BIGCITYREALTY

MONTHLY MARKET REPORT

GTA Rental Report

October 2026 | Residential leases across Toronto, York, Peel, Durham and Halton

7,818	$2,550	15	100.0%	73.7%
Leases signed	Median leased rent	Median days on market	Median rent vs asking	Leased at or above asking

Big City Realty analysis. October's rental market was busy and priced close to asking. 7,818 homes leased on MLS across the GTA at a median rent of $2,550, with a median of 15 days on market, and about three in four leases (73.7%) closed at or above the asking rent. Halton had the highest regional median at $2,750 and Toronto East the lowest at $2,400. Downtown C01 was the busiest district with 1,076 leases and among the fastest, at a median of 11 days. For landlords the message is simple: a well-priced unit is still renting in about two weeks, and the asking rent is usually what you get. These figures count leases recorded on MLS by November 9, 2026, including about 430 October leases that agents reported after our first read on November 2.

By bedroom count (all rental types)

	Leases	Median leased rent	Median asking	Median days on market	At or above asking
Studio	243	$1,900	$1,900	12	79.8%
1 bed	3,326	$2,287	$2,300	14	77.6%
2 bed	2,433	$2,800	$2,800	17	72.1%
3 bed	1,245	$3,250	$3,300	16	70.1%
4+ bed	571	$3,800	$3,800	18	62.9%

By property type

	Leases	Median leased rent	Median asking	Median days on market	At or above asking
Condo apartment	4,893	$2,450	$2,475	13	74.4%
Condo townhouse	381	$2,900	$2,900	17	68.8%
Freehold	2,544	$3,000	$3,000	20	73.0%

By region

Area	Leases	Median rent, all	Median 1-bed condo	Median 2-bed condo	Median days on market	Leased at or above asking
Toronto Central	3,083	$2,550	$2,400	$3,150	13	76.8%
Toronto East	583	$2,400	$2,200	$2,600	20	71.9%
Toronto West	873	$2,450	$2,275	$2,800	17	76.3%
York	1,263	$2,650	$2,300	$2,800	17	69.5%
Peel	979	$2,600	$2,250	$2,700	16	67.4%
Durham	425	$2,550	$2,150	$2,595	21	78.8%
Halton	612	$2,750	$2,200	$2,750	14	70.8%
City of Toronto	**4,539**	**$2,500**	**$2,350**	**$3,000**	**14**	**76.1%**
GTA, all five regions	**7,818**	**$2,550**	**$2,300**	**$2,900**	**15**	**73.7%**

1-bed and 2-bed columns are condo apartments only, the most comparable unit across areas. Days on market as reported on MLS.

