



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

When selling a condo, most listings focus on square footage, finishes and building amenities. Those details matter, but today's buyers are also wondering what it's like to live here day-to-day. That's where walkability comes in. Being able to step outside and grab a coffee, run an errand or access public transit can make all the difference. Here are some tips to help seal the deal on your condo listing.

Premium Appeal

Condos in walkable neighbourhoods don't just look good on paper; they often sell faster and for higher prices. Buyers see value in leaving the car parked and having daily needs within easy reach. Whether it's groceries down the block, a favourite brunch spot around the corner or a quick bus ride to the office, walkability adds built-in convenience that feels like a lifestyle upgrade. Young professionals, downsizers, and eco-conscious buyers see this as a big plus.

Lifestyle Factor

It's not only about saving time but enjoying life. Having restaurants, shops, fitness studios, and parks nearby bring energy to a neighbourhood and creates a sense of community. Add in solid transit options and buyers picture an easier commute without the headache of parking. For many condo seekers, that kind of everyday ease is just as appealing as stainless-steel appliances or a fresh coat of paint.

Listing Tip

Don't stop at saying "great location". Paint the picture. Mention the Saturday farmers' market two blocks away, the dog-friendly park across the street, or the new transit line around the corner. Buyers aren't just buying walls and windows, they're buying into a lifestyle, so the right details can help them fully imagine it.



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REMAX

THE MCINTYRE MARKET REPORT

East End/Beach Condo Newsletter

December 2025

GTA CONDO SALES, PRICES UNDER PRESSURE MAINTAINING 2025 TREND

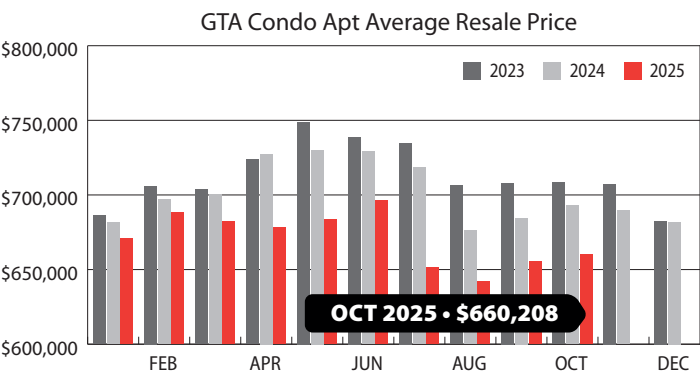
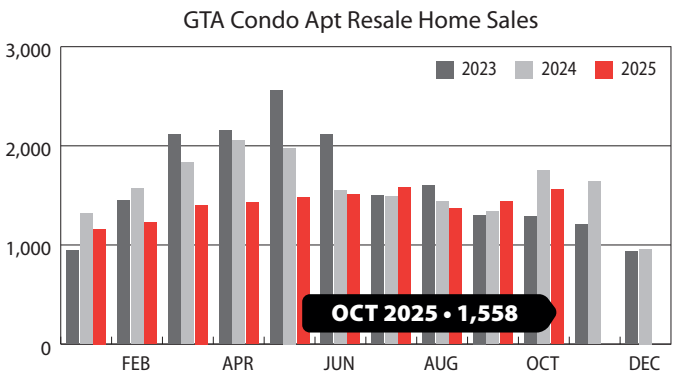
Market Highlights

- 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



Average Resale Price

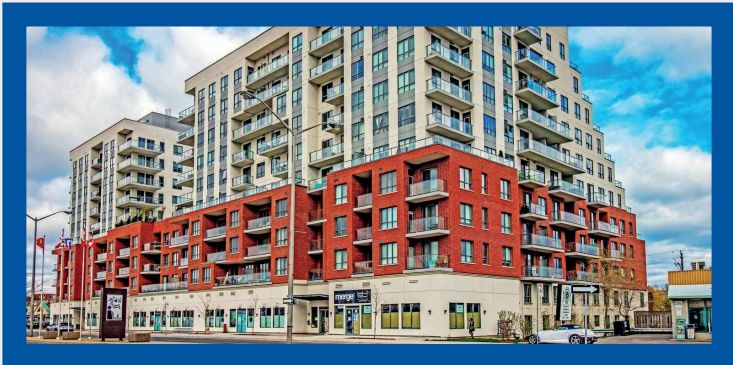


Message from Brian...

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

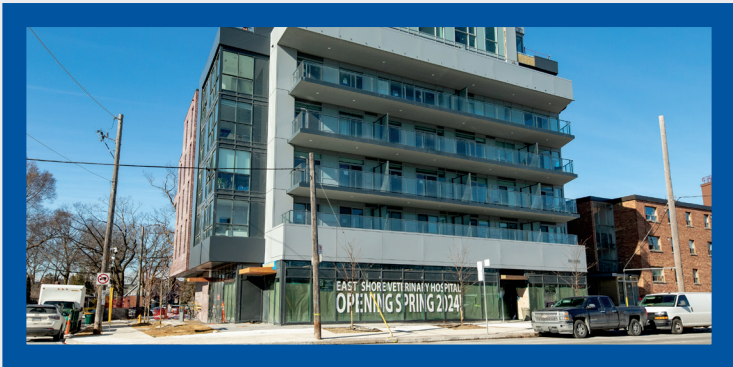
The Bank of Canada (BoC) reduced its benchmark interest rate for a second consecutive meeting on October 29th but also signalled its rate-cutting cycle may be over, calling the current level "about right" to keep inflation in check and help the economy adjust to a slower growth path. The 25-basis point 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.

