

Top Canadian Cities in Demand: December 2025

Pos +/-		City	Demand Combined M/M	% +/-	1 Bed M/M Combined	2 Bed M/M Combined
1	4	Burnaby	5.9 5.5	7%	\$2,163 \$2,164	\$2,800 \$2,819
2	-1	Coquitlam	5.4 6.4	-16%	\$2,233 \$2,241	\$2,882 \$2,882
3	0	North Vancouver	5.3 5.6	-5%	\$2,642 \$2,710	\$3,380 \$3,491
4	0	Lethbridge	4.9 5.6	-12%	\$1,374 \$1,338	\$1,567 \$1,578
5	2	Etobicoke	4.8 4.7	4%	\$2,214 \$2,205	\$2,763 \$2,747
6	0	New Westminster	4.7 5.3	-12%	\$1,900 \$1,915	\$2,632 \$2,633
7	13	North York	4.4 3.3	30%	\$2,500 \$2,536	\$3,115 \$3,170
8	2	Richmond	4.0 3.9	3%	\$2,063 \$2,126	\$2,507 \$2,521
9	4	Surrey	4.0 3.7	8%	\$1,918 \$1,906	\$2,526 \$2,485
10	-2	Grande Prairie	3.9 4.5	-13%	\$1,303 \$1,293	\$1,510 \$1,494
11	-9	East York	3.9 6.1	-36%	\$1,967 \$1,910	\$2,524 \$2,496
12	0	Vancouver	3.8 3.8	0%	\$2,493 \$2,511	\$3,587 \$3,576
13	8	Langford	3.7 3.3	12%	\$2,326 \$2,244	\$3,017 \$2,967
14	-3	Kelowna	3.6 3.8	-6%	\$1,914 \$1,971	\$2,383 \$2,388
15	1	Hamilton	3.6 3.6	1%	\$1,872 \$1,885	\$2,237 \$2,224
16	7	St. Albert	3.6 3.2	14%	\$1,548 \$1,526	\$1,919 \$1,889
17	2	Calgary	3.3 3.4	-1%	\$1,781 \$1,780	\$2,093 \$2,058
18	-4	Brampton	3.3 3.7	-12%	\$2,080 \$1,935	\$2,487 \$2,342
19	10	Airdrie	3.1 2.9	6%	\$1,493 \$1,474	\$1,684 \$1,700
20	12	Scarborough	3.0 2.9	4%	\$1,974 \$1,972	\$2,456 \$2,453
21	5	Langley	2.9 3.0	-3%	\$1,964 \$1,954	\$2,347 \$2,361
22	3	Prince Albert	2.9 3.1	-6%	\$1,233 \$1,230	\$1,428 \$1,431
23	N/D	Whitby	2.8 3.9	-26%	\$1,862 \$1,849	\$2,132 \$2,132
24	-9	Halifax	2.8 3.7	-23%	\$2,148 \$2,152	\$2,562 \$2,570
25	2	Mississauga	2.8 3.0	-4%	\$2,299 \$2,232	\$2,783 \$2,776
26	5	Abbotsford	2.8 2.9	-3%	\$1,568 \$1,569	\$2,106 \$2,103
27	-5	Oshawa	2.7 3.3	-16%	\$1,723 \$1,751	\$2,018 \$2,003
28	12	Niagara Falls	2.7 2.5	12%	\$1,897 \$1,905	\$2,256 \$2,320
29	5	Sudbury	2.7 2.8	-5%	\$2,032 \$2,088	\$2,232 \$2,219
30	0	Winnipeg	2.7 2.9	-8%	\$1,456 \$1,460	\$1,919 \$1,920
31	4	Toronto	2.6 2.8	-5%	\$2,285 \$2,283	\$2,999 \$3,013
32	-23	Dartmouth	2.6 3.9	-34%	\$2,109 \$1,791	\$2,597 \$2,124
33	-5	Lloydminster	2.6 2.9	-12%	\$1,032 \$1,051	\$1,242 \$1,275
34	-1	Nanaimo	2.5 2.8	-12%	\$1,887 \$1,835	\$2,362 \$2,302
35	2	Guelph	2.5 2.7	-8%	\$2,015 \$2,029	\$2,392 \$2,328
36	0	Burlington	2.5 2.7	-10%	\$2,027 \$2,034	\$2,463 \$2,434
37	5	Brantford	2.5 2.3	7%	\$1,825 \$1,847	\$2,068 \$2,043
38	1	St. Catharines	2.4 2.5	-4%	\$1,634 \$1,636	\$1,975 \$2,017
39	-1	Waterloo	2.3 2.5	-8%	\$1,684 \$1,703	\$2,323 \$2,295
40	3	Victoria	2.3 2.3	1%	\$1,958 \$1,904	\$2,769 \$2,725
41	N/D	London	2.3 2.0	11%	\$1,640 \$1,643	\$2,173 \$2,170
42	2	Leduc	2.1 2.2	-5%	\$1,329 \$1,264	\$1,578 \$1,670
43	-2	Oakville	2.1 2.4	-13%	\$2,547 \$2,482	\$3,187 \$3,310
44	2	Ottawa	2.1 2.2	-7%	\$1,980 \$2,044	\$2,624 \$2,639
45	5	Saskatoon	2.0 2.1	-1%	\$1,355 \$1,350	\$1,561 \$1,549
46	N/D	Sault Ste. Marie	2.0 3.5	-43%	\$1,478 \$1,517	\$1,664 \$1,672
47	N/D	Edmonton	2.0 2.1	-4%	\$1,325 \$1,296	\$1,683 \$1,658
48	0	Fort McMurray	2.0 2.1	-6%	\$1,276 \$1,279	\$1,426 \$1,426
49	-31	Prince George	2.0 3.4	-42%	\$1,438 \$1,413	\$1,602 \$1,587
50	-3	Red Deer	2.0 2.2	-11%	\$1,415 \$1,423	\$1,578 \$1,587