

# Humber Heights-Westmount

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“ Everything you need to know about Humber Heights-Westmount.

WALK SCORE

52/100



BIKE SCORE

65/100



TRANSIT SCORE

70/100



SAFETY INDEX

6/10



## Market Snapshot

A quick read on current neighbourhood activity.

**\$670K**

MEDIAN PRICE

**7**

ACTIVE

**7**

NEW / WEEK

**\$797**

\$/SQ FT

MONTHLY CARRY

20% down, 4.79%

**~\$3,670/mo**

Buyer takeaway: Understanding the local market dynamics — entry points, premium drivers, and inventory patterns — is key to timing your move in Humber Heights-Westmount.

**SIGNALHOOD READ**

*Humber Heights-Westmount offers a distinct neighbourhood identity within the broader Mississauga market. Understanding local pricing dynamics and lifestyle tradeoffs is key to making the right decision.*

# Schools

Schools, ratings, programs, and walk times.

SCHOOL	TYPE	RATING	WALK	PROGRAMS
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# Commute Times

Drive and transit access from Humber Heights-Westmount.

DESTINATION	DRIVE	TRANSIT
Drive and transit times from this neighbourhood.		

# Demographics

Median Age

0

Median Income

\$0

Owner-Occupied

0%

16

RESTAURANTS & CAFES

8

PARKS & GREEN SPACES

# What Your Budget Gets You

Entry points and price tiers in Humber Heights-Westmount.

## STARTER

**Under \$570K**

Condos — the most accessible way into the neighbourhood.

## MID-RANGE

**\$570K - \$800K**

Detached homes and condos — the heart of the local market.

## PREMIUM

**\$800K+**

Detached homes — the largest and most premium homes.

## Available Now

Active listings as of Jun 24, 2026.



**\$424,000**

**804 - 151 LA ROSE AVENUE**

2 bed · 1 bath · Apartment



**\$1,200,000**

**2 RENAULT CRESCENT**

3 bed · 2 bath · House



**\$2,289,913**

**25 LOCKHEED BOULEVARD**

4 bed · 5 bath · House

## RENTAL SNAPSHOT

Avg. 1-Bedroom **\$2,148/mo**

Avg. 2-Bedroom **\$2,750/mo**

## HOW HUMBER HEIGHTS-WESTMOUNT COMPARES

	HUMBER HEIGHTS-WESTMOUNT	AGINCOURT NORTH	AGINCOURT SOUTH-MALVERN WEST
Median Price	\$670K	\$539K	\$500K
Walk Score	52	86	87
Top School	—	—	—

HUMBER  
HEIGHTS-  
WESTMOUNT

AGINCOURT  
NORTH

AGINCOURT  
SOUTH-  
MALVERN  
WEST

To  
Downtown

—

—

—

## You've done the research.



**Now talk to someone who lives it.**

Scan to connect with hand-selected Humber Heights-Westmount experts — streets to watch, homes worth seeing, and whether this neighbourhood fits your life.



**Scan now**

Connect with local experts in 30 seconds.