

Rental Activity Up 14 Per Cent

In the first four months of 2007 TREB Members saw 2,818 leased condominium townhouse/apartment transactions through the Toronto MLS system, a 14 per cent increase over the same time-frame in 2006, when 2,473 transactions were recorded.

While activity was up in all categories, rental trends were harder to discern. Benchmark two-bedroom apartments rose one per cent to \$1,779 per month, and one-bedroom rose three per cent to \$1,392 per month. However, three-bedroom apartment units fell seven per cent from \$2,347 last year to their current level of \$2,191.

Once again, the majority of apartment leases occurred in TREB's Central area. C01, usually the most active district, saw 812 transactions during the latest period, up 41 per cent from the 575 recorded during the first four months of 2006. This increase was due to rental units becoming available in six newly erected buildings in the downtown core. Meanwhile leased activity in N03 (Richmond Hill) increased 42 per cent to 104 units transacted.

The majority of leased townhouse activity occurred in TREB's West area (124 transactions), especially in Streetsville and Meadowvale, which saw 20 and 33 transactions respectively.

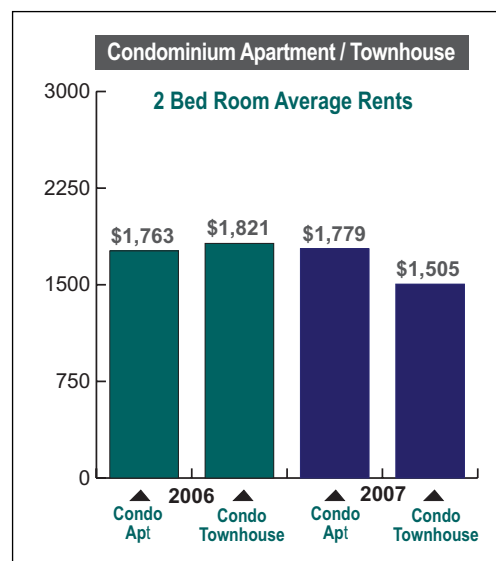
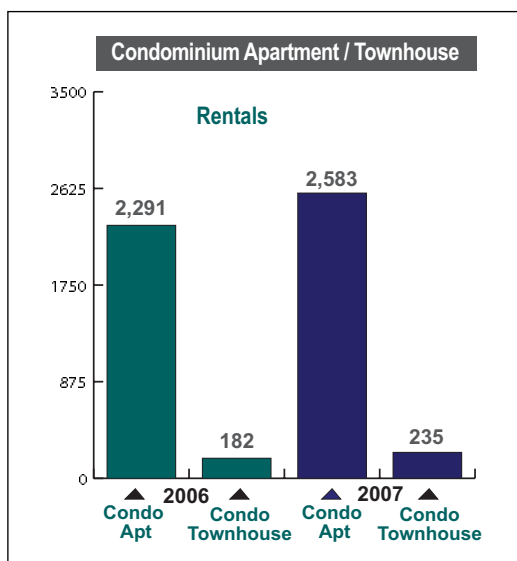
Central Area

- TREB's Central area saw 1,634 condo apartments leased during the first four months of 2007, up 16 per cent over the same January to April time-frame last year. The majority of these were one (998) and two-bedroom (559) units, which leased for \$1,443 and \$2,022 per month respectively. The one bedroom figure is up two per cent from the \$1,418 recorded last year, and two-bedroom figure up less than one per cent from \$2,018.
- Also, there were 56 townhouse units rented in the Central area during this reporting period, for the most part in districts C01 and C14 (26 and 17 units, respectively). Three-bedroom units dominated, and leased for \$2,387 per month.

East Area

- The number of condominium apartments leased in the East area fell 19 per cent to 222 units versus 276 units recorded during the first four months of 2006. Of these, 87 were one-bedroom units that averaged \$1,198 per month in rent, up nine per cent from last years average of \$1,103. A further

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Rental Activity From page 1

122 were two-bedroom units, which averaged \$1,382 per month, a one per cent increase as compared to the same period in 2006.

- There were only 19 townhouse rentals in the East area during the most recent reporting period. Of these, 11 were three-bedroom units that averaged \$1,220 per month.

North Area

- Typically, York Region (TREB's north area) sees the fewest number of rental transactions in a given period, and this continues to be the case, with only 198 apartments leased, although this figure is still up 32 per cent from the 150 transactions recorded in January to April of 2006.
- One and two-bedroom units dominated this total, with 70 one-bedrooms renting for an average of \$1,247 per month, and 119 two-bedrooms renting for \$1,616. These prices are up three per cent as compared to the same period in 2006.

