

NEW HOMES REGISTRY REPORT



Report Context

The *Monthly New Homes Registry Report* provides information on new home registrations, which occur before the issuance of building permits and housing starts. As new home registrations are subject to change, they should be considered as planned or proposed projects. The report is intended for use by the residential construction industry, real estate community and researchers.

General Highlights

- In the first month of 2026, 3,275 new homes were registered¹ in B.C., including 314 single detached² and 2,961 multi-unit homes³.
- So far in 2026, total home registrations¹ are down 29.6% from 2025. Registrations for multi-unit homes³ decreased 28.9%, while registrations for single detached homes² decreased 35.8%.
- Using a 12-month moving average⁴, there were 3,863 new registered homes¹ in January, a 2.9% decrease from December for all registered new homes.
- Metro Vancouver accounted for 56.4% of all new homes registered¹ in January. Vancouver (877), Burnaby (522) and Abbotsford (500) were the top three cities in registered new homes this month.
- In January, there were more multi-unit homes than single detached homes in Duncan, Port Coquitlam, Sidney, Terrace, Abbotsford, Burnaby, Kelowna, Vernon, Langley*, Chilliwack, Vancouver, Blind Bay, Campbell River, Surrey, Victoria, Ladysmith, Richmond.
- So far in 2026, 2,061 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2025, the number of registered rental units increased 3.5%.

