OCTOBER EDITION

Brampton Living

with Neeti Dhindsa

OCTOBER 2026

SEPTEMBER 2026 MARKET

HOMES | NEIGHBOURHOODS | COMMUNITY



Your September market snapshot

Average sold prices and September sales. Detached and townhouse prices held broadly steady from August; semi-detached prices rose 1.2%.

REAL ESTATE INSIGHTS FOR A STRONGER BRAMPTON



Detached

$1,002,296

- 218 sales



Semi-detached

$782,903

- 58 sales



Townhomes

$731,393

- 40 sales

What this means for homeowners

Sales eased from August across all three home types. Pricing your home starts with nearby comparable sales, condition and location.

Neighbourhood spotlight

This month: Sandringham-Wellington. Explore the everyday places and little rituals that make a neighbourhood feel like home. Full story on page 2.

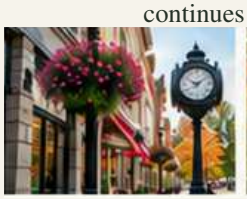


COMMUNITY.
CONVENIENCE.
CHARACTER.

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

Around Brampton

A slower Saturday, a library stop and South Indian flavours at Madras Mami. Our local day-out story continues on page 3.







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.

Neeti Dhindsa | RE/MAX Gold

647-551-0484 | contact@neetidhindsa.com

NEIGHBOURHOOD SPOTLIGHT / SANDRINGHAM-WELLINGTON

The lovely, everyday things.

A little movement. A fresh chapter. A neighbourhood explored at your own pace.



SPRINGDALE BRANCH LIBRARY



CHINGUACOUSY WELLNESS CENTRE

Make room for a library stop: choose a book together, browse beyond your usual shelf and leave with a new story for the week. Springdale makes a nearby detour worth adding to your day.

The neighbourhood, up close

Stocking the kitchen. Fortinos at 55 Mountainash Road, near Bovaird, and Chalo! FreshCo at 10615 Bramalea Road, around Bramalea and Sandalwood, anchor grocery shopping in and around the area.

The local table. Sweet Palace at 1098 Peter Robertson Boulevard offers Indian dining and takeout. Punjabi By Nature, at 180 Sandalwood Parkway East, is another option in the wider Sandalwood area.

The commute. Bovaird provides access west toward Highway 410; the 410 connects onward to the 401 and tolled 407 ETR. Bramalea GO at 1713 Steeles Avenue East has transit connections and customer parking.

APPROXIMATE DRIVE-TIME GUIDE

Highway 410 access	10-15 minutes
Highway 427 access	20-30 minutes
Highway 407 ETR access	15-25 minutes
Bramalea GO Station	15-25 minutes

The neighbourhood in three stops

01 / Browse

Springdale Library
10705 Bramalea Rd
A nearby stop for a fresh stack of books.

02 / Recharge

Chinguacousy Wellness Centre
995 Peter Robertson Blvd
Explore pools, fitness and the indoor track.

03 / Wander

Stephen Llewellyn Recreational Trail
166 Mountainash Rd
Start with a short outdoor stroll.

AROUND BRAMPTON / NEETI'S LOCAL NOTEBOOK

A little escape, close to home.



AT THE TABLE: MADRAS MAMI

First, we followed the books.

The easiest thing would have been to call it an errand: a library stop, something to eat, then home. But spending time with a four-year-old has a way of changing the pace. My daughter loves books. For her, a shelf is never just a shelf; it is a whole collection of possibilities.

At Springdale Library, I let that be our starting point. We browsed together, with room to pause over a cover or turn a few more pages. I love this part of being out with her: the reminder that curiosity does not need a schedule. A small stop can hold her attention more completely than something I have spent days planning.

We left the books behind for our next stop, but kept that unhurried feeling. This time, the discovery would be at the table.

Then, a taste of somewhere else.

At Madras Mami, on Mayfield Road, I sampled a few dishes rather than making the meal a quick stop. The Benne Masala Dosa was my favourite. Its buttery, golden surface gave way to the filling, and the chutneys made each next bite a little different. It was the sort of dish that made me slow down without thinking about it.

I also enjoyed the Steamed Idli and Medhu Vada. Moving between the soft idli and the crisp vada gave the meal a lovely rhythm: a bite, a dip, then a return to something I already liked. A few dishes made the table feel generous, with something new to try beside something comforting.

At the library, we had followed her curiosity. Over the meal, I followed my own. Together, those small discoveries gave the day a shape I would happily repeat.

I think we sometimes save the idea of discovery for holidays. We picture a different city, a packed bag, a carefully planned route. But a new flavour and a little time with someone you love can bring that feeling much closer to home.

For us, Brampton offered enough: books to browse, food worth lingering over, and a few ordinary hours that felt well spent. That is the kind of local outing I want more of - one where we come home with something to talk about.

Madras Mami: 6261 Mayfield Rd, Unit 145. Springdale Library: 10705 Bramalea Rd.

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



$800K

Fletcher's West

Sold for $800,000 | Detached | 3+1 beds, 3 baths

Picture a summer meal spilling from the dining room onto the deck, with the corner yard giving everyone room to spread out. Inside, quartz kitchen counters and carpet-free floors keep the daily routine practical. Three upstairs bedrooms anchor family life, while a finished lower level with its own side entrance adds flexibility. The listing describes a registered two-dwelling home, with roof and furnace updates in 2026.



$1M

Sandringham-Wellington

Sold for $990,000 | Detached | 4 beds, 4 baths

Imagine the first big family dinner after moving in: a table set in the formal dining room, conversation drifting toward the gas fireplace, and a fenced yard waiting for warmer evenings. This all-brick home offers four bedrooms, a primary suite with a five-piece ensuite and walk-in closet, and main-floor laundry. At a listed 2,500-3,000 sq. ft., it also leaves a next chapter downstairs: an unfinished basement to shape over time.



$1.5M

Toronto Gore Rural Estate

Sold for $1,510,000 | Detached | 4+2 beds, 6 baths

Here, the story begins with scale: a tall formal living room, a separate dining room and a large kitchen island where a gathering could naturally settle. Four upstairs bedrooms and upper-level laundry support everyday family routines; a finished lower level adds two bedrooms and another kitchen for flexible use. In Vales of Humber, the listed size range is 3,000-3,500 sq. ft., plus a finished lower level.