

# NEW HOMES REGISTRY REPORT



## Leading Housing Market Indicator for B.C.

Registered new homes data are a leading indicator of housing and economic<sup>1</sup> activity in British Columbia. The *Monthly New Homes Registry Report* provides information on registered new homes by building type, building size and location, and is intended for use by the residential construction industry, real estate community and researchers.

### General Highlights

- In the first four months of 2026, 16,438 new homes were registered<sup>2</sup> in B.C., including 1,685 single detached<sup>3</sup> and 14,753 multi-unit homes<sup>4</sup>.
- So far in 2026, total home registrations<sup>2</sup> are down 19.0% from 2025. Registrations for multi-unit homes<sup>4</sup> decreased 19.0%, while registrations for single detached homes decreased 18.8%<sup>3</sup>.
- In April, 2,798 new homes were registered<sup>2</sup> in B.C., a 42.5% decrease compared with April 2025.
- Using a 12-month moving average<sup>5</sup>, there were 3,665 new registered homes<sup>2</sup> in April, a 4.5% decrease from March for all registered new homes.
- Metro Vancouver accounted for 45.3% of all new homes registered<sup>2</sup> in April. Burnaby (555), Nanaimo (334) and Vancouver (313) were the top three cities in registered new homes this month.
- In April, there were more multi-unit homes registered than single detached homes in Prince Rupert, Port Alberni, Parksville, Burnaby, Mission, Penticton, Quesnel, Nanaimo, Lake Country, Chilliwack, Victoria, Richmond, Surrey, Langford, Vancouver, Bowen Island, Gibsons, Big White, Squamish, West Kelowna, Campbell River, Revelstoke, Cranbrook, West Vancouver, Port Coquitlam, and Kelowna.
- So far in 2026, 9,162 purpose-built rental units<sup>6</sup> were registered in B.C. Compared with the same period in 2025, the number of registered rental units increased 0.5%.

Figure 1: Registered New Homes<sup>2</sup> by Building Type, 2002–2026 Year-to-Date

