

OCTOBER 2026 / NEW TECUMSETH MUNICIPALITY

New Tecumseth Real Estate Market Report

54 sales. $778,090 average sold price. 37 average listing days.

October recorded a $747,500 median sold price, 128 new listings and 243 active listings. These are municipal results across all home types, not separate figures for Alliston, Beeton, Tottenham or the northern communities.

Inside: August-October comparison, October property detail, January-October totals and Q3 community results. Kevin Flaherty, Broker with eXp Realty | 38 years experience | Top 1% Ontario.

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Reviewed November 16, 2026. Sources: TRREB August, September and October 2026 Market Watch and Q3 2026 New Tecumseth Community Report. General market information, not an appraisal or a price/timing guarantee.

1. Recent Municipal Comparison

August-October 2026 - all home types

These three monthly snapshots cover the same New Tecumseth municipality and all home types. They show reported prices, sales, month-end listings and sold-property exposure without blending community and municipal results.

2026 month	Sales	Average sold price	Median sold price	Active listings	Average LDOM	Average PDOM
August	55	$825,444	$775,000	266	49	69
September	54	$807,218	$767,500	251	53	69
October	54	$778,090	$747,500	243	37	59

What changed in the reported results?

October recorded 54 sales, the same count as September and one fewer than August. Active listings were lower, and October's reported listing and property days were shorter than in either earlier month, while average and median sold prices were lower.

Use the comparison carefully

Different homes sold in each month. These changes do not establish depreciation for an individual property, seasonal causation or a forecast. The figures are the original monthly release snapshots and may be revised by TRREB. LDOM means listing days on market; PDOM means property days on market. Neither is the complete preparation-to-closing timeline.

Read each measure in its own context

[ ] Sales and sold prices describe the transactions entered for each month.

[ ] Active listings are measured at month-end, not a cumulative three-month total.

[ ] Listing/property days describe sold-property exposure, not the time every home will take.

[ ] Price the actual home against relevant sold comparisons and current alternatives.

TRREB August 2026 Market Watch
TRREB September 2026 Market Watch
TRREB October 2026 Market Watch

Source: New Tecumseth all-home-types row, physical PDF page 3 in each report. Reviewed November 16, 2026.

2. October Prices by Property Type

Whole Town of New Tecumseth - October 2026

Property type	Sales	Dollar volume	Average price	Median price
All home types	54	$42,016,880	$778,090	$747,500
Detached	37	$30,785,980	$832,054	$790,000
Semi-detached	3	$2,250,000	$750,000	$775,000
Attached / row / townhouse	5	$3,276,400	$655,280	$691,900
Condominium townhouse	3	$1,734,500	$578,167	$624,500
Condominium apartment	0	-	-	-
Link	2	$1,355,000	$677,500	$677,500
Co-op apartment	0	-	-	-
Detached condominium	4	$2,615,000	$653,750	$660,000
Co-ownership apartment	0	-	-	-

TRREB October 2026 Market Watch: physical PDF pages 3, 7, 9, 11, 13, 15, 17, 19, 21 and 23

A dash means no reported sale-based value. It is not a zero-dollar price. The three semi-detached, three condominium-townhouse, two link and four detached-condominium sales are small groups.

Detached homes account for 37 of the 54 reported sales. This describes the month’s transaction mix, not which property type will perform best next.

3. October Listings and Selling Pace

Property type	New listings	Active listings	Average SP/LP	Average LDOM
All home types	128	243	96%	37
Detached	91	171	96%	37
Semi-detached	6	10	97%	10
Attached / row / townhouse	10	22	99%	26
Condominium townhouse	3	7	96%	32
Condominium apartment	4	10	-	-
Link	1	1	96%	82
Co-op apartment	0	0	-	-
Detached condominium	12	21	95%	58
Co-ownership apartment	0	0	-	-

TRREB October 2026 Market Watch: same category pages as the price table

Read the measures correctly

SP/LP means sale-to-list price ratio. The reported 96% all-types ratio compares average sale and listing prices; it is not a universal 4% negotiating allowance. LDOM means listing days on market for sold listings. The municipality's average property days on market (PDOM) was 59, compared with 37 LDOM. Neither includes your full preparation-to-closing plan.

