

# NEW HOMES REGISTRY REPORT



## Leading Housing Market Indicator for B.C.

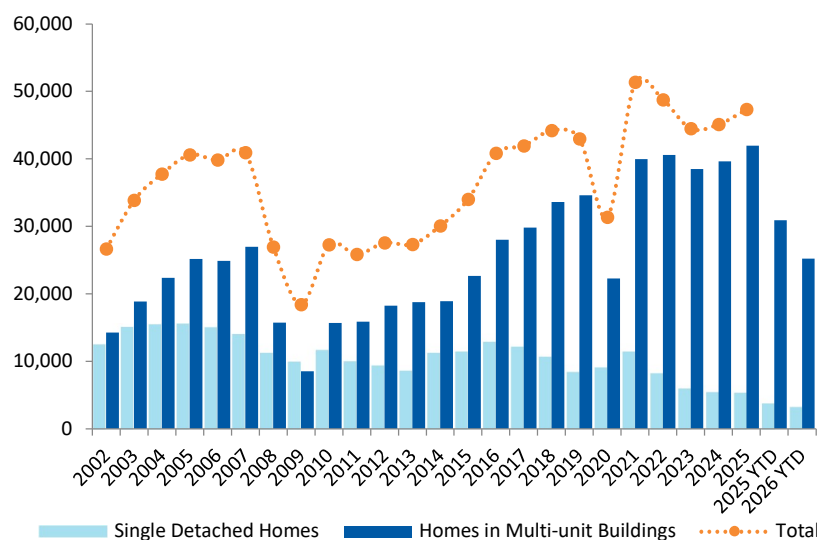
Registered new homes data are a leading indicator of housing and economic<sup>1</sup> activity in British Columbia. The *Monthly New Homes Registry Report* provides information on registered new homes by building type, building size and location, and is intended for use by the residential construction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

### General Highlights

- In the first eight months of 2026, 28,512 new homes were registered<sup>2</sup> in B.C., including 3,316 single detached<sup>3</sup> and 25,196 multi-unit homes<sup>4</sup>.
- So far in 2026, total home registrations<sup>2</sup> are down 18.0% from 2025. Registrations for multi-unit homes<sup>4</sup> decreased 18.5%, while registrations for single detached homes decreased 13.8%<sup>3</sup>.
- In August, 2,093 new homes were registered<sup>2</sup> in B.C., a 23.6% decrease compared with August 2025.
- Using a 12-month moving average<sup>5</sup>, there were 3,425 new registered homes<sup>2</sup> in August, a 1.5% decrease from July for all registered new homes.
- Metro Vancouver accounted for 64.5% of all new homes registered<sup>2</sup> in August. Vancouver (445), Surrey (430), and Coquitlam (187) were the top three cities in registered new homes this month.
- In August, there were more multi-unit homes registered than single detached homes in Sidney, Port Coquitlam, Nelson, Invermere, Sparwood, Langley, Kamloops, Surrey, Vancouver, Coquitlam, Terrace, Salmon Arm, Osoyoos, Nanaimo, Kelowna, Pemberton, Chilliwack, Langford, Kitimat, Penticton, Burnaby, New Westminster, Victoria, Courtenay, and Richmond.
- So far in 2026, 16,150 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 decreased 12.2%.

\* Langley includes City of Langley and Township of Langley.

