For All Media Inquiries: (416) 443-8158 For All TREB Member Inquiries: (416) 443-8152

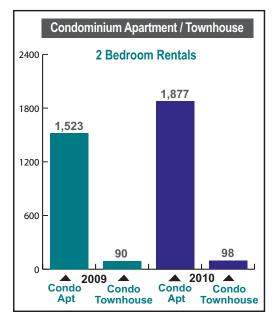
Rental Transactions Increase

TREB Members reported 4,920 rental transactions for condominium apartments and townhouses, representing a 27 per cent increase from the 3,859 transactions recorded during the same time period in 2009. There were a total of 9,227 apartments and townhouses listed for rent during the reporting period, representing a 22 per cent increase compared to the last four months of 2009.

There was substantial growth in condominium apartment completions in 2010, which explains the strong growth in the number listings that were

available during the reporting period.¹ Many of the condominium apartments that were completed over the past year were owned by investors. Some of these investors chose to list their units for rent. While the number of units listed for rent increased strongly on the TorontoMLS® system, it is important to note that the number of rental transactions actually increased at a greater rate. The number of households signing lease agreements in the last four months of 2010 more than accounted for the increase in supply.

See page 2





¹ For an in-depth view of condominium apartment completions in 2010, for the GTA and constituent municipalities, consult the following report: CMHC, January 2011, "Housing Market Tables, Selected South Central Ontario" at http://www.cmhc-schl.gc.ca/odpub/esub/64679_2011_M01.pdf.





Rental Transactions From page 1

Central Area

- In TREB's Central districts, 1,760 one-bedroom apartments rented for an average of \$1,555 per month up one per cent over last year's average of \$1,540 per month. In addition, 1,053 two-bedroom apartments were rented for an average rent of \$2,193 per month a one per cent increase over the 2009 average of \$2,174 per month.
- There were 78 townhouse rentals in the Central districts, including 33 three-bedroom units, which rented for an average of \$2,626 per month down four per cent from last year's average of \$2,725 per month.

East Area

- There were 107 one-bedroom apartments and 146 two-bedroom apartments rented in TREB's East Districts. The average rent for one-bedroom apartments was \$1,242 per month, down one per cent from the \$1,259 per month recorded for the same period last year. The average rent for two-bedroom apartments was \$1,505 per month up marginally from last year's figure of \$1,501 per month.
- There were 34 townhouses leased in TREB's East districts. Of these, 25 were three-bedroom units, which rented for an average of \$1,512 per month up nine per cent from an average of \$1,392 per month last year.

North Area

- There were 195 one-bedroom apartments leased in TREB's North districts for an average rent of \$1,346 per month up two per cent from last year's average of \$1,318 per month. There were 198 two-bedroom apartments rented for an average of \$1,721 per month up one per cent from the average of \$1,703 per month recorded during the last four months of 2009.
- A total of 56 townhouse units were rented in TREB's North districts. The majority were three-bedroom units, which rented for an average of \$1,781 per month

 a marginal decline from last year's average of \$1,788 per month.

West Area

- There were 930 apartment rentals in TREB's West districts during the last reporting period. Of these, 406 were one-bedroom apartments, which rented for an average of \$1,364 per month up five per cent from the average of \$1,296 in 2009. There were 480 two-bedroom apartments leased, which rented for an average price of \$1,668 per month a two per cent increase compared to the average of \$1,640 per month in 2009.
- The West districts led the GTA in townhouse rentals, with 175 in total. Of these, 127 were three-bedroom units, which rented for an average of \$1,599 per month

 up two per cent from last year's average of \$1,563 per month.

Total Condo	Apt									
	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
	8,483	4,577	129	\$1,211	2,468	\$1,493	1,877	\$1,955	103	\$2,225
Total Condo	Townhous	se								
	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
	744	343	4	\$1,131	28	\$1,308	98	\$1,668	213	\$1,772
Grand Total:	9,227	4,920	133	\$1,208	2,496	\$1,491	1,975	\$1,944	316	\$1,913