TRREB's PDOM definition accumulates listing time for the same property, seller and brokerage during the original contract, including relisting. Unsold homes are not represented by the sold-listing average.

Published trend indicators

New Tecumseth: 39.9% sales-to-new-listings ratio trend and 5.1 months of inventory trend. TRREB calculates both using 12-month moving averages. They are different from one-month divisions. No categorical market label or individual forecast is inferred here.

Source: October report, physical PDF pages 3 and 27 (notes)

4. January-October Municipal Totals

New Tecumseth - all home types, January-October 2026

Measure	Year-to-date result
Sales	485
Dollar volume	$383,233,235
Average sold price	$790,172
Median sold price	$750,000
New listings	1288
Average sale-to-list ratio	97%
Average listing days on market	44
Average property days on market	62

TRREB October 2026 Market Watch, physical PDF page 5

These cumulative results already include October. Do not add the October sales to the 485 year-to-date total. Earlier months may be revised by TRREB; totals do not predict the final year.

Separate regional context: Simcoe County

For October 2026, the report's Simcoe County row records 157 sales, $129,144,050 dollar volume, an $822,574 average and a $757,500 median price. It reports 482 new listings, 1,038 active listings, 96% SP/LP, 37 LDOM and 55 PDOM.

This is the report's broader Simcoe County geography, not a substitute for New Tecumseth, community or Briar Hill results.

Regional context source: physical PDF page 3

5. Community Results: July-September 2026

Q3 2026 - all home types

Community	Sales	Dollar volume	Average price	Median price
Alliston	83	$59,706,700	$719,358	$720,000
Beeton	19	$14,800,607	$778,979	$777,000
Rural New Tecumseth	30	$27,308,278	$910,276	$922,500
Tottenham	34	$28,697,000	$844,029	$782,500

Community	New listings	Active listings	Average SP/LP	Average LDOM
Alliston	185	115	97%	45
Beeton	41	18	98%	28
Rural New Tecumseth	83	72	95%	75
Tottenham	72	46	96%	45

TRREB Q3 2026 New Tecumseth Community Report, physical PDF page 2

The Q3 summary labels its timing measure average LDOM. Q3 covers July-September and is historical community context, not October community data. Alliston had the most sales; Beeton had the shortest reported all-types LDOM. Neither establishes a price floor, location premium or individual timeline.

Monthly, year-to-date and quarterly results cover different periods. Sale prices reflect the homes sold, not an appraisal or a forecast for one property. Small samples can move averages sharply. Briar Hill, Green Briar and Treetops have no separate statistical rows in these reports; a property category does not identify a community.

6. Alliston: Q3 Property Detail

July-September 2026 - community property categories

Property type	Sales	Average price	Median price
Detached	54	$766K	$758K
Semi-detached	1	-	-
Attached / row / townhouse	12	$623K	$628K
Condominium townhouse	3	-	-
Condominium apartment	2	-	-
Other	11	$738K	$720K

Property type	New listings	SNLR	Average DOM	Average SP/LP
Detached	130	38%	37	97%
Semi-detached	5	-	-	-
Attached / row / townhouse	23	48%	21	98%
Condominium townhouse	7	-	-	-
Condominium apartment	9	-	-	-
Other	11	44%	89	96%

TRREB Q3 2026 Community Report, physical PDF page 3

K means thousand dollars. These price labels are rounded as published in the charts, unlike the exact-dollar all-types summary. SNLR is the publisher's reported sales-to-new-listings ratio, not the October 12-month trend measure. Some chart ratios differ from displayed sales divided by new listings; values are retained as published, not recalculated. The property charts label timing average days on market (DOM), while the all-types community summary labels it LDOM.

