www.EastEndBeachCondos.info

THE MCINTYRE MARKET REPORT

East End/Beach Condo Newsletter July 2025

FOR SALE

South-Facing!

A beautiful south-facing suite with modern contemporary finishes. 2 + 1 bedroom, 2 bathroom with laminate floors throughout and a private balcony to enjoy those early sunrises. Steps to the TTC and shopping.

SOLD

Bluffs!

An oversized 2 + 1 bedroom, 2 bathroom suite with 1,100 sq. ft. of living space. 9-foot ceilings, laminate floors, modern kitchen and granite countertops, and a private south-facing balcony. Steps to the TTC and the Bluffs.

SOLD

Sold Over Asking!

A spacious 1 bedroom, 1 bathroom with an updated kitchen and appliances. Over 700 sq. ft. of living space that includes a private balcony that overlooks the courtyard and 1 parking spot. Steps to the TTC.

A GUIDE TO YOUR MID-YEAR CONDO CHECK-UP

Routine maintenance for condo owners is essential but often overlooked. A mid-year condo check-up helps reduce stress and preserve your home's value, safety, and comfort. This guide offers budget-friendly tips for preventive maintenance — from small upgrades that boost value without violating rules to avoiding fines and scheduling inspections. Following these steps can help you save money and stay compliant with condo policies.

Why a Mid-Year Check-Up Matters

Seasonal changes can impact your condo's condition, making early detection of problems and budgeting for repairs crucial to avoiding costly damage. It's also important to understand what your condo corporation, or strata, handles versus what falls under your responsibility as a unit owner. Having this clarity helps prevent confusion or disputes and makes maintenance smoother.

Key Areas to Inspect

Unit owners are responsible for maintaining everything inside their unit, including walls, floors, ceilings, appliances like refrigerators, washers, dryers, and sometimes HVAC units, depending on the building. Plumbing fixtures such as sinks, toilets, showers, and faucets also fall under your care, along with electrical outlets and lighting. Balconies and railings are usually inspected and maintained by the condo as they are often considered common elements, but inspect these for any signs of wear or damage.

Maintenance Tips and Best Practices

If your building doesn't automatically schedule HVAC or plumbing inspections, be sure to arrange these yourself. Keep detailed records of all maintenance and repairs for future reference and to streamline the selling process.

While the condo corporation typically manages the roof, gutters, and common areas, owners should stay alert for leaks or water damage inside their units and report any issues promptly to management to prevent further damage.

Budgeting and Planning for Repairs

Repairs can happen unexpectedly, so having an emergency fund set aside can help ease financial strain. Besides setting aside money for mid-year check-ups and emergencies, consider investing in energy-efficient upgrades. These improvements can lower future utility bills and increase your unit's overall value.

Brian McIntyre Real Estate

Sales Representative

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5-Star Rated ★★★★★

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GTA CONDO BUYERS REMAIN HESITANT AS INVENTORY BUILDS

Market Highlights

- May sales of 1,482 units were down by 25.1% versus May 2024 and were also down by 33.8% versus the latest 10-year average for the month of May (2,237 units)
- New listings of 6,199 units were up by 6.1% versus last year and total active listings of 10,523 units were up by a lofty 28.6% versus last year
- Average selling price of $683,413 was down by 6.4% versus last year amid the heavily supplied market while the median price also fell by 7.0% to $595,000
- Lack of economic confidence due to uncertain trade stability with the U.S. continues to be the major headwind to the overall market

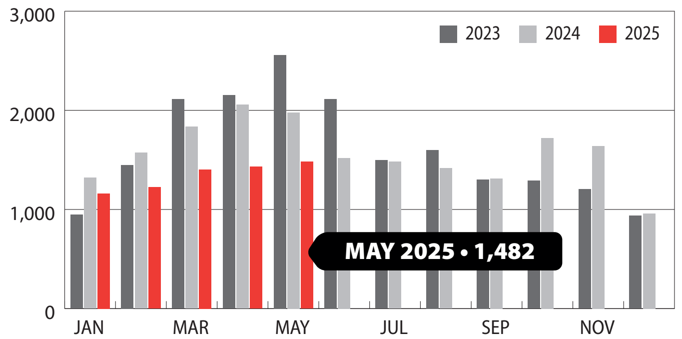
Resale Condo Sales

May 2025	year/year	May 2024
1,482	-25.1%	1,979

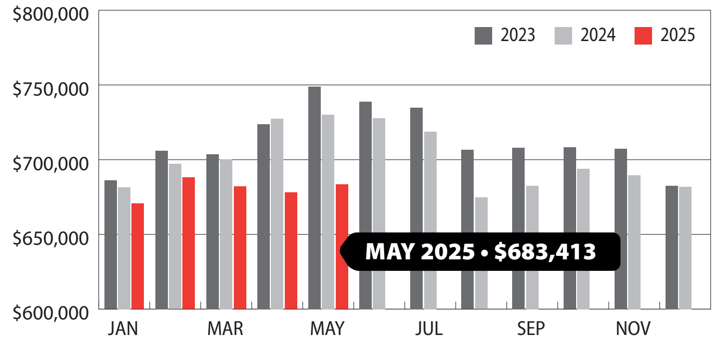
Average Resale Price

May 2025	year/year	May 2024
$683,413	-6.4%	$730,142

GTA Condo Apt Resale Home Sales



GTA Condo Apt Average Resale Price



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RE/MAX HALLMARK REALTY LTD. RAISING THE BAR

Message from Brian...

