

# Primary Market Drill Down (M/M): Jan 2026 vs. Dec 2025

	Pos +/-	City	Demand Combined M/M	%+/-	1BR Combined M/M	2BR Combined M/M
1	0	North York	5.4   4.4	25%	\$2,519   \$2,500	\$3,103   \$3,115
2	0	Vancouver	5.4   3.8	44%	\$2,480   \$2,493	\$3,618   \$3,587
3	0	Calgary	4.5   3.3	36%	\$1,762   \$1,781	\$2,068   \$2,093
4	0	Scarborough	3.7   3.0	24%	\$1,971   \$1,974	\$2,458   \$2,456
5	2	Toronto	3.4   2.6	31%	\$2,276   \$2,285	\$2,978   \$2,999
6	-1	Mississauga	3.4   2.8	19%	\$2,280   \$2,299	\$2,745   \$2,783
7	-1	Winnipeg	3.3   2.7	24%	\$1,485   \$1,456	\$1,893   \$1,919
8	0	Ottawa	3.1   2.1	52%	\$1,985   \$1,980	\$2,608   \$2,624
9	0	Edmonton	2.6   2.0	32%	\$1,366   \$1,325	\$1,687   \$1,683
10	0	Montreal	2.3   1.4	57%	\$1,891   \$1,902	\$2,496   \$2,497