

INSTITUTE *for*  
LUXURY HOME  
MARKETING®

*Home of the CLHMS™*

AUGUST  
2024

MISSISSAUGA  

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ONTARIO

[www.LuxuryHomeMarketing.com](http://www.LuxuryHomeMarketing.com)

### LUXURY INVENTORY VS. SALES | JULY 2024

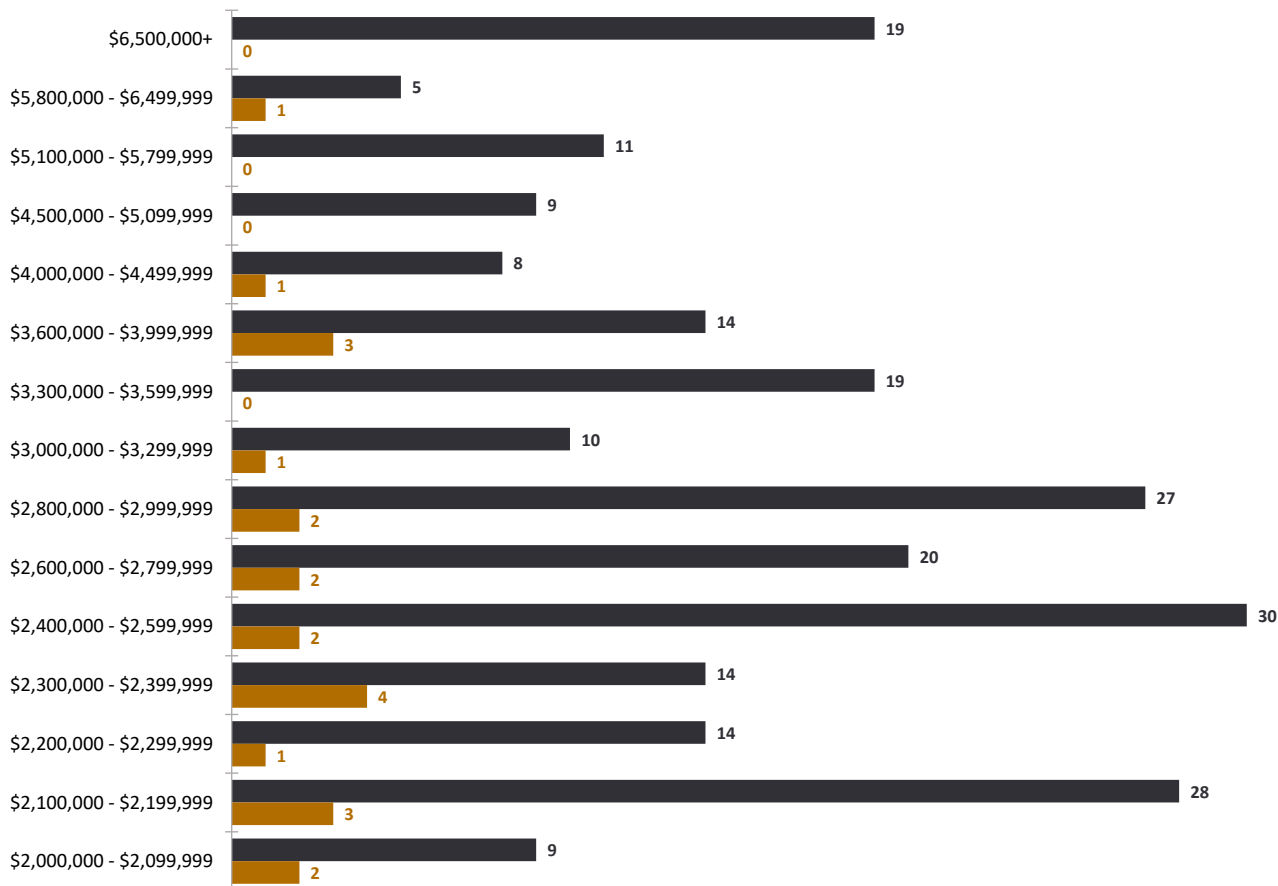
Total Inventory: **237**

Total Sales: **22**

Total Sales Ratio<sup>2</sup>: **9%**

Buyer's Market

Inventory Sales



| Beds <sup>3</sup><br>-Range- | Price<br>-Median Sold- | DOM<br>-Median Sold- | Baths<br>-Median Sold- | Sold<br>-Total- | Inventory<br>-Total- | Sales Ratio<br>-Sold/Inventory- |
|------------------------------|------------------------|----------------------|------------------------|-----------------|----------------------|---------------------------------|
| 0-1 Bedrooms                 | NA                     | NA                   | NA                     | 0               | 3                    | 0%                              |
| 2 Bedrooms                   | NA                     | NA                   | NA                     | 0               | 6                    | 0%                              |
| 3 Bedrooms                   | \$2,625,000            | 28                   | 4                      | 3               | 42                   | 7%                              |
| 4 Bedrooms                   | \$2,342,500            | 22                   | 5                      | 12              | 140                  | 9%                              |