Condo	Apt									
District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
C01	2,431	1,413	71	\$1,250	867	\$1,584	468	\$2,264	7	\$3,521
C02	321	141	7	\$1,250	77	\$2,009	56	\$3,265	1	\$8,000
C03	50	23	-	-	7	\$2,017	16	\$2,486	-	-
C04	32	11	-	-	4	\$1,400	6	\$1,675	1	\$1,560
C06	53	32	-	-	22	\$1,285	9	\$1,686	1	\$1,677
C07	352	190	-	-	96	\$1,405	82	\$1,782	12	\$2,083
C08	606	344	25	\$1,227	219	\$1,584	97	\$2,286	3	\$3,058
C09	59	27	-	-	13	\$1,833	12	\$3,021	2	\$3,650
C10	216	111	1	\$825	62	\$1,603	47	\$2,386	1	\$4,650
C11	8	6	-	-	4	\$1,044	2	\$1,400	-	-
C12	39	18	1	\$825	8	\$1,634	7	\$2,461	2	\$4,100
C13	119	55	-	-	17	\$1,291	33	\$1,814	5	\$2,220
C14	791	494	7	\$1,157	303	\$1,408	180	\$1,849	4	\$3,013
C15	208	104	4	\$1,206	61	\$1,476	38	\$1,935	1	\$2,100
Total:	5,285	2,969	116	\$1,231	1,760	\$1,555	1,053	\$2,193	40	\$2,887

Condo	Townhous	e								
District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
C01	50	21	2	\$1,188	4	\$1,494	7	\$2,354	8	\$3,548
C02	3	1	-	-	1	\$3,000	-	-	-	-
C03	2	1	-	-	-	-	1	\$1,880	-	-
C04	-	-	-	-	-	-	-	-	-	-
C06	1	-	-	-	-	-	-	-	-	-
C07	9	2	-	-	-	-	1	\$1,650	1	\$2,250
C08	25	6	1	\$1,050	-	-	4	\$2,525	1	\$3,250
C09	5	2	-	-	-	-	1	\$6,750	1	\$2,875
C10	6	6	-	-	1	\$1,500	3	\$1,815	2	\$3,950
C11	2	-	-	-	-	-	-	-	-	-
C12	7	3	-	-	1	\$1,475	-	-	2	\$2,400
C13	2	2	-	-	-	-	-	-	2	\$1,600
C14	60	27	1	\$1,100	6	\$1,450	10	\$1,755	10	\$2,445
C15	22	7	-	-	-	-	1	\$2,500	6	\$1,592
Total:	194	78	4	\$1,131	13	\$1,588	28	\$2,227	33	\$2,626

Central	E 470	2.047	120	¢1 007	1 770	¢4 EEE	1 001	¢0.104	70	¢0.760
Total:	5,479	3,047	120	\$1,227	1,773	\$1,555	1,001	\$2,194	73	\$2,769



Condo	Apt									
District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
E01	16	5	1	\$950	3	\$1,742	1	\$2,100	-	-
E02	10	5	2	\$913	2	\$1,500	1	\$3,300	-	-
E03	28	12	-	-	2	\$1,263	10	\$1,835	-	-
E04	39	23	-	-	9	\$1,148	13	\$1,306	1	\$1,450
E05	70	39	-	-	12	\$1,242	22	\$1,608	5	\$1,650
E06	1	-	-	-	-	-	-	-	-	-
E07	46	27	-	-	4	\$1,133	18	\$1,431	5	\$1,417
E08	25	12	-	-	6	\$1,054	6	\$1,274	-	-
E09	181	112	2	\$950	55	\$1,263	49	\$1,539	6	\$1,808
E10	3	3	-	-	1	\$950	1	\$949	1	\$1,275
E11	32	14	-	-	4	\$1,119	8	\$1,291	2	\$1,438
E12	-	-	-	-	-	-	-	-	-	-
E13	9	7	-	-	4	\$1,325	3	\$1,575	-	-
E14	6	4	-	-	1	\$1,150	3	\$1,417	-	-
E15	12	8	-	-	2	\$1,325	5	\$1,540	1	\$1,400
E16	2	-	-	-	-	-	-	-	-	-
E17	7	6	-	-	2	\$1,025	4	\$1,138	-	-
E18	-	-	-	-	-	-	-	-	-	-
E19	-	-	-	-	-	-	-	-	-	-
E20	9	2	-	-	-	-	2	\$1,175	-	-
E21	-	-	-	-	-	-	-	-	-	-
Total:	496	279	5	\$935	107	\$1,242	146	\$1,505	21	\$1,580

