

Rental Market Report

2026 Q2

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For All Media/Public Inquiries:
416-443-8139



Economic Indicators

Real GDP Growth

Q1	2026	-0.1%	▲
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Toronto Employment Growth

June	2026	0.9%	▲
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Toronto Unemployment Rate (SA)

June	2026	7.2%	▼
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Inflation (Yr./Yr. CPI Growth)

June	2026	2.8%	▼
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Bank of Canada Overnight Rate

July	2026	2.3%	—
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Prime Rate

July	2026	4.5%	—
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Fixed 5-Year Mortgage Rate

July	2026	6.1%	—
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TRREB Releases 2026 Q2 Rental Market Statistics

Greater Toronto Area (GTA) condominium apartment rental transactions increased in Q2 2026 compared to Q2 2025, while the number of units listed for rent also edged higher, but by a lesser annual rate than transactions. Renters continued to benefit from substantial choice, with average condominium apartment rents remaining below year-ago levels.

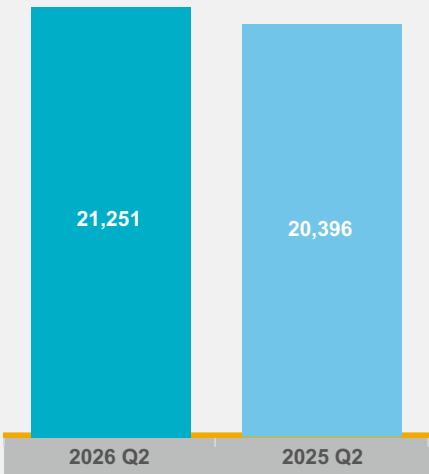
The number of condominium apartment rental transactions reported through the Toronto Regional Real Estate Board (TRREB) MLS® System in Q2 2026 amounted to 21,251 – up 4.2 per cent compared to 20,396 rental transactions reported in Q2 2025. On the supply side, 27,844 condominium apartment units were listed for rent during the second quarter of 2026, up 2.9 per cent year-over-year.

Average condominium apartment rents remained lower than last year across all bedroom types. The average one-bedroom apartment rent was \$2,273 in Q2 2026, down by 2.3 per cent compared to Q2 2025. The average two-bedroom apartment rent declined by 1.7 per cent year-over-year to \$3,013.

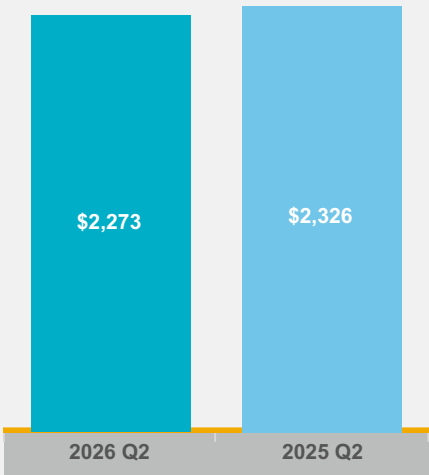
Population growth and the relative affordability of renting compared to home ownership continued to support rental demand in the GTA. At the same time, improved home ownership affordability has provided some renters with an opportunity to move into the ownership market. These competing factors, combined with elevated rental supply, continued to keep rent growth in check during the second quarter.

Looking ahead, rental market conditions should continue to favour renters in the near term. However, with rental transactions growing at a faster annual rate than listings in the second quarter, market conditions could gradually tighten if this trend continues, particularly as permanent population growth continues to support demand.

