

Orangeville Real Estate Market Report

October 2026 | Q3 context | Reviewed November 18, 2026

What is happening in the Orangeville market?

TRREB reported **26 Orangeville sales** in October 2026, at a **$717,319 average** and **$715,000 median**. There were **54 new listings** and **130 active listings** at month-end. Sold listings averaged **40 listing days**, and the average sale-to-list-price ratio was **97%**. The full report separately records **74 property days**. Buyers had alternatives; sellers should compare their specific home with recent sales and current competing listings.

Town-wide statistics help frame a selling decision. They do not establish the value or selling time of an individual home.

Inside: current property-type tables, clearly labelled historical context, HPI explained, pricing and marketing guidance, and two reusable planning worksheets.

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Sources: TRREB Dufferin regional report, October 2026, Orangeville table, PDF p9 [1]; Market Watch, October 2026, Orangeville row, PDF p3 [2]. Full source guide on p8.

01 | CURRENT MONTH

October 2026: the local detail

Orangeville municipality only. These are TRREB MLS® system results for the reported period, rather than a complete census of every property transaction.

Property type	Sales	Average price	Median price	New	Active	Avg. SP/LP	Avg. LDOM
All home types	26	$717,319	$715,000	54	130	97%	40
Detached	13	$852,308	$870,000	30	79	97%	47
Semi-detached	3	$537,967	$540,000	9	13	100%	11
Att/row/townhouse	7	$622,500	$615,000	7	17	96%	46
Condo townhouse	0			1	8		
Condo apartment	3	$532,967	$538,900	5	10	98%	27

[1] Dufferin_202610.pdf, PDF p9, October 2026 table. Total dollar volume: $18,650,300. Link properties: 0 sales, 2 new and 3 active listings; price, ratio and time fields are blank. The remaining three categories shown in the source have 0 sales, 0 new and 0 active listings. No blank price or time field is treated as zero.

What can you take from this?

Start with the correct segment. Detached homes accounted for 13 of 26 sales, or 50.0%. Other traded segments had three to seven sales each; condo townhouses had no sales. A small number of unusual homes can move an average sharply.

Keep two simple ratios separate from trend measures. 130 active listings / 26 sales = **5.00 active listings per sale**. 26 sales / 54 new listings = **48.1%**. These are period comparisons, not the chance your home will sell or a forecast of how long inventory will last.

Read the published trend labels literally. Market Watch reports Orangeville **SNLR Trend 41.0%** and **Months Inventory (Trend) 4.6** [2, PDF p3]. These are separately reported trend measures, rather than the two simple calculations above.

Use the right time measure. 40 LDOM is the average listing-days measure for sold listings. **74 PDOM** is the separate property-days measure in Market Watch [2]. Ask for the full listing history when planning total marketing time. Neither measure supplies a closing schedule.

02 | BROADER CONTEXT

Year-to-date and quarterly context

January-October 2026: 294 Orangeville sales, $219,358,341 in dollar volume, a $746,117 average price, a $725,000 median, 733 new listings, 97% average SP/LP and 40 average LDOM. [1, PDF p9]

Property type	Sales	Average price	Median price	New	Avg. SP/LP	Avg. LDOM
Detached	175	$850,758	$795,000	433	97%	40
Semi-detached	35	$622,992	$625,000	65	98%	32
Att/row/townhouse	49	$651,614	$650,000	122	97%	41
Condo townhouse	12	$492,167	$493,250	42	98%	50
Condo apartment	23	$471,126	$450,000	67	97%	48

YTD figures cover January 1-October 31, 2026. Link properties have 0 sales and 4 new listings; other unsold categories have 0 sales and 0 new listings. Price and time fields remain blank. Active listings are a period-end snapshot, not a YTD total.

Separate historical quarters

Period	Sales	Average	Median	New	Active	Avg. SP/LP	Days*
Q1 2026	56	$751,783	$719,000	169	94	97%	55
Q2 2026	116	$752,605	$724,000	283	143	97%	37
Q3 2026	97	$740,990	$739,000	227	137	97%	35

Q1 = January-March; Q2 = April-June; Q3 = July-September. Sources [3, 4, 6], PDF p2. Q3 dollar volume: $71,875,991. *The Q1/Q2 summaries report DOM; Q3 reports LDOM. Active listings belong to each quarter end.

