

INSTITUTE *for*
LUXURY HOME
MARKETING®

Home of the CLHMS™

JULY
2024

MISSISSAUGA

ONTARIO

www.LuxuryHomeMarketing.com

LUXURY INVENTORY VS. SALES | JUNE 2024

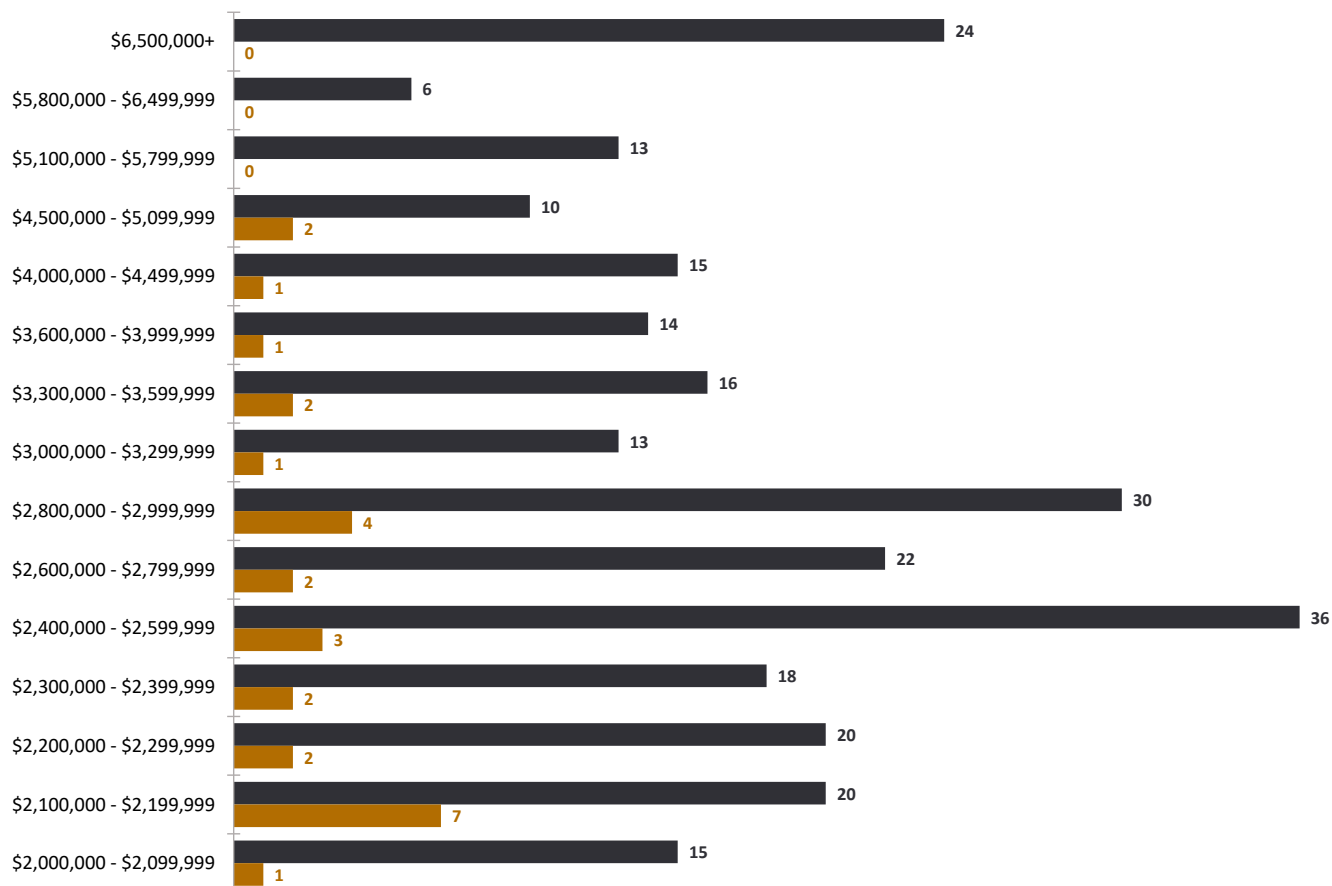
Total Inventory: **272**

Total Sales: **28**

Total Sales Ratio²: **10%**

Buyer's Market

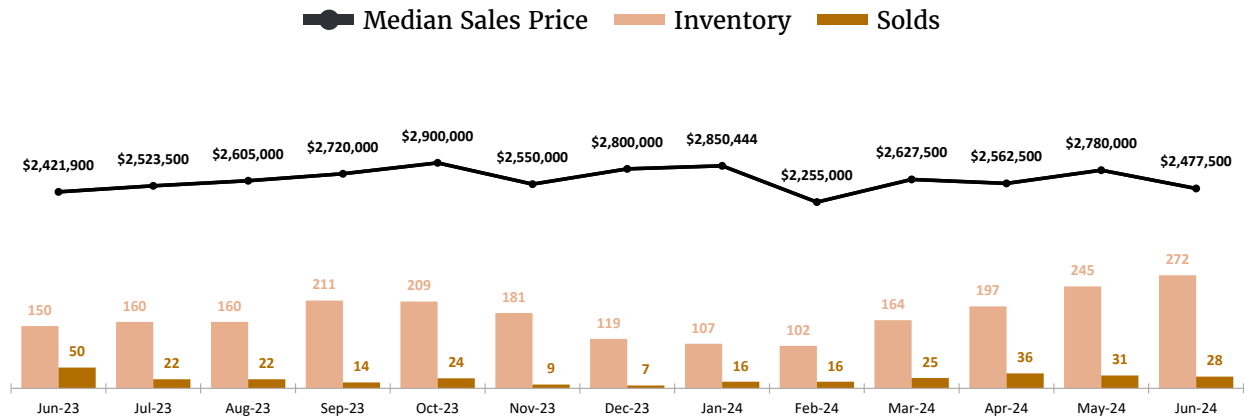
Inventory Sales



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	2	0%
2 Bedrooms	NA	NA	NA	0	3	0%
3 Bedrooms	\$2,700,000	71	2	1	49	2%
4 Bedrooms	\$2,430,000	13	5	19	159	12%
5 Bedrooms	\$2,442,500	13	5	8	53	15%
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 | JUNE

TOTAL INVENTORY

Jun. 2023 Jun. 2024
150 **272**

VARIANCE: **81%**

TOTAL SOLDS

Jun. 2023 Jun. 2024
50 **28**

VARIANCE: **-44%**

SALES PRICE

Jun. 2023 Jun. 2024
\$2.42m **\$2.48m**

VARIANCE: **2%**

SALE PRICE PER SQFT.

Jun. 2023 Jun. 2024
N/A **N/A**

VARIANCE: **N/A**

SALE TO LIST PRICE RATIO

Jun. 2023 Jun. 2024
97.55% **95.25%**

VARIANCE: **-2%**

DAYS ON MARKET

Jun. 2023 Jun. 2024
9 **15**

VARIANCE: **67%**

MISSISSAUGA MARKET SUMMARY | JUNE 2024

- The single-family luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **95.25% of list price** in June 2024.
- The most active price band is **\$2,100,000-\$2,199,999**, where the sales ratio is **35%**.
- The median luxury sales price for single-family homes is **\$2,477,500**.
- The median days on market for June 2024 was **15** days, up from **9** in June 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 | JUNE 2024

