

# THE ARCADIAN

## REALTY TEAM NEWSLETTER

SEPTEMBER 2025 | GTA Edition



**FOR SALE**

### **156 Enfield Place #1210** **Mississauga**

Live In Style In The Heart Of Mississauga! Rare 2-Bedroom + Den, 2-Bathroom Suite In One Of Mississauga's Most Luxurious And Amenity-Rich Buildings. This Bright, Open-Concept CORNER Unit Features Large Windows Creating A Sun-Filled Living/Dining Area. Sought After Layout Includes Convenient Ensuite Laundry. Enjoy Breathtaking Views From Your Private Balcony. Utilities Included IN Condo Fee Making Ownership Effortless. Located Just Steps To Square One, Transit, Dining, And Minutes To Hwy 403, 401 & QEW. This Is A Rare Opportunity To Own A Premium Suite In A Prestigious, Well-Managed Building In The Heart Of Mississauga!

**2+1 BED | 2 BATH | \$710,000**



**SOLD**

### **1381 Christina Court** **Burlington**

A meticulously maintained and updated home, cherished by its owners for over 25 years. Situated on a quiet court in the highly desirable Tyandaga neighborhood, just steps from the golf course, this detached 3-bedroom family home offers comfort, convenience and style. The spacious, open-concept main level is both functional and inviting, featuring a large gourmet kitchen with newer appliances and elegant granite countertops. Located near shopping, commuter routes, parks, and schools, this is the perfect opportunity to own a move-in-ready family home in one of the area's most sought-after neighborhoods.

**3 BED | 1+1 BATH | \$1,100,000**

**Have questions about your neighbourhood market? We are here to help!**

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**CENTURY 21.**  
Miller Real Estate Ltd.  
BROKERAGE

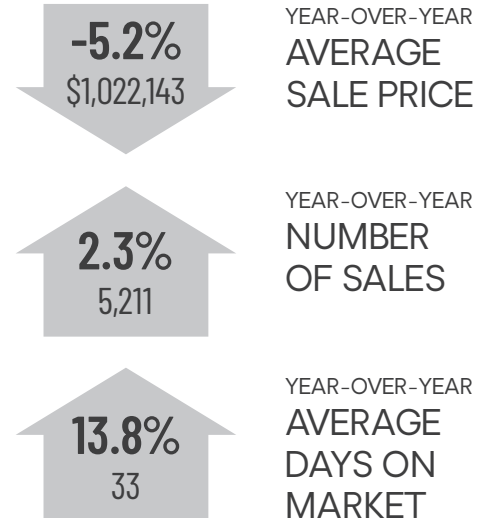
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REALTY TEAM

# YOUR MARKET REPORT

## MLS Sales Activity

Statistics Provided by the Toronto Regional Real Estate Board

<b>AUGUST 2025</b>	<b>Units 5,211</b>	<b>Avg. Price \$1,022,143</b>
<b>AUGUST 2024</b>	<b>Units 5,092</b>	<b>Avg. Price \$1,077,742</b>



Detached	Sales	Avg. Price
<b>416</b>	536	\$1,524,066
<b>905</b>	1,875	\$1,251,686
Townhouse	Sales	Avg. Price
<b>416</b>	186	\$915,511
<b>905</b>	741	\$846,289

Semi-Detached	Sales	Avg. Price
<b>416</b>	157	\$1,131,498
<b>905</b>	284	\$896,407
Condo Apartment	Sales	Avg. Price
<b>416</b>	890	\$667,660
<b>905</b>	479	\$594,881



### Parents Co-signing For Their Child's Mortgage is 'Fraught' With Risks: Brokers

It's not uncommon for parents to want to help their adult children enter the housing market.

For some, that help comes in the form of co-signing for their child's mortgage, but experts warn that means taking on financial risks they might not understand and could impact their own debt and retirement plans.

"The most important thing to understand about co-signers is that if there are four people on the mortgage, each of them is not responsible for 25 per cent; each one of them is responsible for 100

per cent," said Ron Butler, principal broker at Butler Mortgage.

At several major lenders in Canada, he noted that only one person listed on the mortgage agreement needs to sign for a renewal to take effect. "There could be four people on the mortgage. The bank will accept the sign-off of one single person to process the renewal, and once the renewal is processed, it's all locked in for another five years," he said.

Butler said once you co-sign, it's extremely difficult to remove yourself from the mortgage.

"You should probably never co-sign, to be honest with you. Co-signing, guaranteeing mortgages, is fraught with danger," he said.

Butler recalls one incident that saw a mother have a "spectacular falling out" with her son after co-signing his mortgage, totalling over one million dollars, years earlier.

"Now she absolutely wants off the mortgage. She does not want to have any financial ties to the son," he said.

When she tried to approach the bank to get out of the mortgage and told the lender she would not sign a renewal, she was informed that her son could renew the mortgage on his own, he said.

While co-signing for a child's mortgage is not as popular with the slowdown in the housing market, Butler said, it was an "epidemic" during the real estate frenzy of the early pandemic years...

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Source: thestar.com



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