

Your Erin Market Report

October / January-October 2026 | Separate Q3 community results

In October 2026, the Town of Erin recorded 11 home sales, all detached, at a $1,095,377 average price and $1,110,000 median. There were 34 new listings and 114 active listings at month-end. The reported sale-to-list ratio was 95%, and sold listings averaged 80 listing days on market. These municipal results are context for a property-specific comparison, not a value or deadline for your home.

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Discuss your property: flaherty.ca/homeeval | 226-270-6433

Read the Measures Before Comparing

Average and median

The average is total reported sale value divided by sales. The median is the middle sale price. Different groups of homes can move both measures without establishing how an individual home changed value.

SP/LP - sale price / list price

The monthly report defines this as average selling price divided by average listing price for reported firm transactions. It is not an original-asking-price discount, a valuation accuracy score or a predicted negotiation allowance.

LDOM - listing days on market

The monthly report's average days sold listings were on the market. It excludes homes that did not sell and is not the whole preparation-to-closing calendar.

DOM - days on market

The property-type charts label their timing measure average days on market (DOM). The Q3 2026 all-types community summary labels it LDOM; earlier summaries use DOM. Keep the source, period and geography attached; do not automatically add condition days that may overlap a reported listing period.

YTD - year to date

Here, January through October 2026. It includes October; adding the two periods would double-count October. YTD active listings are not reported.

New and active listings

New listings are entries during the stated period. Active listings are the stock at the period end, not the number available today.

Sales-to-new-listings ratio

Sales divided by new listings describes a same-period calculation, but some source chart labels differ from the displayed counts. Published chart ratios are shown as reported, without silently recalculating them. A ratio is not a probability of sale, a valuation formula or formal months of inventory.

Geography and small samples

Town of Erin monthly totals, quarterly "Erin" / "Rural Erin" community rows, and Wellington Region context cover different scopes. Some quarterly measures for two or fewer sales are not reported; blank figures are not zero.

October: Town of Erin

Town of Erin - October 2026

Measure	Reported result
Sales	11
Dollar volume	$12,049,150
Average price	$1,095,377
Median price	$1,110,000
New listings	34
Month-end active listings	114
SP/LP	95%
Average LDOM	80

October 2026 - Town of Erin property types

Type	Sales	Average	Median	New	Active	SP/LP	LDOM
All home types	11	$1,095,377	$1,110,000	34	114	95%	80
Detached	11	$1,095,377	$1,110,000	32	108	95%	80
Semi-detached	0	-	-	2	3	-	-
Attached/row/townhouse	0	-	-	0	3	-	-

All 11 October sales were detached. Semi-detached and attached/row/townhouse categories had no sales; their sale-based fields remain unreported, while new and active listings are shown. Other categories had no sales, new or active listings. These results do not establish typical prices or timing.

October 2026 - reported dollar volume

Type	Dollar volume
All home types	$12,049,150
Detached	$12,049,150
Semi-detached	-
Attached/row/townhouse	-

Source: TRREB Wellington Regional Housing Market Report, October 2026, Wellington_202610.pdf, physical PDF page 4. Figures can be revised in later reports.

January-October: The Broader View

Town of Erin - January-October 2026

Measure	Reported result
Sales	152
Dollar volume	$165,260,320
Average price	$1,087,239
Median price	$922,500
New listings	513
SP/LP	95%
Average LDOM	50

January-October 2026 - Town of Erin property types

Type	Sales	Average	Median	New	SP/LP	LDOM
All home types	152	$1,087,239	$922,500	513	95%	50
Detached	135	$1,132,539	$974,000	458	95%	51
Semi-detached	10	$737,000	$730,000	31	101%	32
Attached/row/townhouse	7	$713,929	$724,500	24	99%	52

January-October 2026 - reported dollar volume

Type	Dollar volume
All home types	$165,260,320
Detached	$152,892,820
Semi-detached	$7,370,000
Attached/row/townhouse	$4,997,500

Source: TRREB Wellington Regional Housing Market Report, October 2026, Wellington_202610.pdf, physical PDF page 4. Figures can be revised in later reports.

The 152-sale period contains October. Its larger sample does not make the average a valuation of your home; location, type, land, condition and terms still matter. No YTD active-listing total is reported.

