

NEW TECUMSETH REAL ESTATE MARKET REPORT

FLAHERTY TEAM

New Tecumseth real estate market report with current prices, sales volume, days on market, and trends for **Alliston, Beeton, and Tottenham.**



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MARKET REPORT**

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MARKET REPORT



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AVERAGE
SALE PRICE
\$798,036
JUNE 2026



SALES
VOLUME
52
JUNE 2026



DAYS ON
MARKET
35
JUNE 2026



MARKET SNAPSHOT
285 ACTIVE
150 NEW LISTINGS
98% SALE-TO-LIST

COVERING ALL OF
NEW TECUMSETH

- ✓ Alliston
- ✓ Beeton
- ✓ Tottenham
- ✓ Rural Properties



LOCAL EXPERTISE
YOU CAN TRUST



DETAILED LOCAL
MARKET ANALYSIS



PROVEN MARKETING
STRATEGIES



MAXIMUM EXPOSURE
BEST RESULTS

38 YEARS TOP 1% IN ONTARIO
EXPERIENCE. KNOWLEDGE. RESULTS.

Answer first

New Tecumseth recorded 52 home sales in June 2026 at an average price of \$798,036 and a median price of \$783,500. The month ended with 150 new listings, 285 active listings, a 98% average sale-to-list-price ratio, and 35 average listing days on market.

The relationship between 285 active listings and 52 June sales equals about 5.5 active listings for every sale. This is a comparison ratio, not a formal months-of-inventory calculation. It indicates meaningful buyer choice, making property-specific pricing, preparation, and complete online presentation important.

Sources: TRREB Simcoe County Regional Housing Market Report, June 2026, New Tecumseth page 12 and Simcoe County page 2; TRREB New Tecumseth Community Housing Market Report, Q1 2026, community breakdown page 2.

Prepared for New Tecumseth homeowners by Kevin Flaherty, Broker

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New Tecumseth June 2026 snapshot

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

Metric	June 2026
Sales	52
Dollar volume	\$41,497,890
Average price	\$798,036
Median price	\$783,500
New listings	150
Active listings	285
Average sale-to-list ratio	98%
Average listing days on market	35

Source: TRREB Simcoe County Regional Housing Market Report, June 2026, New Tecumseth page 12. 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	35	\$884,183	\$875,000	110	194	99%	33
Condo townhouse	1	\$550,000	\$550,000	5	14	97%	41
Condo apartment	4	\$355,250	\$342,500	3	11	96%	43
Link	1	\$825,000	\$825,000	2	3	99%	7
Att/row/townhouse	7	\$677,071	\$690,000	15	23	98%	30
Detached condo	4	\$754,000	\$789,500	8	28	97%	59

Source: TRREB Simcoe County Regional Housing Market Report, June 2026, New Tecumseth page 12. Categories with no reported sales are omitted. One-sale categories should not be treated as stable pricing evidence.

How to read the June figures

- Detached homes represented 35 of 52 June sales and therefore had the greatest influence on the town-wide result.
- The June average was \$14,536 above the median, so the two measures were relatively close for the month's mix of transactions.
- The 98% average sale-to-list ratio describes completed sales, not every property offered for sale.
- The 35-day average LDOM does not mean every Alliston, Beeton, Tottenham, rural, or condominium property should expect the same timeline.

January-June 2026: the broader view

The six-month figures combine 265 New Tecumseth sales and provide a more stable planning reference than one month. They still require community, property-type, condition, and current-competition interpretation.

Metric	January-June 2026
Sales	265
Dollar volume	\$210,703,770
Average price	\$795,109
Median price	\$755,000
New listings	779
Average sale-to-list ratio	97%
Average listing days on market	42

Source: TRREB Simcoe County Regional Housing Market Report, year-to-date January-June 2026, New Tecumseth page 12.

Year-to-date property-type results

Home type	Sales	Average	Median	New	SPLP	LDOM
Detached	173	\$861,083	\$799,000	525	97%	42
Semi-detached	9	\$686,000	\$665,000	28	96%	36
Condo townhouse	3	\$456,667	\$470,000	28	94%	33
Condo apartment	14	\$433,336	\$417,000	30	97%	67
Link	7	\$751,286	\$800,000	12	98%	24
Att/row/townhouse	39	\$683,953	\$690,000	85	99%	39
Detached condo	20	\$809,625	\$772,000	70	95%	44

Source: TRREB Simcoe County Regional Housing Market Report, year-to-date January-June 2026, New Tecumseth page 12. Small categories can be affected substantially by one sale.

