Rental Market Report

TRREB Member Inquiries: (416) 443-8152



TRREB MLS® System

Apartment Rentals ^{1,3}

Media/Public Inquiries:

(416) 443-8158

Professionals connecting people, property and communities.

Economic Indicators

Real GDP Quarterly Q1 2022 3.2% • **Toronto Employment Growth** 2022 8.3% June • **Toronto Unemployment Rate** June 2022 • 6.1% Inflation Rate (Yr./Yr. CPI Growth) 2022 . 8.1% June Bank of Canada Overnight Rate 2022 June 1.5% . Prime Rate June 2022 . 3.7% Fixed 5-Year Mortgage Rate 2022 6.04% June .

 TORONTO, ONTARIO, July 28, 2022 – Condominium apartment rental market
conditions have tightened dramatically over the past year. Average rents for onebedroom and two-bedroom apartments are now both at record levels, surpassing the previous peak in Q3 2019.

There were 13,203 condo apartment rental transactions reported through the Toronto Regional Real Estate Board (TRREB) MLS® System in Q2 2022 – down 11.4 per cent compared to Q2 2021. The dip in rentals was not the result of waning demand, but instead a much more pronounced dip in the number of rental listings, dropping by almost 30 per cent year-over-year. With less choice, it was much more difficult for renters to get deals done.

"Expect rental market conditions to tighten further in the coming months. Higher borrowing costs may have temporarily precluded home buying for some households, but the Greater Toronto Area (GTA) population continues to grow alongside a booming regional economy. This means that an increasing number of people requiring a place to live will turn to the rental market," said TRREB President Kevin Crigger.

The average condo rents were up by double digits annually for all bedroom types in the second quarter. The average one-bedroom rent increased by 20.2 per cent year-over-year to \$2,269. Over the same period, the average two-bedroom rent was up by 15.3 per cent to \$2,979.

"Competition between renters continues to heat up, resulting in extremely strong upward pressure on average rents. Rental supply remains a major issue in the GTA and will become more pronounced in the short term, as an increasing share of well-employed individuals turn to the rental market. Policymakers need to develop a diversity of options to bring more rental supply online, whether we're talking about investor-held condominium apartments or purpose-built rental developments," said TRREB Chief Market Analyst Jason Mercer.

Rental Market Summary: Second Quarter 2022

Apartments 1,2,3

Sources: Statistics Canada; Bank of Canada

	All Bedroom Types		Bac	helor	One-Bedroom		Two-Bedroom		Three-Bedroom	
	Listed	Leased	Leased	Avg. Rent	Leased	Avg. Rent	Leased	Avg. Rent	Leased	Avg. Rent
Q2 2022	17,335	13,203	582	\$1,829	7,483	\$2,269	4,739	\$2,979	399	\$3,790
Q2 2021	24,688	14,904	658	\$1,462	8,971	\$1,887	4,928	\$2,583	347	\$3,361
Yr./Yr. % Chg.	-29.8%	-11.4%	-11.6%	25.1%	-16.6%	20.2%	-3.8%	15.3%	15.0%	12.8%

Townhouses 1,2,3

	All Bedroom Types		Bac	Bachelor		One-Bedroom		Two-Bedroom		Three-Bedroom	
	Listed	Leased	Leased	Avg. Rent	Leased	Avg. Rent	Leased	Avg. Rent	Leased	Avg. Rent	
Q2 2022	1,423	947	3	1,765	110	2,139	386	2,779	448	3,261	
Q2 2021	1,469	851	3	1,449	93	1,868	396	2,503	359	2,975	
Yr./Yr. % Chg.	-3.1%	11.3%	0.0%	21.8%	18.3%	14.5%	-2.5%	11.0%	24.8%	9.6%	

TRREB Releases Q2 2022 Rental Market Statistics

d dramatically over the past year. Average rents for oneom apartments are now both at record levels, surpassing the 9. o apartment rental transactions reported through the Toronto

