

INSTITUTE *for*
LUXURY HOME
MARKETING®

by Colibri Real Estate

JUNE
2025



MISSISSAUGA
ONTARIO

www.LuxuryHomeMarketing.com

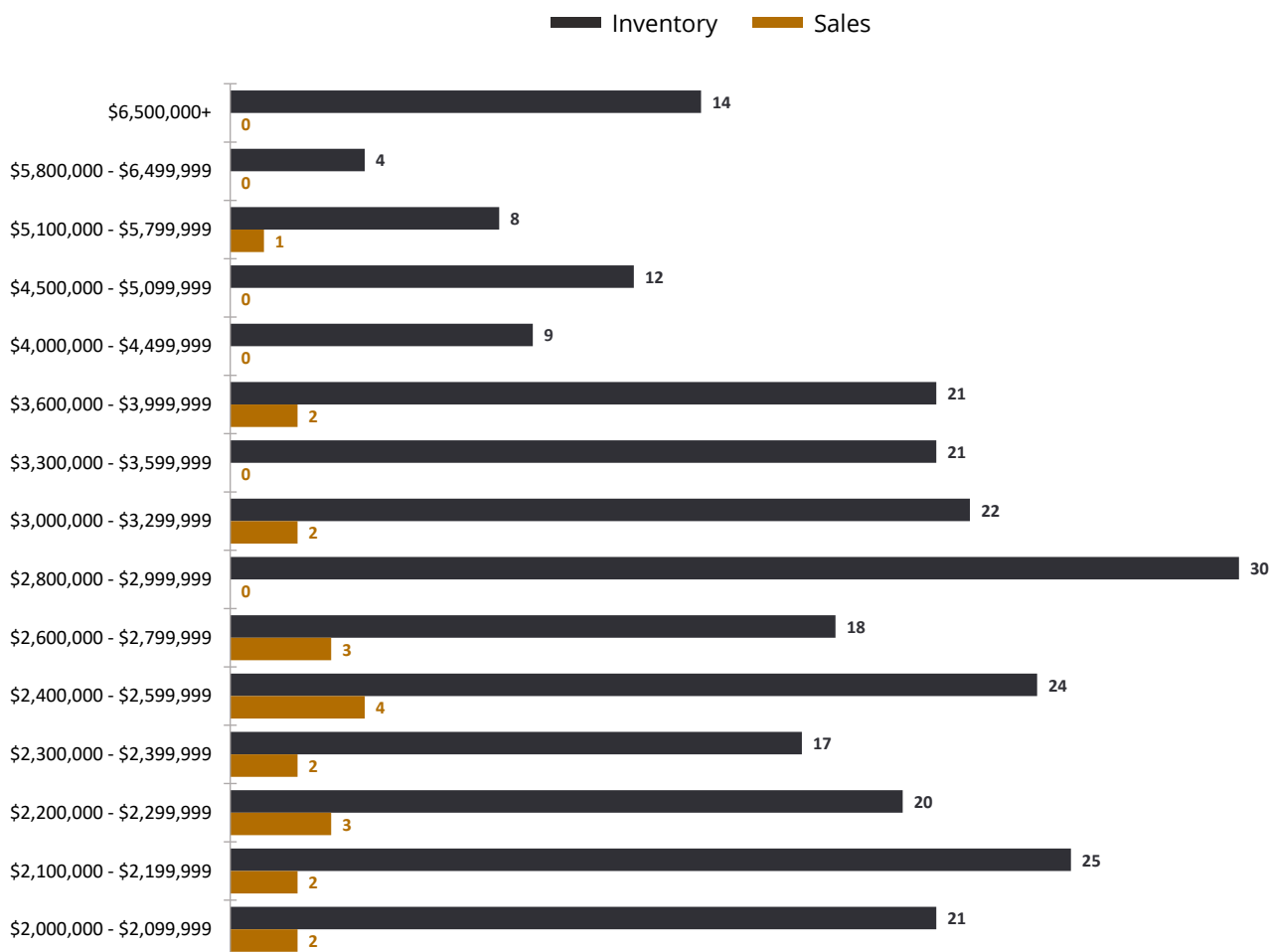
LUXURY INVENTORY VS. SALES | MAY 2025

Total Inventory: **266**

Total Sales: **21**

Total Sales Ratio²: **8%**

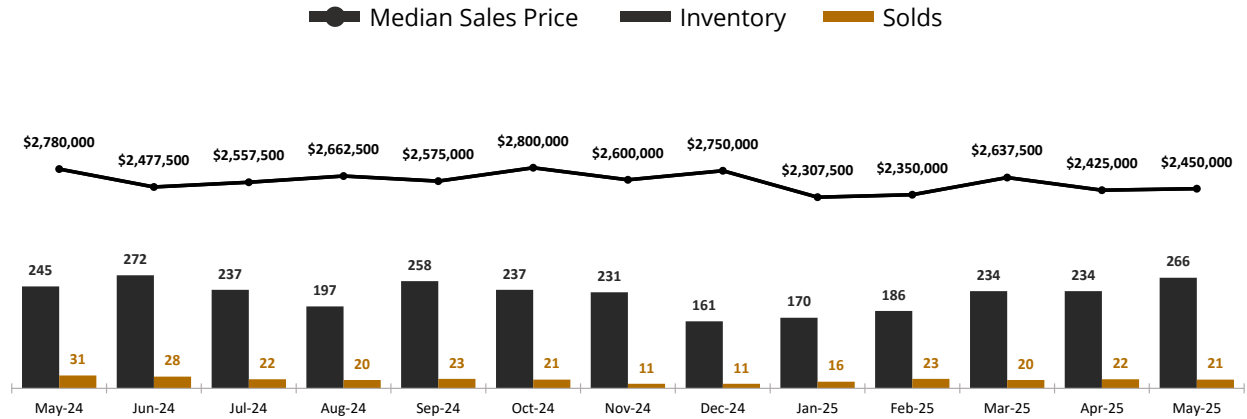
Buyer's Market



Bed ³ -Range-	Price -Median Sold-	DOM -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0-1 Bedrooms	NA	NA	NA	0	1	0%
2 Bedrooms	NA	NA	NA	0	6	0%
3 Bedrooms	\$2,450,000	22	4	3	35	9%
4 Bedrooms	\$2,375,000	13	5	11	161	7%
5 Bedrooms	\$2,385,000	5	6	5	55	9%
6+ Bedrooms	\$4,465,000	50	9	2	8	25%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | MAY

TOTAL INVENTORY

May 2024	May 2025
245	266

VARIANCE: **9%**

TOTAL SOLDS

May 2024	May 2025
31	21

VARIANCE: **-32%**

SALES PRICE

May 2024	May 2025
\$2.78m	\$2.45m

VARIANCE: **-12%**

SALE PRICE PER SQFT.

May 2024	May 2025
N/A	N/A

VARIANCE: **N/A**

SALE TO LIST PRICE RATIO

May 2024	May 2025
96.96%	95.04%

VARIANCE: **-2%**

DAYS ON MARKET

May 2024	May 2025
16	17

VARIANCE: **6%**

MISSISSAUGA MARKET SUMMARY | MAY 2025

- The single-family luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **95.04% of list price** in May 2025.
- The most active price band is **\$2,400,000-\$2,599,999**, where the sales ratio is **17%**.
- The median luxury sales price for single-family homes is **\$2,450,000**.
- The median days on market for May 2025 was **17** days, up from **16** in May 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | MAY 2025