What the broader period adds

The January-to-June average price was \$795,109, compared with a \$755,000 median. The 97% average sale-to-list ratio and 42 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 town-wide average

- Separate Alliston, Beeton, Tottenham, rural, and condominium competition.
- Compare the property with current listings pursuing 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.

New Tecumseth in its Simcoe County context

Simcoe County figures provide a useful benchmark, but they are not substitutes for New Tecumseth. Local communities and property types can behave differently from the county-wide mix.

June metric	New Tecumseth	Simcoe County
Sales	52	788
Average price	\$798,036	\$765,157
Median price	\$783,500	\$713,000
New listings	150	2,472
Active listings	285	4,570
Average sale-to-list ratio	98%	97%
Average listing days on market	35	37

Source: TRREB Simcoe County Regional Housing Market Report, June 2026, Simcoe County page 2 and New Tecumseth page 12.

Nearby-market comparison

Community	Sale s	Average	Median	SPL P	LDO M	YTD sales	YTD average
New Tecumseth	52	\$798,036	\$783,500	98%	35	265	\$795,109
Adjala-Tosorontio	16	\$974,938	\$1,007,500	94%	62	64	\$1,026,214
Bradford West Gwillimbury	50	\$1,009,628	\$895,000	96%	39	226	\$945,284
Essa	30	\$817,110	\$770,000	98%	32	153	\$802,591
Innisfil	56	\$807,444	\$791,000	97%	32	306	\$817,478

Source: TRREB Simcoe County Regional Housing Market Report, June 2026, pages 3, 5, 9, 10, and 12. All values are all-home-types figures for the stated geography.

The practical conclusion

New Tecumseth's June average price was about 4% above Simcoe County overall, while its average listing days on market were two days lower and its average sale-to-list ratio was one percentage point higher. Those differences provide context but do not determine the value or expected selling time of a specific home.

Q1 2026: Alliston, Beeton, Rural New Tecumseth, and Tottenham

The quarterly community report separates the local areas blended inside the monthly town total. Keep this Q1 evidence separate from the June monthly figures.

Area	Sales	Average	Median	New	Active	SPLP	DOM
Alliston	55	\$720,667	\$695,000	162	94	97%	54
Beeton	5	\$835,000	\$820,000	20	13	98%	35
Rural New Tecumseth	17	\$879,706	\$815,000	62	46	96%	56
Tottenham	23	\$836,609	\$815,000	77	38	98%	63

Source: TRREB New Tecumseth 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

- Alliston recorded the most Q1 sales, with 55 transactions at a \$720,667 average and \$695,000 median.
- Beeton's five sales represent a small sample, so its \$835,000 average should be interpreted cautiously.
- Rural New Tecumseth had the highest Q1 average price at \$879,706, reflecting a different property mix from the urban communities.
- Tottenham recorded 23 sales at an \$836,609 average and \$815,000 median, with 63 average DOM.

Why the community split matters

The Q1 average price gap between Alliston and Rural New Tecumseth was \$159,039. That difference shows why a town-wide average cannot replace a comparison set based on the home's specific community, property type, lot, servicing, condition, and buyer pool.

Keep the periods separate

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

A practical New Tecumseth seller plan

1. Establish the right comparison set

Start with recent sales and current listings that match the home's Alliston, Beeton, Tottenham, rural, or condominium setting, along with property type, lot, servicing, condition, and buyer profile. Use the town 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 285 active New Tecumseth listings and 52 sales. The asking strategy should make the property's value defensible within its direct 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 New Tecumseth 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, Simcoe County Regional Housing Market Report, June 2026, pages 2, 3, 5, 9, 10, and 12; Toronto Regional Real Estate Board, New Tecumseth Community Housing Market Report, Q1 2026, community breakdown page 2. Figures describe reported MLS activity for the stated periods. Market statistics are not an appraisal, prediction, or guarantee of an individual selling result.