

SHELBURNE SELLER GUIDE — 2026

How to Price Your Home in Shelburne, Ontario

**CMA Methodology · Neighbourhood Benchmarks · Pricing Psychology
Overpricing Consequences · 30-Step Checklist · Net Proceeds Worksheet**

Kevin Flaherty | Broker — Flaherty.ca | 226-270-6433

99.2% Kevin's Sale-to-List	~14 Days Kevin's Avg DOM	Top 1% In Canada	Free CMA from Kevin
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WHAT'S INSIDE THIS GUIDE

✓ CMA methodology — step by step	✓ Neighbourhood price benchmarks
✓ Price per square foot analysis	✓ MLS search threshold strategy
✓ Overpricing consequences table	✓ Absorption rate explained
✓ 7 pricing mistakes to avoid	✓ 30-step pricing checklist
✓ Net proceeds worksheet	✓ FAQ — 10 pricing questions answered

QUICK REFERENCE: 2026 SHELBURNE PRICE BANDS

Band	Price Range	Property Type	Avg \$/Sqft	Typical DOM
Entry Level	\$550K–\$680K	Townhomes, semis, older detached	\$380–\$420	28–40 days
Mid-Range	\$680K–\$800K	Mid-size detached, newer builds	\$420–\$460	20–32 days
Premium	\$800K–\$950K	Larger detached, premium lots	\$450–\$490	30–50 days
Luxury	\$950K+	Custom builds, acreage	Varies	60–120 days

Kevin Flaherty — RECO-licensed Broker with 30+ years selling homes in Shelburne and Dufferin County. Ranked Top 1% in Canada. 99.2% sale-to-list ratio. Sells 52% faster than market average.

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This guide is for informational purposes only. All benchmarks are based on TRREB Dufferin County data Q4 2025 and typical Shelburne market conditions. Individual results vary based on property type, neighbourhood, condition, and market timing. For a personalized CMA and pricing strategy, contact Kevin Flaherty at 226-270-6433 or flaherty.ca/shelburne-home-evaluation.

Kevin's Promise: Every Shelburne seller receives a written CMA and pricing rationale before signing anything. No guesswork. No inflated numbers to win your listing. Just accurate data and a strategy to maximize your net proceeds.
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HOW KEVIN PRICES YOUR SHELBURNE HOME

Step 1	Step 2	Step 3
Live TRREB CMA Pull all Shelburne sold data from the last 90 days, filter true comparables, and calculate \$/sqft range.	Feature Adjustments Apply precise adjustments for basement, garage, lot size, condition, and renovations to each comparable.	Market Strategy Align the final price to the correct MLS search bracket and market conditions to maximize buyer exposure.

PRICING MYTHS VS. REALITY

Four Myths That Cost Shelburne Sellers Money

These four pricing myths are the most common reasons Shelburne homes sit on the market too long and sell for less than they should. Recognizing them before you list is the first step to avoiding them.

The Myth	The Reality
"Price high — you can always come down"	Overpriced homes sit, accumulate stigma, and sell for less than if priced correctly from day one. Three \$10K reductions over 60 days signals desperation.
"My neighbour got \$X, so mine is worth \$X"	Your neighbour's sale is one data point. A CMA uses 5–10 adjusted comparables to establish a defensible range.
"Zestimate says \$800K, so that's my price"	Zestimate has a 5–10% error margin in Shelburne. On \$800K, that is a \$40K–\$80K range. Buyers know the real data.
"I need \$750K to pay off my mortgage"	The market determines value — not your financial requirements. Price to the market, not your needs.

CMA METHODOLOGY

How Does a Comparative Market Analysis Work in Shelburne?

A Comparative Market Analysis (CMA) is the foundation of every accurate home price in Shelburne. It compares your home to recently sold properties with similar characteristics, then applies adjustments for differences in size, condition, features, and location. Here is exactly how it works.

