

# Primary Market Drill Down (M/M): Feb 2026 vs. Jan 2026

	Pos +/-	City	Demand Combined M/M	%+/-	1BR Combined M/M	2BR Combined M/M
1	1	Vancouver	5.5   5.4	2%	\$2,496   \$2,480	\$3,586   \$3,618
2	1	Calgary	4.9   4.5	9%	\$1,759   \$1,762	\$2,043   \$2,068
3	-2	North York	4.4   5.4	-19%	\$2,510   \$2,519	\$3,081   \$3,103
4	2	Mississauga	3.4   3.4	1%	\$2,254   \$2,280	\$2,705   \$2,745
5	-1	Scarborough	3.4   3.7	-9%	\$1,945   \$1,971	\$2,426   \$2,458
6	1	Winnipeg	3.3   3.3	0%	\$1,456   \$1,485	\$1,879   \$1,893
7	-2	Toronto	3.1   3.4	-9%	\$2,265   \$2,276	\$2,977   \$2,978
8	0	Ottawa	3.0   3.1	-3%	\$2,062   \$1,985	\$2,669   \$2,608
9	0	Edmonton	2.6   2.6	0%	\$1,349   \$1,366	\$1,682   \$1,687
10	0	Montreal	2.3   2.3	2%	\$1,889   \$1,891	\$2,505   \$2,496