

## MLS Rental Activity Continues to Increase

In the first four months of 2008, leased condominium activity transacted through the TorontoMLS system increased nine per cent to 3,075 townhouse/apartment units.

Rents trended upward during this period, increasing in all categories except three bedroom apartment units. Benchmark two-bedroom apartments rose four per cent to \$1,852 per month, and one bedroom apartments rose the same amount to \$1,445 per month.

TREB's Central area saw the most leased transactions in the first four months of 2008 with 1,794. About half of these (870) took place in C01.

The overall Central figure was up six per cent compared to the same timeframe in 2007, which saw 1,690 transactions, with the entire increase being real and not the result of rental units becoming available in new buildings.

The West area proved to be TREB's second most active with 694 units leased during the first four months of 2008.

Once again, the largest portion of condo-townhouse units were rented in the West area of the GTA. W20 (Meadowvale/Streetsville) saw 42 transactions, the most recorded in any individual MLS District.

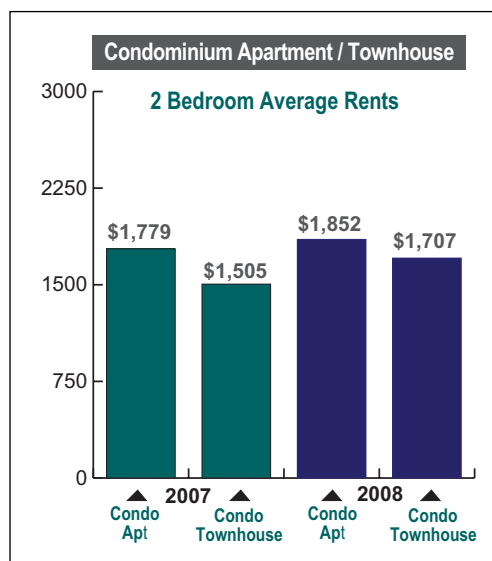
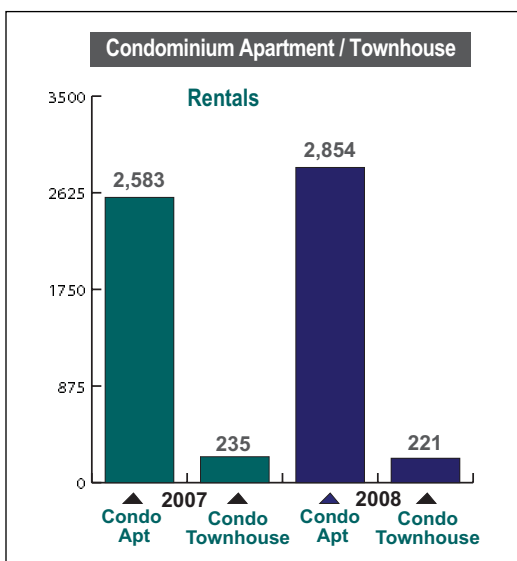
### Central Area

- The majority of apartment transactions in the Central area were of one (1,026 leases) and two (620 leases) bedroom units, which rented for an average of \$1,514 and \$2,135 respectively. One-bedroom units were up five per cent over the \$1,443 recorded in 2007; two bedrooms were up six per cent from a year ago.
- In addition, 54 townhouse units were rented in the Central area during this reporting period. The majority of these units were located in C01 and C14. Most were three-bedrooms, which averaged \$2,717 per month.

### East Area

- Leased apartment transactions in TREB's East area numbered 238, up seven per cent over the January to April 2007 period. The majority (128) were two-bedroom units that rented for an average of \$1,430 per month, up three per cent from the \$1,382 recorded during the same timeframe last year.

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**Rental Transactions** From page 1

There were also 91 one-bedroom units leased; these averaged \$1,213 per month.

- In addition, 20 townhouse units were leased in the TREB East area. Of these, 14 were three-bedroom units, which rented for an average of \$1,398 per month.

