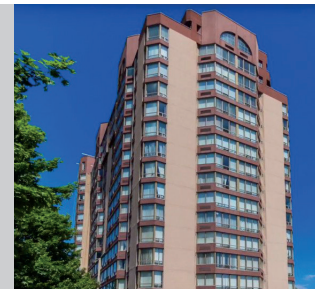


The Fairmont Report

Agatha Joseph's Real Estate Newsletter

May 2026



The Fairmont Market Watch

Latest 6 Month Recap of Solds – Oct 1, 2025 - Mar 31, 2026

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

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

2 bed, 2 bath	1	400,000	400,000	52
Total	1			52

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

1 bed, 1 bath	1	2,000	2,000	7
Total	1			7

Your Fairmont REALTOR®!



Agatha Joseph

Sales Representative

647-282-5759

ajoseph@royallepage.ca

www.AgathaJoseph.com

ROYAL LEPAGE

Realty Centre, Brokerage
Independently Owned & Operated

MISSISSAUGA CONDO MARKET BEGINS TO TIGHTEN

Market Highlights

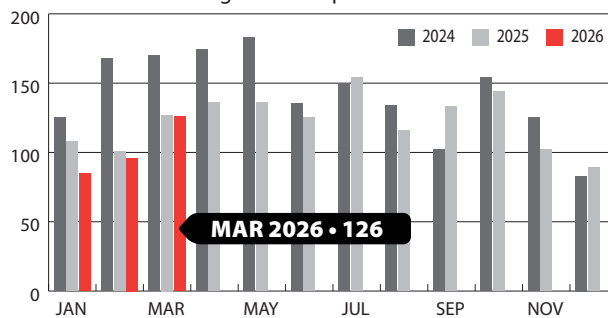
- March sales of 126 units were down only slightly by 0.8% versus March 2025 but remained a sizeable 47.9% below the latest 10-year average for the month (242 units)
- Active listings of 729 units were down by 10.3% versus March 2025 but remained elevated in historical terms at 87.4% above the latest 10-year average for the month (389 units)
- March average selling price of \$527,743 declined by 9.6% year-over-year while the median selling price of \$489,500 was also down by 12.6% over the same timeframe
- If market conditions continue to tighten, as they began to in March, selling prices could start levelling off as we move through the remainder of 2026

Average Resale Price	Mar 2026	Mar 2025
-9.6% <small>year/year</small>	\$527,743	\$583,918

Resale Condo Sales	Mar 2026	Mar 2025
-0.8% <small>year/year</small>	126	127

Active Listings	Mar 2026	Mar 2025
-10.3% <small>year/year</small>	729	813

Mississauga Condo Apt Resale Home Sales



Message from Agatha...

TD trims housing outlook but flags rebound potential

TD Economics has lowered its 2026 housing forecast, now expecting home sales and prices to edge lower as affordability pressures, economic uncertainty and weak confidence keep buyers on the sidelines. Ontario and B.C. saw the biggest downgrades, with condo markets in particular facing higher inventory and softer demand. But the bank says the slowdown may not last. A large pool of pent-up demand remains, especially in major markets, and could return quickly if borrowing costs ease and confidence improves. TD expects 2026 to be a year of stabilization, with a more meaningful rebound in sales and modest price gains likely in 2027.

Agatha Joseph

Visit www.AgathaJoseph.com today!



What's included in a condo status certificate?

In Ontario, when purchasing a resale condo, buyers often request a status certificate, a document that summarizes the financial and legal status of the condo corporation and the specific unit at the time of request. The corporation must provide it within 10 days of receiving the request and payment, and it may charge up to \$100, including taxes. Rush service can often be requested for an additional fee.

The package typically includes the corporation's budget, reserve fund information, governing documents such as rules and bylaws, insurance information, and disclosure of certain legal matters. It also confirms the unit's monthly common expenses, whether there are arrears tied to the unit, and may reveal planned major repairs or special assessments, making it an important document for resale condo buyers to review carefully with their lawyer.



Condo features that quickly date a unit — and how to fix them

While we wish prospective homebuyers could see the potential in every unit they view, certain condo features can quickly make a space feel outdated. Larger-scale renovations aren't always practical before listing, but there are a few key elements that strongly influence first impressions. Here are some simple ways to refresh your condo before it hits the market.

Outdated lighting and fixtures

Lighting has a major impact on the mood and overall look of a space, especially in condos where square footage is limited. Ensuring lighting is balanced and not too harsh or too dim, and the right colour temperature for the space, can help a showing feel warm and inviting. Visible or poorly managed wiring behind furniture can also make a home feel neglected. While dimmer switches are a great feature, flickering bulbs or incompatible fixtures can be an immediate turnoff. Updating fixtures and ensuring bulbs are consistent in tone can instantly modernize a space.

Heavy window coverings that block light

Natural light is one of the most desirable features in any unit, so avoid limiting it with bulky drapes, outdated valances, or dark window coverings. Replacing heavy treatments with roller shades, simple blinds, or sheer curtains can instantly brighten a room. Choosing neutral, minimal window coverings helps create a clean, contemporary look that appeals to a wide range of buyers.

Worn finishes in kitchens and bathrooms

Kitchens and bathrooms add significant value to a home, so visible wear can quickly age a condo. Peeling laminate, stained grout, and dated cabinetry are common issues, but they're often cosmetic and relatively inexpensive to address. Consider refinishing counters, replacing cabinet hardware, and updating mirrors or faucets before committing to a full renovation. Small upgrades can dramatically refresh the look and make these spaces feel more current.

Flooring that's not up to snuff

Flooring plays a major role in how modern and well cared-for a condo feels. Worn carpet, chipped tile, mismatched materials, or scratched hardwood can make a space feel dated at first glance. Today's buyers generally prefer clean, continuous flooring in neutral tones. If replacement isn't feasible, professional cleaning or refinishing can significantly improve the appearance and create a more cohesive, updated feel throughout the unit.

Visit www.AgathaJoseph.com today!

Agatha Joseph

Sales Representative

D: **647-282-5759**

O: **905-279-8300**

ajoseph@royallepage.ca

www.AgathaJoseph.com



PRICELESS QUOTES

"Whether you think you can or think you can't, you're right."

– Henry Ford

"The best way to predict the future is to create it."

– Peter Drucker

"The secret of getting ahead is getting started." – Mark Twain

"The best time to plant a tree was 20 years ago. The second best time is now." – Chinese Proverb



Royal LePage Realty Centre, Brokerage 2150 Hurontario Street, ON L5B 1M8

In accordance with PIPEDA, if you wish to be removed from this mailing list please email or phone this request to the REALTOR® at any time. Not intended to solicit buyers or sellers currently under contract with a brokerage. Figures based on the latest 6 months and reflect all MLS® sales as reported by the Toronto Regional Real Estate Board. Market values depend on other factors. Copyright © 2026 Mission Response Inc. 1-888-673-4752 www.missionresponse.com All Rights Reserved. X1020