

# The South Common Town Home Report

Peter M. Gibson's Real Estate Newsletter

January 2023



## 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 — Jun 1, 2022 - Nov 30, 2022

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
4 bedroom	1	1,030,000	1,030,000	5
<b>townhouses</b>				
2 bedroom	2	842,500	850,000	10
3 bedroom	8	779,000	917,000	14
<b>Total</b>	<b>11</b>			<b>13</b>

## HIGHER BORROWING COSTS CONTINUE TO WEIGH ON MISSISSAUGA MARKET

Resale Home Sales

Nov 2022

**409**

**-49.6%** year  
year

Nov 2021

**811**

### Market Highlights

- November sales totaled 409 units - down by 49.6% versus last year but at a similar level to October especially when factoring in seasonality
- The average selling price for all home types combined was down by 1.6% versus last year but was up by 3.5% versus last month
- Prices have declined from the early year peak as market conditions have become more balanced; that said, the marked downward price trend experienced in the spring has come to an end
- Increased borrowing costs represent a short-term shock to the market however over the medium- to long-term, demand will pick up strongly as the GTA will get a huge share of record planned immigration

### Average Resale Price

Nov 2022

**\$1,022,312**

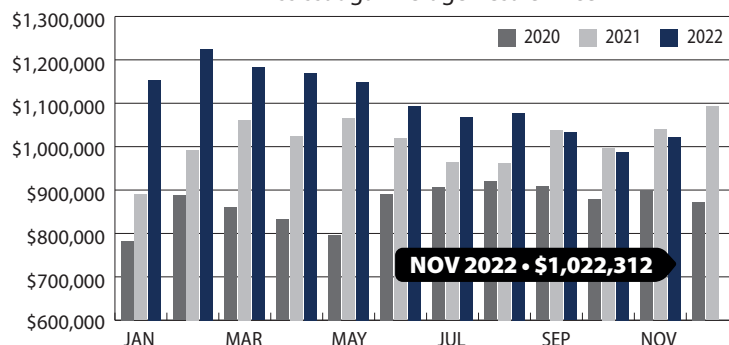
**-1.6%** year  
year

Nov 2021

**\$1,039,407**



### 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...

I would like to take this opportunity to wish all of the residents of South Common a most joyous, healthy and prosperous 2023!



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

## PETER'S LISTINGS

## LARGE 3 BEDROOM, 2 BATHROOM



1,800 + Sq. Ft. 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**.

## 2 BEDROOM, 2 BATHROOM CONDO



Ground Floor Condo For Sale

Super clean, 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**.

## 2 BEDROOM, 2 BATHROOM CONDO



Large Condo For Sale

Well-maintained, partially updated 2 bedroom, 2 bathroom condo offering 1,055 sq. ft. with spectacular views! Call me for a private viewing or more information. **416-347-1649** or **1pmgibson@gmail.com**.

## HOW TO DEAL WITH A DAMP HOME (and reduce rot and mould)

You might not notice it right away, but there's no hiding from a damp home. While older properties are particularly susceptible, any home can suffer from dampness. If you're lucky, the damage will be minimal and you can course correct to avoid more long-lasting issues that occur from dampness. We show you how to look for signs of dampness in your home and how to treat it.

**WHAT IS IT?**

Essentially, damp means moisture. Excess moisture in your home can cause structural damage, from mild and superficial (like wallpaper or paint peeling) to severe and extreme cases (like rot or mould) — some of which can even pose a threat to your health. Rising dampness, which occurs when moisture from the ground travels up through the walls (capillary action), is rare but can cause brickwork to deteriorate over time.

**CAUSES**

Excess moisture that penetrates your home can come from many sources. Common suspects include windowsills and door frames, where rain can seep in and create damp patches, rot, or mould. Decorative brickwork or chimneys can also leave you exposed and susceptible to dampness. Plumbing leaks and hairline cracks in tiling can also create leaks which may go unnoticed for years. Another huge culprit is condensation. Tumble dryers, kettles, and showers can all create water vapour which leads to fogged up windows and damp walls in unventilated spaces.

**WHAT TO LOOK FOR**

Common signals that your home is damp include a musty smell, droplets of water on your windowsill, rotting skirting boards, patches of mould on the ceilings or walls and peeling wallpaper. You may

not notice all of these symptoms, but it's important to act fast to make sure conditions don't worsen or spread to other areas of your home.

**HOW TO TREAT IT**

Treating dampness depends on the type and severity you have in your home. To fix condensation-caused dampness, improve ventilation with correctly installed exhaust fans to remove the moist air from your home. A dehumidifier will help temporarily but the source of the moisture should be eliminated to prevent ongoing issues. Penetrating dampness may be prevented by checking your gutters or identifying faulty brickwork or roof coverings. If you suspect rising dampness, you'll need to check the ground levels around your home to see if your house has a damp-proof course — and if so, to ensure it isn't obscured beneath paving or flower beds.

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

**PRICELESS QUOTES**

"To write songs, I usually need a reason. Like not having any money."

— **Willie Nelson**

"If you can't get your lawyer to call you, try not paying his bill."

— **Peter Ferguson**

"As long as there are algebra exams, there will be prayer in schools."

— **Anonymous**

"Every office has gossip. If you never hear any, you're it."

— **Gene Perret**



**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