

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

## **MLS® home sales continue with slow and steady recovery in September**

The number of homes sold in Mississauga totaled 500 units in September 2025. This was an increase of 10.4% from September 2024.

Home sales were 6.3% below the five-year average and 26.4% below the 10-year average for the month of September.

On a year-to-date basis, home sales totaled 4,136 units over the first nine months of the year. This was a large decline of 10.7% from the same period in 2024.

"Sales activity is finally making some headway once again after the previous two recoveries in as many years were cut short by rising interest rates and the onset of the trade war, respectively," said Helen Goljak, Cornerstone spokesperson for the Mississauga market area. "Despite recent lacklustre demand, sellers have not shied away from the market and are still out listing their properties in force. This has raised overall inventory levels to heights unseen since the financial recession more than 15 years ago. While this means that our market will likely remain in buyer's territory for the foreseeable future, this is good news for prospective house hunters looking to make a deal as interest rates seem to have settled for the time being."

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 \$972,100 in September 2025, a decline of 8.9% compared to September 2024.

The benchmark price for single-family homes was \$1,234,900, down by 9.4% on a year-over-year basis in September. By comparison, the benchmark price for townhouse/row units was \$769,000, a decrease of 7.3% compared to a year earlier, while the benchmark apartment price was \$570,300, a big reduction of 11.5% from year-ago levels.

The average price of homes sold in September 2025 was \$969,501, decreasing by 7.6% from September 2024.

The more comprehensive year-to-date average price was \$1,004,272, a decline of 5.8% from the first nine months of 2024.

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The dollar value of all home sales in September 2025 was \$484.8 million, up modestly by 2% from the same month in 2024.

The number of new listings saw an increase of 13% from September 2024. There were 1,711 new residential listings in September 2025. This was the largest number of new listings added in the month of September in five years.

New listings were 25.2% above the five-year average and 18.6% above the 10-year average for the month of September.

Active residential listings numbered 2,727 units on the market at the end of September, a sizable gain of 24% from the end of September 2024. Active listings haven't been this high in the month of September in more than 15 years.

Active listings were 57.3% above the five-year average and 71% above the 10-year average for the month of September.

Months of inventory numbered 5.5 at the end of September 2025, up from the 4.9 months recorded at the end of September 2024 and above the long-run average of 2.8 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® (Cornerstone) is a not-for-profit organization with over 325 years of collective service from its founding associations. Established on July 1, 2024, Cornerstone leads with purpose, advocates boldly, and creates positive change for the success of our members throughout Mississauga, Burlington, Hamilton, Waterloo Region, Niagara North, Haldimand County, Norfolk County, and surrounding areas. With nearly 8,000 members, Cornerstone is the second-largest REALTOR® association in Ontario, dedicated to promoting the greater good of the real estate community.

Seasonally Adjusted <sup>1</sup>		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		August 2025	July 2025	June 2025	May 2025	April 2025	March 2025
Sales Activity	501	12.3	-3.3	18.2	27.2	34.0	26.5
Average Price	\$953,642	-1.7	-3.7	-1.7	-2.9	10.5	-6.5
Dollar Volume*	\$477.8	10.4	-6.9	16.2	23.5	48.0	18.2
New Listings	1,362	-2.0	1.0	0.7	-2.4	0.1	1.5
Active Listings	2,408	0.6	-2.9	-5.9	-4.9	-0.0	5.0

Actual <sup>2</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		September 2024	September 2023	September 2022	September 2020	September 2018	September 2015
Sales Activity	500	10.4	29.5	7.3	-53.0	-18.7	-43.6
Average Price	\$969,501	-7.6	-5.1	-6.1	6.7	31.9	85.7
Dollar Volume*	\$484.8	2.0	23.0	0.7	-49.8	7.3	4.8
New Listings	1,711	13.0	18.6	66.6	-8.0	26.5	2.9
Active Listings	2,727	24.0	59.7	109.3	74.5	72.8	43.0

Year-to-date <sup>3</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		September 2024 YTD	September 2023 YTD	September 2022 YTD	September 2020 YTD	September 2018 YTD	September 2015 YTD
Sales Activity	4,136	-10.7	-12.9	-28.3	-34.3	-33.5	-51.1
Average Price	\$1,004,272	-5.8	-5.7	-12.1	14.1	41.9	84.3
Dollar Volume*	\$4,153.7	-15.9	-17.9	-37.0	-25.0	-5.6	-9.8
New Listings	13,779	19.3	39.5	15.2	25.5	18.2	-3.5
Active Listings**	2,391	47.2	116.1	119.4	124.5	66.6	37.9

Market Balance <sup>4</sup>		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		August 2025	June 2025	March 2025	September 2024	September 2023	September 2020
Sales to New Listings Ratio	36.8	32.1	31.3	29.5	37.1	33.8	64.1
Months of Inventory	4.8	5.4	6.0	5.8	4.0	3.4	1.3

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

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

<sup>3</sup> Sum of actual data from January to present month of any given year.

<sup>4</sup> 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 September 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 up 10.4%

Home sales numbered 500 units in September 2025, up 10.4% compared to the 453 units sold in September 2024.



### Market balance

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



### New listings up 13.0%

There were 1,711 new listings added in September 2025, up 13.0% compared to the 1,514 listings added in September 2024.



### Benchmark price down 8.9%

The benchmark price was \$972,100 in September 2025, down 8.9% from \$1,067,500 in September 2024.