

Dufferin County Real Estate Market Pulse

May 2026 Data Report

TRREB May 2026 monthly data, YTD 2026 trends,
Q1 2026 community breakdown, and HPI benchmarks
for Dufferin County home sellers.

Kevin Flaherty | Flaherty.ca

226-270-6433 | kevin@flaherty.ca

170 Lakeview Crt #3a, Orangeville, ON L9W 3R3

Source: TRREB Market Watch May 2026, TRREB HPI Benchmark May 2026

Data period: May 2026 monthly + January-May 2026 YTD + Q1 2026 community

Dufferin County - May 2026 Market Summary

The Dufferin County real estate market recorded 79 sales in May 2026 with an average price of \$788,289 and a median of \$735,000. With 444 active listings against 79 sales, the market favours buyers who have significant choice. The 96% sale-to-list ratio and 44-day average DOM confirm that sellers need strong marketing and competitive pricing to attract serious offers.

Metric	May 2026	YTD 2026
Sales	79	261
Average Price	\$788,289	\$841,255
Median Price	\$735,000	\$735,000
New Listings	250	899
Active Listings	444	-
Sale-to-List Price	96%	96%
Days on Market	44	50

By Property Type - May 2026

Type	Sales	Avg Price	Median	New List	Active	SPLP	LDOM
Detached	60	\$850,392	\$795,000	194	349	96%	49
Semi-Det	5	\$604,680	\$603,400	12	21	-	-

Key insight: Detached homes dominate at 76% of sales. The \$850K average detached price and 49-day DOM suggest patient buyers with strong negotiating positions.

Municipality Breakdown - May 2026

Each Dufferin County municipality has distinct market dynamics. Orangeville leads in volume with 50 sales, while rural municipalities like Mono and Mulmur command premium prices but see fewer transactions.

Municipality	Sales	Avg Price	Median	Active	SPLP	LDOM
Orangeville	50	\$762,658	\$733,000	151	97%	33
Shelburne	12	\$663,367	\$642,500	85	98%	44
Mono	3	\$1,326,346	\$1,224,000	67	96%	69
Mulmur	2	\$1,485,000	\$1,485,000	30	89%	130
Amaranth	3	\$920,833	\$975,000	37	97%	36
E. Garafraxa	2	\$912,500	\$912,500	21	96%	83
Melancthon	2	\$743,750	\$743,750	22	92%	148
E. Luther/GV	5	\$631,500	\$600,000	31	95%	58

Orangeville and Shelburne move fastest (33 and 44 days). Rural municipalities like Mulmur (130 days) and Melancthon (148 days) require patience and superior marketing to reach the right buyer.

What This Means for Sellers

If you are selling in Orangeville or Shelburne, competitive pricing and strong presentation can produce results within 30-45 days. In rural municipalities, expect longer timelines but potentially higher values - the key is reaching the right buyer through broad exposure and detailed property storytelling.

Q1 2026 Community Breakdown

The Q1 2026 data from individual municipality reports provides deeper community-level context for sellers planning their timing and pricing strategy.

Community	Sales	Avg Price	Median	SP/LP	DOM
Orangeville	56	\$751,783	\$719,000	97%	55
Shelburne	22	\$647,109	\$640,000	97%	59
Rural Mono	10	\$1,598,400	\$1,287,000	94%	53
Rural Mulmur	9	\$886,933	\$660,000	95%	53
Rural Amaranth	5	\$1,555,000	\$1,565,000	91%	72
Rural E. Garafraxa	3	\$1,216,667	\$1,350,000	96%	33
Rural Melancthon	5	\$949,300	\$791,500	93%	81
Grand Valley + Rural	11	\$839,190	\$881,500	96%	56

Rural Mono (\$1.6M avg) and Rural Amaranth (\$1.55M avg) command the highest prices in Q1 2026. East Garafraxa sold fastest at 33 days despite its rural character - strong evidence that well-marketed rural properties can move quickly.

HPI Benchmark - Orangeville (May 2026)

The TRREB MLS HPI Benchmark provides a standardized measure of home price trends. Orangeville is the only Dufferin municipality tracked in the HPI system.

Metric	Value
Benchmark Price	\$705,100
HPI Index	324.9
1-Month Change	-1.90%
3-Month Change	-0.58%
6-Month Change	-3.99%
1-Year Change	-12.66%
3-Year Change	-12.40%
5-Year Change	-11.57%
From Peak	+69.13%

Despite short-term price softening (-12.66% year-over-year), Orangeville benchmark prices remain 69% above pre-pandemic levels. Sellers who bought before 2020 retain substantial equity.

What This Data Means for Your Sale

1. Price strategically: With 444 active listings county-wide, overpricing guarantees extended DOM. Use comparable evidence, not aspiration.
2. Market aggressively: Buyers have choice. Your listing needs professional photography, VR tours, custom property websites, and broad syndication to stand out.
3. Know your competition: Compare your home against active inventory in your specific municipality before choosing a launch date.
4. Prepare thoroughly: In a buyer-choice market, condition and presentation matter more than ever. Address deferred maintenance before listing.
5. Choose timing carefully: Orangeville and Shelburne move in 30-44 days. Rural properties may need 60-130+ days. Plan accordingly.

Want a Property-Specific Read on Your Home?

Call or text Kevin at 226-270-6433. I will compare your home against current active competition, interpret the latest TRREB data, and help you decide whether to prepare, price, wait, or launch with a stronger marketing package.

Kevin Flaherty

Broker | eXp Realty | 38 Years Experience

Phone/Text: 226-270-6433

Email: kevin@flaherty.ca

Web: flaherty.ca

Office: 170 Lakeview Crt #3a, Orangeville, ON L9W 3R3

Book a call: flaherty.ca/kevinscalendar

Request evaluation: flaherty.ca/dufferin-county-home-evaluation

Seller system: flaherty.ca/sellers

Source: TRREB Market Watch May 2026, TRREB MLS HPI Benchmark Summary Report May 2026, individual municipality Q1 2026 reports. Data is believed to be accurate but not guaranteed. This report is for informational purposes only and does not constitute an appraisal or guarantee of value.