

INSTITUTE *for*
LUXURY HOME
MARKETING®

Home of the CLHMS™

DECEMBER
2024

MISSISSAUGA

ONTARIO

www.LuxuryHomeMarketing.com

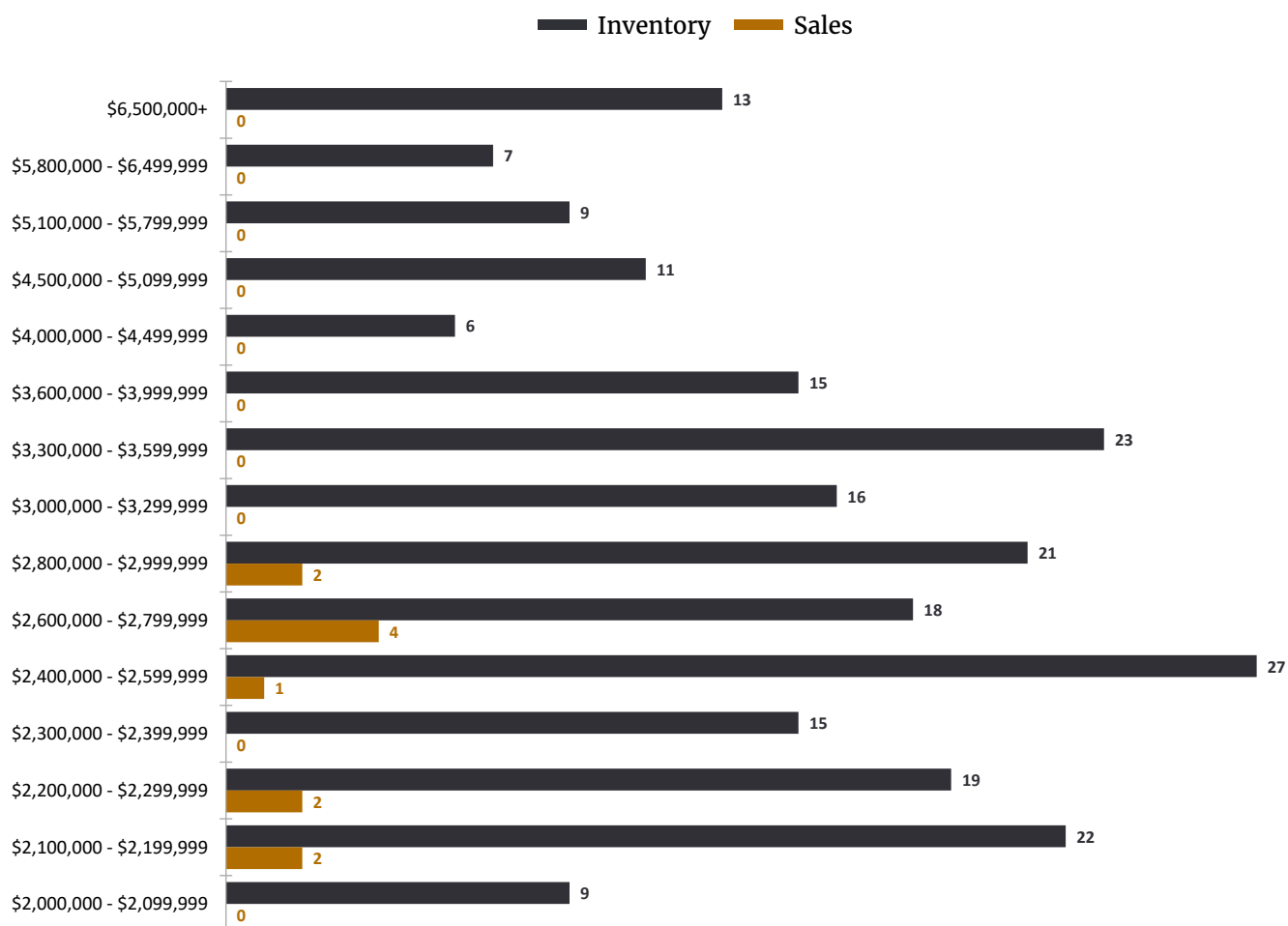
LUXURY INVENTORY VS. SALES | NOVEMBER 2024