Figure 1: Registered New Homes¹ by Building Type, 2002–2026 Year-to-Date

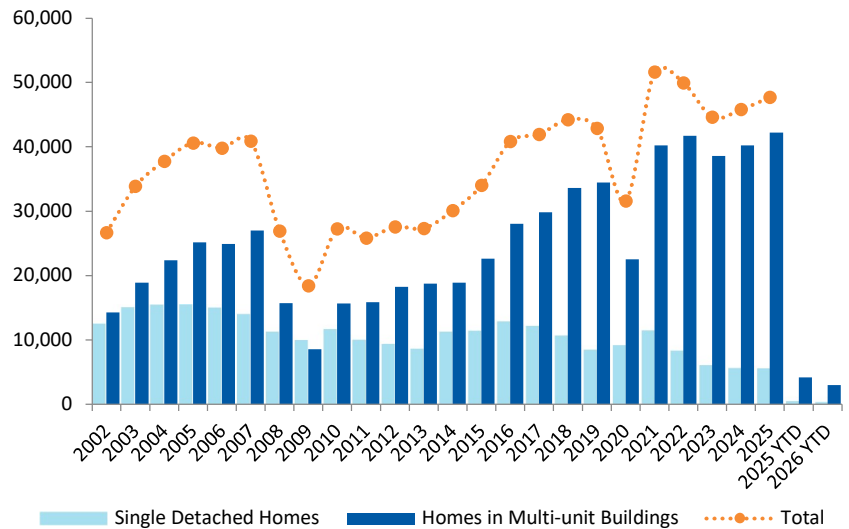
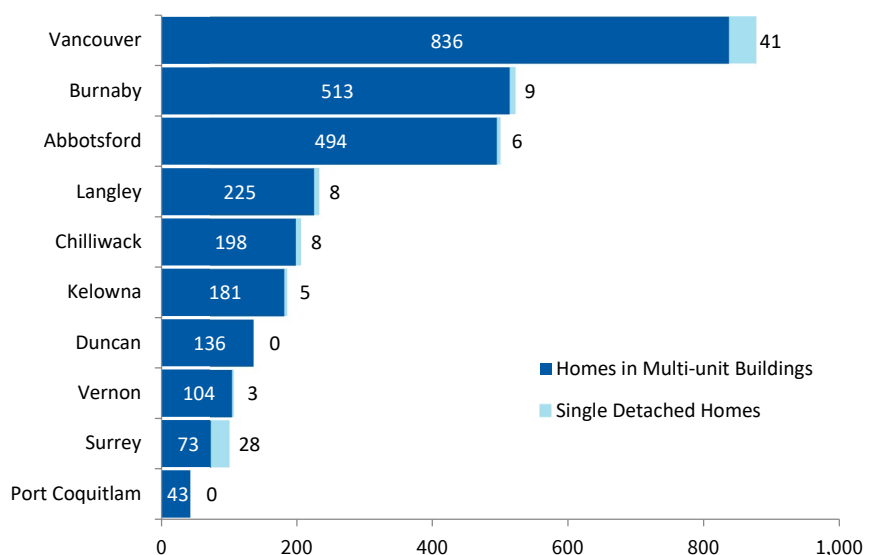
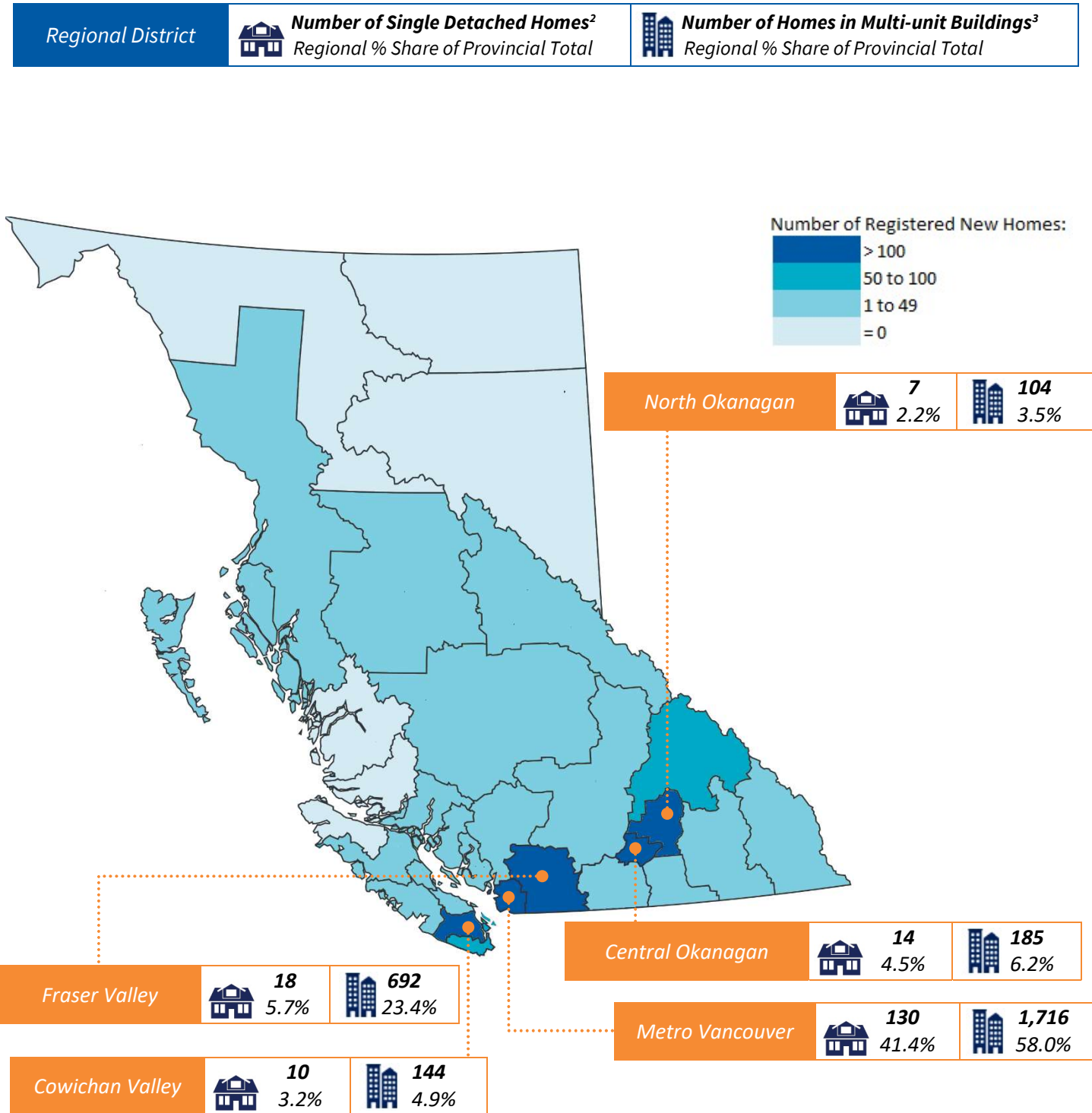