TRREB MLS® Apartment Rentals



TRREB MLS® Avg 1-Bdrm Apt Rent



Rental Market Summary

Apartments	Grand Total		Bachelor		One-Bedroom		Two-Bedroom		Three-Bedroom	
	Listed	Leased	Leased	Avg. Rent	Leased	Avg. Rent	Leased	Avg. Rent	Leased	Avg. Rent
2026 Q2	27,844	21,251	976	\$1,849	12,096	\$2,273	7,373	\$3,013	806	\$3,779
2025 Q2	27,051	20,396	920	\$1,873	11,735	\$2,326	7,015	\$3,065	726	\$3,926
YoY % Chg	2.9%	4.2%	6.1%	-1.3%	3.1%	-2.3%	5.1%	-1.7%	11.0%	-3.7%
Townhouses	Listed	Leased	Leased	Avg. Rent	Leased	Avg. Rent	Leased	Avg. Rent	Leased	Avg. Rent
	Listed	Leased	Leased	Avg. Rent	Leased	Avg. Rent	Leased	Avg. Rent	Leased	Avg. Rent
2026 Q2	2,082	1,432	7	\$1,541	150	\$1,961	647	\$2,775	628	\$3,329
2025 Q2	2,001	1,409	2	\$1,625	127	\$2,221	665	\$2,836	615	\$3,449
YoY % Chg	4.0%	1.6%	250.0%	-5.1%	18.1%	-11.7%	-2.7%	-2.1%	2.1%	-3.5%

SUMMARY OF RENTAL TRANSACTIONS

Apartments, 2026 Q2

ALL TRREB AREAS

	All Apartments		Bachelor		One-Bedroom		Two-Bedroom		Three Bedroom	
	Total Listed	Total Leased	Leased	Avg. Lease Rate	Leased	Avg. Lease Rate	Leased	Avg. Leased Rate	Leased	Avg. Lease Rate
All TRREB Areas	27,844	21,251	976	\$1,849	12,096	\$2,273	7,373	\$3,013	806	\$3,779
Halton Region	1,471	1,135	4	\$1,731	682	\$2,152	426	\$2,812	23	\$3,273
Burlington	488	377	3	\$1,725	217	\$2,159	154	\$2,785	3	\$4,900
Halton Hills	3	1	0		0		1	\$3,200	0	
Milton	267	208	0		126	\$2,071	75	\$2,576	7	\$2,836
Oakville	713	549	1	\$1,750	339	\$2,178	196	\$2,923	13	\$3,133
Peel Region	2,693	2,050	19	\$1,833	1,021	\$2,177	962	\$2,686	48	\$3,195
Brampton	297	193	3	\$1,617	93	\$2,052	87	\$2,408	10	\$2,800
Caledon	3	1	0		1	\$2,450	0		0	
Mississauga	2,393	1,856	16	\$1,873	927	\$2,189	875	\$2,713	38	\$3,299
City of Toronto	20,051	15,388	902	\$1,862	8,847	\$2,316	4,964	\$3,154	675	\$3,882
Toronto West	2,797	2,087	38	\$1,748	1,261	\$2,243	702	\$2,916	86	\$3,489
Toronto Central	15,713	12,243	833	\$1,875	7,049	\$2,342	3,820	\$3,256	541	\$4,022
Toronto East	1,541	1,058	31	\$1,655	537	\$2,151	442	\$2,652	48	\$3,004
York Region	2,871	2,129	31	\$1,707	1,250	\$2,190	809	\$2,772	39	\$3,512
Aurora	12	9	0		3	\$2,583	5	\$3,310	1	\$2,900
East Gwillimbury	1	1	0		1	\$2,200	0		0	
Georgina	2	1	0		0		1	\$2,500	0	
King	17	8	0		5	\$2,315	3	\$2,858	0	
Markham	973	742	1	\$1,800	445	\$2,214	277	\$2,840	19	\$3,573
Newmarket	38	31	0		22	\$2,168	7	\$2,829	2	\$3,396
Richmond Hill	429	320	3	\$1,850	182	\$2,310	127	\$2,910	8	\$3,711
Vaughan	1,389	1,008	27	\$1,688	588	\$2,130	384	\$2,666	9	\$3,300
Stouffville	10	9	0		4	\$2,569	5	\$3,010	0	
Durham Region	653	482	19	\$1,460	268	\$1,948	178	\$2,533	17	\$2,832
Ajax	12	9	0		0		8	\$2,588	1	\$2,650
Clarington	174	132	1	\$1,600	96	\$1,913	33	\$2,574	2	\$3,100
Oshawa	167	107	18	\$1,453	50	\$1,918	31	\$2,277	8	\$2,638
Pickering	251	205	0		109	\$1,946	91	\$2,574	5	\$2,980
Scugog	0	0	0		0		0		0	
Uxbridge	3	1	0		0		1	\$2,300	0	
Whitby	46	28	0		13	\$2,340	14	\$2,716	1	\$3,300
Dufferin County	7	3	0		3	\$1,883	0		0	
Orangeville	7	3	0		3	\$1,883	0		0	
Simcoe County	98	64	1	\$2,900	25	\$2,030	34	\$2,556	4	\$2,963
Bradford	2	1	0		0		0		1	\$2,600
Innisfil	96	63	1	\$2,900	25	\$2,030	34	\$2,556	3	\$3,083
New Tecumseth	0	0	0		0		0		0	