13,203 14,904

2021

2022

TRREB MLS[®] System Avg. 1-Bdrm. Apt. Rent ^{1,3}



Second Quarter 2022

APARTMENTS, SECOND QUARTER 2022 ALL TRREB AREAS

	All Apa	rtments	Ba	chelor	One-E	edroom	Two-	Two-Bedroom		Three-Bedroom	
	Total Listed ¹	Total Leased ²	Leased ²	Avg. Lease Rate ³	Leased ²	Avg. Lease Rate ³	Leased ²	Avg. Lease Rate ³	Leased ²	Avg. Lease Rate	
TRREB Total	17,335	13,203	582	\$1,829	7,483	\$2,269	4,739	\$2,979	399	\$3,790	
Halton Region	392	264	0	-	132	\$2,197	119	\$2,814	13	\$2,940	
Burlington	87	63	0	-	33	\$2,208	28	\$3,067	2	\$2,900	
Halton Hills	1	1	0	-	0	-	1	\$2,400	0	-	
Milton	73	54	0	-	29	\$2,171	22	\$2,483	3	\$2,700	
Oakville	231	146	0	-	70	\$2,203	68	\$2,824	8	\$3,041	
Peel Region	1,503	1,159	6	\$1,746	549	\$2,275	576	\$2,780	28	\$3,118	
Brampton	88	59	2	\$1,775	25	\$2,097	27	\$2,493	5	\$2,600	
Mississauga	1,415	1,100	4	\$1,731	524	\$2,284	549	\$2,794	23	\$3,230	
Caledon	0	0	0	-	0	-	0	-	0	-	
City of Toronto	13,844	10,553	568	\$1,835	6,135	\$2,279	3,524	\$3,061	326	\$3,933	
Toronto West	1,810	1,268	14	\$1,588	741	\$2,204	486	\$2,876	27	\$3,520	
Toronto Central	11,149	8,650	542	\$1,844	5,052	\$2,300	2,782	\$3,135	274	\$4,066	
Toronto East	885	635	12	\$1,710	342	\$2,129	256	\$2,611	25	\$2,918	
York Region	1,429	1,151	1	\$1,680	628	\$2,174	492	\$2,672	30	\$3,162	
Aurora	11	10	0	-	6	\$2,333	4	\$2,811	0	-	
E. Gwillimbury	0	0	0	-	0	-	0	-	0	-	
Georgina	2	1	0	-	1	\$1,575	0	-	0	-	
King	1	1	0	-	0	-	1	\$2,700	0	-	
Markham	528	458	1	\$1,680	259	\$2,151	185	\$2,753	13	\$3,242	
Newmarket	2	0	0	-	0	-	0	-	0	-	
Richmond Hill	288	236	0	-	138	\$2,201	90	\$2,756	8	\$3,131	
Vaughan	595	444	0	-	224	\$2,181	211	\$2,563	9	\$3,072	
Whitchurch-Stouffville	2	1	0	-	0	-	1	\$2,500	0	-	
Durham Region	92	55	7	\$1,375	28	\$2,256	19	\$2,570	1	\$2,425	
Ajax	6	4	0	-	0	- '	4	\$2,400	0	-	
Brock	0	0	0	-	0	-	0	-	0	-	
Clarington	15	10	0	-	5	\$2,250	5	\$2,450	0	-	
Oshawa	34	12	7	\$1,375	3	\$1,800	1	\$2,300	1	\$2,425	
Pickering	29	22	0	-	14	\$2,266	8	\$2,781	0	-	
Scugog	0	0	0	-	0	-	0	-	0	-	
Uxbridge	0	0	0	-	0	-	0	-	0	-	
Whitby	8	7	0	-	6	\$2,467	1	\$2,425	0	-	
Dufferin County	2	2	0	-	2	\$1,875	0	-	0	-	
Orangeville	2	2	0	-	2	\$1,875	0	-	0	-	
Simcoe County	73	19	0	-	9	\$2,656	9	\$3,611	1	\$7,500	
Adjala-Tosorontio	0	0	0	-	0	-	0	-	0	-	
Bradford West Gwillimbury	1	1	0	-	1	\$2,000	0	-	0	-	
Essa	0	0	0	-	0	-	0	-	0	-	
Innisfil	70	17	0	-	7	\$2,850	9	\$3,611	1	\$7,500	
New Tecumseth	2	1	0	_	1	\$1,950	0	-	0	-	

