

# Primary Market Drill Down (M/M): May 2026 vs. April 2026

	Pos +/-	City	Demand Combined M/M	%+/-	1BR Combined M/M	2BR Combined M/M
1	2	Vancouver	7.0   6.4	9%	\$2,507   \$2,458	\$3,576   \$3,559
2	0	Calgary	6.9   7.0	-2%	\$1,729   \$1,730	\$2,053   \$2,021
3	-2	North York	5.7   7.1	-19%	\$2,529   \$2,496	\$3,081   \$3,055
4	0	Mississauga	5.1   4.8	7%	\$2,241   \$2,244	\$2,675   \$2,692
5	1	Toronto	3.9   3.9	0%	\$2,244   \$2,244	\$2,928   \$2,957
6	1	Scarborough	3.9   3.9	0%	\$1,932   \$1,938	\$2,388   \$2,396
7	-2	Winnipeg	3.8   4.0	-5%	\$1,519   \$1,480	\$1,867   \$1,847
8	1	Ottawa	3.7   3.3	12%	\$2,077   \$2,112	\$2,701   \$2,756
9	-1	Edmonton	3.5   3.6	-3%	\$1,344   \$1,353	\$1,669   \$1,687
10	0	Montreal	2.7   2.8	-2%	\$1,851   \$1,859	\$2,459   \$2,493