| 5 Bedrooms                   | \$3,530,400            | 17                   | 6                      | 6               | 41                   | 15%                             |
| 6+ Bedrooms                  | \$3,999,999            | 112                  | 6                      | 1               | 5                    | 20%                             |

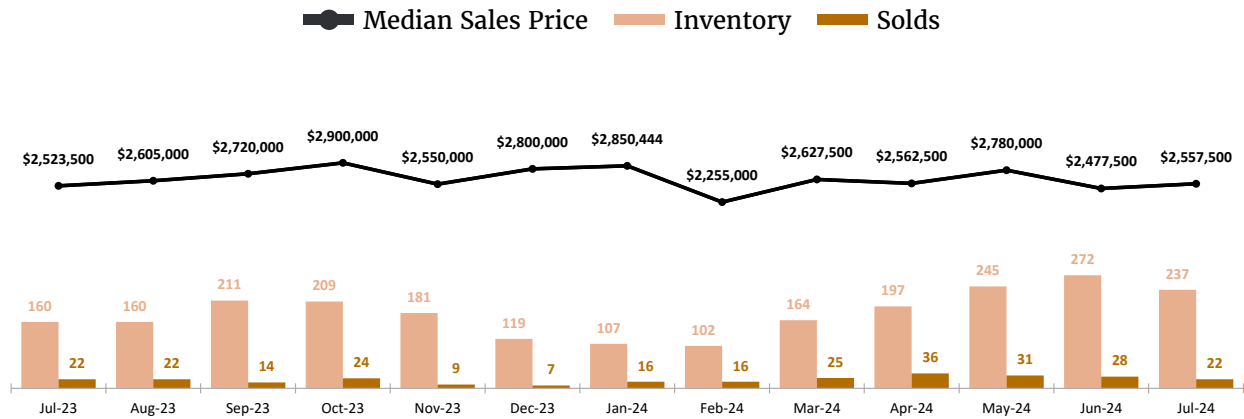
<sup>1</sup>The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.

# MISSISSAUGA

## SINGLE-FAMILY HOMES

Luxury Benchmark Price<sup>1</sup>: **\$2,000,000**

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | JULY

#### TOTAL INVENTORY

Jul. 2023      Jul. 2024  
**160**      **237**

VARIANCE: **48%**

#### TOTAL SOLDS

Jul. 2023      Jul. 2024  
**22**      **22**

VARIANCE: **0%**

#### SALES PRICE

Jul. 2023      Jul. 2024  
**\$2.52m**      **\$2.56m**

VARIANCE: **1%**

#### SALE PRICE PER SQFT.

Jul. 2023      Jul. 2024  
**N/A**      **N/A**

VARIANCE: **N/A**

#### SALE TO LIST PRICE RATIO

Jul. 2023      Jul. 2024  
**94.12%**      **95.00%**

VARIANCE: **1%**

#### DAYS ON MARKET

Jul. 2023      Jul. 2024  
**16**      **25**

VARIANCE: **56%**

### MISSISSAUGA MARKET SUMMARY | JULY 2024

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **95.00% of list price** in July 2024.
- The most active price band is **\$2,300,000-\$2,399,999**, where the sales ratio is **29%**.
- The median luxury sales price for single-family homes is **\$2,557,500**.
- The median days on market for July 2024 was **25** days, up from **16** in July 2023.