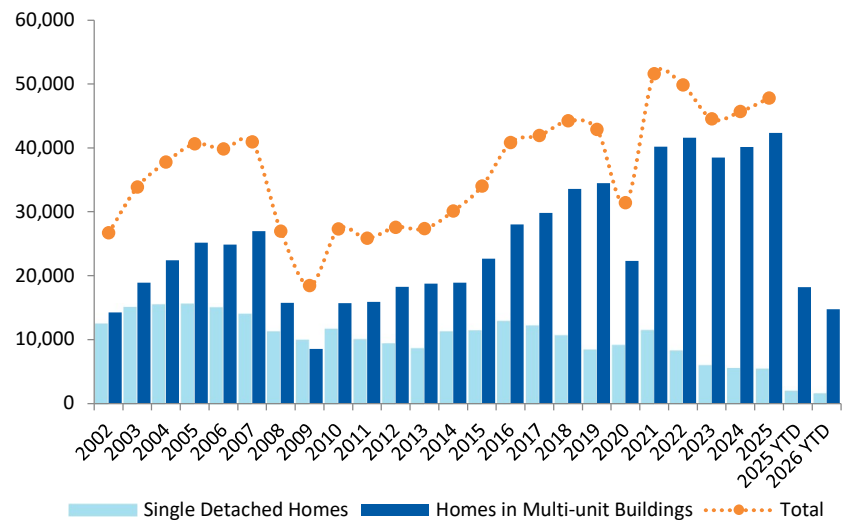
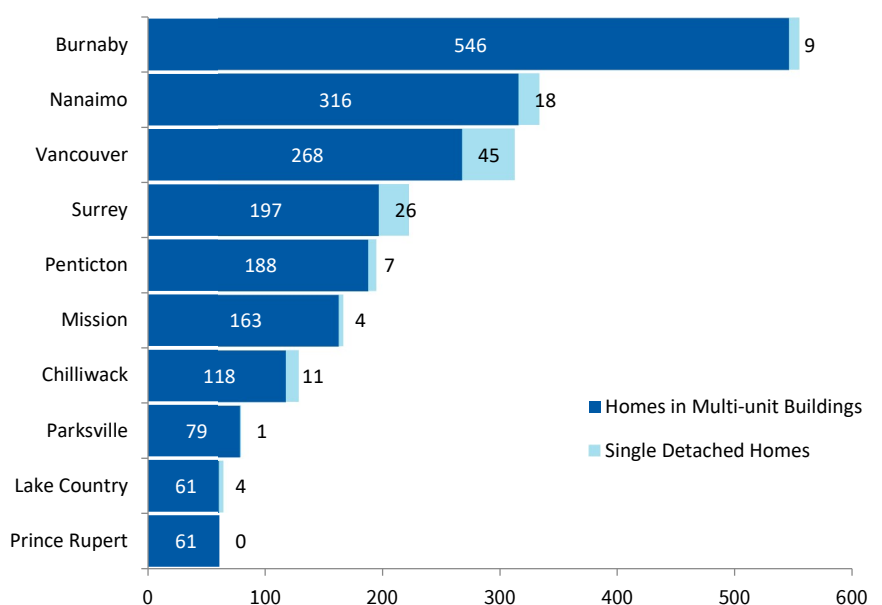
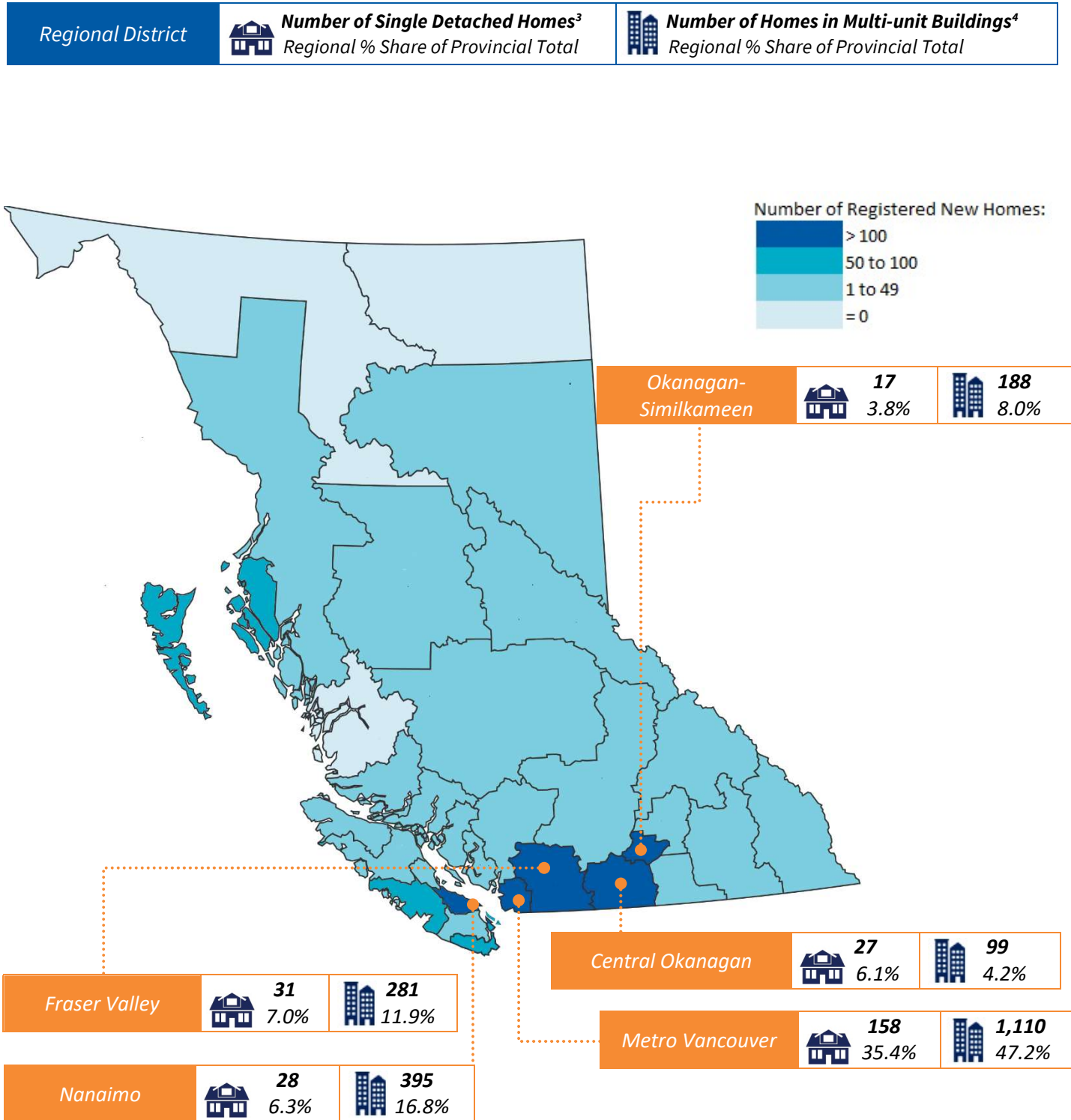


Figure 2: Registered New Homes<sup>2</sup> by Building Type and Selected City<sup>7</sup>, April 2026



<sup>7</sup>Langley includes the City of Langley and the Township of Langley.

Figure 3: Registered New Homes<sup>2</sup> by Regional District<sup>8</sup>, April 2026



## Single Detached Highlights

- In the first four months of 2026, 1,685 new single detached homes were registered<sup>3</sup> in B.C. Compared with the same period in 2025, single detached registrations decreased 18.8%.
- In April, 446 single detached homes were registered<sup>3</sup>. Compared with April 2025, the number of single detached registrations decreased 8.0%.
- Using a 12-month moving average<sup>5</sup>, there were 424 new single detached registered homes<sup>3</sup> in April, trending at a 0.8% decrease from March.
- Using a 36-month moving average<sup>5</sup>, there were 463 new single detached registered homes<sup>3</sup> in April, which is a 0.8% decrease from March.
- Vancouver (45), Surrey (26) and Langley\* (25) had the largest number of single detached homes registered<sup>3</sup> in April.