Figure 2: Registered New Homes¹ by Building Type and Selected City⁶, January 2026



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

Figure 3: Registered New Homes¹ by Regional District⁷, January 2026



Single Detached Highlights

- In the first month of 2026, 314 new single detached homes were registered² in B.C. Compared with the same period in 2025, single detached registrations decreased 35.8%.
- Using a 12-month moving average⁴, there were 447 new single detached registered homes² in January, trending at a 3.2% decrease from December.
- Using a 36-month moving average⁴, there were 474 new single detached registered homes² in January, which is effectively unchanged from December at a 0.7% decrease.
- Vancouver (41), Surrey (28) and Richmond (12) had the largest number of single detached homes registered² in January.

Figure 4: Registered Single Detached Homes², January 2026

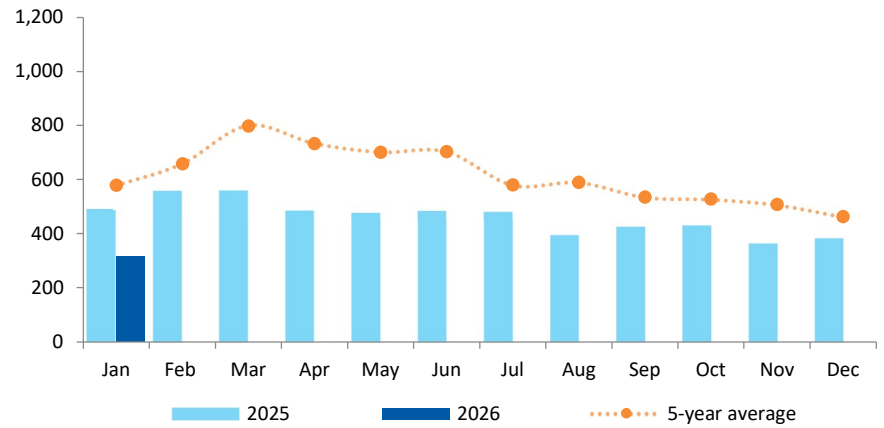


Figure 5: Registered Owner-built Homes⁸, 2002 -2026 Year-to-Date

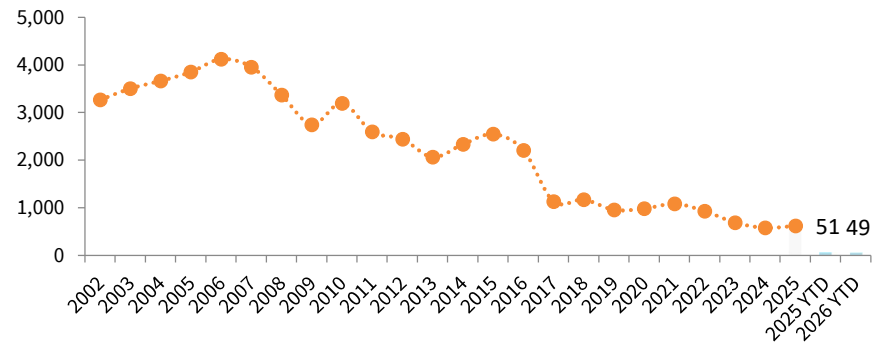


Figure 6: Registered Single Detached Homes² by Selected City⁹ in Metro Vancouver, 2025-2026 Year-to-Date