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

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

## LUXURY INVENTORY VS. SALES | JULY 2024

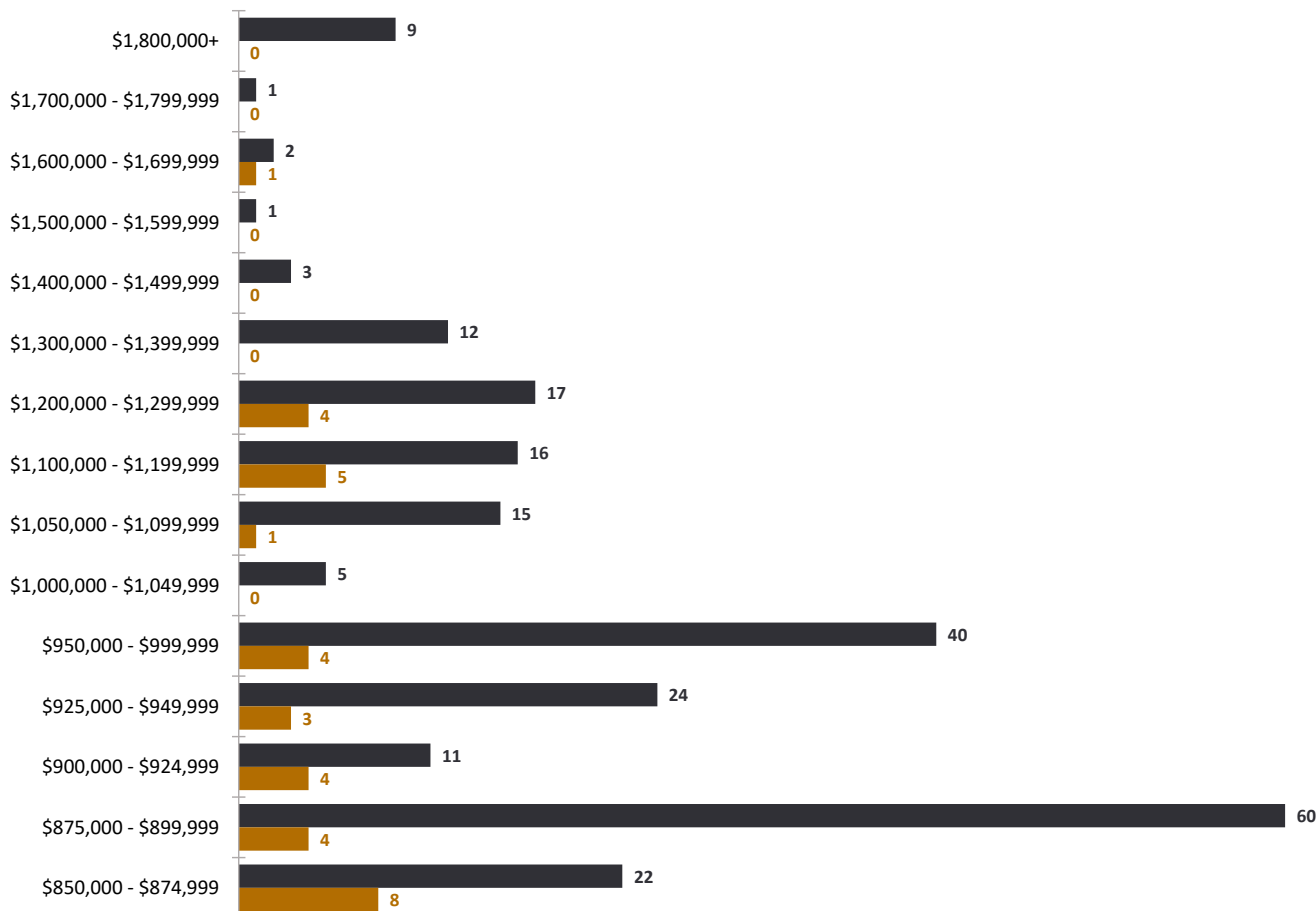
Total Inventory: **238**

Total Sales: **34**

Total Sales Ratio<sup>2</sup>: **14%**

Balanced Market

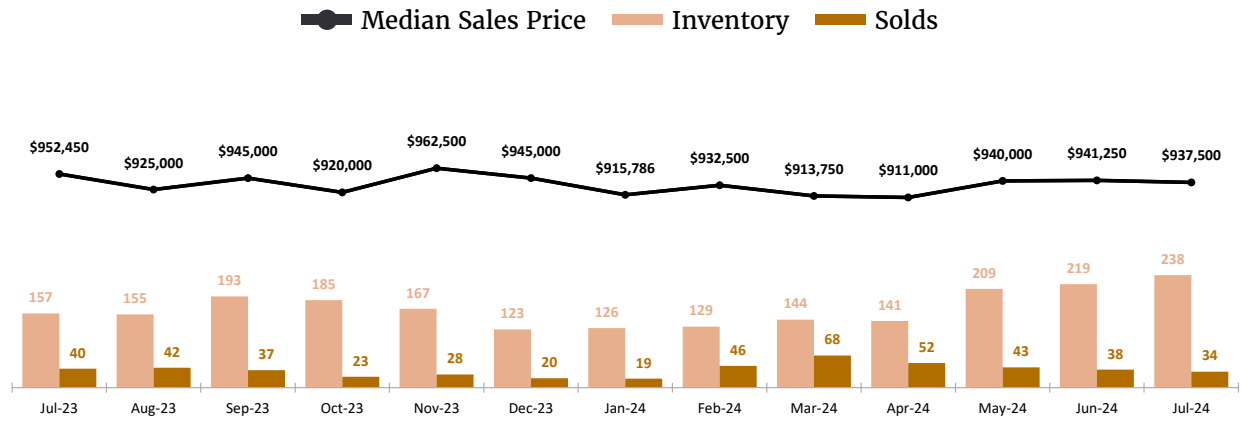
Inventory Sales



| Beds <sup>3</sup><br>-Range- | Price<br>-Median Sold- | DOM<br>-Median Sold- | Baths<br>-Median Sold- | Sold<br>-Total- | Inventory<br>-Total- | Sales Ratio<br>-Sold/Inventory- |
|------------------------------|------------------------|----------------------|------------------------|-----------------|----------------------|---------------------------------|
| 0-1 Bedrooms                 | NA                     | NA                   | NA                     | 0               | 0                    | NA                              |
| 2 Bedrooms                   | \$1,110,000            | 28                   | 2                      | 5               | 81                   | 6%                              |
| 3 Bedrooms                   | \$910,000              | 15                   | 3                      | 27              | 143                  | 19%                             |
| 4 Bedrooms                   | \$1,049,500            | 30                   | 3                      | 2               | 13                   | 15%                             |