**North Area**

- The North area saw expanded activity in the January to April period, with 289 leased apartment transactions. This is up 46 per cent over the same reporting period last year, largely due to the completion of several new buildings in the Warden/Highway 7 area.
- Most leased units in the North area were one and two-bedroom units. One-bedrooms rented for \$1,271; two-bedrooms rented for \$1,642. Both categories were up two per cent over the January to April reporting period in 2007.
- A total of 40 townhouses rented in the North area. Most (25) were three-bedroom units, which rented for, \$1,715 per month on average.

**West Area**

- The West Area remained, after TREB's Central districts, the most active part of the GTA for rental transactions. A total of 587 apartments were leased, up 11 per cent over the first part of last year.
- Most rental apartments in the West were one and two bedroom units. One bedrooms rented for an average of \$1,310 per month, up four per cent from last year's \$1,264. Two bedrooms rented for \$1,610 per month, up three per cent over the \$1,566 recorded in January to April 2007.
- The West Area led in townhouse rentals, with 107 in total. Three-bedroom units dominated, with 85 transactions leasing for an average of \$1,577 per month.

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**Total Condo Apt**

	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
	5,471	2,854	73	\$1,183	1,444	\$1,445	1,270	\$1,852	67	\$2,070

**Total Condo Townhouse**

	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
	572	221	2	1,038	14	\$1,289	64	\$1,707	141	\$1,720
<b>GrandTotal:</b>	<b>6,043</b>	<b>3,075</b>	<b>75</b>	<b>\$1,178</b>	<b>1,458</b>	<b>\$1,443</b>	<b>1,334</b>	<b>\$1,844</b>	<b>208</b>	<b>\$1,832</b>

**CONDO APT**

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
C01	1,625	847	40	\$1,217	562	\$1,557	241	\$2,320	4	\$3,775
C02	142	76	4	\$1,188	36	\$1,930	35	\$3,013	1	\$3,990
C03	21	10	-	-	8	\$1,767	2	\$2,900	-	-
C04	21	9	-	-	4	\$1,325	4	\$1,925	1	\$1,750
C06	14	8	-	-	3	\$1,233	5	\$1,500	-	-
C07	183	115	-	-	58	\$1,383	49	\$1,683	8	\$1,844
C08	312	146	11	\$1,080	83	\$1,530	52	\$2,152	-	-
C09	50	23	-	-	6	\$1,862	17	\$2,547	-	-
C10	106	57	1	\$1,290	32	\$1,556	22	\$2,043	2	\$3,750
C11	23	11	-	-	7	\$1,118	4	\$1,363	-	-
C12	36	12	-	-	1	\$1,650	11	\$2,533	-	-
C13	68	36	-	-	15	\$1,282	20	\$1,489	1	\$1,250
C14	464	320	14	\$1,196	161	\$1,365	139	\$1,849	6	\$3,047
C15	112	70	-	-	50	\$1,381	19	\$1,867	1	\$2,700
<b>Total:</b>	<b>3,177</b>	<b>1,740</b>	<b>70</b>	<b>\$1,191</b>	<b>1,026</b>	<b>\$1,514</b>	<b>620</b>	<b>\$2,135</b>	<b>24</b>	<b>\$2,722</b>

**CONDO TOWNHOUSE**

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
C01	54	23	1	\$1,125	7	\$1,435	12	\$1,851	3	\$2,333
C02	7	2	-	-	-	-	2	\$3,050	-	-
C03	-	-	-	-	-	-	-	-	-	-
C04	1	-	-	-	-	-	-	-	-	-
C06	-	-	-	-	-	-	-	-	-	-
C07	7	4	-	-	-	-	2	\$1,475	2	\$2,475
C08	3	3	1	\$950	-	-	2	\$1,575	-	-
C09	4	2	-	-	-	-	2	\$5,100	-	-
C10	1	2	-	-	-	-	-	-	2	\$3,775
C11	2	-	-	-	-	-	-	-	-	-
C12	6	1	-	-	-	-	-	-	1	\$2,620
C13	1	-	-	-	-	-	-	-	-	-
C14	23	12	-	-	1	\$1,560	6	\$1,902	5	\$2,330
C15	13	5	-	-	1	\$1,340	-	-	4	\$3,075
<b>Total:</b>	<b>122</b>	<b>54</b>	<b>2</b>	<b>\$1,038</b>	<b>9</b>	<b>\$1,438</b>	<b>26</b>	<b>\$2,155</b>	<b>17</b>	<b>\$2,710</b>
<b>Central</b>										
<b>Total:</b>	<b>3,299</b>	<b>1,794</b>	<b>72</b>	<b>\$1,186</b>	<b>1,035</b>	<b>\$1,513</b>	<b>646</b>	<b>\$2,136</b>	<b>41</b>	<b>\$2,717</b>

