

DUFFERIN COUNTY REAL ESTATE MARKET REPORT

April 2026

Complete Market Analysis for All Dufferin Areas

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DUFFERIN COUNTY REAL ESTATE MARKET REPORT

April 2026 - Complete Market Analysis



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Prepared by

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Executive Summary

According to Kevin Flaherty: Dufferin County's real estate market has shifted to buyer-friendly conditions in April 2026. With 401 active listings across the county and only 63 sales, buyers have unprecedented choice and negotiating power. This report covers Orangeville, Shelburne, Mono, Amaranth, East Garafraxa, East Luther Grand Valley, Melancthon, and Mulmur.

METRIC	VALUE	TREND vs MARCH
Total Sales	63	Down 12%
Average Price	\$843,075	Down 3.2%
Median Price	\$723,000	Stable
Active Listings	401	Up 8.1%
Days on Market	44	Down 2 days
Sale/List Price	96%	Stable

Market Classification: Dufferin County is in a **buyer's market** with approximately 6.4 months of inventory. A balanced market has 4-6 months. Buyers currently have more negotiating power, especially in rural areas.

Market Classification by Area

According to Kevin Flaherty: Orangeville remains the most active market with 33 sales, while rural areas show longer days on market. Here's the complete breakdown:

AREA	SALES	AVG PRICE	ACTIVE	DOM	MARKET TYPE
Orangeville	33	\$710,734	147	34	Balanced
Mono	8	\$1,380,000	51	41	Buyer's
Shelburne	8	\$691,750	75	36	Buyer's
E. Luther GV	5	\$617,900	30	50	Balanced
Mulmur	4	\$1,208,750	28	73	Buyer's
Amaranth	2	\$1,317,500	32	120	Buyer's
E. Garafraxa	2	\$933,000	18	109	Buyer's
Melancthon	1	\$660,000	20	34	Buyer's

Key Insights:

- **Fastest selling:** Melancthon & Orangeville (34 days)
- **Slowest selling:** Amaranth (120 days) & East Garafraxa (109 days)
- **Highest prices:** Mono (\$1.38M), Amaranth (\$1.32M), Mulmur (\$1.21M)
- **Best value:** East Luther Grand Valley (\$618K), Shelburne (\$692K)

Property Type Performance

According to Kevin Flaherty: Detached homes dominate Dufferin County sales, accounting for 65% of all transactions. Here's the breakdown by property type:

PROPERTY TYPE	SALES	AVG PRICE	ACTIVE	SPLP	DOM
Detached	41 (65%)	\$987,188	317	96%	48
Semi-Detached	7 (11%)	\$599,286	19	98%	34
Townhouse	8 (13%)	\$637,688	37	96%	36
Condo Townhouse	4 (6%)	\$513,125	12	97%	39
Condo Apartment	3 (5%)	\$430,000	15	96%	42

Key Insights:

- Semi-detached homes sell fastest at 34 days with 98% of list price
- Detached homes have the most inventory (317 active) but take longest to sell
- Condo apartments are the most affordable entry point at \$430,000 average

Year-Over-Year Comparison

According to Kevin Flaherty: Comparing Q1 2025 to year-to-date 2026 shows shifting market dynamics across Dufferin County:

AREA	Q1 2025 SALES	YTD 2026 SALES	CHANGE	Q1 2025 AVG PRICE	YTD 2026 AVG PRICE	CHANGE
Orangeville	88	89	+1%	\$850K	\$737K	-13%
Shelburne	36	30	-17%	\$700K	\$659K	-6%
Amaranth	6	7	+17%	\$1,486K	\$1,487K	0%
E. Garafraxa	4	5	+25%	\$1,831K	\$1,103K	-40%
Melancthon	4	6	+50%	\$848K	\$901K	+6%

Key Trends:

- **Price correction:** Orangeville and East Garafraxa saw significant price adjustments from 2025 peaks
- **Stable luxury:** Amaranth prices remained flat, Melancthon increased 6%
- **Volume mixed:** Some areas up (Melancthon +50%), others down (Shelburne -17%)

Market Insights & Recommendations

For Buyers

This is an excellent time to purchase in Dufferin County. With 401 active listings and homes selling at 96% of list price on average, you have choice and negotiating power. Rural areas like Amaranth and East Garafraxa offer the most room for negotiation. Entry-level properties in Shelburne (\$692K) and East Luther Grand Valley (\$618K) offer strong value.

For Sellers

Price correctly from day one. In this market, overpriced listings sit. Orangeville is the most active market, but even there, 147 listings mean competition. Professional marketing with virtual showings is essential to stand out. Consider pricing 3-5% below comparable active listings to generate multiple showings.

For Investors

Townhouses sell fastest (36 days) and maintain value well. Semi-detached properties command 98% of list price. The rental market in Orangeville remains strong due to limited supply. Consider properties near downtown cores for best appreciation potential.

About Kevin Flaherty

Kevin Flaherty is a top-producing real estate broker with eXp Realty, serving Dufferin County and surrounding areas. With 30+ years of experience and \$500M+ in career sales, Kevin provides data-driven market analysis and innovative marketing strategies.

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Services:

- Video Narrated VR Animated Online Showings
- Professional Home Evaluation
- Strategic Pricing Analysis
- Maximum Exposure Marketing
- 2,317 Active Buyers in Database

Data sourced from Toronto Regional Real Estate Board (TRREB). Statistics are deemed reliable but not guaranteed. Past performance does not guarantee future results. This report is for informational purposes only and does not constitute professional advice.