**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>, August 2026**

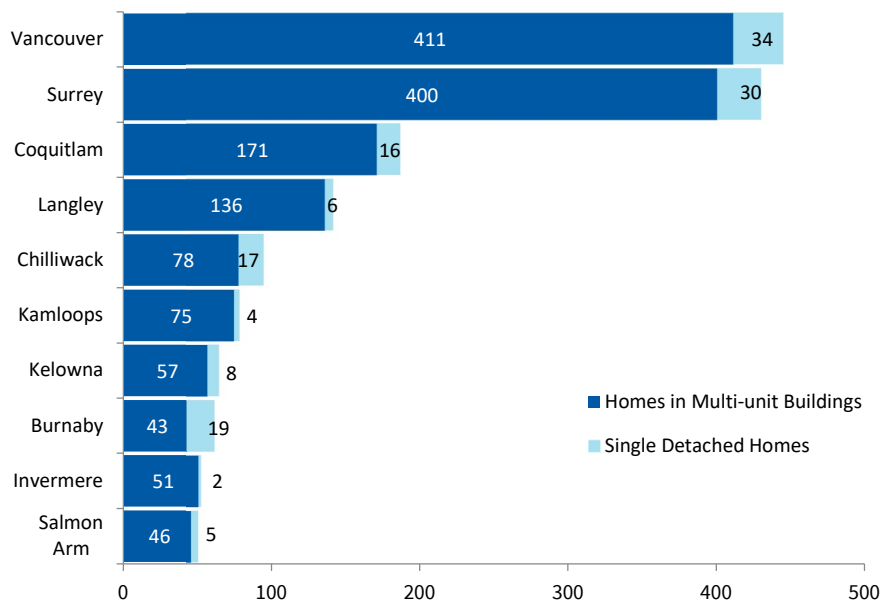
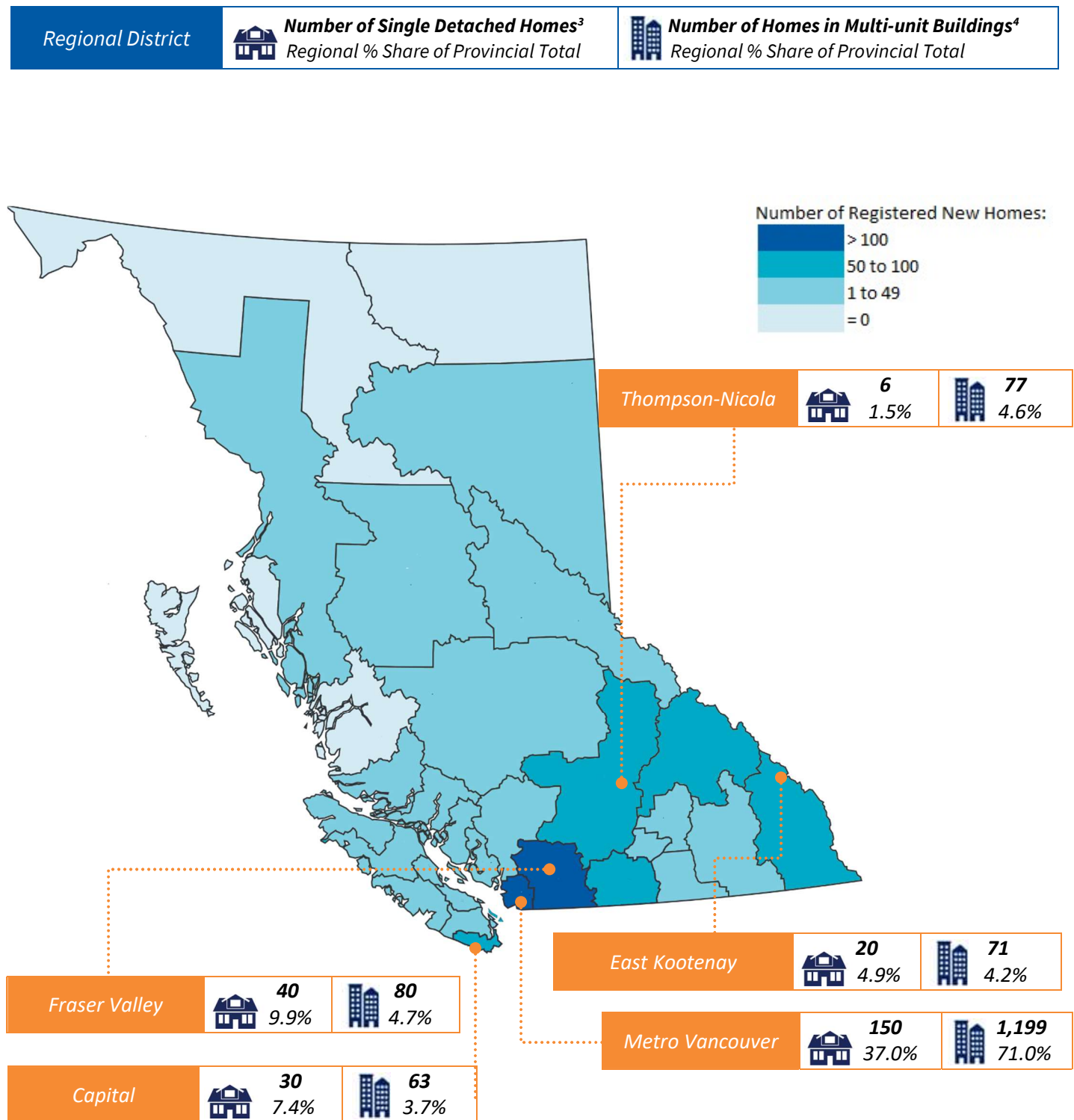


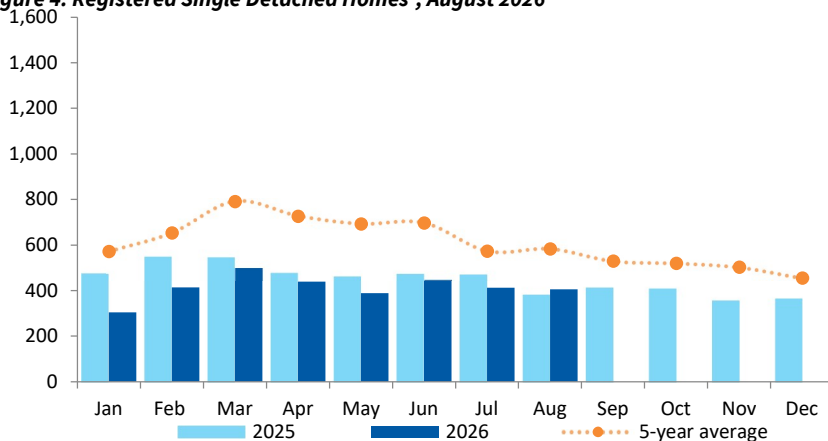
Figure 3: Registered New Homes<sup>2</sup> by Regional District<sup>8</sup>, August 2026



