

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

## **Slower sales, elevated inventory, and softer pricing in January set a cautious tone to start 2026**

The number of homes sold in Mississauga totaled 300 units in January 2026. This was a substantial decrease of 13% from January 2025.

Home sales were 18.3% below the five-year average and 30.1% below the 10-year average for the month of January.

"January opened 2026 with one of the slowest sales results we've seen for this time of year, marking the lowest single-month total since December 2023 and coming in below the long-term norm for January. While new listings surged from December levels, they were still lower than what we saw a year ago. That combination kept active inventory slightly higher and well above typical seasonal levels, giving buyers more choice than we've been accustomed to at this time of year," said Helen Goljak, Cornerstone spokesperson for the Mississauga market area. "On the pricing side, the MLS® HPI Composite Benchmark began the year lower than last January, reflecting the more cautious tone in the market and ongoing impact of affordability pressures. Even so, we remain cautiously optimistic about 2026. With conditions varying significantly by neighbourhood and property type, working with a REALTOR® can make a meaningful difference."

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 \$949,500 in January 2026, a decline of 9% compared to January 2025.

The benchmark price for single-family homes was \$1,209,400, down by 9.2% on a year-over-year basis in January. By comparison, the benchmark price for townhouse/row units was \$728,300, a decrease of 8.7% compared to a year earlier, while the benchmark apartment price was \$552,700, a moderate decrease of 8.2% from year-ago levels.

The average price of homes sold in January 2026 was \$943,607, decreasing by 9.7% from January 2025.

The dollar value of all home sales in January 2026 was \$283.1 million, down sharply by 21.4% from the same month in 2025.

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The number of new listings saw a substantial decrease of 10.5% from January 2025. There were 977 new residential listings in January 2026.

New listings were 18% above the five-year average and 21.2% above the 10-year average for the month of January.

Active residential listings numbered 1,610 units on the market at the end of January, a moderate gain of 8.8% from the end of January 2025. Active listings haven't been this high in the month of January in more than 15 years.

Active listings were 63.1% above the five-year average and 99.7% above the 10-year average for the month of January.

Months of inventory numbered 5.4 at the end of January 2026, up from the 4.3 months recorded at the end of January 2025 and above the long-run average of 2.2 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® (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.