Q3: Erin and Rural Erin Communities

Q3 2026 - separate community rows

Row	Sales	Average	Median	New	Active	SP/LP	LDOM
Erin	26	$894,994	$860,000	72	49	97%	49
Rural Erin	25	$1,301,020	$1,150,000	77	70	94%	52

Q3 2026 - community property-type detail

Segment	Sales	Average*	Median*	DOM	Sales/new
Erin detached	18	$975K	$903K	46	31%
Erin semi-detached	5	$730K	$730K	57	33%
Erin attached/row/townhouse	3	-	-	-	-
Rural Erin detached	25	$1,301K	$1,150K	52	27%

*Property-type prices are rounded exactly as shown in the source charts; K means thousand Canadian dollars. The all-home totals above retain the published dollar precision. Sales/new is the published chart ratio. Some labels differ from displayed sales divided by new listings; these figures are not silently recalculated and are not formal months of inventory.

Source: TRREB Erin Community Housing Market Report, Q3 2026, physical PDF page 2 (community totals) and pages 3-4 (property-type charts). The summary labels timing LDOM; charts say average days on market (DOM). The publisher's row is "Erin"; it is not renamed here as the whole of Erin Village.

TRREB Q3 2026 Erin community report, physical PDF page 2

How to Use This Detail

The Q3 "Erin" row includes detached, semi-detached and attached/row/townhouse sales. Rural Erin's 25 Q3 sales were detached. These aggregates are not automatic comparisons for every village home, acreage, hobby farm or luxury estate property. Compare actual utility, services, permitted uses, condition, land and realistic alternatives.

The source can suppress price/timing measures for categories with two or fewer sales. A blank is not a zero and should not be replaced with an invented estimate.

Previous Quarters: Compare Like Scopes

Erin - selected quarters, all home types

Period	Sales	Average	Median	SP/LP	DOM / LDOM*
Q4 2025	9	$1,132,556	$943,000	98%	43
Q1 2026	15	$881,031	$882,500	97%	35
Q2 2026	33	$830,375	$800,000	99%	45
Q3 2026	26	$894,994	$860,000	97%	49

Rural Erin - selected quarters, all home types

Period	Sales	Average	Median	SP/LP	DOM / LDOM*
Q4 2025	9	$1,565,389	$1,455,000	96%	66
Q1 2026	17	$1,379,912	$1,250,000	96%	43
Q2 2026	27	$1,289,056	$950,000	92%	52
Q3 2026	25	$1,301,020	$1,150,000	94%	52

TRREB Q4 2025 Erin community report, physical PDF page 2

TRREB Q1 2026 Erin community report, physical PDF page 2

TRREB Q2 2026 Erin community report, physical PDF page 2

TRREB Q3 2026 Erin community report, physical PDF page 2

The selected quarters retain Q4 2025, Q1 and Q2 2026 and add Q3 2026. In Q3, Erin recorded 26 sales at an $894,994 average and $860,000 median; Rural Erin had 25 at a $1,301,020 average and $1,150,000 median. These are changing samples, not repeat sales of the same homes. They do not establish an individual property's change, a seasonal premium or a cause. *Earlier summaries label timing DOM; Q3 2026 labels it LDOM.

Different Samples, Not a Forecast

Q4 is October-December, Q1 January-March, Q2 April-June and Q3 July-September. The series is not seasonally adjusted. Do not join it to October municipal averages as one continuous community price series. Reported quarterly results may differ from sums of older monthly publications.

Q3 2025 and Q3 2026: Year-over-Year View

Compare July-September in each year for the same published community rows. These all-home-type results are separate from the October Town of Erin municipal snapshot. *The 2025 summary labels timing DOM; the Q3 2026 summary labels it LDOM. Retain that distinction when reading the time figures.

Erin - Q3 2025 and Q3 2026, all home types

Period	Sales	Average	Median	DOM / LDOM*
Q3 2025	26	$1,071,077	$1,040,000	46
Q3 2026	26	$894,994	$860,000	49

Rural Erin - Q3 2025 and Q3 2026, all home types

Period	Sales	Average	Median	DOM / LDOM*
Q3 2025	23	$1,433,609	$1,298,000	53
Q3 2026	25	$1,301,020	$1,150,000	52

TRREB Q3 2025 Erin community report, physical PDF page 2

TRREB Q3 2026 Erin community report, physical PDF page 2

How to Read the Comparison

Both community rows reported lower Q3 average and median prices in 2026. Erin recorded 26 sales in each year; Rural Erin had 23 in 2025 and 25 in 2026. These are different groups of homes. The comparison does not show that every property lost value, identify why prices differed or measure a specific home’s change in value.

