

# 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 two months of 2026, 8,004 new homes were registered<sup>2</sup> in B.C., including 731 single detached<sup>3</sup> and 7,273 multi-unit homes<sup>4</sup>.
- So far in 2026, total home registrations<sup>2</sup> are down 19.1% from 2025. Registrations for multi-unit homes<sup>4</sup> decreased 17.8%, while registrations for single detached homes decreased 30.2%<sup>3</sup>.
- In February, 4,507 new homes were registered<sup>2</sup> in B.C., a 14.1% decrease compared with February 2025.
- Using a 12-month moving average<sup>5</sup>, there were 3,832 new registered homes<sup>2</sup> in February, a 1.6% decrease from January for all registered new homes.
- Metro Vancouver accounted for 73.6% of all new homes registered<sup>2</sup> in February. Surrey (1,518), Burnaby (537) and Vancouver (310) were the top three cities in registered new homes this month.
- In February, there were more multi-unit homes than single detached homes in Lake Country, Maple Ridge, Saanich, Kamloops, Langley\*, Surrey, Sooke, Richmond, Burnaby, Port Alberni, Coquitlam, Kelowna, Nanaimo, Penticton, Rossland, Creston, Campbell River, Vancouver, Colwood, Sidney, Vernon, Comox, West Kelowna, Terrace, Delta\*, Nelson, Mission, and Langford.
- So far in 2026, 4,240 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 2.8%.

