

Primary Market Drill Down (Y/Y): March 2026 vs. March 2025

	Pos +/-	City	Demand Combined Y/Y	%+/-	1BR Combined Y/Y	2BR Combined Y/Y
1	5	North York	6.6 3.8	72%	\$2,534 \$2,149	\$3,109 \$2,638
2	-1	Calgary	6.5 4.3	52%	\$1,752 \$1,755	\$2,035 \$2,068
3	-1	Vancouver	6.2 3.9	61%	\$2,497 \$2,597	\$3,619 \$3,578
4	1	Mississauga	4.8 2.8	70%	\$2,254 \$2,310	\$2,717 \$2,876
5	3	Winnipeg	4.1 3.4	21%	\$1,475 \$1,419	\$1,861 \$1,775
6	3	Toronto	3.9 2.5	55%	\$2,251 \$2,336	\$2,962 \$3,072
7	-4	Scarborough	3.8 3.3	13%	\$1,942 \$2,141	\$2,410 \$2,560
8	-1	Ottawa	3.5 3.0	17%	\$2,104 \$2,067	\$2,747 \$2,685
9	1	Edmonton	3.4 2.8	21%	\$1,353 \$1,340	\$1,686 \$1,678
10	-6	Montreal	3.1 2.5	26%	\$1,882 \$1,616	\$2,485 \$2,068