

Mississauga House Trends Price Report October 2016



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Mississauga Homes Daily – October 18, 2016 – Mississauga Ontario

According to the Toronto Real Estate Board strong sales growth continued in September, with an adjusted 21.5% sales volume increase over September last year. The MLS Home Price Index (HPI) was up 18 % for September over last year. The average house price was up 20.4 % over the same period.

The strong price growth for most of this year to date is attributed to sustained lack of inventory across the entire GTA. [What's fueling soaring Mississauga House Prices](#)

According to the recent TD Economics report – the federal Government has new rules on reporting the sale of primary residences in order to crack down on non-resident home owners' claiming the capital gains exemption. Further the Feds have tightened mortgage lending rules requiring Buyers to qualify at higher interest rates called the Mortgage Rate Stress Test.

In Mississauga, we are experiencing the same low inventory levels and price spikes in our housing market. First time buyers are getting stretched to buy home in the neighbourhoods where they grew up. [Check out my five helpful tips for first time home buyers.](#)

Mississauga – October 18, 2016

- Average Days on market (DOM) 17 days
- Average Sale Price to List Price (SP/LP) 102.3%
- Sales to New Listings Ratio (SNLR) 72.9% - shows a strong sellers' market

Sept House Prices

▪ Detached	\$1,01,903
▪ Semi-Detached	\$649,347
▪ Condo TH	\$485,240
▪ Condo Apt	\$331,851
▪ Link	\$693,500
▪ Freehold TH	\$613,552
▪ Total Avg.	\$640,108

Thanks we are here to help! Call me.

-Scott

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Mississauga House Prices Sept 2016

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Home Type	Avg Price	New Listings	SNLR	Active Listings	MOI	Avg SP/LP	Avg DOM
Detached	\$1,001,903	574	60.8 %	406	1.2	102.6 %	13
Semi-Detached	\$649,347	189	73.5 %	79	0.6	104.8 %	10
Condo Townhouse	\$485,240	207	95.7 %	102	0.5	102.1 %	16
Condo Apt	\$331,851	405	77.0 %	401	1.3	98.8 %	27
Link	\$693,500	13	69.2 %	5	0.6	102.1 %	12
Free Hold TH	\$613,552	44	86.4 %	19	0.5	103.7 %	10
Detached Condo	\$458,000	2	50.0 %	4	4.0	98.6 %	30
Total	\$640,108	1,434	72.9 %	1,016	1.0	102.3 %	17



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Welcome!

If you're like a lot of people I know, you probably approach the process of buying or selling your home or investment property with a great deal of excitement, and maybe a fair bit of wariness. It can be tough to know who to trust when the well-being of your family and your financial situation are both on the line.

I get it.

Here are the ways I can help you Today! -Scott



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If you want to know how the current Mississauga Real estate market is doing - you can find it here:

<http://mississaugahomesdaily.com/mississauga-housing-trends-report/>

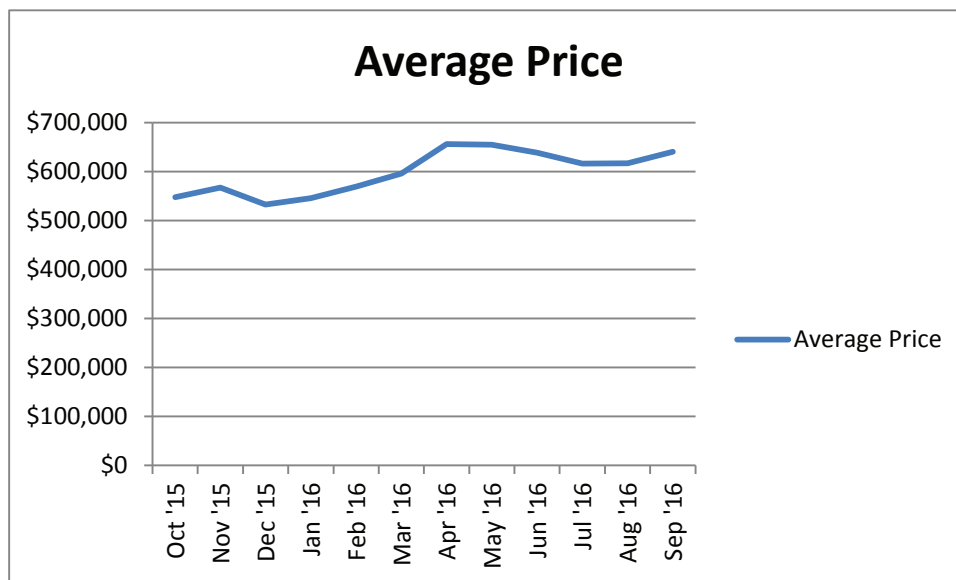
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Instant download our free guide – 8 Key Steps to a Painless and Profitable Home Sale!