Haven on the Bluffs - 22 East Haven Dr



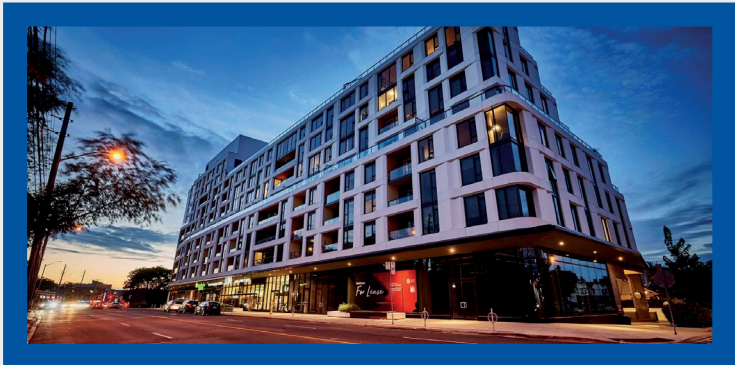
	# sold	avg price	high price	days on market
less than 700 sq. ft.				
1 bed, 1 bath	3	403,333	410,000	33
700-1000 sq. ft.				
2 bed, 2 bath	6	561,500	590,000	40
penthouses				
700-1000 sq. ft.				
2 bed, 2 bath	1	540,000	540,000	3
3 bed, 2 bath	1	695,000	695,000	4

Terrasse 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

Kingston and Co Condos - 1100 Kingston Rd



	# sold	avg price	high price	days on market
less than 700 sq. ft.				
1 bed, 1 bath	1	590,000	590,000	120
700-1000 sq. ft.				
2 bed, 2 bath	1	630,000	630,000	15

Residences at the Hunt Club - 1350 Kingston Rd



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

Henley Gardens - 1093 Kingston Rd



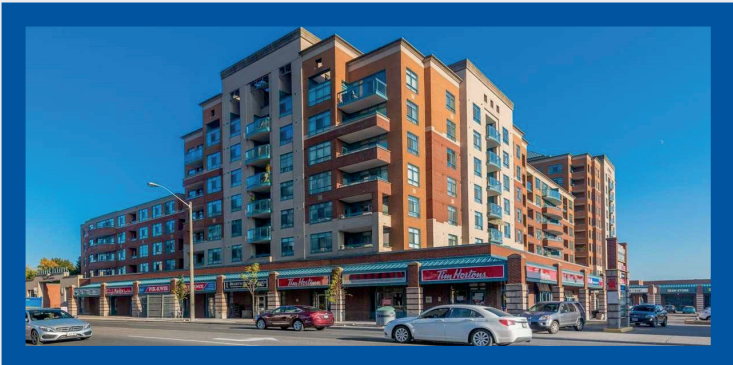
	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
2 bed, 2 bath	2	882,500	1,085,000	25

Upper Beach Club - 1400 Kingston Rd



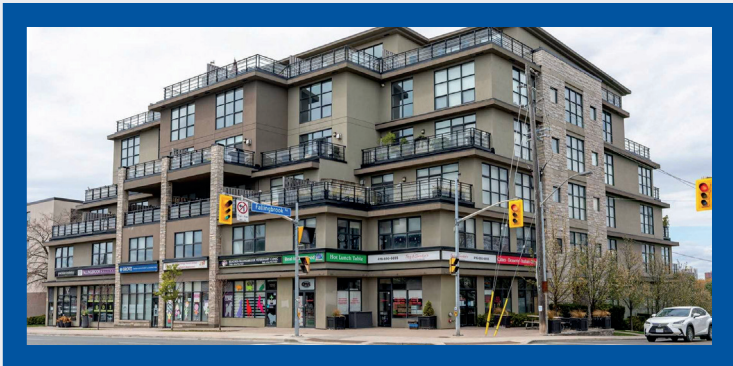
	# sold	avg price	high price	days on market
Please note that there have been no transactions within the date range specified.				

Henley Gardens - 1091 Kingston Rd



	# sold	avg price	high price	days on market
700-1000 sq. ft.				
1 bed, 1 bath	1	503,000	503,000	11
1400-2000 sq. ft.				
3 bed, 3 bath	1	1,299,900	1,299,900	15

Fallingbrook Lofts - 160 Fallingbrook Rd



	# sold	avg price	high price	days on market
1000-1400 sq. ft.				
1 bed, 1 bath	1	785,000	785,000	9
1 bed, 2 bath	1	995,000	995,000	7

Hunt Club Terrace - 2A Queensbury Ave



	# sold	avg price	high price	days on market
Please note that there have been no transactions within the date range specified.				