

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

MLS® home sales post surprise rebound in July

The number of homes sold in Mississauga via the MLS® System of the Cornerstone Association of REALTORS® (Cornerstone) totaled 548 units in July 2025. This was a sizable gain of 14.4% from July 2024.

Home sales were 3.9% below the five-year average and 23.3% below the 10-year average for the month of July.

On a year-to-date basis, home sales totaled 3,210 units over the first seven months of the year. This was a substantial decline of 13.5% from the same period in 2024.

"After trending at very subdued levels over the past several months, home sales posted a moderate gain in July. While activity continues trending below average levels for this time of year, it is nonetheless a positive sign that we may be seeing the beginnings of a turnaround as buyers shake off economic anxiety," said Rita Asadorian, Cornerstone spokesperson for the Mississauga market area. "Sellers, meanwhile, are still out in force and overall inventories are at their highest levels since the financial crisis in late 2008 and early 2009. While the recent development on the demand side is still too early to mark as a recovery, if more buyers decide to return to the market they will find a rare offering of the most ample choice to be had in 15 years."

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 \$979,700 in July 2025, falling by 9.5% compared to July 2024.

The benchmark price for single-family homes was \$1,232,100, a sharp decrease of 10.9% on a year-over-year basis in July. By comparison, the benchmark price for townhouse/row units was \$796,200, down modestly by 1.5% compared to a year earlier, while the benchmark apartment price was \$572,400, a substantial decrease of 13.6% from year-ago levels.

The average price of homes sold in July 2025 was \$995,599, a decline of 4.5% from July 2024.

The more comprehensive year-to-date average price was \$1,014,469, down by 5.3% from the first seven months of 2024.

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

The dollar value of all home sales in July 2025 was \$545.6 million, an increase of 9.2% from the same month in 2024.

The number of new listings saw a sizable gain of 10.2% from July 2024. There were 1,629 new residential listings in July 2025. This was the largest number of new listings added in the month of July in five years.

New listings were 21.7% above the five-year average and 17.9% above the 10-year average for the month of July.

Active residential listings numbered 2,809 units on the market at the end of July, a substantial gain of 32.4% from the end of July 2024. Active listings haven't been this high in the month of July in more than 15 years.

Active listings were 62.2% above the five-year average and 75.6% above the 10-year average for the month of July.

Months of inventory numbered 5.1 at the end of July 2025, up from the 4.4 months recorded at the end of July 2024 and above the long-run average of 2.6 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

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
		June 2025	May 2025	April 2025	March 2025	February 2025	January 2025
Sales Activity	514	20.4	29.8	37.1	29.8	36.3	-0.2
Average Price	\$997,169	3.2	1.8	15.9	-1.9	-4.7	-14.4
Dollar Volume*	\$512.5	24.3	32.2	58.8	27.3	30.0	-14.6
New Listings	1,341	-0.6	-3.8	-1.9	-0.2	4.6	-23.5
Active Listings	2,492	-2.9	-1.9	3.1	8.6	17.7	22.5

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	548	14.4	17.8	24.5	-44.6	-24.8	-49.0
Average Price	\$995,599	-4.5	-5.9	-6.8	9.9	40.9	83.1
Dollar Volume*	\$545.6	9.2	10.9	16.0	-39.1	5.9	-6.6
New Listings	1,629	10.2	32.5	40.6	-0.5	25.4	-0.1
Active Listings	2,809	32.4	104.1	90.1	113.4	69.8	51.9

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
		July 2024 YTD	July 2023 YTD	July 2022 YTD	July 2020 YTD	July 2018 YTD	July 2015 YTD
Sales Activity	3,210	-13.5	-16.7	-33.3	-25.0	-34.4	-52.2
Average Price	\$1,014,469	-5.3	-5.3	-12.5	17.3	43.4	83.8
Dollar Volume*	\$3,256.4	-18.2	-21.1	-41.7	-12.0	-6.0	-12.1
New Listings	10,740	21.1	47.5	8.6	44.6	17.2	-4.5
Active Listings**	2,318	55.9	136.4	126.8	147.7	63.8	35.9

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		June 2025	April 2025	January 2025	July 2024	July 2023	July 2020
Sales to New Listings Ratio	38.3	31.7	27.4	29.4	36.6	44.5	62.8
Months of Inventory	4.8	6.0	6.4	3.9	4.0	2.2	1.2

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 July 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 up 14.4%

Home sales numbered 548 units in July 2025, up 14.4% compared to the 479 units sold in July 2024.



Market balance

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



New listings up 10.2%

There were 1,629 new listings added in July 2025, up 10.2% compared to the 1,478 listings added in July 2024.



Benchmark price down 9.5%

The benchmark price was \$979,700 in July 2025, down 9.5% from \$1,082,400 in July 2024.