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

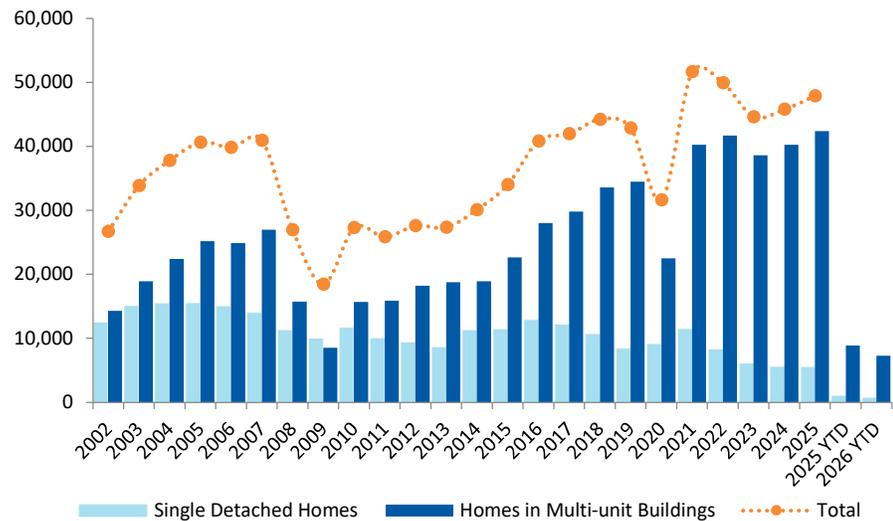
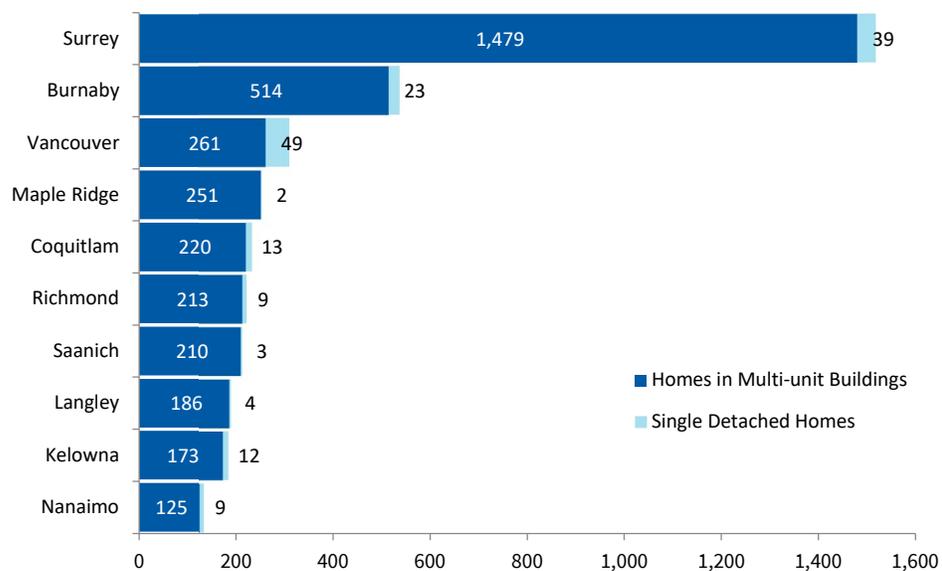
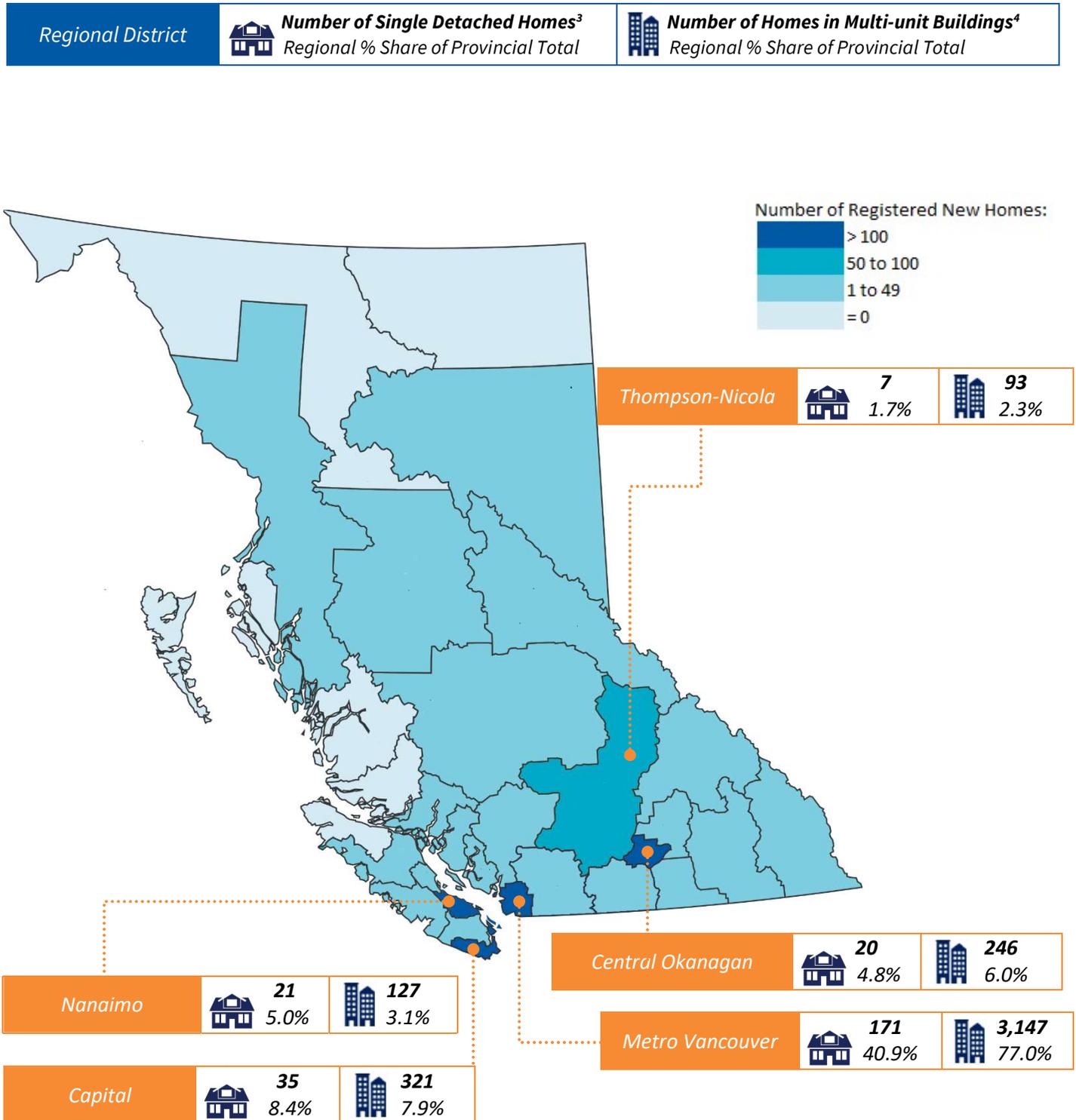


Figure 2: Registered New Homes<sup>2</sup> by Building Type and Selected City<sup>7</sup>, February 2026



\*Langley includes the City of Langley and the Township of Langley. Delta includes City of Delta and Tsawwassen First Nation Lands.

