

INSTITUTE *for*  
LUXURY HOME  
MARKETING®

*Home of the CLHMS™*

OCTOBER  
2024

MISSISSAUGA  

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ONTARIO

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

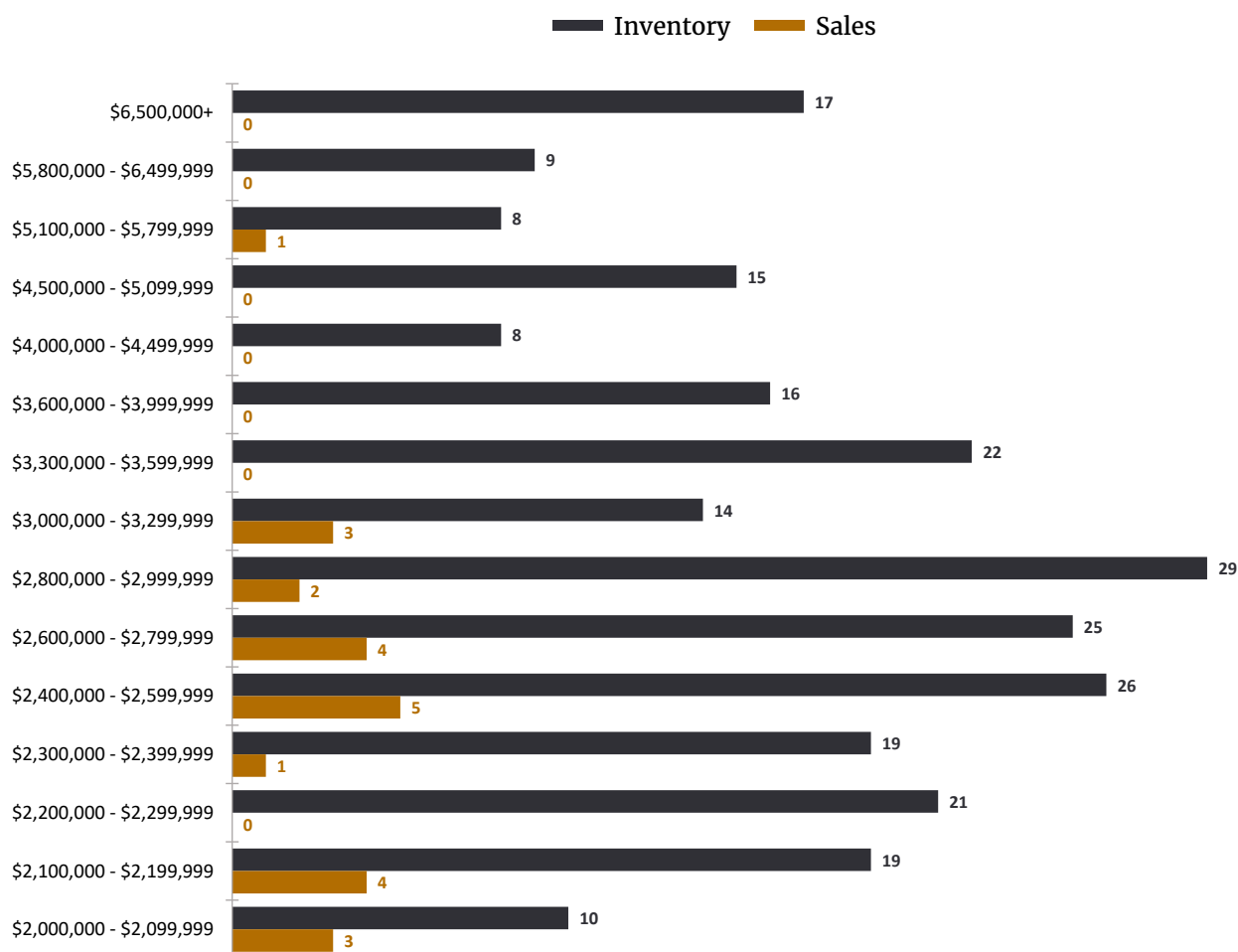
## LUXURY INVENTORY VS. SALES | SEPTEMBER 2024