Toronto by district

Area	Leases	Median rent, all	Median 1-bed condo	Median 2-bed condo	Median days on market	Leased at or above asking
C01 Downtown, Waterfront	1,076	$2,650	$2,500	$3,400	11	81.2%
C02 Annex, Yorkville	164	$2,663	$2,500	$3,950	12	75.0%
C03 Forest Hill South, Humewood	113	$2,425	$2,275	$3,000	18	77.0%
C04 Forest Hill North, Lawrence Park	62	$2,938	$2,300	n/a	22	75.8%
C06 Clanton Park, Bathurst Manor	56	$2,400	$2,150	$2,515	22	82.1%
C07 Willowdale West, Newtonbrook West	122	$2,550	$2,350	$2,938	16	69.7%
C08 Church-Yonge, Cabbagetown, Moss Park	643	$2,485	$2,350	$3,200	13	80.1%
C09 Rosedale, Moore Park	26	$3,400	n/a	n/a	24	57.7%
C10 Mount Pleasant, Davisville	163	$2,500	$2,300	$3,100	12	73.6%
C11 Leaside, Thorncliffe, Flemingdon Park	58	$2,350	$2,200	$2,675	17	74.1%
C12 York Mills, Bridle Path	12	$4,150	n/a	n/a	18	58.3%
C13 Don Mills, Banbury	95	$2,500	$2,250	$2,700	17	77.9%
C14 Willowdale East, Newtonbrook East	234	$2,600	$2,300	$3,000	14	67.9%
C15 Bayview Village, Don Valley Village	259	$2,450	$2,250	$2,850	15	67.2%
E01 Riverdale, Leslieville	81	$2,500	$2,300	$2,665	15	81.5%
E02 The Beaches, Woodbine	68	$2,450	$2,175	$2,800	21	83.8%
E03 Danforth, East York	55	$2,300	n/a	n/a	19	78.2%
E04 Wexford, Dorset Park, Clairlea	60	$2,415	$2,125	$2,563	22	73.3%
E05 L'Amoreaux, Steeles	74	$2,490	$2,225	$2,750	19	60.8%
E06 Birchcliffe, Oakridge	31	$2,400	n/a	n/a	25	74.2%
E07 Agincourt, Milliken	69	$2,400	$2,200	$2,650	16	68.1%
E08 Guildwood, Scarborough Village, Cliffcrest	23	$2,600	n/a	n/a	23	78.3%
E09 Scarborough City Centre, Woburn	67	$2,300	$2,200	$2,600	26	64.2%
E10 West Hill, Highland Creek, Rouge	28	$2,575	n/a	n/a	34	67.9%
E11 Malvern, Rouge	27	$2,300	n/a	n/a	18	51.9%
W01 Parkdale, High Park, Roncesvalles	86	$2,573	$2,300	$2,890	11	83.7%
W02 Junction, Bloor West Village	107	$2,700	$2,280	$3,100	16	78.5%
W03 Keelesdale, Rockcliffe	54	$1,988	$2,005	n/a	27	88.9%
W04 Yorkdale, Maple Leaf, Weston	59	$2,200	$2,200	n/a	22	84.7%
W05 Downsview, York University Heights	80	$2,400	$2,188	$2,550	23	66.3%
W06 Mimico, New Toronto, Long Branch	176	$2,550	$2,400	$3,200	19	76.7%
W07 Stonegate-Queensway	19	$2,800	n/a	n/a	10	78.9%
W08 Islington, Kingsway, Etobicoke Centre	172	$2,500	$2,300	$2,800	14	68.0%
W09 Kingsview Village, Willowridge	91	$2,250	$2,125	$2,600	15	73.6%
W10 Rexdale, Thistletown, West Humber	29	$2,550	n/a	n/a	14	86.2%

Districts with fewer than 10 leases show n/a. Toronto district codes are TRREB's (C = central, E = east, W = west); names are the main neighbourhoods in each district.

Where rents and speed stand out

Highest median 1-bed condo rent

1. **C01 Downtown, Waterfront** $2,500
2. **C02 Annex, Yorkville** $2,500
3. **W06 Mimico, New Toronto, Long Branch** $2,400
4. **C07 Willowdale West, Newtonbrook West** $2,350
5. **C08 Church-Yonge, Cabbagetown, Moss Park** $2,350

Lowest median 1-bed condo rent

1. **W03 Keelesdale, Rockcliffe** $2,005
2. **W09 Kingsview Village, Willowridge** $2,125
3. **E04 Wexford, Dorset Park, Clairlea** $2,125
4. **C06 Clanton Park, Bathurst Manor** $2,150
5. **E02 The Beaches, Woodbine** $2,175

Fastest to lease (median days)

1. **W07 Stonegate-Queensway** 10
2. **W01 Parkdale, High Park, Roncesvalles** 11
3. **C01 Downtown, Waterfront** 11
4. **C02 Annex, Yorkville** 12
5. **C10 Mount Pleasant, Davisville** 12

Slowest to lease (median days)

1. **E10 West Hill, Highland Creek, Rouge** 34
2. **W03 Keelesdale, Rockcliffe** 27
3. **E09 Scarborough City Centre, Woburn** 26
4. **E06 Birchcliffe, Oakridge** 25
5. **C09 Rosedale, Moore Park** 24

Rankings include only districts with at least 10 qualifying leases.

Renting out a condo or house in the GTA? BCR Property Management prices, leases and manages rentals using the same lease data behind this report. Get a free rental analysis for your unit: bcrpm.ca/rental-analysis or 905-604-7200.

Source: TRREB MLS data via REALM, residential lease listings with a leased date in October 2026, pulled 2026-11-09. Rents outside $500 to $50,000 a month are excluded as likely parking, lockers or data errors, and storefront and single-room listings are left out (39 listings excluded in all). Medians are computed by Big City Realty from the listing records; they are not TRREB's official statistics and may differ from them. TRREB comparison pending: TRREB's figures for October 2026 were not published when this edition was built. Not intended to solicit clients already under contract with another brokerage. Big City Realty Inc., Brokerage, 905-604-7200.