

FOR SALE



Cliffside Village

This is a 2 bedroom, 2 bathroom suite with laminate floors and stylish, modern finishes. Open-concept living/dining with over 700 sq. ft. 1 parking space is included. Steps to transit, GO Train, and the Bluffs.

SOLD



Kingston Road Village

This is one-of-a-kind! An oversized 2 bedroom, 2 bathroom suite with plenty of room to host guests. 1 parking/locker is included. Steps to great trendy shops, cafés, restaurants, TTC and schools.

SOLD



Loft Living

This is a gorgeous contemporary loft in the Upper Beach. Over 1,152 sq. ft. with wood floors, a gas fireplace, and a private balcony. Steps to Kingston Road Village and the TTC.

MICRO
TWEAKS,
BIG
IMPACTS

In condos where every square inch counts, small upgrades matter more than ever. Buyers are looking for efficient layouts, storage options, and overall flow to make it pop compared to the other units on the market. To make your listing stand out and sell in more competitive buildings, here are some strategic upgrades you can make.

Standing Out Without Overbuilding

Unlike detached homes, condos benefit from restraint. Over-renovating can be costly and difficult to recoup, but thoughtful, smaller upgrades signal care and intention without overwhelming the space. Subtle improvements like roller blinds, modernized hardware or trendy backsplashes often create a stronger first impression than major changes that disrupt flow and can feel too personalized to its previous owners.

Improving Sightlines

Visual openness plays a major role in how large a condo feels. Contemporary track lighting draws the eye upward without adding bulk, improving brightness while maintaining clean lines. In bathrooms, clear shower glass replaces visual barriers, allowing light to travel freely and make even compact spaces feel more expansive.

Adding Usable Space

Balconies and closets are often underutilized, yet small changes can dramatically improve their

functionality. Click-in balcony tiles create a finished, outdoor-room feel without permanent alteration. Inside, modular closet inserts increase storage efficiency, reducing clutter in hallways upon entry and freeing up vital living space.

Flow-First Appliance Choices

The scale of appliances matters. Counter-depth refrigerators and compact appliances reduce visual and physical intrusion, improving circulation in kitchens where space is already tight. The result is a condo that feels more open, better proportioned and easier to move through - all qualities that buyers will immediately notice.

The Takeaway

In condos, making a big impact doesn't require a big renovation. Micro tweaks that improve light, flow, and usability for buyers can reshape how a space feels, helping units stand out and perform better on the market.



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5-Star Rated
★★★★★

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RE/MAX

THE MCINTYRE MARKET REPORT

East End/Beach Condo Newsletter

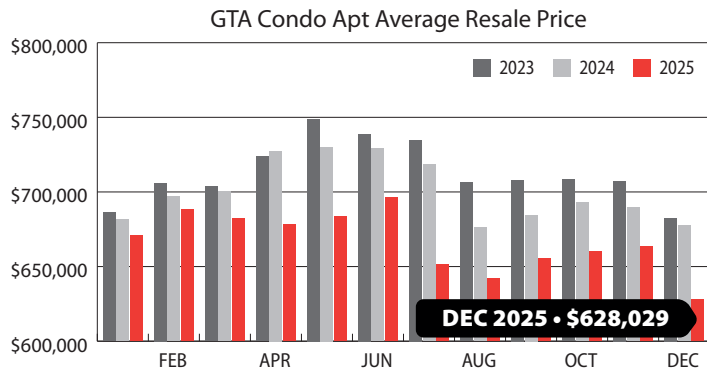
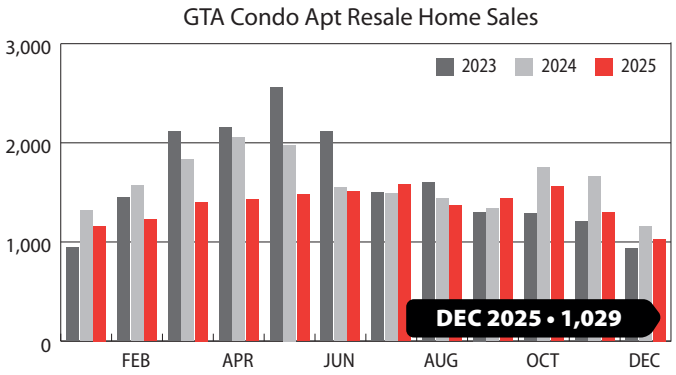
February 2026

2025 CHALLENGING YEAR FOR GTA CONDO MARKET

Market Highlights

- GTA condo market recorded 16,480 sales in 2025 - down sharply by 13.9% versus 2024 and 29.9% below the latest 10-year average as trade tensions with the USA, major investor retreat, and slowing population growth all weighed
- Average selling price was \$667,296 in 2025, down by 5.0% versus 2024 as tepid demand and high inventory outweighed lower mortgage costs
- New listings of 55,810 units in 2025 set an all-time record for the market eclipsing the previous record of 53,210 units set in 2024
- While 2026 sales volumes may increase modestly, the condo segment is expected to stay buyer-dominant and gains will likely be gradual

Resale Condo Sales	2025	2024
-13.9% year year	16,480	19,149
Average Resale Price	2025	2024
-5.0% year year	\$667,296	\$702,565
New Listings	2025	2024
+4.9% year year	55,810	53,210



Message from Brian...

