

Cornerstone Association of REALTORS® - Mississauga Market MLS® Statistical Report

MLS® home sales remain subdued in April

The number of homes sold in Mississauga via the MLS® System of the Cornerstone Association of REALTORS® (Cornerstone) totaled 490 units in April 2025. This was a large decline of 20.3% from April 2024.

Home sales were 34% below the five-year average and 38.9% below the 10-year average for the month of April.

On a year-to-date basis, home sales totaled 1,626 units over the first four months of the year. This was a substantial decline of 20.6% from the same period in 2024.

"Sales activity dropped sharply in February and has not recovered, as tariff implementation and uncertainty surrounding the economic outlook over the medium term have sucked air out of the market," said Rita Asadorian, Cornerstone spokesperson for the Mississauga market area. "Sellers are still out in force, listing their properties amid strategic pricing battles in an attempt to lure buyers who are still in the market for a new home. However, with a newly elected federal government we are anxiously awaiting information on policy guidance and the result of any further trade negotiations with the U.S."

The MLS® Home Price Index (HPI) tracks price trends far more accurately than is possible using average or median price measures. The overall MLS® HPI composite benchmark price was \$960,400 in April 2025, a sharp decrease of 11.9% compared to April 2024.

The benchmark price for single-family homes was \$1,271,800, down by 8.7% on a year-over-year basis in April. By comparison, the benchmark price for townhouse/row units was \$816,500, a minor decrease of 2.9% compared to a year earlier, while the benchmark apartment price was \$565,800, a big reduction of 14.2% from year-ago levels.

The average price of homes sold in April 2025 was \$993,959, a sharp decrease of 11.7% from April 2024.

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The more comprehensive year-to-date average price was \$1,029,337, down modestly by 3.1% from the first four months of 2024.

The dollar value of all home sales in April 2025 was \$487 million, a substantial decrease of 29.7% from the same month in 2024.

The number of new listings saw a sizable gain of 15% from April 2024. There were 1,656 new residential listings in April 2025.

New listings were 10% above the five-year average and 12% above the 10-year average for the month of April.

Active residential listings numbered 2,391 units on the market at the end of April, a substantial gain of 59.4% from the end of April 2024. Active listings haven't been this high in the month of April in 15 years.

Active listings were 75.2% above the five-year average and 83.6% above the 10-year average for the month of April.

Months of inventory numbered 4.9 at the end of April 2025, up from the 2.4 months recorded at the end of April 2024 and above the long-run average of 2 months for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

Cornerstone Association of REALTORS® is a brand-new, novel association formed on July 1, 2024. Representing REALTORS® serving in the markets of Mississauga, Burlington, Hamilton, Waterloo Region, Niagara North, Haldimand County, Norfolk County and surrounding areas, it is Ontario's second-largest real estate board comprised of nearly 9,000 REALTORS®.

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Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		March 2025	February 2025	January 2025	December 2024	November 2024	October 2024
Sales Activity	366	-5.7	-2.4	-32.2	-19.9	-27.8	-31.7
Average Price	\$891,757	-12.1	-13.5	-19.8	-13.8	-13.5	-17.3
Dollar Volume*	\$326.4	-17.0	-15.6	-45.7	-30.9	-37.6	-43.5
New Listings	1,357	1.5	6.3	-22.4	9.6	-3.6	10.1
Active Listings	2,401	5.0	13.6	17.9	28.7	21.3	25.4

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	490	-20.3	-24.1	-31.9	88.5	-38.1	-58.8
Average Price	\$932,735	-17.2	-13.3	-20.3	12.1	29.3	65.2
Dollar Volume*	\$457.0	-34.0	-34.3	-45.8	111.3	-19.9	-32.0
New Listings	1,656	15.0	75.6	-0.2	211.3	10.4	-15.6
Active Listings	2,391	59.4	177.7	117.2	173.6	58.2	28.9

Year-to-date ³		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		April 2024 YTD	April 2023 YTD	April 2022 YTD	April 2020 YTD	April 2018 YTD	April 2015 YTD
Sales Activity	1,626	-20.6	-13.5	-48.4	-24.1	-33.6	-48.4
Average Price	\$1,010,887	-4.8	-1.7	-14.8	19.0	46.1	85.7
Dollar Volume*	\$1,643.7	-24.4	-15.0	-56.0	-9.7	-3.0	-4.1
New Listings	5,280	27.4	62.8	-1.4	48.3	17.5	-6.1
Active Listings**	1,928	75.6	138.5	184.9	150.9	62.0	28.6

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		March 2025	January 2025	October 2024	April 2024	April 2023	April 2020
Sales to New Listings Ratio	27.0	29.0	30.9	43.5	42.1	65.0	49.1
Months of Inventory	6.6	5.9	3.8	3.6	3.3	1.7	4.4

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual (not seasonally adjusted) data as processed through the MLS® System of the Mississauga Real Estate Board.

³ Sum of actual data from January to present month of any given year.

⁴ Seasonally adjusted; sales to new listings ratio=sales/new listings*100; months of inventory=active listings at the end of the month/sales for the month.

* In millions of dollars.

** The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

Housing Market Update for April 2025*

*Based on residential data from the Cornerstone Association of REALTORS® - Mississauga Market MLS® System.

All percentage changes are year-over-year comparisons.



Home sales down 20.3%

Home sales numbered 490 units in April 2025, down 20.3% compared to the 615 units sold in April 2024.



Market balance

At the end of April 2025, the market balance was in buyers market territory.



New listings up 15.0%

There were 1,656 new listings added in April 2025, up 15.0% compared to the 1,440 listings added in April 2024.



Benchmark price down 11.9%

The benchmark price was \$960,400 in April 2025, down 11.9% from \$1,090,200 in April 2024.