

DUFFERIN COUNTY MARKET REPORT

YOUR LOCAL MARKET. YOUR NEXT MOVE.

✓ LOCAL INSIGHTS ✓ KEY STATISTICS ✓ SMART DECISIONS



MARKET TRENDS

Stay ahead of
market shifts



LOCAL INSIGHTS

Dufferin County
neighborhood
breakdown



KEY STATISTICS

Prices, sales,
inventory & more



REGULAR UPDATES

Current data.
Clear insights.
Smart decisions.



Answer first

In June 2026, Dufferin County recorded 69 home sales at an average price of \$900,994 and a median price of \$772,000. The month ended with 250 new listings, 497 active listings, a 96% average sale-to-list-price ratio, and 53 average listing days on market.

That equals about 7.2 active listings for every June sale. This is a comparison ratio, not a months-of-inventory measure. It shows that buyers had meaningful choice, so sellers needed property-specific pricing, strong preparation, and a complete online presentation.

Sources: TRREB Dufferin County Regional Housing Market Report, June 2026, county page 2 and municipality pages 3-10; TRREB MLS HPI Benchmark Summary, June 2026, Composite page 97; TRREB Dufferin community reports, Q1 2026, page 2.

Prepared for Dufferin County homeowners by Kevin Flaherty, Broker

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Dufferin County June 2026 snapshot

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

Metric	June 2026	January-June 2026
Sales	69	330
Dollar volume	\$62,168,599	\$281,731,189
Average price	\$900,994	\$853,731
Median price	\$772,000	\$740,000
New listings	250	1,149
Active listings	497	Not reported YTD
Average sale-to-list ratio	96%	96%
Average listing days on market	53	51

Source: TRREB Dufferin County Regional Housing Market Report, June 2026, county page 2. Active listings are a June month-end measure. LDOM is the report's listing-days-on-market measure.

What the June balance means

- The county had about 7.2 active listings for every June sale and about 3.6 new listings for every sale. These are comparison ratios, not months-of-inventory calculations.
- The June average was \$128,994 above the median, showing that higher-priced rural and detached transactions influenced the county-wide average.
- The 96% average sale-to-list ratio describes completed sales and does not imply that every listing sold or that every property sold at the same discount.
- The 53-day average LDOM is county-wide. Price range, property type, municipality, acreage, servicing, condition, and competition can materially change a home's selling timeline.

The January-to-June figures provide the broader reference: 330 sales, an \$853,731 average price, a \$740,000 median price, 1,149 new listings, a 96% average sale-to-list ratio, and 51 average listing days on market.

June 2026 by property type

Detached homes accounted for 52 of the county's 69 June sales and therefore had the strongest influence on the all-home average. Smaller categories should be read cautiously.

Home type	Sales	Average	Median	New	Active	SPLP	LDOM
Detached	52	\$999,402	\$835,000	203	399	95%	52
Semi-detached	5	\$609,800	\$595,000	13	19	97%	25
Condo townhouse	2	\$518,250	\$518,250	9	15	97%	153
Condo apartment	2	\$508,750	\$508,750	9	22	97%	33
Att/row/townhouse	8	\$637,087	\$630,250	16	42	97%	55

Source: TRREB Dufferin County Regional Housing Market Report, June 2026, county page 2. Categories with no reported June sales are omitted.

How to use this table

- Compare detached homes with detached competition and condominium homes with the correct condominium category before drawing pricing conclusions.
- The two-sale condominium samples are too small to support a broad pricing rule. One transaction can materially change the average, median, or LDOM.
- County property-type data still combines different communities, price ranges, lot sizes, and urban-rural settings.
- Current listings competing for the same buyer are part of the pricing evidence; completed sales alone do not show today's full choice set.

Why the detached average and median differ

The detached average of \$999,402 was \$164,402 above the detached median of \$835,000. That spread reflects the mix of completed transactions and is one reason a seller should not apply a county average directly to a specific home.

Year-to-date detached context

From January through June, Dufferin County recorded 243 detached sales at a \$947,614 average price and an \$810,000 median, with 883 new detached listings, a 96% average sale-to-list ratio, and 54 average listing days on market.

June 2026 municipality comparison

Dufferin County is not one uniform market. Orangeville and Shelburne produced the largest June samples; rural municipalities recorded fewer sales and more volatile averages.

Municipality	Sales	Average	Median	New	Active	SPLP	LDOM
Amaranth	4	\$1,483,750	\$1,192,500	20	42	93%	84
East Garafraxa	3	\$1,276,667	\$1,350,000	3	19	98%	65
East Luther Grand Valley	4	\$711,875	\$743,750	21	33	99%	59
Melancthon	2	\$886,500	\$886,500	15	31	95%	111
Mono	4	\$1,032,000	\$1,029,000	44	83	96%	29
Mulmur	7	\$1,472,143	\$1,070,000	17	36	92%	84
Orangeville	33	\$779,245	\$734,000	86	161	97%	47
Shelburne	12	\$636,250	\$612,500	44	92	97%	34

Source: TRREB Dufferin County Regional Housing Market Report, June 2026, municipality pages 3-10. All rows are All Home Types. LDOM is used exactly as reported.

