

The South Common Town Home Report



Peter M. Gibson's Real Estate Newsletter

June 2025

South Common Town Homes Market Watch

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

Latest 6 Month Recap of Solds – Nov 1, 2024 - Apr 30, 2025

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
4 bedroom	1	960,000	960,000	82
townhouses				
2 bedroom	1	680,000	680,000	6
3 bedroom	5	774,800	930,000	41
Total	7			42

MISSISSAUGA VOLUME, PRICES CONTINUE TO WEAKEN AMID TRADE UNCERTAINTY

Average Resale Price

Apr 2025

\$993,959

-11.7% year year

Apr 2024

\$1,126,060

Market Highlights

- April sales of 490 units were down by 20.3% versus April 2024 and were also well below the latest 5-year average for the month of April (743 units)
- Potential buyers continue to wait for lower borrowing costs and for certainty about the trajectory of the economy given the ongoing concern regarding our trade relationship with the United States
- New listings of 1,656 units were up by 15.0% versus last year and total active listings of 2,391 units were up by an eye-catching 59.6% versus last year
- Average selling price of \$993,959 was down by 11.7% versus last year amid the heavily supplied market while the median price also fell by 6.9% to \$912,500

Resale Home Sales

Apr 2025

490

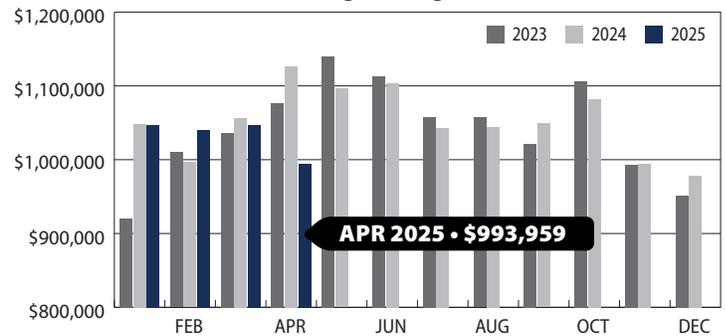
-20.3% year year

Apr 2024

615



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.listbypeter.com



Message from Peter M. Gibson...

Modest downturn for Canadian economy in Q2 and Q3: Deloitte

Financial markets have been in turmoil in reaction to U.S. tariff warfare which has sparked fears of a global recession. Canada will likely face steep trade challenges as growth slows here, overseas and south of the border. That being said, the only Canadians who potentially could come out ahead are those shopping for a fixed mortgage rate. That's because pricing for this type of mortgage takes its cues from bonds and bond yields have reacted to the most recent tariff news by plunging to lows not seen in three years. If you're currently shopping for your mortgage, coming up for renewal, or looking to refinance, it's smart to put in an application now. Doing so will give you access to rate hold options, allowing you to secure today's rate pricing, even if interest rates rise in the near future.

Peter M. Gibson

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

PETER'S LISTINGS

2 + 1 BEDROOM, 2 BATHROOM CONDO



SOLD!

Congratulations to my client! This 2 bedroom + den, 2 bathroom condo is now sold. Looking to sell your property? Call Peter and it's sold! **416-347-1649** or **1pmgibson@gmail.com**.

2 BEDROOM + DEN, 2 BATHROOM CONDO



FOR SALE!

Great opportunity to own a brand new, never lived in, luxurious condo in Milton. Ground level unit, 1,219 sq. ft. with large outdoor patio and top tier amenities. Call me for more details at **416-347-1649**.

TWO 1 BEDROOM + DEN, 1 BATHROOM CONDOS



FOR SALE!

Two very well maintained 1 bedroom + den, 1 bathroom condos in Eagle Ridge just listed. Both with incredible views. Interested? Contact me for more details. **416-347-1649** or **1pmgibson@gmail.com**.

SUMMER CHECKLIST:

5 QUICK TASKS TO PROTECT YOUR HOME BEFORE VACATION

Between packing, checking in for flights and sending those last few emails, it's no wonder leaving for vacation often ends up in a hurried rush out the door. However, doing a clean sweep before you depart is an important step in protecting your home while you're away. Here are a few quick and easy tasks to perform before heading off that will set your mind at ease.

Unplug appliances and electronics

Don't just turn off coffee machines, blenders and TVs — make sure you unplug them before you leave, especially if you're heading away on a big trip. Devices that are plugged in can still draw power and can even be a fire hazard, so lower your



electrical bills (and your heart rate) by making sure they're unplugged.

Double-check windows and doors

Double, triple, and even quadruple check your windows, doors and entryways are locked before leaving for vacation. Make sure that sliding doors are secured with a security bar, and don't forget garage doors, back gates and side entrances. Try taking a video of your walkthrough to give yourself full peace of mind once you're on the road.

Pause deliveries

Don't let porch pirates stealing your online orders ruin

a great vacation. If you have a subscription, incoming mail or a delivery slated while you're on vacation, try to pause or reschedule — unless you have a trustworthy neighbour who can help out. Asking them to help with garbage collection is another way to keep an eye on things while you're away.

Smart lights, timers and cameras

Create the illusion that your home is not vacant by setting up timers that turn on your lights at certain times of the day. This can act as a deterrent for thieves in the neighbourhood. Consider purchasing some inexpensive Wi-Fi cameras to place around your home. These allow you to monitor your home in real time—both visually and audibly—no matter where you are.

Turn off your water

If you're going on a lengthy trip, turn off your water supply if possible to avoid the possibility of flooding in your absence. It's also worth checking under sinks and behind toilets for possible leaks in the weeks leading up to your trip, as these can quickly escalate if not dealt with.

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

PRICELESS QUOTES

"A positive attitude may not solve all your problems, but it will annoy enough people to make it worth the effort." – **Herm Albright**

"Prayer never seems to work for me on the golf course. I think it has something to do with my being a terrible putter." – **Billy Graham**

"By far the most common craving of pregnant women is not to be pregnant." – **Phyllis Diller**

"A preteen is sort of like having a tornado before a hurricane hits." – **W. Bruce Cameron**



Peter M. Gibson
Sales Representative

Working Hard to Move You...

O: 905-828-3434

C: 416-347-1649

1pmgibson@gmail.com

www.listbypeter.com



RE/MAX Realty Specialists Inc., Brokerage

101-2691 Credit Valley Road,
Mississauga, ON L5M 7A1