

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

## **MLS® home sales show upturn in December**

The number of homes sold in Mississauga totaled 333 units in December 2025. This was up by 15.6% from December 2024.

Home sales were 3.5% below the five-year average and 19.4% below the 10-year average for the month of December.

On an annual basis, home sales totaled 5,424 units over the course of 2025. This was a decrease of 8.7% from 2024.

"2025 was another year of turmoil in our local housing market. We started the year off showing promising signs of a growing recovery in the handoff from 2024, and then the economic impacts of the tariff chaos took hold," said Helen Goljak, Cornerstone spokesperson for the Mississauga market area. "Although we are still trending well below average levels for sales activity, the past several months have shown a slow and steady growth in their momentum. Our hope at this point for the year ahead is simply to move through the next 12 months without yet another unexpected spike to the economy that further derails any recovery on the housing side."

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 \$973,300 in December 2025, down by 5.5% compared to December 2024.

The benchmark price for single-family homes was \$1,247,500, a decrease of 4.8% on a year-over-year basis in December. By comparison, the benchmark price for townhouse/row units was \$745,600, a moderate decrease of 6.7% compared to a year earlier, while the benchmark apartment price was \$560,200, falling by 7.3% from year-ago levels.

The average price of homes sold in December 2025 was \$963,078, a small reduction of 1.5% from December 2024.

The more comprehensive annual average price was \$995,259, decreasing by 6% from all of 2024.

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The dollar value of all home sales in December 2025 was \$320.7 million, a gain of 13.9% from the same month in 2024.

The number of new listings was up by 22.3% from December 2024. There were 515 new residential listings in December 2025. This was the largest number of new listings added in the month of December in five years.

New listings were 23.7% above the five-year average and 18.6% above the 10-year average for the month of December.

Active residential listings numbered 1,555 units on the market at the end of December, an increase of 9.1% from the end of December 2024. Active listings haven't been this high in the month of December in more than 15 years.

Active listings were 58.8% above the five-year average and 83.9% above the 10-year average for the month of December.

Months of inventory numbered 4.7 at the end of December 2025, down from the 4.9 months recorded at the end of December 2024 and above the long-run average of 2.4 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
		November 2025	October 2025	September 2025	August 2025	July 2025	June 2025
Sales Activity	506	6.3	1.6	0.8	13.2	-2.7	18.8
Average Price	\$1,009,224	1.1	5.3	6.0	4.2	2.3	4.2
Dollar Volume*	\$510.7	7.5	7.0	6.8	17.9	-0.5	23.8
New Listings	1,458	6.3	9.1	7.7	5.4	8.7	8.0
Active Listings	2,095	-5.8	-8.8	-11.1	-11.4	-14.8	-17.7

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
		December 2024	December 2023	December 2022	December 2020	December 2018	December 2015
Sales Activity	333	15.6	16.8	18.9	-50.5	-7.5	-36.8
Average Price	\$963,078	-1.5	1.2	-1.4	10.3	42.9	80.7
Dollar Volume*	\$320.7	13.9	18.3	17.2	-45.4	32.2	14.2
New Listings	515	22.3	43.9	53.7	-10.4	53.3	2.6
Active Listings	1,555	9.1	61.0	113.9	130.0	96.3	60.6

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
		December 2024 YTD	December 2023 YTD	December 2022 YTD	December 2020 YTD	December 2018 YTD	December 2015 YTD
Sales Activity	5,424	-8.7	-6.9	-21.4	-37.8	-30.8	-49.3
Average Price	\$995,259	-6.0	-5.9	-11.0	12.9	40.8	82.2
Dollar Volume*	\$5,398.3	-14.2	-12.4	-30.1	-29.8	-2.6	-7.7
New Listings	16,708	16.6	35.1	19.5	17.2	18.7	-2.8
Active Listings**	2,319	38.3	96.8	118.1	114.3	70.0	41.3

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
		November 2025	September 2025	June 2025	December 2024	December 2023	December 2020
Sales to New Listings Ratio	34.7	34.7	37.1	31.6	37.0	45.6	68.2
Months of Inventory	4.1	4.7	4.7	6.0	4.3	3.0	1.1

<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 December 2025\*

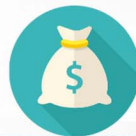
\*Based on residential data from the Cornerstone Association of REALTORS® - Mississauga Market MLS® System.

All percentage changes are year-over-year comparisons.



### Home sales up 15.6%

Home sales numbered 333 units in December 2025, up 15.6% compared to the 288 units sold in December 2024.



### Market balance

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



### New listings up 22.3%

There were 515 new listings added in December 2025, up 22.3% compared to the 421 listings added in December 2024.



### Benchmark price down 5.5%

The benchmark price was \$973,300 in December 2025, down 5.5% from \$1,030,400 in December 2024.