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



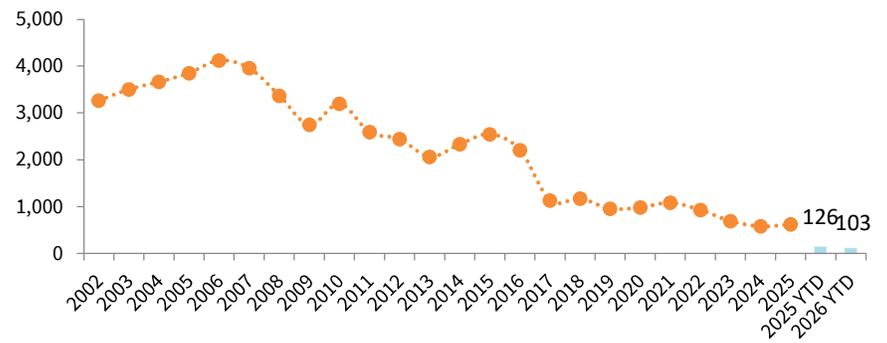
## Single Detached Highlights

- In the first two months of 2026, 731 new single detached homes were registered<sup>3</sup> in B.C. Compared with the same period in 2025, single detached registrations decreased 30.2%.
- In February, 418 single detached homes were registered<sup>3</sup>. Compared with February 2025, the number of single detached registrations decreased 25.4%.
- Using a 12-month moving average<sup>5</sup>, there were 433 new single detached registered homes<sup>3</sup> in February, trending at a 2.7% decrease from January.
- Using a 36-month moving average<sup>5</sup>, there were 471 new single detached registered homes<sup>3</sup> in February, which is a 0.3% decrease from January.
- Vancouver (49), Surrey (39) and Abbotsford (25) had the largest number of single detached homes registered<sup>3</sup> in February.

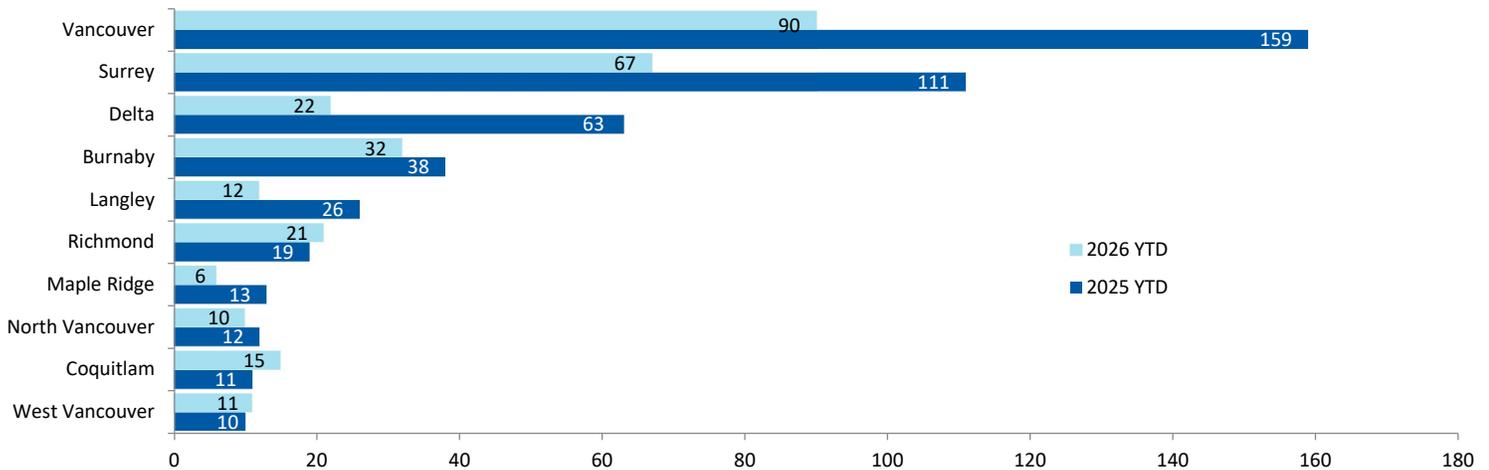
**Figure 4: Registered Single Detached Homes<sup>3</sup>, February 2026**



