

# Top Canadian Cities in Demand: January 2026

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