

THE MCINTYRE MARKET REPORT

East End/Beach Condo Newsletter

May 2025

FOR SALE



Bluffs!

A spectacular view of the Bluffs! This is a rare offering of a 3 bedroom, 2 bathroom suite overlooking the Bluffs. With no disappointments, this suite has it all! Steps to Starbucks, shopping, and the TTC.

SOLD



Penthouse!

This luxury boutique building in the heart of Hunt Club boasts the best view overlooking the lake and Hunt Club. This suite features 2 bedrooms, 2 bathrooms, parking, and a locker.

SOLD



Upper Beach Loft!

A beautiful, bright 1 bedroom + den in the Upper Beach. An open-concept floor plan with over 1,100 sq. ft. of space and overlooking Blantyre Park. Steps to the TTC, schools, and parks.

THE LEGAL IMPACT OF SHORT-TERM RENTALS IN CONDOS: AIRBNB AND OTHER PLATFORMS

Airbnb, Vrbo and other short-term rental platforms have become household names in the last few years, in large part for their convenience. Unfortunately, for condo unit owners, it's not all roses when it comes to these leaps in technology. If you've noticed more short-term renters clogging up the lobbies and elevators with suitcases, you might want to check in on the legal landscape to make sure your condo is up to speed on the rules and regulations.

What are the rules around short-term rentals?

Some Canadian cities have broad rules around Airbnb and other short-term rentals, which require hosts to register and obtain a business license to operate a short-term rental. However, condo associations will usually have bylaws and

regulations governing property use, which dictate how they are managed within the building.

Many associations will ban rentals under 30 days and stipulate a minimum rental period, and occupancy limitations to restrict the number of people per unit. Often, by-laws and regulations will state that owners need to inform management of short-term guests, and the renters may incur fees and penalties for infringements on condominium rules.

Primary residence rule

In an attempt to prevent short-term rental properties from dominating condo buildings, some associations will have a primary residence rule. This requires the property owner to live in their building and only rent it out occasionally, to deter property management companies from purchasing units solely to rent them out on Airbnb.

Long-term implications

Over time, buildings dominated by short-term rentals can gain a negative reputation which could impact its desirability and resale value. It can also lead to increased maintenance fees and insurance liability, as frequent turnover and visitors can degrade the building and lead to safety concerns. If you're thinking of short-term renting your unit, be sure to consult the association's governing documents. Inform your condo board if you're concerned short-term renters are flouting the building's rules.



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GTA CONDO VOLUME, PRICES DOWN AMID TRADE WAR CHAOS

Market Highlights

- March sales (1,404 units) were down by 23.5% versus March 2024 and were also well below the latest 10-year average for the month of March (2,433 units)
- New listings (5,488 units) were up by 27.9% versus last year and total active listings (8,659 units) were up by an eye-popping 48.4% versus last year
- Average selling price of \$682,019 edged down by 2.6% versus last year amid the heavily supplied market while the median price also fell by 5.7% to \$601,200
- With both borrowing costs and condo prices declining, monthly payments are becoming more manageable for households looking to buy a condo unit

Resale Condo Sales

Mar 2025

1,404

-23.5%

year
year

Mar 2024

1,835

Average Resale Price

Mar 2025

\$682,019

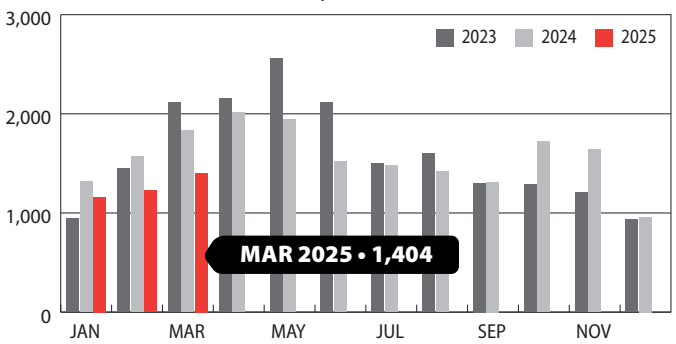
-2.6%

year
year

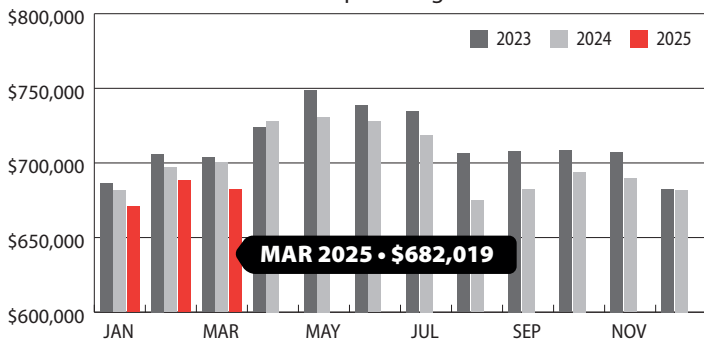
Mar 2024

\$700,225

GTA Condo Apt Resale Home Sales



GTA Condo Apt Average Resale Price

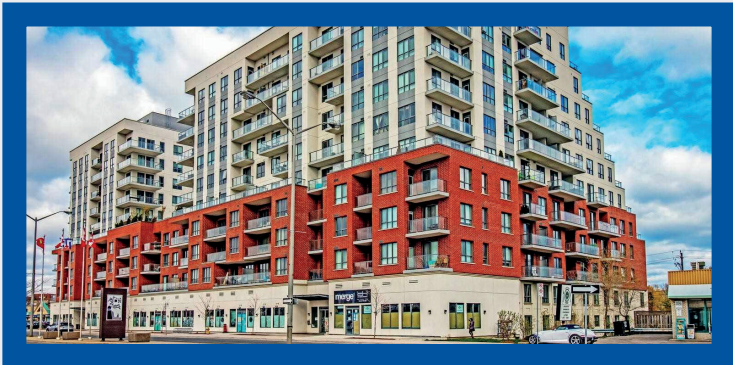


Message from Brian...