APARTMENTS, SECOND QUARTER 2022 CITY OF TORONTO MUNICIPAL BREAKDOWN

	All Apartments		Bachelor		One-Bedroom		Two-Bedroom		Three-Bedroom	
	Total Listed ¹	Total Leased ²	Leased ²	Avg. Lease Rate ³						
TRREB Total	17,335	13,203	582	\$1,829	7,483	\$2,269	4,739	\$2,979	399	\$3,790
City of Toronto Total	13,844	10,553	568	\$1,835	6,135	\$2,279	3,524	\$3,061	326	\$3,933
Toronto West	1,810	1,268	14	\$1,588	741	\$2,204	486	\$2,876	27	\$3,520
Toronto W01	103	66	1	\$2,000	40	\$2,364	19	\$2,972	6	\$3,950
Toronto W02	168	100	2	\$1,613	69	\$2,176	29	\$2,796	0	-
Toronto W03	18	12	3	\$1,417	7	\$1,878	2	\$2,200	0	-
Toronto W04	111	83	2	\$1,500	50	\$2,066	24	\$2,467	7	\$2,807
Toronto W05	222	161	2	\$1,600	98	\$2,137	61	\$2,507	0	-
Toronto W06	755	534	3	\$1,633	315	\$2,286	210	\$3,178	6	\$4,600
Toronto W07	18	16	0	-	10	\$2,168	5	\$2,680	1	\$3,500
Toronto W08	341	244	1	\$1,650	127	\$2,131	111	\$2,716	5	\$3,030
Toronto W09	15	8	0	-	1	\$1,850	7	\$2,479	0	-
Toronto W10	59	44	0	-	24	\$2,009	18	\$2,453	2	\$2,725
Toronto Central	11,149	8,650	542	\$1,844	5,052	\$2,300	2,782	\$3,135	274	\$4,066
Toronto C01	5,029	3,882	282	\$1,878	2,347	\$2,373	1,126	\$3,305	127	\$4,471
Toronto C02	504	337	14	\$1,816	200	\$2,435	110	\$3,789	13	\$5,461
Toronto C03	123	83	1	\$1,650	49	\$2,157	31	\$2,847	2	\$3,145
Toronto C04	87	58	2	\$1,548	29	\$2,174	25	\$3,193	2	\$4,700
Toronto C06	90	66	1	\$1,625	35	\$2,060	30	\$2,536	0	-
Toronto C07	378	308	1	\$1,750	141	\$2,282	149	\$2,834	17	\$3,321
Toronto C08	2,750	2,146	193	\$1,820	1,208	\$2,245	682	\$3,059	63	\$3,779
Toronto C09	67	48	0	-	22	\$2,559	24	\$4,234	2	\$4,325
Toronto C10	621	498	29	\$1,761	319	\$2,164	146	\$2,934	4	\$3,950
Toronto C11	100	82	2	\$1,625	39	\$2,031	30	\$2,694	11	\$2,773
Toronto C12	32	24	0	-	11	\$2,372	6	\$3,042	7	\$3,050
Toronto C13	115	87	2	\$1,925	34	\$2,079	44	\$2,732	7	\$3,343
Toronto C14	626	520	8	\$1,828	273	\$2,237	228	\$2,890	11	\$3,529
Toronto C15	627	511	7	\$1,793	345	\$2,189	151	\$2,789	8	\$3,306
Toronto East	885	635	12	\$1,710	342	\$2,129	256	\$2,611	25	\$2,918
Toronto E01	129	101	0	-	69	\$2,324	32	\$2,925	0	-
Toronto E02	42	26	4	\$1,662	10	\$2,309	12	\$3,016	0	-
Toronto E03	63	26	3	\$1,532	15	\$1,812	8	\$2,200	0	-
Toronto E04	55	37	0	-	17	\$1,903	20	\$2,411	0	-
Toronto E05	85	62	0	-	32	\$2,183	23	\$2,543	7	\$2,701
Toronto E06	23	13	0	-	6	\$2,125	7	\$2,557	0	-
Toronto E07	154	115	0	-	64	\$2,005	49	\$2,506	2	\$2,500
Toronto E08	46	28	1	\$1,625	4	\$2,200	19	\$2,376	4	\$2,788
Toronto E09	247	198	4	\$1,913	110	\$2,140	72	\$2,710	12	\$3,158
		-	-							
Toronto E10	16	9	0	-	5	\$1,965	4	\$2,199	0	-

TOWNHOUSES, SECOND QUARTER 2022 ALL TRREB AREAS

	All Apa	All Apartments		Bachelor		One-Bedroom		Two-Bedroom		Three-Bedroom	
	Total Listed ¹	Total Leased ²	Leased ²	Avg. Lease Rate ³							
TRREB Total	1,423	947	3	1,765	110	2,139	386	2,779	448	3,261	
Halton Region	163	116	0	-	6	2,317	67	2,699	43	3,395	
Burlington	45	30	0	-	3	2,217	10	3,090	17	3,019	
Halton Hills	1	1	0	-	0	-	0	-	1	2,600	
Milton	19	11	0	-	1	2,600	7	2,554	3	2,733	
Oakville	98	74	0	-	2	2,325	50	2,641	22	3,811	
Peel Region	367	264	0	-	28	2,008	81	2,672	155	3,119	
Brampton	67	44	0	-	7	1,986	18	2,509	19	2,748	
Mississauga	300	220	0	-	21	2,015	63	2,719	136	3,171	
Caledon	0	0	0	-	0	-	0	-	0	-	
City of Toronto	588	380	3	1,765	71	2,195	158	2,962	148	3,603	
Toronto West	188	118	0	-	28	2,075	53	2,751	37	3,274	
Toronto Central	299	209	3	1,765	37	2,297	82	3,170	87	3,946	
Toronto East	101	53	0	-	6	2,121	23	2,704	24	2,870	
York Region	198	130	0	-	4	2,138	63	2,608	63	3,141	
Aurora	14	11	0	-	0	-	5	2,625	6	3,042	
E. Gwillimbury	0	0	0	-	0	-	0	-	0	-	
Georgina	0	0	0	-	0	-	0	-	0	-	
King	0	0	0	-	0	-	0	-	0	-	
Markham	83	59	0	-	1	1,650	31	2,458	27	3,154	
Newmarket	8	4	0	-	1	2,400	1	2,450	2	2,700	
Richmond Hill	26	18	0	-	0	-	6	2,975	12	3,117	
Vaughan	60	34	0	-	2	2,250	17	2,772	15	3,265	
Whitchurch-Stouffville	7	4	0	-	0	-	3	2,517	1	2,700	
Durham Region	103	54	0	-	1	800	15	2,511	38	2,566	
Ajax	6	3	0	-	0	-	0	-	3	2,833	
Brock	0	0	0	-	0	-	0	-	0	-	
Clarington	2	2	0	-	0	-	0	-	2	2,525	
Oshawa	52	26	0	-	1	800	1	2,190	24	2,496	
Pickering	36	21	0	-	0	-	14	2,534	7	2,679	
Scugog	0	0	0	-	0	-	0	-	0	-	
Uxbridge	1	0	0	-	0	-	0	-	0	-	
Whitby	6	2	0	-	0	-	0	-	2	2,650	
Dufferin County	2	1	0	-	0	-	1	2,350	0	-	
Orangeville	2	1	0	-	0	-	1	2,350	0	-	
Simcoe County	2	2	0	-	0	-	1	3,200	1	2,600	
Adjala-Tosorontio	0	0	0	-	0	-	0	-	0	-	
Bradford West Gwillimbury	0	0	0	-	0	-	0	-	0	-	
Essa	0	0	0	-	0	-	0	-	0	-	
Innisfil	1	1	0	-	0	-	1	3,200	0	-	
New Tecumseth	1	1	0	-	0	-	0	-	1	2,600	
	1	-	0		0		0	-	-	2,000	