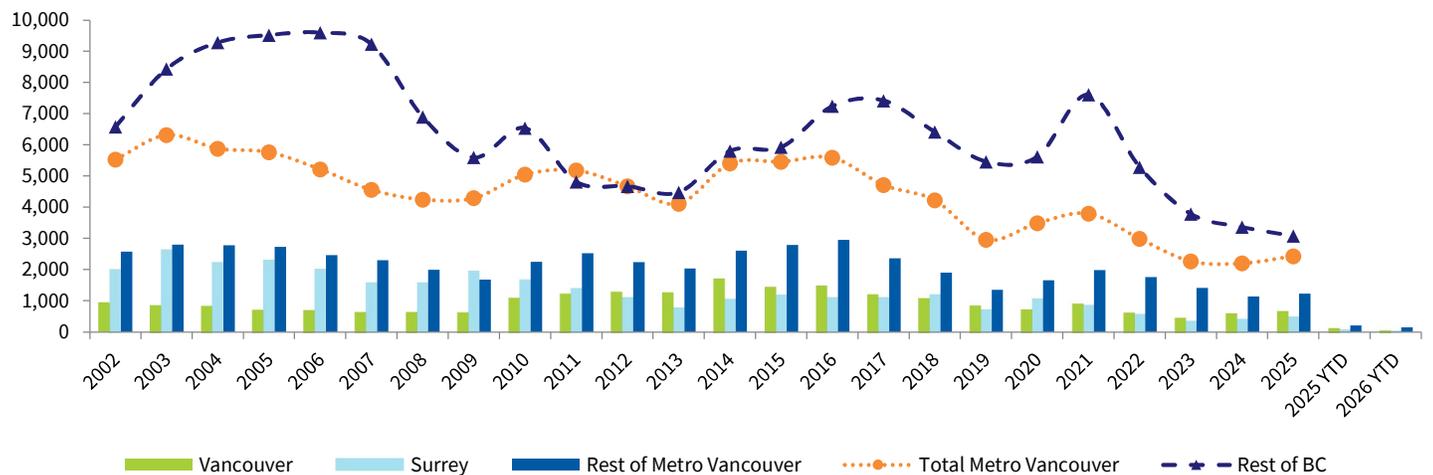
**Figure 5: Registered Owner-built Homes<sup>9</sup>, 2002 -2026 Year-to-Date**



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



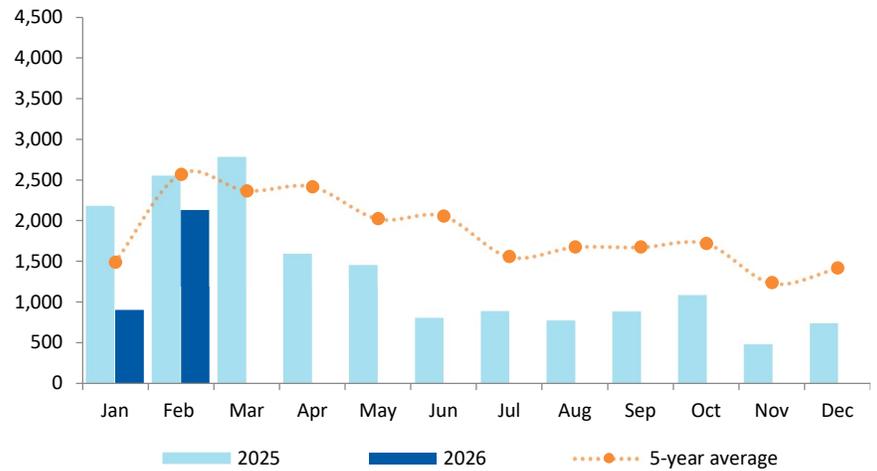
**Figure 7: Registered Single Detached Homes<sup>3</sup> in Metro Vancouver, 2002-2026 Year-to-Date**



