

The Eagle Ridge & Nevada High-Rise Report



Peter M. Gibson's Real Estate Newsletter

April 2025

Eagle Ridge & Nevada High-Rise Market Watch

For detailed Eagle Ridge & Nevada High-Rise statistics: www.EagleRidgeNevada.info

Latest 6 Month Recap of Solds – Sep 1, 2024 - Feb 28, 2025

	# sold	avg price	high price	days on market
Nevada - 2177 Burnhamthorpe Rd W less than 700 sq. ft.				
1 bed, 1 bath	1	455,000	455,000	76
700-1000 sq. ft.				
1 bed, 1 bath	1	475,000	475,000	30
1000-1400 sq. ft.				
2 bed, 2 bath	2	610,000	625,000	70
Total	4			62

MISSISSAUGA CONDO VOLUME, PRICES FALL AS SUPPLY CONTINUES TO BUILD

Market Highlights

- February sales (101 units) were down by 39.9% versus February 2024 and were also well below the latest 5-year average for the month of February (206 units)
- Lingering affordability concerns combined with uncertainty regarding our trade relationship with the United States has likely prompted some potential homebuyers to take a pause
- New listings (365 units) were up by 4.0% versus last year and total active listings (719 units) were up by a whopping 63.8% versus last year
- Average selling price of \$581,431 was down by 7.8% versus last year amid the heavily supplied market while the median price also fell by 5.1% to \$560,000

Resale Condo Sales

-39.9% year / year

Feb 2025

101

Feb 2024

168



Average Resale Price

Feb 2025

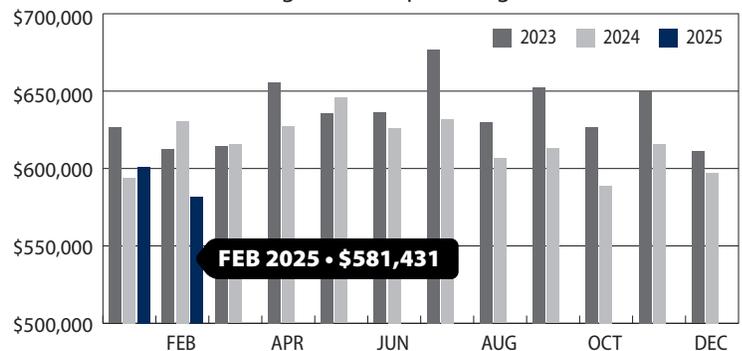
\$581,431

-7.8% year / year

Feb 2024

\$630,583

Mississauga Condo Apt Average Resale Price



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Message from Peter M. Gibson...

Trade tensions offering silver lining to borrowers

Against a backdrop of increasing economic uncertainty due to the ongoing trade tensions between Canada and the US, the Bank of Canada moved to cut its policy interest rate by 0.25 percentage points to 2.75% on March 12th. A prolonged trade conflict could disrupt Canada's economy, potentially leading to faster and deeper rate cuts by the central bank in the future. While a trade war with our southern neighbour poses serious economic challenges, lower borrowing rates are the one silver lining that could materialize out of the chaos. That said, the Bank will also have to monitor the spread versus US rates to keep our dollar from falling further – and widespread tariffs will likely be inflationary for the US thereby making it difficult for the Federal Reserve to continue cutting their rates.

Peter M. Gibson

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2 BEDROOM, 2 BATHROOM



Price Reduction!

Very clean and spacious 2 bedroom, 2 bathroom condo with over 1,200 sq. ft. in Eagle Ridge for sale. Interested? Contact me for more details. **416-347-1649** or **1pmgibson@gmail.com**

2 BEDROOM, 2 BATHROOM CONDO AVAILABLE



For Sale!

Affordable 2 bedroom, 2 bathroom condo with spectacular views. 2 parking, 1 locker included. Maintenance fee covers all utilities, cable TV and internet. Call me at **416-347-1649** or **1pmgibson@gmail.com**.

2 + 1 BEDROOM, 2 BATHROOM CONDO



For Sale!

Spacious and updated 2 bedroom + den, 2 bathroom condo in a secure gated community. Interested? Contact me for more details. **416-347-1649** or **1pmgibson@gmail.com**.



**HOW TO MAKE
A SMALL BEDROOM
LOOK BIGGER**

The dream bedroom would have enough space for a California King with nightstands on either side, plenty of light, and a walk-in closet — but condo builders didn't get the memo. Apartment sizes are shrinking and bedrooms are a common decorating dilemma. However, with a little imagination and some sneaky hacks, you can make your bedroom look much more spacious. Here's how.

Add some legs

Adding a little height to furniture can increase the appearance of space in any room. A bed is a good focal point to incorporate legs, as the more floor and walls that show, the bigger the room will appear. However, if you require the storage space under your bed, you can experiment with legged nightstands and dressers.

Sconces

Avoid cluttering up your nightstand with lamps and wires snaking towards outlets. Sconces installed above your headboard will give your room a light and airy feel and keep your furnishing uncluttered. It also acts as a great nighttime reading light, as many models are

adjustable and can be moved closer to eye level.

Light and bright colour scheme

Shades of white work really well at making smaller spaces seem spacious. If you're not a fan of a fully white bedroom, consider painting your sleeping quarters in a bright versus moody hue. Experiment with shades of grey or a pastel palette, as well as different textures, to really open up your bedroom space. It's also a good idea to match your blinds to a similar shade, to keep the eye moving across your bedroom and creating a sense of space.

Rug placement

Making a bedroom — or any room — look bigger is all about tricking the eye. Rugs are a vital part of interior design, with certain shades and patterns providing ample ways to create the appearance of space, but you don't need to start from scratch. Changing up their placement so they lie diagonally, or poking out from under the bed can create an optical illusion, as can a rearranging of furniture around the rug.

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PRICELESS QUOTES

"Women who seek to be equal with men lack ambition."
— Marilyn Monroe

"Whenever man comes up with a better mousetrap, nature immediately comes up with a better mouse."
— James Carswell

"The longer the description on the menu, the less you will get on your plate." — Shirley Lowe

"Never use a long word when a diminutive one will do."
— William Safire



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