- Thirty six townhouses rented in the York area, with the majority (28) being three-bedroom units that leased for an average of \$1,738 per month.

West Area

- After the Central Core, Toronto's West area is the most active part of the GTA for rentals, and saw 529 leased apartment transactions in the period ending on April 30th. Of these, 182 were one-bedroom units that rented for an average of \$1,264, and 320 were two-bedroom units that rented for an average of \$1,566. These prices are almost identical to the prices recorded during the same time period last year (\$1,265 and \$1,565 per month, respectively).
- The West area is also the most active part of the city for townhouse rentals, with 124 recorded. The majority of these (93) were three-bedroom units that averaged \$1,471 per month, up marginally over the \$1,463 per month recorded to the end of last April. ♦

Total Condo Apt

	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
	5,148	2,583	68	\$1,103	1,327	\$1,392	1,120	\$1,779	68	\$2,191

Total Condo Townhouse

	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
	688	235	3	975	18	\$1,161	57	\$1,505	157	\$1,621

Grand Total:	5,836	2,818	71	\$1,097	1,345	\$1,389	1,177	\$1,765	225	\$1,792
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CONDO APT

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
C01	1,574	812	36	\$1,144	544	\$1,488	232	\$2,148	-	-
C02	139	60	4	\$880	27	\$1,886	24	\$3,615	5	\$3,410
C03	47	20	-	-	9	\$1,751	10	\$2,350	1	\$3,000
C04	31	9	-	-	6	\$1,217	3	\$1,633	-	-
C06	19	7	-	-	-	-	7	\$1,382	-	-
C07	132	79	-	-	37	\$1,262	35	\$1,657	7	\$1,761
C08	301	151	13	\$1,104	90	\$1,433	46	\$2,156	2	\$4,375
C09	53	28	-	-	14	\$1,575	13	\$2,091	1	\$2,000
C10	41	21	2	\$900	10	\$1,512	9	\$2,158	-	-
C11	20	3	-	-	2	\$1,013	1	\$1,400	-	-
C12	31	14	-	-	5	\$1,525	9	\$2,169	-	-
C13	68	25	-	-	15	\$1,257	10	\$1,283	-	-
C14	473	335	9	\$1,150	182	\$1,308	141	\$1,695	3	\$2,492
C15	136	70	-	-	47	\$1,329	19	\$1,600	4	\$2,100
TOTAL:	3,065	1,634	64	\$1,113	988	\$1,443	559	\$2,022	23	\$2,565

CONDO TOWNHOUSE

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
C01	64	26	2	\$1,025	3	\$1,250	15	\$1,755	6	\$2,229
C02	2	-	-	-	-	-	-	-	-	-
C03	1	-	-	-	-	-	-	-	-	-
C04	2	-	-	-	-	-	-	-	-	-
C06	-	-	-	-	-	-	-	-	-	-
C07	2	3	-	-	-	-	1	\$1,460	2	\$1,700
C08	11	2	-	-	1	\$1,200	1	\$1,600	-	-
C09	3	1	-	-	-	-	-	-	1	\$2,850
C10	1	-	-	-	-	-	-	-	-	-
C11	8	-	-	-	-	-	-	-	-	-
C12	10	2	-	-	-	-	-	-	2	\$3,050
C13	-	1	-	-	-	-	-	-	1	\$1,730
C14	22	17	-	-	3	\$1,460	4	\$1,644	10	\$2,385
C15	16	4	-	-	1	\$1,300	-	-	3	\$1,417
TOTAL:	142	56	2	\$1,025	8	\$1,329	21	\$1,713	25	\$2,222
CENTRAL										
TOTAL:	3,207	1,690	66	\$1,110	996	\$1,442	580	\$2,010	48	\$2,387

CONDO APT

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
E01	3	2	-	-	1	\$2,100	-	-	1	\$2,425
E02	9	5	-	-	3	\$1,247	1	\$2,800	1	\$4,950
E03	29	7	-	-	-	-	6	\$1,270	1	\$1,100
E04	30	11	-	-	8	\$1,029	2	\$1,225	1	\$1,525
E05	51	28	-	-	6	\$1,335	18	\$1,523	4	\$1,483
E06	2	-	-	-	-	-	-	-	-	-
E07	57	30	-	-	8	\$1,155	22	\$1,318	-	-
E08	20	12	-	-	4	\$1,030	8	\$1,216	-	-
E09	176	104	-	-	49	\$1,207	51	\$1,431	4	\$1,570
E10	3	2	-	-	1	\$950	1	\$1,225	-	-
E11	21	7	-	-	1	\$1,000	6	\$1,233	-	-
E12	2	-	-	-	-	-	-	-	-	-
E13	14	8	1	\$1,050	6	\$1,288	1	\$1,450	-	-
E14	4	2	-	-	-	-	2	\$1,100	-	-
E15	1	1	-	-	-	-	1	\$1,100	-	-
E16	2	1	-	-	-	-	1	\$1,250	-	-
E17	2	2	-	-	-	-	2	\$975	-	-
E18	-	-	-	-	-	-	-	-	-	-
E19	-	-	-	-	-	-	-	-	-	-
E20	3	-	-	-	-	-	-	-	-	-
E21	-	-	-	-	-	-	-	-	-	-
TOTAL:	429	222	1	\$1,050	87	\$1,198	122	\$1,382	12	\$1,851

