

# The Greystone Walk Condos Report

Brian McIntyre's Real Estate Newsletter

August 2025



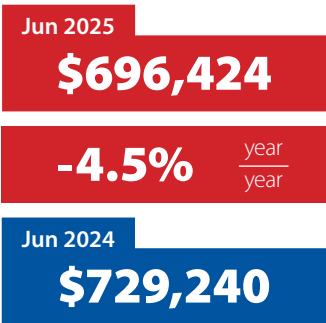
## UNCERTAINTY CONTINUES TO IMPACT GTA CONDO MARKET DESPITE FAVOURABLE BUYER CONDITIONS



Resale Condo Sales



Average Resale Price



### Market Highlights

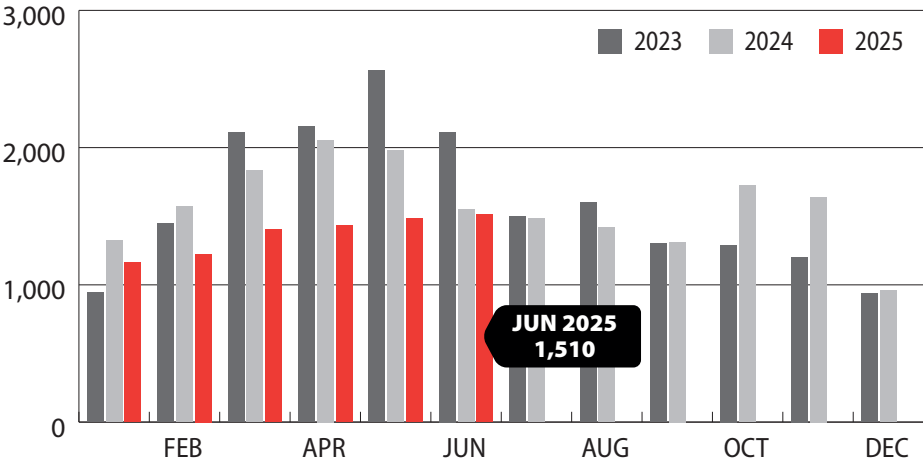
- June sales of 1,510 units were down by 2.5% versus June 2024 bringing 2025 year-to-date volume to 8,212 units (down by 20.3% versus 2024)
- Average selling price of \$696,424 declined by 4.5% year-over-year while the median selling price of \$588,000 was also down by 7.4% over the same timeframe
- Inventory continued to build versus last year with total active listings (10,501 units) up by a hefty 19.2%
- Economic uncertainty continued to keep many would-be homebuyers on the sidelines despite falling prices, increased product choice and lower borrowing costs than last year

## Greystone Walk Condos Market Watch

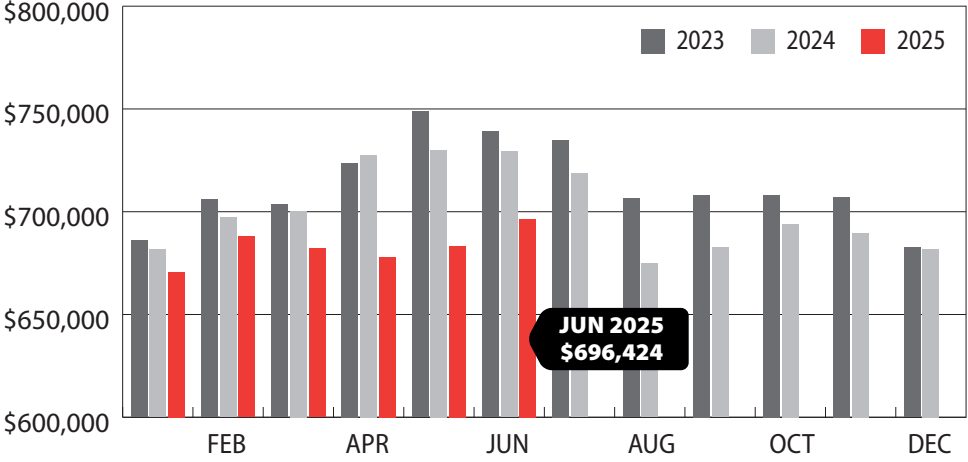
Latest 6 Month Recap of Solds – Jan 1, 2025 - Jun 30, 2025

