

ERIN REAL ESTATE MARKET REPORT

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Answer first

Erin's June 2026 market gave buyers meaningful choice. TRREB reported 19 sales, a \$869,868 average price, a \$740,000 median price, 59 new listings, 142 active listings, a 95% average sale-to-list-price ratio, and 48 average listing days on market.

The relationship between 142 active listings and 19 June sales equals about 7.5 active listings for every sale. This is a comparison ratio, not a formal months-of-inventory calculation. It points to a selective market in which accurate pricing, clear presentation, and complete online explanation matter.

Sources: TRREB Wellington Regional Housing Market Report, June 2026, Erin page 4 and Wellington Region page 2; TRREB Erin Community Housing Market Report, Q1 2026, community breakdown page 2.

Prepared for Erin homeowners by Kevin Flaherty, Broker

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Erin June 2026 snapshot

The June figures describe completed MLS transactions and month-end inventory across Erin. They provide current market context, not an automated valuation of an individual property.

Metric	June 2026
Sales	19
Dollar volume	\$16,527,490
Average price	\$869,868
Median price	\$740,000
New listings	59
Active listings	142
Average sale-to-list ratio	95%
Average listing days on market	48

Source: TRREB Wellington Regional Housing Market Report, June 2026, Erin page 4. Active listings are a June month-end inventory measure. LDOM is the report's listing-days-on-market measure.

Property-type results

Home type	Sales	Average	Median	New	Active	SPLP	LDOM
Detached	14	\$925,571	\$860,000	48	131	94%	55
Semi-detached	3	\$716,667	\$715,000	6	5	103%	20
Att/row/townhouse	2	\$709,750	\$709,750	5	6	103%	35

Source: TRREB Wellington Regional Housing Market Report, June 2026, Erin page 4. Categories with no reported sales are omitted. Results based on only two or three sales should be read cautiously.

How to read the June figures

- Detached homes represented 14 of 19 June sales, so the town-wide result was driven mainly by detached activity.
- The June average was \$129,868 above the median, showing that higher-priced sales lifted the average above the middle transaction.
- The 95% average sale-to-list ratio describes completed sales, not every property offered for sale.
- The 48-day average LDOM does not mean every village, rural, hobby-farm, or estate property should expect the same timeline.

January-June 2026: the broader view

The six-month figures combine 91 Erin sales and provide a more stable planning reference than one month. They still require village, rural, property-type, and current-competition interpretation.

Metric	January-June 2026
Sales	91
Dollar volume	\$98,130,839
Average price	\$1,078,361
Median price	\$907,000
New listings	328
Average sale-to-list ratio	95%
Average listing days on market	46

Source: TRREB Wellington Regional Housing Market Report, year-to-date January-June 2026, Erin page 4.

Year-to-date property-type results

Home type	Sales	Average	Median	New	SPLP	LDOM
Detached	81	\$1,120,621	\$950,000	286	95%	48
Semi-detached	6	\$740,833	\$730,000	24	104%	17
Att/row/townhouse	4	\$728,875	\$735,250	18	101%	41

Source: TRREB Wellington Regional Housing Market Report, year-to-date January-June 2026, Erin page 4. Small categories can be affected substantially by one sale.

What the broader period adds

The year-to-date average price was \$1,078,361, compared with a \$907,000 median. The 95% average sale-to-list ratio and 46 average listing days on market reinforce the need to plan for negotiation and exposure rather than assume every correctly marketed home will sell immediately.

A valuation is not a township-wide average

- Separate village, rural, acreage, hobby-farm, estate, semi-detached, and townhouse competition.
- Compare the property with current listings competing for the same buyer, not only completed sales.
- Account for lot, servicing, access, outbuildings, condition, improvements, and community position.
- Set the asking strategy only after the property and its online presentation are fully understood.

Erin in its Wellington Region context

Wellington Region figures provide a useful benchmark, but they are not substitutes for Erin. Erin has a distinctive mix of village homes, rural detached properties, acreage, hobby farms, equestrian properties, and estate homes.

