

# Orangeville Real Estate Market Report May 2026

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Monthly sales, year-to-date trends, Q1 community breakdown, HPI benchmark context, and practical seller takeaways for Orangeville homeowners.

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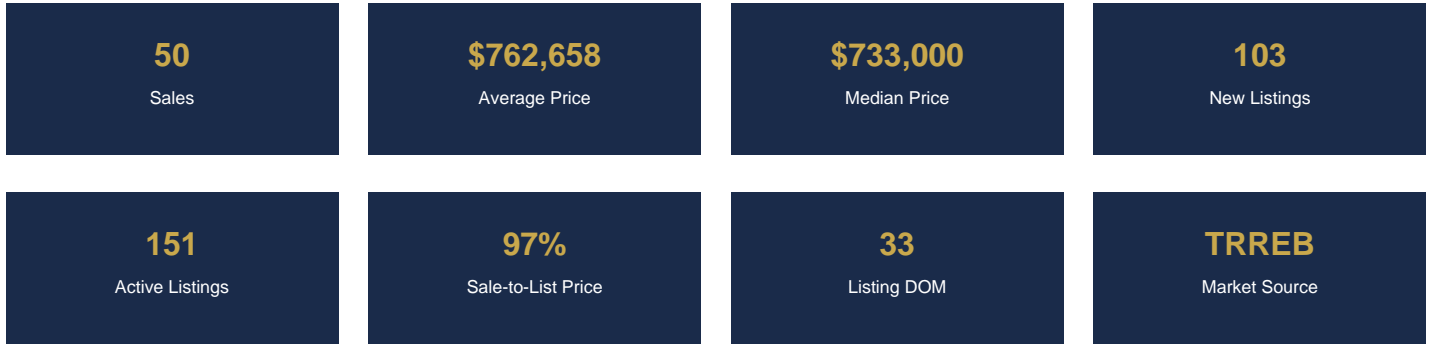
Updated June 2026

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Source: TRREB Market Watch, May 2026. Prepared for Orangeville home sellers seeking a clear snapshot of current local market conditions.

## Orangeville - May 2026 Monthly Data

Orangeville recorded 50 residential sales in May 2026, with an average sale price of \$762,658 and a median sale price of \$733,000. With 103 new listings and 151 active listings, sellers faced meaningful buyer choice while well-priced homes still traded near list price at a 97% sale-to-list ratio.



### Property Type Breakdown - May 2026

Type	Sales	Avg Price	LDOM
Detached	33	\$844,776	37
Semi-Det	5	\$604,680	23
Condo TH	1	\$530,000	10
Condo Apt	2	\$320,000	53

*Key insight: Detached homes dominated May activity with 33 of 50 sales. The 97% sale-to-list price ratio shows that realistic pricing remains important, while the 33-day average listing DOM suggests properly positioned listings can still move within about one month.*

## YTD 2026 - January to May

The first five months of 2026 show a broader Orangeville market with 138 total sales and 366 new listings. The average price was \$747,224, the median price was \$721,500, and homes achieved 97% of list price with an average 43 listing days on market.

Metric	YTD 2026
Sales	138
Average Price	\$747,224
Median Price	\$721,500
New Listings	366
Sale-to-List Price	97%
Listing DOM	43

### By Property Type - YTD 2026

Type	Sales	Average Price
Detached	80	\$852,596
Semi-Det	20	\$624,995
Condo TH	6	\$493,250
Condo Apt	11	\$496,727

*Seller interpretation: Detached inventory remains the largest and most valuable segment, while semi-detached and condominium options create important entry points for buyers. The 43-day YTD listing DOM supports a pricing strategy based on current comparable sales rather than peak-market assumptions.*

## Q1 2026 Community Breakdown

Q1 data provides an additional community-level lens on Orangeville. Across 56 sales, the average price was \$751,783, with 94 active listings, a 97% sale-to-list price ratio, and a 55-day average listing DOM.

Segment	Sales	Avg Price	SPLP	DOM
All Orangeville	56	\$751,783	97%	55
Detached	33	\$855,000	-	65
Semi-Det	8	approx. \$660,000	-	58
Att/Row/TH	7	approx. \$681,000	-	57
Condo TH	5	approx. \$544,000	-	36
Condo Apt	3	approx. \$460,000	-	25

*Q1 context: Detached homes carried the highest average price and longest DOM, while condominium apartments moved fastest. This supports segment-specific pricing and presentation rather than a one-size-fits-all Orangeville strategy.*

## What This Means for Orangeville Sellers

The data points to a selective but functioning market. Sellers who prepare thoroughly, price against active competition, and present the home clearly online are better positioned to protect equity and reduce avoidable days on market.

The Flaherty Team supports this process with professional listing preparation, broad online exposure, and video-narrated VR animated online showings that help buyers understand layout, features, upgrades, and location benefits before they book an in-person showing.

## HPI Benchmark & Seller Takeaways

The TRREB MLS HPI benchmark offers a standardized measure of price movement. For Orangeville in May 2026, the benchmark price was \$705,100, with short-term softening of 1.90% month over month and a 12.66% year-over-year decline, while remaining 69.13% above the benchmark peak reference noted in the supplied data.

Metric	Value
Benchmark Price	\$705,100
1-Month Change	-1.90%
Year-over-Year Change	-12.66%
From Peak	+69.13%

*Benchmark takeaway: Recent price softness does not mean the market is inactive. It means sellers need accurate comparable evidence, strong presentation, and a launch price that reflects today's buyer alternatives.*

## Four Practical Seller Takeaways

### Market stabilizing:

The data shows buyer choice and softer benchmark movement, but homes are still selling when expectations align with current competition.

### Detached homes dominate:

Detached houses represented the largest share of May sales and the highest major segment average price.

### Pricing close to list remains achievable:

A 97% sale-to-list price ratio indicates that disciplined pricing can still produce strong negotiation outcomes.

### Plan around about one month on market:

The May average of 33 listing days on market gives sellers a realistic planning window for preparation, showings, negotiation, and next steps.

# Get Your Free Home Evaluation

If you are considering a sale in Orangeville, start with a property-specific read on your home. Kevin Flaherty can compare your property against current competition, recent TRREB data, and buyer demand so you can decide whether to prepare, price, wait, or launch with confidence.

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Source: TRREB Market Watch, May 2026. This report is provided for informational purposes only and does not constitute an appraisal, legal advice, financial advice, or a guaranteed sale price. For a property-specific opinion of value, request a free home evaluation at [flaherty.ca/homeeval](http://flaherty.ca/homeeval).