

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

	Pos +/-	City	Demand Combined Y/Y	%+/-	1BR Combined Y/Y	2BR Combined Y/Y
1	0	Burnaby	7.4 4.6	61%	\$2,041 \$2,244	\$2,591 \$2,860
2	N/D	Kelowna	6.5 4.7	40%	\$1,926 \$1,994	\$2,422 \$2,336
3	-1	East York	6.2 4.7	32%	\$1,885 \$1,992	\$2,464 \$2,466
4	N/D	Coquitlam	5.7 4.9	15%	\$2,158 \$2,322	\$2,764 \$2,949
5	N/D	Richmond	4.8 6.2	-23%	\$2,047 \$2,133	\$2,488 \$2,509
6	N/D	Dartmouth	4.8 5.3	-10%	\$2,108 \$1,745	\$2,719 \$1,962
7	-2	Saskatoon	4.4 3.3	34%	\$1,306 \$1,290	\$1,530 \$1,504
8	0	Sudbury	4.0 3.0	34%	\$2,176 \$2,061	\$1,975 \$2,172
9	N/D	Oakville	4.0 3.1	27%	\$2,345 \$2,429	\$2,977 \$3,434
10	-3	Abbotsford	3.3 2.8	19%	\$1,621 \$1,650	\$2,001 \$2,167