Total Inventory: **258**

Total Sales: **23**

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

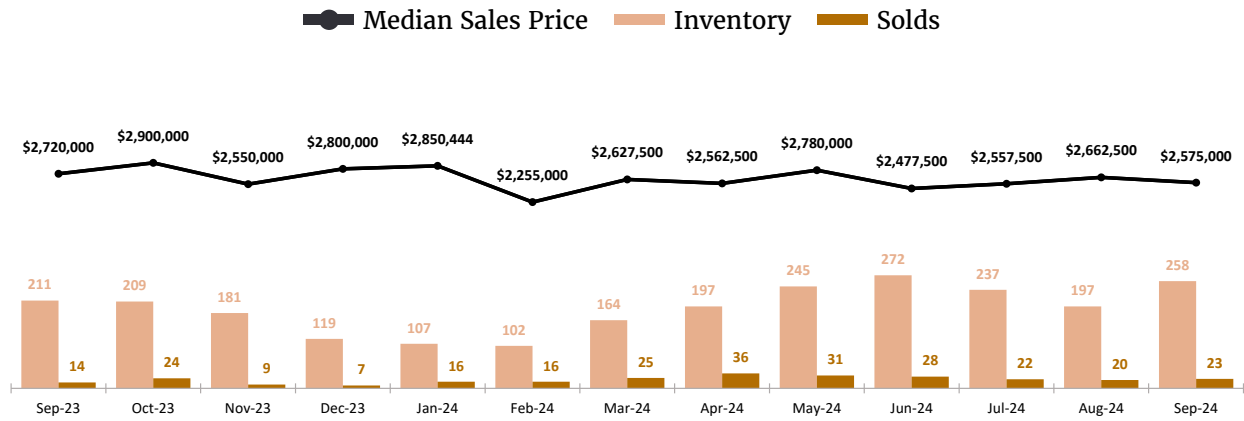
Buyer's Market



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	NA	NA	NA	0	6	0%
3 Bedrooms	\$2,575,000	4	4	5	44	11%
4 Bedrooms	\$2,588,000	19	5	15	146	10%
5 Bedrooms	\$2,500,000	38	5	3	53	6%
6+ Bedrooms	NA	NA	NA	0	8	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 | SEPTEMBER

#### TOTAL INVENTORY

Sept. 2023    Sept. 2024  
**211**        **258**

VARIANCE: **22%**

#### TOTAL SOLDS

Sept. 2023    Sept. 2024  
**14**        **23**

VARIANCE: **64%**

#### SALES PRICE

Sept. 2023    Sept. 2024  
**\$2.72m**    **\$2.58m**

VARIANCE: **-5%**

#### SALE PRICE PER SQFT.

Sept. 2023    Sept. 2024  
**N/A**        **N/A**

VARIANCE: **N/A**

#### SALE TO LIST PRICE RATIO

Sept. 2023    Sept. 2024  
**95.10%**    **95.37%**

VARIANCE: **0%**

#### DAYS ON MARKET

Sept. 2023    Sept. 2024  
**15**        **19**

VARIANCE: **27%**

## MISSISSAUGA MARKET SUMMARY | SEPTEMBER 2024

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **95.37% of list price** in September 2024.
- The most active price band is **\$2,000,000-\$2,099,999**, where the sales ratio is **30%**.
- The median luxury sales price for single-family homes is **\$2,575,000**.
- The median days on market for September 2024 was **19** days, up from **15** in September 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 | SEPTEMBER 2024

