BIGCITYREALTY

MONTHLY MARKET REPORT

GTA Rental Report

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

7,391	$2,550	15	100.0%	73.8%
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. 7,391 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 (73.8%) 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 1,023 leases and among the fastest, at a median of 10 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 2, 2026; leases reported late will be added in our next update.

By bedroom count (all rental types)

	Leases	Median leased rent	Median asking	Median days on market	At or above asking
Studio	225	$1,900	$1,900	12	80.9%
1 bed	3,150	$2,300	$2,300	14	77.5%
2 bed	2,305	$2,800	$2,800	17	71.9%
3 bed	1,173	$3,250	$3,300	16	70.6%
4+ bed	538	$3,800	$3,800	18	63.8%

By property type

	Leases	Median leased rent	Median asking	Median days on market	At or above asking
Condo apartment	4,641	$2,450	$2,480	13	74.3%
Condo townhouse	355	$2,900	$2,900	17	69.3%
Freehold	2,395	$3,000	$3,000	19	73.4%

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	2,932	$2,550	$2,400	$3,150	13	77.1%
Toronto East	555	$2,400	$2,200	$2,650	21	71.2%
Toronto West	830	$2,450	$2,293	$2,850	17	75.9%
York	1,183	$2,650	$2,300	$2,800	17	69.4%
Peel	917	$2,600	$2,250	$2,700	16	67.7%
Durham	397	$2,595	$2,150	$2,573	21	79.6%
Halton	577	$2,750	$2,200	$2,750	14	70.7%
City of Toronto	**4,317**	**$2,500**	**$2,350**	**$3,000**	**14**	**76.1%**
GTA, all five regions	**7,391**	**$2,550**	**$2,300**	**$2,900**	**15**	**73.8%**

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	1,023	$2,650	$2,500	$3,400	10	81.2%
C02 Annex, Yorkville	159	$2,620	$2,500	$3,950	12	76.1%
C03 Forest Hill South, Humewood	107	$2,425	$2,300	$3,025	18	77.6%
C04 Forest Hill North, Lawrence Park	59	$3,000	$2,500	n/a	22	74.6%
C06 Clanton Park, Bathurst Manor	53	$2,400	$2,125	$2,515	22	81.1%
C07 Willowdale West, Newtonbrook West	112	$2,600	$2,300	$2,925	16	70.5%
C08 Church-Yonge, Cabbagetown, Moss Park	613	$2,450	$2,313	$3,200	12	80.3%
C09 Rosedale, Moore Park	26	$3,400	n/a	n/a	24	57.7%
C10 Mount Pleasant, Davisville	152	$2,500	$2,300	$3,100	12	73.7%
C11 Leaside, Thorncliffe, Flemingdon Park	53	$2,400	$2,200	$2,675	16	77.4%
C12 York Mills, Bridle Path	11	$4,200	n/a	n/a	17	63.6%
C13 Don Mills, Banbury	91	$2,500	$2,250	$2,700	16	78.0%
C14 Willowdale East, Newtonbrook East	224	$2,570	$2,300	$3,000	14	68.3%
C15 Bayview Village, Don Valley Village	249	$2,400	$2,250	$2,900	15	67.9%
E01 Riverdale, Leslieville	79	$2,450	$2,300	$2,680	15	81.0%
E02 The Beaches, Woodbine	65	$2,500	$2,175	$2,800	20	84.6%
E03 Danforth, East York	53	$2,300	n/a	n/a	19	77.4%
E04 Wexford, Dorset Park, Clairlea	58	$2,415	$2,150	$2,563	22	72.4%
E05 L'Amoreaux, Steeles	68	$2,500	$2,250	$2,800	20	58.8%
E06 Birchcliffe, Oakridge	30	$2,363	n/a	n/a	26	73.3%
E07 Agincourt, Milliken	66	$2,450	$2,200	$2,650	15	68.2%
E08 Guildwood, Scarborough Village, Cliffcrest	22	$2,575	n/a	n/a	24	77.3%
E09 Scarborough City Centre, Woburn	60	$2,300	$2,200	$2,600	27	61.7%
E10 West Hill, Highland Creek, Rouge	28	$2,575	n/a	n/a	34	67.9%
E11 Malvern, Rouge	26	$2,350	n/a	n/a	18	50.0%
W01 Parkdale, High Park, Roncesvalles	84	$2,598	$2,300	$2,890	10	83.3%
W02 Junction, Bloor West Village	103	$2,700	$2,280	$3,100	16	78.6%
W03 Keelesdale, Rockcliffe	53	$2,000	$2,005	n/a	28	88.7%
W04 Yorkdale, Maple Leaf, Weston	54	$2,225	$2,200	n/a	22	83.3%
W05 Downsview, York University Heights	74	$2,400	$2,200	$2,550	23	64.9%
W06 Mimico, New Toronto, Long Branch	169	$2,550	$2,400	$3,200	19	75.7%
W07 Stonegate-Queensway	19	$2,800	n/a	n/a	10	78.9%
W08 Islington, Kingsway, Etobicoke Centre	163	$2,500	$2,300	$2,825	13	68.1%
W09 Kingsview Village, Willowridge	83	$2,250	$2,150	$2,600	14	73.5%
W10 Rexdale, Thistletown, West Humber	28	$2,525	n/a	n/a	14	85.7%

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. **C04 Forest Hill North, Lawrence Park** $2,500
4. **W06 Mimico, New Toronto, Long Branch** $2,400
5. **C08 Church-Yonge, Cabbagetown, Moss Park** $2,313

Lowest median 1-bed condo rent

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

Fastest to lease (median days)

1. **C01 Downtown, Waterfront** 10
2. **W01 Parkdale, High Park, Roncesvalles** 10
3. **W07 Stonegate-Queensway** 10
4. **C02 Annex, Yorkville** 12
5. **C08 Church-Yonge, Cabbagetown, Moss Park** 12

Slowest to lease (median days)

1. **E10 West Hill, Highland Creek, Rouge** 34
2. **W03 Keelesdale, Rockcliffe** 28
3. **E09 Scarborough City Centre, Woburn** 27
4. **E06 Birchcliffe, Oakridge** 26
5. **E08 Guildwood, Scarborough Village, Cliffcrest** 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 2026-11-02. 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 (37 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.