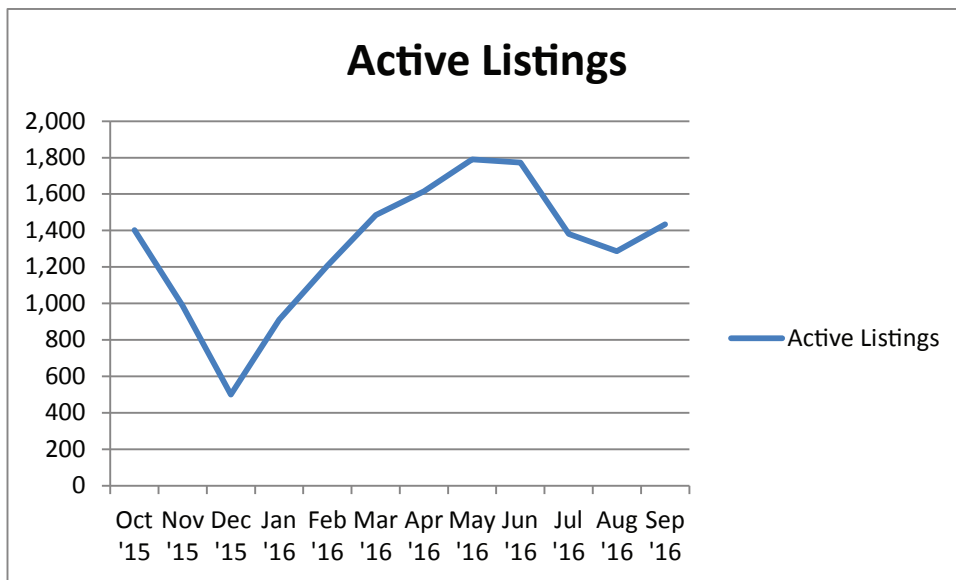
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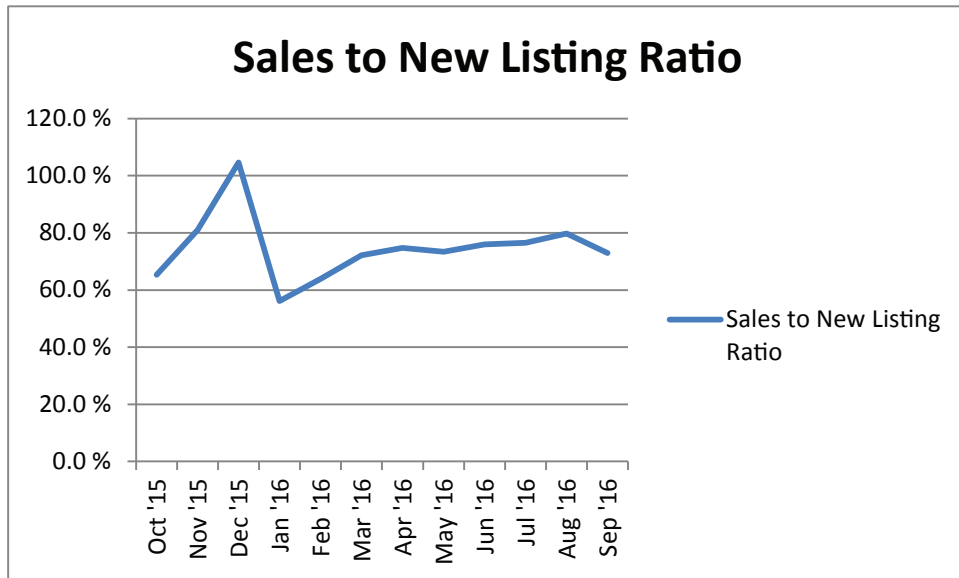
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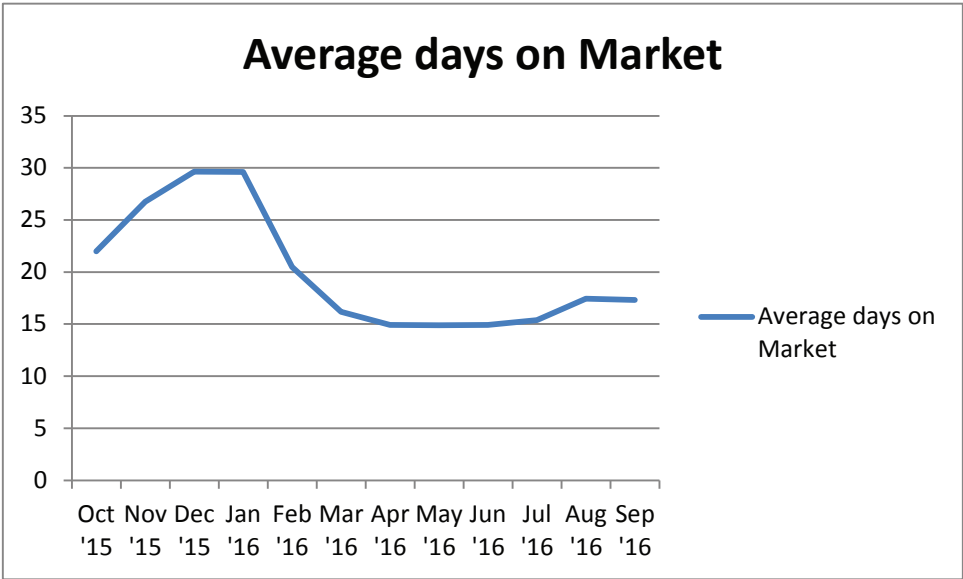