**CONDO APT**

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
E01	14	7	-	-	6	\$1,217	1	\$1,900	-	-
E02	12	8	-	-	6	\$1,446	2	\$2,000	-	-
E03	27	9	-	-	1	\$1,200	6	\$1,553	2	\$1,225
E04	32	16	-	-	5	\$1,019	9	\$1,333	2	\$1,350
E05	69	38	-	-	9	\$1,250	24	\$1,502	5	\$1,410
E06	7	2	-	-	1	\$1,250	1	\$1,375	-	-
E07	52	19	-	-	4	\$1,200	15	\$1,391	-	-
E08	12	3	-	-	-	-	3	\$1,263	-	-
E09	186	106	-	-	49	\$1,218	50	\$1,426	7	\$1,604
E10	3	2	-	-	1	\$1,180	1	\$1,195	-	-
E11	26	11	-	-	4	\$944	6	\$1,196	1	\$650
E12	-	-	-	-	-	-	-	-	-	-
E13	12	3	-	-	-	-	2	\$1,543	1	\$1,195
E14	2	1	-	-	-	-	1	\$1,100	-	-
E15	11	9	-	-	3	\$1,367	5	\$1,505	1	\$1,250
E16	1	2	-	-	2	\$1,050	-	-	-	-
E17	3	1	-	-	-	-	1	\$1,075	-	-
E18	-	-	-	-	-	-	-	-	-	-
E19	-	-	-	-	-	-	-	-	-	-
E20	6	1	-	-	-	-	1	\$1,250	-	-
E21	-	-	-	-	-	-	-	-	-	-
<b>Total:</b>	<b>475</b>	<b>238</b>	<b>-</b>	<b>-</b>	<b>91</b>	<b>\$1,213</b>	<b>128</b>	<b>\$1,430</b>	<b>19</b>	<b>\$1,396</b>

**CONDO TOWNHOUSE**

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
E01	1	1	-	-	-	-	1	\$1,750	-	-
E02	-	-	-	-	-	-	-	-	-	-
E03	-	-	-	-	-	-	-	-	-	-
E04	3	-	-	-	-	-	-	-	-	-
E05	14	1	-	-	-	-	1	\$1,350	-	-
E06	-	-	-	-	-	-	-	-	-	-
E07	5	-	-	-	-	-	-	-	-	-
E08	2	-	-	-	-	-	-	-	-	-
E09	9	1	-	-	-	-	1	\$1,600	-	-
E10	-	1	-	-	-	-	-	-	1	\$1,300
E11	5	5	-	-	-	-	1	\$900	4	\$1,300
E12	6	1	-	-	-	-	-	-	1	\$3,000
E13	4	3	-	-	-	-	-	-	3	\$1,342
E14	2	1	-	-	-	-	-	-	1	\$1,300
E15	5	2	-	-	-	-	-	-	2	\$1,250
E16	5	2	-	-	-	-	-	-	2	\$1,125
E17	2	1	-	-	-	-	1	\$1,250	-	-
E18	-	-	-	-	-	-	-	-	-	-
E19	-	-	-	-	-	-	-	-	-	-
E20	5	1	-	-	-	-	1	\$1,500	-	-
E21	-	-	-	-	-	-	-	-	-	-
<b>Total:</b>	<b>68</b>	<b>20</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>\$1,392</b>	<b>14</b>	<b>\$1,398</b>
<b>East</b>										
<b>Total:</b>	<b>543</b>	<b>258</b>	<b>-</b>	<b>-</b>	<b>91</b>	<b>\$1,213</b>	<b>134</b>	<b>\$1,428</b>	<b>33</b>	<b>\$1,397</b>

