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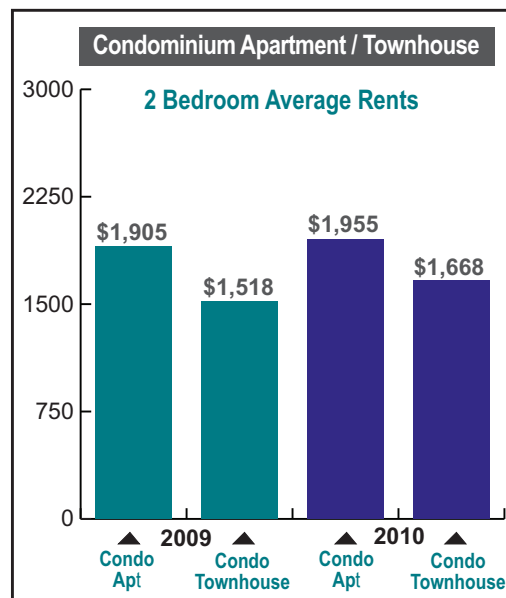
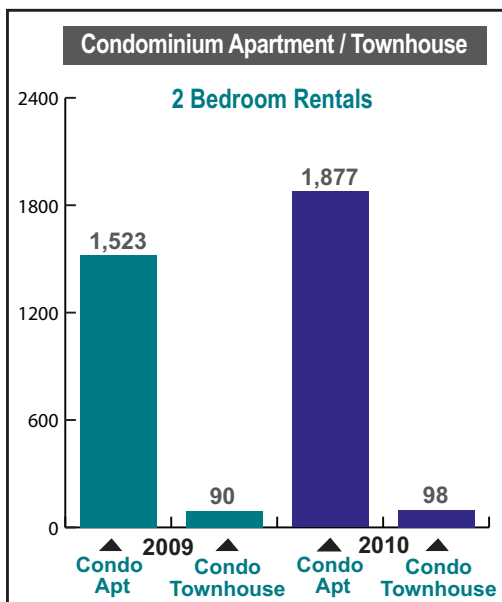
## Rental Transactions Increase

From September until the end of 2010, 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.<sup>1</sup> 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



<sup>1</sup> 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/64679/64679\\_2011\\_M01.pdf](http://www.cmhc-schl.gc.ca/odpub/esub/64679/64679_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 Townhouse

	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

<b>Grand Total:</b>	<b>9,227</b>	<b>4,920</b>	<b>133</b>	<b>\$1,208</b>	<b>2,496</b>	<b>\$1,491</b>	<b>1,975</b>	<b>\$1,944</b>	<b>316</b>	<b>\$1,913</b>
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## REPORT

**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
<b>Total:</b>	<b>5,285</b>	<b>2,969</b>	<b>116</b>	<b>\$1,231</b>	<b>1,760</b>	<b>\$1,555</b>	<b>1,053</b>	<b>\$2,193</b>	<b>40</b>	<b>\$2,887</b>

**Condo Townhouse**

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
<b>Total:</b>	<b>194</b>	<b>78</b>	<b>4</b>	<b>\$1,131</b>	<b>13</b>	<b>\$1,588</b>	<b>28</b>	<b>\$2,227</b>	<b>33</b>	<b>\$2,626</b>

<b>Central Total:</b>	<b>5,479</b>	<b>3,047</b>	<b>120</b>	<b>\$1,227</b>	<b>1,773</b>	<b>\$1,555</b>	<b>1,081</b>	<b>\$2,194</b>	<b>73</b>	<b>\$2,769</b>
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**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	-	-	-	-	-	-	-	-	-	-
<b>Total:</b>	<b>496</b>	<b>279</b>	<b>5</b>	<b>\$935</b>	<b>107</b>	<b>\$1,242</b>	<b>146</b>	<b>\$1,505</b>	<b>21</b>	<b>\$1,580</b>

**Condo Townhouse**

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	-	-	-	-	-	-	-	-	-	-
<b>Total:</b>	<b>81</b>	<b>34</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>\$1,100</b>	<b>8</b>	<b>\$1,327</b>	<b>25</b>	<b>\$1,512</b>

<b>East Total:</b>	<b>577</b>	<b>313</b>	<b>5</b>	<b>\$935</b>	<b>108</b>	<b>\$1,241</b>	<b>154</b>	<b>\$1,496</b>	<b>46</b>	<b>\$1,543</b>
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REPORT

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	-	-	-	-	-	-	-	-	-	-	
<b>Total:</b>	<b>767</b>	<b>399</b>	<b>-</b>	<b>-</b>	<b>195</b>	<b>\$1,346</b>	<b>198</b>	<b>\$1,721</b>	<b>6</b>	<b>\$1,883</b>	

Condo Townhouse											
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	-	-	-	-	-	-	-	-	-	-	
<b>Total:</b>	<b>98</b>	<b>56</b>	<b>-</b>	<b>-</b>	<b>5</b>	<b>\$1,166</b>	<b>23</b>	<b>\$1,488</b>	<b>28</b>	<b>\$1,781</b>	

