

Preferred Client Update

July 2026

COCHRANE MARKET STATS: JULY 01/26

Active Listings / Sales Last 30 Days

 Average Days on Market

DETACHED

149 / 63

Average Price

\$751,897 / \$703,114

45



ATTACHED

71 / 7

Average Price

\$430,094 / \$478,643

70



APARTMENT

23 / 3

Average Price

\$323,274 / \$421,333

55



*All numbers gathered for the Listings and Sales stats are compiled using sales/close numbers for 30 days ending July 1, 2026

Call Now for a Free Market Evaluation!

WHAT CANADIANS ARE DOING DIFFERENTLY WITH THEIR HOMES THIS SUMMER

Something has shifted in how Canadians are thinking about their homes in 2026, and it is showing up everywhere from backyard patios to open house lineups.

After a few years of uncertainty around rates, affordability, and what the market was going to do next, there is a quiet but noticeable change in energy this summer. people are not just waiting anymore. They are making moves, literally and figuratively.

For homeowners, this summer has become a season of intentional upgrades. Not the flashy full-gut renovations of a few years ago, but smarter, more considered improvements. Outdoor living spaces are having a serious moment. Canadians are investing in decks, pergolas, and low-maintenance landscaping that extend usable living space through the warmer months and add genuine value when it eventually comes time to sell.

Inside, the focus has shifted toward functionality. Home offices that actually work. Kitchens that feel less cluttered. Spaces that were designed for a different lifestyle are getting quietly reimaged for the one people are actually living now.

For buyers, summer traditionally brings more inventory and more competition. This year many are approaching the search with more patience and more preparation than in previous markets. The priorities are clearer, the decisions are more deliberate, and the focus is firmly on finding the right fit rather than just winning the deal.

What connects all of it is a more practical relationship with home. Not just as an address, but as a space that needs to work for real life, through the seasons, the weekends, and whatever comes next.



OUR TIP JAR!



Give Your Fridge a Breather

Once a year, pull your refrigerator away from the wall and vacuum the condenser coils underneath or behind it. Dust, pet hair, and debris can build up, making your fridge work harder. Cleaning the coils improves efficiency, reduces energy use, and may help extend the appliance's lifespan.



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