Mono Market Report | October 2026



Understand the market. Plan your next move.

TRREB reported one Mono sale in October, a detached home: $1,025,000 average and median price, 28 new listings, 78 active listings, 94% average SP/LP and 16 average listing days on market. The price and pace describe one transaction, not a forecast for your home.

Read the municipal evidence, compare the broader context and organize a property-specific discussion with Kevin. January-October recorded 50 sales and 46 average listing days.

TRREB Dufferin_202610.pdf - Mono, PDF page 7

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October 2026: the Mono snapshot

Metric	All home types / detached
Sales	1
Dollar volume	$1,025,000
Average price	$1,025,000
Median price	$1,025,000
New listings	28
Active listings	78
Avg. SP/LP	94%
Avg. LDOM	16

The single sale was detached. Other property categories had no October sales, new listings or active listings; the report leaves their price and pace fields blank. One transaction cannot establish a uniform change in Mono property values or selling speed.

Source: TRREB Dufferin_202610.pdf - Mono, PDF page 7

What the figures mean

Prices: the average and median were both $1,025,000 because only one sale was reported. Neither establishes your property value or a uniform market change.

Choice: 78 active listings is a month-end snapshot. One sale is activity during the month. These separate stock and flow measures alone do not establish a formal market classification.

Negotiation: average SP/LP is the report’s ratio of average selling price to average listing price for firm transactions, not the ratio to original asking price.

Timing: 16 average LDOM concerns the one sold listing. It excludes preparation and negotiated closing and does not predict a deadline for an unsold home.

The report does not identify which acreage, building, service, view or planning features produced the price. Review those factors property by property.

January-October 2026: the broader view

Metric	All home types / detached sales
Sales	50
Dollar volume	$65,422,039
Average price	$1,308,441
Median price	$1,248,750
New listings	252
Avg. SP/LP	96%
Avg. LDOM	46

All 50 sales were detached. Of 252 new listings, 251 were detached and one was a detached condo. October is already included in YTD; do not add its sale again. Active listings are not an accumulated YTD count.

Source: TRREB Dufferin_202610.pdf - Mono YTD, PDF page 7

Use a longer period without turning it into a forecast

The YTD average of $1,308,441 and median of $1,248,750 describe a different period and mix of homes from October alone. A monthly average below the YTD average does not prove that every Mono home lost that amount in value.

A valuation is not a formula

- Compare recent sales with similar land, access, services, buildings and condition.
- Read average, median and sales count together, then narrow the comparison set.
- Review current listings that a buyer could realistically choose instead.
- Organize available well, septic, survey, permission and outbuilding records, identifying their limits.
- Discuss an asking position after reviewing the actual property and relevant evidence.

Mono in its Dufferin County context

October metric	Mono	Dufferin County
Sales	1	49
Average price	$1,025,000	$772,435
Median price	$1,025,000	$729,000
New listings	28	170
Active listings	78	455
Avg. SP/LP	94%	97%
Avg. LDOM	16	39

Source: TRREB Dufferin_202610.pdf - county page 2; Mono page 7

The county covers other municipalities and property types. Its 49 sales and Mono’s single detached sale have different mixes. The price difference alone does not establish a uniform Mono premium or explain its cause.

Q3 2026: Rural Mono community context

Q3 metric	Rural Mono
Sales	24
Dollar volume	$29,266,000
Average price	$1,219,417
Median price	$1,261,250
New listings	70
Active listings	71
Avg. SP/LP	98%
Avg. LDOM	46

Source: TRREB Q3 2026 Mono community report - Rural Mono, PDF page 2

Q3 covers July-September. The report contains one Rural Mono row, not separate neighbourhood results. Q3 overlaps YTD. Its timing measure is labelled average LDOM. Quarterly figures can be revised.

October 2026: HPI benchmark context

Dufferin County HPI	Single Family Detached
Benchmark price	$835,900
HPI index	354.5
Year-over-year change	+0.42%

Source: TRREB October 2026 MLS HPI public tables - PDF page 2

This is Dufferin County’s Single Family Detached benchmark, not a Mono municipal appraisal. The current table provides index, benchmark and year-over-year change. It uses a different category from the older 1 Storey table; do not interpret that category change as a price change.

How to use it

The reported +0.42% year-over-year change supplies broader detached-market context. It does not establish that each Mono property changed by the same percentage. Relevant sales and current alternatives remain necessary for a selling-price opinion.

Rural factors to review separately

- Usable acreage, terrain, privacy, views and verified measurements.

- Well quantity, appropriate water tests, septic condition and available records.

- Buildings, actual access, utilities and property-specific permitted use.

- Road maintenance, driveway condition and year-round accessibility.

- Planning, conservation, development and drainage requirements.

- Dwelling condition, renovations, layout and energy systems.

- Accurate online explanation of the property and its ownership details.

Check the limits of records

Bacterial tests concern E. coli and total coliforms, not chemical safety or well quantity. Pumping receipts are maintenance records, not full-system certification. Obtain appropriate professional advice. WETT inspection reports must meet the insurer’s requirements.

A practical Mono seller plan

1. Establish the evidence

Compare relevant sales and current alternatives by land, access, services, buildings, condition and location. Public averages provide context.

2. Prepare rural documentation

Gather available surveys, permits, septic/well information, maintenance and WETT reports. Confirm what each establishes and what still needs investigation.

3. Price for the actual choice set

October ended with 78 active Mono listings and one sale. Identify the relevant competing properties rather than treating every listing as a direct alternative.

4. Explain the property online

Use professional photography, plans and Video Narrated VR Animated Online Showings to explain house, land, buildings, systems and actual access. Presentation does not financially qualify a buyer.

5. Review the response

Agree review dates and triggers. Compare enquiries, showings, offers, feedback and new competition. Review schedules are planning aids, not guaranteed deadlines.

Get a property-specific opinion of value

Call or text Kevin at 226-270-6433 or visit flaherty.ca/mono-home-evaluation. Market averages are not an appraisal, sale-price guarantee or timing prediction.

Sources and important information

TRREB Dufferin_202610.pdf - Mono page 7; county page 2

TRREB Q3 Mono community report - PDF page 2

TRREB October MLS HPI public tables - PDF page 2

Public Health Ontario - well-water testing

WETT - inspection reports

Town of Mono - permissions and municipal services

Before work or clearing, confirm relevant permissions. Maps and drone lines do not establish legal property boundaries or access rights. Nearby recreation does not automatically grant access. Record equipment, rentals, fixtures and exclusions in the purchase agreement. Reviewed November 16, 2026; TRREB may revise reported figures.