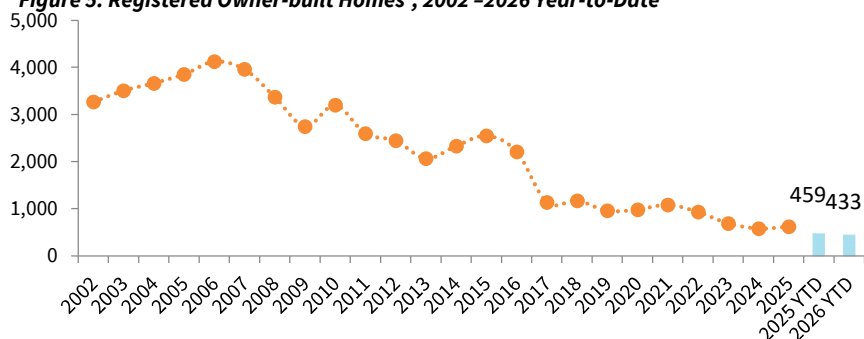
## Single Detached Highlights

- In the first eight months of 2026, 3,316 new single detached homes were registered<sup>3</sup> in B.C. Compared with the same period in 2025, single detached registrations decreased 13.8%.
- In August, 405 single detached homes were registered<sup>3</sup>. Compared with August 2025, the number of single detached registrations increased 5.7%.
- Using a 12-month moving average<sup>5</sup>, there were 405 new single detached registered homes<sup>3</sup> in August, trending at a 0.5% increase from July.
- Using a 36-month moving average<sup>5</sup>, there were 441 new single detached registered homes<sup>3</sup> in August, which is a 0.8% decrease from July.
- Vancouver (34), Surrey (30) and Burnaby (19) had the largest number of single detached homes registered<sup>3</sup> in August.

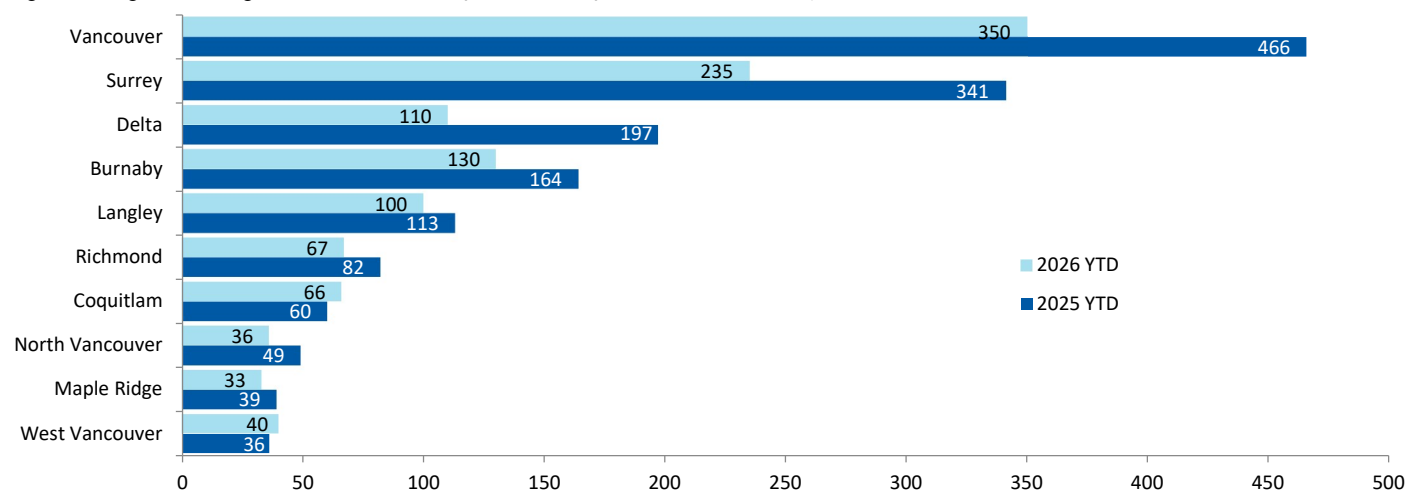
**Figure 4: Registered Single Detached Homes<sup>3</sup>, August 2026**