SUMMARY OF RENTAL TRANSACTIONS

Apartments, 2026 Q2

City of Toronto Municipal Breakdown

	All Apartments		Bachelor		One-Bedroom		Two-Bedroom		Three Bedroom	
	Total Listed	Total Leased	Leased	Avg. Lease Rate	Leased	Avg. Lease Rate	Leased	Avg. Leased Rate	Leased	Avg. Lease Rate
All TRREB Areas	27,844	21,251	976	\$1,849	12,096	\$2,273	7,373	\$3,013	806	\$3,779
City of Toronto	20,051	15,388	902	\$1,862	8,847	\$2,316	4,964	\$3,154	675	\$3,882
Toronto West	2,797	2,087	38	\$1,748	1,261	\$2,243	702	\$2,916	86	\$3,489
Toronto W01	191	146	4	\$1,763	88	\$2,355	45	\$3,123	9	\$3,689
Toronto W02	542	404	15	\$1,748	241	\$2,202	130	\$2,942	18	\$3,774
Toronto W03	54	27	1	\$1,450	12	\$2,099	14	\$2,521	0	
Toronto W04	212	137	4	\$1,675	82	\$2,126	44	\$2,539	7	\$3,185
Toronto W05	209	146	5	\$1,698	91	\$2,171	46	\$2,663	4	\$3,277
Toronto W06	551	446	4	\$1,906	285	\$2,419	151	\$3,267	6	\$4,725
Toronto W07	72	51	1	\$1,600	23	\$2,199	24	\$2,725	3	\$3,400
Toronto W08	870	668	4	\$1,824	415	\$2,172	219	\$2,828	30	\$3,285
Toronto W09	20	16	0		2	\$2,300	9	\$2,761	5	\$3,040
Toronto W10	76	46	0		22	\$2,142	20	\$2,589	4	\$2,811
Toronto Central	15,713	12,243	833	\$1,875	7,049	\$2,342	3,820	\$3,256	541	\$4,022
Toronto C01	5,127	4,233	365	\$1,934	2,575	\$2,475	1,114	\$3,494	179	\$4,446
Toronto C02	723	514	43	\$1,947	280	\$2,623	170	\$5,181	21	\$5,964
Toronto C03	241	161	9	\$1,668	99	\$2,258	47	\$3,542	6	\$3,808
Toronto C04	170	75	4	\$1,615	43	\$2,330	26	\$3,196	2	\$5,612
Toronto C06	234	158	3	\$1,717	78	\$2,132	70	\$2,496	7	\$3,171
Toronto C07	527	408	1	\$1,800	193	\$2,232	185	\$2,902	29	\$3,195
Toronto C08	4,572	3,535	304	\$1,829	1,985	\$2,269	1,080	\$3,122	166	\$3,753
Toronto C09	58	49	7	\$1,871	18	\$2,425	24	\$4,931	0	
Toronto C10	987	773	45	\$1,835	420	\$2,224	268	\$3,095	40	\$3,873
Toronto C11	206	123	3	\$1,633	59	\$2,178	50	\$2,774	11	\$2,790
Toronto C12	31	20	1	\$1,700	8	\$2,759	11	\$4,123	0	
Toronto C13	593	470	5	\$1,840	277	\$2,077	176	\$2,634	12	\$3,365
Toronto C14	944	738	10	\$1,870	419	\$2,273	290	\$2,954	19	\$3,608
Toronto C15	1,300	986	33	\$1,745	595	\$2,224	309	\$2,840	49	\$3,848
Toronto East	1,541	1,058	31	\$1,655	537	\$2,151	442	\$2,652	48	\$3,004
Toronto E01	164	134	0		83	\$2,449	51	\$3,082	0	
Toronto E02	110	74	1	\$1,500	43	\$2,069	28	\$2,914	2	\$3,250
Toronto E03	71	27	4	\$1,460	13	\$2,024	7	\$2,864	3	\$2,900
Toronto E04	105	70	0		36	\$2,142	30	\$2,420	4	\$2,850
Toronto E05	142	101	0		40	\$2,142	51	\$2,660	10	\$2,960
Toronto E06	66	47	1	\$1,650	33	\$2,006	11	\$2,673	2	\$3,500
Toronto E07	221	160	0		73	\$2,119	81	\$2,564	6	\$3,067
Toronto E08	54	31	1	\$1,650	11	\$2,085	17	\$2,579	2	\$2,750
Toronto E09	341	234	14	\$1,716	110	\$2,134	99	\$2,633	11	\$3,052
Toronto E10	158	104	8	\$1,674	53	\$2,117	38	\$2,449	5	\$2,940
Toronto E11	109	76	2	\$1,623	42	\$1,979	29	\$2,422	3	\$2,933