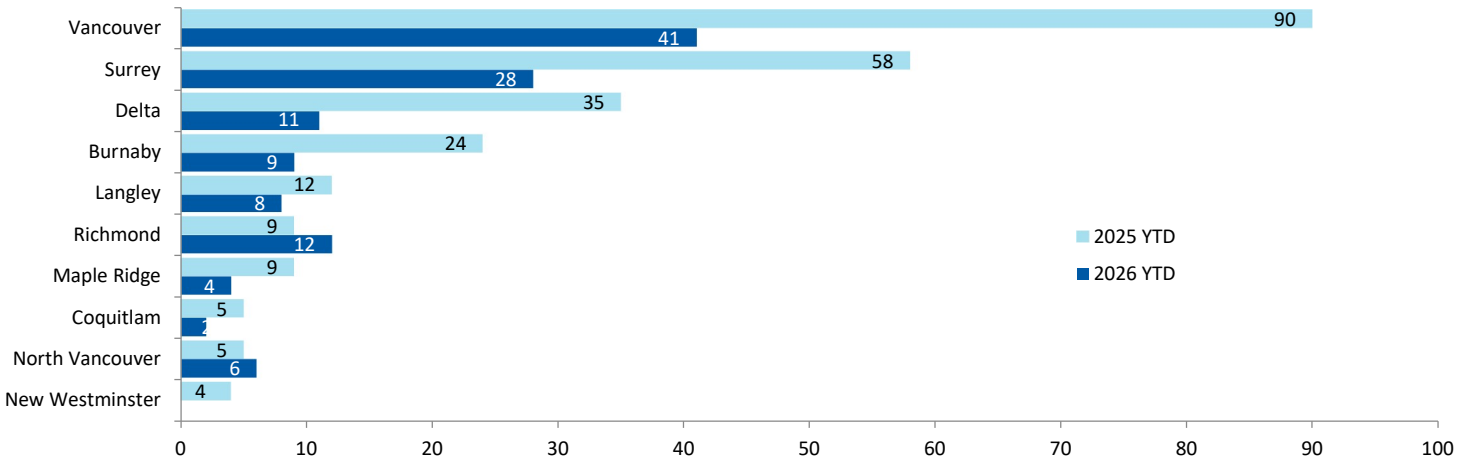
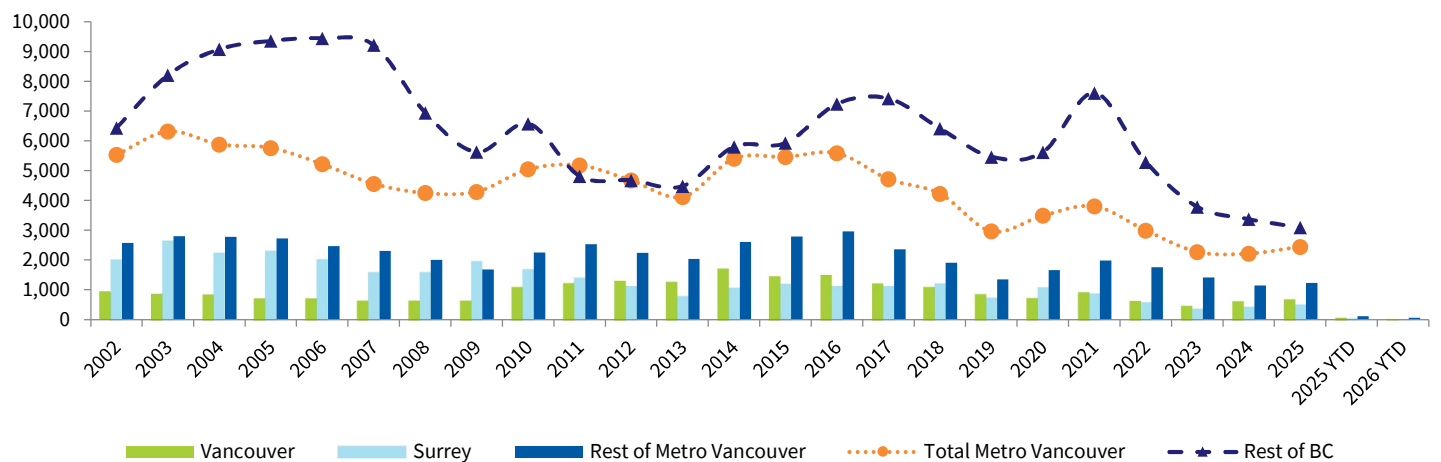


