

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

	Pos +/-	City	Demand Combined Y/Y	%+/-	1BR Combined Y/Y	2BR Combined Y/Y
1	5	North York	7.1 3.3	114%	\$2,496 \$2,146	\$3,055 \$2,579
2	-1	Calgary	7.0 4.2	64%	\$1,730 \$1,742	\$2,021 \$2,039
3	-1	Vancouver	6.4 3.9	66%	\$2,458 \$2,533	\$3,559 \$3,540
4	-1	Mississauga	4.8 3.2	50%	\$2,244 \$2,307	\$2,692 \$2,881
5	0	Winnipeg	4.0 3.5	13%	\$1,480 \$1,417	\$1,847 \$1,799
6	3	Toronto	3.9 2.4	64%	\$2,244 \$2,377	\$2,957 \$3,137
7	-3	Scarborough	3.9 3.0	30%	\$1,938 \$2,135	\$2,396 \$2,571
8	2	Edmonton	3.6 2.7	37%	\$1,353 \$1,343	\$1,687 \$1,671
9	-1	Ottawa	3.3 2.6	28%	\$2,112 \$2,068	\$2,756 \$2,663
10	-3	Montreal	2.8 2.3	20%	\$1,859 \$1,627	\$2,493 \$2,094