

# Tertiary Market Drill Down (M/M): Jan 2026 vs. Dec 2025

	Pos +/-	City	Demand Combined M/M	%+/-	1BR Combined M/M	2BR Combined M/M
1	1	Coquitlam	8.5   5.0	59%	\$2,208   \$2,233	\$2,891   \$2,882
2	-1	Burnaby	6.5   4.6	10%	\$2,153   \$2,163	\$2,806   \$2,800
3	2	Kelowna	5.9   2.7	64%	\$1,897   \$1,914	\$2,339   \$2,383
4	0	East York	4.7   6.3	21%	\$1,952   \$1,967	\$2,625   \$2,524
5	-2	Richmond	4.0   3.9	-2%	\$2,129   \$2,063	\$2,502   \$2,507
6	2	Sudbury	3.9   3.3	45%	\$2,057   \$2,032	\$2,204   \$2,232
7	3	Guelph	3.4   2.0	37%	\$1,990   \$2,015	\$2,342   \$2,392
8	1	Dartmouth	3.2   3.5	25%	\$2,083   \$2,109	\$2,600   \$2,597
9	3	St. Catharines	3.0   2.7	29%	\$1,609   \$1,634	\$2,004   \$1,975
10	3	Oakville	2.7   2.0	30%	\$2,464   \$2,547	\$3,070   \$3,187