

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

	Pos +/-	City	Demand Combined Y/Y	%+/-	1BR Combined Y/Y	2BR Combined Y/Y
1	N/D	Coquitlam	8.0 5.8	39%	\$2,244 \$2,344	\$2,825 \$2,986
2	-1	Burnaby	7.8 4.8	64%	\$2,057 \$2,254	\$2,605 \$2,916
3	N/D	St. John's	7.5 5.9	26%	\$949 \$968	\$1,297 \$1,275
4	N/D	Kelowna	6.8 4.0	69%	\$1,904 \$1,997	\$2,431 \$2,344
5	-3	East York	6.3 5.1	23%	\$1,886 \$1,994	\$2,518 \$2,432
6	N/D	Richmond	4.8 4.9	-3%	\$2,052 \$2,053	\$2,488 \$2,533
7	N/D	Dartmouth	4.4 5.2	-15%	\$2,092 \$1,665	\$2,715 \$1,964
8	0	Sudbury	4.3 3.2	35%	\$2,204 \$2,096	\$2,084 \$2,210
9	-3	Saskatoon	4.3 2.9	45%	\$1,342 \$1,282	\$1,577 \$1,501
10	N/D	Oakville	4.0 2.7	51%	\$2,398 \$2,474	\$2,992 \$3,527

Source: Rentsync