CONDO TOWNHOUSE

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
E01	11	2	-	-	-	-	2	\$2,013	-	-
E02	1	-	-	-	-	-	-	-	-	-
E03	3	-	-	-	-	-	-	-	-	-
E04	4	1	-	-	-	-	1	\$1,200	-	-
E05	4	3	-	-	1	\$1,250	2	\$1,388	-	-
E06	-	-	-	-	-	-	-	-	-	-
E07	6	-	-	-	-	-	-	-	-	-
E08	2	-	-	-	-	-	-	-	-	-
E09	17	1	-	-	-	-	1	\$1,750	-	-
E10	6	1	-	-	-	-	-	-	1	\$1,200
E11	16	3	-	-	-	-	-	-	3	\$1,092
E12	1	-	-	-	-	-	-	-	-	-
E13	9	4	-	-	-	-	-	-	4	\$1,261
E14	2	2	-	-	-	-	-	-	2	\$1,250
E15	5	2	-	-	-	-	1	\$1,290	1	\$1,400
E16	3	-	-	-	-	-	-	-	-	-
E17	-	-	-	-	-	-	-	-	-	-
E18	-	-	-	-	-	-	-	-	-	-
E19	-	-	-	-	-	-	-	-	-	-
E20	-	-	-	-	-	-	-	-	-	-
E21	-	-	-	-	-	-	-	-	-	-
TOTAL:	90	19	-	-	1	\$1,250	7	\$1,577	11	\$1,220
EAST										
TOTAL:	519	241	1	\$1,050	88	\$1,199	129	\$1,392	23	\$1,549

CONDO APT

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
N01	45	21	-	-	1	\$1,250	18	\$1,689	2	\$1,750
N02	79	38	-	-	11	\$1,219	25	\$1,585	2	\$1,630
N03	206	104	1	\$935	47	\$1,256	55	\$1,581	1	\$1,950
N04	13	4	-	-	2	\$1,138	2	\$1,520	-	-
N05	-	-	-	-	-	-	-	-	-	-
N06	1	1	-	-	-	-	1	\$1,200	-	-
N07	2	1	-	-	1	\$1,175	-	-	-	-
N08	22	7	-	-	3	\$1,200	2	\$1,450	2	\$2,500
N10	2	1	-	-	-	-	1	\$1,250	-	-
N11	37	21	-	-	5	\$1,315	15	\$1,800	1	\$2,000
N12	-	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	-
N16	2	-	-	-	-	-	-	-	-	-
N17	-	-	-	-	-	-	-	-	-	-
N18	-	-	-	-	-	-	-	-	-	-
N19	-	-	-	-	-	-	-	-	-	-
N20	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	-
N24	-	-	-	-	-	-	-	-	-	-
TOTAL:	409	198	1	\$935	70	\$1,247	119	\$1,616	8	\$1,964

CONDO TOWNHOUSE

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
N01	4	-	-	-	-	-	-	-	-	-
N02	8	3	-	-	-	-	2	\$1,375	1	\$2,200
N03	16	9	1	\$875	1	\$925	1	\$1,150	6	\$1,842
N04	4	3	-	-	-	-	1	\$1,550	2	\$1,500
N05	-	-	-	-	-	-	-	-	-	-
N06	10	1	-	-	-	-	-	-	1	\$2,500
N07	2	-	-	-	-	-	-	-	-	-
N08	7	2	-	-	-	-	-	-	2	\$1,450
N10	-	-	-	-	-	-	-	-	-	-
N11	38	18	-	-	1	\$1,050	1	\$1,175	16	\$1,688
N12	-	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	-
N16	2	-	-	-	-	-	-	-	-	-
N17	-	-	-	-	-	-	-	-	-	-
N18	-	-	-	-	-	-	-	-	-	-
N19	-	-	-	-	-	-	-	-	-	-
N20	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	-
N24	-	-	-	-	-	-	-	-	-	-
TOTAL:	91	36	1	\$875	2	\$988	5	\$1,325	28	\$1,738
NORTH										
TOTAL:	500	234	2	\$905	72	\$1,240	124	\$1,605	36	\$1,788

