

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

	Pos +/-	City	Demand Combined Y/Y	%+/-	1BR Combined Y/Y	2BR Combined Y/Y
1	1	Vancouver	6.5 4.4	47%	\$2,441 \$2,548	\$3,492 \$3,540
2	-1	Calgary	6.2 4.5	38%	\$1,721 \$1,737	\$2,033 \$2,065
3	0	North York	6.0 4.1	46%	\$2,443 \$2,559	\$3,034 \$3,149
4	0	Mississauga	5.4 3.5	52%	\$2,262 \$2,277	\$2,660 \$2,856
5	2	Scarborough	4.8 2.9	64%	\$1,849 \$2,086	\$2,333 \$2,533
6	3	Toronto	4.5 3.0	47%	\$2,340 \$2,316	\$3,039 \$2,993
7	1	Edmonton	4.0 3.1	30%	\$1,346 \$1,337	\$1,664 \$1,714
8	-3	Ottawa	3.9 3.1	27%	\$2,096 \$2,050	\$2,682 \$2,677
9	-3	Winnipeg	3.9 3.5	12%	\$1,560 \$1,386	\$1,870 \$1,841
10	0	Montreal	2.0 2.0	4%	\$1,835 \$1,795	\$2,400 \$2,295

Source: Rentsync