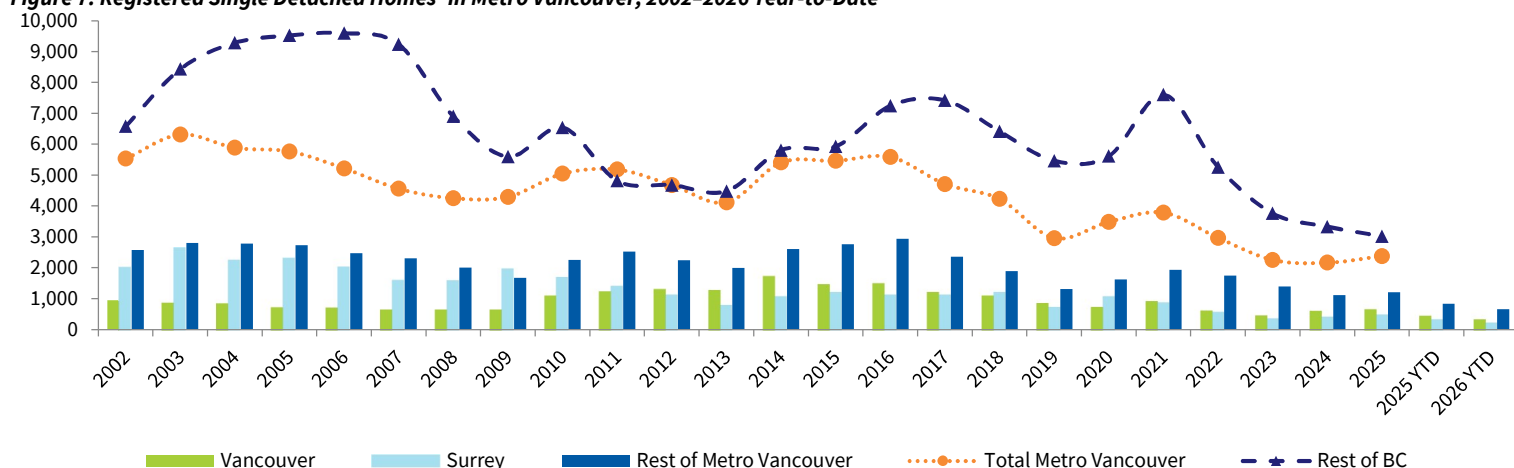
**Figure 5: Registered Owner-built Homes<sup>9</sup>, 2002 -2026 Year-to-Date**



**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 eight months of 2026, 9,046 new multi-unit homes were enrolled<sup>11</sup> in B.C. Compared with the same period in 2025, multi-unit enrollments decreased 27.7%.
- In August, 799 multi-unit homes were enrolled<sup>10</sup>. Compared with August 2025, the number of multi-unit enrollments increased 11.1%.
- Using a 12-month moving average<sup>5</sup>, there were 1,018 new multi-unit enrolled homes<sup>11</sup> in August, trending at a 0.7% increase from July.
- Using a 36-month moving average<sup>5</sup>, there were 1,446 new multi-unit enrolled homes<sup>11</sup> in August, which is a 0.6% decrease from July.
- There were 180 new multi-unit buildings enrolled<sup>11</sup> in August. Most of these buildings were duplexes (73.3%) and quadplexes (13.9%). The largest building of 215 units was proposed to be built in Surrey.
- In August, Surrey (281), Vancouver (87), and Chilliwack (78) 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>, August 2026

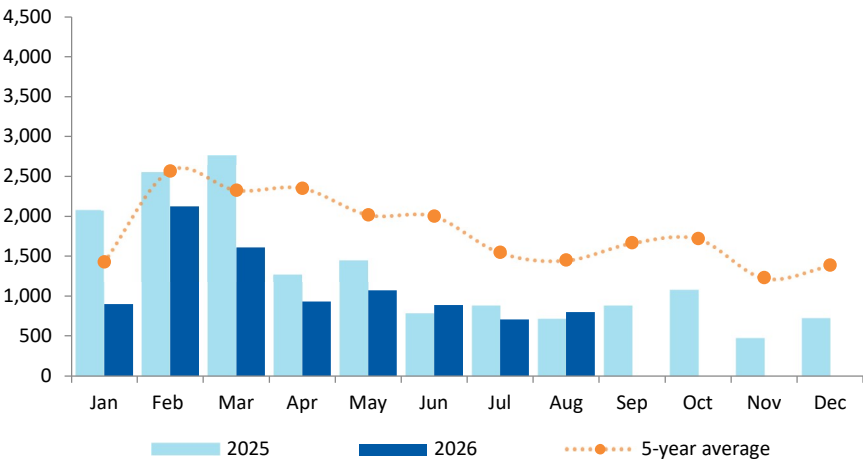


Figure 9: Enrolled Multi-unit Buildings<sup>11</sup> by Building Size<sup>12</sup>, August 2026

