

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

MLS® home sales hit 30-year low in March as economic uncertainty reigns

The number of homes sold in Mississauga via the MLS® System of the Cornerstone Association of REALTORS® (Cornerstone) totaled 457 units in March 2025. This was a large decline of 21.3% from March 2024.

Home sales were 44.2% below the five-year average and 46.7% below the 10-year average for the month of March.

On a year-to-date basis, home sales totaled 1,136 units over the first three months of the year. This was a substantial decline of 20.7% from the same period in 2024.

"There's a confluence of factors weighing on consumer sentiment at the moment, not least being the ongoing trade war with the U.S. but also an impending election here in Canada and what that might mean for our country going forward," said Rita Asadorian, Cornerstone spokesperson for the Mississauga market area. "Our automotive sector will likely be impacted by the recently implemented 25 percent tariffs on non-CUSMA compliant exports of parts and vehicles, but to what extent is still unknown. Sellers are still out in force, motivated to try and move their properties as supply levels continue to rise, but buyers aren't willing to commit to making a major purchase at the moment."

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 \$1,045,000 in March 2025, a moderate decrease of 4% compared to March 2024.

The benchmark price for single-family homes was \$1,330,700, falling by 4.4% on a year-over-year basis in March. By comparison, the benchmark price for townhouse/row units was \$813,200, a modest decline of 3.3% compared to a year earlier, while the benchmark apartment price was \$598,600, down by 8.6% from year-ago levels.

The average price of homes sold in March 2025 was \$1,046,145, a modest decline of 1% from March 2024.

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The more comprehensive year-to-date average price was \$1,044,597, up modestly by 1% from the first three months of 2024.

The dollar value of all home sales in March 2025 was \$478.1 million, a substantial decrease of 22.1% from the same month in 2024.

The number of new listings saw a jump of 36.1% from March 2024. There were 1,485 new residential listings in March 2025.

New listings were 1.2% above the five-year average and 2.7% above the 10-year average for the month of March.

Active residential listings numbered 2,090 units on the market at the end of March, a substantial gain of 99% from the end of March 2024. Active listings haven't been this high in the month of March in more than 15 years.

Active listings were 84% above the five-year average and 91.1% above the 10-year average for the month of March.

Months of inventory numbered 4.6 at the end of March 2025, up from the 1.8 months recorded at the end of March 2024 and above the long-run average of 1.5 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 ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		February 2025	January 2025	December 2024	November 2024	October 2024	September 2024
Sales Activity	394	4.0	-27.6	-14.5	-22.6	-26.4	-19.1
Average Price	\$1,040,958	-1.1	-7.9	-0.4	0.2	-4.1	-0.5
Dollar Volume*	\$410.1	2.8	-33.3	-14.9	-22.4	-29.3	-19.5
New Listings	1,327	4.5	-23.8	7.4	-5.6	7.0	2.7
Active Listings	2,268	7.9	11.8	22.0	14.8	17.8	20.8

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2024	March 2023	March 2022	March 2020	March 2018	March 2015
Sales Activity	457	-21.3	-22.3	-56.8	-39.6	-40.6	-46.2
Average Price	\$1,046,145	-1.0	0.9	-11.5	21.6	46.0	90.6
Dollar Volume*	\$478.1	-22.1	-21.6	-61.8	-26.5	-13.3	2.5
New Listings	1,485	36.1	50.6	-17.4	9.6	6.5	-7.1
Active Listings	2,092	99.2	143.8	163.8	133.2	63.7	30.1

Year-to-date ³		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2024 YTD	March 2023 YTD	March 2022 YTD	March 2020 YTD	March 2018 YTD	March 2015 YTD
Sales Activity	1,136	-20.7	-7.9	-53.2	-39.6	-31.5	-42.0
Average Price	\$1,044,597	1.0	4.1	-12.3	22.6	54.1	96.4
Dollar Volume*	\$1,186.7	-19.9	-4.1	-59.0	-26.0	5.5	13.9
New Listings	3,624	34.0	57.5	-1.9	19.7	21.0	-1.1
Active Listings**	1,774	83.9	124.2	231.3	141.9	63.7	28.4

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		February 2025	December 2024	September 2024	March 2024	March 2023	March 2020
Sales to New Listings Ratio	29.7	29.8	37.3	37.7	48.6	59.9	60.5
Months of Inventory	5.8	5.5	4.0	3.9	2.4	2.2	1.6

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual (not seasonally adjusted) data as processed through the MLS® System of the Mississauga Real Estate Board.

³ Sum of actual data from January to present month of any given year.

⁴ 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 March 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 21.3%

Home sales numbered 457 units in March 2025, down 21.3% compared to the 581 units sold in March 2024.



Market balance

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



New listings up 36.1%

There were 1,485 new listings added in March 2025, up 36.1% compared to the 1,091 listings added in March 2024.



Benchmark price down 4.0%

The benchmark price was \$1,045,000 in March 2025, down 4.0% from \$1,087,800 in March 2024.