Figure 4: Registered Single Detached Homes<sup>3</sup>, April 2026

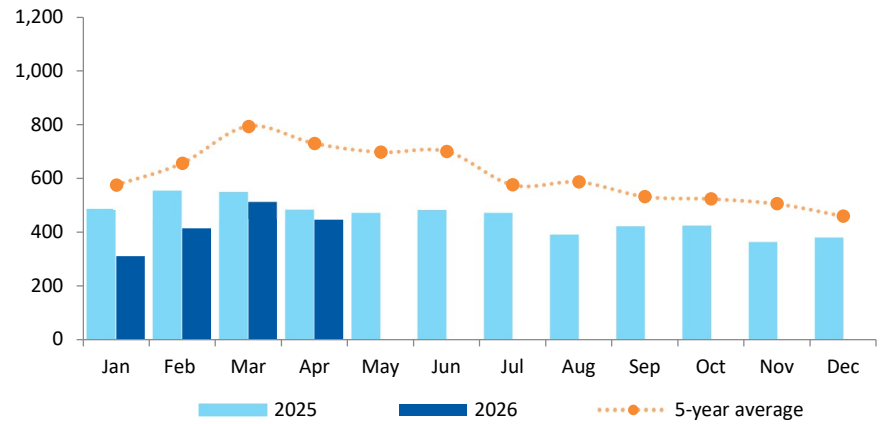


Figure 5: Registered Owner-built Homes<sup>9</sup>, 2002 -2026 Year-to-Date

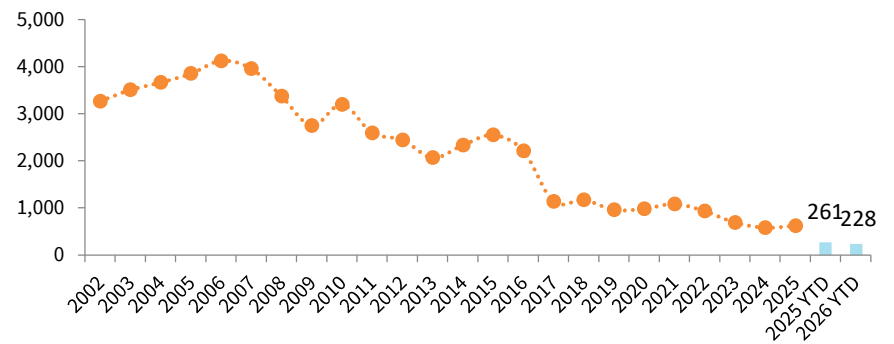


Figure 6: Registered Single Detached Homes<sup>3</sup> by Selected City<sup>10</sup> in Metro Vancouver, 2025-2026 Year-to-Date

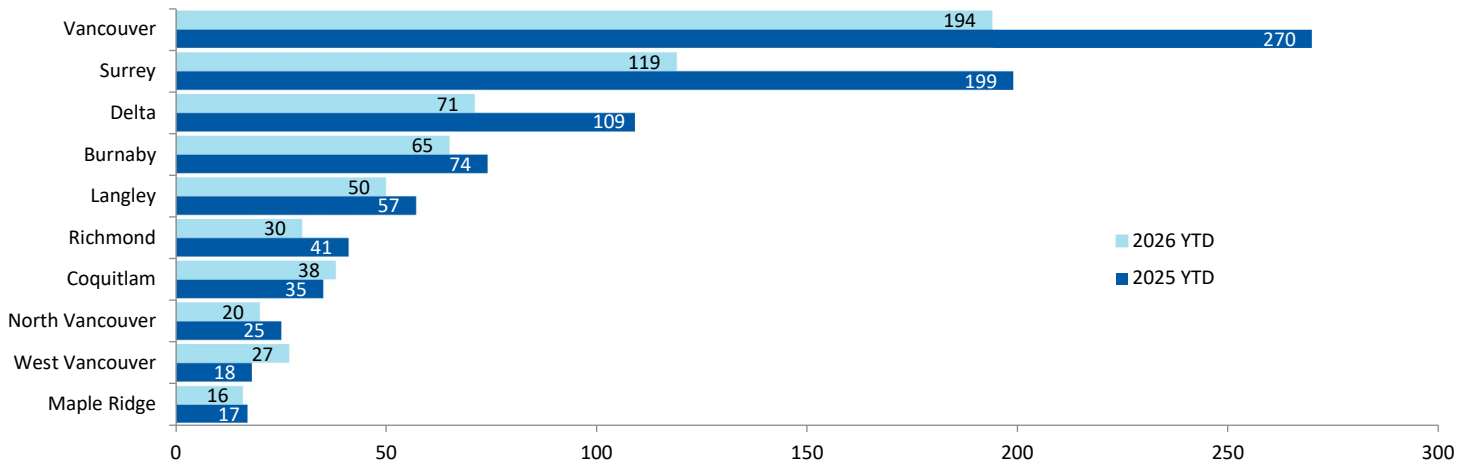
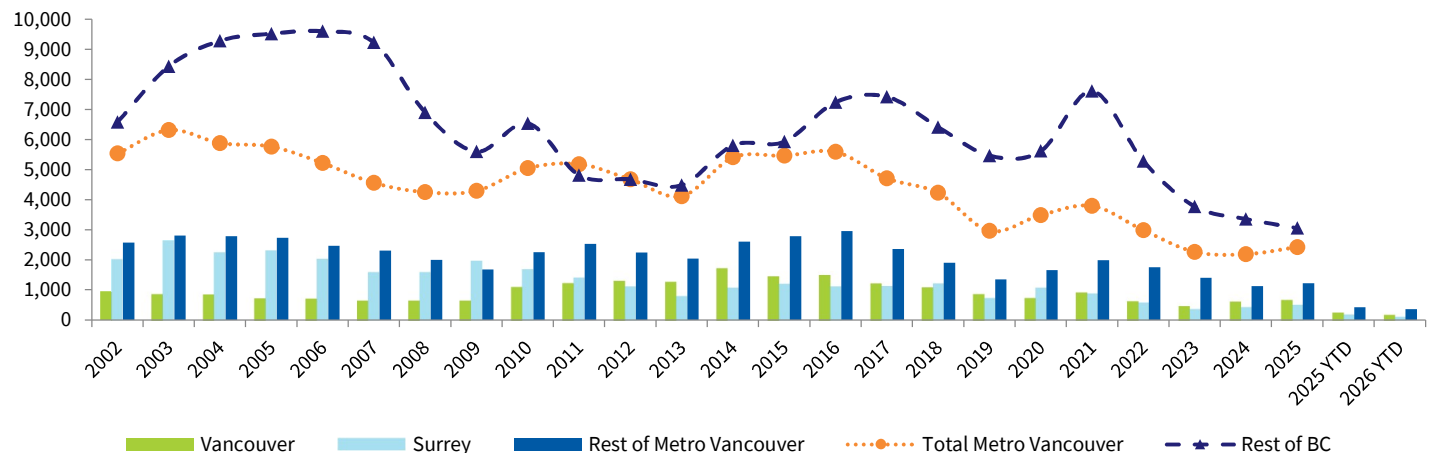