Step	Action	What We're Looking For
1	Pull recent sold data	All homes sold in last 90 days within 10% of your sq ft, same property type, same neighbourhood tier
2	Filter true comparables	Eliminate sales with significantly different bedroom/bathroom counts, garage, or basement finish
3	Calculate \$/sqft baseline	Divide each comparable's sale price by above-grade square footage to establish a \$/sqft range
4	Apply feature adjustments	Add/subtract for lot size, basement finish, garage, condition, age, renovations, and special features
5	Review active competition	Check all currently listed Shelburne homes — your price must compete with active listings, not just sold data
6	Check expired listings	Review homes that failed to sell — they reveal the price ceiling buyers refused to cross in your area
7	Apply market conditions	Adjust for absorption rate, seasonal demand, and buyer profile to determine pricing strategy
8	Align to search thresholds	Set final price at upper end of a \$25,000 MLS search bracket to maximize buyer visibility

CMA ACCURACY COMPARISON

Tool	Data Source	Shelburne Accuracy	Adjustments Applied
Zestimate	Public tax records	±5–10%	None
HouseSigma	MLS public data	±3–6%	None
Professional CMA	Live TRREB sold data	±1–2%	Full agent adjustments

Why the difference matters: On an \$800,000 Shelburne home, a 5% Zestimate error is a \$40,000 range. A 10% error is \$80,000. Pricing from a Zestimate is like navigating without a map. A professional CMA uses live TRREB data including private sales, accurate square footage from MLS records, and agent-applied adjustments — the only reliable tool for pricing decisions.

NEIGHBOURHOOD PRICING

How Does Pricing Vary by Shelburne Neighbourhood?

Not all Shelburne neighbourhoods command the same price per square foot. The neighbourhood, lot size, age of build, and proximity to amenities all affect the \$/sqft range. Knowing your neighbourhood tier is essential before setting a list price.

Neighbourhood	Typical \$/Sqft	Avg Sale Price	Key Premium Driver	Pricing Note
Emerald Crossing	\$455–\$490	\$780K–\$900K	Newer builds, larger lots	Highest \$/sqft in Shelburne
Greenbrook	\$430–\$465	\$720K–\$830K	Family-friendly, parks nearby	Strong demand, fast sales
Fiddler's Glen	\$420–\$455	\$700K–\$800K	Established, mature trees	Consistent mid-range performer
Hyland Village	\$400–\$435	\$660K–\$760K	Townhome mix, good value	Entry to mid-range buyers
Summerhill	\$410–\$445	\$670K–\$770K	Newer builds, quiet streets	Growing area, rising prices
Historic Downtown	\$380–\$420	\$620K–\$720K	Character homes, walkability	Niche buyer; longer DOM

2026 SHELBURNE MARKET BENCHMARKS

Property Type	Avg Sale Price	\$/Sqft	Avg DOM	Sale-to-List
Detached — Entry	\$650K–\$720K	\$380–\$420	35–45 days	97–98%
Detached — Mid	\$720K–\$820K	\$420–\$460	25–35 days	98–100%
Detached — Premium	\$820K–\$950K	\$450–\$490	30–50 days	97–99%
Freehold Townhome	\$580K–\$650K	\$380–\$415	28–38 days	98–100%
Semi-Detached	\$620K–\$690K	\$390–\$425	28–40 days	97–99%
Kevin Flaherty Listings	All price ranges	—	~14 days avg	99.2%

FEATURE VALUE ADJUSTMENTS IN SHELBURNE

When comparing your home to sold comparables, these feature adjustments are applied to determine your home's value relative to each comparable.

Feature	Value Added	Notes
Finished basement	+\$25,000–\$45,000	Legal bedroom in basement adds more; walkout basement adds \$20K–\$35K
Double garage (vs. single)	+\$15,000–\$25,000	3-car or tandem adds additional \$10K–\$20K vs. double
Backing onto greenspace	+\$10,000–\$30,000	Premium varies by neighbourhood and view quality
Updated kitchen (2018+)	+\$15,000–\$30,000	Quartz counters, soft-close, island; returns 60–80% of cost
Main floor primary bedroom	+\$10,000–\$20,000	High value for retirement-age buyers; limited buyer pool

Larger lot (50%+ above avg)	+\$15,000–\$40,000	Depends on neighbourhood; premium lots near trails command more
Dated kitchen / bathrooms	-\$10,000–\$25,000	Deduction applied vs. updated comparables
No garage	-\$15,000–\$30,000	vs. single garage; significant in Shelburne winters
Deferred maintenance	-\$10,000–\$30,000	Roof, furnace, windows; buyers discount heavily for unknowns

The MLS Search Threshold Rule: Buyers search in \$25,000 increments on MLS. Pricing at \$724,900 misses every buyer searching \$725,000–\$749,999. Pricing at \$749,900 captures all buyers up to \$750,000. Always align your price with the upper end of a search bracket — never just below a round number.

