

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