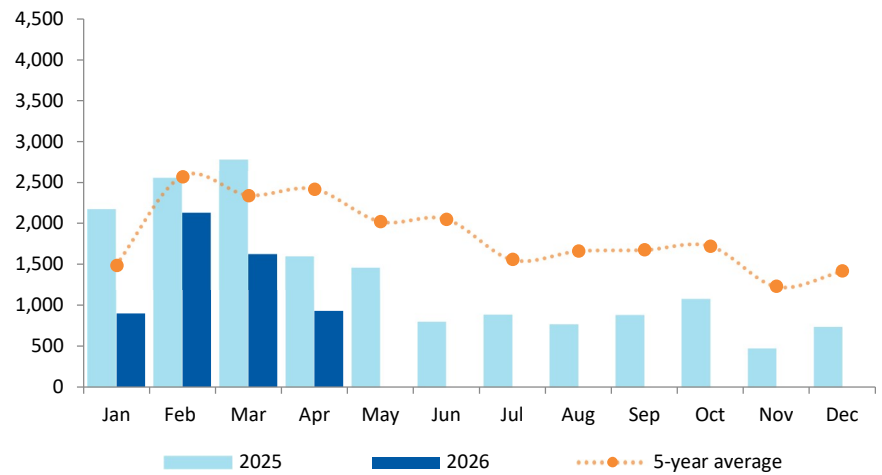
Figure 7: Registered Single Detached Homes<sup>3</sup> in Metro Vancouver, 2002-2026 Year-to-Date



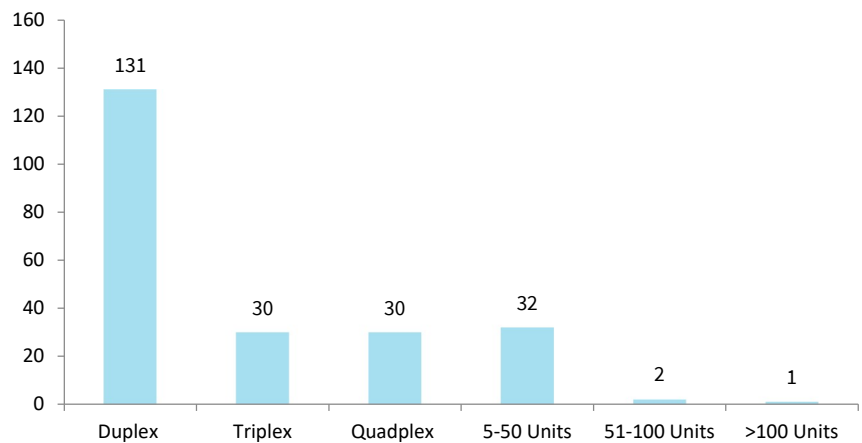
## Enrolled Multi-unit Highlights

- In the first four months of 2026, 5,591 new multi-unit homes were enrolled<sup>11</sup> in B.C. Compared with the same period in 2025, multi-unit enrollments decreased 38.5%.
- In April, 930 multi-unit homes were enrolled<sup>10</sup>. Compared with April 2025, the number of multi-unit enrollments decreased 41.8%.
- Using a 12-month moving average<sup>5</sup>, there were 1,057 new multi-unit enrolled homes<sup>11</sup> in April, trending at a 5.0% decrease from March.
- Using a 36-month moving average<sup>5</sup>, there were 1,564 new multi-unit enrolled homes<sup>11</sup> in April, which is a 2.0% decrease from March.
- There were 226 new multi-unit buildings enrolled<sup>11</sup> in April. Most of these buildings were duplexes (58.0%) and buildings of 5 to 50 units (14.2%). The largest building of 114 units was proposed to be built in Chilliwack.
- In April, Mission (163), Nanaimo (118), and Chilliwack (118) had the largest number of multi-unit enrolled homes<sup>11</sup> in B.C.