TOWNHOUSES, SECOND QUARTER 2022 CITY OF TORONTO MUNICIPAL BREAKDOWN

TREEE Total1.4.3947351.76811052.3358.6052.77944.8053.63Toront Wark1881880-2862.0755352.7310763.727Toront Wark19120-2862.0755352.732753.53253.53253.53Toront Wark19120-2852.05553.6		All Apa	All Apartments		Bachelor		One-Bedroom		Two-Bedroom		Three-Bedroom	
City of Transh Yaal 149 149 149 149 150		Total Listed ¹	Total Leased ²	Leased ²	Avg. Lease Rate ³							
Toronto West 188 112 0 - 28 52.075 53 57.075 57.075 Toronto WO2 27 20 0 - 7 52.064 3 53.432 \$3.300 Toronto W03 2 1 0 - 0 1 \$42.500 0 - Toronto W03 22 1 0 - 6 \$52.158 8 \$2.507 1 \$3.000 - Toronto W05 33 23 0 - 5 \$1.600 12 \$2.287 5 \$4.385 Toronto W05 40 23 0 - 1 \$1.000 3 \$2.435 9 \$3.430 Toronto W07 1 1 0 - 0 - 0 - 5 \$3.630 Toronto W09 6 5 0 - 1 \$1.000 2 \$3.77 \$3.848 Toronto C01 89 602	TRREB Total	1,423	947	3	\$1,765	110	\$2,139	386	\$2,779	448	\$3,261	
Toronto W01 19 12 20 0 - 7 52.054 53.43 2 53.342 Toronto M03 2 1 0 - 0 - 1 52.985 6 53.342 Toronto M03 32 13 0 - 0 - 1 52.985 6 53.342 Toronto M05 33 23 0 - 6 52.185 18 5 55.00 0 - 52.385 Toronto M05 33 23 0 - 0 - 0 - 1 53.00 Toronto M06 40 23 0 - 0 - 0 - 1 53.00 Toronto M07 1 1 0 - 0 - 0 - 0 - 22.77 2< 53.00 Toronto M01 7 5 0 - 0 - 0 - 0 <td>City of Toronto Total</td> <td>588</td> <td>380</td> <td>3</td> <td>\$1,765</td> <td>71</td> <td>\$2,195</td> <td>158</td> <td>\$2,962</td> <td>148</td> <td>\$3,603</td>	City of Toronto Total	588	380	3	\$1,765	71	\$2,195	158	\$2,962	148	\$3,603	
Toronto WD2 27 20 0 - 2 51,860 12 52,856 6 53,342 Toronto W04 32 15 0 - 6 52,158 8 52,507 1 53,000 - Toronto W05 33 23 0 - 5 51,460 12 52,354 6 52,858 Toronto W05 40 23 0 - 6 52,250 12 52,451 6 52,851 Toronto W07 1 1 0 - 0 - 0 - 1 53,800 35,419 Toronto W09 6 5 0 - 10 - 0 - 5 53,800 Toronto W09 6 5 0 - 0 - 0 - 53,170 55,880 53,868 12 53,842 Toronto Colo 7 5 0 - 0 - 0	Toronto West	188	118	0	-	28	\$2,075	53	\$2,751	37	\$3,274	
Toronto W03 2 1 0 - 0 - 1 92.00 0 - Toronto W04 52 15 0 - 5 \$2.158 8 \$2.597 1 \$5.000 Toronto W05 33 23 0 - 5 \$2.450 12 \$2.294 6 \$2.843 6 \$2.843 6 \$2.843 7 1 \$4.750 Toronto W04 21 13 0 - 1 \$1.800 3 \$2.433 9 \$3.197 Toronto W04 7 5 0 - 1 \$1.800 2 \$2.775 2 \$3.197 Toronto W10 7 5 0 - 0 - 0 7 \$3.460 Toronto Ontal 89 62 1 \$1.700 \$2.237 \$2.53.375 \$5 \$3.430 Toronto Ontal 3 2 0 - 0 - 0 <t< td=""><td>Toronto W01</td><td>19</td><td>12</td><td>0</td><td>-</td><td>7</td><td>\$2,064</td><td>3</td><td>\$3,433</td><td>2</td><td>\$3,900</td></t<>	Toronto W01	19	12	0	-	7	\$2,064	3	\$3,433	2	\$3,900	
Toronto W04 \$2 15 0 - 6 \$2.188 8 \$2.077 1 \$5.000 Toronto W05 33 23 0 - 5 \$1.960 12 \$2.234 6 \$2.888 Toronto W07 1 1 0 - 0 - 0 - 1 \$3.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 9 \$5.435 10 \$5.965 \$5.650 \$5.650 \$5.650 \$5.650 \$5.650 \$5.2650 \$5.465 \$5.465 \$5.465 \$5.465 \$5.465 \$5.465 \$5.465 \$5.465 \$5.465 \$5.660 \$5.650 \$5.660 \$5.660 \$5.2650 \$5.2650 \$5.660	Toronto W02	27	20	0	-	2	\$1,850	12	\$2,985	6	\$3,342	