A dash preserves an unreported value. TRREB suppresses some statistics when there are two or fewer sales. "Other" is the publisher's category; it is not a separate community. The homes sold differ by type and period. Do not use these averages as automatic adjustments or evidence of appreciation.

7. Beeton: Q3 Property Detail

July-September 2026 - community property categories

Property type	Sales	Average price	Median price
Detached	15	$817K	$790K
Semi-detached	2	-	-
Attached / row / townhouse	1	-	-
Condominium townhouse	0	-	-
Condominium apartment	0	-	-
Other	1	-	-

Property type	New listings	SNLR	Average DOM	Average SP/LP
Detached	38	51%	26	98%
Semi-detached	2	-	-	-
Attached / row / townhouse	1	-	-	-
Condominium townhouse	0	-	-	-
Condominium apartment	0	-	-	-
Other	0	-	-	-

TRREB Q3 2026 Community Report, physical PDF page 4

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8. Rural New Tecumseth: Q3 Property Detail

July-September 2026 - community property categories

Property type	Sales	Average price	Median price
Detached	18	$1,071K	$1,185K
Semi-detached	0	-	-
Attached / row / townhouse	0	-	-
Condominium townhouse	1	-	-
Condominium apartment	3	-	-
Other	8	$696K	$660K

Property type	New listings	SNLR	Average DOM	Average SP/LP
Detached	64	29%	79	94%
Semi-detached	2	-	-	-
Attached / row / townhouse	1	-	-	-
Condominium townhouse	3	-	-	-
Condominium apartment	2	-	-	-
Other	11	48%	67	96%

TRREB Q3 2026 Community Report, physical PDF page 5

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9. Tottenham: Q3 Property Detail

July-September 2026 - community property categories

Property type	Sales	Average price	Median price
Detached	23	$897K	$872K
Semi-detached	6	$788K	$790K
Attached / row / townhouse	3	-	-
Condominium townhouse	0	-	-
Condominium apartment	1	-	-
Other	1	-	-

Property type	New listings	SNLR	Average DOM	Average SP/LP
Detached	39	44%	42	96%
Semi-detached	8	41%	25	101%
Attached / row / townhouse	18	-	-	-
Condominium townhouse	3	-	-	-
Condominium apartment	2	-	-	-
Other	2	-	-	-

TRREB Q3 2026 Community Report, physical PDF page 6

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10. What This Means for Your Sale

Read supply without predicting a sale

October ended with 243 active listings and recorded 54 sales. TRREB reports a 5.1-month inventory trend based on a 12-month moving average. This is not simply active listings divided by one month's sales, and it does not promise how long your home will take.

Choose the right comparisons

Start with relevant sold properties and current competition: community, ownership, property type, usable land, size, condition and records. A municipal average or a higher community average is not an automatic premium for your home.

Present the actual home clearly

Organize available floor plans, permits, system ages, utility information and relevant ownership records. Identify virtual staging or digital alterations and do not conceal condition. Online interest does not establish financial qualification.

Review price and response together

Use relevant sales, competing listings, showing feedback and offer terms. A sale-to-list ratio compares reported sale and listing prices; it does not establish correct pricing, a universal discount or the value achieved by an agent.

The Flaherty.ca approach

Kevin Flaherty and the Flaherty.ca Home Selling System Team combine market evidence, strategic pricing and Video Narrated VR Animated Online Showings. The system includes a custom property website with video narration, broad syndication beyond MLS and preparation guidance tailored to the actual property. Kevin brings 38 years of local market experience.

Request a Free Home Evaluation | Book a Call with Kevin

Call or text 226-270-6433 | kevin@flaherty.ca

Read the market report and community map | TRREB October 2026 | TRREB Q3 2026

Reviewed November 16, 2026. Firm transactions and listings are reported under TRREB's definitions. Data may be revised. This report does not establish legal boundaries, property condition, buyer funding, a formal appraisal or a guaranteed selling result.