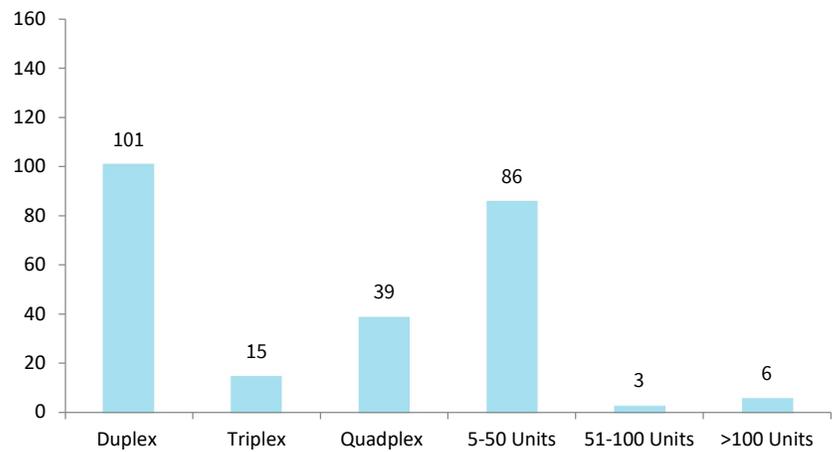
## Enrolled Multi-unit Highlights

- In the first two months of 2026, 3,033 new multi-unit homes were enrolled<sup>11</sup> in B.C. Compared with the same period in 2025, multi-unit enrollments decreased 35.8%.
- In February, 2,133 multi-unit homes were enrolled<sup>10</sup>. Compared with February 2025, the number of multi-unit enrollments decreased 16.5%.
- Using a 12-month moving average<sup>5</sup>, there were 1,209 new multi-unit enrolled homes<sup>11</sup> in February, trending at a 2.8% decrease from January.
- Using a 36-month moving average<sup>5</sup>, there were 1,595 new multi-unit enrolled homes<sup>11</sup> in February, which is a 1.1% increase from January.
- There were 250 new multi-unit buildings enrolled<sup>11</sup> in February. Most of these buildings were duplexes (40.4%), and 5 to 50 Units (34.4%). The largest building of 207 units was proposed to be built in Richmond.
- In February, Surrey (1,055), Richmond (213), and Langley\* (186) had the largest number of multi-unit enrolled homes<sup>11</sup> in B.C.

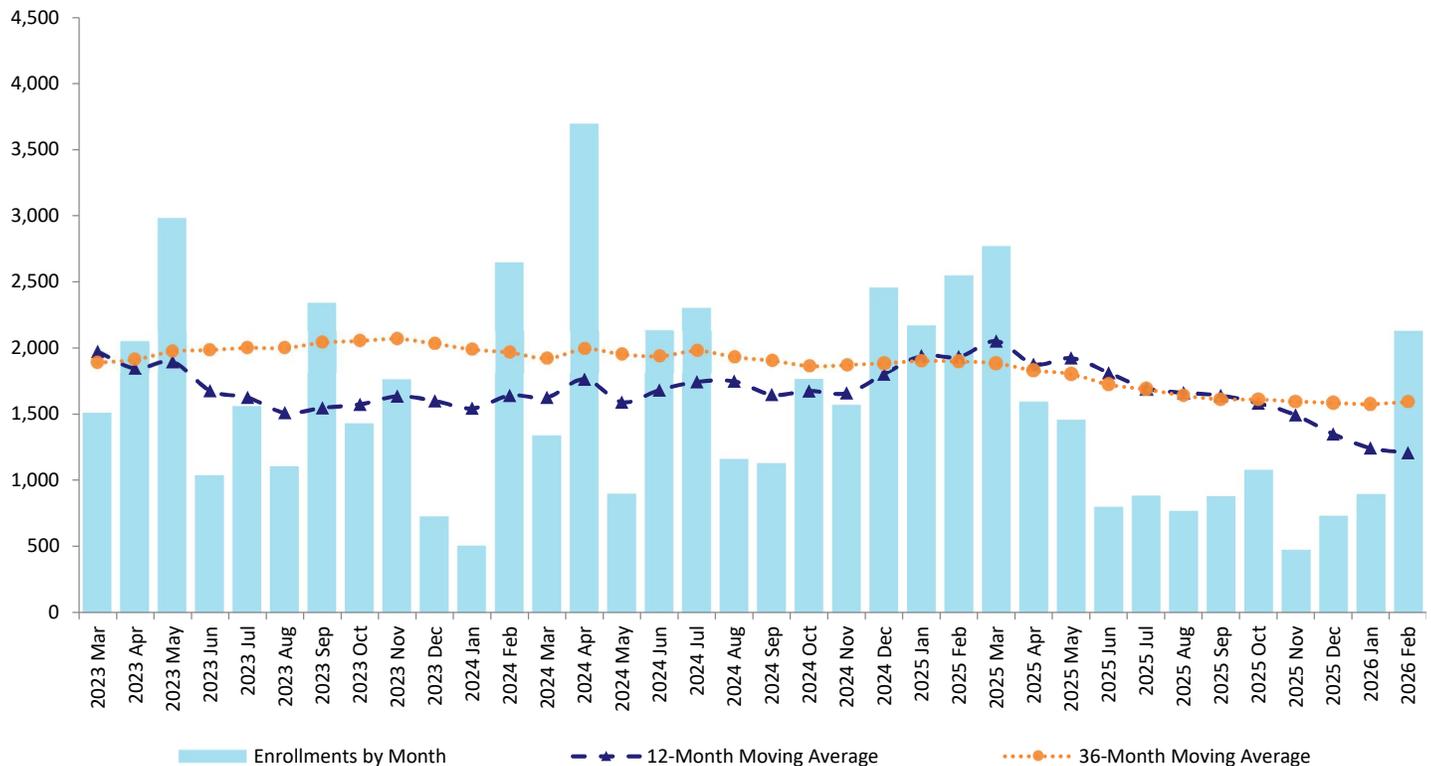
**Figure 8: Enrolled Homes in Multi-unit Buildings<sup>11</sup>, February 2026**



