

Shelburne Real Estate Market Report May 2026

Updated June 2026

Monthly sales activity, year-to-date trends, Q1 community context, and HPI benchmark insights for Shelburne home sellers.

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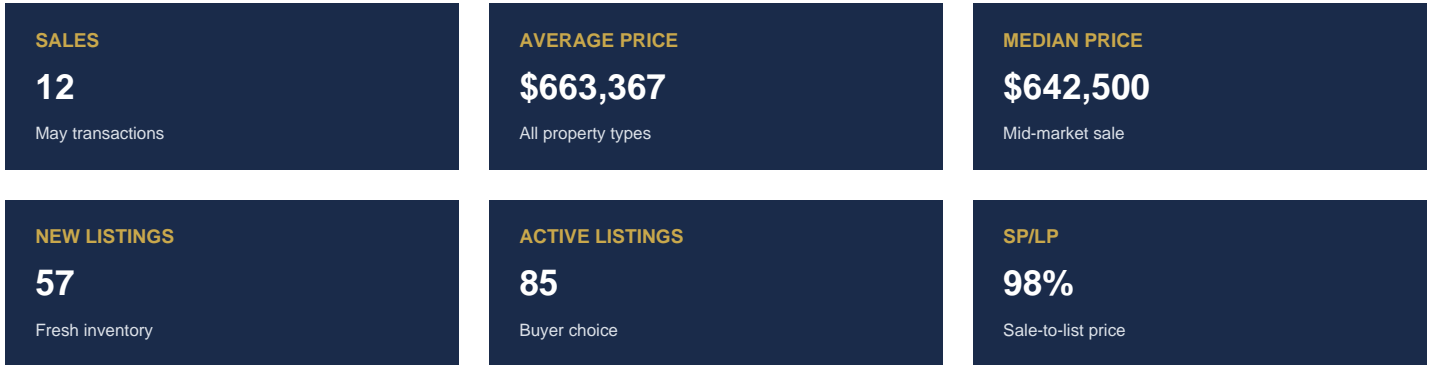
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Source: TRREB Market Watch, May 2026

Prepared for the Shelburne Real Estate Market page at flaherty.ca

Shelburne - May 2026 Monthly Data

Shelburne recorded 12 sales in May 2026, with an average sale price of \$663,367 and a median price of \$642,500. With 57 new listings and 85 active listings, buyers had meaningful choice, while sellers who priced accurately still achieved 98% of list price on average.



Property Type Breakdown - May 2026

Type	Sales	Avg Price	New	Active	SP/LP	LDOM
Detached	11	\$687,673	42	64	98%	47
Condo TH	1	\$396,000	0	0	-	3
Semi-Det	0	-	3	8	-	-
Att/Row/TH	0	-	12	13	-	-

Key insight: Detached homes dominated May activity, representing 11 of 12 sales. The 98% sale-to-list ratio indicates that strong outcomes remain achievable when pricing is aligned with buyer expectations.

YTD 2026 - January to May

Through the first five months of 2026, Shelburne posted 42 sales at an average price of \$660,257 and a median price of \$647,500. The year-to-date data reinforces a market that is active, but selective, with sellers competing against 183 new listings during the period.

Year-to-Date Summary

Metric	YTD 2026
Sales	42
Average Price	\$660,257
Median Price	\$647,500
New Listings	183
Sale-to-List Price	97%
Listing Days on Market	50

By Property Type - YTD 2026

Type	Sales	Average Price
Detached	34	\$689,082
Semi-Detached	2	\$615,000
Condo Townhouse	2	\$403,000
Attached / Row / Townhouse	4	\$566,500

Seller interpretation: Detached homes remain the main driver of Shelburne activity, but townhome and semi-detached segments provide important affordability options for buyers comparing communities across Dufferin County.

Q1 2026 Community Breakdown

Q1 community-level reporting provides additional context for sellers planning timing, preparation, and pricing strategy. Shelburne recorded 22 sales in Q1 2026 at an average price of \$647,109 and a median price of \$640,000.

Metric	Shelburne Q1	Dufferin County Context
Sales	22	79
Average Price	\$647,109	\$788,289
Median Price	\$640,000	-
New Listings	94	250
Active Listings	61	444
Sale-to-List Price	97%	96%
Listing Days on Market	59	44

Q1 takeaway: Shelburne's average price remained below the broader Dufferin County average, supporting its role as a comparatively accessible market while still requiring careful pricing due to longer average market time.

What This Means for Shelburne Sellers

Shelburne sellers are competing in a market where value, presentation, and accurate positioning matter. The town remains active, but the combination of buyer choice and longer days on market means sellers should prepare before launch and monitor competing listings closely.

HPI Benchmark & Seller Takeaways

The Dufferin Zone HPI benchmark provides a standardized view of price movement beyond individual sale mix. In May 2026, the benchmark stood at \$705,100, with short-term softness but substantial long-term appreciation from the pre-pandemic peak reference point.

TRREB HPI Benchmark - Dufferin Zone

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

Despite softer benchmark movement, the market remains functional. Sellers with realistic pricing and strong presentation can still attract qualified buyers and negotiate close to list price.

Key Seller Takeaways

1. The market is selective but functional; buyers are active, but they compare options carefully.
2. Detached homes dominate Shelburne activity, accounting for 11 of 12 May sales.
3. Pricing within 98% of list price is achievable when the launch price reflects current conditions.
4. Average market time was 44 listing days, so preparation and patience both matter.
5. Buyers have meaningful choice with 85 active listings, making presentation and exposure critical.

Get Your Free Home Evaluation

If you are considering a Shelburne sale in 2026, Kevin Flaherty can compare your home against current active inventory, recent TRREB data, and local buyer demand so you can choose whether to prepare, price, wait, or launch with confidence.

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Get Your Free Home Evaluation: flaherty.ca/homeeval

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Source: TRREB Market Watch, May 2026. This report is for informational purposes only and does not constitute an appraisal, guarantee of value, or financial advice.