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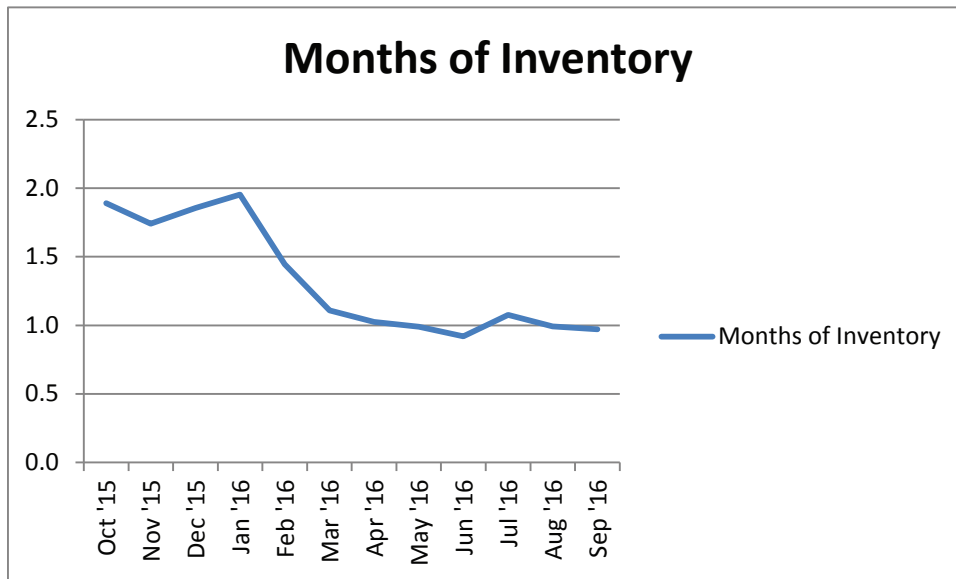
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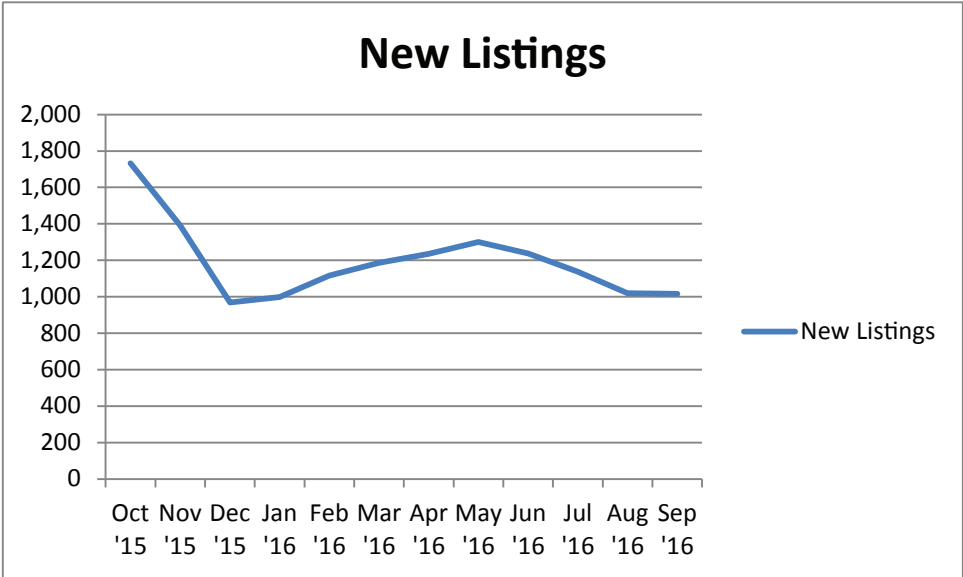
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TREB Housing Market Charts