	# sold	avg price	high price	days on market
<strong>Greystone Walk Condos - 1 Greystone Walk Dr</strong>				
<strong>1000-1400 sq. ft.</strong>				
2 bed, 2 bath	6	585,835	610,000	26
<strong>Total</strong>	6			26
<strong>Greystone Walk Condos - 3 Greystone Walk Dr</strong>				
<strong>700-1000 sq. ft.</strong>				
2 bed, 1 bath	1	510,000	510,000	28
<strong>1000-1400 sq. ft.</strong>				
2 bed, 2 bath	2	541,000	547,000	72
<strong>Total</strong>	3			57
<strong>Greystone Walk Condos - 5 Greystone Walk Dr</strong>				
<strong>less than 700 sq. ft.</strong>				
1 bed, 1 bath	1	388,000	388,000	27
<strong>700-1000 sq. ft.</strong>				
2 bed, 2 bath	1	488,000	488,000	7
<strong>1000-1400 sq. ft.</strong>				
2 bed, 2 bath	2	565,000	575,000	52
<strong>Total</strong>	4			34
<strong>Imagine Condos - 3560 St Clair Ave E</strong>				
<strong>less than 700 sq. ft.</strong>				
1 bed, 1 bath	1	402,000	402,000	16
1 bed, 2 bath	1	465,000	465,000	70
<strong>700-1000 sq. ft.</strong>				
2 bed, 2 bath	1	573,000	573,000	13
<strong>Total</strong>	3			33

### GTA Condo Apt Resale Home Sales



### GTA Condo Apt Average Resale Price



[www.GreystoneWalkCondos.info](http://www.GreystoneWalkCondos.info) for the rest of your newsletter...



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## Message from Brian...

### More than half of Canadian renters eager to buy a home: survey

More than half of Canadian renters are eager to buy a home, and the conditions for doing so have improved as interest rates decline, supply increases and affordability improves in many markets across the country. Still, many would-be buyers are holding out for interest rates and prices to drop further before jumping into the market. A recent survey conducted by Burson on behalf of a major Canadian real estate brokerage said that 54 per cent of renters plan to buy property in the future, 16 per cent are planning to do so in the next two years and 21 per cent plan to buy in the next two to five years. The report concludes that many tenants are highly motivated to get a foot on the property ladder. In Canada's least affordable cities, entry-level opportunities have improved significantly, with home prices off last year's peaks, incomes up and borrowing costs trending lower. All in all, the stars are aligning well for those renters who are seriously considering taking the home ownership plunge.



FEATURED PROPERTIES

SOLD



West-Facing

This is a gorgeous 2 + 1 bedroom, 2 bathroom suite with 1 parking spot. West-facing split floor plan, completely renovated with a newer kitchen and appliances—tons of natural light with floor-to-ceiling windows.

FOR SALE



2 Bedroom Split Floor Plan

A beautifully updated 2 bedroom, 1 bathroom suite with over 800 sq. ft. of living space. Laminate floors throughout and new stainless-steel appliances. 1 parking and 1 locker are included.

FOR SALE



1,000 Sq. Ft.

Enjoy breathtaking views of Lake Ontario from the comfort of your own home. This is a modern, renovated 2 + 1 bedroom, 2 bathroom suite with 2 parking spots! Nothing to do, just move in! Steps to the TTC and GO.



THE SUMMER  
STORM PREP  
CHECKLIST  
FOR CONDO  
OWNERS

Condo living may come with less yard work, but when it comes to summer storms, you're not entirely off the hook. Seasonal weather can bring heavy rain, high winds, and power outages — and while your condo board handles many building systems, it's up to you to make sure your personal space is storm-ready. The good news? A little preparation goes a long way in protecting your home, your belongings and your peace of mind.

Insurance and Emergency Planning

Before storm season hits, double-check your personal condo insurance. While your building's master policy covers common elements, it won't protect your belongings or improvements inside your unit. Make sure your coverage includes water damage, wind, and temporary accommodations if things go sideways. It's also smart to get familiar with your building's emergency

plan — know who to contact, how to access exits, and what happens if the power or elevators go out. If your building has a generator or backup systems, find out what they cover.

Balconies, Windows — and what else to watch

When a storm's in the forecast, secure or store any loose items on your balcony — like patio furniture, plants, or outdoor rugs. These can become flying hazards in high winds and might even lead to damage or liability. Double-check that all windows and sliding doors are tightly closed and properly sealed, especially in older units. If your storage locker is underground or at risk of flooding, use waterproof bins and keep valuables off the floor. It's also a good idea to report clogged drains, leaks, or outdoor hazards to building management before a storm hits.

Prep What You Can, Leave the Rest to Management

Even in a high-rise, power outages can be disruptive — elevators, HVAC, and even water systems may be affected. Keep an emergency kit in your unit with flashlights, water, snacks, and a charged power bank. Finally, while it's important to be proactive, always follow your condo's bylaws around what you can install or store on balconies or windows. Storm prep in a condo isn't complicated: it's about knowing your role and staying one step ahead of the weather.



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PRICELESS QUOTES

- "A pun is the lowest form of humour, unless you thought of it yourself." – **Doug Larson**

"If A is success in life, then A is equal to X plus Y plus Z. Work is X; Y is play; and Z is keeping your mouth shut." – **Albert Einstein**

"A clear conscience is the sure sign of a bad memory." – **Mark Twain**

"My investments did so badly this year that I had to switch brokers – from stock to pawn." – **Gene Perret**



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