Interpret the small samples carefully

Amaranth, East Garafraxa, East Luther Grand Valley, Melancthon, Mono, and Mulmur each had between two and seven June sales. A small number of distinctive rural transactions can move averages sharply, so the table is orientation—not a substitute for acreage, buildings, servicing, location, condition, and comparable-sale analysis.

Orangeville accounted for 33 of 69 county sales, and Shelburne added 12. Their larger samples provide more monthly evidence, but neighbourhood, property type, condition, and price range still matter.

Q1 2026 community context

The quarterly reports provide a separate January-through-March view of Dufferin communities. Keep this evidence separate from the June monthly figures; Q1 uses DOM while the June regional report uses LDOM.

Community	Sales	Average	Median	New	Active	SP/LP	DOM
Rural Amaranth	5	\$1,555,000	\$1,565,000	20	22	91%	72
Rural East Garafraxa	3	\$1,216,667	\$1,350,000	16	13	96%	33
Rural East Luther Grand Valley	10	\$839,190	\$881,500	20	18	96%	56
Rural Melancthon	5	\$949,300	\$791,500	17	21	93%	81
Rural Mono	10	\$1,598,400	\$1,287,000	52	35	94%	53
Rural Mulmur	9	\$886,933	\$660,000	24	25	95%	53
Orangeville	56	\$751,783	\$719,000	169	94	97%	55
Shelburne	22	\$647,109	\$640,000	94	61	97%	59

Sources: TREB Dufferin community housing market reports, Q1 2026, community breakdown page 2 for Amaranth, East Garafraxa, East Luther Grand Valley, Melancthon, Mono, Mulmur, Orangeville, and Shelburne.

What the quarterly view adds

- Orangeville and Shelburne again provide the largest samples; rural results remain more sensitive to individual transactions.
- Rural Mono's Q1 average exceeded its median by \$311,400, while Rural Mulmur's average exceeded its median by \$226,933. Property mix can create wide gaps.
- Do not average community medians or combine Q1 DOM with June LDOM to invent a county statistic.
- For a rural property, comparable acreage, outbuildings, servicing, access, condition, and buyer profile usually matter more than the county headline average.

Grand Valley note

The Q1 community report recorded one Grand Valley sale and did not publish average or median price figures for that row. Rural East Luther Grand Valley had 10 sales and is shown separately above. Missing source values should remain missing rather than be inferred.

Orangeville HPI and a practical seller plan

The June 2026 Composite MLS Home Price Index provides an Orangeville benchmark of \$720,200. It is the published Dufferin-zone HPI measure in the supplied report, but it should not be presented as a county-wide benchmark for every rural municipality.

Benchmark	Value	1 mo.	3 mo.	6 mo.	1 yr.	3 yr.	5 yr.	10 yr.
Orangeville Composite	\$720,200	+0.09%	-0.99%	+2.15%	-2.42%	-11.18%	-6.47%	+77.72%

Source: TRREB MLS HPI Benchmark Summary Report, June 2026, Composite page 97. The Orangeville municipality row and Dufferin zone row report the same benchmark and changes.

1. Build the correct comparison set

Use recent sales and current listings that match the home's municipality, property type, price range, lot, servicing, buildings, condition, layout, improvements, and buyer profile.

2. Price for the current choice set

June ended with 497 active Dufferin County listings and 69 sales. The asking strategy should make the property's value defensible within its direct competition instead of relying on one county-wide average.

3. Make the property understandable online

Use professional photography, floor plans, clear property documentation, and Video Narrated VR Animated Online Showings so qualified buyers can understand the home, setting, layout, and lifestyle before visiting.

4. 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 evidence changes.

Get a property-specific opinion of value

Market averages cannot account for your exact Dufferin County community, property type, lot, condition, improvements, rural features, or competition. Kevin Flaherty offers a free, no-obligation home evaluation grounded in current evidence.

Start your Dufferin County home evaluation
Call 226-270-6433 | Kevin@Flaherty.ca

Sources and limits

Toronto Regional Real Estate Board, Dufferin County Regional Housing Market Report, June 2026, county page 2 and municipality pages 3-10; Toronto Regional Real Estate Board, Dufferin community housing market reports, Q1 2026, page 2; Toronto Regional Real Estate Board, MLS HPI Benchmark Summary Report, June 2026, Composite page 97. Figures describe reported MLS activity for the stated periods. Market statistics are not an appraisal, prediction, or guarantee of an individual selling result.