Condo	Townhous	se								
District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
E01	4	2	-	-	-	-	1	\$1,295	1	\$2,100
E02	1	1	-	-	-	-	-	-	1	\$1,600
E03	2	1	-	-	-	-	-	-	1	\$1,500
E04	4	4	-	-	-	-	-	-	4	\$1,363
E05	14	4	-	-	-	-	-	-	4	\$1,625
E06	-	-	-	-	-	-	-	-	-	-
E07	2	1	-	-	-	-	-	-	1	\$1,400
E08	4	1	-	-	-	-	-	-	1	\$1,600
E09	8	5	-	-	-	-	2	\$1,500	3	\$1,467
E10	5	-	-	-	-	-	-	-	-	-
E11	11	4	-	-	1	\$1,100	2	\$1,300	1	\$1,500
E12	3	1	-	-	-	-	-	-	1	\$2,000
E13	9	5	-	-	-	-	-	-	5	\$1,390
E14	1	-	-	-	-	-	-	-	-	-
E15	4	3	-	-	-	-	3	\$1,240	-	-
E16	4	1	-	-	-	-	-	-	1	\$1,300
E17	1	-	-	-	-	-	-	-	-	-
E18	-	-	-	-	-	-	-	-	-	-
E19	-	-	-	-	-	-	-	-	-	-
E20	4	1	-	-	-	-	-	-	1	\$1,500
E21	-	-	-	-	-	-	-	-	-	-
Total:	81	34	-	-	1	\$1,100	8	\$1,327	25	\$1,512

East Total:	577	313	5	\$935	108	\$1,241	154	\$1,496	46	\$1,543
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North

Total:

865

455

Condo /	Apt									
District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
N01	37	20	-	-	2	\$1,550	16	\$1,769	2	\$1,650
N02	147	91	-	-	41	\$1,403	50	\$1,803	-	-
N03	185	113	-	-	61	\$1,298	49	\$1,689	3	\$1,967
N04	15	7	-	-	3	\$1,333	4	\$1,781	-	-
N05	-	-	-	-	-	-	-	-	-	-
N06	8	2	-	-	-	-	2	\$1,675	-	-
N07	2	-	-	-	-	-	-	-	-	-
N08	79	38	-	-	15	\$1,368	23	\$1,612	-	-
N10	30	13	-	-	4	\$1,270	9	\$1,516	-	-
N11	264	114	-	-	69	\$1,349	44	\$1,748	1	\$2,100
N12	-	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	-
N16	-	-	-	-	-	-	-	-	-	-
N17	-	-	-	-	-	-	-	-	-	-
N18	-	-	-	-	-	-	-	-	-	-
N19	-	1	-	-	-	-	1	\$1,500	-	-
N20	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	-
N24	-	-	-	-	-	-	-	-	-	-
Total:	767	399	-	-	195	\$1,346	198	\$1,721	6	\$1,883

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
N01	31	19	-	-	-	-	14	\$1,453	5	\$1,660
N02	11	4	-	-	1	\$1,430	2	\$1,575	1	\$2,000
N03	14	10	-	-	-	-	1	\$1,350	9	\$1,756
N04	3	2	-	-	-	-	-	-	2	\$1,700
N05	2	1	-	-	-	-	-	-	1	\$1,700
N06	4	1	-	-	-	-	-	-	1	\$1,500
N07	-	-	-	-	-	-	-	-	-	-
N08	4	2	-	-	-	-	1	\$1,525	1	\$1,500
N10	4	2	-	-	2	\$998	-	-	-	-
N11	23	14	-	-	2	\$1,203	5	\$1,572	7	\$1,739
N12	-	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-
N14	1	1	-	-	-	-	-	-	1	\$3,500
N15	-	-	-	-	-	-	-	-	-	-
N16	1	-	-	-	-	-	-	-	-	-
N17	-	-	-	-	-	-	-	-	-	-
N18	-	-	-	-	-	-	-	-	-	-
N19	-	-	-	-	-	-	-	-	-	-
N20	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	-
N24 <i>Total:</i>	98	- 56	-	-	- 5	\$1,166	23	\$1,488	28	- \$1,781

