

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

	Pos +/-	City	Demand Combined Y/Y	%+/-	1BR Combined Y/Y	2BR Combined Y/Y
1	3	North York	5.4 3.9	39%	\$2,519 \$2,149	\$3,103 \$2,630
2	0	Vancouver	5.4 3.4	59%	\$2,480 \$2,615	\$3,618 \$3,643
3	-2	Calgary	4.5 3.1	44%	\$1,762 \$1,752	\$2,068 \$2,118
4	2	Scarborough	3.7 2.4	57%	\$1,971 \$2,114	\$2,458 \$2,527
5	3	Toronto	3.4 2.3	46%	\$2,276 \$2,397	\$2,978 \$3,199
6	3	Mississauga	3.4 2.1	65%	\$2,280 \$2,332	\$2,745 \$2,896
7	0	Winnipeg	3.3 2.8	18%	\$1,485 \$1,400	\$1,893 \$1,783
8	-5	Ottawa	3.1 2.7	16%	\$1,985 \$2,025	\$2,608 \$2,522
9	1	Edmonton	2.6 2.3	16%	\$1,366 \$1,344	\$1,687 \$1,697
10	-5	Montreal	2.3 2.2	2%	\$1,891 \$1,610	\$2,496 \$2,046