Toronb W05 33 23 0 - 5 91.90 12 92.943 66 92.883 Toronb W07 1 1 0 - 0 - 12 92.963 5 93.489 Toronb W07 1 1.3 0 - 0 - 0 - 14.750 Toronb W08 2.1 1.3 0 - 1 \$1.000 2.0 \$2.775 2 35.100 Toronb W0 7 5 0 - 1 \$1.000 2.0 \$3.758 \$3.890 Toronb Contral 99 209 3 \$1.760 \$2.1 \$2.324 2.8 \$5.88 12 \$4.183 Toronb Contral 89 62 1 \$1.700 2.1 \$2.324 2.8 \$5.88 12 \$4.183 Toronb Contral 3 2 0 - 0 - \$5.2850 \$5.085 10 \$3.276 Toronb Co	Toronto W03	2	1	0	-	0	-	1	\$2,500	0	-	
Toronb W06 40 23 0 - 6 52.20 12 52.265 5 53.430 Toronb W07 1 1 0 - 0 - 0 - 1 54.75 54.75 54.75 54.75 52.775 22 53.100 Toronb W09 6 5 0 - 0 - 50 53.461 53.275 22 53.861 53.285 53.861 53.82.851 53.82.8275 53	Toronto W04	32	15	0	-	6	\$2,158	8	\$2,507	1	\$3,000	
Toronb W07 1 1 0 - 0 - 0 - 1 \$4,730 Toronb W08 6 5 0 - 1 \$1,800 3 \$2,433 9 \$3,149 Toronb W09 6 5 0 - 1 \$1,800 2 \$2,775 2 \$3,100 Toronb W10 7 5 0 - 0 - 0 - 5 \$2,890 Toronb Control 89 62 1 \$1,700 \$2,124 28 \$5,588 12 \$4,158 Toronb Control 89 62 1 \$1,700 21 \$2,234 28 \$5,588 12 \$4,158 Toronb Control 3 2 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - <	Toronto W05	33	23	0	-	5	\$1,960	12	\$2,394	6	\$2,858	
Toronto W08 21 13 0 - 1 \$1,800 3 \$2,433 9 \$3,119 Toronto W09 6 5 0 - 1 \$1,000 2 \$2,775 2 \$3,100 Toronto W10 7 5 0 - 1 \$1,000 2 \$2,775 2 \$3,100 Toronto Contral 299 209 3 \$1,765 57 \$2,287 82 \$3,170 \$2,38,75 \$6 \$5,408 Toronto C02 15 8 0 - 0 - 2 \$3,275 \$6 \$5,408 Toronto C02 15 8 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 </td <td>Toronto W06</td> <td>40</td> <td>23</td> <td>0</td> <td>-</td> <td>6</td> <td>\$2,250</td> <td>12</td> <td>\$2,963</td> <td>5</td> <td>\$3,430</td>	Toronto W06	40	23	0	-	6	\$2,250	12	\$2,963	5	\$3,430	
Toronto W09 6 5 0 - 1 \$1,900 2 \$2,775 2 \$3,100 Toronto W10 7 5 0 - 0 - 0 - 0 - 5 \$2,830 Toronto Contal 299 209 3 \$1,765 \$37 \$5,247 82 \$3,170 \$7 \$5,247 Toronto Contal 89 62 1 \$1,700 21 \$5,247 28 \$3,878 62 \$5,408 Toronto Conta Cont	Toronto W07	1	1	0	-	0	-	0	-	1	\$4,750	
Toronto W10 7 5 0 - 0 - 5 \$2,850 Toronto Contral 299 209 3 \$1,765 37 \$2,297 62 \$3,170 67 \$3,346 \$3,346 \$3,548 12 \$4,158 Toronto C02 15 8 0 - 0 - 2 \$3,275 6 \$5,408 Toronto C02 15 8 0 - 0 - 2 \$3,200 1 \$9,000 Toronto C04 0 0 0 - 0 <td< td=""><td>Toronto W08</td><td>21</td><td>13</td><td>0</td><td>-</td><td>1</td><td>\$1,800</td><td>3</td><td>\$2,433</td><td>9</td><td>\$3,419</td></td<>	Toronto W08	21	13	0	-	1	\$1,800	3	\$2,433	9	\$3,419	
Toronto Central 299 209 3 \$1,763 37 \$2,297 82 \$3,170 87 \$3,946 Toronto C01 89 62 1 \$1,700 21 \$2,297 82 \$3,588 12 \$4,158 Toronto C02 15 8 0 - 0 - 2 \$3,275 6 \$5,408 Toronto C03 3 2 0 - <	Toronto W09	6	5	0	-	1	\$1,900	2	\$2,775	2	\$3,100	
Toronto C01 99 62 1 \$1,700 21 \$2,324 28 \$3,588 12 \$4,158 Toronto C02 15 8 0 - 0 - 2 \$3,275 6 \$5,408 Toronto C03 3 2 0 - 0 - 2 \$3,275 6 \$5,408 Toronto C04 0 0 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 1 \$1000 0 - 1 \$2,800 9 \$3,083 100 \$4,233 1 \$3,2376 1 \$10000 0 - - 1 \$2,800 1 \$1000 0 - 0 - - 1 \$1000 0 - 1 \$1000 0 - 1 \$1000 1 </td <td>Toronto W10</td> <td>7</td> <td>5</td> <td>0</td> <td>-</td> <td>0</td> <td>-</td> <td>0</td> <td>-</td> <td>5</td> <td>\$2,850</td>	Toronto W10	7	5	0	-	0	-	0	-	5	\$2,850	
