



FOR SALE

**Hunt Club**

In the prestigious Hunt Club, there is a bright and spacious 2 level townhouse with over 1,125 sq. ft. It has 2 bedrooms, 3 bathrooms, laminate flooring, and a private balcony. 1 parking spot is included.



SOLD

**Upper Beaches**

Overlooking Blantyre Park is this stunning 1 bedroom + den featuring soaring ceilings, a fireplace and a private balcony—steps to Kingston Road Village with amazing local shops, cafés, and the TTC.



SOLD

**Bluffs**

In the charming neighbourhood of Cliffside, there is a 2 bedroom, 2 bathroom unit with parking and a locker. Steps to all amenities from shopping, the TTC, cafés, GO Train, schools, parks, and the Bluffs!



**THE HIDDEN VALUE  
OF WALKABLE  
NEIGHBOURHOODS WHEN  
LISTING A CONDO**



## Brian McIntyre Real Estate

Sales Representative

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5-Star Rated



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# THE MCINTYRE MARKET REPORT

East End/Beach Condo Newsletter

December 2025

## GTA CONDO SALES, PRICES UNDER PRESSURE MAINTAINING 2025 TREND

### Market Highlights

- October sales of 1,558 units were down by 11.0% versus October 2024 bringing 2025 year-to-date volume to 14,152 units (down by 13.3% versus 2024)
- Average selling price of \$660,208 declined by 4.7% year-over-year while the median selling price of \$565,000 was also down by 7.6% over the same timeframe
- The MLS® Home Price Index Composite benchmark was also down by 7.4% for the condo apartment segment, further validating the downward pricing trend
- Inventory remains hefty by historical standards with active listings of 8,896 units at month end (63.6% higher than the latest 10-year average)

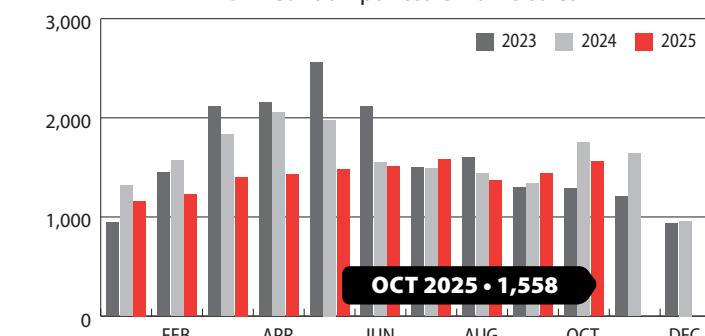
### Resale Condo Sales

Oct 2025	1,558	-11.0% year	Oct 2024	1,751
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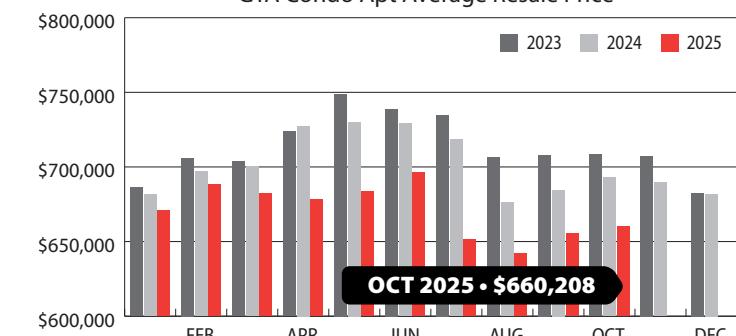
### Average Resale Price

Oct 2025	\$660,208	-4.7% year	Oct 2024	\$692,844
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### GTA Condo Apt Resale Home Sales



### GTA Condo Apt Average Resale Price



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### Bank of Canada signals it's done trimming interest rates for now

The Bank of Canada (BoC) reduced its benchmark interest rate for a second consecutive meeting on October 29<sup>th</sup> but also signalled its rate-cutting cycle may be over, calling the current level "about right" to keep inflation in check and help the economy adjust to a slower growth path. The 25-basis point cut brought the policy rate down to 2.25%, its lowest level since mid-2022. Analysts view the Bank's tone as an effort to balance support for a weak economy with its desire to avoid reigniting price pressures. Bank of Canada Governor Tiff Macklem also made clear the decision was less about managing a normal cyclical economic downturn than about adapting to something deeper – a reference to the evolving U.S. trade conflict which has given rise to what he termed as a "structural transition" in our economy.

6 Month Sales Recap for East End/Beach Condos from May 1, 2025 - Oct 31, 2025 Market Watch  
 For more detailed statistics, visit [www.EastEndBeachCondos.info](http://www.EastEndBeachCondos.info)

December 2025

Haven on the Bluffs - 22 East Haven Dr



	# sold	avg price	high price	days on market
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**less than 700 sq. ft.**

1 bed, 1 bath	3	403,333	410,000	33
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**700-1000 sq. ft.**

2 bed, 2 bath	6	561,500	590,000	40
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**penthouses**

2 bed, 2 bath	1	540,000	540,000	3
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3 bed, 2 bath	1	695,000	695,000	4
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Kingston and Co Condos - 1100 Kingston Rd



	# sold	avg price	high price	days on market
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**less than 700 sq. ft.**

1 bed, 1 bath	1	590,000	590,000	120
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**700-1000 sq. ft.**

2 bed, 2 bath	1	630,000	630,000	15
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Henley Gardens - 1093 Kingston Rd



	# sold	avg price	high price	days on market
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**1000-1400 sq. ft.**

2 bed, 2 bath	2	882,500	1,085,000	25
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Henley Gardens - 1091 Kingston Rd



	# sold	avg price	high price	days on market
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**700-1000 sq. ft.**

1 bed, 1 bath	1	503,000	503,000	11
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**1400-2000 sq. ft.**

3 bed, 3 bath	1	1,299,900	1,299,900	15
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Terrasse At The Hunt Club - 1316 Kingston Rd



	# sold	avg price	high price	days on market
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**1000-1400 sq. ft.**

2 bed, 2 bath	1	950,000	950,000	41
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Residences at the Hunt Club - 1350 Kingston Rd



	# sold	avg price	high price	days on market
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**700-1000 sq. ft.**

2 bed, 1 bath	1	595,000	595,000	8
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Upper Beach Club - 1400 Kingston Rd



	# 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.

	# sold	avg price	high price	days on market
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**1000-1400 sq. ft.**

1 bed, 1 bath	1	785,000	785,000	9
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1 bed, 2 bath	1	995,000	995,000	7
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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.