How Canada's population shift could shape the 2026 housing market

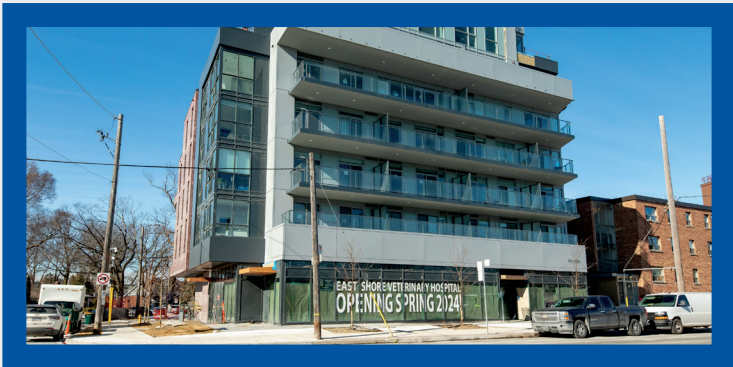
Canada's population growth is beginning to cool, and that may influence housing trends in 2026. With fewer newcomers entering the market, demand could ease slightly - especially in smaller cities and suburban areas. This may translate to more balanced conditions and slower price increases in some regions. For buyers, this could mean more choice and less competition. For sellers, pricing strategy and property presentation will matter more than ever. Bottom line: A softer population trend won't bring dramatic change overnight, but it may help cool pressure and open doors for patient buyers in the year ahead.

Haven on the Bluffs - 22 East Haven Dr



	# sold	avg price	high price	days on market
less than 700 sq. ft.				
1 bed, 1 bath	2	400,000	410,000	29
700-1000 sq. ft.				
2 bed, 2 bath	5	552,000	590,000	53
penthouses				
700-1000 sq. ft.				
2 bed, 2 bath	1	540,000	540,000	3

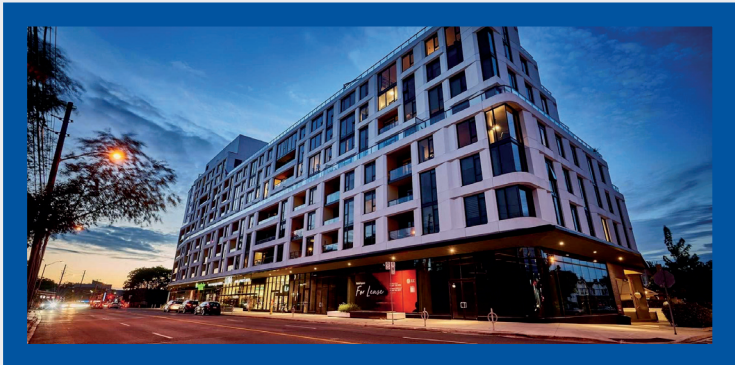
Terrasse At The Hunt Club - 1316 Kingston Rd



	# sold	avg price	high price	days on market
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Please note that there have been no transactions within the date range specified.

Kingston and Co Condos - 1100 Kingston Rd



	# sold	avg price	high price	days on market
less than 700 sq. ft.				
1 bed, 1 bath	1	590,000	590,000	120
700-1000 sq. ft.				
2 bed, 2 bath	1	630,000	630,000	15

Residences at the Hunt Club - 1350 Kingston Rd



	# sold	avg price	high price	days on market
700-1000 sq. ft.				
2 bed, 2 bath	1	570,000	570,000	114

Henley Gardens - 1093 Kingston Rd



	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
2 bed, 2 bath	2	882,500	1,085,000	25

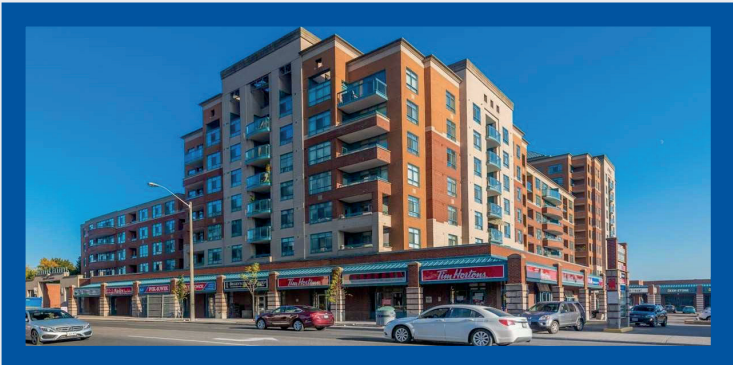
Upper Beach Club - 1400 Kingston Rd



	# sold	avg price	high price	days on market
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Please note that there have been no transactions within the date range specified.

Henley Gardens - 1091 Kingston Rd



	# sold	avg price	high price	days on market
700-1000 sq. ft.				
1 bed, 1 bath	1	503,000	503,000	11
1000-1400 sq. ft.				
2 bed, 2 bath	1	675,000	675,000	26

Fallingbrook Lofts - 160 Fallingbrook Rd



	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
1 bed, 1 bath	1	785,000	785,000	9

Hunt Club Terrace - 2A Queensbury Ave



	# sold	avg price	high price	days on market
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Please note that there have been no transactions within the date range specified.