

KEVIN FLAHERTY | FLAHERTY REAL ESTATE TEAM | eXp REALTY

# Mono Real Estate Market Report - May 2026

A concise homeowner briefing on monthly sales activity, year-to-date trends, community context, benchmark pricing, and seller strategy for Mono's detached and estate-home market.

**Updated June 2026**

Source: TRREB Market Watch, May 2026

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[flaherty.ca](http://flaherty.ca)

# May 2026 Monthly Data

Mono remained a highly specialized detached-home market in May, with inventory materially outpacing completed sales.

**3****SALES**

All were detached transactions

**\$1,326,346****AVERAGE SALE PRICE**

Detached market average

**\$1,224,000****MEDIAN SALE PRICE**

Middle transaction price

**30****NEW LISTINGS**

Fresh May supply

**67****ACTIVE LISTINGS**

Buyer choice remained elevated

**96%****SALE-TO-LIST PRICE**

SPLP ratio

**69****LISTING DAYS ON MARKET**

Average LDOM

**Detached****PROPERTY MIX**

No semi, condo, or townhouse sales

## Important market context

Mono is almost exclusively a detached and estate-home marketplace. In May 2026, there were no semi-detached, condominium apartment, or townhouse sales reported. Only one detached condominium was active, reinforcing how concentrated the local market is in rural detached homes and acreage properties.

# YTD 2026 Performance: January-May

The first five months of 2026 show a detached-only market where pricing, presentation, and patience matter.

**21****YTD SALES**

All detached transactions

**\$1,476,335****AVERAGE SALE PRICE**

Jan-May 2026

**\$1,299,000****MEDIAN SALE PRICE**

Jan-May 2026

**110****NEW LISTINGS**

Cumulative supply

**95%****SALE-TO-LIST PRICE**

YTD SPLP ratio

**50****LISTING DAYS ON MARKET**

YTD average LDOM

Mono's market is entirely detached homes: rural properties, estate homes, hobby farms, luxury acreages, and other lifestyle-driven real estate. This means averages can shift significantly from month to month depending on the mix of land, home size, finish level, location, and acreage quality represented in the sold data.

For sellers, the practical lesson is that a Mono listing needs to be positioned against the most relevant comparable properties, not against broader county averages or urban subdivision benchmarks.

# Q1 2026 Community Breakdown

Rural Mono traded at a premium to the broader Dufferin County market, reflecting its estate and acreage orientation.

Market	Sales	Avg Price	Median	New	Active	SPLP	LDOM
Rural Mono	10	\$1,598,400	\$1,287,000	52	35	94%	53
Dufferin County	79	\$788,289	--	250	444	96%	44

**68%**

**MONO PREMIUM TO COUNTY AVERAGE**

Mono's average price was 68% above the county average

**\$1.598M**

**RURAL MONO AVERAGE**

Q1 2026

**\$788K**

**DUFFERIN COUNTY AVERAGE**

Q1 2026

**35**

**RURAL MONO ACTIVE LISTINGS**

At the Q1 reference point

The price gap between Rural Mono and Dufferin County confirms that Mono should be analyzed as a premium, low-volume segment rather than as a typical county-average market. A seller's strategy should account for land value, architectural quality, privacy, outbuildings, views, proximity to commuter routes, and the depth of the buyer pool at the property's specific price point.

# HPI Benchmark & Seller Takeaways

Dufferin Zone benchmark movements provide useful context, while Mono's property-by-property market remains highly selective.

## HPI BENCHMARK - DUFFERIN ZONE

**\$705,100**

**BENCHMARK PRICE**

Dufferin Zone HPI

**-1.90%**

**1-MONTH CHANGE**

Recent benchmark movement

**-12.66%**

**YEAR-OVER-YEAR**

Annual benchmark movement

**+69.13%**

**FROM PEAK**

Longer-cycle benchmark context

## SELLER TAKEAWAYS

- The market is very selective: 67 active listings compared with only 3 May sales means buyers have significant choice.
- Mono is an exclusively detached and estate-oriented segment, so broad averages should be interpreted carefully.
- Pricing must be evidence-based. A 96% sale-to-list price ratio suggests that successful sellers are negotiating, but not necessarily discounting heavily when priced correctly.
- A longer marketing timeline should be expected. May's 69 LDOM indicates that sellers need patience and a strong launch strategy.
- Quality marketing and presentation are critical at this price point. Professional positioning, digital exposure, and detailed property storytelling can materially affect buyer engagement.

# Thinking About Selling in Mono?

Get a property-specific pricing conversation before making your next move.

## Contact Kevin Flaherty

The Flaherty Real Estate Team combines local market analysis with professional digital marketing designed for higher-value detached and estate properties.

**flaherty.ca/homeeval**

**GET YOUR FREE HOME EVALUATION**

Request a no-obligation opinion of value

**flaherty.ca/kevinscalendar**

**BOOK A CALL**

Choose a time directly on Kevin's calendar

**519-942-5339**

**PHONE**

Speak with the Flaherty Real Estate Team

**flaherty.ca**

**WEBSITE**

Market resources and listings

### The Flaherty marketing advantage

The team uses detailed digital property presentation, including video-narrated online showings and broad online syndication, to help serious buyers understand a home's layout, features, upgrades, and location before they visit in person.

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