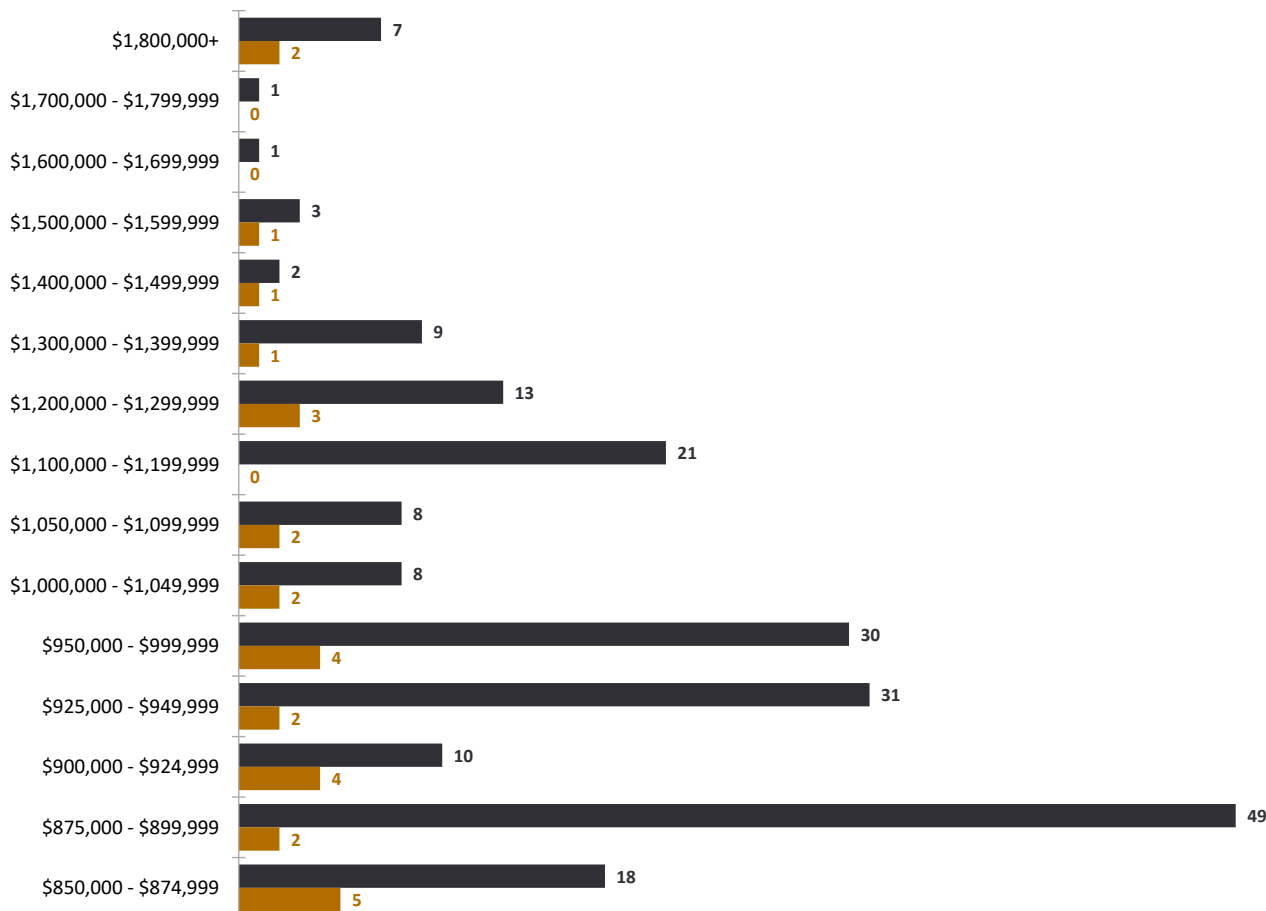
Total Inventory: **211**

Total Sales: **29**

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

Balanced Market

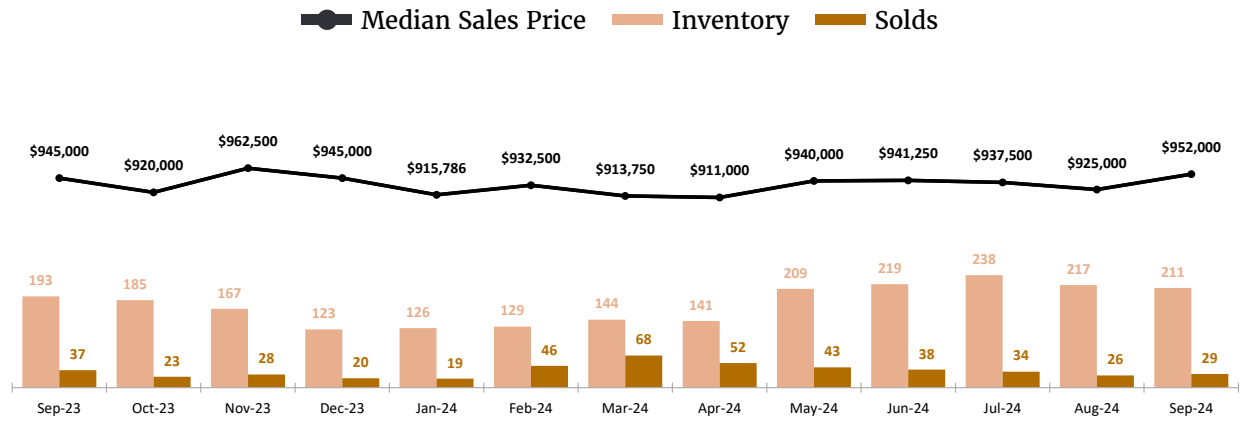
Inventory Sales



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	0	NA
2 Bedrooms	\$1,170,000	32	3	8	71	11%
3 Bedrooms	\$934,250	14	3	18	128	14%
4 Bedrooms	\$1,800,000	56	4	3	10	30%
5 Bedrooms	NA	NA	NA	0	2	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 | SEPTEMBER

### TOTAL INVENTORY

Sept. 2023    Sept. 2024  
**193**        **211**

VARIANCE: **9%**

### TOTAL SOLDS

Sept. 2023    Sept. 2024  
**37**         **29**

VARIANCE: **-22%**

### SALES PRICE

Sept. 2023    Sept. 2024  
**\$945k**       **\$952k**

VARIANCE: **1%**

### SALE PRICE PER SQFT.

Sept. 2023    Sept. 2024  
**N/A**        **N/A**

VARIANCE: **N/A**

### SALE TO LIST PRICE RATIO

Sept. 2023    Sept. 2024  
**98.29%**    **97.67%**

VARIANCE: **-1%**

### DAYS ON MARKET

Sept. 2023    Sept. 2024  
**11**         **22**

VARIANCE: **100%**

## MISSISSAUGA MARKET SUMMARY | SEPTEMBER 2024

- The attached luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **97.67% of list price** in September 2024.
- The most active price band is **\$1,400,000-\$1,499,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **\$952,000**.
- The median days on market for September 2024 was **22** days, up from **11** in September 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.