

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

	Pos +/-	City	Demand Combined Y/Y	%+/-	1BR Combined Y/Y	2BR Combined Y/Y
1	N/D	<b>Coquitlam</b>	9.4   4.5	109%	\$2,271   \$2,401	\$2,838   \$2,964
2	0	<b>Burnaby</b>	8.3   4.9	71%	\$2,099   \$2,264	\$2,736   \$2,928
3	N/D	<b>Kelowna</b>	6.8   3.4	101%	\$1,927   \$1,890	\$2,360   \$2,466
4	-3	<b>East York</b>	6.7   5.6	20%	\$1,872   \$2,080	\$2,526   \$2,499
5	N/D	<b>Richmond</b>	5.6   4.0	40%	\$2,032   \$2,179	\$2,526   \$2,707
6	0	<b>Sudbury</b>	4.5   3.2	43%	\$2,208   \$2,158	\$2,029   \$2,262
7	N/D	<b>Dartmouth</b>	4.5   5.9	-23%	\$2,104   \$1,558	\$2,715   \$2,009
8	-3	<b>Saskatoon</b>	4.4   2.7	60%	\$1,343   \$1,271	\$1,602   \$1,518
9	-2	<b>Abbotsford</b>	3.9   2.8	39%	\$1,583   \$1,646	\$1,998   \$2,161
10	N/D	<b>Oakville</b>	3.7   2.8	30%	\$2,376   \$2,507	\$3,088   \$3,570