Top Canadian Cities in Demand: July 2026

	Pos +/-	City	Demand Combined M/M	%+/-	1 Bed M/M Combined	2 Bed M/M Combined
1	6	Spruce Grove	7.9 | 6.4	24%	$1,469 | $1,485	$1,554 | $1,592
2	7	East York	7.8 | 6.2	26%	$1,871 | $1,885	$2,407 | $2,464
3	1	New Westminster	7.6 | 7.0	9%	$1,907 | $1,889	$2,628 | $2,661
4	2	Kelowna	7.2 | 6.5	9%	$1,937 | $1,926	$2,477 | $2,422
5	−2	Burnaby	7.2 | 7.4	−3%	$2,046 | $2,041	$2,556 | $2,591
6	−4	St. Albert	6.6 | 7.4	−12%	$1,605 | $1,645	$1,902 | $1,848
7	5	Brampton	6.5 | 6.0	8%	$1,921 | $1,913	$2,334 | $2,351
8	3	Vancouver	6.5 | 6.1	7%	$2,441 | $2,507	$3,492 | $3,591
9	1	North Vancouver	6.4 | 6.1	5%	$2,632 | $2,629	$3,237 | $3,362
10	7	Etobicoke	6.2 | 5.3	18%	$2,222 | $2,250	$2,854 | $2,865
11	−3	Calgary	6.2 | 6.3	−2%	$1,721 | $1,713	$2,033 | $2,025
12	1	Lethbridge	6.2 | 5.7	8%	$1,382 | $1,410	$1,605 | $1,627
13	3	North York	6.0 | 5.3	13%	$2,443 | $2,419	$3,034 | $2,977
14	1	Coquitlam	5.9 | 5.7	3%	$2,135 | $2,158	$2,717 | $2,764
15	4	Langley	5.8 | 5.0	16%	$1,909 | $1,980	$2,491 | $2,415
16	−2	Surrey	5.7 | 5.7	0%	$1,806 | $1,845	$2,453 | $2,492
17	4	Richmond	5.6 | 4.8	15%	$2,108 | $2,047	$2,530 | $2,488
18	2	Mississauga	5.4 | 4.9	10%	$2,262 | $2,259	$2,660 | $2,667
19	5	Lloydminster	5.2 | 4.6	14%	$1,081 | $1,062	$1,344 | $1,311
20	19	Leduc	5.0 | 3.4	47%	$1,309 | $1,322	$1,482 | $1,515
21	8	Scarborough	4.8 | 3.9	23%	$1,849 | $1,895	$2,333 | $2,368
22	6	Oakville	4.8 | 4.0	20%	$2,194 | $2,345	$2,898 | $2,977
23	−5	Airdrie	4.6 | 5.1	−9%	$1,483 | $1,470	$1,740 | $1,712
24	9	Victoria	4.6 | 3.7	25%	$2,054 | $2,043	$2,890 | $2,876
25	6	Toronto	4.5 | 3.7	21%	$2,340 | $2,239	$3,039 | $2,963
26	−1	Saskatoon	4.4 | 4.4	1%	$1,302 | $1,306	$1,525 | $1,530
27	−5	Dartmouth	4.4 | 4.8	−9%	$2,069 | $2,108	$2,687 | $2,719
28	14	Prince George	4.4 | 3.3	30%	$1,370 | $1,440	$1,637 | $1,682
29	−2	Sudbury	4.2 | 4.0	4%	$2,384 | $2,176	$2,125 | $1,975
30	11	Prince Albert	4.2 | 3.4	24%	$1,229 | $1,228	$1,423 | $1,431
31	−1	Hamilton	4.1 | 3.7	10%	$1,699 | $1,731	$2,425 | $2,438
32	−6	Grande Prairie	4.1 | 4.3	−5%	$1,359 | $1,305	$1,522 | $1,531
33	10	Abbotsford	4.1 | 3.3	23%	$1,621 | $1,621	$2,032 | $2,001
34	10	Waterloo	4.0 | 3.3	23%	$1,727 | $1,759	$2,270 | $2,277
35	0	Edmonton	4.0 | 3.6	11%	$1,346 | $1,334	$1,664 | $1,662
36	1	Ottawa	3.9 | 3.5	13%	$2,096 | $2,087	$2,682 | $2,705
37	−5	Winnipeg	3.9 | 3.7	7%	$1,560 | $1,508	$1,870 | $1,858
38	2	Nanaimo	3.9 | 3.4	14%	$1,893 | $1,887	$2,315 | $2,306
39	11	Fort McMurray	3.9 | 2.9	34%	$1,367 | $1,286	$1,569 | $1,414
40	N/D	Peterborough	3.8 | 2.4	56%	$1,458 | $1,457	$1,803 | $1,820
41	−5	Halifax	3.7 | 3.5	6%	$2,168 | $2,147	$2,640 | $2,645
42	−8	Oshawa	3.7 | 3.6	0%	$1,736 | $1,736	$2,022 | $2,018
43	2	Burlington	3.6 | 3.2	16%	$2,066 | $2,049	$2,444 | $2,482
44	N/D	Kitchener	3.6 | 2.8	29%	$1,841 | $1,836	$2,272 | $2,244
45	N/D	Orillia	3.5 | 2.8	26%	$1,745 | $1,752	$2,255 | $2,240
46	−8	Niagara Falls	3.4 | 3.5	−2%	$1,907 | $1,855	$2,116 | $2,188
47	−1	Red Deer	3.3 | 3.1	6%	$1,341 | $1,353	$1,586 | $1,600
48	−1	Cambridge	3.3 | 2.9	13%	$1,876 | $1,862	$2,267 | $2,234
49	N/D	Regina	3.1 | 2.6	20%	$1,253 | $1,260	$1,506 | $1,509
50	−1	London	3.1 | 2.9	6%	$1,663 | $1,662	$2,118 | $2,122

Source: Rentsync