Tariff-induced market chaos could lead to lower mortgage rates

Financial markets have been in turmoil in reaction to U.S. tariff warfare which has sparked fears of a global recession. Canada will likely face steep trade challenges as growth slows here, overseas and south of the border. That being said, the only Canadians who potentially could come out ahead are those shopping for a fixed mortgage rate. That's because pricing for this type of mortgage takes its cues from bonds and bond yields have reacted to the most recent tariff news by plunging to lows not seen in three years. If you're currently shopping for your mortgage, coming up for renewal, or looking to refinance, it's smart to put in an application now. Doing so will give you access to rate hold options, allowing you to secure today's rate pricing, even if interest rates rise in the near future.

Haven on the Bluffs - 22 East Haven Dr



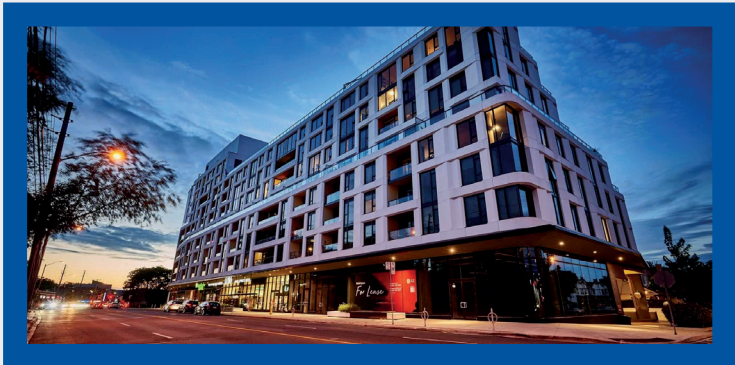
	# sold	avg price	high price	days on market
700-1000 sq. ft.				
2 bed, 1 bath	1	565,000	565,000	11
2 bed, 2 bath	4	615,625	641,500	16
1000-1400 sq. ft.				
2 bed, 2 bath	1	720,000	720,000	15

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

Residences at the Hunt Club - 1350 Kingston Rd



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

Henley Gardens - 1093 Kingston Rd



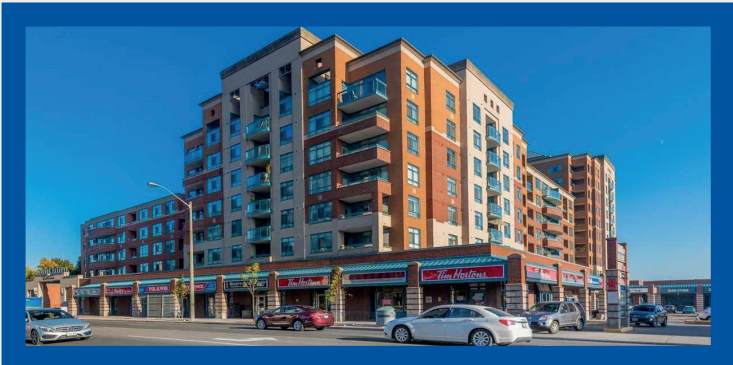
	# sold	avg price	high price	days on market
700-1000 sq. ft.				
1 bed, 1 bath	2	545,000	550,000	2
1000-1400 sq. ft.				
2 bed, 2 bath	1	989,000	989,000	7

Upper Beach Club - 1400 Kingston Rd



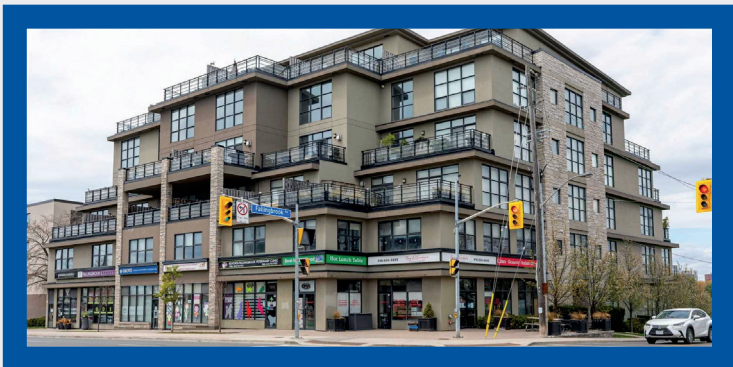
	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
2 bed, 2 bath	1	744,000	744,000	64

Henley Gardens - 1091 Kingston Rd



	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
2 bed, 2 bath	1	876,000	876,000	6

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
1400-2000 sq. ft.				
2 bed, 2 bath	1	1,272,000	1,272,000	13
2000-2500 sq. ft.				
3 bed, 2 bath	1	1,630,000	1,630,000	47

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.