

# Erin Real Estate Market Report

Current prices, sales volume, days on market, village versus rural trends, and Wellington County comparisons for Erin sellers.

## Quick 2026 Erin market snapshot

<b>\$1.269M</b>	<b>\$884.5K</b>	<b>44</b>	<b>94%</b>	<b>146</b>
May average	May median	May DOM	May SP/LP	Active listings

This PDF should be read with the matching /erin-real-estate-market page and refreshed quarterly with new TRREB and Wellington Regional data before being used for a live pricing decision.

### Prepared by Kevin Flaherty

Kevin Flaherty has served local sellers as a Realtor since 1988. He grew up near the Erin/Caledon Townline on Highway 24, with Erin as the closest main town to his rural upbringing.

Contact: 226-270-6433 | Home evaluation: <https://flaherty.ca/homeeval> | Book a call: <https://flaherty.ca/kevinscalendar>

# 1. Current Erin market data

The most important interpretation is that Erin is not one identical market. Village homes, new subdivision choices, rural detached homes, hobby farms, equestrian properties, and estate homes can all appear inside the same township headline while attracting different buyer pools.

## Q1 2026 TRREB community data

Area	Sales	Avg Price	Median	New	Active	SP/LP	DOM
Erin village	15	\$881,031	\$882,500	59	37	97%	35
Rural Erin	17	\$1,379,912	\$1,250,000	62	48	96%	43

## May 2026 Wellington Regional data

Scope	Sales	Avg Price	Median	New	Active	SP/LP	DOM
All home types	20	\$1,269,469	\$884,500	78	146	94%	44

## Year-to-date 2026

Scope	Sales	Avg Price	Median	New Listings	SP/LP	DOM
All home types	72	\$1,133,380	\$945,000	270	95%	45

### Key reading

The May average price of \$1,269,469 is far above the May median of \$884,500. That wide gap confirms a split market where rural, acreage, and estate sales can lift the average while many village homes trade closer to the median.

## 2. Property type breakdown

### Erin Village

Erin village recorded 15 Q1 2026 sales at an average price of \$881,031, a median of \$882,500, and 35 days on market. The village segment included older character homes, newer subdivision choices, and smaller property types that compete on convenience, condition, and affordability relative to rural homes.

Village segment	Sales	Price / listing signal	DOM or seller note
Detached	12	Avg about \$911K; median about \$930K	40 DOM
Semi-detached	2	12 new semi listings	Watch affordability-sensitive buyers
Att/Row/Townhouse	1	5 new row listings	Compare with new-build pricing

Detached village sellers should compare against both older village homes and newer subdivision options. Semi-detached and row/townhouse sellers should watch affordability-sensitive buyers, active competition, and any new-build incentives that could shape buyer expectations.

### Rural Erin

Rural Erin recorded 17 Q1 2026 detached sales at an average price of about \$1.38M, a median price around \$1.25M, and 43 days on market. Rural sellers need to explain more than square footage: buyers evaluate land, privacy, services, outbuildings, septic, well, driveway, commute, and lifestyle utility.

### Estate, hobby farm, and equestrian properties

Higher-value estate, hobby farm, and equestrian properties can raise Erin averages. These homes often require more buyer education, better documentation, and stronger media because the buyer pool is narrower and due diligence is more detailed.

#### Community context

Erin includes village homes, Hillsburgh, Ospringe, Orton, rural acreage, hobby farms, horse properties, and estate homes. The township number is useful, but the individual property must be priced in the segment buyers will actually compare against.

### 3. Wellington County comparison

The Wellington comparison helps sellers understand what buyers may compare against across neighbouring communities. Erin had the highest average price in this comparison, but the lowest sale-to-list ratio, which suggests more negotiation room or more overpricing than the other communities shown.