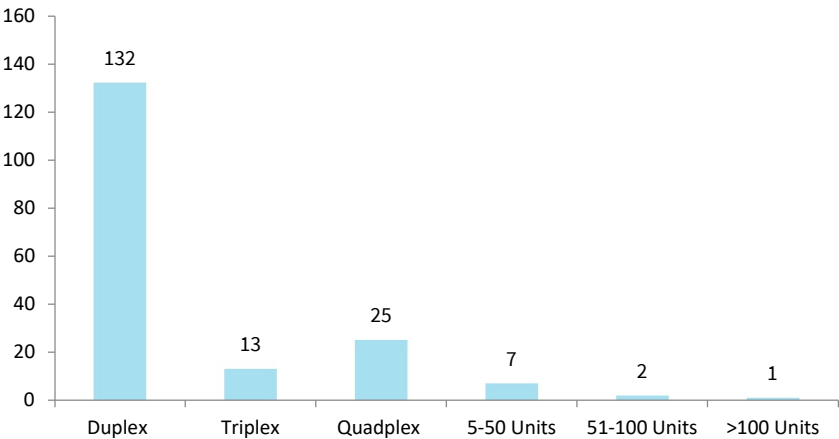
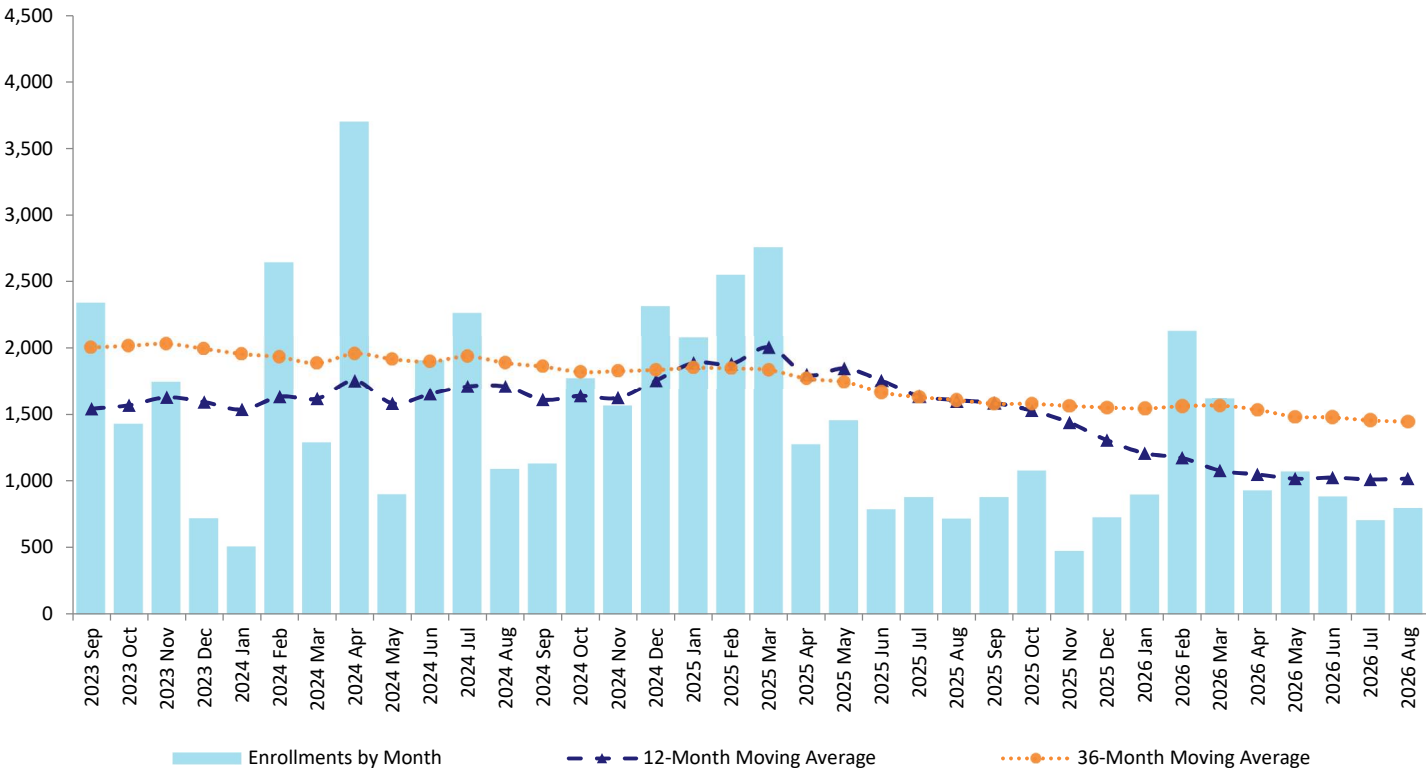


Figure 10: Enrolled Homes in Multi-unit Buildings<sup>11</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, August 2026



## Purpose-built Rental Highlights

- In the first eight months of 2026, 16,150 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 decreased 12.2%.
- So far in 2026, rental units<sup>6</sup> represented 64.1% of all multi-unit registrations.
- This month 889 rental units were registered<sup>12</sup>. Compared with August 2025, the number of rental units registered decreased 45.7%.
- Using a 12-month moving average<sup>5</sup>, there were 2,002 rental units registered<sup>6</sup> in August, trending at a 3.0% decrease from July.
- Using a 36-month moving average<sup>5</sup>, there were 1,876 rental units registered<sup>6</sup> in August, which is a 2.0% decrease from July.
- There were 15 rental buildings registered<sup>6</sup> in August. Most of these were quadplexes (40.0%) and buildings of more than 100 units (26.7%). The largest building of 260 units was proposed to be built in Vancouver.
- In August, Vancouver (324), Coquitlam (156), and Surrey (119) had the largest number of rental units registered<sup>6</sup> in B.C.