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



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



## Purpose-built Rental Highlights

- In the first two months of 2026, 4,240 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 2.8%.
- So far in 2026, rental units<sup>6</sup> represented 58.3% of all multi-unit registrations.
- This month 1,956 rental units were registered<sup>12</sup>. Compared with February 2025, the number of rental units registered decreased 8.4%.
- Using a 12-month moving average<sup>5</sup>, there were 2,190 rental units registered<sup>6</sup> in February, trending at a 0.7% decrease from January.
- Using a 36-month moving average<sup>5</sup>, there were 1,817 rental units registered<sup>6</sup> in February, which is a 1.4% increase from January.
- There were 18 rental buildings registered<sup>6</sup> in February. These were buildings of 5 to 50 units (33.3%), 51 to 100 units (33.3%) and buildings of more than 100 units (33.3%). The largest building of 480 units was proposed to be built in Burnaby.
- In February, Burnaby (480), Surrey (424), and Saanich (210) had the largest number of rental units registered<sup>6</sup> in B.C.

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

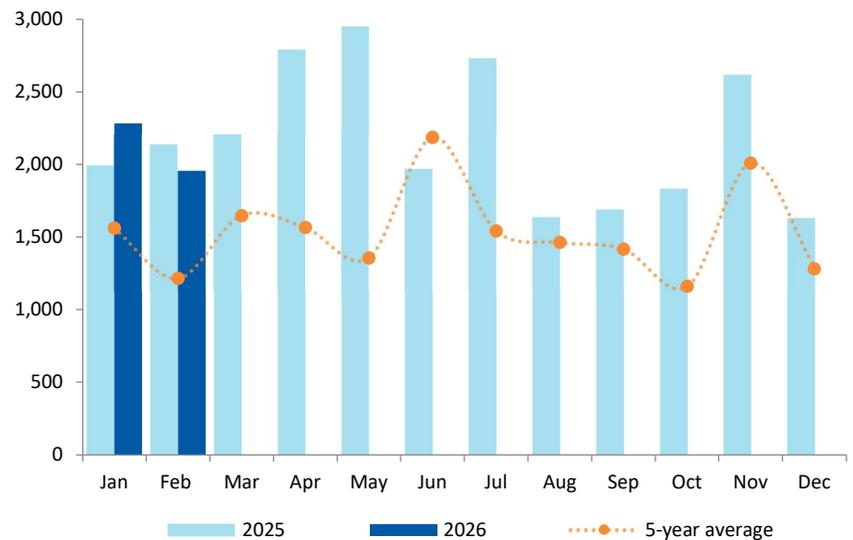


Figure 12: Purpose-built Rental Buildings<sup>6</sup> by Building Size<sup>12</sup>, February 2026