Toronto C02 15 8 0 - 0 - 2 \$3,275 6 \$5,408 Toronto C03 3 2 0 - 0 - 1 \$3,400 1 \$9,000 Toronto C04 0 0 0 - 0	Toronto Central	299	209	3	\$1,765	37	\$2,297	82	\$3,170	87	\$3,946	
Toronto C03 3 2 0 - 0 - 1 \$3,400 1 \$9,000 Toronto C04 0 0 0 - <t< td=""><td>Toronto C01</td><td>89</td><td>62</td><td>1</td><td>\$1,700</td><td>21</td><td>\$2,324</td><td>28</td><td>\$3,588</td><td>12</td><td>\$4,158</td></t<>	Toronto C01	89	62	1	\$1,700	21	\$2,324	28	\$3,588	12	\$4,158	
Tornto C04 0 0 - <th0< td=""><td>Toronto C02</td><td>15</td><td>8</td><td>0</td><td>-</td><td>0</td><td>-</td><td>2</td><td>\$3,275</td><td>6</td><td>\$5,408</td></th0<>	Toronto C02	15	8	0	-	0	-	2	\$3,275	6	\$5,408	
Toronto C08 0 0 - 0 2 0 3 \$ <th< td=""><td>Toronto C03</td><td>3</td><td>2</td><td>0</td><td>-</td><td>0</td><td>-</td><td>1</td><td>\$3,400</td><td>1</td><td>\$9,000</td></th<>	Toronto C03	3	2	0	-	0	-	1	\$3,400	1	\$9,000	
Toronto C07 37 29 1 \$1,895 3 \$2,483 12 \$2,516 13 \$3,276 Toronto C08 32 21 1 \$1,700 1 \$2,300 9 \$3,083 10 \$4,230 Toronto C09 3 2 0 - 1 \$2,300 1 \$10,000 0 - Toronto C10 7 6 0 - 0 - 4 \$2,575 3 \$3,550 Toronto C12 13 9 0 - 0 - 4 \$2,575 3 \$3,550 Toronto C12 13 9 0 - 0 - 0 - 9 \$4,489 Toronto C13 6 5 0 - 1 \$1,950 3 \$2,933 1 \$3,248 Toronto C14 40 29 0 - 3 \$2,232 6 \$2,708 \$2,704 \$2,48 \$2,704	Toronto C04	0	0	0	-	0	-	0	-	0	-	
Toronto C08 32 21 1 \$1,700 1 \$2,300 9 \$3,083 10 \$4,230 Toronto C09 3 2 0 - 1 \$2,300 1 \$10,000 0 - Toronto C10 7 6 0 - 3 \$2,250 3 \$3,300 0 - Toronto C11 9 7 0 - 0 - 4 \$2,575 3 \$3,550 Toronto C12 13 9 0 - 0 - 4 \$2,575 3 \$3,504 Toronto C13 6 5 0 - 1 \$1,950 3 \$2,933 1 \$3,200 Toronto C14 40 29 0 - 3 \$2,232 6 \$2,704 \$24 \$2,870 Toronto C14 101 53 0 - 6 \$2,121 23 \$2,704 \$24 \$2,870 <td< td=""><td>Toronto C06</td><td>0</td><td>0</td><td>0</td><td>-</td><td>0</td><td>-</td><td>0</td><td>-</td><td>0</td><td>-</td></td<>	Toronto C06	0	0	0	-	0	-	0	-	0	-	
Toronto C09 3 2 0 - 1 \$2,300 1 \$10,000 0 - Toronto C10 7 6 0 - 3 \$2,250 3 \$3,300 0 - Toronto C11 9 7 0 - 0 - 4 \$2,575 3 \$3,550 Toronto C12 13 9 0 - 0 - 0 - 9 \$4,489 Toronto C13 6 5 0 - 1 \$1,950 5 \$2,933 1 \$3,200 Toronto C14 40 29 0 - 4 \$2,188 13 \$2,795 12 \$3,948 Toronto C14 40 29 0 - 6 \$2,121 23 \$2,795 12 \$3,948 Toronto C14 40 53 0 - 6 \$2,121 23 \$2,704 24 \$2,5272 Toronto E	Toronto C07	37	29	1	\$1,895	3	\$2,483	12	\$2,516	13	\$3,276	
Toronto C10 7 6 0 - 3 \$2,250 3 \$3,300 0 - Toronto C11 9 7 0 - 0 - 4 \$2,575 3 \$3,550 Toronto C12 13 9 0 - 0 - 0 - 9 \$4,489 Toronto C13 6 5 0 - 1 \$1,950 3 \$2,933 1 \$3,200 Toronto C14 40 29 0 - 4 \$2,188 13 \$2,795 12 \$3,948 Toronto C14 40 29 0 - 3 \$2,232 6 \$2,704 24 \$2,870 Toronto C15 45 29 0 - 6 \$2,121 23 \$2,704 24 \$2,870 Toronto E01 11 8 0 - 0 - - - - - - - -<	Toronto C08	32	21	1	\$1,700	1	\$2,300	9	\$3,083	10	\$4,230	
