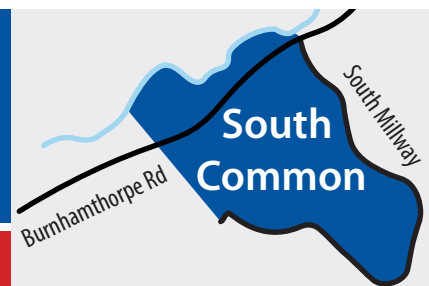


The South Common Town Home Report

Peter M. Gibson's Real Estate Newsletter

December 2022



South Common Town Homes Market Watch

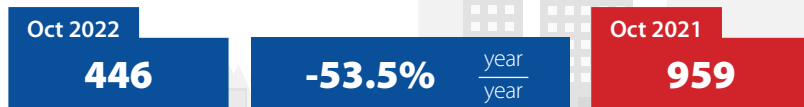
For detailed South Common Town Homes statistics:
www.SouthCommon.info

Latest 6 Month Recap of Solds – May 1, 2022 - Oct 31, 2022

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
4 bedroom	1	1,030,000	1,030,000	5
townhouses				
2 bedroom	1	835,000	835,000	11
3 bedroom	7	828,857	920,000	15
Total	9			14

MISSISSAUGA MARKET CONTINUES TRANSITION TO HIGHER BORROWING COST ENVIRONMENT

Resale Home Sales



Market Highlights

- October sales totaled 446 units - down significantly by 53.5% versus last year
- Average selling price of \$987,356 fell by 1.0% versus the October 2021 level and also fell by 4.4% versus September 2022
- Weak volume and growing inventory have combined to increase months supply to 1.5 months as compared to just 0.9 months last year
- Recent market softness directly related to the rapid rise in interest rates which have translated into higher borrowing costs

Average Resale Price

-1.0% year over year

Oct 2022

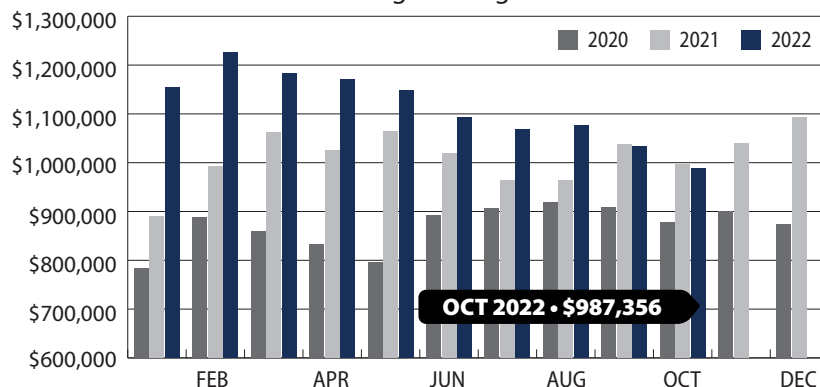
\$987,356

Oct 2021

\$997,187



Mississauga Average Resale Price



Peter M. Gibson
Sales Representative

Working Hard to Move You...

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Message from Peter M. Gibson...



Season's Greetings!

I would like to extend my most hearty wishes to you and your family for a joyous and festive holiday season. I would also like to wish you a very happy, healthy and prosperous year in 2023. Please drive carefully over the holidays and let's all remember to do whatever we can to help out those who are less fortunate than we are at this very special time of year.



Peter M. Gibson

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

PETER'S LISTINGS

2 BEDROOM, 2 BATHROOM



Condo For Sale

Well-maintained, 2 bedroom, 2 bathroom condo for sale! 9-foot ceilings and fresh paint throughout. Located on the ground floor for easy access to the outdoors. Contact me at **416-347-1649** or **1pmgibson@gmail.com**.

3 BEDROOM, 2 BATHROOM CONDO



For Sale

Welcome to this grand-sized condo with supersized rooms in highly desirable Rosedale, Toronto. Picturesque views and just minutes from Yonge and Bloor. Contact me at **416-347-1649** or **1pmgibson@gmail.com**.

LARGE 1 BEDROOM CONDO



Affordable Condo For Sale!

A well maintained, partially updated 1 bedroom condo with lots of space, 2 bathrooms, and ensuite laundry! Call me for a private viewing or more information **416-347-1649** or **1pmgibson@gmail.com**.

SHOULD YOU DECORATE YOUR HOME FOR THE HOLIDAYS IF IT'S ALREADY ON THE MARKET?

Choosing the perfect tree and getting the decorations down from the attic might be a family tradition — but should you deck the halls when you're putting your house on the market? Too many decorations and potential buyers could be put off by a personalized house that appears cramped. And yet, a lack of festivity might make your house look like the Grinch. We're championing a strategic approach that

straddles the two — here's how to attack holiday decorations.

Keep it simple

Most prospective buyers will attach emotion to houses — so seeing the way it could be dressed up in festive garb could actually be a huge plus. What you don't want to do is go overboard and make it hard for them to imagine the space outside of the holidays. Keep things simple and on theme with the rest of your decor.

Be organized (and don't leave a mess)

Decorate in one go to avoid having unfinished areas that look untidy. Opt for a clean and simple style, even if that's not your normal style. Next year, in your new home, is the time to go wild on the ornaments.

Keep it secular

You want to make your home inviting, so be cognizant of the variety of sellers who may be viewing your home. Try to avoid putting off

families from different religious and cultural backgrounds by decorating with ornaments and trinkets that are not overtly religious. Aim for winter versus Christmas — think snowflakes, not angels.

Take photos beforehand

A touch of festive decor might leave buyers feeling all warm and fuzzy, but don't leave anything up to chance. Take some photos of your living areas pre-decorating and leave them on a counter so visitors can peruse at their leisure and get a sense of your home outside of the holiday period.

Don't have too many personal elements

Buyers want to picture celebrating the holidays in your home — not with your family. Tchotchkes crafted by your kids might make it a challenge for potential buyers to picture themselves in your home. Plus, overly personal items like Christmas cards could present issues of privacy.

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

PRICELESS QUOTES

"Ever notice that we trust banks with our money, but they don't trust us with their pens?" — **Anonymous**

"No matter what stage your child is in, the parents who have older children always tell you the next stage is worse." — **Dave Barry**

"A consultant is someone you pay several hundred dollars an hour to give you the same advice you ignore from your assistant." — **Robert Orben**

"Have you noticed? Anyone driving faster than you is an idiot, and anyone driving slower than you is a moron." — **George Carlin**



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