

Top Canadian Cities in Demand: January 2026						
	Pos +/-	City	Demand Combined M/M	%+/-	1 Bed M/M Combined	2 Bed M/M Combined
1	1	Coquitlam	8.5 5.4	59%	\$2,208 \$2,233	\$2,891 \$2,882
2	-1	Burnaby	6.5 5.9	10%	\$2,153 \$2,163	\$2,806 \$2,800
3	3	New Westminster	6.3 4.7	36%	\$1,902 \$1,900	\$2,584 \$2,632
4	-1	North Vancouver	6.2 5.4	15%	\$2,604 \$2,642	\$3,451 \$3,380
5	9	Kelowna	5.9 3.6	64%	\$1,897 \$1,914	\$2,339 \$2,383
6	-1	Etobicoke	5.7 4.8	19%	\$2,220 \$2,214	\$2,734 \$2,763
7	-3	Lethbridge	5.6 4.9	13%	\$1,388 \$1,374	\$1,553 \$1,567
8	-1	North York	5.4 4.4	25%	\$2,519 \$2,500	\$3,103 \$3,115
9	3	Vancouver	5.4 3.8	44%	\$2,480 \$2,493	\$3,618 \$3,587
10	0	Grande Prairie	5.3 3.9	36%	\$1,314 \$1,303	\$1,505 \$1,510
11	2	Langford	5.3 3.7	43%	\$2,258 \$2,326	\$2,917 \$3,017
12	-3	Surrey	5.1 4.0	29%	\$1,912 \$1,918	\$2,532 \$2,526
13	3	St. Albert	5.1 3.6	41%	\$1,543 \$1,548	\$1,935 \$1,919
14	1	Hamilton	4.8 3.6	33%	\$1,858 \$1,872	\$2,244 \$2,237
15	-4	East York	4.7 3.9	21%	\$1,952 \$1,967	\$2,625 \$2,524
16	1	Calgary	4.5 3.3	36%	\$1,762 \$1,781	\$2,068 \$2,093
17	2	Airdrie	4.4 3.1	42%	\$1,507 \$1,493	\$1,690 \$1,684
18	3	Langley	4.0 2.9	37%	\$1,969 \$1,964	\$2,336 \$2,347
19	-11	Richmond	4.0 4.0	-2%	\$2,129 \$2,063	\$2,502 \$2,507
20	13	Lloydminster	3.9 2.6	50%	\$1,045 \$1,032	\$1,255 \$1,242
21	8	Sudbury	3.9 2.7	45%	\$2,057 \$2,032	\$2,204 \$2,232
22	-2	Scarborough	3.7 3.0	24%	\$1,971 \$1,974	\$2,458 \$2,456
23	-5	Brampton	3.7 3.3	12%	\$1,991 \$2,080	\$2,415 \$2,487
24	7	Toronto	3.4 2.6	31%	\$2,276 \$2,285	\$2,978 \$2,999
25	10	Guelph	3.4 2.5	37%	\$1,990 \$2,015	\$2,342 \$2,392
26	-1	Mississauga	3.4 2.8	19%	\$2,280 \$2,299	\$2,745 \$2,783
27	3	Winnipeg	3.3 2.7	24%	\$1,485 \$1,456	\$1,893 \$1,919
28	-4	Halifax	3.3 2.8	16%	\$2,113 \$2,148	\$2,525 \$2,562
29	N/D	Peterborough	3.3 1.8	82%	\$1,618 \$1,614	\$2,036 \$2,025
30	2	Dartmouth	3.2 2.6	25%	\$2,083 \$2,109	\$2,600 \$2,597
31	11	Leduc	3.2 2.1	52%	\$1,324 \$1,329	\$1,614 \$1,578
32	5	Brantford	3.2 2.5	31%	\$1,862 \$1,825	\$2,071 \$2,068
33	N/D	Quebec	3.2 1.7	86%	\$1,366 \$1,335	\$1,697 \$1,741
34	-12	Prince Albert	3.2 2.9	9%	\$1,233 \$1,233	\$1,430 \$1,428
35	9	Ottawa	3.1 2.1	52%	\$1,985 \$1,980	\$2,608 \$2,624
36	2	St. Catharines	3.0 2.4	29%	\$1,609 \$1,634	\$2,004 \$1,975
37	2	Waterloo	3.0 2.3	28%	\$1,696 \$1,684	\$2,242 \$2,323
38	-4	Nanaimo	3.0 2.5	19%	\$1,847 \$1,887	\$2,375 \$2,362
39	2	London	2.9 2.3	30%	\$1,617 \$1,640	\$2,115 \$2,173
40	-13	Oshawa	2.8 2.7	3%	\$1,798 \$1,723	\$2,033 \$2,018
41	N/D	Gatineau	2.8 2.1	30%	\$1,651 \$1,654	\$1,967 \$1,960
42	N/D	Laval	2.7 1.8	55%	\$1,703 \$1,700	\$2,406 \$2,407
43	0	Oakville	2.7 2.1	30%	\$2,464 \$2,547	\$3,070 \$3,187
44	N/D	Kingston	2.7 1.6	70%	\$1,992 \$2,146	\$2,516 \$2,549
45	-5	Victoria	2.7 2.3	15%	\$1,975 \$1,958	\$2,752 \$2,769
46	-10	Burlington	2.7 2.5	9%	\$2,025 \$2,027	\$2,478 \$2,463
47	0	Edmonton	2.6 2.0	32%	\$1,366 \$1,325	\$1,687 \$1,683
48	-22	Abbotsford	2.6 2.8	-8%	\$1,574 \$1,568	\$2,084 \$2,106
49	0	Prince George	2.6 2.0	31%	\$1,486 \$1,438	\$1,543 \$1,602
50	N/D	Kamloops	2.6 3.6	-28%	\$1,951 \$1,845	\$2,007 \$2,036