Toronto C11 9 7 0 - 0 - 4 \$2,575 3 \$3,550 Toronto C12 13 9 0 - 0 - 0 - 9 \$4,489 Toronto C13 6 5 0 - 1 \$1,950 3 \$2,933 1 \$3,200 Toronto C14 40 29 0 - 4 \$2,188 13 \$2,795 12 \$3,948 Toronto C14 40 29 0 - 3 \$2,232 6 \$2,708 20 \$3,275 Toronto C15 45 29 0 - 3 \$2,232 6 \$2,704 24 \$2,870 Toronto E04 11 8 0 - 4 \$2,244 4 \$3,288 0 - Toronto E02 5 4 0 - 0 - 0 - 0 - 1 52,048 <t< td=""><td>Toronto C09</td><td>3</td><td>2</td><td>0</td><td>-</td><td>1</td><td>\$2,300</td><td>1</td><td>\$10,000</td><td>0</td><td>-</td></t<>	Toronto C09	3	2	0	-	1	\$2,300	1	\$10,000	0	-	
Toronto C12 13 9 0 - 0 - 0 - 9 \$4,489 Toronto C13 6 5 0 - 1 \$1,950 3 \$2,933 1 \$3,200 Toronto C14 40 29 0 - 4 \$2,188 13 \$2,795 12 \$3,948 Toronto C15 45 29 0 - 3 \$2,232 6 \$2,708 20 \$3,272 Toronto E01 11 8 0 - 4 \$2,244 4 \$3,288 0 - Toronto E01 11 8 0 - 4 \$2,244 4 \$3,288 0 - Toronto E02 5 4 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	Toronto C10	7	6	0	-	3	\$2,250	3	\$3,300	0	-	
Toronto C13 6 5 0 - 1 \$1,950 3 \$2,933 1 \$3,200 Toronto C14 40 29 0 - 4 \$2,188 13 \$2,795 12 \$3,948 Toronto C15 45 29 0 - 3 \$2,232 6 \$2,704 20 \$3,272 Toronto C15 45 29 0 - 3 \$2,232 6 \$2,704 24 \$2,870 Toronto East 101 53 0 - 4 \$2,242 4 \$3,288 0 - Toronto E01 11 8 0 - 4 \$2,244 4 \$3,288 0 - Toronto E02 5 4 0 - 0 - 2 \$2,648 2 \$3,125 Toronto E03 0 0 - 0 - 0 - 0 - 0 - 1	Toronto C11	9	7	0	-	0	-	4	\$2,575	3	\$3,550	
Toronto C1440290-4\$2,18813\$2,79512\$3,948Toronto C1545290-3\$2,2326\$2,70820\$3,272Toronto East101530-6\$2,12123\$2,70424\$2,870Toronto E011180-4\$2,2444\$3,2880-Toronto E02540-0-2\$2,6482\$3,125Toronto E03000-0-0-0-Toronto E041170-0-0-0-0Toronto E051580-0-2\$2,4006\$2,692Toronto E06440-0-2\$2,4006\$2,692Toronto E07930-0-2\$2,6506\$2,833Toronto E08620-0-0-2\$2,850Toronto E09820-0-0-2\$2,6500-Toronto E10710-0-2\$2,6500-1\$2,750	Toronto C12	13	9	0	-	0	-	0	-	9	\$4,489	
Toronto C1545290-3\$2,2326\$2,70820\$3,272Toronto East101530-6\$2,12123\$2,70424\$2,870Toronto E011180-4\$2,2444\$3,2880-Toronto E02540-0-2\$2,6482\$3,125Toronto E03000-0-0-0-Toronto E041170-0-0-0-Toronto E051580-0-2\$2,4006\$2,692Toronto E064440-0-2\$2,4006\$2,692Toronto E07930-0-2\$3,2252\$3,300Toronto E08620-0-0-3\$2,833Toronto E09820-0-2\$2,6500-Toronto E10710-0-2\$2,6500-Toronto E10710-0-0-1\$2,750	Toronto C13	6	5	0	-	1	\$1,950	3	\$2,933	1	\$3,200	
Toronto East101530-6\$2,12123\$2,70424\$2,870Toronto E011180-4\$2,2444\$3,2880-Toronto E02540-0-2\$2,6482\$3,125Toronto E03000-0-0-0-Toronto E0411700-1\$2,0004\$2,4382\$2,988Toronto E051580-0-2\$2,4006\$2,692Toronto E0644400-0-2\$3,2252\$3,300Toronto E07930-0-0-3\$2,833Toronto E086220-0-0-2\$2,6500-Toronto E09820-0-2\$2,65001\$2,750Toronto E10710-0-0-1\$2,750-	Toronto C14	40	29	0	-	4	\$2,188	13	\$2,795	12	\$3,948	
Toronto E01 11 8 0 - 4 \$2,244 4 \$3,288 0 - Toronto E02 5 4 0 - 0 - 2 \$2,648 2 \$3,125 Toronto E03 0 0 0 - 0 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 0 - 0	Toronto C15	45	29	0	-	3	\$2,232	6	\$2,708	20	\$3,272	