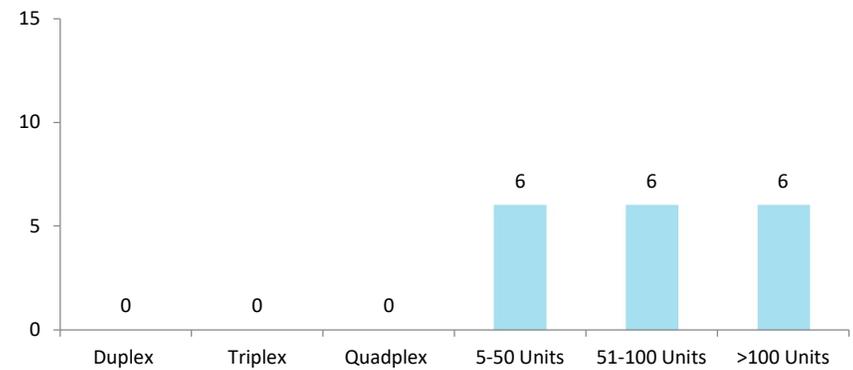
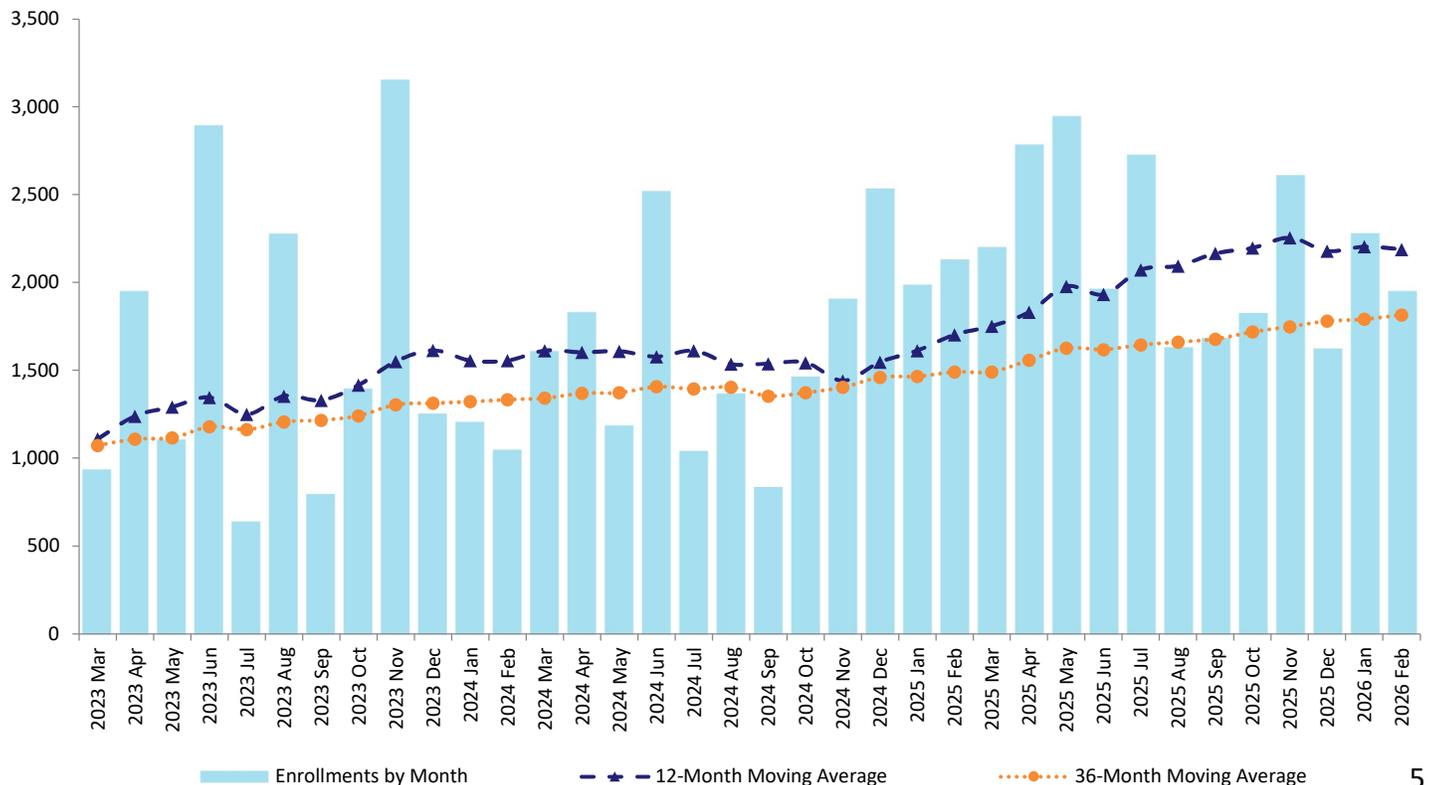


