

# Primary Market Drill Down (M/M): Dec 2025 vs. Nov 2025

Pos +/-	City	Demand Combined M/M	%+/-	1BR Combined M/M	2BR Combined M/M	
1	2	<b>North York</b>	4.4   3.3	30%	\$2,500   \$2,536	\$3,115   \$3,170
2	-1	<b>Vancouver</b>	3.8   3.8	0%	\$2,493   \$2,511	\$3,587   \$3,576
3	-1	<b>Calgary</b>	3.3   3.4	-1%	\$1,781   \$1,780	\$2,093   \$2,058
4	2	<b>Scarborough</b>	3.0   2.9	4%	\$1,974   \$1,972	\$2,456   \$2,453
5	-1	<b>Mississauga</b>	2.8   3.0	-4%	\$2,299   \$2,232	\$2,783   \$2,776
6	-1	<b>Winnipeg</b>	2.7   2.9	-8%	\$1,456   \$1,460	\$1,919   \$1,920
7	0	<b>Toronto</b>	2.6   2.8	-5%	\$2,285   \$2,283	\$2,999   \$3,013
8	0	<b>Ottawa</b>	2.1   2.2	-7%	\$1,980   \$2,044	\$2,624   \$2,639
9	0	<b>Edmonton</b>	2.0   2.1	-4%	\$1,325   \$1,296	\$1,683   \$1,658
10	0	<b>Montreal</b>	1.4   1.5	-3%	\$1,902   \$1,910	\$2,497   \$2,535