SUMMARY OF RENTAL TRANSACTIONS

Townhouses, 2026 Q2

ALL TRREB AREAS

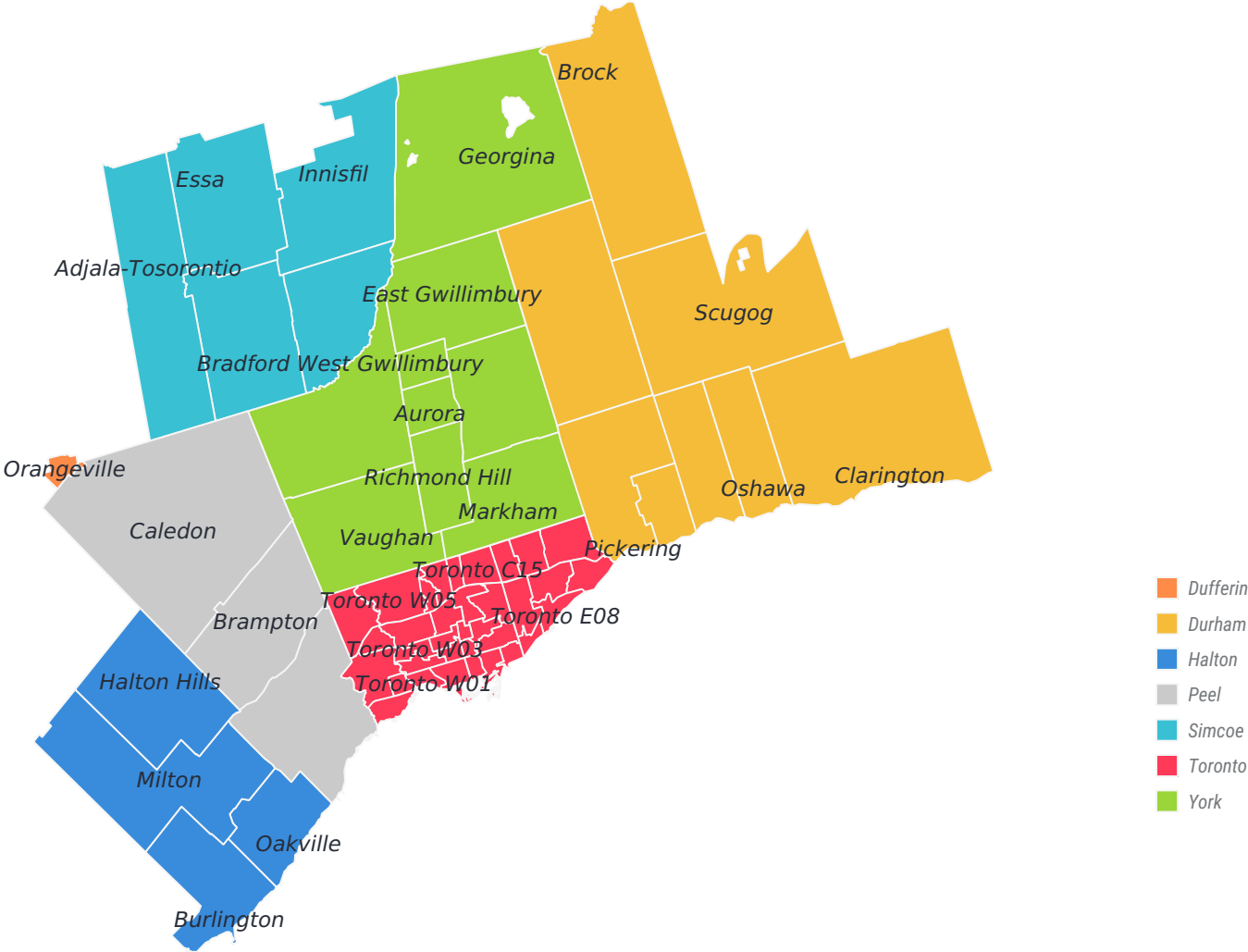
	All Townhouses		Bachelor		One-Bedroom		Two-Bedroom		Three Bedroom	
	Total Listed	Total Leased	Leased	Avg. Lease Rate	Leased	Avg. Lease Rate	Leased	Avg. Leased Rate	Leased	Avg. Lease Rate
All TRREB Areas	2,082	1,432	7	\$1,541	150	\$1,961	647	\$2,775	628	\$3,329
Halton Region	227	182	0		6	\$2,046	113	\$2,683	63	\$3,358
Burlington	70	59	0		5	\$2,155	25	\$2,749	29	\$3,328
Halton Hills	1	1	0		0		1	\$3,500	0	
Milton	37	27	0		0		21	\$2,618	6	\$2,954
Oakville	119	95	0		1	\$1,500	66	\$2,666	28	\$3,475
Peel Region	529	361	2	\$1,250	48	\$1,815	122	\$2,653	189	\$3,242
Brampton	149	99	0		23	\$1,807	38	\$2,438	38	\$2,737
Caledon	4	1	0		0		0		1	\$2,950
Mississauga	376	261	2	\$1,250	25	\$1,824	84	\$2,750	150	\$3,372
City of Toronto	837	550	4	\$1,773	73	\$2,056	257	\$2,932	216	\$3,575
Toronto West	235	157	1	\$1,695	25	\$2,003	75	\$2,871	56	\$3,470
Toronto Central	393	279	3	\$1,798	35	\$2,214	132	\$3,123	109	\$3,888
