

# Tertiary Market Drill Down (Y/Y): Jan 2026 vs. Jan 2025

Pos +/-	City	Demand Combined Y/Y	%+/-	1BR Combined Y/Y	2BR Combined Y/Y	
1	N/D	<b>Coquitlam</b>	8.5   5.0	69%	\$2,208   \$2,475	\$2,891   \$3,034
2	0	<b>Burnaby</b>	6.5   4.6	39%	\$2,153   \$2,278	\$2,806   \$2,934
3	N/D	<b>Kelowna</b>	5.9   2.7	117%	\$1,897   \$1,942	\$2,339   \$2,318
4	-3	<b>East York</b>	4.7   6.3	-25%	\$1,952   \$2,040	\$2,625   \$2,586
5	N/D	<b>Richmond</b>	4.0   3.9	0%	\$2,129   \$2,056	\$2,502   \$2,617
6	0	<b>Sudbury</b>	3.9   3.3	18%	\$2,057   \$1,979	\$2,204   \$2,015
7	2	<b>Guelph</b>	3.4   2.0	73%	\$1,990   \$2,067	\$2,342   \$2,394
8	N/D	<b>Dartmouth</b>	3.2   3.5	-9%	\$2,083   \$1,534	\$2,600   \$1,849
9	-5	<b>St. Catharines</b>	3.0   2.7	12%	\$1,609   \$1,713	\$2,004   \$1,923
10	N/D	<b>Oakville</b>	2.7   2.0	33%	\$2,464   \$2,277	\$3,070   \$3,425