RENOVATION ROI IN SHELBURNE

Not all renovations add equal value. This table shows which pre-sale improvements deliver the best return on investment for Shelburne sellers.

Renovation	Typical Cost	Value Added	ROI	Recommendation
Fresh paint (neutral)	\$2,000–\$4,000	\$5,000–\$10,000	150–300%	Always do this first
Deep cleaning + declutter	\$500–\$1,500	\$5,000–\$15,000	500%+	Highest ROI of any prep step
Landscaping / curb appeal	\$1,000–\$3,000	\$5,000–\$15,000	200–400%	First impression is critical
Kitchen refresh (hardware, paint)	\$1,500–\$3,000	\$5,000–\$12,000	150–250%	Avoid full reno; refresh only
Bathroom refresh (fixtures)	\$1,000–\$2,500	\$3,000–\$8,000	150–200%	Replace dated fixtures only
Full kitchen renovation	\$25,000–\$50,000	\$15,000–\$30,000	40–60%	Rarely worth it pre-sale
Pool installation	\$50,000–\$80,000	\$10,000–\$20,000	15–25%	Never install pre-sale

THE OVERPRICING TRAP

What Happens When You Overprice Your Shelburne Home?

Overpricing is the most expensive mistake a Shelburne seller can make. The damage is not just a longer wait — it compounds over time, reducing your final sale price below what you would have achieved with correct pricing from day one.

Days on Market	Buyer Perception	Showing Activity	Likely Outcome
Days 1–7	Buyers compare to comps, skip listing	1–3 showings	No offers; market rejects price
Days 8–21	"Why hasn't it sold?" stigma begins	1–2 showings/week	Low offers come in; sellers refuse
Days 22–45	Buyers assume something is wrong	Sporadic	Price reduction needed
Days 46–90	Stale listing — buyers negotiate hard	Very low	Sells below market value
Days 90+	Expired/relisted — full reset needed	Near zero	Significant loss vs. correct pricing

THE REAL COST OF OVERPRICING — EXAMPLE

Scenario	List Price	Final Sale Price	DOM	Net vs. Correct Pricing
Correctly priced	\$800,000	\$796,000	14 days	Baseline
Overpriced 3%	\$824,000	\$790,000	38 days	-\$6,000
Overpriced 5%	\$840,000	\$780,000	61 days	-\$16,000
Overpriced 8%	\$864,000	\$768,000	90+ days	-\$28,000

PRICING STRATEGIES — WHICH IS RIGHT FOR YOU?

Strategy	When to Use	Expected Outcome	Risk Level
Price at market value	Balanced market; clean, show-ready home	1–3 offers in 14–21 days; sells at or near list	Low
Price slightly below market	Seller's market; want multiple offers	5–15+ showings week 1; multiple offers; sells above list	Low-Medium
Price at top of range	Unique property; limited comparables	Fewer showings; longer DOM; may need reduction	Medium-High
Price above market	Rarely advisable	Stigma, price reductions, sells below market value	Very High

SHOWING FEEDBACK GUIDE — IS YOUR PRICE CORRECT?

Week 1 Showings	Offer Activity	What It Means	Action Required
10+ showings	Multiple offers	Priced at or slightly below market — ideal	Accept best offer; negotiate
5–9 showings	1–2 offers	Correctly priced; normal market activity	Continue; review offers carefully
3–4 showings	No offers	Price may be slightly above market	Review comps; consider \$10K–\$20K reduction
0–2 showings	No offers	Price is above market; buyers are skipping	Decisive reduction needed within 7 days

7 PRICING MISTAKES

The 7 Biggest Home Pricing Mistakes Shelburne Sellers Make

These are the seven pricing mistakes I see Shelburne sellers make most often — and the ones that cost the most money. Recognizing them before you list is the first step to avoiding them.

01 Pricing Based on What You Need

The market does not care what you paid, what you owe, or what you need to net. Price is determined by what buyers will pay — not by your financial requirements. Setting a price based on your mortgage balance or desired profit is the most common and most costly mistake.

02 Trusting Zestimate Over a Professional CMA

Zestimate has a 5–10% error margin in Shelburne. On an \$800,000 home, that is a \$40,000–\$80,000 range. Buyers know the data. If your Zestimate-based price is above market, buyers will simply skip your listing and wait for a price reduction.