Toronto East	209	114	0		13	\$1,730	50	\$2,521	51	\$3,021
York Region	326	234	1	\$1,200	14	\$2,002	109	\$2,713	110	\$3,224
Aurora	21	16	0		1	\$2,000	9	\$2,556	6	\$2,992
East Gwillimbury	0	0	0		0		0		0	
Georgina	1	1	0		0		0		1	\$2,600
King	0	0	0		0		0		0	
Markham	109	85	1	\$1,200	4	\$1,463	35	\$2,667	45	\$3,290
Newmarket	30	20	0		4	\$2,075	7	\$2,652	9	\$3,126
Richmond Hill	90	59	0		3	\$2,325	31	\$2,799	25	\$3,158
Vaughan	69	48	0		2	\$2,450	22	\$2,706	24	\$3,292
Stouffville	6	5	0		0		5	\$2,900	0	
Durham Region	151	97	0		8	\$1,825	42	\$2,592	47	\$2,796
Ajax	6	6	0		0		2	\$2,750	4	\$2,963
Clarington	10	7	0		2	\$1,750	3	\$2,550	2	\$2,525
Oshawa	29	17	0		2	\$1,450	5	\$2,390	10	\$2,674
Pickering	90	57	0		3	\$2,033	30	\$2,624	24	\$2,820
Scugog	0	0	0		0		0		0	
Uxbridge	1	0	0		0		0		0	
Whitby	15	10	0		1	\$2,100	2	\$2,525	7	\$2,871
Dufferin County	5	3	0		0		3	\$2,583	0	
Orangeville	5	3	0		0		3	\$2,583	0	
Simcoe County	7	5	0		1	\$2,000	1	\$2,750	3	\$2,633
Bradford	4	3	0		0		0		3	\$2,633
Innisfil	3	2	0		1	\$2,000	1	\$2,750	0	
New Tecumseth	0	0	0		0		0		0	