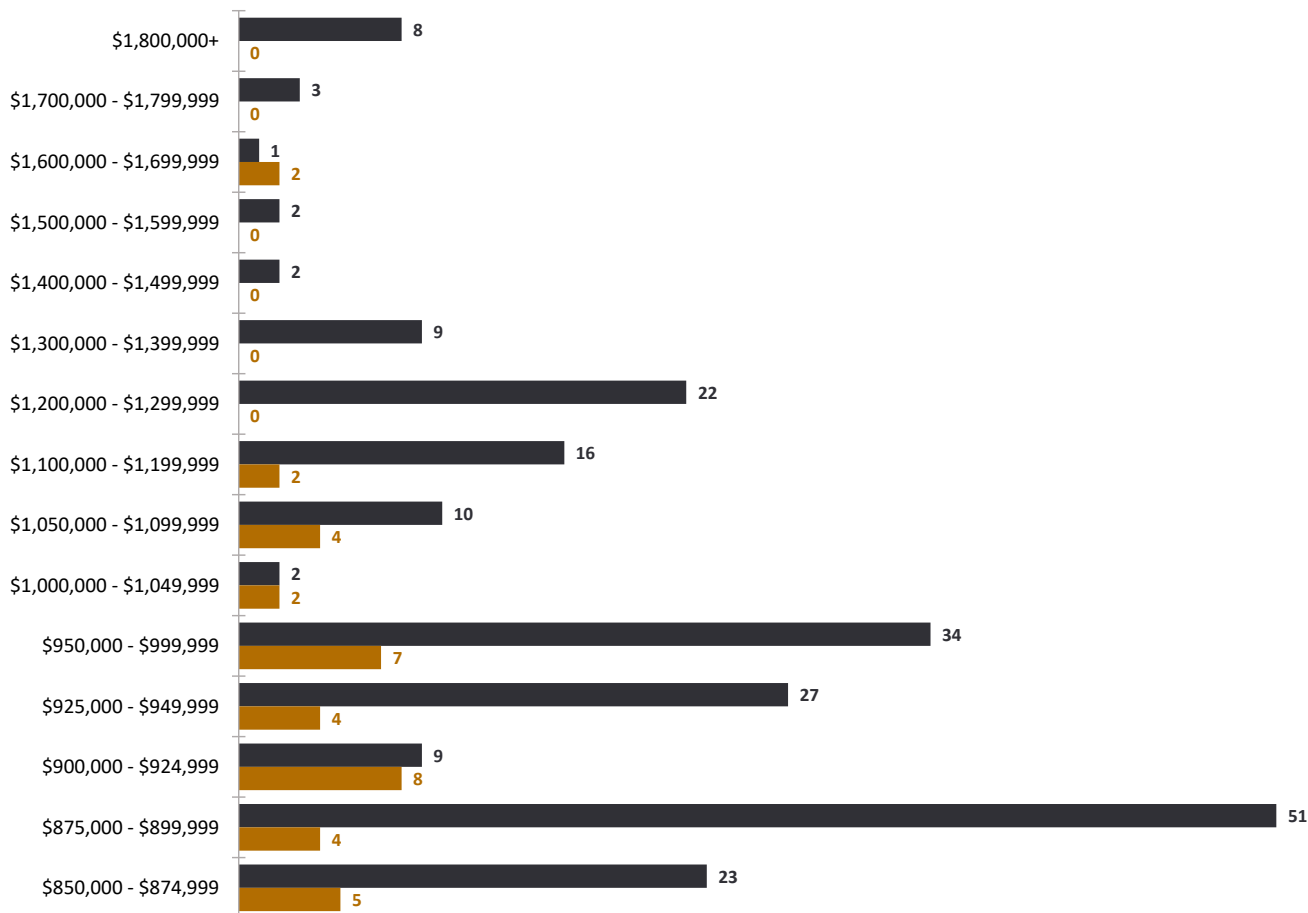
Total Inventory: **219**

Total Sales: **38**

Total Sales Ratio²: **17%**

Balanced Market

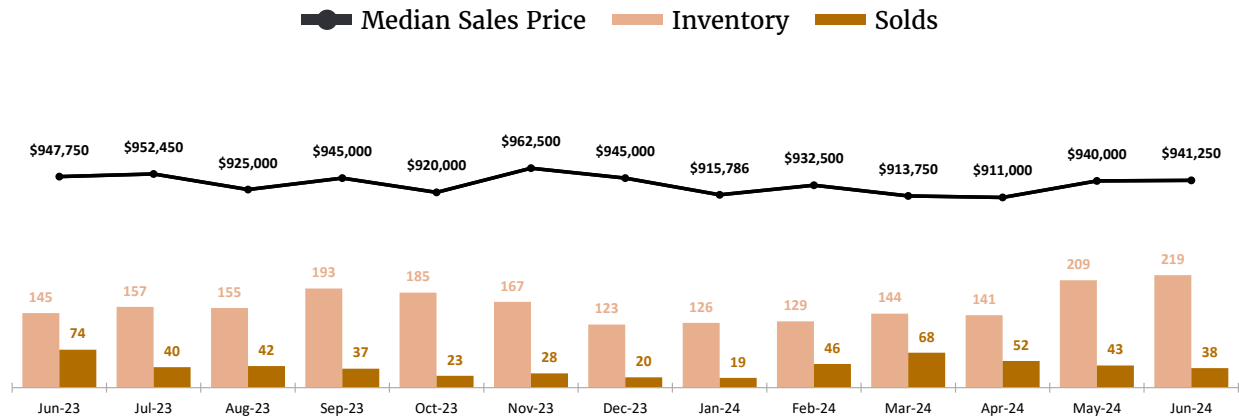
Inventory Sales



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	\$1,005,000	39	2	9	66	14%
3 Bedrooms	\$924,500	22	3	28	144	19%
4 Bedrooms	\$950,000	2	2	1	9	11%
5 Bedrooms	NA	NA	NA	0	0	NA
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 | JUNE

TOTAL INVENTORY

Jun. 2023 Jun. 2024
145 **219**

VARIANCE: **51%**

TOTAL SOLDS

Jun. 2023 Jun. 2024
74 **38**

VARIANCE: **-49%**

SALES PRICE

Jun. 2023 Jun. 2024
\$948k **\$941k**

VARIANCE: **-1%**

SALE PRICE PER SQFT.

Jun. 2023 Jun. 2024
N/A **N/A**

VARIANCE: **N/A**

SALE TO LIST PRICE RATIO

Jun. 2023 Jun. 2024
105.06% **97.55%**

VARIANCE: **-7%**

DAYS ON MARKET

Jun. 2023 Jun. 2024
9 **22**

VARIANCE: **144%**

MISSISSAUGA MARKET SUMMARY | JUNE 2024

- The attached luxury market is a **Balanced Market** with a **17% Sales Ratio**.
- Homes sold for a median of **97.55% of list price** in June 2024.
- The most active price band is **\$1,600,000-\$1,699,999**, where the sales ratio is **200%**.
- The median luxury sales price for attached homes is **\$941,250**.
- The median days on market for June 2024 was **22** days, up from **9** in June 2023.

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