

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