SUMMARY OF RENTAL TRANSACTIONS

Townhouses, 2026 Q2

City of Toronto Municipal Breakdown

	All Townhouses		Bachelor		One-Bedroom		Two-Bedroom		Three Bedroom	
	Total Listed	Total Leased	Leased	Avg. Lease Rate	Leased	Avg. Lease Rate	Leased	Avg. Leased Rate	Leased	Avg. Lease Rate
All TRREB Areas	2,082	1,432	7	\$1,541	150	\$1,961	647	\$2,775	628	\$3,329
City of Toronto	837	550	4	\$1,773	73	\$2,056	257	\$2,932	216	\$3,575
Toronto West	235	157	1	\$1,695	25	\$2,003	75	\$2,871	56	\$3,470
Toronto W01	15	11	1	\$1,695	2	\$2,150	3	\$3,117	5	\$4,266
Toronto W02	19	15	0		0		10	\$3,102	5	\$3,998
Toronto W03	9	5	0		0		1	\$2,850	4	\$2,819
Toronto W04	39	23	0		5	\$2,070	14	\$2,763	4	\$3,063
Toronto W05	39	23	0		8	\$1,816	6	\$2,533	9	\$3,189
Toronto W06	57	43	0		3	\$2,233	28	\$2,952	12	\$3,704
Toronto W07	1	1	0		1	\$2,300	0		0	
Toronto W08	39	24	0		5	\$2,100	10	\$2,720	9	\$3,428
Toronto W09	8	7	0		0		3	\$2,800	4	\$3,263
Toronto W10	9	5	0		1	\$1,400	0		4	\$3,100
Toronto Central	393	279	3	\$1,798	35	\$2,214	132	\$3,123	109	\$3,888
Toronto C01	89	67	1	\$1,900	23	\$2,304	35	\$3,469	8	\$5,894
Toronto C02	17	12	0		0		6	\$4,583	6	\$6,083
Toronto C03	12	5	0		0		4	\$2,875	1	\$8,000
Toronto C04	10	4	0		0		2	\$2,700	2	\$3,300
Toronto C06	14	8	1	\$1,500	0		7	\$2,721	0	
Toronto C07	39	28	1	\$1,995	1	\$1,400	20	\$2,629	6	\$3,398
Toronto C08	34	25	0		1	\$1,200	12	\$3,238	12	\$4,310
Toronto C09	2	2	0		0		1	\$4,350	1	\$7,700
Toronto C10	13	9	0		1	\$2,500	5	\$3,380	3	\$4,150
Toronto C11	9	6	0		1	\$2,400	3	\$3,600	2	\$3,250
Toronto C12	8	5	0		0		0		5	\$4,196
Toronto C13	46	34	0		2	\$2,025	12	\$2,423	20	\$2,778
Toronto C14	44	33	0		5	\$2,115	19	\$2,886	9	\$3,922
Toronto C15	56	41	0		1	\$2,400	6	\$3,330	34	\$3,380
Toronto East	209	114	0		13	\$1,730	50	\$2,521	51	\$3,021
Toronto E01	15	8	0		4	\$1,800	3	\$2,767	1	\$5,950
Toronto E02	5	3	0		0		1	\$2,800	2	\$3,638
Toronto E03	6	3	0		0		2	\$2,635	1	\$2,800
Toronto E04	10	6	0		1	\$1,100	1	\$2,900	4	\$2,925
Toronto E05	51	30	0		3	\$2,283	10	\$2,691	17	\$3,003
Toronto E06	27	14	0		1	\$2,200	7	\$2,656	6	\$2,875
Toronto E07	12	7	0		0		0		7	\$3,021
Toronto E08	20	7	0		3	\$1,397	0		4	\$2,775
Toronto E09	7	4	0		0		3	\$2,583	1	\$2,900
Toronto E10	9	2	0		0		1	\$2,300	1	\$2,750
Toronto E11	47	30	0		1	\$950	22	\$2,328	7	\$2,879



Notes

- 1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
- 2. New listings entered into the TRREB MLS® System between the first and last day of the quarter being reported.
- 3. Active listings at the end of the last day of the quarter being reported.
- 4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the quarter being reported.
- 5. Average number of days on the market for firm transactions entered into the Toronto MLS system between the first and last day of the quarter being reported.
- 6. Past monthly and year-to-date figures are revised on a monthly basis.