

The Greystone Walk Condos Report

Brian McIntyre's Real Estate Newsletter

July 2025



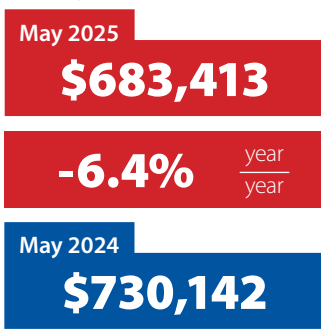
GTA CONDO BUYERS REMAIN HESITANT AS INVENTORY BUILDS



Resale Condo Sales



Average Resale Price



Market Highlights

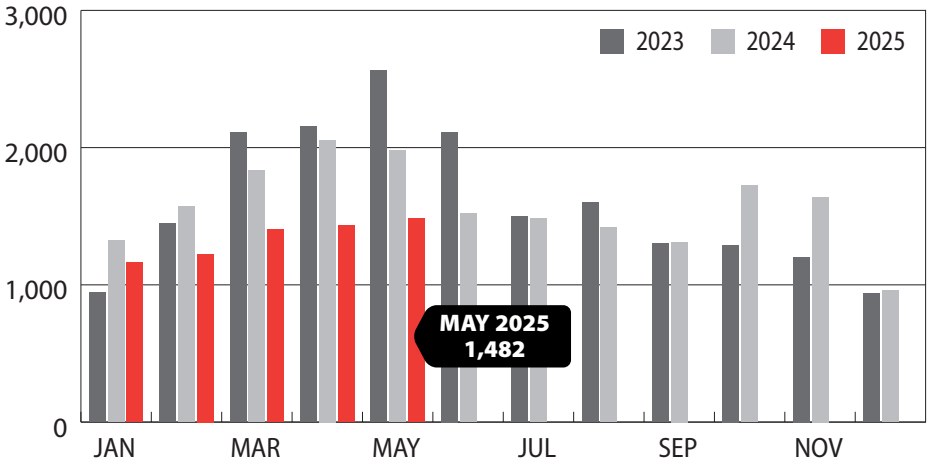
- May sales of 1,482 units were down by 25.1% versus May 2024 and were also down by 33.8% versus the latest 10-year average for the month of May (2,237 units)
- New listings of 6,199 units were up by 6.1% versus last year and total active listings of 10,523 units were up by a lofty 28.6% versus last 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

Greystone Walk Condos Market Watch

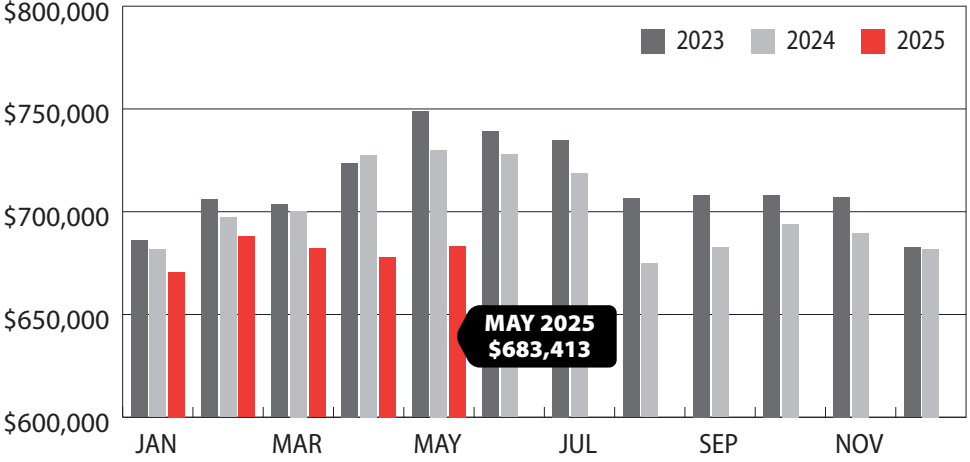
Latest 6 Month Recap of Solds – Dec 1, 2024 - May 31, 2025

	# sold	avg price	high price	days on market
Greystone Walk Condos - 1 Greystone Walk Dr				
1000-1400 sq. ft.				
2 bed, 2 bath	4	581,250	585,000	13
Total	4			13
Greystone Walk Condos - 3 Greystone Walk Dr				
700-1000 sq. ft.				
2 bed, 1 bath	1	510,000	510,000	28
2 bed, 2 bath	1	505,000	505,000	11
1000-1400 sq. ft.				
2 bed, 2 bath	2	541,000	547,000	72
Total	4			46
Greystone Walk Condos - 5 Greystone Walk Dr				
700-1000 sq. ft.				
2 bed, 2 bath	2	544,000	600,000	24
1000-1400 sq. ft.				
2 bed, 2 bath	2	565,000	575,000	52
Total	4			38
Imagine Condos - 3560 St Clair Ave E				
less than 700 sq. ft.				
1 bed, 1 bath	1	402,000	402,000	16
1 bed, 2 bath	1	465,000	465,000	70
700-1000 sq. ft.				
2 bed, 2 bath	1	573,000	573,000	13
Total	3			33

GTA Condo Apt Resale Home Sales



GTA Condo Apt Average Resale Price



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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.

FEATURED PROPERTIES


FOR SALE



3 Greystone Walk Drive

Your search for your perfect home ends here! This is a gorgeous 2 bedroom, 2 bathroom split floor plan with over 1,150 sq. ft. of living space. Nothing to do but move in! 1 parking and 1 locker are included.


SOLD



Modern Contemporary

This is a beautiful, modern, contemporary suite with numerous updates to mention. A bright corner unit with 2 bedrooms, 2 bathrooms, and an updated kitchen with stainless-steel appliances. Steps to the TTC.

SOLD



CN Tower Views!

This spacious corner unit offers unobstructed views of the CN Tower. With over 1,000 sq. ft., this features 2 + 1 bedrooms, 2 bathrooms, laminate floors, and a modern kitchen. 1 parking and locker are included.

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.

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PRICELESS QUOTES

Some George Bernard Shaw classics:

“My reputation grows with every failure.”

“The secret to success is to offend the greatest number of people.”

“If you can’t get rid of the skeleton in your closet, you’d best teach it to dance.”

“We don’t stop playing because we grow old; we grow old because we stop playing.”

“The trouble with him is that he lacks the power of conversation but not the power of speech.”



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