03 Pricing "High to Leave Room for Negotiation"

Buyers in 2026 are well-informed. They know the comparables. An overpriced listing gets fewer showings, not more negotiating room. The "room to negotiate" strategy consistently backfires in Shelburne — it reduces buyer interest before negotiations even begin.

04 Ignoring MLS Search Thresholds

Buyers search in \$25,000 increments on MLS. Pricing at \$724,900 misses every buyer searching \$725,000–\$749,999. Always price at the upper end of a \$25,000 search bracket. The difference in buyer exposure can be significant.

05 Comparing to Active Listings Instead of Sold

Active listings are asking prices — not market value. The only data that matters is what buyers actually paid. Comparing to active listings inflates your price expectations and leads to overpricing.

06 Ignoring the Absorption Rate

In a buyer's market (4+ months of inventory), pricing at the top of the range is a mistake. The absorption rate tells you whether to price aggressively or conservatively. Most sellers never check it — and most agents never explain it.

07 Making Small Incremental Price Reductions

Three \$10,000 reductions over 60 days signals desperation and attracts lowball offers. One decisive \$30,000 reduction resets the listing and re-engages buyers who had passed. Act decisively, not incrementally.

WHEN TO REDUCE YOUR PRICE

Trigger Signal	Timing	Recommended Action
Fewer than 3 showings in first 10 days	Day 10–14	Reduce by \$20K–\$30K; do not wait for week 3
5+ showings, no offers after 14 days	Day 14–21	Review feedback; reduce by \$10K–\$15K
Offers consistently 5%+ below list	Immediately	Market is pricing you; reduce to meet buyers
3+ comparable homes sell while yours sits	Within 7 days	Decisive reduction; re-engage buyers who passed
Listing approaching 30 days on market	Day 25–30	Reduce before stigma compounds; act early

SEASONAL PRICING STRATEGY

How Does the Season Affect Home Pricing in Shelburne?

Shelburne's market follows a predictable seasonal pattern. Knowing which season you are selling in determines whether you can price at the top of the comparable range or need to price conservatively.

Season	Market Strength	Pricing Adjustment	Buyer Activity	Strategy
Spring (Mar–May)	Strongest	+3–5% vs. winter	Highest — GTA buyers active	Price at or above market; multiple offers possible
Summer (Jun–Aug)	Moderate	At market	Moderate — vacation season	Price at market; strong presentation essential
Fall (Sep–Oct)	Strong	+1–3% vs. winter	High — second-best window	Price at market; act before November
Winter (Nov–Feb)	Slowest	-2–4% vs. spring	Lower — serious buyers only	Price conservatively; motivated buyers exist

ABSORPTION RATE GUIDE

The absorption rate measures how many months it would take to sell all current listings at the current pace of sales. It is the most important market condition indicator for pricing decisions.

Months of Inventory	Market Type	Pricing Strategy	Expected DOM
Under 2 months	Seller's Market	Price at or above market; multiple offers likely	7–21 days
2–4 months	Balanced Market	Price at market value; clean presentation essential	21–45 days
4–6 months	Buyer's Market	Price conservatively; condition and staging critical	45–75 days
6+ months	Strong Buyer's Market	Price at bottom of comparable range; flexible closing	75+ days

SHELBURNE BUYER PROFILE GUIDE

Understanding who is buying in Shelburne helps you price and present your home for the right buyer. Each buyer type has different price sensitivity and feature priorities.

Buyer Type	Price Range	Key Priorities	Pricing Implication
GTA Move-Over	\$650K–\$900K	Space, garage, newer build, commute access	Dominant buyer pool; price ceiling ~\$950K
Local Move-Up	\$650K–\$800K	More space, better neighbourhood, schools	Strong mid-range demand; knows local market well
Retiree / Downsizer	\$550K–\$750K	Main floor primary, low maintenance, bungalow	Niche but growing; main floor bedroom adds value
First-Time Buyer	\$550K–\$680K	Affordability, condition, move-in ready	Entry-level; very price-sensitive; financing-dependent
Investor	\$550K–\$750K	Rental income potential, basement suite	Smaller pool; calculates cap rate; negotiates hard

30-STEP PRICING CHECKLIST

The Complete Pricing Checklist for Shelburne Sellers

Use this checklist to ensure your pricing process is complete before you go to market. Each step is designed to be completed in sequence — do not skip steps.