Bank of Canada rate hold complicates the math for homeowners with upcoming mortgage renewals

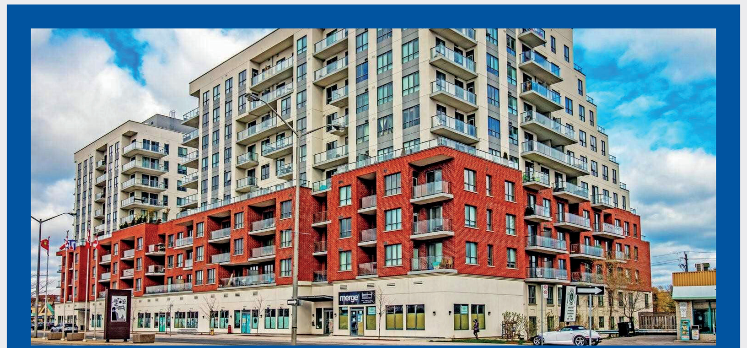
The key policy rate hold at 2.75% by the Bank of Canada on June 4th doesn't help the homeowners who are facing a mortgage renewal in the near term. The bulk of people who took out or renewed a five-year, fixed-rate mortgage during the pandemic at very low interest rates are headed for a payment increase as those loans renew this year or the next. Luckily, steep interest rates declines over the past year-and-a-half have shrunk the gap between pandemic-era mortgage rates and the higher rates available on renewing loans. The dreaded "mortgage renewal cliff" economists had warned about a couple of years ago doesn't seem to have materialized. Nonetheless, many of those households will still face a hefty mortgage payment bump. An interest rate cut by the Bank of Canada on June 4th would have pulled down rates on variable-rate mortgages. For now, though, variable-mortgage rates remain slightly higher than fixed rates – hardly a compelling choice for those with upcoming renewals.

6 Month Sales Recap for East End/Beach Condos from Dec 1, 2024 - May 31, 2025 Market Watch

July 2025

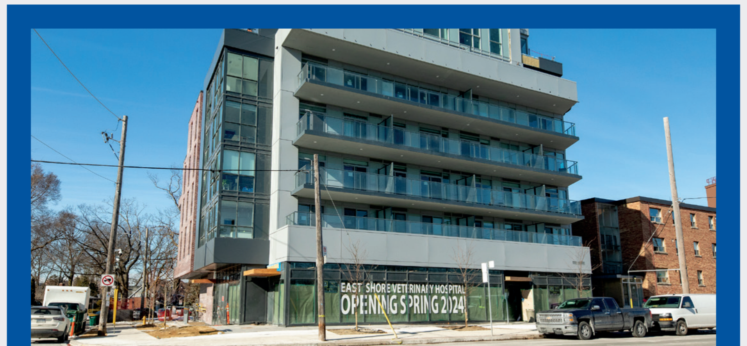
For more detailed statistics, visit www.EastEndBeachCondos.info

Haven on the Bluffs - 22 East Haven Dr



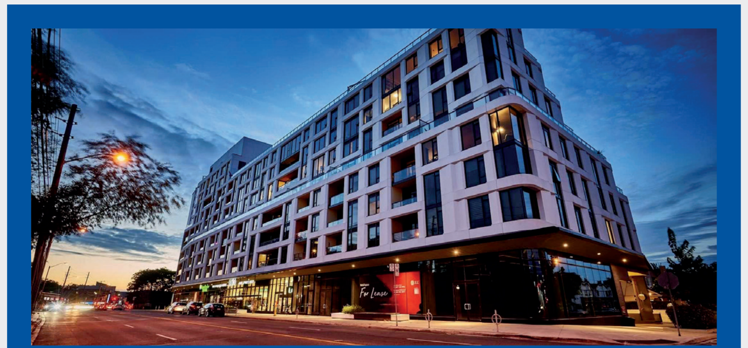
	# sold	avg price	high price	days on market
less than 700 sq. ft.				
1 bed, 1 bath	1	443,000	443,000	10
700-1000 sq. ft.				
2 bed, 1 bath	1	559,000	559,000	19
2 bed, 2 bath	1	575,000	575,000	31
1000-1400 sq. ft.				
2 bed, 2 bath	1	720,000	720,000	15
penthouses				
700-1000 sq. ft.				
3 bed, 2 bath	1	695,000	695,000	4
townhouses				
1000-1400 sq. ft.				
2 bed, 3 bath	1	740,000	740,000	25