<b>North Total:</b>	<b>865</b>	<b>455</b>	<b>-</b>	<b>-</b>	<b>200</b>	<b>\$1,341</b>	<b>221</b>	<b>\$1,697</b>	<b>34</b>	<b>\$1,799</b>
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## REPORT

## Condo Apt

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
W01	140	44	-	-	21	\$1,452	23	\$2,027	-	-
W02	18	13	-	-	6	\$1,428	7	\$1,854	-	-
W03	8	2	-	-	-	-	2	\$1,423	-	-
W04	15	7	-	-	2	\$1,138	4	\$1,250	1	\$1,000
W05	88	37	-	-	27	\$1,297	7	\$1,439	3	\$1,217
W06	280	121	4	\$1,100	65	\$1,469	49	\$2,198	3	\$4,483
W07	41	26	-	-	12	\$1,438	13	\$1,794	1	\$1,850
W08	44	29	-	-	14	\$1,419	13	\$1,865	2	\$2,188
W09	24	13	-	-	1	\$900	11	\$1,236	1	\$1,600
W10	65	27	-	-	7	\$1,178	17	\$1,293	3	\$1,633
W12	53	19	-	-	6	\$1,562	11	\$2,130	2	\$1,448
W13	2	1	-	-	1	\$1,450	-	-	-	-
W14	15	8	-	-	4	\$1,288	2	\$1,513	2	\$1,240
W15	707	394	4	\$1,095	177	\$1,365	202	\$1,607	11	\$1,786
W16	13	6	-	-	2	\$1,250	4	\$1,725	-	-
W17	-	-	-	-	-	-	-	-	-	-
W18	6	1	-	-	-	-	1	\$1,150	-	-
W19	113	67	-	-	20	\$1,309	44	\$1,605	3	\$2,550
W20	34	21	-	-	10	\$1,217	10	\$1,608	1	\$1,250
W21	93	18	-	-	6	\$1,413	12	\$1,700	-	-
W22	6	1	-	-	-	-	1	\$1,400	-	-
W23	73	36	-	-	14	\$1,154	21	\$1,359	1	\$1,590
W24	49	27	-	-	7	\$1,149	18	\$1,324	2	\$1,450
W25	38	9	-	-	4	\$1,181	5	\$1,520	-	-
W26	-	-	-	-	-	-	-	-	-	-
W27	3	2	-	-	-	-	2	\$1,425	-	-
W28	4	-	-	-	-	-	-	-	-	-
W29	3	1	-	-	-	-	1	\$1,850	-	-
<b>Total:</b>	<b>1,935</b>	<b>930</b>	<b>8</b>	<b>\$1,098</b>	<b>406</b>	<b>\$1,364</b>	<b>480</b>	<b>\$1,668</b>	<b>36</b>	<b>\$1,923</b>

## Condo Townhouse

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	-	-	-	-	-	-	-	-	-
W04	3	1	-	-	-	-	-	-	1	\$1,500
W05	19	8	-	-	3	\$967	1	\$1,200	4	\$1,338
W06	6	2	-	-	-	-	2	\$1,650	-	-
W07	2	1	-	-	-	-	-	-	1	\$2,000
W08	-	-	-	-	-	-	-	-	-	-
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	\$1,450
W14	3	-	-	-	-	-	-	-	-	-
W15	33	18	-	-	1	\$1,000	5	\$1,565	12	\$2,027
W16	12	7	-	-	-	-	1	\$1,200	6	\$1,592
W17	-	-	-	-	-	-	-	-	-	-
W18	10	5	-	-	-	-	-	-	5	\$1,350
W19	37	26	-	-	1	\$950	2	\$1,350	23	\$1,533
W20	92	50	-	-	2	\$1,125	12	\$1,425	36	\$1,571
W21	52	5	-	-	-	-	3	\$1,550	2	\$1,900
W22	1	-	-	-	-	-	-	-	-	-
W23	17	8	-	-	-	-	-	-	8	\$1,383
W24	20	11	-	-	2	\$975	3	\$1,400	6	\$1,428
W25	15	4	-	-	-	-	2	\$1,338	2	\$1,298
W26	-	-	-	-	-	-	-	-	-	-
W27	3	1	-	-	-	-	1	\$1,150	-	-
W28	-	-	-	-	-	-	-	-	-	-
W29	1	1	-	-	-	-	-	-	1	\$1,300
<b>Total:</b>	<b>371</b>	<b>175</b>	<b>-</b>	<b>-</b>	<b>9</b>	<b>\$1,005</b>	<b>39</b>	<b>\$1,443</b>	<b>127</b>	<b>\$1,599</b>

<b>West Total:</b>	<b>2,306</b>	<b>1,105</b>	<b>8</b>	<b>\$1,098</b>	<b>415</b>	<b>\$1,357</b>	<b>519</b>	<b>\$1,651</b>	<b>163</b>	<b>\$1,671</b>
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Toronto Real Estate Board  
Service Area  
July 1997

