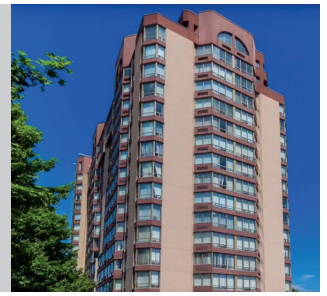


The Fairmont Report

Agatha Joseph's Real Estate Newsletter

January 2025



The Fairmont Market Watch

Latest 6 Month Recap of Solds – Jun 1, 2024 - Nov 30, 2024

| | # sold | avg price | high price | days on market |
|--|--------|-----------|------------|----------------|
|--|--------|-----------|------------|----------------|

25 Fairview Rd. W - Sold 900-1100 sq. ft.

| | | | | |
|---------------|---|---------|---------|----|
| 2 bed, 2 bath | 5 | 545,600 | 585,000 | 23 |
| 3 bed, 3 bath | 1 | 900,000 | 900,000 | 26 |

| | | | | |
|--------------|----------|--|--|-----------|
| Total | 6 | | | 24 |
|--------------|----------|--|--|-----------|

25 Fairview Rd. W - Leased less than 700 sq. ft.

| | | | | |
|---------------|---|-------|-------|----|
| 1 bed, 1 bath | 2 | 2,250 | 2,300 | 24 |
|---------------|---|-------|-------|----|

| | | | | |
|--------------|----------|--|--|-----------|
| Total | 2 | | | 24 |
|--------------|----------|--|--|-----------|

Your Fairmont REALTOR®!



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MISSISSAUGA CONDO SALES SURGE ON A YEAR-OVER-YEAR BASIS

Market Highlights

- November sales of 125 units were up by 17.9% versus last year as the impact of lower borrowing costs have begun to stimulate demand
- Total active listings of 761 units (+26.8% versus last year) remained on the ultra high side despite the spurt in recent volume
- Heavy supply continued to curtail potential price growth with the average November price coming in at \$615,750 - down by 5.2% versus last year
- Volume is expected to continue its aggressive recovery given further anticipated Bank of Canada rate cuts and positive changes to mortgage lending guidelines

Resale Condo Sales

+17.9% year / year

Nov 2024

125

Nov 2023

106



X1020

Average Resale Price

Nov 2024

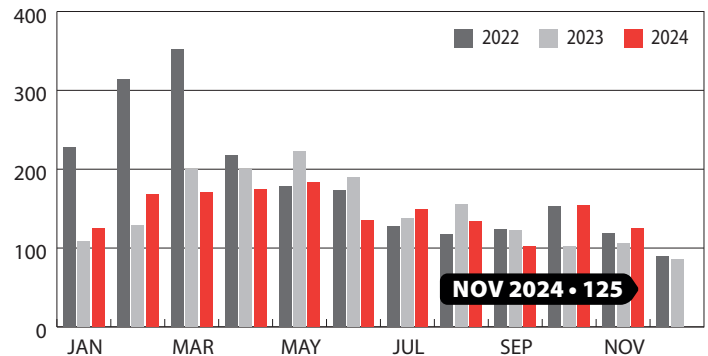
\$615,750

-5.2% year / year

Nov 2023

\$649,756

Mississauga Condo Apt Resale Home Sales



Message from Agatha...

I would like to take this opportunity to wish all of the residents of The Fairmont a most joyous, healthy, and prosperous 2025!

Agatha Joseph



What is a Subrogation Waiver?

A subrogation waiver is a provision built into a contract that allows the party insured to waive their right to seek reimbursement from the other party for losses covered by insurance. It's typically used in insurance policies and commercial contracts to minimize disputes and potential lawsuits that could happen during a construction project.

Subrogation is when an insurance company pays for loss like property damage, and then attempts to recover that money from a third party responsible for the loss. For example, if a homeowner files a claim to their insurer for water damage to their property, the insurer could pursue subrogation against an upstairs neighbour whose caused the leak. A waiver of subrogation ensures that the insurer will not pursue the third party to recover money, even if they are responsible for the loss.

HOW TO CREATE A PET-FRIENDLY CONDO WITHOUT SACRIFICING PERSONAL STYLE



Pets are part of the family, so it's only natural that we should want to incorporate their needs into our homes. However, with scratch posts and litter boxes to contend with, creating a pet-friendly condominium isn't always the most aesthetically pleasing. Luckily, there are ways to create a sanctuary for your animals that doesn't sacrifice your own personal style. Here are some tips for creating and maintaining a stunning and pet-friendly condo.

The best durable materials

Choosing the best materials is a great way to minimize odours, stains, and scratches. Opt for durable, scratch-resistant, and easy-to-clean flooring like vinyl, tile, or sealed hardwood versus carpet which can trap smells and make blemishes tricky to remove. Pet-friendly upholstery for chairs and sofas is a good way to reduce wear and tear. Tightly woven fabrics and leather are best, but you can also buy covers if you don't want to invest in new furniture.

Built-in pet furniture

Try to incorporate built-in areas so you can seamlessly fit things like food storage and crates. There are plenty of beautifully designed cabinets and cupboards that have a

hidden compartment to keep litter boxes tucked out of sight. You can also think about adding elements like pet ramps and stairs in a colour similar to nearby upholstery so that it blends in more easily. You can also try making existing features of your condo a part of your pet's world, like window seats that double as a perch for your cat or dog.

Pet zone

Creating a single area to house pet elements like beds, crates and feeding stations will help to minimize the spread of pet paraphernalia around your condo. Chic baskets add a touch of class when used as vessels for leashes and toys. Be intentional with a pop of colour for anything that can't be hidden away, like water and food bowls.

Safe plants

Not all plants are safe for pets, and if you have a curious cat or dog, there's no way to watch them 24/7. Spider plants, prayer plants and many ferns tend to be non-toxic, but if you want to be on the safe side, keep plants high on shelves or inside wall mountings out of reach.

Agatha Joseph

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PRICELESS QUOTES

"Courage is what it takes to stand up and speak; courage is also what it takes to sit down and listen." – **Winston Churchill**

"There is only one thing in life worse than being talked about, and that is not being talked about." – **Oscar Wilde**

"A man is never more truthful than when he acknowledges himself a liar." – **Mark Twain**

"Now there's a man with an open mind – you can feel the breeze from here!" – **Groucho Marx**



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