Figure 7: Registered Single Detached Homes² in Metro Vancouver, 2002-2026 Year-to-Date



Enrolled Multi-unit Highlights

- In the first month of 2026, 900 new multi-unit homes were enrolled¹⁰ in B.C. Compared with the same period in 2025, multi-unit enrollments decreased 58.6%.
- Using a 12-month moving average⁴, there were 1,249 new multi-unit enrolled homes¹⁰ in January, trending at a 7.8% decrease from December.
- Using a 36-month moving average⁴, there were 1,579 new multi-unit enrolled homes¹⁰ in January, which is effectively unchanged from December at a 0.5% decrease.
- There were 160 new multi-unit buildings enrolled¹⁰ in January. Most of these were duplexes (58.8%) and quadplexes (21.9%). The largest building of 167 units was proposed to be built in Langley*.
- In January, Abbotsford (285), Langley* (225) and Vancouver (90) had the largest number of multi-unit enrolled homes¹⁰ in B.C.

Figure 8: Enrolled Homes in Multi-unit Buildings¹⁰, January 2026

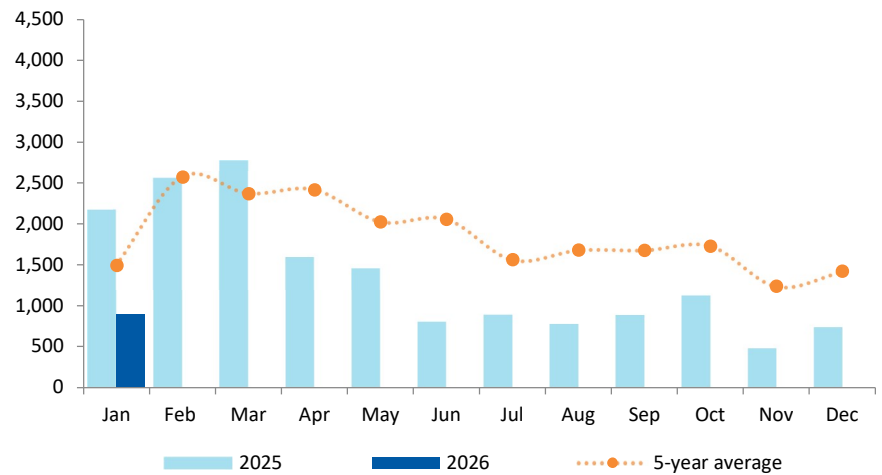


Figure 9: Enrolled Multi-unit Buildings¹⁰ by Building Size¹¹, January 2026

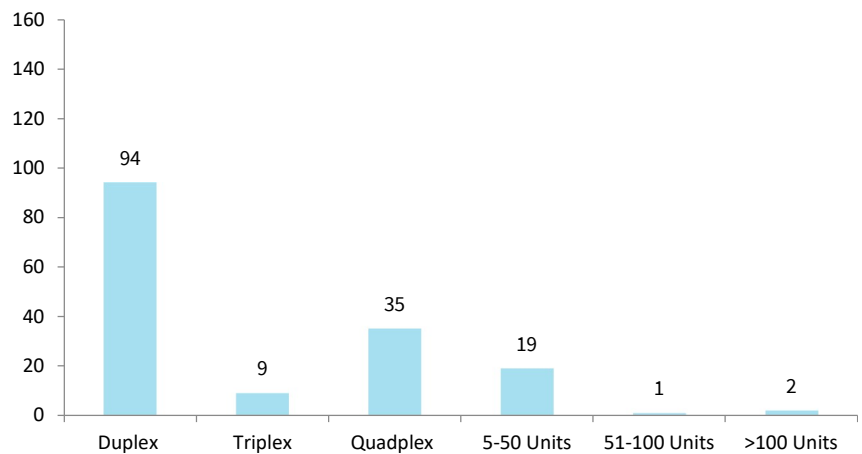
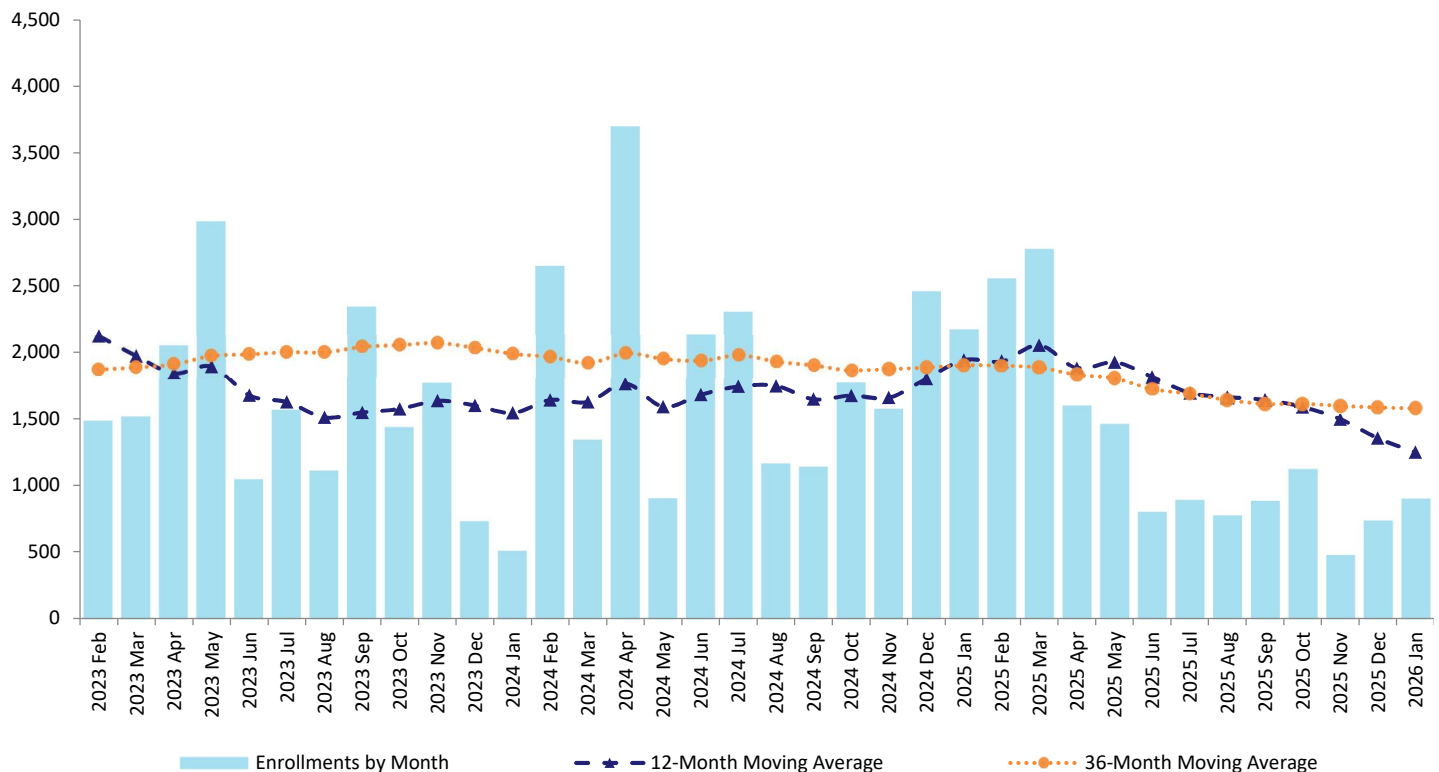


Figure 10: Enrolled Homes in Multi-unit Buildings¹⁰ by 12-Month and 36-Month Moving Averages⁴, January 2026



