

INSTITUTE *for*  
LUXURY HOME  
MARKETING®

*Home of the CLHMS™*

JUNE  
2024

# MISSISSAUGA

---

# ONTARIO

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

### LUXURY INVENTORY VS. SALES | MAY 2024

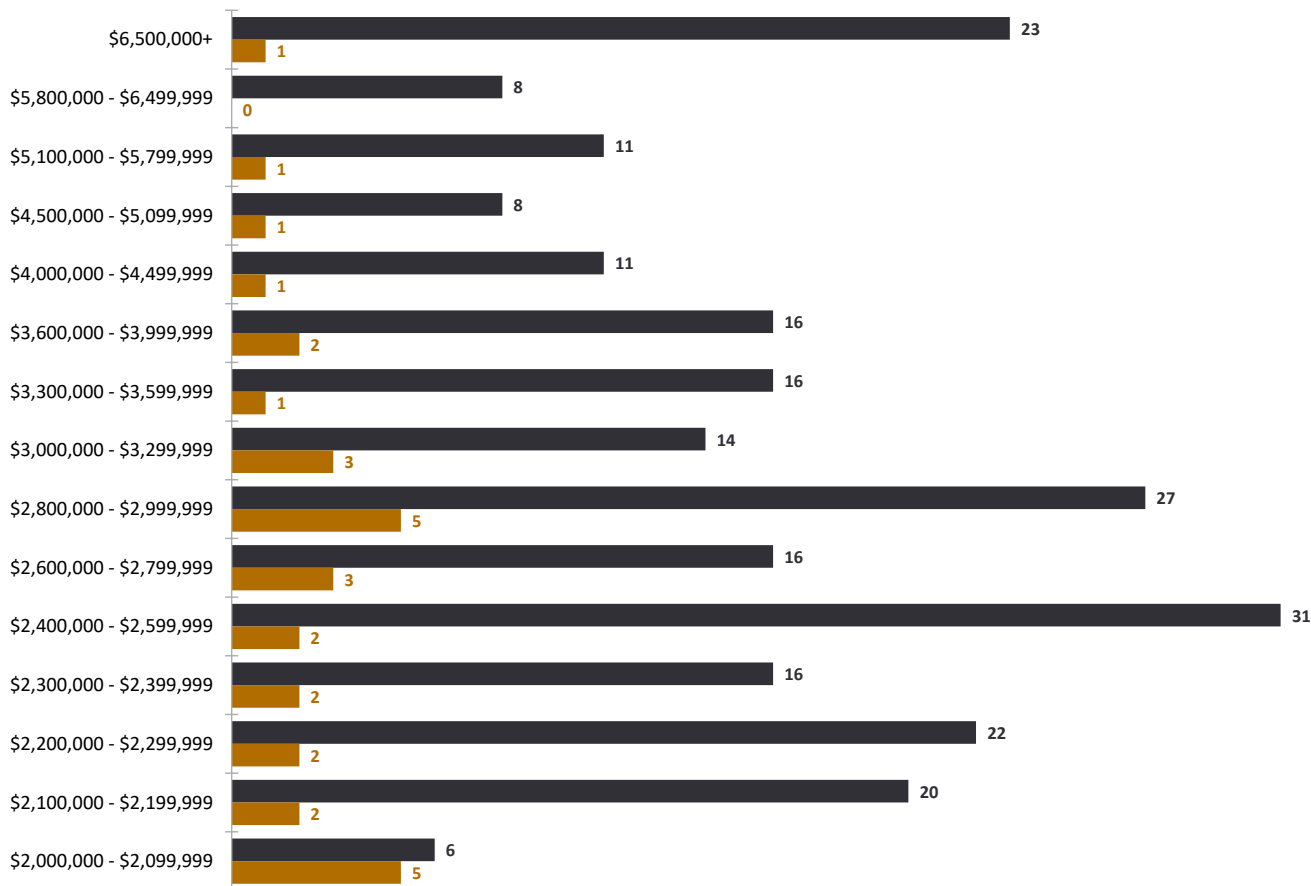
Total Inventory: **245**

Total Sales: **31**

Total Sales Ratio<sup>2</sup>: **13%**

Balanced Market

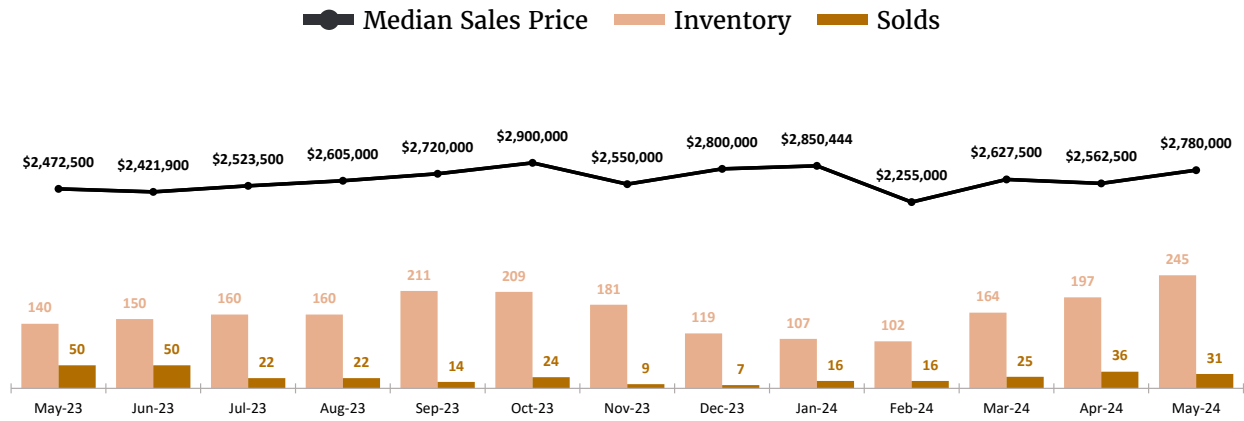
Inventory Sales



Beds <sup>3</sup> -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	\$2,780,000	8	5	1	2	50%
3 Bedrooms	\$2,475,000	11	3	5	45	11%
4 Bedrooms	\$2,815,000	21	5	21	137	15%
5 Bedrooms	\$2,768,250	9	5	4	53	8%
6+ Bedrooms	NA	NA	NA	0	6	0%

<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 | MAY

### TOTAL INVENTORY

May 2023      May 2024  
**140**          **245**

VARIANCE: **75%**

### TOTAL SOLDS

May 2023      May 2024  
**50**            **31**

VARIANCE: **-38%**

### SALES PRICE

May 2023      May 2024  
**\$2.47m**      **\$2.78m**

VARIANCE: **12%**

### SALE PRICE PER SQFT.

May 2023      May 2024  
**N/A**          **N/A**

VARIANCE: **N/A**

### SALE TO LIST PRICE RATIO

May 2023      May 2024  
**96.63%**      **96.96%**

VARIANCE: **0%**

### DAYS ON MARKET

May 2023      May 2024  
**13**            **16**

VARIANCE: **23%**

## MISSISSAUGA MARKET SUMMARY | MAY 2024

- The single-family luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **96.96% of list price** in May 2024.
- The most active price band is **\$2,000,000-\$2,099,999**, where the sales ratio is **83%**.
- The median luxury sales price for single-family homes is **\$2,780,000**.
- The median days on market for May 2024 was **16** days, up from **13** in May 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 | MAY 2024