REPORT

CONDO APT

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
W01	58	11	-	-	3	\$1,400	8	\$1,600	-	-
W02	7	3	-	-	-	-	2	\$1,875	1	\$1,950
W03	5	2	1	\$800	-	-	1	\$1,200	-	-
W04	12	5	-	-	1	\$1,100	4	\$1,256	-	-
W05	64	6	-	-	2	\$1,125	4	\$1,151	-	-
W06	208	80	-	-	34	\$1,371	42	\$1,998	4	\$3,775
W07	31	11	1	\$975	5	\$1,359	5	\$2,020	-	-
W08	42	23	-	-	5	\$1,330	13	\$1,747	5	\$1,690
W09	12	5	-	-	-	-	5	\$1,668	-	-
W10	75	22	-	-	9	\$1,119	12	\$1,335	1	\$1,350
W12	20	9	-	-	3	\$1,600	5	\$1,865	1	\$1,600
W13	6	2	-	-	-	-	2	\$1,288	-	-
W14	18	7	-	-	2	\$1,150	4	\$1,459	1	\$1,500
W15	460	257	-	-	94	\$1,239	154	\$1,479	9	\$1,817
W16	18	11	-	-	5	\$1,260	6	\$1,605	-	-
W17	-	-	-	-	-	-	-	-	-	-
W18	1	-	-	-	-	-	-	-	-	-
W19	94	44	-	-	4	\$1,256	39	\$1,499	1	\$3,000
W20	22	13	-	-	9	\$1,174	4	\$1,481	-	-
W21	53	2	-	-	1	\$1,375	1	\$1,600	-	-
W22	2	-	-	-	-	-	-	-	-	-
W23	6	4	-	-	2	\$1,013	2	\$1,450	-	-
W24	18	11	-	-	3	\$1,142	7	\$1,250	1	\$1,550
W25	12	1	-	-	-	-	-	-	1	\$1,250
W26	-	-	-	-	-	-	-	-	-	-
W27	-	-	-	-	-	-	-	-	-	-
W28	-	-	-	-	-	-	-	-	-	-
W29	1	-	-	-	-	-	-	-	-	-
TOTAL:	1,245	529	2	\$888	182	\$1,264	320	\$1,566	25	\$2,084

CONDO TOWNHOUSE

District	Listed	Rented	Bachelor	Avg Monthly	1-Bed	Avg Monthly	2-Bed	Avg Monthly	3-Bed	Avg Monthly
W01	5	1	-	-	-	-	1	\$1,550	-	-
W02	7	1	-	-	-	-	-	-	1	\$1,400
W03	3	-	-	-	-	-	-	-	-	-
W04	2	-	-	-	-	-	-	-	-	-
W05	15	6	-	-	1	\$975	4	\$1,025	1	\$1,650
W06	6	3	-	-	-	-	1	\$2,200	2	\$2,950
W07	-	-	-	-	-	-	-	-	-	-
W08	1	-	-	-	-	-	-	-	-	-
W09	2	-	-	-	-	-	-	-	-	-
W10	3	-	-	-	-	-	-	-	-	-
W12	14	5	-	-	-	-	-	-	5	\$1,580
W13	12	2	-	-	-	-	-	-	2	\$1,425
W14	10	3	-	-	-	-	-	-	3	\$1,592
W15	44	21	-	-	3	\$983	11	\$1,345	7	\$1,407
W16	19	9	-	-	-	-	-	-	9	\$1,519
W17	-	-	-	-	-	-	-	-	-	-
W18	1	-	-	-	-	-	-	-	-	-
W19	50	20	-	-	1	\$1,250	2	\$1,225	17	\$1,394
W20	66	33	-	-	2	\$925	3	\$1,425	28	\$1,413
W21	48	4	-	-	-	-	1	\$1,350	3	\$1,517
W22	2	-	-	-	-	-	-	-	-	-
W23	13	6	-	-	-	-	-	-	6	\$1,329
W24	8	3	-	-	-	-	-	-	3	\$1,150
W25	30	6	-	-	-	-	-	-	6	\$1,598
W26	-	-	-	-	-	-	-	-	-	-
W27	4	1	-	-	-	-	1	\$1,400	-	-
W28	-	-	-	-	-	-	-	-	-	-
W29	-	-	-	-	-	-	-	-	-	-
TOTAL:	365	124	-	-	7	\$1,004	24	\$1,339	93	\$1,471
WEST										
TOTAL:	1,610	653	2	\$888	189	\$1,254	344	\$1,550	118	\$1,601



Toronto Real Estate Board
Service Area
July 1997



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