Answer first

Erin's July 2026 market gave buyers meaningful choice. TRREB reported 14 sales, a $1,102,357 average price, a $1,098,500 median price, 58 new listings, 133 active listings, a 95% average sale-to-list-price ratio, and 46 average listing days on market.

The relationship between 133 active listings and 14 July sales equals about 9.5 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, July 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 July 2026 snapshot

The July 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	July 2026
Sales	14
Dollar volume	$15,433,000
Average price	$1,102,357
Median price	$1,098,500
New listings	58
Active listings	133
Average sale-to-list ratio	95%
Average listing days on market	46

Source: TRREB Wellington Regional Housing Market Report, July 2026, Erin page 4. Active listings are a July 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	12	$1,167,750	$1,173,000	53	123	94%	50
Semi-detached	1	$730,000	$730,000	2	5	97%	24
Att/row/townhouse	1	$690,000	$690,000	3	5	106%	12

Source: TRREB Wellington Regional Housing Market Report, July 2026, Erin page 4. Categories with no reported sales are omitted. The semi-detached and attached row/townhouse results each reflect one sale and are not stable pricing evidence.

How to read the July figures

- Detached homes represented 12 of 14 July sales, so the township result was driven mainly by detached activity.
- The July average was only $3,857 above the median, so the two measures were unusually close for the month's transaction mix.
- The 95% average sale-to-list ratio describes completed sales, not every property offered for sale.
- The 46-day average LDOM does not mean every village, rural, hobby-farm, or estate property should expect the same timeline.

January-July 2026: the broader view

The seven-month figures combine 105 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-July 2026
Sales	105
Dollar volume	$113,563,839
Average price	$1,081,560
Median price	$920,000
New listings	387
Average sale-to-list ratio	95%
Average listing days on market	46

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

Year-to-date property-type results

Home type	Sales	Average	Median	New	SPLP	LDOM
Detached	93	$1,126,703	$975,000	340	95%	48
Semi-detached	7	$739,286	$730,000	26	103%	18
Att/row/townhouse	5	$721,100	$724,500	21	102%	35

Source: TRREB Wellington Regional Housing Market Report, year-to-date January-July 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 $1,081,560, compared with a $920,000 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.

July metric	Erin	Wellington Region
Sales	14	257
Average price	$1,102,357	$822,655
Median price	$1,098,500	$730,000
New listings	58	608
Active listings	133	1,271
Average sale-to-list ratio	95%	97%
Average listing days on market	46	44

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

Nearby-market comparison

Community	Sales	Average	Median	SPLP	LDOM	YTD sales	YTD average
Erin	14	$1,102,357	$1,098,500	95%	46	105	$1,081,560
Centre Wellington	41	$859,068	$779,900	97%	44	254	$857,390
Guelph/Eramosa	15	$1,055,290	$885,000	97%	36	95	$1,027,114
Guelph	142	$754,244	$710,500	98%	41	883	$764,973

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

The practical conclusion

Erin's July average price was about 34% above Wellington Region overall, while its average listing days on market were two days longer and its average sale-to-list ratio was two percentage points lower. The comparison reflects July's small, detached-heavy Erin sales mix and does not value an individual property.

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 July 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 July 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 July 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

July ended with 133 active Erin listings and 14 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.

Sources and limits

Sources: TRREB Wellington Regional Housing Market Report, July 2026, pages 2-6; TRREB Erin Community Housing Market Report, Q1 2026, pages 2-4. Figures are reported MLS activity for the stated periods, not an appraisal, forecast, or guarantee.