

Primary Market Drill Down (M/M): April 2026 vs. March 2026

	Pos +/-	City	Demand Combined M/M	%+/-	1BR Combined M/M	2BR Combined M/M
1	0	North York	7.1 6.7	6%	\$2,496 \$2,534	\$3,055 \$3,109
2	0	Calgary	7.0 6.5	7%	\$1,730 \$1,752	\$2,021 \$2,035
3	0	Vancouver	6.4 6.2	3%	\$2,458 \$2,497	\$3,559 \$3,619
4	0	Mississauga	4.8 4.8	-1%	\$2,244 \$2,254	\$2,692 \$2,717
5	0	Winnipeg	4.0 4.1	-2%	\$1,480 \$1,475	\$1,847 \$1,861
6	0	Toronto	3.9 3.9	0%	\$2,244 \$2,251	\$2,957 \$2,962
7	0	Scarborough	3.9 3.7	4%	\$1,938 \$1,942	\$2,396 \$2,410
8	1	Edmonton	3.6 3.4	7%	\$1,353 \$1,353	\$1,687 \$1,686
9	-1	Ottawa	3.3 3.5	-4%	\$2,112 \$2,104	\$2,756 \$2,747
10	0	Montreal	2.8 3.1	-10%	\$1,859 \$1,882	\$2,493 \$2,485