

The Eagle Ridge & Nevada High-Rise Report

Peter M. Gibson's Real Estate Newsletter

November 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 – Apr 1, 2025 - Sep 30, 2025

	# sold	avg price	high price	days on market
Eagle Ridge - 2155 Burnhamthorpe Rd W				
700-1000 sq. ft.				
1 bed, 1 bath	3	513,833	550,000	16
Total	3			16

Nevada - 2177 Burnhamthorpe Rd W

700-1000 sq. ft.				
2 bed, 2 bath	1	562,500	562,500	33
1000-1400 sq. ft.				
2 bed, 2 bath	2	596,500	601,000	16
Total	3			21

MISSISSAUGA CONDO PRICES CONTINUE SOFTENING TREND AMID HIGH INVENTORY

Market Highlights

- September sales of 133 units were up by 30.4% versus September 2024 although 2025 year-to-date volume remains 15.2% behind 2024 performance
- Average selling price of \$563,084 declined by 8.1% year-over-year while the median selling price of \$525,000 was also down by 5.7% over the same timeframe
- The GTA MLS® Home Price Index Composite benchmark was also down by 8.1% for the condo apartment segment, further confirming the downward pricing trend
- Inventory remains extremely high by historical standards with active listings of 915 units at month end (71.3% higher than the latest 10-year average)

Resale Condo Sales

+30.4% year / year

Sep 2025

133

Sep 2024

102



Average Resale Price

Sep 2025

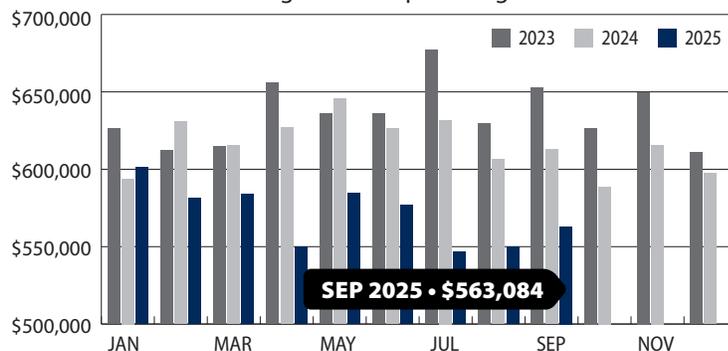
\$563,084

-8.1% year / year

Sep 2024

\$612,937

Mississauga Condo Apt Average Resale Price



Message from Peter M. Gibson...

Canada's housing affordability gains may have peaked: RBC

Falling interest rates, flattening prices and increased household income made housing more affordable for Canadians from the end of 2023 to the middle of this year. However, the bulk of the affordability gains appear to be in the "rearview mirror" according to a new report by RBC assistant chief economist Robert Hogue. "Further advancement becomes more challenging once interest rates reach a stable plateau as it depends exclusively on home price movements and household income trends," reads the report. "Substantial price declines or robust increasing income would be necessary to drive more meaningful gains." Hogue anticipates broadly stable pricing across Canada over the next two years, with some regional variations and moderate wage increases.

Peter M. Gibson



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TOWNHOUSE FOR SALE



**4 Bedroom,
4 Bathroom**

Take a look at this turn-key, luxurious 4 bedroom, 4 bathroom freehold townhouse featuring a modern open-concept design! Contact me for more information. **416-347-1649** or **1pmgibson@gmail.com**

TOWNHOUSE FOR SALE



**2 Bedroom,
3 Bathroom**

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



**Decorating your condo for fall:
What's allowed and what's not**

With cooler temperatures on the horizon, we're already thinking about getting cozy and hosting indoors. Though fall and its accompanying decor can bring a touch of festivity to condo living, it's important to make sure you're following your building's guidelines. Before you unpack the gourds and twinkling lights, here's what to keep in mind.

Balcony rules

Though balconies are exclusive-use areas, they do still count as a common area, meaning building-wide rules apply. Inflatable decorations, open flames or heavy, flammable items are likely prohibited for safety reasons. Weatherproof items are recommended, and walkways should never be blocked or restricted.

Common areas

Shared areas like lobbies, hallways and stairwells do not typically allow for decor, unless permission has been granted, as items could block exits and walkways, and create hazards for residents. Seasonal decor that has been coordinated with the condo association is usually allowed, like decorations on designated bulletin boards and tables.

Window displays

Windows are your chance to get creative. Displaying fall and Halloween-themed decals on the interior side of your window is generally acceptable, and if you overlook a busy street, it will look great from the P.O.V. of passersby. However, hanging decorations

outside that alter the appearance or shine a bright light into neighbours' windows, are prohibited.

Noise and clean-up

Nobody likes a party pooper, but residents should be considerate when decorating and celebrating. Playing music at a reasonable volume and decorating your unit during regular daytime hours is generally acceptable in condo buildings. However, loud animatronic decorations in common areas or on balconies, or littering with pumpkins and other debris, can disturb neighbours and create a mess and should be avoided.

Seasonal flexibility

Condo associations usually have some flexibility when it comes to decorating for fall, with short-term decorations for Thanksgiving and Halloween generally acceptable. However, residents should follow the rules and keep displays within the permitted areas. It's always best to coordinate with your association to ensure that your decor complies with building guidelines.

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PRICELESS QUOTES

"My formula for success is rise early, work late, and strike oil."

– J. Paul Getty

"I can resist everything except temptation." – Oscar Wilde

"I have an open mind, but not so open that my brains fall out."

– Walter Hudson

"If you are not yelling at your kids, you are not spending enough time with them." – Reese Witherspoon



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