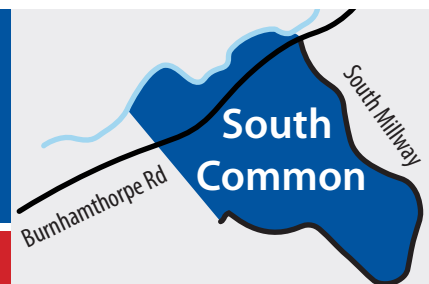


The South Common Town Home Report

Peter M. Gibson's Real Estate Newsletter

March 2023



South Common Town Homes Market Watch

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

Latest 6 Month Recap of Solds — Aug 1, 2022 - Jan 31, 2023

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
3 bedroom	1	910,000	910,000	57
townhouses				
2 bedroom	1	850,000	850,000	8
3 bedroom	9	779,433	900,000	19
Total	11			21

MISSISSAUGA MARKET SOFTNESS CONTINUES BUT POSITIVE SIGNS ARE ON HORIZON

Resale Home Sales

Jan 2023

262

-49.2% year
year

Jan 2022

516

Market Highlights

- Despite continued market softness in January, the Bank of Canada announcement that further interest rate hikes are likely on hold for the foreseeable future bodes well for the market
- Despite another increase in variable rates in January, the 5-year fixed rate actually started to trend lower compared to end of last year
- The expectation is that this trend will continue, further helping with affordability as we move through 2023
- In addition, record population growth and tight labour market conditions will continue to support housing demand on a go forward basis

Average Resale Price

Jan 2023

\$920,587

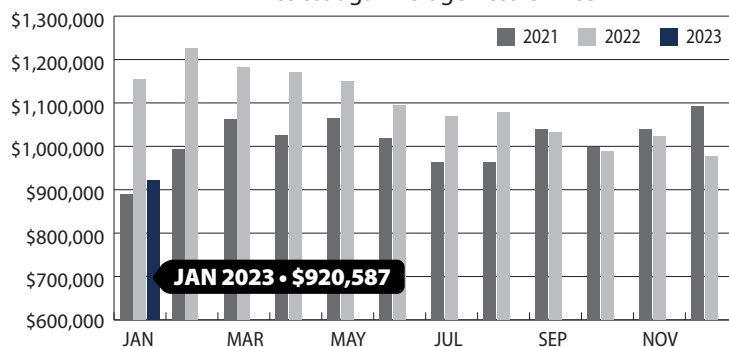
-20.2% year
year

Jan 2022

\$1,153,635



Mississauga Average Resale Price



Peter M. Gibson
Sales Representative

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Message from Peter M. Gibson...

People are leaving Canada's biggest cities amid housing crunch

Canada's largest cities are getting bigger and more expensive, forcing hundreds of thousands of people to search for affordable housing elsewhere. Toronto saw nearly 100,000 people leave the area, with 78 per cent choosing to settle in other parts of the province over a one-year period to July 1st, according to recently released Statistics Canada data. Montreal and Vancouver saw about 35,000 and 14,000 people exit, respectively. International migration, however, more than offset these losses. The data showed most newcomers preferred large urban centres over rural areas. Canada's largest population centres gained more than 600,000 people from international migration, compared with just 21,000 settling in smaller communities. Toronto alone gained 216,600 people from immigration. Despite the exodus from some of the largest cities, many of Canada's more affordable large urban centres saw their population increase at the fastest annual pace since at least 2002.

Peter M. Gibson

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

PETER'S LISTINGS

LARGE CORNER UNIT FOR SALE



Newly Updated 2 Bedroom Condo

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

1 + 1 BEDROOM, 1 BATHROOM FOR SALE



Tastefully Updated Condo

Welcome to this very clean, well-maintained 1 bedroom condo + den in Eagle Ridge. With stunning views. You don't want to miss this one! Contact me at **416-347-1649** or **1pmgibson@gmail.com**.

STUNNING TOWNHOUSE FOR SALE



Completely Renovated

Take a gander at this completely renovated 2 bedroom, 1.5 bathroom townhouse in Mississauga. New floors, windows, doors, kitchen, bathrooms and more! Contact me at **416-347-1649** or **1pmgibson@gmail.com**.

Should you add arched doorways to your home?



It's not your imagination: architectural arches are everywhere at the moment, and they look like they'll be sticking around. From windows to doorways and furniture to soft furnishings, interior designers have curves in all the right places. The question is, should you? Adding curved entryways and doorways in your home is no small undertaking, but with some thoughtful planning and consideration, they can be a fantastic addition. Here's what you should know before you go throwing curveballs.

Should I add an arch?

It might seem trendy now, but so were lava lamps once upon a time, and they're a whole lot easier to dispose of than an arched doorway. We're not here to rain on your parade — in fact, when done right, arches are elegant and inviting. However, think carefully and ensure you're doing it for the right reason. Will arches match your home architecturally? If your home is a new build, adding arches should be fairly simple, but additions to existing architecture that don't already have them may look out of place.

What kind should I add?

From gothic arches to semi-circles, there's a world to play with. Whether you opt for Mediterranean curves or Tudor-style arches, keep the radius consistent throughout your home so there's a nice sense of flow.

How many should I add?

Adding arches can open a can of worms, as it's unlikely you're going to want to add just one or two. Make sure there is consistency throughout and a sense of symmetry — nobody wants an arch that looks onto a square door frame. Instead of simply adding a random arch, incorporate them throughout your home.

Softer ways to follow the curve

Perhaps adding a curve to your home is just too daunting, and that's okay! While we feel romantic about them today, ten years from now, they could look awfully dated. Play it safe with mirrors, wall alcoves, bedframes, and furniture so you can stay ahead of the curve and go back to the straight and narrow whenever you feel like it.

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

PRICELESS QUOTES

"My wife dresses to kill. She cooks the same way."

— **Henny Youngman**

"My theory on housework is, if the item doesn't multiply, smell, catch fire, or block the refrigerator door, let it be. No one else cares. Why should you?" — **Erma Bombeck**

"All men make mistakes, but married men find out about them sooner." — **Red Skelton**

"People who read the tabloids deserve to be lied to."

— **Jerry Seinfeld**



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