

The South Common Town Home Report



Peter M. Gibson's Real Estate Newsletter

April 2025

South Common Town Homes Market Watch

For detailed South Common Town Homes statistics:
www.SouthCommon.info

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

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
3 bedroom	2	909,000	930,000	88
4 bedroom	1	960,000	960,000	82
townhouses				
2 bedroom	2	682,500	685,000	18
3 bedroom	9	840,611	960,000	34
Total	14			43

MISSISSAUGA VOLUME FALLS, PRICES STEADY AS SUPPLY CONTINUES TO BUILD

Average Resale Price

Feb 2025

\$1,039,951

+4.4% year year

Feb 2024

\$996,259

Market Highlights

- February sales (333 units) were down by 29.9% versus February 2024 and were also well below the latest 5-year average for the month of February (613 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 (1,049 units) were up by 11.0% versus last year and total active listings (1,695 units) were up by a whopping 77.9% versus last year
- Average selling price of \$1,039,951 was up by 4.4% versus last year amid the heavily supplied market while the median price fell by 0.6% to \$895,000

Resale Home Sales

Feb 2025

333

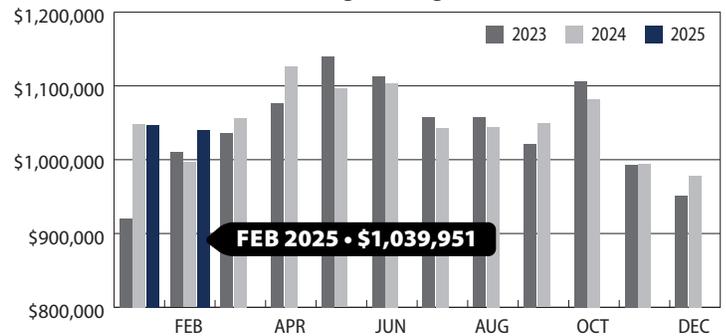
-29.9% year year

Feb 2024

475



Mississauga Average Resale Price



Peter M. Gibson
Sales Representative

Working Hard to Move You...

O: 905-828-3434

C: 416-347-1649

1pmgibson@gmail.com

www.listbuypeter.com



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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PETER'S LISTINGS

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 apply interior caulking

Keeping your house in tip-top shape shouldn't cost you a lot of money. Something as simple as caulking can enhance your home's appearance, make it more comfortable and improve energy efficiency. It can even keep out rodents and insects when done correctly. Whether you're a DIY expert or a total novice, caulking is something everyone should know how to do. Here's how to caulk.

What is caulking?

Caulking is a process that seals cracks and gaps in areas like baseboards, windows and doors. It's a simple way to insulate your home, avoid leakage and make your interior more aesthetically pleasing. While it's a great way to seal joints that are less than 1-quarter-inch wide, it should only be used in dry indoor areas. If you're looking to seal off parts of your

home from water and damp, you should seek other materials like sealant, which has waterproof and chemically resistant properties.

Prepping

The easiest way to apply caulk is with a caulking gun, available at home hardware stores like Home Hardware and Canadian Tire. You'll need a caulk cartridge and gun, scissors to cut open the tip of the caulk, and a damp sponge to clean the surrounding area before and after the process.

Caulk comes in a few materials; latex or acrylic are common and applicable for baseboards, trim and drywall, while silicone is better for moisture-prone areas like bathrooms and kitchens and cannot be painted afterwards.

Application and tips

Once the caulk has been inserted into the gun and cut open, start by applying gentle pressure to the trigger and holding the gun at a 45-degree angle to the surface. Move along the crack or gap and try to maintain an even line of continuous caulk. Using a tool, finger, or sponge, smooth the caulk down before it dries, wipe away any excess and leave it to dry for at least 30 minutes.

Use mould-resistant caulk in areas like bathrooms and kitchens, whether you're sealing up grouting and the area around the base of the toilet, or anywhere near your sink.

How often should I caulk?

Every home is different and caulking should be maintained according to need. However, a good rule of thumb is to redo it every 2 years around window and door areas, 5 to 10 for baseboards and trim, and yearly around sinks, tubs, showers, and backsplashes.

www.SouthCommon.info for the rest of your newsletter...

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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www.listbypeter.com



RE/MAX Realty Specialists Inc., Brokerage
101-2691 Credit Valley Road,
Mississauga, ON L5M 7A1