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

MLS® home sales remain subdued in October despite continued rise in new listings

The number of homes sold in Mississauga totaled 556 units in October 2025. This was a small reduction of 3.6% from October 2024.

Home sales were 6% below the five-year average and 21.6% below the 10-year average for the month of October.

On a year-to-date basis, home sales totaled 4,692 units over the first 10 months of the year. This decreased by 9.9% from the same period in 2024.

"Sales activity edged down on year-over-year basis in October. However, looking through the monthly seasonality the Mississauga region is still holding up above the recent dip that occurred earlier this year in the spring, which shows that there's been some momentum gathering in the recovery," said Helen Goljak, Cornerstone spokesperson for the Mississauga market area. "For the time being, inventories remain historically elevated, and the local housing market is in buyer's territory. One bright spot from October was the provincial government's announcement that they would be rebating the provincial portion of the HST on new homes for first-time buyers, which we hope will allow more people to participate in the housing market once it is officially introduced."

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 $978,500 in October 2025, a decrease of 6.7% compared to October 2024.

The benchmark price for single-family homes was $1,236,100, a moderate decrease of 7.3% on a year-over-year basis in October. By comparison, the benchmark price for townhouse/row units was $769,600, falling by 6.5% compared to a year earlier, while the benchmark apartment price was $587,600, a decline of 6.9% from year-ago levels.

The average price of homes sold in October 2025 was $968,036, a sharp decrease of 10.5% from October 2024.

The more comprehensive year-to-date average price was $999,978, down by 6.4% from the first 10 months of 2024.

Source: The Canadian Real Estate Association

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The dollar value of all home sales in October 2025 was $538.2 million, a substantial decrease of 13.8% from the same month in 2024.

The number of new listings saw a moderate gain of 9% from October 2024. There were 1,410 new residential listings in October 2025. This was the largest number of new listings added in the month of October in five years.

New listings were 19.9% above the five-year average and 12.9% above the 10-year average for the month of October.

Active residential listings numbered 2,505 units on the market at the end of October, increasing by 20% from the end of October 2024. Active listings haven't been this high in the month of October in more than 15 years.

Active listings were 55.1% above the five-year average and 69.3% above the 10-year average for the month of October.

Months of inventory numbered 4.5 at the end of October 2025, up from the 3.6 months recorded at the end of October 2024 and above the long-run average of 2.4 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® (Cornerstone) is a not-for-profit organization with over 325 years of collective service from its founding associations. Established on July 1, 2024, Cornerstone leads with purpose, advocates boldly, and creates positive change for the success of our members throughout Mississauga, Burlington, Hamilton, Waterloo Region, Niagara North, Haldimand County, Norfolk County, and surrounding areas. With nearly 8,000 members, Cornerstone is the second-largest REALTOR® association in Ontario, dedicated to promoting the greater good of the real estate community.

Source: The Canadian Real Estate Association

Residential housing activity
Mississauga
October 2025

Cornerstone Association of REALTORS®

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
		September 2025	August 2025	July 2025	June 2025	May 2025	April 2025
Sales Activity	498	-0.8	11.7	-4.0	17.2	26.4	33.2
Average Price	$957,619	0.5	-1.4	-3.2	-1.2	-2.7	10.2
Dollar Volume*	$476.9	-0.3	10.1	-7.2	15.8	23.0	46.7
New Listings	1,333	-1.6	-3.8	-1.0	-1.4	-4.4	-2.8
Active Listings	2,337	-1.9	-1.8	-5.4	-8.5	-7.6	-3.1

Actual [2]		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		October 2024	October 2023	October 2022	October 2020	October 2018	October 2015
Sales Activity	556	-3.6	33.0	24.7	-41.0	-19.5	-39.6
Average Price	$968,036	-10.5	-12.5	-2.0	10.2	39.5	76.7
Dollar Volume*	$538.2	-13.8	16.4	22.2	-35.0	12.2	6.7
New Listings	1,410	9.0	15.4	50.3	-15.3	17.8	0.0
Active Listings	2,505	20.0	44.5	110.3	64.0	75.1	44.6

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
		October 2024 YTD	October 2023 YTD	October 2022 YTD	October 2020 YTD	October 2018 YTD	October 2015 YTD
Sales Activity	4,692	-9.9	-9.1	-24.5	-35.2	-32.1	-49.9
Average Price	$999,978	-6.4	-6.4	-11.6	13.6	41.6	83.4
Dollar Volume*	$4,691.9	-15.7	-15.0	-33.2	-26.3	-3.8	-8.2
New Listings	15,189	18.3	36.8	17.7	20.1	18.2	-3.2
Active Listings**	2,403	43.8	105.5	118.5	116.2	67.4	38.6

Market Balance [4]		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		September 2025	July 2025	April 2025	October 2024	October 2023	October 2020
Sales to New Listings Ratio	37.4	37.0	38.6	27.3	41.9	34.2	53.8
Months of Inventory	4.7	4.7	4.8	6.4	3.7	3.8	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.

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Cornerstone Association of REALTORS® - Mississauga Market

Housing Market Update for October 2025*

Cornerstone Association of REALTORS®

*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 3.6%

Home sales numbered 556 units in October 2025, down 3.6% compared to the 577 units sold in October 2024.

Market balance

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

New listings up 9.0%

There were 1,410 new listings added in October 2025, up 9.0% compared to the 1,294 listings added in October 2024.

Benchmark price down 6.7%

The benchmark price was $978,500 in October 2025, down 6.7% from $1,048,800 in October 2024.

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