

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