

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

### **MLS® home sales decline, new listings and overall inventories continues to rise in February**

The number of homes sold in Mississauga via the MLS® System of the Cornerstone Association of REALTORS® (Cornerstone) totaled 333 units in February 2025. This was down sharply by 29.9% from February 2024.

Home sales were 45.7% below the five-year average and 47.3% below the 10-year average for the month of February.

On a year-to-date basis, home sales totaled 679 units over the first two months of the year. This was a notable decrease of 20.2% from the same period in 2024.

"Buyers weren't quite ready to return to the market in February despite very healthy levels of new supply and a growing number of available homes." said Rita Asadorian, Cornerstone spokesperson for the Mississauga market area. "It seems as if conditions for buyers to get back into the market just haven't materialized for one reason or another, and now it's likely going to be the trade war started by the U.S. that will be weighing primarily on the minds of consumers. What impact this will have on our housing market remains to be seen and depends on the length of time the tariffs remain in place and to what extent any further tariffs come into play."

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 \$1,049,600 in February 2025, a modest decline of 2.1% compared to February 2024.

The benchmark price for single-family homes was \$1,337,000, down modestly by 2.7% on a year-over-year basis in February. By comparison, the benchmark price for townhouse/row units was \$809,000, a minor decrease of 2.9% compared to a year earlier, while the benchmark apartment price was \$598,700, falling 7.4% from year-ago levels.

The average price of homes sold in February 2025 was \$1,039,951, a gain of 4.4% from February 2024.

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The more comprehensive year-to-date average price was \$1,043,556, increasing by 2.4% from the first two months of 2024.

The dollar value of all home sales in February 2025 was \$346.3 million, a sharp decrease of 26.8% from the same month in 2024.

The number of new listings rose by 11% from February 2024. There were 1,049 new residential listings in February 2025.

New listings were 0.2% above the five-year average and 3.7% above the 10-year average for the month of February.

Active residential listings numbered 1,695 units on the market at the end of February, a substantial increase of 77.9% from the end of February 2024. Active listings haven't been this high in the month of February in more than a decade.

Active listings were 81.5% above the five-year average and 89% above the 10-year average for the month of February.

Months of inventory numbered 5.1 at the end of February 2025, up from the 2 months recorded at the end of February 2024 and above the long-run average of 1.7 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
		January 2025	December 2024	November 2024	October 2024	September 2024	August 2024
Sales Activity	366	-31.8	-23.6	-30.6	-32.6	-25.8	-22.6
Average Price	\$1,060,097	-5.6	2.4	0.5	-2.5	0.5	0.5
Dollar Volume*	\$388.0	-35.6	-21.8	-30.2	-34.3	-25.4	-22.2
New Listings	1,260	-27.2	2.3	-10.1	1.7	-2.9	3.2
Active Listings	2,063	3.0	11.9	4.7	7.3	9.2	12.8

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
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	333	-29.9	-13.1	-61.0	-51.5	-30.8	-45.3
Average Price	\$1,039,951	4.4	3.0	-15.1	17.2	58.6	93.8
Dollar Volume*	\$346.3	-26.8	-10.5	-66.9	-43.2	9.8	6.0
New Listings	1,049	11.0	54.0	-14.2	8.8	17.3	4.1
Active Listings	1,695	77.9	120.7	228.5	144.2	63.6	28.9

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
		February 2024 YTD	February 2023 YTD	February 2022 YTD	February 2020 YTD	February 2018 YTD	February 2015 YTD
Sales Activity	679	-20.2	5.3	-50.4	-39.7	-23.7	-38.8
Average Price	\$1,043,556	2.4	7.2	-12.9	23.3	61.9	101.2
Dollar Volume*	\$708.6	-18.3	12.8	-56.8	-25.6	23.5	23.2
New Listings	2,139	32.6	62.7	12.6	27.9	33.7	3.6
Active Listings**	1,615	75.2	113.1	297.2	147.8	63.7	27.4

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
		January 2025	November 2024	August 2024	February 2024	February 2023	February 2020
Sales to New Listings Ratio	29.0	31.0	37.6	38.7	46.4	53.4	68.1
Months of Inventory	5.6	3.7	3.7	3.9	2.6	2.7	1.4

<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 February 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 29.9%

Home sales numbered 333 units in February 2025, down 29.9% compared to the 475 units sold in February 2024.



### Market balance

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



### New listings up 11.0%

There were 1,049 new listings added in February 2025, up 11.0% compared to the 945 listings added in February 2024.



### Benchmark price down 2.1%

The benchmark price was \$1,049,600 in February 2025, down 2.1% from \$1,072,900 in February 2024.