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

MLS® home sales remain subdued, new listings come in above average in October

The number of homes sold in Mississauga totaled 508 units in October 2026. This was a moderate decrease of 8.1% from October 2025.

Home sales were 0.5% below the five-year average and 25.7% below the 10-year average for the month of October.

On a year-to-date basis, home sales totaled 4,631 units over the first 10 months of the year. This edged down 0.7% from the same period in 2025.

"Demand has been subdued relative to historical norms for some time. However, when seasonality is taken into account, data from the past several months suggests there may be a floor to the declines," said Bill Duce, CEO of Cornerstone. "The Bank of Canada's latest interest rate increase could bring another period of adjustment for the housing market, as higher borrowing costs impact affordability. While this presents challenges for homeowners and sellers, it could also create opportunities for buyers seeking greater selection and negotiating power. As the market adjusts, affordability and consumer confidence will remain key factors shaping real estate activity."

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 $900,500 in October 2026, a moderate decrease of 8.5% compared to October 2025.

The benchmark price for single-family homes was $1,162,300, falling by 7.2% on a year-over-year basis in October. By comparison, the benchmark price for townhouse/row units was $708,400, a decline of 7.1% compared to a year earlier, while the benchmark apartment price was $510,900, down sharply by 11.7% from year-ago levels.

The average price of homes sold in October 2026 was $927,521, a modest decline of 3.8% from October 2025.

The more comprehensive year-to-date average price was $949,769, down by 5.5% from the first 10 months of 2025.

Source: The Canadian Real Estate Association

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The dollar value of all home sales in October 2026 was $471.2 million, a substantial decrease of 11.7% from the same month in 2025.

The number of new listings saw a moderate decrease of 5.7% from October 2025. There were 1,332 new residential listings in October 2026.

New listings were 4.6% above the five-year average and 2.2% above the 10-year average for the month of October.

Active residential listings numbered 2,342 units on the market at the end of October, decreasing by 6.8% from the end of October 2025.

Active listings were 19.4% above the five-year average and 49.5% above the 10-year average for the month of October.

Months of inventory numbered 4.6 at the end of October 2026, up from the 4.5 months recorded at the end of October 2025 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 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 7,500 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