

# The South Common Town Home Report



Peter M. Gibson's Real Estate Newsletter

July 2025

## South Common Town Homes Market Watch

For detailed South Common Town Homes statistics: [www.SouthCommon.info](http://www.SouthCommon.info)

Latest 6 Month Recap of Solds – Dec 1, 2024 - May 31, 2025

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
4 bedroom	1	960,000	960,000	82
<b>townhouses</b>				
2 bedroom	1	680,000	680,000	6
3 bedroom	5	809,700	930,000	54
<b>Total</b>	<b>7</b>			<b>51</b>

### MISSISSAUGA VOLUME, PRICES SHOW IMPROVEMENT ON A MONTH-OVER-MONTH BASIS

Average Resale Price

May 2025

**\$1,040,979**

**-5.0%**

year  
year

May 2024

**\$1,096,142**

#### Market Highlights

- May sales of 508 units were down by 20.0% versus May 2024 however were up by 3.7% versus April 2025
- Average selling price of \$1,040,979 was down by 5.0% versus May 2024 however was up by 4.7% versus April 2025
- Inventory continued to build versus last year with new listings (1,994 units) up by 19.3% and total active listings (2,800 units) up by 51.7%
- Lack of economic confidence due to uncertain trade stability with the U.S. continues to be the major headwind to the overall market

#### Resale Home Sales

May 2025

**508**

**-20.0%**

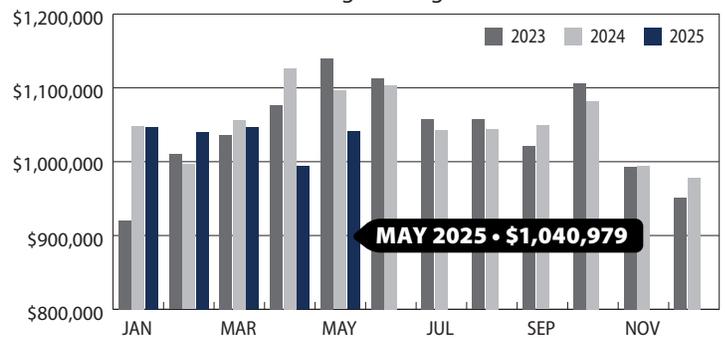
year  
year

May 2024

**635**



#### Mississauga Average Resale Price



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*Working Hard to Move You...*

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### Message from Peter M. Gibson...

#### Bank of Canada rate hold complicates the math for homeowners with upcoming mortgage renewals

The key policy rate hold at 2.75% by the Bank of Canada on June 4<sup>th</sup> doesn't help the homeowners who are facing a mortgage renewal in the near term. The bulk of people who took out or renewed a five-year, fixed-rate mortgage during the pandemic at very low interest rates are headed for a payment increase as those loans renew this year or the next. Luckily, steep interest rates declines over the past year-and-a-half have shrunk the gap between pandemic-era mortgage rates and the higher rates available on renewing loans. The dreaded "mortgage renewal cliff" economists had warned about a couple of years ago doesn't seem to have materialized. Nonetheless, many of those households will still face a hefty mortgage payment bump. An interest rate cut by the Bank of Canada on June 4<sup>th</sup> would have pulled down rates on variable-rate mortgages. For now, though, variable-mortgage rates remain slightly higher than fixed rates – hardly a compelling choice for those with upcoming renewals.

*Peter M. Gibson*

[www.SouthCommon.info](http://www.SouthCommon.info) for the rest of your newsletter...

PETER'S LISTINGS

TOWNHOUSE FOR SALE



2 Bedroom, 3 Washroom

Take a gander at this beautiful 2 bedroom, 3 washroom townhome in Eagle Ridge...lots of upgrades and a finished basement! **Contact me for more information. 416-347-1649 or 1pmgibson@gmail.com.**

FOR SALE



2 Bedroom+Den, 2 Washroom Condo

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. 416-347-1649.**

FOR SALE



Two 1 Bedroom+Den, 1 Washroom Condos

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



With the cost of everything on the rise, utility bills are no exception. If yours seems unusually high, several factors could be driving it. Anything from seasonal shifts and increased usage to billing estimates or poor energy efficiency might be the cause. Below, we explore common reasons your utility bill may be higher than expected and offer practical tips to bring it back down.

**Common Causes**

There are plenty of reasons your utility bill might spike. Seasonal changes often play a big role —

heating during cold winters or running air conditioning through hot, humid summers can significantly raise energy use. Increased appliance usage, especially during holidays, also contributes. Devices like humidifiers, dehumidifiers and space heaters are common culprits.

In Ontario, the time of day you use major appliances can also affect your bill. Many utility providers use time-of-use (TOU) pricing, meaning it costs more to run appliances during peak hours. Running your washer or charging your EV at night can help cut costs. Leaving smart devices or electronics running in the background when not in use may also add to your bill, so unplug anything you don't need.

In British Columbia, BC Hydro uses a two-tier pricing system. Using more than the Tier 1 threshold of 1,350 kWh over two months (e.g. during heating season) can cause bills to rise sharply.

**Analyzing Your Utility Bill**

If your bill still seems too high, take a close look at the details. First, check whether your charges are

based on actual usage or an estimate. Estimated bills can be inaccurate, especially if past usage doesn't reflect current habits. Smart meters that take readings automatically are mandatory in Ontario and becoming more common in BC.

You should also check if you're on an Equal Monthly Payment Plan, which spreads expected annual gas costs over 12 months to smooth out seasonal fluctuations. Reviewing usage patterns and comparing past bills can help pinpoint trends or recent changes that may be affecting your total.

**Strategies to Lower Your Bill**

Even if your current bill is accurate, there are still ways to lower future costs. Use appliances during off-peak hours whenever possible. Upgrade to energy-efficient models when replacing old ones. Turn off lights and electronics when they're not in use.

A home energy audit can help identify where energy is being wasted. You can also use smart monitoring tools to get a real-time look at your energy use and make adjustments as needed.

[www.SouthCommon.info](http://www.SouthCommon.info) for the rest of your newsletter...

**PRICELESS QUOTES**

*Some George Bernard Shaw classics:*

"My reputation grows with every failure."

"The secret to success is to offend the greatest number of people."

"If you can't get rid of the skeleton in your closet, you'd best teach it to dance."

"We don't stop playing because we grow old; we grow old because we stop playing."

"The trouble with him is that he lacks the power of conversation but not the power of speech."



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