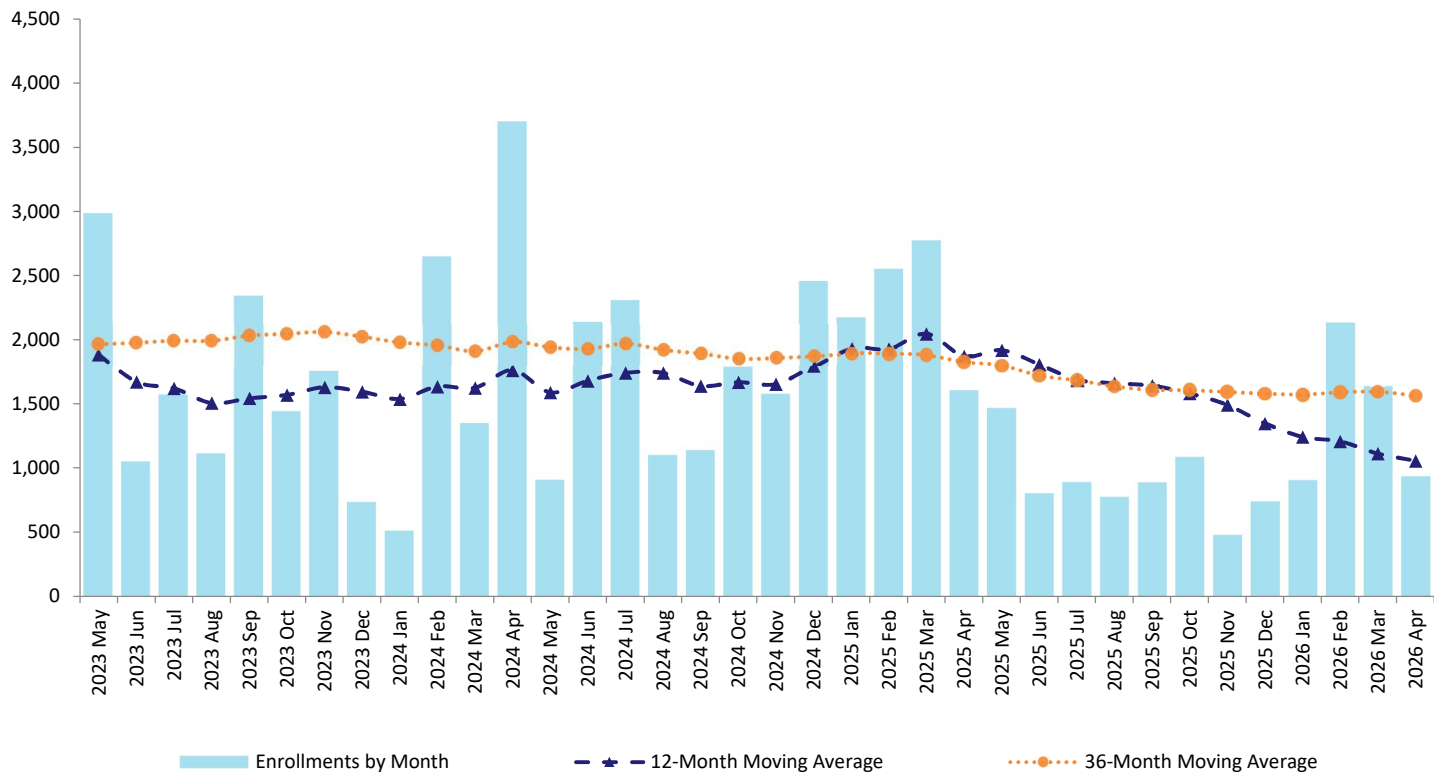
**Figure 8: Enrolled Homes in Multi-unit Buildings<sup>11</sup>, April 2026**



**Figure 9: Enrolled Multi-unit Buildings<sup>11</sup> by Building Size<sup>12</sup>, April 2026**



**Figure 10: Enrolled Homes in Multi-unit Buildings<sup>11</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, April 2026**



## Purpose-built Rental Highlights

- In the first four months of 2026, 9,162 purpose-built rental units<sup>6</sup> were registered in B.C. Compared with the same period in 2025, the number of registered rental units increased 0.5%.
- So far in 2026, rental units<sup>6</sup> represented 62.1% of all multi-unit registrations.
- This month 1,422 rental units were registered<sup>12</sup>. Compared with April 2025, the number of rental units registered decreased 49.0%.
- Using a 12-month moving average<sup>5</sup>, there were 2,184 rental units registered<sup>6</sup> in April, trending at a 4.9% decrease from March.
- Using a 36-month moving average<sup>5</sup>, there were 1,873 rental units registered<sup>6</sup> in April, which is a 0.8% decrease from March.
- There were 16 rental buildings registered<sup>6</sup> in April. Most of these were buildings of 5 to 50 units (43.8%) and buildings of more than 100 units (31.3%). The largest building of 480 units was proposed to be built in Burnaby.
- In April, Burnaby (480), Nanaimo (198), and Penticton (182) had the largest number of rental units registered<sup>6</sup> in B.C.