TorontoMLS Average Price
Monthly Time Series with Trend Line



Source: Toronto Real Estate Board

Explanation: This chart plots monthly MLS® average price since January 1995. The blue line shows the actual average price. The brown line is the trend computed using a 12-month moving average, which exhibits no seasonal variations or other irregular fluctuations. A substantial change in actual average price must occur to change the direction of the trend.

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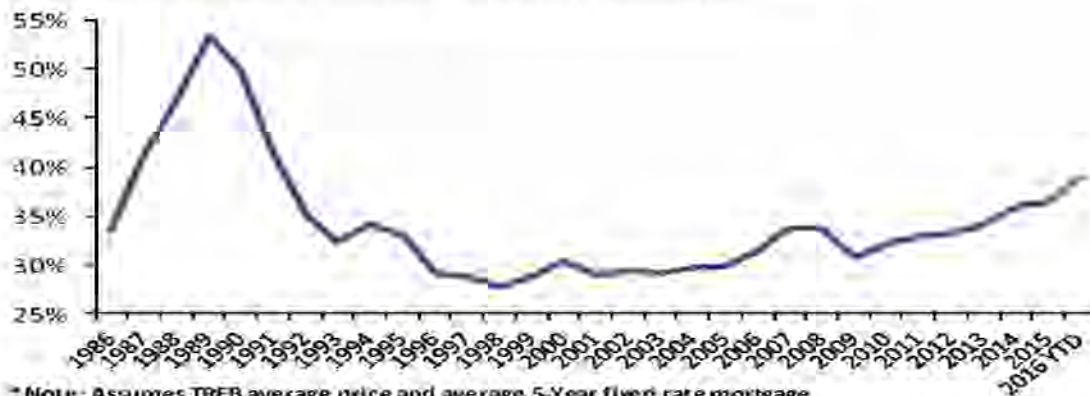


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TREB Housing Market Charts

TREB Affordability Indicator
Share of Average Household Income Used for Mortgage Principal and Interest, Property Taxes and Utilities on the Averaged Priced GTA Resale Home



* Note: Assumes TREB average price and average 5-Year fixed rate mortgage
Source: Toronto Real Estate Board Data and Calculation; Statistics Canada

- 1 Average annual of year-to-date house price as reported by TREB
- 2 3.0 percent down payment
- 3 Average 5-year fixed mortgage rate (Statistics Canada) 25-year amortization
- 4 Average property tax rate reported by/estimated from the Statistics Canada Survey of Household Spending
- 5 Average utilities cost reported by/estimated from the Statistics Canada Survey of Household Spending and components of the Consumer Price Index
- 6 Available household income reported by the Census of Canada. Year-to-date between 2000 and 2009 (annual growth) is annual real (inflation) adjusted household income reported by the Census of Canada in the Labour Force Survey (2000 onward).