

THE ARCADIAN

REALTY TEAM NEWSLETTER

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Thinking Of Making A Move? The Numbers Finally Favour Buyers

According to the Cornerstone Association of REALTORS® November 2025 Market Statistics, today's market offers something buyers haven't

had in years: choice, time, and leverage. Inventory remains elevated, homes are taking longer to sell, and prices have moderated from recent peaks—creating real opportunities not only for first-time buyers, but for those looking to move up the property ladder without the pressure of bidding wars. For buyers who have been waiting on the sidelines, this is a market that rewards preparation and decisive action, allowing you to secure the right home while maximizing the value of your next move.

Read the full market report here, or contact us if you'd like a straightforward review of what the current market conditions could mean for your home.

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Source: rahb.ca



Housing Market Shows Signs Of Life As Borrowers Get A Bit Of Breathing Room

Finally, a bit of good news as Statistics Canada redoes its numbers

Canada's economy has managed to shake off its mid-year slump, and the housing market is showing some early signs of waking up with it. New GDP numbers from Statistics Canada point

to a modest rebound in the third quarter of 2025, with real GDP rising 0.6% after a spring decline.

Beneath that headline, though, the mix of housing activity tells a story familiar to anyone watching Canada's market: buyers are coming back, existing homeowners are repairing and upgrading, and new construction is still struggling to keep up. One of the standout numbers is the jump in ownership transfer costs, a measure tied to home resales. Those costs climbed 9.1% in the third quarter, marking the second straight increase after a rough start to the year.

Most provinces saw stronger resale activity, suggesting that lower borrowing costs and rising wages may be giving buyers a reason to return. Renovation spending also increased, which often happens when Canadians feel stuck between high prices and limited new listings. Charts in the report, including the housing investment breakdown, show a clear pattern: resale and

renovation activity are pulling more weight, even as new construction lags.

New Construction Still In a Slump

The biggest concern for the long-term health...

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Source: mpamag.com



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

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YOUR MARKET REPORT

DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
Westmount	6	\$1,606,833
Glen Abbey	5	\$1,568,800
West Oak Trails	5	\$1,529,735
West	4	\$2,353,750
Bronte	4	\$1,522,500
Falgarwood	3	\$1,210,800
Old Oakville	3	\$2,868,833
Morrison	2	\$4,000,000
Ford	2	\$2,962,500
Central	2	\$1,182,500
Southwest	2	\$2,622,500
Wedgewood Creek	1	\$1,425,000
River Oaks	1	\$1,850,000
College Park	1	\$2,725,000
Bronte Creek	1	\$2,050,000

SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Glenorchy	6	\$824,833
Bronte	6	\$1,106,667
Falgarwood	5	\$784,980
Bronte Creek	4	\$1,053,750
River Oaks	4	\$653,750
Joshua Meadows	3	\$572,333
Glen Abbey	2	\$999,500
West Oak Trails	2	\$929,250
Rural Oakville	1	\$1,120,000
Westmount	1	\$570,000
Wedgewood Creek	1	\$1,280,000
Joshua Creek	1	\$1,350,000
Clearview	1	\$1,051,500
Central	1	\$475,000

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NEIGHBOURHOOD GUIDE: IROQUOIS RIDGE SOUTH



NEIGHBOURHOOD VIBE

A family-friendly neighbourhood with mature trees and plenty of parks and trails.



COMMUNITY CANVAS

A diverse community with residents of various ethnic backgrounds and a strong emphasis on education.



PROPERTY PULSE

Mostly single-detached homes with spacious interiors, updated kitchens, and finished basements.



WHAT YOU'LL LOVE

The abundance of parks, trails, and recreational facilities for outdoor activities and family fun.

Iroquois Ridge South has a consistent population, and is popular with families with teens, people in their 40s, people in their 50s, and people in their 60s. The Iroquois Ridge South neighbourhood is in northeast Oakville, just north of the QEW. This is an older neighbourhood with larger lots and mature trees. Homes are mostly single-detached 2-storeys and bungalows, with some areas of semi-detached and townhomes. Iroquois Ridge South features plenty of wooded spaces, trails, and park lands.

People & Families in Iroquois Ridge South

Families with kids make up 53% of households in this neighbourhood, while couples without children make up 29% of households and 14% of households are one person living alone. People in this neighbourhood come from 94 different ethnic origins, and 28% are first-generation immigrants, while 29% are second-generation immigrants.

Having Fun in Iroquois Ridge South

Fun is easy to find at the many parks & rec facilities here. Parks in this neighbourhood feature playgrounds for kids, sports parks, and skating. There are 7 parks in this neighbourhood, with 32 recreational facilities in total. The average number of facilities per park is 4.

Neighbourhood
Households

2,545

Number of
Parks

7

Neighbourhood
Population

7,078

Number of
Recreation Facilities

32

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