

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

MLS® home sales remain at subdued levels in May

The number of homes sold in Mississauga via the MLS® System of the Cornerstone Association of REALTORS® (Cornerstone) totaled 508 units in May 2025. This was a substantial decline of 20% from May 2024.

Home sales were 30.9% below the five-year average and 39.5% below the 10-year average for the month of May.

On a year-to-date basis, home sales totaled 2,134 units over the first five months of the year. This was a significant decrease of 20.4% from the same period in 2024.

"Sales activity clocked in at the lowest May reading since the pandemic in 2020 as economic uncertainty and the impacts of tariffs continue to weigh on consumer sentiment in our region," said Rita Asadorian, Cornerstone spokesperson for the Mississauga market area. "Meanwhile, new listings are still on the rise and overall inventories continue their sharp climb. Active supply levels now stand at the highest levels since the middle of the financial crisis in early 2009, while the market softens further into buyer's market territory and MLS® Benchmark Prices are now recording year-over-year declines of more than five percent."

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 \$1,037,200 in May 2025, a moderate decrease of 5.9% compared to May 2024.

The benchmark price for single-family homes was \$1,312,200, falling by 7.6% on a year-over-year basis in May. By comparison, the benchmark price for townhouse/row units was \$805,100, a modest decline of 3% compared to a year earlier, while the benchmark apartment price was \$617,200, down by 5.8% from year-ago levels.

The average price of homes sold in May 2025 was \$1,040,979, down by 5% from May 2024.

The more comprehensive year-to-date average price was \$1,018,051, a decrease of 4.9% from the first five months of 2024.

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The dollar value of all home sales in May 2025 was \$528.8 million, a big reduction of 24% from the same month in 2024.

The number of new listings was up by 19.3% from May 2024. There were 1,994 new residential listings in May 2025. This was the largest number of new listings added in the month of May in more than five years.

New listings were 17.3% above the five-year average and 15.6% above the 10-year average for the month of May.

Active residential listings numbered 2,800 units on the market at the end of May, an advance of 51.5% from the end of May 2024. Active listings haven't been this high in the month of May in more than 15 years.

Active listings were 71.5% above the five-year average and 81.3% above the 10-year average for the month of May.

Months of inventory numbered 5.5 at the end of May 2025, up from the 2.9 months recorded at the end of May 2024 and above the long-run average of 2.1 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
		April 2025	March 2025	February 2025	January 2025	December 2024	November 2024
Sales Activity	384	4.6	-1.3	2.4	-28.9	-16.2	-24.4
Average Price	\$981,211	11.4	-4.1	-5.9	-12.4	-5.4	-5.0
Dollar Volume*	\$376.8	16.6	-5.3	-3.6	-37.7	-20.7	-28.2
New Listings	1,399	2.0	3.9	8.9	-20.3	12.6	0.4
Active Listings	2,562	5.3	11.2	20.6	25.6	36.9	29.9

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	508	-20.0	-38.9	-19.4	24.5	-42.3	-58.2
Average Price	\$1,040,979	-5.0	-8.7	-9.4	30.7	41.7	84.5
Dollar Volume*	\$528.8	-24.0	-44.3	-26.9	62.7	-18.3	-22.8
New Listings	1,994	19.3	44.1	12.9	148.0	9.6	-2.7
Active Listings	2,800	51.5	172.1	93.9	192.0	61.3	35.1

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
		May 2024 YTD	May 2023 YTD	May 2022 YTD	May 2020 YTD	May 2018 YTD	May 2015 YTD
Sales Activity	2,134	-20.4	-21.3	-43.5	-16.3	-35.9	-51.1
Average Price	\$1,018,051	-4.9	-4.2	-13.7	21.0	44.8	85.2
Dollar Volume*	\$2,172.5	-24.3	-24.6	-51.3	1.3	-7.3	-9.4
New Listings	7,274	25.1	57.2	2.1	66.7	15.2	-5.2
Active Listings**	2,102	68.4	146.6	153.2	160.6	61.8	30.2

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		April 2025	February 2025	November 2024	May 2024	May 2023	May 2020
Sales to New Listings Ratio	27.4	26.8	29.2	36.4	41.0	67.0	56.9
Months of Inventory	6.7	6.6	5.7	3.9	3.4	1.3	2.3

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 May 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 20.0%

Home sales numbered 508 units in May 2025, down 20.0% compared to the 635 units sold in May 2024.



Market balance

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



New listings up 19.3%

There were 1,994 new listings added in May 2025, up 19.3% compared to the 1,671 listings added in May 2024.



Benchmark price down 5.9%

The benchmark price was \$1,037,200 in May 2025, down 5.9% from \$1,102,400 in May 2024.