

# THE MCINTYRE MARKET REPORT

East End/Beach Condo Newsletter

January 2026

FOR SALE



Birchcliff Village

Nestled in East Toronto's sought-after historic Birch Cliff neighbourhood. This is a rare 3 bedroom, 2 bathroom suite with just over 1,000 sq. ft., tons of natural light, and a private balcony.

SOLD



Kingston Road Village

Modern contemporary 2 bedroom, 2 bathroom with laminate floors and a ton of natural light. Oversized terrace with 150 sq. ft. of extra outdoor living space. 1 parking space and 1 locker are included.

SOLD



Cliffside Village

A gorgeous 2 bedroom, 2 bathroom suite with a functional floorplan. Laminate floors throughout with a private balcony, parking, and locker. Steps to parks, the TTC, Starbucks, a shopping plaza, and the GO Train.

## What is a **condo podium**, and what should you know when buying one?



Mixed-use buildings - where residential condos sit above a commercial podium - are becoming a defining feature of urban living. From ground-floor cafés to neighbourhood grocers and wellness studios, podium-level businesses add convenience

and energy to a community. For many buyers, living above it all can offer the best of city life just steps from home. Still, these buildings come with unique design and operational features worth understanding.

### Built-In Convenience

One major perk of podium living is immediate access to amenities. Depending on the building, buyers may enjoy a café, small grocery, fitness studio, or pharmacy right downstairs. These businesses boost walkability, add neighbourhood value, and simplify daily routines.

### Sound & Vibration Management

While some podiums create more activity than others, modern buildings are designed to limit noise and vibration from commercial spaces. Features often include acoustic insulation, vibration-reducing materials and delivery areas placed away from residential zones. Asking about delivery schedules or mechanical locations helps set expectations for day-to-day comfort.

### Ventilation & Air Quality

If restaurants are located in the podium, ventilation becomes especially important - because loving burgers doesn't mean wanting to smell them all day. Current standards require dedicated exhaust systems, filtered airflow and vents positioned to keep cooking odours away from residential areas.

### Insurance & Maintenance

Because commercial uses operate differently, they can shape how the condo manages insurance, shared systems and long-term planning. Reviewing the status certificate or reserve fund study will provide helpful insight before purchasing.

### The Bottom Line

Podium living blends convenience, urban energy and thoughtful design. Understanding how these buildings work helps you evaluate units confidently and enjoy a connected, amenities-rich lifestyle. A well-curated podium can also support resale appeal, as popular, low-impact businesses often attract future buyers.

## GTA CONDO MARKET SOFT AS BUYERS AWAIT POSITIVE ECONOMIC NEWS

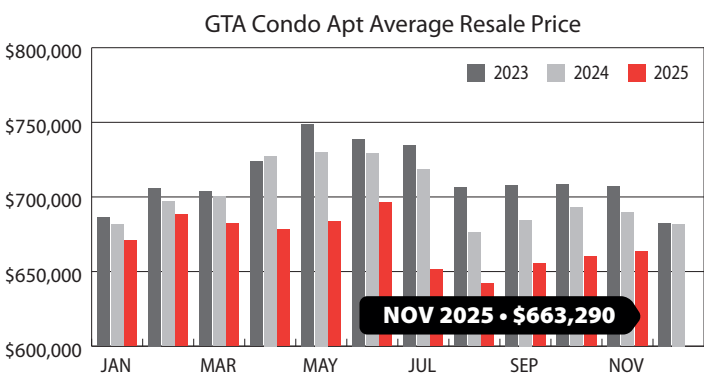
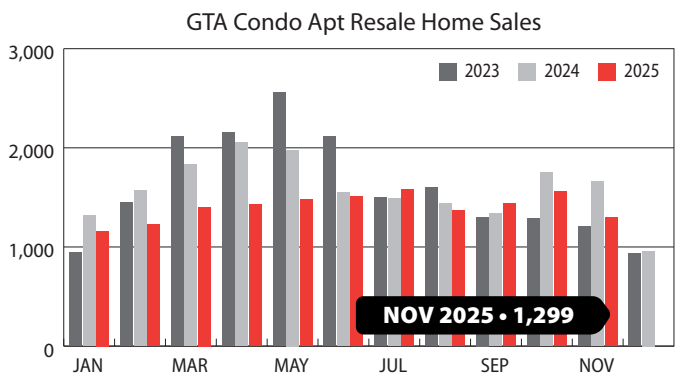
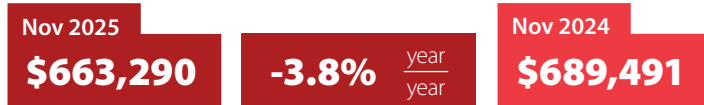
### Market Highlights

- November sales of 1,299 units were down by 21.7% versus November 2024 bringing 2025 year-to-date volume to 15,451 units (down by 14.1% versus 2024)
- Average selling price of \$663,290 declined by 3.8% year-over-year while the median selling price of \$560,000 was also down by 8.9% over the same timeframe
- The MLS® Home Price Index Composite benchmark was also down by 7.7% for the condo apartment segment, further confirming the downward pricing trend
- Economic uncertainty continued to keep many would-be condo buyers on the sidelines despite falling prices and lower borrowing costs than last year

### Resale Condo Sales



### Average Resale Price



## Brian McIntyre Real Estate

Sales Representative

How can I help? 416-993-8047

bmcintyre@remaxhallmark.com • www.brianmcintyre.ca

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

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### Message from Brian...