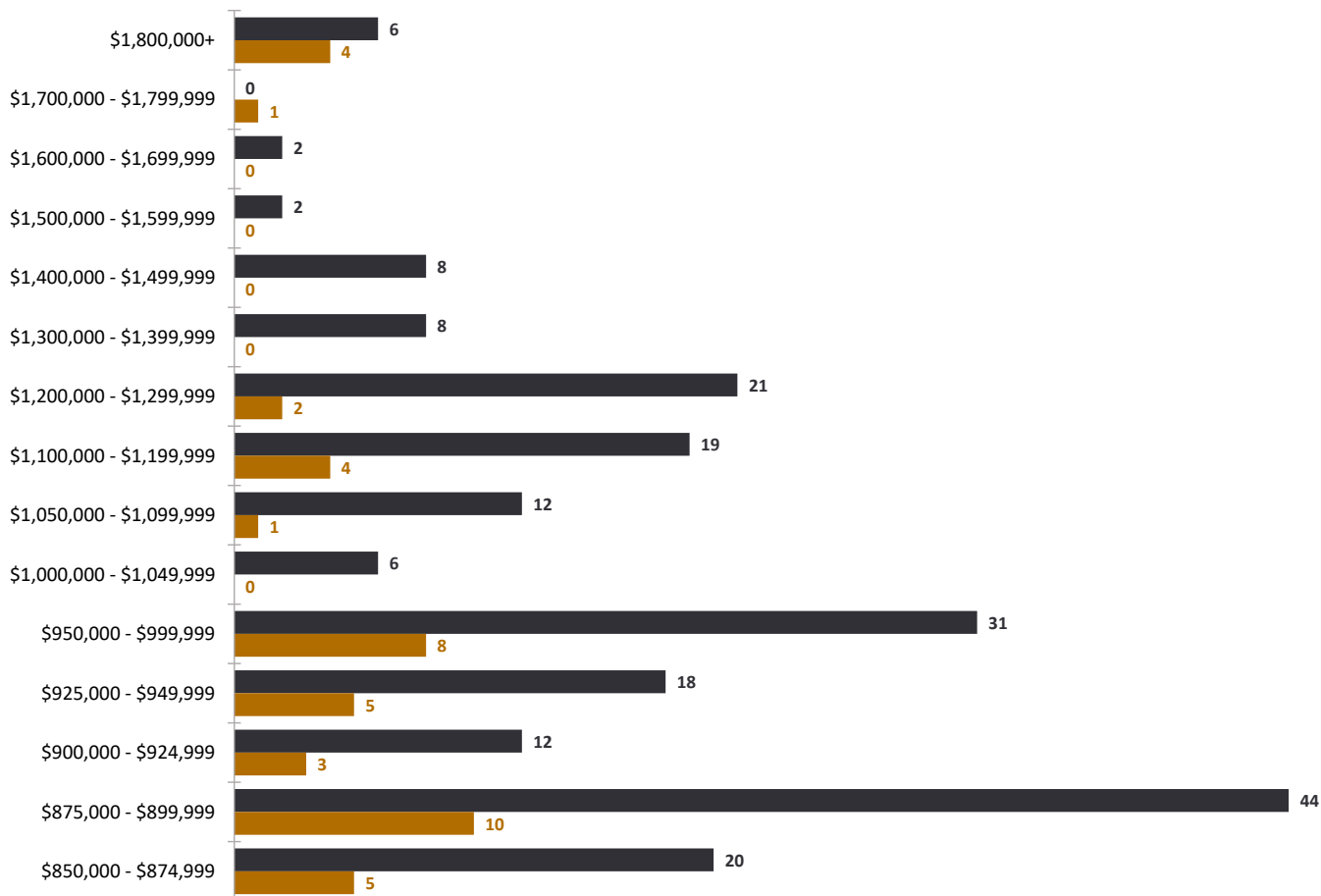
Total Inventory: **209**

Total Sales: **43**

Total Sales Ratio<sup>2</sup>: **21%**

**Seller's Market**

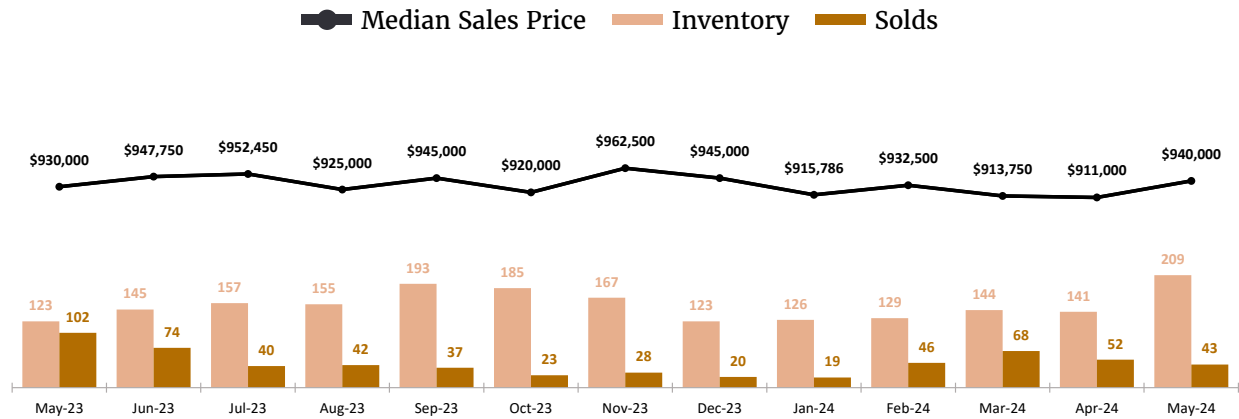
Inventory Sales



Beds <sup>3</sup> -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	\$985,000	12	3	9	74	12%
3 Bedrooms	\$915,000	20	3	31	127	24%
4 Bedrooms	\$1,765,000	26	4	3	7	43%
5 Bedrooms	NA	NA	NA	0	0	NA
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 | MAY

### TOTAL INVENTORY

May 2023      May 2024  
**123**          **209**

VARIANCE: **70%**

### TOTAL SOLDS

May 2023      May 2024  
**102**          **43**

VARIANCE: **-58%**

### SALES PRICE

May 2023      May 2024  
**\$930k**      **\$940k**

VARIANCE: **1%**

### SALE PRICE PER SQFT.

May 2023      May 2024  
**N/A**          **N/A**

VARIANCE: **N/A**

### SALE TO LIST PRICE RATIO

May 2023      May 2024  
**109.26%**    **98.89%**

VARIANCE: **-9%**

### DAYS ON MARKET

May 2023      May 2024  
**7**              **16**

VARIANCE: **129%**

## MISSISSAUGA MARKET SUMMARY | MAY 2024

- The attached luxury market is a **Seller's Market** with a **21% Sales Ratio**.
- Homes sold for a median of **98.89% of list price** in May 2024.
- The most active price band is **\$1,800,000+**, where the sales ratio is **67%**.
- The median luxury sales price for attached homes is **\$940,000**.
- The median days on market for May 2024 was **16** days, up from **7** in May 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.