

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

MLS® home sales remain tepid in February, new listings also trending below average

The number of homes sold in Mississauga totaled 345 units in February 2026. This was a modest gain of 1.5% (five sales) from February 2025.

Home sales were 30% below the five-year average and 43.3% below the 10-year average for the month of February.

On a year-to-date basis, home sales totaled 644 units over the first two months of the year. This was down by 6% from the same period in 2025.

"Sales are still trending at their lowest levels in about 30 years, while new listings have started to exhibit a declining trend on a monthly basis," said Helen Goljak, Cornerstone spokesperson for the Mississauga market area. "The positive outcome of this is that overall inventories are gradually beginning to unwind from their recent elevated peak last year, although we still have some way to go before our market returns to balanced territory."

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 \$965,900 in February 2026, a decline of 7.8% compared to February 2025.

The benchmark price for single-family homes was \$1,236,100, down by 7.7% on a year-over-year basis in February. By comparison, the benchmark price for townhouse/row units was \$730,900, a substantial decrease of 10.5% compared to a year earlier, while the benchmark apartment price was \$555,800, a moderate decrease of 5.7% from year-ago levels.

The average price of homes sold in February 2026 was \$963,747, a decrease of 7.2% from February 2025.

The more comprehensive year-to-date average price was \$953,840, a moderate decrease of 8.4% from the first two months of 2025.

The dollar value of all home sales in February 2026 was \$332.5 million, falling by 5.9% from the same month in 2025.

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The number of new listings saw a sharp decrease of 17.8% from February 2025. There were 940 new residential listings in February 2026.

New listings were 6.9% below the five-year average and 8.6% below the 10-year average for the month of February.

Active residential listings numbered 1,748 units on the market at the end of February, nearly unchanged, up only 0.8% (14 listings) from the end of February 2025. Active listings haven't been this high in the month of February in more than 15 years.

Active listings were 55.6% above the five-year average and 93.4% above the 10-year average for the month of February.

Months of inventory numbered 5.1 at the end of February 2026, unchanged from the 5.1 months recorded at the end of February 2025 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® (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.