Community	May Sales	Avg Price	Median	SP/LP	DOM	YTD Sales	YTD Avg
Erin	20	\$1,269,469	\$884,500	94%	44	72	\$1,133,380
Centre Wellington	44	\$835,607	\$760,000	98%	42	162	\$859,106
Guelph/Eramosa	16	\$1,177,838	\$1,022,500	98%	29	61	\$1,012,805
Guelph	161	\$793,216	\$735,500	98%	30	591	\$757,767

#### What the comparison says

Erin leads on average price because rural and estate properties raise the average. Erin also shows a lower SP/LP ratio at 94%, which means sellers should not assume high average prices automatically create seller leverage. Buyers are still negotiating when properties miss the mark on price, presentation, or perceived value.

#### Regional buyer psychology

A buyer comparing Erin with Guelph/Eramosa, Centre Wellington, or Guelph may be balancing commute, privacy, lot size, schools, lifestyle, and price. That is why an Erin listing must clearly show what makes the property worth choosing over nearby alternatives.

## 4. What the numbers mean for sellers

### Pricing guidance

Use the market report as context, not as an automatic price. Average price, median price, sale-to-list ratio, days on market, active listings, and sales-to-new-listings ratios should be read together with your property type, condition, upgrades, lot, services, location, and current competition.

Signal	What it suggests	Seller response
94% May SP/LP	Many sellers are accepting below asking.	Do not test an inflated price without a clear reason and backup plan.
44 May DOM	Buyers are taking time to compare.	Prepare for a careful launch, strong follow-up, and realistic timelines.
146 active listings	Buyers have meaningful choice.	Reduce uncertainty with documentation, media, and accurate feature explanations.
Average/median gap	High-end rural/estate sales lift the average.	Price by segment, not by the township headline alone.
Q1 rural DOM 43	Rural buyers may need more due diligence.	Explain septic, well, land use, outbuildings, privacy, and commute early.

### Seller checklist

- [ ] Identify whether the property belongs in a village, rural, estate, hobby farm, or mixed comparison set.
- [ ] Review current active listings before choosing the public launch price.
- [ ] Compare average and median price rather than relying on one headline number.
- [ ] Use sale-to-list ratio and days on market as negotiation signals.
- [ ] Gather septic, well, utility, survey, permit, and improvement documentation where relevant.
- [ ] Prepare a clear feature and lifestyle story for rural acreage, equestrian, hobby farm, or estate properties.
- [ ] Use professional media and Video Narrated VR Animated Online Showing presentation to explain value online.
- [ ] Refresh the market data before listing if a new quarter or major market shift has occurred.

## 5. Market trends and observations

### Inventory pressure

May 2026 showed 78 new Erin listings and 146 active listings against 20 sales. That does not make every listing weak, but it does give buyers more choice. Sellers should prepare the home and information package before launch so buyers are not left guessing.

### New development context

Erin Glen by Solmar is adding 840+ families, and an additional approved 609-unit development by Coscorp/Mattamy on Eighth Line will continue changing the buyer-choice picture. Older village homes and newer homes may be compared side by side by affordability-focused buyers.

### Lifestyle and rural demand

Erin continues to attract GTA move-up buyers, Guelph commuters, Halton Hills overflow buyers, and lifestyle or equestrian buyers. The township also has notable rural character, horse farms, Angelstone Tournaments, the Elora Cataract Trailway, and Credit River headwaters. Those lifestyle features matter, but they still need to be connected to current price evidence.

### Questions sellers should ask before listing

- Which homes will buyers compare with mine this week?
- Does my property compete mainly with village homes, new subdivision homes, rural homes, or estate properties?
- Would buyers see my asking price as supported by the current evidence?
- What objections are likely to appear after showings or inspection?
- What documents can be prepared before the first serious buyer asks?
- How will the online presentation explain features buyers may miss during a short showing?

## NEXT STEP

# Connect the Erin market report to your actual property

The current Erin data is useful, but the right sale strategy depends on your property type, condition, location, lot, services, upgrades, timing, and the live competition buyers will compare against.

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Start Your Home Evaluation: <https://flaherty.ca/homeeval>

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