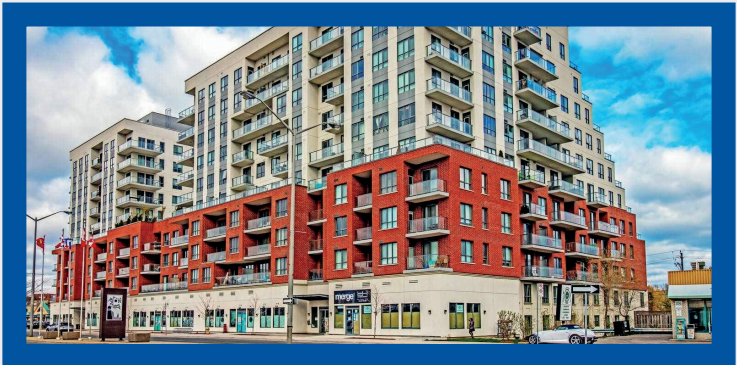
I would like to take this opportunity to wish all of the residents of East End/Beach Condos a most joyous, healthy, and prosperous 2026!



*Brian McIntyre*



Haven on the Bluffs - 22 East Haven Dr



	# sold	avg price	high price	days on market
<b>less than 700 sq. ft.</b>				
1 bed, 1 bath	3	403,333	410,000	33
<b>700-1000 sq. ft.</b>				
2 bed, 2 bath	5	558,800	590,000	42
<b>penthouses</b>				
<b>700-1000 sq. ft.</b>				
2 bed, 2 bath	1	540,000	540,000	3

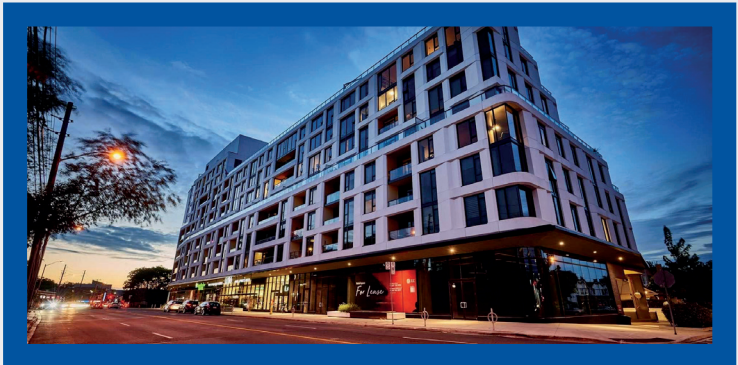
Terrasse At The Hunt Club - 1316 Kingston Rd



	# 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
<b>less than 700 sq. ft.</b>				
1 bed, 1 bath	1	590,000	590,000	120
<b>700-1000 sq. ft.</b>				
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
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Please note that there have been no transactions within the date range specified.

Henley Gardens - 1093 Kingston Rd



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

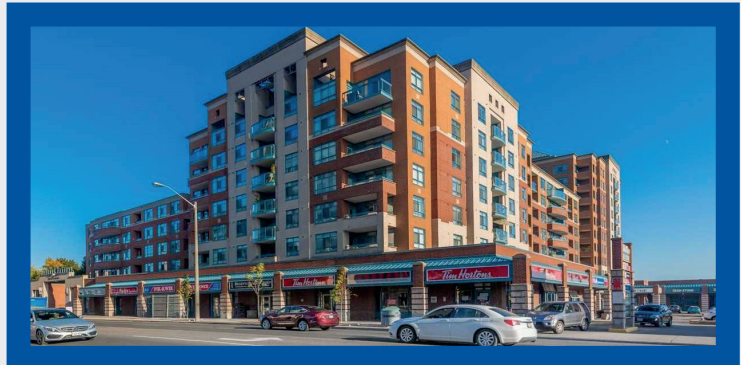
Upper Beach Club - 1400 Kingston Rd



	# 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
<b>700-1000 sq. ft.</b>				
1 bed, 1 bath	1	503,000	503,000	11

Fallingbrook Lofts - 160 Fallingbrook Rd



	# sold	avg price	high price	days on market
<b>1000-1400 sq. ft.</b>				
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.