

## Northwest Brampton

**Sold for $1,487,000 | Detached | 6 baths**

Here, the gathering starts around a generous kitchen island and flows outdoors to a patio, custom gazebo and summer kitchen. Ten-foot main-floor ceilings, hardwood floors and an elegant office give everyday life a sense of occasion. Upstairs, private ensuites add comfort; the listing also describes a legal finished basement with a bedroom, kitchenette and full bathroom. Smart security and programmable controls bring a practical touch to the luxury.

Sale prices: October 2026 sold records. Features and photographs: supplied listing material.

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