Figure 11: Purpose-built Rental Units<sup>6</sup>, April 2026

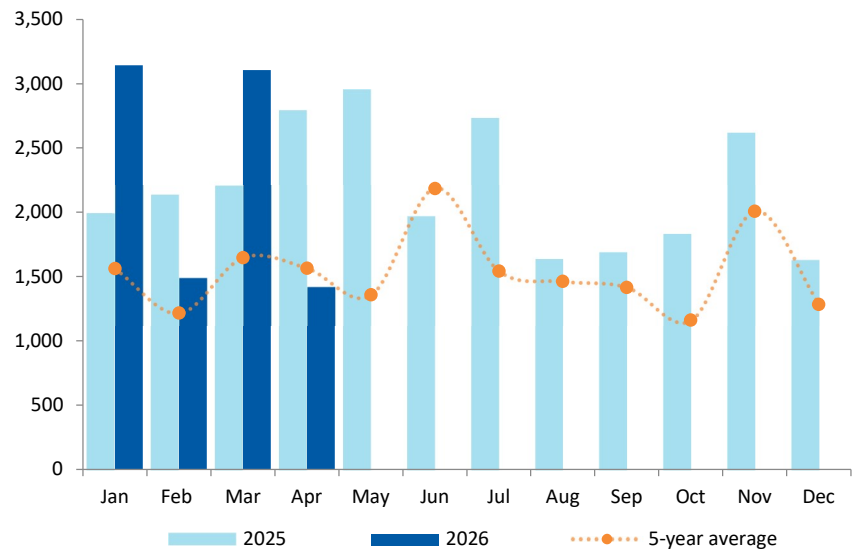


Figure 12: Purpose-built Rental Buildings<sup>6</sup> by Building Size<sup>12</sup>, April 2026

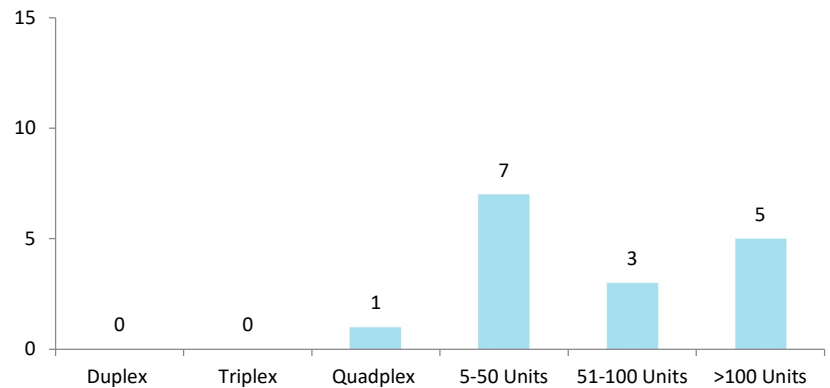
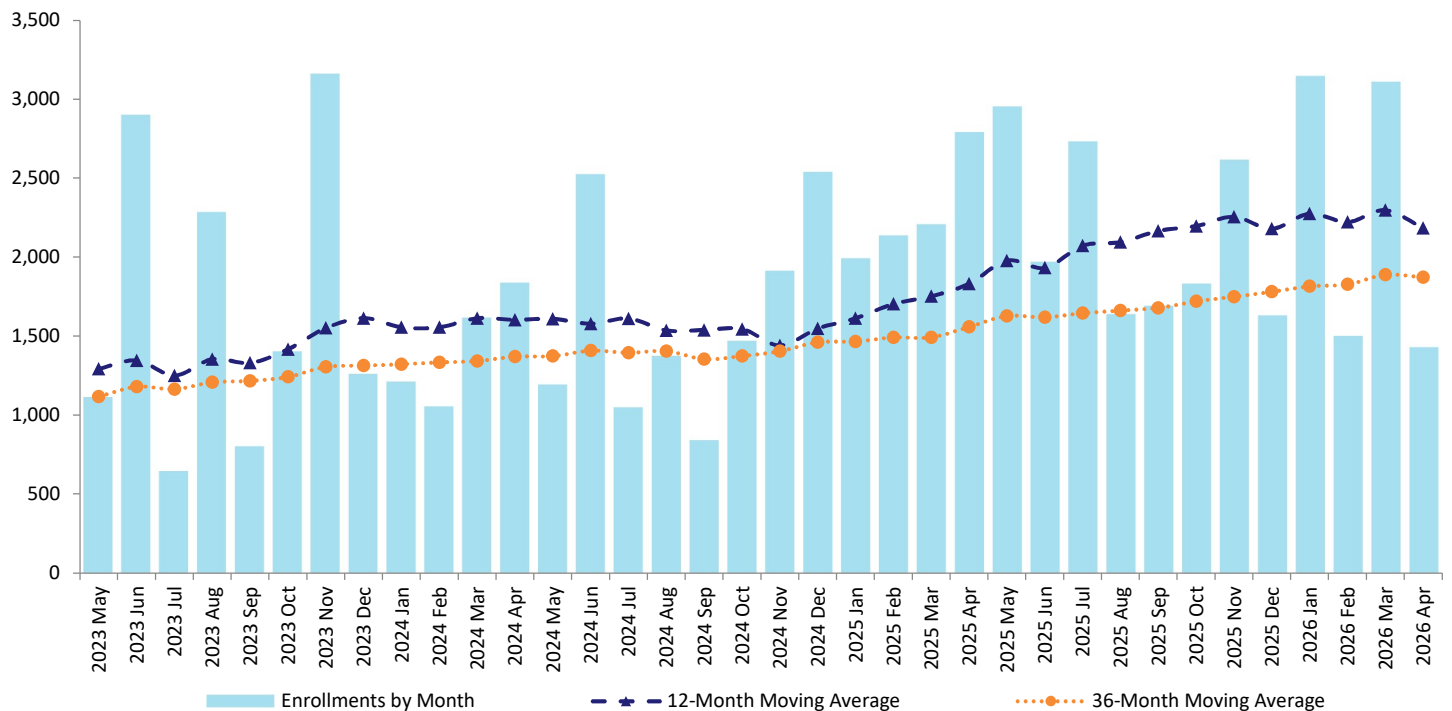