Toronto E02 5 4 0 - 0 - 2 \$2,648 2 \$3,125 Toronto E03 0 0 0 - 0 <t< td=""><td>Toronto East</td><td>101</td><td>53</td><td>0</td><td>-</td><td>6</td><td>\$2,121</td><td>23</td><td>\$2,704</td><td>24</td><td>\$2,870</td></t<>	Toronto East	101	53	0	-	6	\$2,121	23	\$2,704	24	\$2,870	
Toronto E03 0 0 0 - 0 0 - <th< td=""><td>Toronto E01</td><td>11</td><td>8</td><td>0</td><td>-</td><td>4</td><td>\$2,244</td><td>4</td><td>\$3,288</td><td>0</td><td>-</td></th<>	Toronto E01	11	8	0	-	4	\$2,244	4	\$3,288	0	-	
Toronto E04 11 7 0 - 1 \$2,000 4 \$2,438 2 \$2,988 Toronto E05 15 8 0 - 0 - 2 \$2,400 6 \$2,692 Toronto E06 4 4 0 - 0 - 2 \$2,400 6 \$2,692 Toronto E06 4 4 0 - 0 - 2 \$2,400 6 \$2,692 Toronto E06 4 4 0 - 0 - 2 \$3,225 2 \$3,300 Toronto E07 9 3 0 - 0 - 0 - 3 \$2,833 Toronto E08 6 2 0 - 0 - 2 \$2,650 0 - Toronto E09 8 2 0 - 0 - 0 - 1 \$2,750 Toronto E10 7 <td< td=""><td>Toronto E02</td><td>5</td><td>4</td><td>0</td><td>-</td><td>0</td><td>-</td><td>2</td><td>\$2,648</td><td>2</td><td>\$3,125</td></td<>	Toronto E02	5	4	0	-	0	-	2	\$2,648	2	\$3,125	
Toronto E05 15 8 0 - 0 - 2 \$2,400 6 \$2,692 Toronto E06 4 4 0 - 0 - 2 \$2,400 6 \$2,692 Toronto E06 4 4 0 - 0 - 2 \$3,225 2 \$3,300 Toronto E07 9 3 0 - 0 - 0 - 3 \$2,833 Toronto E08 6 2 0 - 0 - 0 - 2 \$2,850 Toronto E09 8 2 0 - 0 - 2 \$2,650 0 - Toronto E10 7 1 0 - 0 - 0 - 1 \$2,750	Toronto E03	0	0	0	-	0	-	0	-	0	-	
Toronto E06 4 4 0 - 0 - 2 \$3,225 2 \$3,300 Toronto E07 9 3 0 - 0 - 0 - 3 \$2,833 Toronto E08 6 2 0 - 0 - 2 \$2,833 Toronto E08 6 2 0 - 0 - 2 \$2,850 Toronto E09 8 2 0 - 0 - 2 \$2,650 0 - Toronto E10 7 1 0 - 0 - 0 - 1 \$2,750	Toronto E04	11	7	0	-	1	\$2,000	4	\$2,438	2	\$2,988	
Toronto E06 4 4 0 - 0 - 2 \$3,225 2 \$3,300 Toronto E07 9 3 0 - 0 - 0 - 3 \$2,833 Toronto E08 6 2 0 - 0 - 2 \$2,833 Toronto E08 6 2 0 - 0 - 2 \$2,830 Toronto E09 8 2 0 - 0 - 2 \$2,650 0 - Toronto E10 7 1 0 - 0 - 0 - 1 \$2,750	Toronto E05	15	8	0	-	0	-	2	\$2,400	6	\$2,692	
Toronto E08 6 2 0 - 0 - 0 - 2 \$2,850 Toronto E09 8 2 0 - 0 - 2 \$2,650 0 - Toronto E10 7 1 0 - 0 - 0 - 1 \$2,750	Toronto E06	4	4	0	-	0	-					
Toronto E08 6 2 0 - 0 - 2 \$2,850 Toronto E09 8 2 0 - 0 - 2 \$2,650 0 - Toronto E10 7 1 0 - 0 - 0 - \$2,750	Toronto E07	9	3	0	-	0	-	0	-	3	\$2,833	
Toronto E09 8 2 0 - 0 - 2 \$2,650 0 - Toronto E10 7 1 0 - 0 - 0 - 1 \$2,750	Toronto E08	6	2	0	-	0	-	0	-			
Toronto E10 7 1 0 - 0 - 1 \$2,750		8			-	0	-	2	\$2,650		-	
					-		-		-		\$2,750	
	Toronto E11	25	14	0	-	1	\$1,750	7	\$2,493	6	\$2,825	





Source: CMHC, Rental Market Report



NOTES

- 1 Refers to the total number of rental units that were available during the reporting period.
- 2 Refers to firm lease transactions entered in the TorontoMLS system between the first and last day of the reporting period.
- 3 Refers to the average lease rate for firm lease transactions entered in the TorontoMLS system between the first and last day of the reporting period.
- 4 Statistics Canada, Quarter-over-quarter annualized growth rate.
- 5 Statistics Canada, Year-over-year growth rate.
- 6 Bank of Canada, rates for most recently completed month.

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