June metric	Erin	Wellington Region
Sales	19	280
Average price	\$869,868	\$822,068
Median price	\$740,000	\$750,000
New listings	59	720
Active listings	142	1,348
Average sale-to-list ratio	95%	98%
Average listing days on market	48	37

Source: TRREB Wellington Regional Housing Market Report, June 2026, Wellington Region page 2 and Erin page 4.

Nearby-market comparison

Community	Sale s	Average	Median	SPLP	LDO M	YTD sales	YTD average
Erin	19	\$869,868	\$740,000	95%	48	91	\$1,078,361
Centre Wellington	51	\$850,591	\$805,000	98%	34	213	\$857,067
Guelph/Eramosa	19	\$1,050,811	\$990,000	97%	39	80	\$1,021,831
Guelph	150	\$803,563	\$750,000	98%	32	741	\$767,037

Source: TRREB Wellington Regional Housing Market Report, June 2026, pages 3-6. All values are all-home-types figures for the stated geography.

The practical conclusion

Erin's June average price was about 6% above Wellington Region overall, but its average listing days on market were 11 days longer and its average sale-to-list ratio was three percentage points lower. That mix points to higher-value activity alongside more buyer selectivity and negotiation.

Q1 2026: Erin village and Rural Erin

The quarterly community report separates the two segments that are blended inside the monthly township total. Keep this Q1 evidence separate from the June monthly figures.

Area	Sales	Average	Median	New	Active	SPLP	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

Source: TRREB Erin Community Housing Market Report, Q1 2026, community breakdown page 2. The quarterly report uses DOM; the June regional report uses LDOM.

What the community data shows

- Erin village recorded 15 sales at an \$881,031 average and an \$882,500 median, with 35 average DOM.
- Rural Erin recorded 17 sales at a \$1,379,912 average and a \$1,250,000 median, with 43 average DOM.
- The Rural Erin average was nearly \$499,000 higher than the village average, reflecting a materially different property mix and buyer pool.
- Village and rural figures should guide the comparison set, not be combined into one property-specific valuation.

Property-type detail from Q1

Erin village recorded 12 detached sales at about a \$911,000 average, a \$930,000 median, and 40 average DOM. Rural Erin recorded 17 detached sales at about a \$1.38 million average, a \$1.25 million median, and 43 average DOM. Small non-detached categories must be read cautiously because the source suppresses some statistics when transactions are two or fewer.

Keep the periods separate

The community table covers January through March 2026 and uses DOM. The township table covers June 2026 and uses LDOM. They answer different questions and should not be combined into one calculated trend.

A practical Erin seller plan

1. Establish the right comparison set

Start with recent sales and current listings that match the home's village or rural setting, property type, lot, servicing, condition, and buyer profile. Use the township average as context, not as the answer.

2. Prepare the property and its records

Gather surveys, permits, utility information, renovation records, and major-system details. For rural homes, include well, septic, access, outbuilding, and relevant conservation or planning information.

3. Price for the current choice set

June ended with 142 active Erin listings and 19 sales. The asking strategy should make the property's value defensible within that competitive set rather than relying on one headline number.

4. Explain the property online

Use professional photography, floor plans, clear property documentation, and Video Narrated VR Animated Online Showings to help qualified buyers understand the home, land, layout, community, and lifestyle before they visit.

5. Review response against a defined plan

Track qualified inquiries, showings, repeated objections, competing listings, and changes in the evidence. Reassess pricing or presentation when the data changes instead of waiting without a defined review point.

Get a property-specific opinion of value

Market averages cannot account for your exact Erin location, lot, servicing, condition, improvements, or competition. Kevin Flaherty offers a free, no-obligation home evaluation grounded in current evidence.

Start your home evaluation at Flaherty.ca/homeeval
Call 226-270-6433 | Kevin@Flaherty.ca

Sources and limits

Toronto Regional Real Estate Board, Wellington Regional Housing Market Report, June 2026, pages 2-6; Toronto Regional Real Estate Board, Erin Community Housing Market Report, Q1 2026, community breakdown page 2 and property-type pages 3-4. Figures describe reported MLS activity for the stated periods. Market statistics are not an appraisal, prediction, or guarantee of an individual selling result.