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

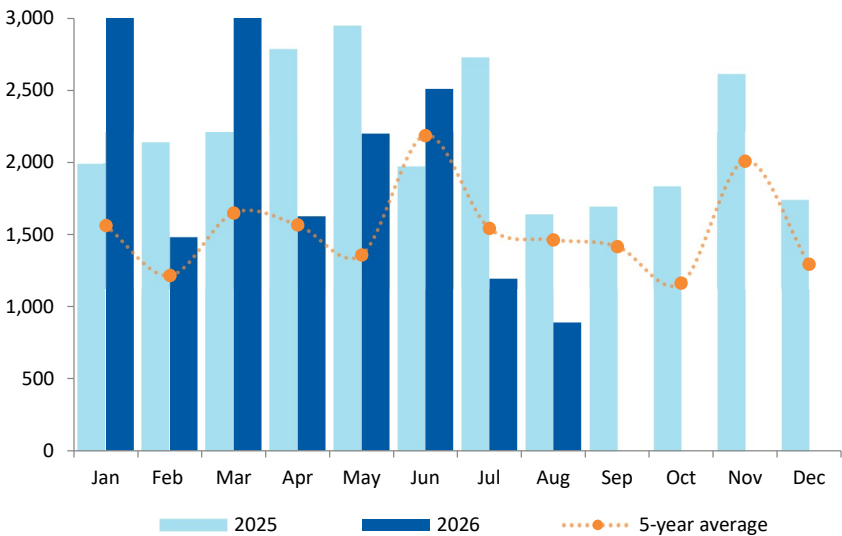


Figure 12: Purpose-built Rental Buildings<sup>6</sup> by Building Size<sup>12</sup>, August 2026

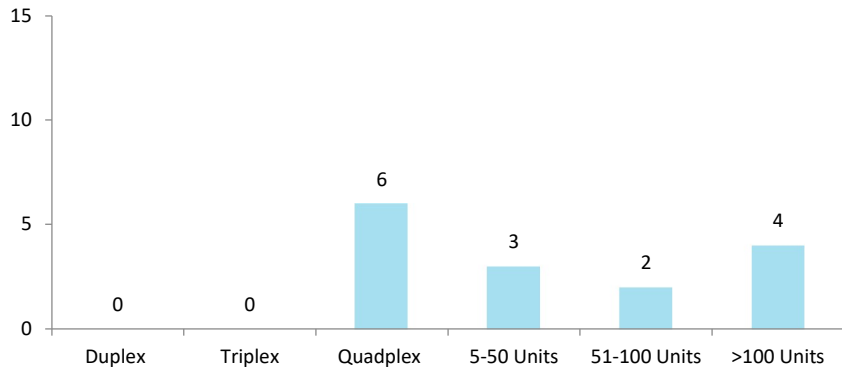
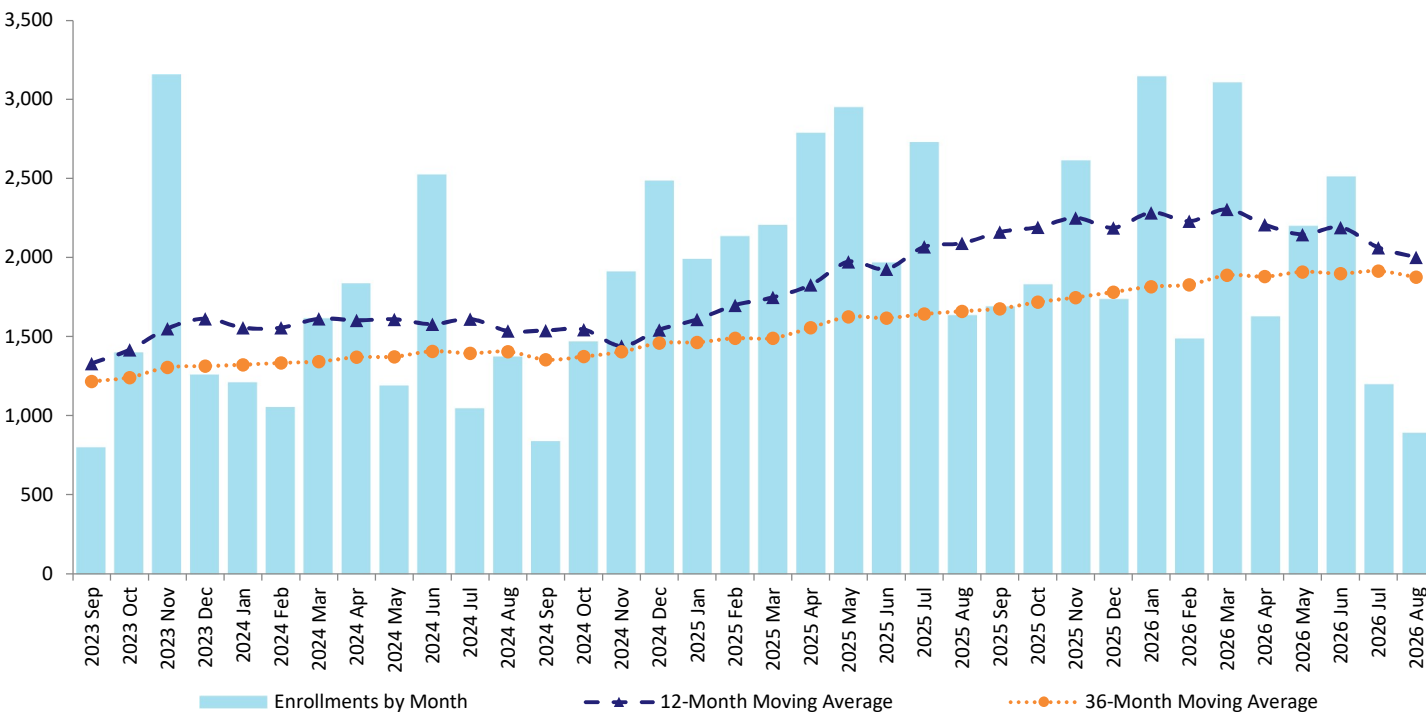