Comparing the same quarter adds calendar context but does not make the series seasonally adjusted or remove differences in property mix. Average and median are market summaries, not an appraisal or asking-price formula. Keep these community results separate from monthly municipal data and use relevant sales for your property.

Wellington Region and Nearby Markets

October 2026 - Erin and Wellington Region

Measure	Town of Erin	Wellington Region
Sales	11	207
Average price	$1,095,377	$816,037
Median price	$1,110,000	$742,500
New listings	34	522
Active listings	114	1,149
SP/LP (%)	95	97
Average LDOM	80	44

October 2026 - nearby municipalities

Municipality	Sales	Average	Median	SP/LP	LDOM
Erin	11	$1,095,377	$1,110,000	95%	80
Centre Wellington	36	$878,025	$772,500	97%	42
Guelph/Eramosa	13	$884,962	$780,000	98%	32
Guelph	114	$757,048	$715,000	97%	38

January-October 2026 - separate broader context

Geography	Sales	Average price
Erin	152	$1,087,239
Centre Wellington	386	$873,063
Guelph/Eramosa	133	$1,018,514
Guelph	1,259	$769,704
Wellington Region	2,278	$829,177

Source: TRREB Wellington_202610.pdf, October / January-October 2026. Physical PDF page 2: Wellington Region; page 3: Centre Wellington; page 4: Erin; page 5: Guelph; page 6: Guelph/Eramosa. All home types.

The regional and nearby figures are context, not substitutes for Erin or a property-specific comparison. Erin’s October average was higher in this set, but that does not rank the value of every home or establish why prices or timing differed.

A Practical Erin Seller Plan

1. Establish the right comparison set

Compare relevant completed sales and current alternatives by location, type, condition, land, services and terms. Explain why a sale deserves weight rather than apply the town-wide average to your address. Kevin’s CMA is a price opinion, not a formal appraisal, lending decision or guaranteed sale price.

2. Prepare the property and its records

Gather available surveys, permits, renovation and mechanical records, utility information and equipment contracts. Rural properties may need well, septic, access, outbuilding and conservation information. Agree suitable investigations; an inspection is not universally mandatory and a bacterial water result does not establish chemical safety or supply. Discuss actual disclosure duties with your lawyer and Realtor.

3. Price for the current choice set

The dated snapshot helps frame the discussion, but review listings competing with you when you launch. Choose an asking strategy supported by relevant evidence and your circumstances; no average, median or list-price ratio supplies a guaranteed price.

4. Explain the property online

Use agreed professional photography, plans, accurate records and Video Narrated VR Animated Online Showings to explain supported features and layout. Presentation does not financially qualify viewers, certify condition or permitted use, or guarantee offers.

5. Review response against a defined plan

Review inquiries, reach, workable access, recurring feedback, offers and competing listings together. Investigate what changed before adjusting price or presentation. No fixed day or showing count automatically requires a reduction; funding, conditions and closing arrangements still matter.

Start your free home evaluation

Book a call with Kevin

Sources and Your Next Conversation

Source: TRREB Wellington Regional Housing Market Report, October 2026, Wellington_202610.pdf, physical PDF page 4. Figures can be revised in later reports.

Regional and nearby context uses the same October report, physical pages 2-6. This exact citation identifies the supplied source; the community-report index below is a release directory, not proof of the monthly figures.

TRREB Q3 2025 Erin community report, physical PDF page 2

TRREB Q4 2025 Erin community report, physical PDF page 2

TRREB Q1 2026 Erin community report, physical PDF page 2

TRREB Q2 2026 Erin community report, physical PDF page 2

TRREB Q3 2026 Erin community report, physical PDF page 2

TRREB — Current Community Reports

Q3 2026 is the community edition verified for this report. Check later releases and current competition before a live pricing decision.

Town of Erin — Planning, Official Plan and Zoning

Town of Erin — Water Servicing

RECO — Seller Disclosure Obligations

Public Health Ontario — Well-Water Testing Scope

Your Property-Specific Questions

Which completed sales best match my home, and why?

Which differences in land, services, condition or terms need investigation?

What competing options are available when I intend to list?

Which records or professional advice should I obtain before commitments?

What assumptions and uncertainties affect the asking range and estimated proceeds?

Market summaries are not an appraisal, legal or tax advice, a promise of marketing outcomes, or a guaranteed sale price or timetable. The illustrated cover and municipal maps do not establish legal property boundaries or access rights.