How to use the longer view

Read pace and price together. The October average of $717,319 was below the January-October average of $746,117, but each describes a different group of transactions. That difference is not a measured price change for every home.

Use each published period on its own. Q1, Q2 and Q3 overlap with YTD. Their published sales counts plus October total 295, while October YTD reports 294. Preserve each report’s total and account for revisions when comparing reports.

03 | PRICES IN PERSPECTIVE

A benchmark is different from an average

Orangeville's October 2026 **Composite HPI benchmark was $721,100**, up **0.40% year over year**. The $717,319 sales average describes homes that sold that month; the HPI is a modelled benchmark. Neither is a property-specific valuation.

October HPI category	Index	Benchmark	1 month	3 months	1 year
Composite	351.4	$721,100	+0.75%	+0.20%	+0.40%
Single family detached	354.5	$853,900	-0.37%	-0.03%	+0.42%
Single family attached	371.6	$661,800	+0.30%	-0.77%	-0.05%
Townhouse	357.9	$490,300	+2.20%	-0.89%	-6.72%
Apartment	273.0	$371,500	-2.22%	-0.15%	-9.69%

[5] October TRREB MLS® HPI Benchmark Summary, Orangeville rows, PDF pp84, 97, 132, 146 and 161. Each change column uses its named comparison period. HPI categories differ from transaction categories.

Q3 2026 property-type context

Property type	Sales	Average*	Median*	New	Avg. SP/LP	Avg. DOM
Detached	62	$836K	$794K	139	97%	33
Semi-detached	9	$640K	$625K	21	98%	29
Att/row/townhouse	14	$646K	$652K	37	97%	44
Condo townhouse	5	$480K	$486K	9	97%	48
Condo apartment	7	$437K	$415K	19	97%	29

[6] OrangevilleQ32026.pdf, PDF p3. *Prices preserve the chart’s rounded thousands. The property-type chart reports DOM; its quarter summary on p2 reports LDOM. Other properties show 0 sales and 2 new listings; their price/time fields are blank.

The composite benchmark rose 0.75% over one month and 0.20% over three months. Detached and apartment benchmarks fell over one month. Use the property type and comparison period that fit your question.

04 | TURN EVIDENCE INTO A DECISION

A practical selling plan

The numbers describe the market. A useful selling strategy explains how your home will compete within it.

1. Build a true comparison set. Start with the same property type, a relevant location and recent firm sales. Compare usable space, lot, layout, parking, basement, condition and important updates. Record the sale date and any meaningful differences instead of applying a blanket neighbourhood premium.

2. Check the homes buyers can choose today. Review competing active listings in the same price band. Ask what your home offers that those alternatives do not, and what buyers may see as a drawback. Active asking prices show competition; they do not prove market value.

3. Set a supported range before choosing a list price. Ask which comparable transactions establish the range, which adjustments are justified and how the proposed asking price fits the current alternatives. A 97% town-wide SP/LP figure is not a formula for marking up your price or accepting a fixed discount.

4. Spend preparation money where it answers a buyer concern. Prioritise clear condition information and improvements that change how buyers understand the home. Gather applicable receipts, permits, warranties and maintenance records. Ask for the reason behind each suggested repair or presentation expense.

5. Make the home understandable before a showing. The Flaherty Team's **Video Narrated VR Animated Online Showings** combine professional photography, floor plans, virtual environments, narration and animated movement. The purpose is to explain layout, room sizes, features and benefits so buyers can make a more informed viewing decision.

6. Agree on how you will review the response. Set a review date and decide what evidence you will examine: enquiries, showing feedback, buyer objections and changes among competing listings. Diagnose the issue before changing price, preparation or presentation. Record the agreed next step on the worksheet.

If you are selling and buying

Build a plan for both transactions: your preferred timing, acceptable closing flexibility and a realistic comparison set for the next home. Compare your total move rather than focusing only on a town-wide average. Have your lender and relevant advisers confirm financing and transaction-specific costs.

Request a free, no-obligation property-specific evaluation
Call or text **226-270-6433**. Bring your questions and the worksheets that follow.