Figure 13: Purpose-built Rental Units<sup>6</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, February 2026



## 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	8,846	2,549	17,899	4,736
2016	10,625	2,211	22,749	5,272
2017	11,005	1,136	20,411	9,402
2018	9,470	1,173	25,866	7,724
2019	7,470	960	21,153	13,308
2020	8,133	984	13,353	9,146
2021	10,331	1,085	26,985	13,255
2022	7,345	932	27,018	14,663
2023	5,365	692	19,205	19,371
2024	4,991	582	21,641	18,577
2025	4,894	623	16,199	26,162
2025 YTD	921	126	4,725	4,126
2026 YTD	628	103	3,033	4,240

**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	313	487	578	3,184	4,165	3,051
Feb	418	560	658	4,089	4,686	3,785
Mar		556	797		4,978	4,015
Apr		487	732		4,383	3,980
May		476	700		4,408	3,380
Jun		487	702		2,771	4,242
Jul		480	579		3,615	3,101
Aug		392	589		2,410	3,140
Sep		423	535		2,574	3,093
Oct		425	527		2,914	2,881
Nov		362	508		3,091	3,246
Dec		381	463		2,366	2,702

**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	2,174	2,284	1,991	3,184	4,165
Feb	2,133	2,551	1,956	2,135	4,089	4,686
Mar		2,773		2,205		4,978
Apr		1,597		2,786		4,383
May		1,460		2,948		4,408
Jun		803		1,968		2,771
Jul		887		2,728		3,615
Aug		773		1,637		2,410
Sep		884		1,690		2,574
Oct		1,083		1,831		2,914
Nov		478		2,613		3,091
Dec		736		1,630		2,366

**Table 4: Registered New Homes<sup>2</sup> by Regional District, February 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	3	0.7%	42	1.0%	45	1.0%
Bulkley-Nechako	6	1.4%	0	0.0%	6	0.1%
Capital	35	8.4%	321	7.9%	356	7.9%
Cariboo	5	1.2%	0	0.0%	5	0.1%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	8	1.9%	11	0.3%	19	0.4%
Central Okanagan	20	4.8%	246	6.0%	266	5.9%
Columbia-Shuswap	12	2.9%	0	0.0%	12	0.3%
Comox Valley	9	2.2%	6	0.1%	15	0.3%
Cowichan Valley	10	2.4%	4	0.1%	14	0.3%
East Kootenay	23	5.5%	2	0.0%	25	0.6%
Fraser Valley	33	7.9%	8	0.2%	41	0.9%
Fraser-Fort George	9	2.2%	4	0.1%	13	0.3%
Kitimat-Stikine	4	1.0%	4	0.1%	8	0.2%
Kootenay-Boundary	4	1.0%	10	0.2%	14	0.3%
Metro Vancouver	171	40.9%	3,147	77.0%	3,318	73.6%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	21	5.0%	127	3.1%	148	3.3%
North Okanagan	12	2.9%	18	0.4%	30	0.7%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	7	1.7%	26	0.6%	33	0.7%
Peace River	2	0.5%	0	0.0%	2	0.0%
Powell River	6	1.4%	2	0.0%	8	0.2%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	1	0.2%	0	0.0%	1	0.0%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	3	0.7%	18	0.4%	21	0.5%
Sunshine Coast	7	1.7%	0	0.0%	7	0.2%
Thompson-Nicola	7	1.7%	93	2.3%	100	2.2%
<b>Total</b>	<b>418</b>	<b>100.0%</b>	<b>4,089</b>	<b>100.0%</b>	<b>4,507</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 2023.

<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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