Figure 13: Purpose-built Rental Units<sup>6</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, August 2026



## 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          | 10,999                                                      | 1,136                                     | 20,411                                                                   | 9,406                             |
| 2018          | 9,468                                                       | 1,173                                     | 25,866                                                                   | 7,724                             |
| 2019          | 7,465                                                       | 960                                       | 21,153                                                                   | 13,428                            |
| 2020          | 8,123                                                       | 984                                       | 13,144                                                                   | 9,146                             |
| 2021          | 10,309                                                      | 1,085                                     | 26,720                                                                   | 13,255                            |
| 2022          | 7,299                                                       | 932                                       | 25,907                                                                   | 14,663                            |
| 2023          | 5,323                                                       | 692                                       | 19,118                                                                   | 19,370                            |
| 2024          | 4,912                                                       | 582                                       | 21,107                                                                   | 18,525                            |
| 2025          | 4,774                                                       | 623                                       | 15,672                                                                   | 26,269                            |
| 2025 YTD      | 3,390                                                       | 459                                       | 12,507                                                                   | 18,398                            |
| 2026 YTD      | 2,883                                                       | 433                                       | 9,046                                                                    | 16,150                            |

**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   | 304                                               | 476  | 573                          | 4,042                                                     | 4,066 | 2,991                        |
| Feb   | 414                                               | 550  | 654                          | 3,612                                                     | 4,686 | 3,784                        |
| Mar   | 502                                               | 547  | 791                          | 4,727                                                     | 4,962 | 3,974                        |
| Apr   | 439                                               | 480  | 728                          | 2,557                                                     | 4,064 | 3,917                        |
| May   | 389                                               | 464  | 693                          | 3,271                                                     | 4,406 | 3,377                        |
| Jun   | 450                                               | 476  | 697                          | 3,396                                                     | 2,756 | 4,187                        |
| Jul   | 413                                               | 473  | 575                          | 1,903                                                     | 3,609 | 3,090                        |
| Aug   | 405                                               | 383  | 584                          | 1,688                                                     | 2,356 | 2,915                        |
| Sep   |                                                   | 414  | 530                          |                                                           | 2,571 | 3,084                        |
| Oct   |                                                   | 410  | 521                          |                                                           | 2,911 | 2,881                        |
| Nov   |                                                   | 358  | 503                          |                                                           | 3,089 | 3,240                        |
| Dec   |                                                   | 366  | 456                          |                                                           | 2,465 | 2,681                        |

**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                                                      | 2,075 | 3,142                             | 1,991 | 4,042                                                     | 4,066 |
| Feb   | 2,129                                                    | 2,551 | 1,483                             | 2,135 | 3,612                                                     | 4,686 |
| Mar   | 1,622                                                    | 2,757 | 3,105                             | 2,205 | 4,727                                                     | 4,962 |
| Apr   | 930                                                      | 1,278 | 1,627                             | 2,786 | 2,557                                                     | 4,064 |
| May   | 1,073                                                    | 1,458 | 2,198                             | 2,948 | 3,271                                                     | 4,406 |
| Jun   | 885                                                      | 788   | 2,511                             | 1,968 | 3,396                                                     | 2,756 |
| Jul   | 708                                                      | 881   | 1,195                             | 2,728 | 1,903                                                     | 3,609 |
| Aug   | 799                                                      | 719   | 889                               | 1,637 | 1,688                                                     | 2,356 |
| Sep   |                                                          | 881   |                                   | 1,690 |                                                           | 2,571 |
| Oct   |                                                          | 1,080 |                                   | 1,831 |                                                           | 2,911 |
| Nov   |                                                          | 476   |                                   | 2,613 |                                                           | 3,089 |
| Dec   |                                                          | 728   |                                   | 1,737 |                                                           | 2,465 |