05 | REUSABLE WORKSHEET

Compare your home with the evidence

Print another copy for each comparison set. Record source dates and meaningful differences; leave unsupported adjustments blank.

Your property: _____

Property type / area: _____ **Reviewed on:** _____

Record the evidence	Recent comparable sale A	Recent comparable sale B	Current competing listing
Address / MLS® number			
Firm sale or listing date; price			
Size, layout, lot and parking			
Condition, updates and documents			
Important differences from your home			
Supported adjustment / reasoning			

What does this comparison support?

Proposed value range: _____

Strongest supporting evidence: _____

_____

Unanswered questions or missing documents: _____

_____

Separate verified facts from opinion. Ask for the rationale and source behind any price adjustment. An asking price or broad percentage premium is not a substitute for comparable-sale evidence.

06 | REUSABLE WORKSHEET

Your pricing, preparation and launch plan

Use this page at an evaluation or planning meeting. Update the plan as new competing listings and buyer feedback become available.

Property: _____
Agent / adviser: _____ **Meeting date:** _____

Your move and the evidence still needed

Preferred sale / move timing: _____

If buying as well, what needs to align? _____
_____

Questions to resolve before choosing a price: _____
_____

Priority task / evidence needed	Why it matters	Who / target date
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Agree on the next decision

Proposed asking price and supporting evidence: _____
_____

Presentation changes before launch: _____
_____

Review date and the feedback you will examine: _____
_____

Discuss your specific home with Kevin Flaherty

Kevin Flaherty, Broker | Flaherty Team | eXp Realty, Brokerage
170 Lakeview Court, Unit 3A, Orangeville, ON **L9W 5J7**
Call or text **226-270-6433** | flaherty.ca/homeeval

Local business connection: Flaherty Team member profile, Dufferin Board of Trade.

07 | SOURCES AND DEFINITIONS

Know what each figure measures

Every market figure in this guide refers to Orangeville and a stated reporting period. Dollar amounts are Canadian dollars.

Measure	How to read it
Sales and dollar volume	Firm transactions entered into the TRREB MLS® system within the stated period, and their total sale value. The sales count identifies the sample behind an average.
Average and median	Average = total sale value divided by sales. Median = the middle price in the ordered sales. A change in the type or mix of homes sold can affect both.
New and active listings	New listings entered during the period; active listings at the period end. They describe different things, and active inventory is not a YTD accumulation.
Average SP/LP	TRREB reports a selling-price/listing-price ratio for firm transactions. It is an aggregate measure, not proof every seller accepted the same discount or that the original asking price was correct.
LDOM, PDOM and DOM	Retain the exact reported label: listing days, property days or quarterly DOM. Use the full listing history for an individual home, and allow separately for a negotiated closing.
HPI and small samples	HPI is a modelled benchmark for its named category. A one- or two-sale monthly segment can show a very unstable average; a blank source value is not zero.

Primary TRREB source documents

[1] Dufferin_202610.pdf, Regional Housing Market Report, October 2026. Orangeville monthly and YTD tables: **PDF p9**.

[2] mw2610.pdf, Market Watch, October 2026. Orangeville current-month row and time/trend measures: **PDF p3**; HPI table: **PDF p25**. Read the original October report.

[3] OrangevilleQ12026 (2).pdf, Q1 2026, **p2**. **[4]** OrangevilleQ22026.pdf, Q2 2026, **p2**. **[6]** OrangevilleQ32026.pdf, Q3 2026, **pp2-3**.

[5] TRREB_MLS_HPI_Benchmark_Summary_Report_1026.pdf, October 2026. Orangeville Apartment **p84**; Composite **p97**; Single Family Attached **p132**; Single Family Detached **p146**; Townhouse **p161**. PDF pages count the cover.

TRREB Market Watch and report resources | Orangeville report page

Reviewed November 18, 2026 using the supplied original TRREB reports. Statistics can be revised. This is market context and planning guidance, not an appraisal or a prediction for a particular home. Interpretation and worksheets: Kevin Flaherty / Flaherty Team; market data: TRREB. Request your own evaluation at flaherty.ca/homeeval.