Total Inventory: **231**

Total Sales: **11**

Total Sales Ratio²: **5%**

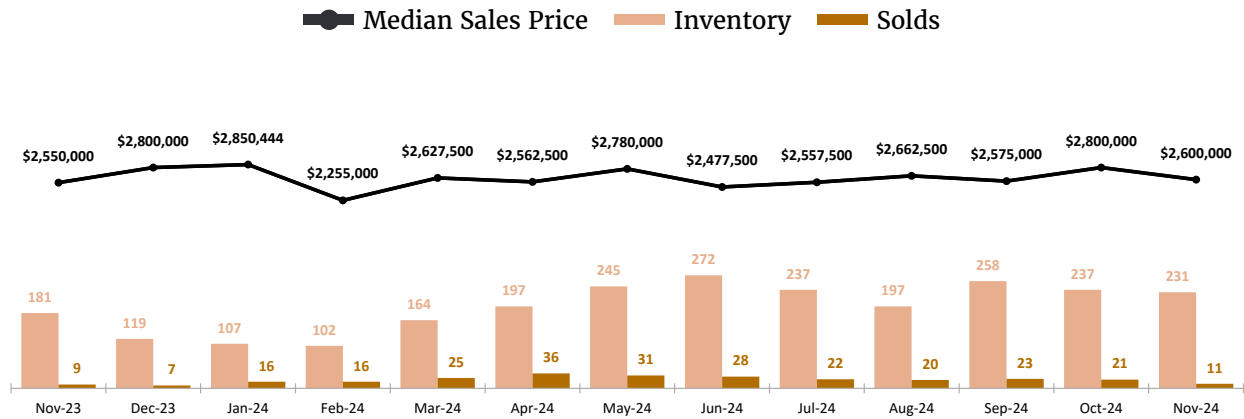
Buyer's Market



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	1	0%
2 Bedrooms	\$2,250,000	151	2	1	5	20%
3 Bedrooms	\$2,600,000	64	4	1	40	3%
4 Bedrooms	\$2,590,000	19	4	8	128	6%
5 Bedrooms	\$2,893,000	13	4	1	51	2%
6+ Bedrooms	NA	NA	NA	0	6	0%

¹The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales 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 | NOVEMBER

TOTAL INVENTORY

Nov. 2023 Nov. 2024
181 **231**

VARIANCE: **28%**

TOTAL SOLDS

Nov. 2023 Nov. 2024
9 **11**

VARIANCE: **22%**

SALES PRICE

Nov. 2023 Nov. 2024
\$2.55m **\$2.60m**

VARIANCE: **2%**

SALE PRICE PER SQFT.

Nov. 2023 Nov. 2024
N/A **N/A**

VARIANCE: **N/A**

SALE TO LIST PRICE RATIO

Nov. 2023 Nov. 2024
94.55% **96.30%**

VARIANCE: **2%**

DAYS ON MARKET

Nov. 2023 Nov. 2024
20 **24**

VARIANCE: **20%**

MISSISSAUGA MARKET SUMMARY | NOVEMBER 2024

- The single-family luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **96.30% of list price** in November 2024.
- The most active price band is **\$2,600,000-\$2,799,999**, where the sales ratio is **22%**.
- The median luxury sales price for single-family homes is **\$2,600,000**.
- The median days on market for November 2024 was **24** days, up from **20** in November 2023.