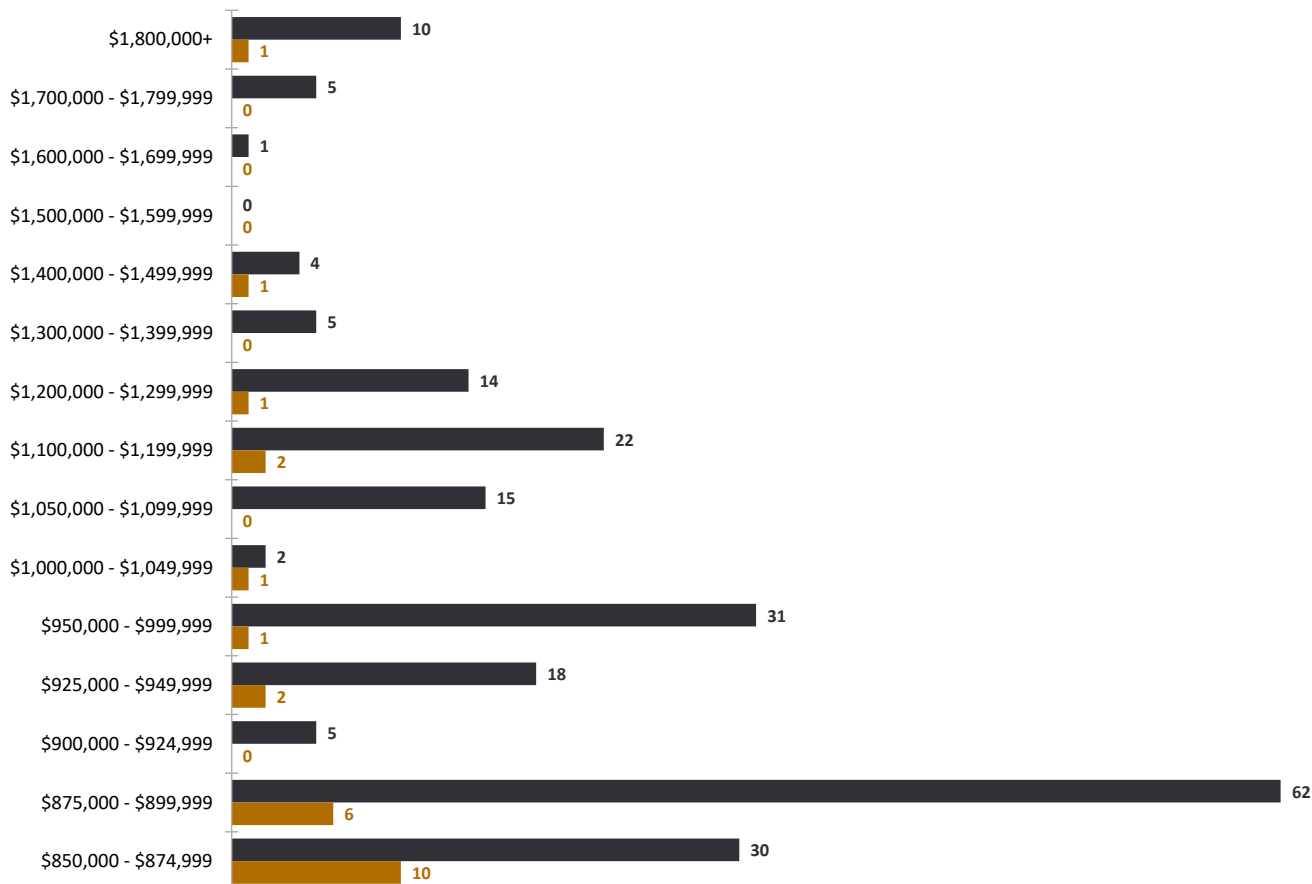
Total Inventory: **224**

Total Sales: **25**

Total Sales Ratio²: **11%**

Buyer's Market

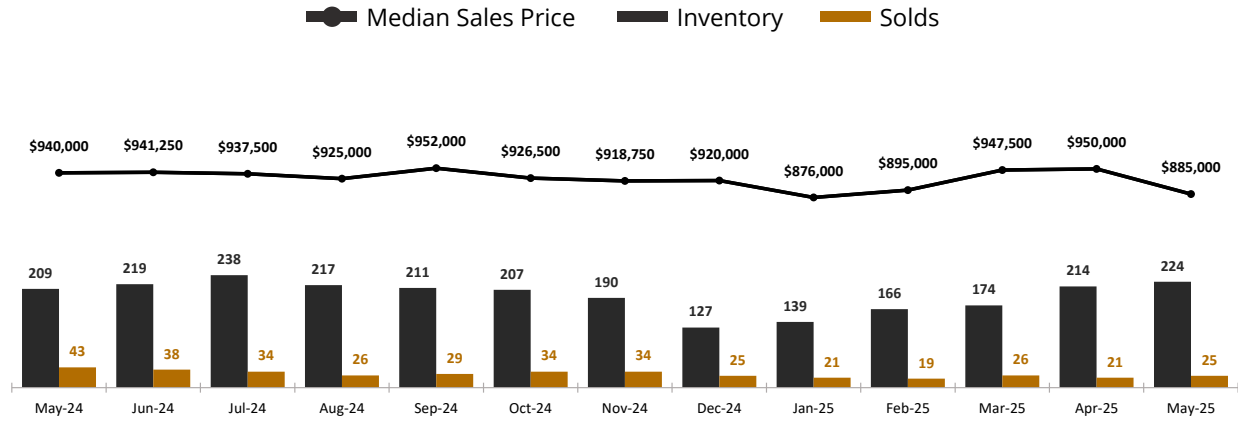
Inventory Sales



Beds ³ -Range-	Price -Median Sold-	DOM -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0-1 Bedrooms	NA	NA	NA	0	0	NA
2 Bedrooms	\$895,000	44	2	5	66	8%
3 Bedrooms	\$875,000	22	4	18	144	13%
4 Bedrooms	\$996,000	23	3	2	13	15%
5 Bedrooms	NA	NA	NA	0	1	0%
6+ Bedrooms	NA	NA	NA	0	0	NA

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | MAY

TOTAL INVENTORY

May 2024: 209
May 2025: 224

VARIANCE: **7%**

TOTAL SOLDS

May 2024: 43
May 2025: 25

VARIANCE: **-42%**

SALES PRICE

May 2024: \$940k
May 2025: \$885k

VARIANCE: **-6%**

SALE PRICE PER SQFT.

May 2024: N/A
May 2025: N/A

VARIANCE: **N/A**

SALE TO LIST PRICE RATIO

May 2024: 98.89%
May 2025: 97.22%

VARIANCE: **-2%**

DAYS ON MARKET

May 2024: 16
May 2025: 23

VARIANCE: **44%**

MISSISSAUGA MARKET SUMMARY | MAY 2025

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **97.22% of list price** in May 2025.
- The most active price band is **\$1,000,000-\$1,049,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **\$885,000**.
- The median days on market for May 2025 was **23** days, up from **16** in May 2024.

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