

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.

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

## Brian McIntyre Real Estate

Sales Representative

How can I help? 416-993-8047

bmcintyre@remaxhallmark.com • www.brianmcintyre.ca



**RE/MAX** RE/MAX Hallmark® Realty Ltd., Brokerage  
2277 Queen Street East, Toronto, ON M4E 1G5

5-Star Rated



Follow #BrianMcIntyreRealEstate  
[in](#) [tw](#) [ig](#) [fb](#) [tik](#) [sn](#) [yu](#) [pi](#)

# THE MCINTYRE MARKET REPORT

East End/Beach Condo Newsletter

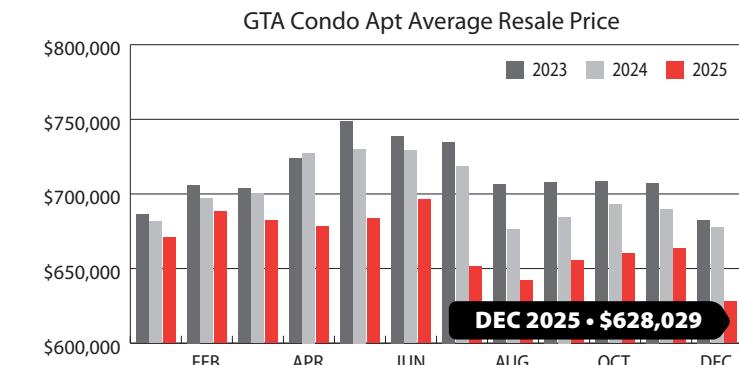
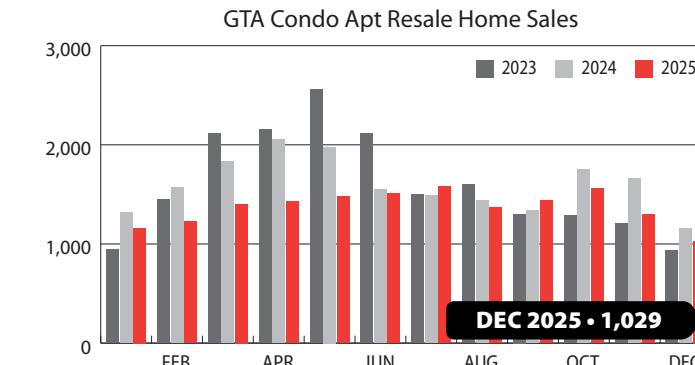
February 2026

## 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
<b>-13.9%</b>	<small>year year</small>	<b>16,480</b>	<b>19,149</b>
<b>Average Resale Price</b>	2025	2024	
<b>-5.0%</b>	<small>year year</small>	<b>\$667,296</b>	<b>\$702,565</b>
<b>New Listings</b>	2025	2024	
<b>+4.9%</b>	<small>year year</small>	<b>55,810</b>	<b>53,210</b>



How can I help?  
416-993-8047

bmcintyre@remaxhallmark.com

[www.brianmcintyre.ca](#)

5-Star Rated



Follow

#BrianMcIntyreRealEstate

[in](#) [tw](#) [ig](#) [fb](#)

[tik](#) [sn](#) [yu](#) [pi](#)

Brian Mcintyre

Sales Representative



### 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.

6 Month Sales Recap for East End/Beach Condos from Jul 1, 2025 - Dec 31, 2025 Market Watch  
 For more detailed statistics, visit [www.EastEndBeachCondos.info](http://www.EastEndBeachCondos.info)

February 2026

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**

2 bed, 2 bath	1	540,000	540,000	3
---------------	---	---------	---------	---

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
---------------	---	---------	---------	----

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
---------------	---	---------	-----------	----

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
---------------	---	---------	---------	----

Terrasse At The Hunt Club - 1316 Kingston Rd



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

Please note that there have been no transactions within the date range specified.

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
---------------	---	---------	---------	-----

Upper Beach Club - 1400 Kingston Rd



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

Please note that there have been no transactions within the date range specified.

Hunt Club Terrace - 2A Queensbury Ave



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

Please note that there have been no transactions within the date range specified.