| 5 Bedrooms                   | NA                     | NA                   | NA                     | 0               | 1                    | 0%                              |
| 6+ Bedrooms                  | NA                     | NA                   | NA                     | 0               | 0                    | NA                              |

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

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | JULY

### TOTAL INVENTORY

Jul. 2023      Jul. 2024  
**157**          **238**

VARIANCE: **52%**

### TOTAL SOLDS

Jul. 2023      Jul. 2024  
**40**            **34**

VARIANCE: **-15%**

### SALES PRICE

Jul. 2023      Jul. 2024  
**\$952k**        **\$938k**

VARIANCE: **-2%**

### SALE PRICE PER SQFT.

Jul. 2023      Jul. 2024  
**N/A**          **N/A**

VARIANCE: **N/A**

### SALE TO LIST PRICE RATIO

Jul. 2023      Jul. 2024  
**98.87%**      **98.18%**

VARIANCE: **-1%**

### DAYS ON MARKET

Jul. 2023      Jul. 2024  
**14**            **18**

VARIANCE: **29%**

## MISSISSAUGA MARKET SUMMARY | JULY 2024

- The attached luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **98.18% of list price** in July 2024.
- The most active price band is **\$1,600,000-\$1,699,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **\$937,500**.
- The median days on market for July 2024 was **18** days, up from **14** in July 2023.

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

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.