

Primary Market Drill Down (Y/Y): Feb 2026 vs. Feb 2025

	Pos +/-	City	Demand Combined Y/Y	%+/-	1BR Combined Y/Y	2BR Combined Y/Y
1	1	Vancouver	5.5 2.9	88%	\$2,496 \$2,607	\$3,586 \$3,590
2	-1	Calgary	4.9 3.2	53%	\$1,759 \$1,737	\$2,043 \$2,085
3	4	North York	4.4 3.3	35%	\$2,510 \$2,145	\$3,081 \$2,627
4	4	Mississauga	3.4 2.0	69%	\$2,254 \$2,321	\$2,705 \$2,887
5	0	Scarborough	3.4 2.4	38%	\$1,945 \$2,128	\$2,426 \$2,502
6	-2	Winnipeg	3.3 2.8	17%	\$1,456 \$1,429	\$1,879 \$1,784
7	3	Toronto	3.1 2.0	56%	\$2,265 \$2,390	\$2,977 \$3,179
8	-5	Ottawa	3.0 2.5	20%	\$2,062 \$2,100	\$2,669 \$2,685
9	0	Edmonton	2.6 2.3	14%	\$1,349 \$1,345	\$1,682 \$1,688
10	-4	Montreal	2.3 1.9	22%	\$1,889 \$1,607	\$2,505 \$2,053