PHASE 1: GATHER YOUR DATA (Steps 1–10)

- 1. Pull all Shelburne homes sold in the last 90 days within 10% of your square footage
- 2. Filter for true comparables — same property type, similar bedroom/bathroom count
- 3. Calculate price per square foot for each comparable
- 4. Adjust for lot size differences relative to your property
- 5. Adjust for age and condition differences
- 6. Adjust for basement finish (finished, partial, unfinished)
- 7. Adjust for garage configuration (double, single, none)
- 8. Review all currently active Shelburne listings in your price range
- 9. Identify your neighbourhood tier (premium, mid, entry)
- 10. Review expired and terminated listings — find the price ceiling

PHASE 2: ANALYZE MARKET CONDITIONS (Steps 11–20)

- 11. Assess seasonal market conditions — spring vs. fall vs. winter
- 12. Review days on market trends — rising or falling?
- 13. Calculate the absorption rate — months of inventory
- 14. Identify your target buyer profile — GTA move-over, local, retiree
- 15. Price to the nearest \$25,000 MLS search threshold
- 16. Evaluate unique features — greenspace backing, premium views
- 17. Document all renovations with receipts and dates
- 18. Review the sale-to-list ratio for your neighbourhood
- 19. Choose your pricing strategy — at market, below, or top of range
- 20. Understand the overpricing consequences before setting your price

PHASE 3: EXECUTE AND MONITOR (Steps 21–30)

- 21. Prepare your home's presentation to match its price tier
- 22. Get a professional CMA from Kevin Flaherty using live TRREB data
- 23. Review the CMA with your agent — understand every adjustment
- 24. Confirm the final list price in writing with your agent
- 25. Build in a price reduction trigger — fewer than 5 showings in 10 days
- 26. Monitor showing feedback after every showing
- 27. Evaluate offer price vs. list price — is the market responding?
- 28. Avoid incremental price reductions — act decisively if needed
- 29. Re-evaluate comparables after 21 days if no accepted offer
- 30. Accept the right offer — maximum net proceeds, not maximum list price

NET PROCEEDS WORKSHEET

How Much Will You Net from Your Shelburne Home Sale?

Use this worksheet to estimate your net proceeds before accepting any offer. Fill in your actual numbers — the estimates below are based on an \$800,000 Shelburne home.

Item	Estimate (\$800K Sale)	Your Number	Notes
Sale Price	\$800,000	\$ _____	Your accepted offer price
Real Estate Commission (4.5%)	(\$36,000)	(\$ _____)	Negotiable; includes buyer agent
HST on Commission (13%)	(\$4,680)	(\$ _____)	13% on commission amount
Legal Fees	(\$1,500)	(\$ _____)	Typical range \$1,200–\$2,000
Mortgage Discharge Fee	(\$300)	(\$ _____)	Charged by lender
Mortgage Prepayment Penalty	(\$0–\$25,000+)	(\$ _____)	Check with your lender first
Staging / Cleaning	(\$3,500)	(\$ _____)	High ROI; often pays for itself
Moving Costs	(\$2,500)	(\$ _____)	Local move estimate
Closing Adjustments	(\$500)	(\$ _____)	Property taxes, utilities
Mortgage Balance Payoff	(\$ _____)	(\$ _____)	Your remaining mortgage balance
ESTIMATED NET PROCEEDS	~\$751,020	\$ _____	Before mortgage payoff and penalty

COMMISSION CALCULATOR — SHELBURNE HOMES \$600K–\$1M

Sale Price	Commission 3.5%	Commission 4%	Commission 4.5%	Commission 5%
\$600,000	\$21,000	\$24,000	\$27,000	\$30,000
\$650,000	\$22,750	\$26,000	\$29,250	\$32,500
\$700,000	\$24,500	\$28,000	\$31,500	\$35,000
\$750,000	\$26,250	\$30,000	\$33,750	\$37,500
\$800,000	\$28,000	\$32,000	\$36,000	\$40,000
\$850,000	\$29,750	\$34,000	\$38,250	\$42,500
\$900,000	\$31,500	\$36,000	\$40,500	\$45,000
\$950,000	\$33,250	\$38,000	\$42,750	\$47,500
\$1,000,000	\$35,000	\$40,000	\$45,000	\$50,000

Note: Commission amounts shown before HST (13%). Add 13% to all figures above for total commission cost.