Figure 13: Purpose-built Rental Units<sup>6</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, April 2026



## Data Tables

**Table 1: Registered New Homes<sup>2</sup>, 2002 to 2026**

Calendar Year	Registered New Single Detached Homes <sup>3</sup>		Registered New Homes in Multi-unit Buildings <sup>4</sup>	
	Single Detached Homes Enrolled with Home Warranty Insurance	Owner Builder Authorizations <sup>9</sup>	Homes in Multi-unit Buildings with Home Warranty Insurance <sup>11</sup>	Purpose-built Rental <sup>6</sup>
2002	9,179	3,268	12,075	2,178
2003	11,498	3,507	16,338	2,542
2004	11,746	3,666	19,732	2,654
2005	11,619	3,854	23,211	1,945
2006	10,837	4,124	23,393	1,488
2007	9,995	3,959	25,294	1,688
2008	7,848	3,373	14,924	801
2009	7,176	2,749	6,747	1,783
2010	8,432	3,199	13,949	1,716
2011	7,407	2,596	14,498	1,371
2012	6,912	2,445	16,279	1,948
2013	6,535	2,067	15,803	2,951
2014	8,886	2,335	15,929	2,962
2015	8,845	2,549	17,899	4,736
2016	10,625	2,211	22,749	5,272
2017	11,002	1,136	20,411	9,406
2018	9,469	1,173	25,866	7,724
2019	7,468	960	21,153	13,308
2020	8,127	984	13,144	9,146
2021	10,322	1,085	26,955	13,255
2022	7,333	932	26,907	14,663
2023	5,349	692	19,136	19,370
2024	4,967	582	21,578	18,577
2025	4,857	623	16,185	26,162
2025 YTD	1,815	261	9,092	9,117
2026 YTD	1,457	228	5,591	9,162

**Table 2: Registered New Homes<sup>2</sup>, 2025 to 2026 and 5-year Average, Monthly**

Month	Registered New Single Detached Homes <sup>3</sup>			Registered New Homes in Multi-unit Buildings <sup>4</sup>		
	2026	2025	5-year Average <sup>13</sup>	2026	2025	5-year Average <sup>13</sup>
Jan	310	484	576	4,042	4,162	3,050
Feb	414	556	657	3,624	4,686	3,784
Mar	515	551	794	4,735	4,978	3,988
Apr	446	485	731	2,352	4,383	3,981
May		474	698		4,408	3,378
Jun		484	701		2,767	4,235
Jul		474	577		3,615	3,100
Aug		389	588		2,408	3,125
Sep		420	533		2,574	3,092
Oct		422	525		2,911	2,883
Nov		362	507		3,089	3,240
Dec		378	461		2,366	2,701

**Table 3: Registered New Homes in Multi-unit Buildings<sup>4</sup>, 2025 to 2026, Monthly**

Month	Enrolled New Homes in Multi-unit Buildings <sup>11</sup>		Purpose-built Rental <sup>6</sup>		Registered New Homes in Multi-Unit Buildings <sup>4</sup>	
	2026	2025	2026	2025	2026	2025
Jan	900	2,171	3,142	1,991	4,042	4,162
Feb	2,131	2,551	1,493	2,135	3,624	4,686
Mar	1,630	2,773	3,105	2,205	4,735	4,978
Apr	930	1,597	1,422	2,786	2,352	4,383
May		1,460		2,948		4,408
Jun		799		1,968		2,767
Jul		887		2,728		3,615
Aug		771		1,637		2,408
Sep		884		1,690		2,574
Oct		1,080		1,831		2,911
Nov		476		2,613		3,089
Dec		736		1,630		2,366