**CONDO APT**

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
N01	20	11	-	-	-	-	10	\$1,701	1	\$2,500
N02	123	77	-	-	38	\$1,267	38	\$1,646	1	\$2,200
N03	140	84	-	-	43	\$1,287	37	\$1,653	4	\$1,925
N04	18	7	-	-	1	\$1,300	5	\$1,628	1	\$2,300
N05	-	-	-	-	-	-	-	-	-	-
N06	1	-	-	-	-	-	-	-	-	-
N07	-	-	-	-	-	-	-	-	-	-
N08	33	16	-	-	8	\$1,263	8	\$1,591	-	-
N10	4	-	-	-	-	-	-	-	-	-
N11	138	91	-	-	47	\$1,266	44	\$1,644	-	-
N12	-	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-
N14	2	2	-	-	-	-	2	\$1,250	-	-
N15	-	-	-	-	-	-	-	-	-	-
N16	-	-	-	-	-	-	-	-	-	-
N17	-	-	-	-	-	-	-	-	-	-
N18	-	1	-	-	1	\$1,000	-	-	-	-
N19	-	-	-	-	-	-	-	-	-	-
N20	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	-
N24	-	-	-	-	-	-	-	-	-	-
<b>Total:</b>	<b>479</b>	<b>289</b>	<b>-</b>	<b>-</b>	<b>138</b>	<b>\$1,271</b>	<b>144</b>	<b>\$1,642</b>	<b>7</b>	<b>\$2,100</b>

**CONDO TOWNHOUSE**

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
N01	35	15	-	-	-	-	8	\$1,321	7	\$1,586
N02	7	4	-	-	-	-	1	\$1,500	3	\$1,890
N03	21	8	-	-	-	-	2	\$1,365	6	\$1,645
N04	1	-	-	-	-	-	-	-	-	-
N05	1	-	-	-	-	-	-	-	-	-
N06	4	2	-	-	-	-	-	-	2	\$2,700
N07	-	-	-	-	-	-	-	-	-	-
N08	4	1	-	-	-	-	-	-	1	\$1,825
N10	-	-	-	-	-	-	-	-	-	-
N11	25	9	-	-	-	-	4	\$1,388	5	\$1,580
N12	-	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	-
N16	-	-	-	-	-	-	-	-	-	-
N17	-	-	-	-	-	-	-	-	-	-
N18	-	-	-	-	-	-	-	-	-	-
N19	1	1	-	-	-	-	-	-	1	\$1,100
N20	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	-
N24	-	-	-	-	-	-	-	-	-	-
<b>Total:</b>	<b>99</b>	<b>40</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15</b>	<b>\$1,356</b>	<b>25</b>	<b>\$1,715</b>
<b>North</b>										
<b>Total:</b>	<b>578</b>	<b>329</b>	<b>-</b>	<b>-</b>	<b>138</b>	<b>\$1,271</b>	<b>159</b>	<b>\$1,615</b>	<b>32</b>	<b>\$1,799</b>