200

\$1,341

221

\$1,697

34

\$1,799



	Condo	Арг									
WORD 18	District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
WOM				-	-					-	-
Work 15				-	-					-	-
WOSE 288 37				-	-					-	- ¢4 000
WORD 280				-	-						
WORD 44				- 1	\$1 100						
WORD 44											
W09											
WHO				-	-						
W12				-	-						
W13				-	-						
Wife				-	-	1				-	-
W16	W14	15	8	-	-	4		2	\$1,513	2	\$1,240
W17	W15		394	4	\$1,095	177	\$1,365	202	\$1,607	11	\$1,786
W18	W16	13	6	-	-	2	\$1,250	4	\$1,725	-	-
W19	W17	-	-	-	-	-	-	-	-	-	-
W20	W18	6		-	-	-	-		\$1,150	-	-
W21				-	-						
W22				-	-					1	\$1,250
W23				-	-	6				-	-
W24				-	-					-	
W25 38 9 - 4 \$1,181 5 \$1,520 -				-	-						
W26										2	\$1,450
W27					-				\$1,520	-	-
W28 4 -					-				- ** 105	-	-
Variable			2		-	-			\$1,425	-	-
Total: 1,935 930 8 \$1,098 406 \$1,364 480 \$1,668 36 \$1,923 Condo Twrnhouse District Listed Rented Bachelor Avg Monthly 1-Bed Avg Monthly 2-Bed Avg Monthly 3-Bed Avg Monthly W01 4 3 - - - - 1 \$1,725 2 \$2,348 W02 12 7 - - - - 4 \$1,450 3 \$1,553 W03 5 -<			-	-	-	-	-		- #1.050	-	-
Condo Townhouse Condo				-	¢4 000	406	¢1 264			- 26	64 000
District Listed Rented Bachelor Avg Monthly 1-Bed Avg Monthly 2-Bed Avg Monthly 3-Bed Avg Monthly W01 4 3 1 \$1,725 2 \$2,348 W02 12 7 4 \$1,450 3 \$1,583 W03 5	TOTAL:	1,935	930	0	\$1,096	400	\$1,304	400	\$1,008	30	\$1,923
District Listed Rented Bachelor Avg Monthly 1-Bed Avg Monthly 2-Bed Avg Monthly 3-Bed Avg Monthly W01 4 3 1 \$1,725 2 \$2,348 W02 12 7 4 \$1,450 3 \$1,583 W03 5 1 \$1,500 \$3 \$1,583 W04 3 1 1 \$1,500 \$4 \$1,338 W06 6 6 2 2 \$1,650 W07 W08 1 \$1,200 4 \$1,338 W08 6 6 2 1 \$1,200 4 \$1,338 W08 1 \$1,375 2 \$1,975 W10 9 7 1 \$1,375 5 6 \$1,208 W12 9 7 1 \$1,375 6 \$1,208 W12 9 7 1 \$1,375 6 \$1,208 W13 2 2 1 \$1,375 6 \$1,208 W13 2 2 1 \$1,375 6 \$1,208 W14 3 1 \$1,200 6 \$1,598 W14 3 1 \$1,200 6 \$1,598 W15 \$1,338 W16 \$1,598 W17 1 \$1,300 6 \$1,598 W19 \$1,	Condo	Townhous	9								
W01 4 3 - - - 1 \$1,725 2 \$2,348 W02 12 7 -		lowillious	<u> </u>								
W02 12 7 - - - 4 \$1,450 3 \$1,583 W03 5 -		Lintod	Dontod	Doobolos	Ava Monthly	1 Pod	Ava Monthly	2 Bod	Ava Monthly	2 Dod	Ava Monthly
W03 5 -					Avg Monthly	!					
W04 3 1 - - - - 1 \$1,500 4 \$1,338 W06 6 2 - - - 2 \$1,650 - - W07 2 1 - - - - - 1 \$2,000 W08 -	W01	4	3	-	Avg Monthly	-		1	\$1,725	2	\$2,348
W05 19 8 - - 3 \$967 1 \$1,200 4 \$1,338 W06 6 2 - - - - 2 \$1,650 - <td>W01 W02</td> <td>4 12</td> <td>3</td> <td>-</td> <td>Avg Monthly</td> <td>-</td> <td></td> <td>1</td> <td>\$1,725</td> <td>2</td> <td>\$2,348</td>	W01 W02	4 12	3	-	Avg Monthly	-		1	\$1,725	2	\$2,348
