

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

## **MLS® home sales remain below average in March**

The number of homes sold in Mississauga totaled 452 units in March 2026. This was essentially unchanged, up just 0.2% (one sale) from March 2025.

Home sales were 29.2% below the five-year average and 44.8% below the 10-year average for the month of March.

On a year-to-date basis, home sales totaled 1,093 units over the first three months of the year. This was a small reduction of 3.8% from the same period in 2025.

"March notched another month of subdued sales, as overall supply levels remain elevated in the wake of reduced buyer demand," said Bill Duce, Cornerstone spokesperson for the Mississauga market area. "In more positive housing news, Mississauga has received an additional \$28.2 million from the Housing Accelerator Fund. This is the third installment received from the federal government and will support the delivery of new homes, including important housing enabling-infrastructure."

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 \$985,700 in March 2026, a decrease of 5.3% compared to March 2025.

The benchmark price for single-family homes was \$1,279,000, a small reduction of 3.7% on a year-over-year basis in March. By comparison, the benchmark price for townhouse/row units was \$692,200, a decline of 15.6% compared to a year earlier, while the benchmark apartment price was \$564,100, a decline of 4.4% from year-ago levels.

The average price of homes sold in March 2026 was \$966,615, decreasing by 7.1% from March 2025.

The more comprehensive year-to-date average price was \$959,225, a decline of 7.9% from the first three months of 2025.

The dollar value of all home sales in March 2026 was \$436.9 million, down by 6.9% from the same month in 2025.

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The number of new listings saw a decrease of 11.3% from March 2025. There were 1,322 new residential listings in March 2026.

New listings were 3.4% below the five-year average and 10.4% below the 10-year average for the month of March.

Active residential listings numbered 1,933 units on the market at the end of March, a moderate decrease of 5.6% from the end of March 2025.

Active listings were 43.1% above the five-year average and 71.7% above the 10-year average for the month of March.

Months of inventory numbered 4.3 at the end of March 2026, down from the 4.5 months recorded at the end of March 2025 and above the long-run average of 1.8 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.