FREQUENTLY ASKED QUESTIONS

Shelburne Home Pricing — 10 Most Common Questions

Q1: How do you price a house in Shelburne, Ontario?	A: Pricing a Shelburne home starts with a Comparative Market Analysis (CMA) — pulling all homes sold in the last 90 days within 10% of your square footage, then adjusting for lot size, condition, basement finish, and garage. Kevin Flaherty's CMA uses live TRREB data unavailable to public tools like Zestimate.
Q2: What is the average house price in Shelburne in 2026?	A: As of Q1 2026, the average detached home price in Shelburne is approximately \$720,000–\$780,000, with townhomes ranging from \$550,000–\$650,000. Prices vary significantly by neighbourhood, lot size, and finish level.
Q3: What happens if I overprice my Shelburne home?	A: Overpriced Shelburne homes sit on the market longer, accumulate stigma, and typically sell for less than if priced correctly from day one. Homes priced 5% above market average 47 additional days on market and often require price reductions that signal desperation to buyers.
Q4: Should I price my Shelburne home above market to leave room for negotiation?	A: No. In Shelburne's market, homes priced at or slightly below market value generate more showings, more offers, and higher final sale prices than homes priced above market. Buyers in 2026 are well-informed and will skip overpriced listings entirely.
Q5: How does the season affect home pricing in Shelburne?	A: Spring (March–May) is Shelburne's strongest market, supporting 3–5% higher pricing than winter. Fall (September–October) is the second-best window. Summer and winter listings typically require more conservative pricing to attract buyers.
Q6: How do I know if my Shelburne home is priced correctly?	A: A correctly priced Shelburne home should generate 5+ showings in the first 10 days and receive at least one offer within 14–21 days. Fewer than 3 showings in the first week is a strong signal the price is above market.
Q7: What features add the most value to a Shelburne home?	A: In Shelburne, the highest-value features are: finished basement (+\$25,000–\$45,000), double garage (+\$15,000–\$25,000), backing onto greenspace (+\$10,000–\$30,000), updated kitchen (+\$15,000–\$30,000), and main floor primary bedroom (+\$10,000–\$20,000 for retirement-age buyers).
Q8: How does a Shelburne CMA differ from a Zestimate?	A: A Zestimate uses public tax records and limited sold data, often with a margin of error of 5–10% in smaller markets like Shelburne. A professional CMA uses live TRREB sold data including private sales, accurate square footage, and agent-applied adjustments — far more accurate for pricing decisions.
Q9: How many showings should I expect in the first week if my Shelburne home is priced correctly?	A: A correctly priced Shelburne home in a normal market should generate 5–10 showings in the first 7 days. Fewer than 3 showings suggests the price is above market. More than 15 showings with no offers may indicate the price is slightly below market.
Q10: How do I get a free home pricing evaluation in Shelburne?	A: Kevin Flaherty offers a free, no-obligation home evaluation for Shelburne sellers. Visit flaherty.ca/shelburne-home-evaluation or call 226-270-6433 to book your pricing consultation.

REAL SELLER REVIEWS

What Shelburne Sellers Say About Kevin's Pricing Strategy

<p>★★★★ ★★</p>	<p>"Sold in 4 days, 17 showings, 7 offers, \$50,000 over asking when other homes in my area were sitting 6 months to a year. Kevin and his team are second to none when it comes to marketing homes."</p>	<p>— Fay McCrea</p>
<p>★★★★ ★★</p>	<p>"Sold over asking in one day. Before MLS. No open houses, no multiple viewings. Kevin completely removed the stress for myself and family. I highly recommend the professional videos his team produces."</p>	<p>— Brian Masulka</p>
<p>★★★★ ★★</p>	<p>"They give realistic evaluations on what a home should sell for — not just some number pulled out of thin air. And they back up everything they say with actual documented facts."</p>	<p>— Gregory Herzog</p>

READY TO PRICE YOUR SHELBURNE HOME CORRECTLY?

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<p>Free Home Evaluation flaherty.ca/shelburne-home-evaluation</p>	<p>Book a Call flaherty.ca/kevinscalendar</p>	<p>Book a Zoom flaherty.ca/kevinscalendar-zoom</p>	<p>Call Direct 226-270-6433</p>
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