

October 2026: the market at a glance

In October 2026, Shelburne recorded 9 sales at an average price of $638,667 and a median of $600,000. There were 26 new listings and 66 active listings at month end. Completed sales averaged 97% of list price and 53 listing days on market (LDOM).

A nine-sale month is a small sample. Compare your home with relevant properties, not the town average. January-October and Q3 results are shown separately inside.

Source: TRREB Dufferin_202610.pdf, Shelburne, physical PDF page 10. October 2026.

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Shelburne: October 2026

Completed sales and prices

Property type	Sales	Dollar volume	Average price	Median price
All home types	9	$5,748,000	$638,667	$600,000
Detached	5	$3,478,000	$695,600	$684,000
Semi-detached	3	$1,735,000	$578,333	$580,000
Att/row/townhouse	1	$535,000	$535,000	$535,000
Condo townhouse	0	-	-	-
Condo apartment	0	-	-	-

Listings, sale-to-list ratio and time

Property type	New listings	Active listings	Avg. SP/LP	Avg. LDOM
All home types	26	66	97%	53
Detached	21	54	96%	49
Semi-detached	4	3	98%	43
Att/row/townhouse	1	6	94%	105
Condo townhouse	0	2	-	-
Condo apartment	0	1	-	-

A dash preserves an unreported sale-based field; it is not a zero-dollar price or a zero-day sale. Link, co-op apartment, detached condo and co-ownership apartment each recorded zero sales, new listings and active listings.

Source: TRREB Dufferin_202610.pdf, Shelburne, physical PDF page 10. October 2026.

Shelburne: January-October 2026

104 sales across the first ten months

The broader sample recorded an average price of $642,873 and a median of $631,500. It is a ten-month result, not an October price trend or a forecast.

Property type	Sales	Dollar volume	Average price	Median price
All home types	104	$66,858,780	$642,873	$631,500
Detached	76	$51,409,300	$676,438	$683,250
Semi-detached	12	$6,936,000	$578,000	$580,000
Att/row/townhouse	13	$7,272,480	$559,422	$555,000
Condo townhouse	3	$1,241,000	$413,667	$410,000
Condo apartment	0	-	-	-

Property type	New listings	Avg. SP/LP	Avg. LDOM
All home types	360	97%	44
Detached	279	97%	45
Semi-detached	34	97%	40
Att/row/townhouse	39	99%	49
Condo townhouse	5	97%	22
Condo apartment	3	-	-

Active listings are not accumulated into a year-to-date total. Condo apartment sale-based fields remain unreported. The four other zero-activity categories each recorded zero sales and zero new listings in this period.

Source: TRREB Dufferin_202610.pdf, Shelburne, physical PDF page 10. October 2026.

What the figures can tell you

Property mix changes the headline

Five detached homes, three semi-detached homes and one attached/row/townhouse sold in October. Detached homes averaged $695,600 with a $684,000 median and 49 average LDOM. The three semis averaged $578,333 and 43 LDOM; the one townhouse sold for $535,000 with 105 LDOM. These small samples cannot establish a durable segment trend.

Choice is different from a guarantee

66 active listings divided by 9 October sales is about 7.3 active listings per sale. This is a descriptive comparison of month-end inventory with one month's sales, not a formal months-of-inventory measure or a market classification.

The 97% all-home SP/LP describes the reported relationship between selling and listing prices for completed sales. It is not evidence of the discount from an original asking price or the proportion of all listings that will sell. The one townhouse result of 94% does not establish a repeatable offer strategy.

Dufferin County: October context

County-wide measure	October 2026
Sales	49
Dollar volume	$37,849,300
Average price	$772,435
Median price	$729,000
New listings	170
Active listings	455
Average SP/LP	97%
Average LDOM	39

County results include different communities and a different property mix. They are context, not a substitute for Shelburne or property-specific comparisons.

Source: TRREB Dufferin_202610.pdf, Dufferin County, physical PDF page 2. October 2026.

Q3 2026: a separate quarterly view

Shelburne: July-September 2026

All-home measure	Q3 2026
Sales	41
Dollar volume	$25,744,980
Average price	$627,926
Median price	$590,000
New listings	105
Active listings	78
Average SP/LP	97%
Average DOM	40

Source: TRREB Q3 2026 Shelburne Community Report, physical PDF page 2

Q3 covers July-September, not October. Its 41 sales are already included in January-October totals; do not add the quarterly and year-to-date sales together.

The community summary labels its timing figure average DOM. The October regional report labels its figure average LDOM. The labels are retained as printed rather than treating the periods and measures as interchangeable.

The $627,926 average and $590,000 median describe the quarterly sold-property mix. Changes between those prices and October's prices do not establish appreciation or depreciation for an individual property.

The 78 active listings is quarter-end inventory, not the total number available throughout Q3. Quarterly figures may differ from sums of earlier monthly publications because the source is revised.

Turn the report into a practical plan

1. Choose the right comparison set

Match property type, exact location, lot, condition, layout, basement, parking and verified use. Review recent sales alongside the homes buyers can choose now. A higher town average does not establish appreciation for your home.

2. Decide which preparation matters

Gather available permits, measurements, service records and improvement details. Investigate condition concerns and seek disclosure advice where needed. Prioritize work that answers a real question rather than assuming a major renovation will pay back.

3. Make the home understandable before a visit

Kevin's Video Narrated VR Animated Online Showings combine property imagery, plans, narration and animated movement to explain features and room connections. Clear presentation supports an informed showing; it does not establish an unsupported asking price.

4. Set a review plan with the brokerage

Agree on services, responsibilities and a review date. Distinguish views, inquiries, showings and offers. Use repeated feedback and current comparisons to decide what should change; 53 average sold-listing days is not your deadline.

Bring your listing history, improvements, major-system ages, available records and timing to a property-specific conversation. If already listed, begin with your current brokerage and review your agreement before changing representation.

Request a free home evaluation

Book a phone call with Kevin

Book a Zoom with Kevin

Definitions, resources and next steps

Average and median

Average price is total reported dollar volume divided by sales, rounded in the report. Median is the middle of the ordered prices. Both describe the sold mix; neither is a direct estimate for a particular home.

LDOM and active listings

TRREB defines average listing days on market as the average days sold listings were on the market. It does not describe every unsold property. Active listings are measured at the end of the period; new listings count entries during the period.

Reporting limits

This report covers October and January-October 2026, plus a separately labelled Q3 community summary. It does not publish a current HPI benchmark. Monthly, quarterly and year-to-date figures may be revised by TRREB. Small samples and different property mixes limit comparisons.

Primary monthly data: TRREB Dufferin_202610.pdf (Shelburne p10; county p2).

Primary quarterly data: TRREB Q3 2026 Shelburne report (p2)

Read the live Shelburne market report

Town of Shelburne: municipal information

Dufferin County: services and planning information

RECO Information Guide: representation and service choices

About Kevin Flaherty

Kevin is a Broker with 38 years of experience and over $500 million in real estate sold. He was the overall #1 top producing agent at his previous brokerage for 10 consecutive years and is a two-time eXp Realty ICON Award recipient.

Request your property-specific evaluation

Prepared November 16, 2026. Educational market context, not a valuation, legal advice, guarantee or forecast. Confirm current property evidence and professional advice before making a decision.