## REPORT

**CONDO APT**

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
W01	41	14	-	-	6	\$1,508	8	\$1,964	-	-
W02	4	3	-	-	-	-	2	\$1,775	1	\$2,000
W03	9	1	-	-	1	\$1,075	-	-	-	-
W04	27	3	-	-	2	\$1,088	1	\$1,300	-	-
W05	52	14	1	\$825	2	\$925	11	\$1,177	-	-
W06	192	72	2	\$1,075	25	\$1,576	44	\$2,107	1	\$5,500
W07	57	27	-	-	14	\$1,388	13	\$2,165	-	-
W08	42	19	-	-	3	\$1,757	14	\$1,804	2	\$2,450
W09	11	3	-	-	1	\$800	2	\$1,248	-	-
W10	138	65	-	-	21	\$1,105	42	\$1,266	2	\$1,238
W12	10	7	-	-	-	-	7	\$1,746	-	-
W13	5	3	-	-	2	\$1,125	1	\$1,200	-	-
W14	13	5	-	-	2	\$1,050	2	\$1,475	1	\$975
W15	489	251	-	-	83	\$1,303	163	\$1,526	5	\$1,590
W16	11	6	-	-	-	-	6	\$2,250	-	-
W17	-	-	-	-	-	-	-	-	-	-
W18	1	1	-	-	-	-	1	\$1,000	-	-
W19	86	46	-	-	7	\$1,221	37	\$1,598	2	\$1,900
W20	25	13	-	-	7	\$1,257	6	\$1,468	-	-
W21	74	13	-	-	8	\$1,226	5	\$1,600	-	-
W22	1	-	-	-	-	-	-	-	-	-
W23	11	7	-	-	1	\$1,200	6	\$1,429	-	-
W24	20	10	-	-	2	\$1,100	5	\$1,299	3	\$1,517
W25	20	3	-	-	1	\$1,300	2	\$1,375	-	-
W26	-	-	-	-	-	-	-	-	-	-
W27	1	1	-	-	1	\$1,000	-	-	-	-
W28	-	-	-	-	-	-	-	-	-	-
W29	-	-	-	-	-	-	-	-	-	-
<b>Total:</b>	<b>1,340</b>	<b>587</b>	<b>3</b>	<b>\$992</b>	<b>189</b>	<b>\$1,310</b>	<b>378</b>	<b>\$1,610</b>	<b>17</b>	<b>\$1,891</b>

**CONDO TOWNHOUSE**

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
W01	3	-	-	-	-	-	-	-	-	-
W02	4	-	-	-	-	-	-	-	-	-
W03	1	2	-	-	-	-	-	-	2	\$1,475
W04	7	-	-	-	-	-	-	-	-	-
W05	29	5	-	-	2	\$775	2	\$1,200	1	\$1,500
W06	2	1	-	-	-	-	-	-	1	\$3,700
W07	-	-	-	-	-	-	-	-	-	-
W08	-	-	-	-	-	-	-	-	-	-
W09	1	-	-	-	-	-	-	-	-	-
W10	7	-	-	-	-	-	-	-	-	-
W12	6	4	-	-	-	-	-	-	4	\$2,713
W13	6	1	-	-	-	-	-	-	1	\$1,600
W14	6	4	-	-	-	-	-	-	4	\$1,423
W15	19	7	-	-	1	\$1,325	4	\$1,369	2	\$1,700
W16	15	4	-	-	-	-	1	\$1,450	3	\$1,483
W17	-	-	-	-	-	-	-	-	-	-
W18	4	-	-	-	-	-	-	-	-	-
W19	42	19	-	-	-	-	1	\$1,250	18	\$1,460
W20	76	42	-	-	2	\$1,113	4	\$1,688	36	\$1,498
W21	31	7	-	-	-	-	4	\$1,474	3	\$1,750
W22	-	-	-	-	-	-	-	-	-	-
W23	12	7	-	-	-	-	-	-	7	\$1,321
W24	4	1	-	-	-	-	1	\$1,300	-	-
W25	8	3	-	-	-	-	-	-	3	\$1,733
W26	-	-	-	-	-	-	-	-	-	-
W27	-	-	-	-	-	-	-	-	-	-
W28	-	-	-	-	-	-	-	-	-	-
W29	-	-	-	-	-	-	-	-	-	-
<b>Total:</b>	<b>283</b>	<b>107</b>	<b>-</b>	<b>-</b>	<b>5</b>	<b>\$1,020</b>	<b>17</b>	<b>\$1,442</b>	<b>85</b>	<b>\$1,577</b>
<b>West</b>										
<b>Total:</b>	<b>1,623</b>	<b>694</b>	<b>3</b>	<b>\$992</b>	<b>194</b>	<b>\$1,303</b>	<b>395</b>	<b>\$1,603</b>	<b>102</b>	<b>\$1,629</b>



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