**Table 4: Registered New Homes<sup>2</sup> by Regional District, April 2026**

Regional District	Registered New Single Detached Homes <sup>3</sup>		Registered New Homes in Multi-unit Buildings <sup>4</sup>		Total	
	Number of Homes	Regional % Share of Provincial Total	Number of Homes	Regional % Share of Provincial Total	Number of Homes	Regional % Share of Provincial Total
Alberni-Clayoquot	1	0.2%	57	2.4%	58	2.1%
Bulkley-Nechako	7	1.6%	2	0.1%	9	0.3%
Capital	18	4.0%	62	2.6%	80	2.9%
Cariboo	8	1.8%	26	1.1%	34	1.2%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	9	2.0%	2	0.1%	11	0.4%
Central Okanagan	27	6.1%	99	4.2%	126	4.5%
Columbia-Shuswap	13	2.9%	11	0.5%	24	0.9%
Comox Valley	14	3.1%	0	0.0%	14	0.5%
Cowichan Valley	9	2.0%	3	0.1%	12	0.4%
East Kootenay	25	5.6%	13	0.6%	38	1.4%
Fraser Valley	31	7.0%	281	11.9%	312	11.2%
Fraser-Fort George	5	1.1%	4	0.2%	9	0.3%
Kitimat-Stikine	7	1.6%	2	0.1%	9	0.3%
Kootenay-Boundary	7	1.6%	4	0.2%	11	0.4%
Metro Vancouver	158	35.4%	1,110	47.2%	1,268	45.3%
Mount Waddington	1	0.2%	0	0.0%	1	0.0%
Nanaimo	28	6.3%	395	16.8%	423	15.1%
North Okanagan	16	3.6%	2	0.1%	18	0.6%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	17	3.8%	188	8.0%	205	7.3%
Peace River	8	1.8%	0	0.0%	8	0.3%
Powell River	8	1.8%	2	0.1%	10	0.4%
Skeena-Queen Charlotte	0	0.0%	61	2.6%	61	2.2%
Squamish-Lillooet	5	1.1%	4	0.2%	9	0.3%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	4	0.9%	13	0.6%	17	0.6%
Sunshine Coast	10	2.2%	8	0.3%	18	0.6%
Thompson-Nicola	10	2.2%	3	0.1%	13	0.5%
<b>Total</b>	<b>446</b>	<b>100.0%</b>	<b>2,352</b>	<b>100.0%</b>	<b>2,798</b>	<b>100.0%</b>

## Background and Methodology

BC Housing is responsible for the administration of the *Homeowner Protection Act*, with a mandate to help bring about improvements in the quality of residential construction and increase consumer protection for buyers of new homes in British Columbia (B.C.). Under the Act, all new homes in the province must be registered with BC Housing. The registration of new homes in the public registry must occur prior to the issuance of building permits and housing starts. The new homes registry data measures residential construction activities at the beginning of a project before construction commences. Therefore, information in the Monthly New Homes Registry Report is a leading indicator of housing activity in B.C.

New home registration data is collected from Licensed Residential Builders and owner builders through the New Home Registration forms and Owner Builder Authorization applications. Over time, some minor adjustments may be made to the new home registration data as registrations are withdrawn or cancelled from home warranty insurance.

This report provides information on registered new homes by building type, building size, and building location. Figures for registered new homes include both multi-unit and single detached new homes enrolled with home warranty insurance, Owner Builder Authorizations, and, since the August 2016 report, purpose-built rental buildings that are exempt from home warranty insurance.

CSA-approved manufactured homes (modular homes, mobile homes and factory-built homes), floating homes, non-stratified hotels, motels, dormitories and care facilities are excluded from the definition of new home and are not reflected in the report.

Geographical terms in this publication are based on Statistics Canada's 2006 Census area. In February 2009, the regional district of Comox-Strathcona was replaced by two successor regional districts, Comox Valley and Strathcona.

## Research

In collaboration with BC Housing, the Bank of Canada conducted a study to assess whether or not new home registration data can be used as a leading indicator for economic activity in B.C. Study findings reveal that quarterly increases in new registrations for single detached homes have statistically significant predictive content for growth in real Gross Domestic Product (GDP) over the next one to three quarters, providing stronger signals compared to housing starts and building permits over this forecast horizon. To view the report, go to the Staff Discussion Papers section on the Bank of Canada's [website](#).

## End Notes

<sup>1</sup> Bank of Canada, 2016. New Housing Registrations as a Leading Indicator of the B.C. Economy. Details are available [here](#).

<sup>2</sup> Registered new homes includes: single detached and multi-unit homes enrolled in home warranty insurance, single detached homes constructed by an owner builder not covered by home warranty insurance, and purpose-built rental units that are exempt from home warranty insurance. Before August 2016, calculations of registered new homes in this report excluded purpose-built rental units.

<sup>3</sup> Registered new single detached homes includes new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations issued by the Registrar.

<sup>4</sup> Registered new homes in multi-unit buildings (two or more dwelling units) include new homes enrolled with home warranty insurance and new homes in purpose-built rental buildings with a home warranty insurance exemption. Before August 2016, calculations of registered new homes in multi-unit buildings in this report excluded purpose-built rental units.

<sup>5</sup> The trend analysis with moving average is based on a twelve-month and 36-month simple moving average of the monthly new home registration data. Data are not seasonally adjusted.

<sup>6</sup> Purpose-built rental refers to new rental homes in multi-unit buildings that qualify for exemption from home warranty insurance. These exempted homes must be constructed for rental purposes, including social housing, and have a restrictive covenant registered on title restricting the sale of any dwelling unit for a 10-year period. Rental homes with a covenant may however be captured under "enrolled new multi-unit homes" if the unit is voluntarily enrolled with home warranty insurance.

<sup>7</sup> Selected cities are the 10 cities that had the highest numbers of registered new homes in the reference month.

<sup>8</sup> The five regional districts with the highest numbers of registered new homes in the reference month.

<sup>9</sup> Owner-built homes refers to Owner Builder Authorizations issued by the Registrar. New homes built under an Owner Builder Authorization are exempt from licensing and home warranty insurance.

<sup>10</sup> Selected cities are the 10 cities that had the highest numbers of registered single detached homes in Metro Vancouver in 2025.

<sup>11</sup> Enrolled new multi-unit homes refers to new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance.

<sup>12</sup> Building size is measured by number of dwelling units, which is equivalent to new homes.

<sup>13</sup> In this report, the five year average is the average of the most recently completed five years.

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