**Table 4: Registered New Homes<sup>2</sup> by Regional District, August 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      | 2                                                 | 0.5%                                 | 0                                                         | 0.0%                                 | 2               | 0.1%                                 |
| Bulkley-Nechako        | 7                                                 | 1.7%                                 | 2                                                         | 0.1%                                 | 9               | 0.4%                                 |
| Capital                | 30                                                | 7.4%                                 | 63                                                        | 3.7%                                 | 93              | 4.4%                                 |
| Cariboo                | 8                                                 | 2.0%                                 | 0                                                         | 0.0%                                 | 8               | 0.4%                                 |
| Central Coast          | 0                                                 | 0.0%                                 | 0                                                         | 0.0%                                 | 0               | 0.0%                                 |
| Central Kootenay       | 10                                                | 2.5%                                 | 8                                                         | 0.5%                                 | 18              | 0.9%                                 |
| Central Okanagan       | 16                                                | 4.0%                                 | 61                                                        | 3.6%                                 | 77              | 3.7%                                 |
| Columbia-Shuswap       | 18                                                | 4.4%                                 | 48                                                        | 2.8%                                 | 66              | 3.2%                                 |
| Comox Valley           | 6                                                 | 1.5%                                 | 4                                                         | 0.2%                                 | 10              | 0.5%                                 |
| Cowichan Valley        | 16                                                | 4.0%                                 | 0                                                         | 0.0%                                 | 16              | 0.8%                                 |
| East Kootenay          | 20                                                | 4.9%                                 | 71                                                        | 4.2%                                 | 91              | 4.3%                                 |
| Fraser Valley          | 40                                                | 9.9%                                 | 80                                                        | 4.7%                                 | 120             | 5.7%                                 |
| Fraser-Fort George     | 12                                                | 3.0%                                 | 2                                                         | 0.1%                                 | 14              | 0.7%                                 |
| Kitimat-Stikine        | 2                                                 | 0.5%                                 | 14                                                        | 0.8%                                 | 16              | 0.8%                                 |
| Kootenay-Boundary      | 3                                                 | 0.7%                                 | 0                                                         | 0.0%                                 | 3               | 0.1%                                 |
| Metro Vancouver        | 150                                               | 37.0%                                | 1,199                                                     | 71.0%                                | 1,349           | 64.5%                                |
| Mount Waddington       | 1                                                 | 0.2%                                 | 0                                                         | 0.0%                                 | 1               | 0.0%                                 |
| Nanaimo                | 15                                                | 3.7%                                 | 27                                                        | 1.6%                                 | 42              | 2.0%                                 |
| North Okanagan         | 15                                                | 3.7%                                 | 6                                                         | 0.4%                                 | 21              | 1.0%                                 |
| Northern Rockies       | 0                                                 | 0.0%                                 | 0                                                         | 0.0%                                 | 0               | 0.0%                                 |
| Okanagan-Similkameen   | 4                                                 | 1.0%                                 | 12                                                        | 0.7%                                 | 16              | 0.8%                                 |
| Peace River            | 4                                                 | 1.0%                                 | 0                                                         | 0.0%                                 | 4               | 0.2%                                 |
| qathet                 | 4                                                 | 1.0%                                 | 4                                                         | 0.2%                                 | 8               | 0.4%                                 |
| Skeena-Queen Charlotte | 0                                                 | 0.0%                                 | 0                                                         | 0.0%                                 | 0               | 0.0%                                 |
| Squamish-Lillooet      | 4                                                 | 1.0%                                 | 8                                                         | 0.5%                                 | 12              | 0.6%                                 |
| Stikine                | 0                                                 | 0.0%                                 | 0                                                         | 0.0%                                 | 0               | 0.0%                                 |
| Strathcona             | 9                                                 | 2.2%                                 | 0                                                         | 0.0%                                 | 9               | 0.4%                                 |
| Sunshine Coast         | 3                                                 | 0.7%                                 | 2                                                         | 0.1%                                 | 5               | 0.2%                                 |
| Thompson-Nicola        | 6                                                 | 1.5%                                 | 77                                                        | 4.6%                                 | 83              | 4.0%                                 |
| <b>Total</b>           | <b>405</b>                                        | <b>100.0%</b>                        | <b>1,688</b>                                              | <b>100.0%</b>                        | <b>2,093</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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