

Primary 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	Calgary	6.3 4.4	45%	\$1,713 \$1,738	\$2,025 \$2,071
2	0	Vancouver	6.1 4.2	44%	\$2,507 \$2,513	\$3,591 \$3,565
3	0	North York	5.3 3.7	43%	\$2,419 \$2,106	\$2,977 \$2,539
4	3	Mississauga	4.9 3.1	58%	\$2,259 \$2,301	\$2,667 \$2,880
5	1	Scarborough	4.0 2.6	53%	\$1,895 \$2,079	\$2,368 \$2,545
6	3	Toronto	3.7 2.7	37%	\$2,239 \$2,319	\$2,963 \$2,999
7	-2	Winnipeg	3.7 3.3	10%	\$1,508 \$1,409	\$1,858 \$1,836
8	0	Edmonton	3.6 2.8	27%	\$1,334 \$1,343	\$1,662 \$1,721
9	-5	Ottawa	3.5 2.9	21%	\$2,087 \$2,046	\$2,705 \$2,657
10	0	Montreal	2.3 1.9	19%	\$1,848 \$1,796	\$2,429 \$2,296