W06 6 2 - - - 2 \$1,650 - -	W01 W02 W03	4 12 5	3 7 -	- - -	- - -	- - -	- - -	1	\$1,725	2 3 -	\$2,348 \$1,583 -
W07 2 1 - - - - - 1 \$2,000 W08 -	W01 W02 W03 W04	4 12 5 3	3 7 - 1	- - - -	- - -	- - - -	- - -	1 4 - -	\$1,725 \$1,450 - -	2 3 - 1	\$2,348 \$1,583 - \$1,500
W08 - -	W01 W02 W03 W04 W05	4 12 5 3 19	3 7 - 1 8	- - - -	- - - -	- - - - 3	- - - - \$967	1 4 - - 1	\$1,725 \$1,450 - - \$1,200	2 3 - 1 4	\$2,348 \$1,583 - \$1,500
W09 4 3 - - - - 1 \$1,375 2 \$1,975 W10 9 7 - - - - 1 \$1,375 6 \$1,208 W12 9 5 - - - - - - 5 \$2,190 W13 2 2 - - - - - - 2 \$1,460 W14 3 -	W01 W02 W03 W04 W05 W06	4 12 5 3 19 6	3 7 - 1 8 2	- - - -	- - - -	- - - - 3	- - - - \$967	1 4 - - 1	\$1,725 \$1,450 - - \$1,200	2 3 - 1 4	\$2,348 \$1,583 - \$1,500 \$1,338
W10 9 7 - - - - 1 \$1,375 6 \$1,208 W12 9 5 - - - - - 5 \$2,190 W13 2 2 - - - - - - 2 \$1,450 W14 3 - - - - - - - - - - - - - - - - - - - -	W01 W02 W03 W04 W05 W06 W07	4 12 5 3 19 6 2	3 7 - 1 8 2	- - - - - -	- - - - -	- - - 3 -	- - - \$967 - -	1 4 - - 1	\$1,725 \$1,450 - - \$1,200	2 3 - 1 4 -	\$2,348 \$1,583 - \$1,500 \$1,338
W12 9 5 - - - - - 5 \$2,190 W13 2 2 - - - - - - 2 \$1,450 W14 3 -	W01 W02 W03 W04 W05 W06 W07	4 12 5 3 19 6 2	3 7 - 1 8 2 1	- - - - - - -	- - - - -	- - - 3 -	- - - \$967 - -	1 4 - - 1 2 -	\$1,725 \$1,450 - - \$1,200 \$1,650	2 3 - 1 4 - 1	\$2,348 \$1,583 - \$1,500 \$1,338 - \$2,000
W13 2 2 - - - - - - 2 \$1,450 W14 3 - <t< td=""><td>W01 W02 W03 W04 W05 W06 W07 W08 W09</td><td>4 12 5 3 19 6 2</td><td>3 7 - 1 8 2 1 - 3</td><td>- - - - - - - -</td><td>- - - - - -</td><td>- - - 3 - -</td><td>- - - \$967 - - -</td><td>1 4 - - 1 2 - -</td><td>\$1,725 \$1,450 - - \$1,200 \$1,650 - - \$1,375</td><td>2 3 - 1 4 - 1 - 2</td><td>\$2,348 \$1,583 - \$1,500 \$1,338 - \$2,000 - \$1,975</td></t<>	W01 W02 W03 W04 W05 W06 W07 W08 W09	4 12 5 3 19 6 2	3 7 - 1 8 2 1 - 3	- - - - - - - -	- - - - - -	- - - 3 - -	- - - \$967 - - -	1 4 - - 1 2 - -	\$1,725 \$1,450 - - \$1,200 \$1,650 - - \$1,375	2 3 - 1 4 - 1 - 2	\$2,348 \$1,583 - \$1,500 \$1,338 - \$2,000 - \$1,975
W14 3 -	W01 W02 W03 W04 W05 W06 W07 W08 W09	4 12 5 3 19 6 2 - 4 9	3 7 - 1 8 2 1 - 3 7	- - - - - - - - -	- - - - - - -	- - - 3 - - -	- - - \$967 - - - -	1 4 - - 1 2 - - 1 1	\$1,725 \$1,450 - \$1,200 \$1,650 - \$1,375 \$1,375	2 3 - 1 4 - 1 - 2	\$2,348 \$1,583 - \$1,500 \$1,338 - \$2,000 - \$1,975 \$1,208
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