

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

### **MLS® home sales remain subdued in June as new listings continue to rise**

The number of homes sold in Mississauga via the MLS® System of the Cornerstone Association of REALTORS® (Cornerstone) totaled 528 units in June 2025. This was down by 4.3% from June 2024.

Home sales were 22.3% below the five-year average and 34.2% below the 10-year average for the month of June.

On a year-to-date basis, home sales totaled 2,662 units over the first six months of the year. This was a substantial decrease of 17.7% from the same period in 2024.

"Sales dropped to their lowest June in over 30 years as economic uncertainty and the effects of tariffs continue to weigh on consumer sentiment in our market," said Rita Asadorian, Cornerstone spokesperson for the Mississauga market area. "Sellers must be strategic with their approach as inventory continues to build in the market and available listings are closing in on near-record levels. With our market now in buyer's territory, the MLS® Benchmark Price has experienced three consecutive months of 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 \$1,024,900 in June 2025, a decline of 6% compared to June 2024.

The benchmark price for single-family homes was \$1,283,000, down by 8.2% on a year-over-year basis in June. By comparison, the benchmark price for townhouse/row units was \$801,700, a minor decrease of 2.2% compared to a year earlier, while the benchmark apartment price was \$630,700, a small reduction of 3.9% from year-ago levels.

The average sale price of homes sold in June 2025 was \$1,019,578, a moderate decrease of 7.6% from June 2024.

The more comprehensive year-to-date average sale price was \$1,018,354, decreasing by 5.3% from the first six months of 2024.

The dollar value of all home sales in June 2025 was \$538.3 million, a sharp decrease of 11.6% from the same month in 2024.

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The number of new listings was up by 16.8% from June 2024. There were 1,837 new residential listings in June 2025. This was the largest number of new listings added in the month of June in more than five years.

New listings were 14.5% above the five-year average and 13.2% above the 10-year average for the month of June.

Active residential listings numbered 2,905 units on the market at the end of June, a substantial increase of 42% from the end of June 2024. Active listings haven't been this high in the month of June in more than 15 years.

Active listings were 66.5% above the five-year average and 77.6% above the 10-year average for the month of June.

Months of inventory numbered 5.5 at the end of June 2025, up from the 3.7 months recorded at the end of June 2024 and above the long-run average of 2.3 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 was formed on July 1, 2024, to better serve and represent REALTORS® in the markets of Mississauga, Burlington, Hamilton, Waterloo Region, Niagara North, Haldimand County, Norfolk County, and surrounding areas. With over 8,000 members, Cornerstone is Ontario's second-largest REALTOR® association. Our mission is to lead with purpose, advocate boldly and create positive change for the success of our members. Cornerstone's vision is to redefine the future of real estate through innovation and collaboration. More information at [cornerstone.inc](https://cornerstone.inc)

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
		May 2025	April 2025	March 2025	February 2025	January 2025	December 2024
Sales Activity	420	7.1	12.9	6.6	12.6	-20.2	-8.9
Average Price	\$968,125	-1.1	12.1	-4.9	-8.1	-15.9	-6.5
Dollar Volume*	\$406.6	6.0	26.6	1.4	3.4	-32.8	-14.8
New Listings	1,350	-3.2	-1.2	0.4	5.2	-23.0	8.8
Active Listings	2,591	1.4	6.8	12.6	22.0	26.9	38.3

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
		June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	528	-4.3	-22.2	-11.4	-28.8	-36.6	-58.6
Average Price	\$1,019,578	-7.6	-8.4	-6.8	14.4	40.4	80.2
Dollar Volume*	\$538.3	-11.6	-28.7	-17.4	-18.6	-11.0	-25.3
New Listings	1,837	16.8	29.2	14.0	28.6	18.4	-5.4
Active Listings	2,905	42.0	137.1	90.4	141.7	65.3	44.0

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
		June 2024 YTD	June 2023 YTD	June 2022 YTD	June 2020 YTD	June 2018 YTD	June 2015 YTD
Sales Activity	2,662	-17.7	-21.5	-39.2	-19.1	-36.1	-52.8
Average Price	\$1,018,354	-5.3	-5.1	-12.8	19.5	43.9	84.0
Dollar Volume*	\$2,710.9	-22.1	-25.5	-47.0	-3.4	-8.0	-13.1
New Listings	9,111	23.3	50.6	4.3	57.3	15.8	-5.3
Active Listings**	2,236	61.9	144.5	136.3	156.3	62.6	33.0

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
		May 2025	March 2025	December 2024	June 2024	June 2023	June 2020
Sales to New Listings Ratio	31.1	28.1	29.3	37.1	38.1	53.6	55.9
Months of Inventory	6.2	6.5	5.8	4.1	3.7	1.7	1.6

<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 June 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 4.3%

Home sales numbered 528 units in June 2025, down 4.3% compared to the 552 units sold in June 2024.



### Market balance

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



### New listings up 16.8%

There were 1,837 new listings added in June 2025, up 16.8% compared to the 1,573 listings added in June 2024.



### Benchmark price down 6.0%

The benchmark price was \$1,024,900 in June 2025, down 6.0% from \$1,090,000 in June 2024.