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 | NOVEMBER 2024

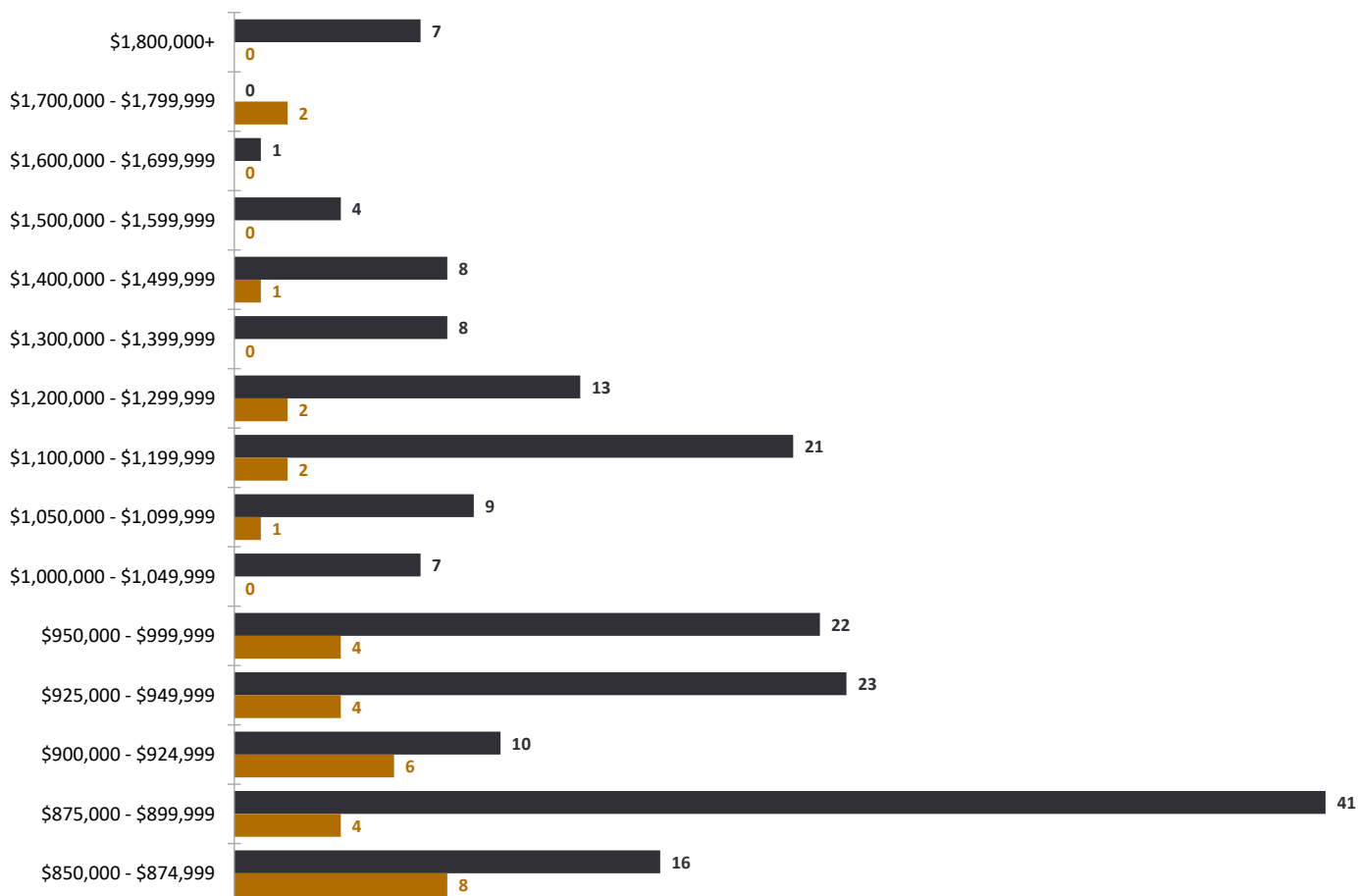
Total Inventory: **190**

Total Sales: **34**

Total Sales Ratio²: **18%**

Balanced Market

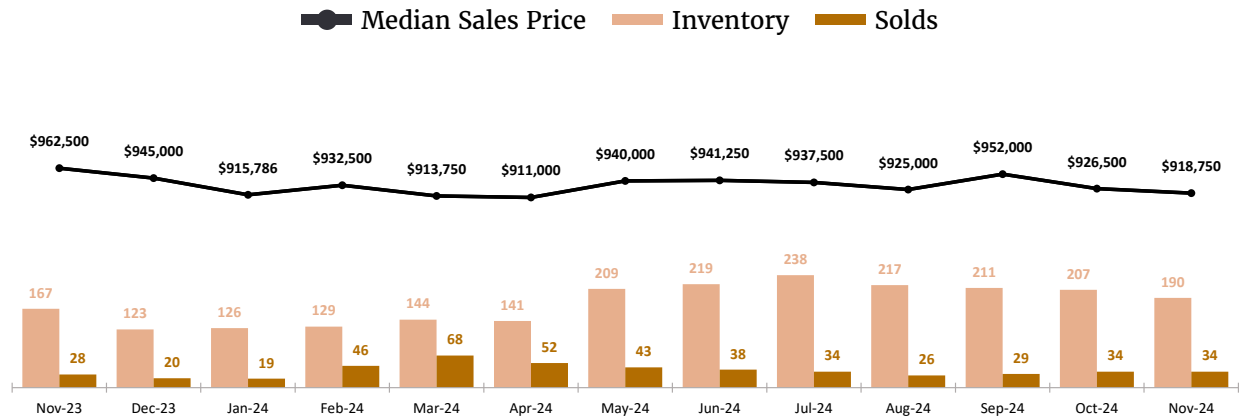
Inventory Sales



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	\$917,500	49	3	11	69	16%
3 Bedrooms	\$920,000	24	3	23	111	21%
4 Bedrooms	NA	NA	NA	0	9	0%
5 Bedrooms	NA	NA	NA	0	1	0%
6+ Bedrooms	NA	NA	NA	0	0	NA

¹The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales 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 | NOVEMBER

TOTAL INVENTORY

Nov. 2023 Nov. 2024
167 **190**

VARIANCE: **14%**

TOTAL SOLDS

Nov. 2023 Nov. 2024
28 **34**

VARIANCE: **21%**

SALES PRICE

Nov. 2023 Nov. 2024
\$963k **\$919k**

VARIANCE: **-5%**

SALE PRICE PER SQFT.

Nov. 2023 Nov. 2024
N/A **N/A**

VARIANCE: **N/A**

SALE TO LIST PRICE RATIO

Nov. 2023 Nov. 2024
96.37% **97.87%**

VARIANCE: **2%**

DAYS ON MARKET

Nov. 2023 Nov. 2024
36 **33**

VARIANCE: **-8%**

MISSISSAUGA MARKET SUMMARY | NOVEMBER 2024

- The attached luxury market is a **Balanced Market** with an **18% Sales Ratio**.
- Homes sold for a median of **97.87% of list price** in November 2024.
- The most active price band is **\$900,000-\$924,999**, where the sales ratio is **60%**.
- The median luxury sales price for attached homes is **\$918,750**.
- The median days on market for November 2024 was **33** days, down from **36** in November 2023.

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