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

MLS® home sales remain subdued in September; new listings also decline

The number of homes sold in Mississauga totaled 468 units in September 2026. This was a decline of 5.8% from September 2025.

Home sales were in line with the five-year average and 27.4% below the 10-year average for the month of September.

On a year-to-date basis, home sales totaled 4,127 units over the first nine months of the year. This was nearly unchanged, up only 0.4% (15 sales) from the same period in 2025.

"Sales activity in Mississauga wasn't far off from where it stood in the same month last year or the year before," said Bill Duce, CEO of Cornerstone. "There hasn't been a sustained and material recovery in housing demand in the local market yet, and inventories remain historically elevated. Sellers have stepped back from the market, seeing that their properties may not be moving or attracting as much attention as they would otherwise have hoped."

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 $903,600 in September 2026, a decline of 6.4% compared to September 2025.

The benchmark price for single-family homes was $1,176,500, down modestly by 3.8% on a year-over-year basis in September. By comparison, the benchmark price for townhouse/row units was $697,000, a decrease of 9.7% compared to a year earlier, while the benchmark apartment price was $478,400, a big reduction of 15.7% from year-ago levels.

The average price of homes sold in September 2026 was $929,600, a decrease of 4.2% from September 2025.

The more comprehensive year-to-date average price was $952,527, a moderate decrease of 5.8% from the first nine months of 2025.

The dollar value of all home sales in September 2026 was $435.1 million, falling by 9.8% from the same month in 2025.

Source: The Canadian Real Estate Association

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The number of new listings saw a sharp decrease of 19.9% from September 2025. There were 1,371 new residential listings in September 2026.

New listings were 5.4% below the five-year average and 7.7% below the 10-year average for the month of September.

Active residential listings numbered 2,408 units on the market at the end of September, down by 9.6% from the end of September 2025.

Active listings were 17.5% above the five-year average and 44.5% above the 10-year average for the month of September.

Months of inventory numbered 5.1 at the end of September 2026, down from the 5.4 months recorded at the end of September 2025 and above the long-run average of 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 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