Terrasse At The Hunt Club - 1316 Kingston Rd



	# sold	avg price	high price	days on market
less than 700 sq. ft.				
1 bed, 1 bath	1	640,000	640,000	87

Kingston and Co Condos - 1100 Kingston Rd



	# sold	avg price	high price	days on market
700-1000 sq. ft.				
2 bed, 2 bath	1	780,000	780,000	90
1400-2000 sq. ft.				
3 bed, 3 bath	1	1,298,980	1,298,980	60

Residences at the Hunt Club - 1350 Kingston Rd

	# sold	avg price	high price	days on market
700-1000 sq. ft.				
1 bed, 1 bath	1	587,000	587,000	1
2 bed, 1 bath	1	595,000	595,000	8
1000-1400 sq. ft.				
2 bed, 2 bath	1	1,500,000	1,500,000	288

Henley Gardens - 1093 Kingston Rd

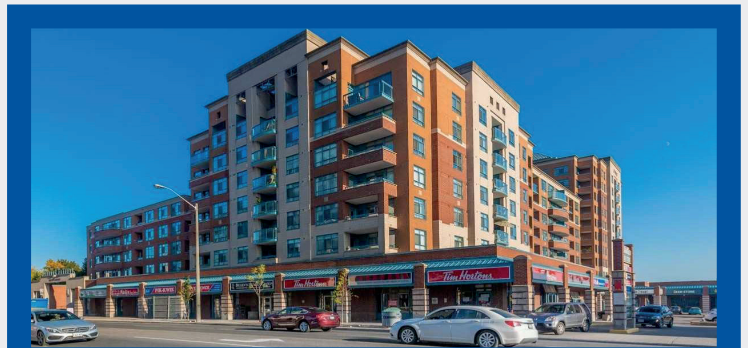
	# sold	avg price	high price	days on market
700-1000 sq. ft.				
1 bed, 1 bath	1	550,000	550,000	1
1000-1400 sq. ft.				
2 bed, 2 bath	1	1,125,000	1,125,000	1

Upper Beach Club - 1400 Kingston Rd

# sold	avg price	high price	days on market

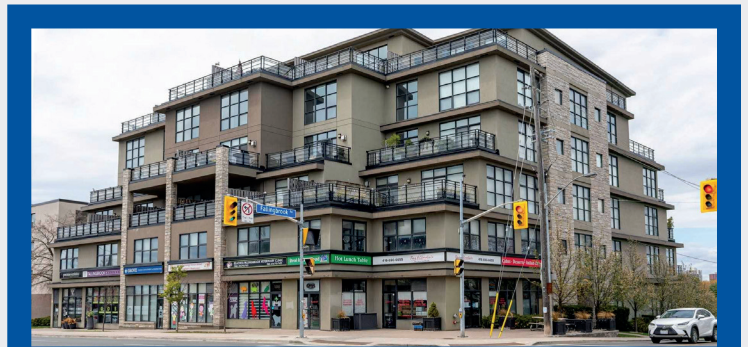
Please note that there have been no transactions within the date range specified.

Henley Gardens - 1091 Kingston Rd



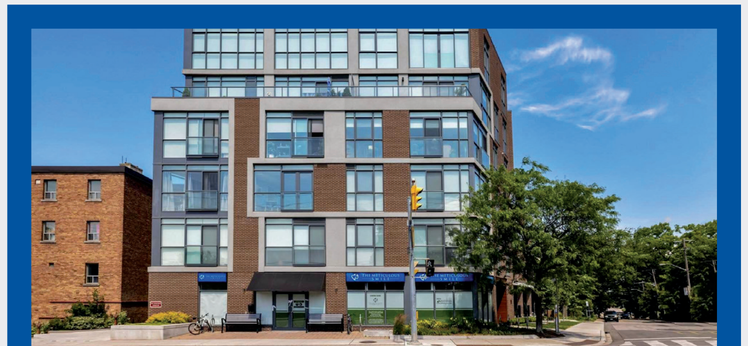
	# sold	avg price	high price	days on market
700-1000 sq. ft.				
1 bed, 1 bath	1	571,000	571,000	1
1000-1400 sq. ft.				
2 bed, 2 bath	1	876,000	876,000	6
1400-2000 sq. ft.				
3 bed, 3 bath	1	1,299,900	1,299,900	15

Fallingbrook Lofts - 160 Fallingbrook Rd



	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
1 bed, 1 bath	1	838,000	838,000	8
1 bed, 2 bath	1	995,000	995,000	7

Hunt Club Terrace - 2A Queensbury Ave



	# sold	avg price	high price	days on market
townhouses				
1000-1400 sq. ft.				
2 bed, 2 bath	1	835,000	835,000	8