

THE MCINTYRE MARKET REPORT

East End/Beach Condo Newsletter

August 2025

SOLD



Sold Over Asking

This beautiful 1 bedroom, 1 bathroom suite features laminate floors, parking, and a locker. You have everything at your doorstep from shopping, the TTC, cafés, GO Train, parks, schools, and the Bluffs!

SOLD



Upper Beaches

This stunning boutique residence features 3 bedrooms, 3 bathrooms, a gorgeous kitchen with sleek appliances, and a breakfast bar. 1 parking, 1 locker included. Steps to Kingston Road Village.

FOR SALE



Bluffs

One of the best layouts! Unobstructed views of the city and the Bluffs. This is an immaculate 2 bedroom, 2 bathroom suite that includes 1 parking and 1 locker. Steps to TTC, shopping, cafés, the GO Train.

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.

UNCERTAINTY CONTINUES TO IMPACT GTA CONDO MARKET DESPITE FAVOURABLE BUYER CONDITIONS

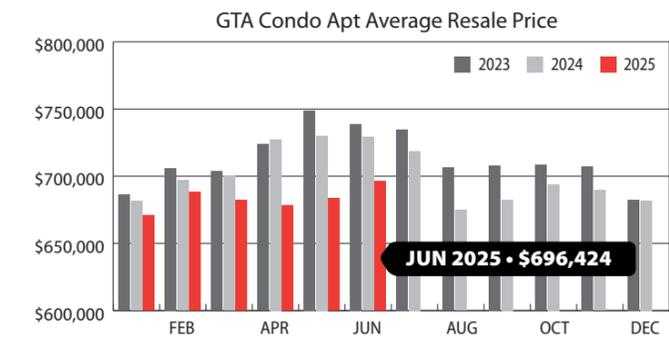
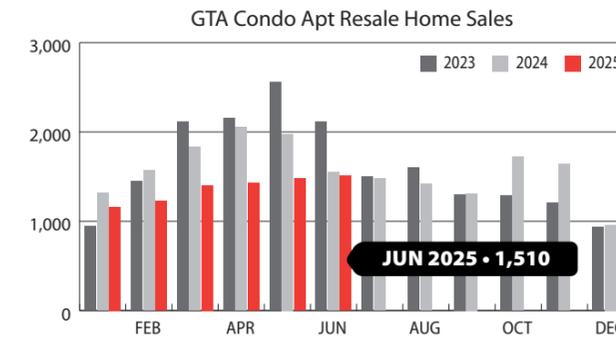
Market Highlights

- 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

Resale Condo Sales



Average Resale Price



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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.

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

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

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

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

Terrace At The Hunt Club - 1316 Kingston Rd



	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
2 bed, 2 bath	1	950,000	950,000	41

Residences at the Hunt Club - 1350 Kingston Rd



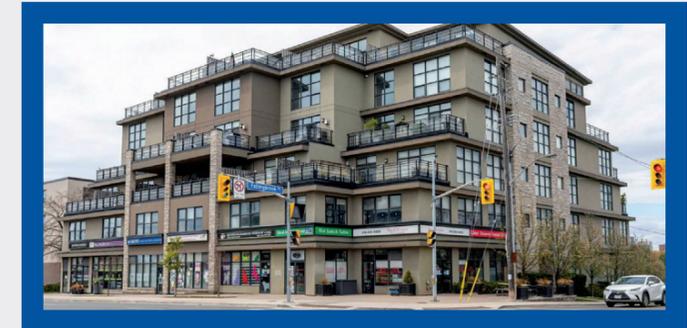
	# sold	avg price	high price	days on market
700-1000 sq. ft.				
1 bed, 1 bath	1	587,000	587,000	1
2 bed, 1 bath	1	595,000	595,000	8
1000-1400 sq. ft.				
2 bed, 2 bath	1	1,500,000	1,500,000	288

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.

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