

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

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

The number of homes sold in Mississauga via the MLS® System of the Cornerstone Association of REALTORS® (Cornerstone) totaled 346 units in January 2025. This decreased by 8% from January 2024.

Home sales were 19% below the five-year average and 21.2% below the 10-year average for the month of January.

"While home sales came in below last year's already subdued levels, looking through the seasonality our market continues to improve since the beginning of its gradual increase in the spring of 2024," said Rita Asadorian, Cornerstone spokesperson for the Mississauga market area. "Sales recorded a monthly increase but new listings came in even stronger. Sellers may have been hoping for a more robust recovery in demand as interest rate cuts are now thought to be largely done with and the rollout of new mortgage rule changes should theoretically stoke more activity among buyers. However, with the uncertainty surround the looming threat of a trade war with the U.S. some buyers may be holding off on their purchases until they get a better sense of what will happen."

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 \$1,046,600 in January 2025, a slight gain of 0.2% compared to January 2024.

The benchmark price for single-family homes was \$1,332,100, increasing by 1% on a year-over-year basis in January. By comparison, the benchmark price for townhouse/row units was \$789,900, a modest decline of 3.1% compared to a year earlier, while the benchmark apartment price was \$611,600, down by 6% from year-ago levels.

The average price of homes sold in January 2025 was \$1,047,025, nearly unchanged, down only 0.2% from January 2024.

The dollar value of all home sales in January 2025 was \$362.3 million, a moderate decrease of 8.1% from the same month in 2024.

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The number of new listings saw a substantial gain of 63.2% from January 2024. There were 1,090 new residential listings in January 2025. This was the largest number of new listings added in the month of January in more than a decade.

New listings were 38.8% above the five-year average and 41% above the 10-year average for the month of January.

Active residential listings numbered 1,534 units on the market at the end of January, an advance of 72.4% from the end of January 2024. Active listings haven't been this high in the month of January in more than a decade.

Active listings were 86% above the five-year average and 92% above the 10-year average for the month of January.

Months of inventory numbered 4.4 at the end of January 2025, up from the 2.4 months recorded at the end of January 2024 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® is a brand-new, novel association formed on July 1, 2024. Representing REALTORS® serving in the markets of Mississauga, Burlington, Hamilton, Waterloo Region, Niagara North, Haldimand County, Norfolk County and surrounding areas, it is Ontario's second-largest real estate board comprised of nearly 9,000 REALTORS®.

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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
		December 2024	November 2024	October 2024	September 2024	August 2024	July 2024
Sales Activity	536	12.1	1.7	-1.3	8.7	13.6	16.5
Average Price	\$1,120,890	8.1	6.4	3.0	6.1	6.2	7.5
Dollar Volume*	\$600.8	21.2	8.2	1.7	15.4	20.6	25.2
New Listings	1,652	33.5	16.3	30.1	25.2	33.7	30.8
Active Listings	1,984	7.9	1.0	3.3	5.0	8.4	8.3

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
		January 2024	January 2023	January 2022	January 2020	January 2018	January 2015
Sales Activity	346	-8.0	32.1	-32.9	-21.2	-15.4	-30.8
Average Price	\$1,047,025	-0.2	13.7	-9.2	33.8	65.8	110.7
Dollar Volume*	\$362.3	-8.1	50.2	-39.1	5.5	40.3	45.8
New Listings	1,090	63.2	71.9	61.2	53.7	54.4	3.1
Active Listings	1,534	72.4	105.4	416.5	151.9	63.9	25.7

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
		January 2024 YTD	January 2023 YTD	January 2022 YTD	January 2020 YTD	January 2018 YTD	January 2015 YTD
Sales Activity	346	-8.0	32.1	-32.9	-21.2	-15.4	-30.8
Average Price	\$1,047,025	-0.2	13.7	-9.2	33.8	65.8	110.7
Dollar Volume*	\$362.3	-8.1	50.2	-39.1	5.5	40.3	45.8
New Listings	1,090	63.2	71.9	61.2	53.7	54.4	3.1
Active Listings**	1,534	72.4	105.4	416.5	151.9	63.9	25.7

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
		December 2024	October 2024	July 2024	January 2024	January 2023	January 2020
Sales to New Listings Ratio	32.4	38.6	42.8	36.4	59.0	43.1	67.3
Months of Inventory	3.7	3.8	3.5	4.0	2.3	2.7	1.5

<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 January 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 down 8.0%

Home sales numbered 346 units in January 2025, down 8.0% compared to the 376 units sold in January 2024.



### Market balance

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



### New listings up 63.2%

There were 1,090 new listings added in January 2025, up 63.2% compared to the 668 listings added in January 2024.



### Benchmark price unchanged

The benchmark price was \$1,046,600 in January 2025, unchanged compared to the same month last year.