Purpose-built Rental Highlights

- In the first month of 2026, 2,061 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2025, the number of registered rental units increased 3.5%.
- So far in 2026, rental units⁵ represented 69.6% of all multi-unit registrations.
- Using a 12-month moving average⁴, there were 2,167 rental units registered⁵ in January, which is effectively unchanged from December at a 0.3% increase.
- Using a 36-month moving average⁴, there were 1,779 rental units registered⁵ in January, which is effectively unchanged from December at a 0.3% increase.
- There were 17 rental buildings registered⁵ in January. Most of these were buildings of more than 100 units (41.2%) and buildings of 5 to 50 units (23.5%). The largest building of 501 units was proposed to be built in Burnaby.
- In January, Vancouver (746), Burnaby (501) and Abbotsford (209) had the largest number of rental units registered⁵ in B.C.

Figure 11: Purpose-built Rental Units⁵, January 2026

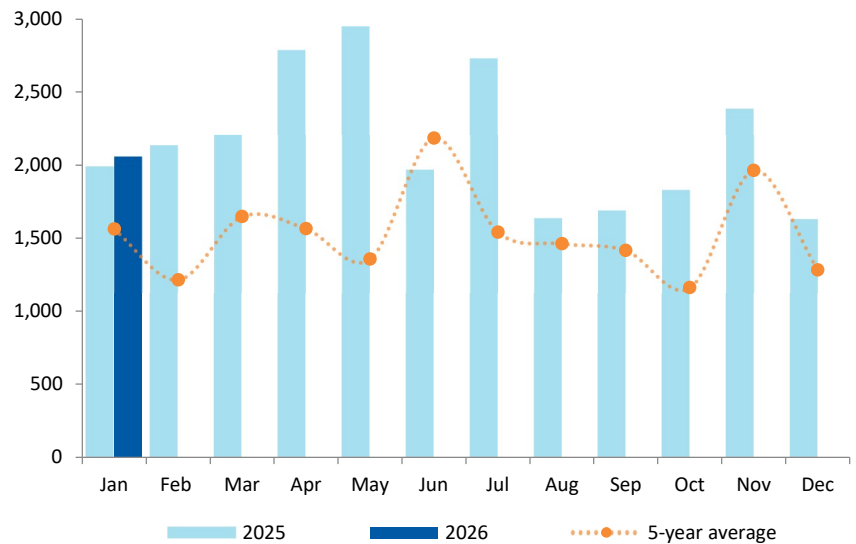


Figure 12: Purpose-built Rental Buildings⁵ by Building Size¹¹, January 2026

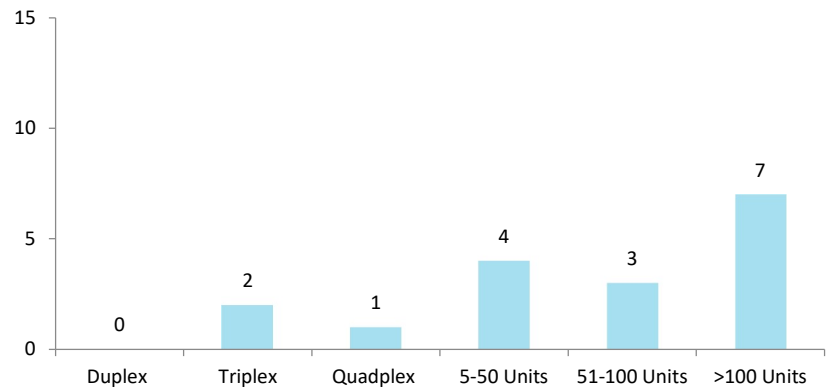
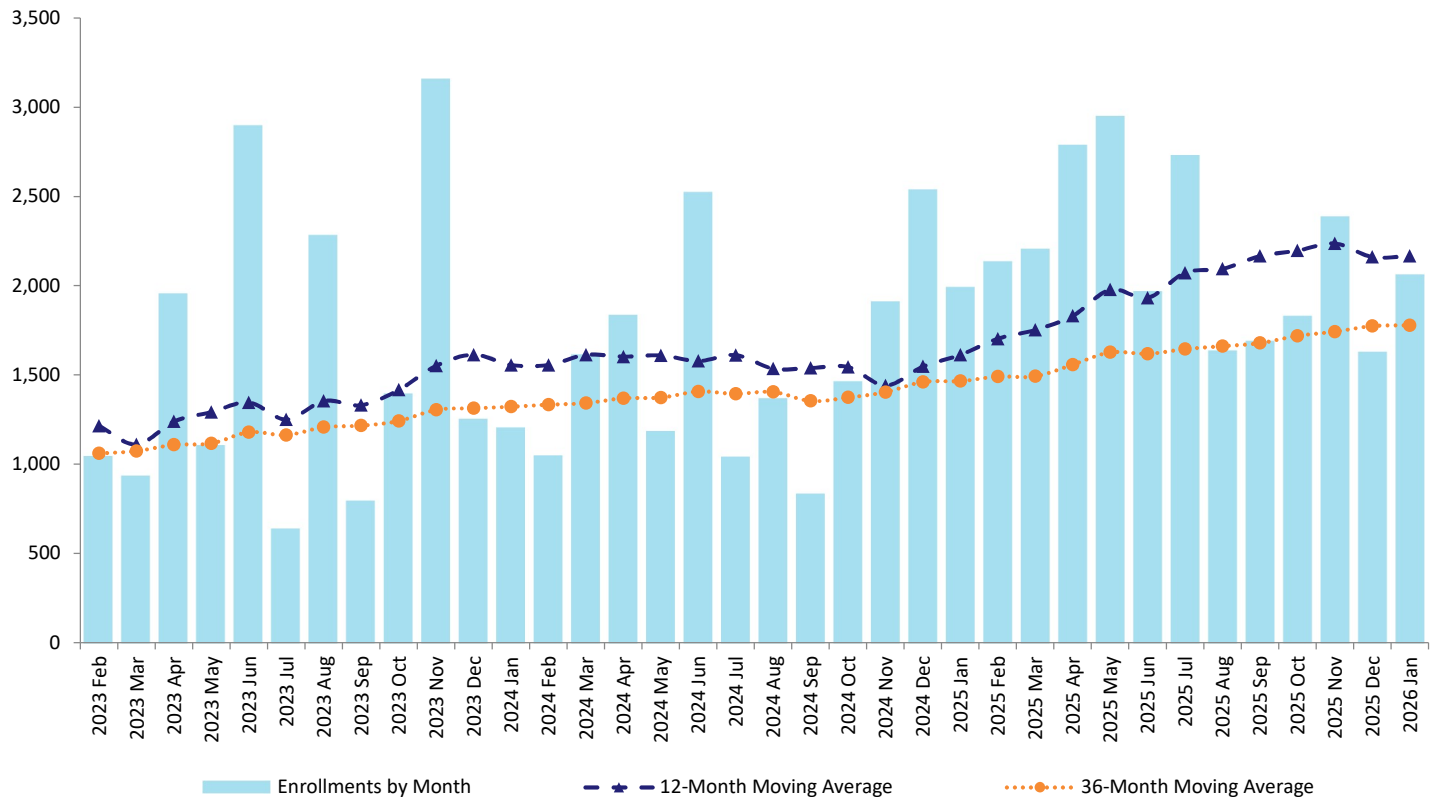


Figure 13: Purpose-built Rental Units⁵ by 12-Month and 36-Month Moving Averages⁴, January 2026



Data Tables

Table 1: Registered New Homes¹, 2002 to 2026

Calendar Year	Registered New Single Detached Homes ²		Registered New Homes in Multi-unit Buildings ³	
	Single Detached Homes Enrolled with Home Warranty Insurance	Owner Builder Authorizations ⁸	Homes in Multi-unit Buildings with Home Warranty Insurance ¹⁰	Purpose-built Rental ⁵
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	11,007	1,136	20,411	9,402
2018	9,471	1,173	25,866	7,724
2019	7,470	960	21,153	13,308
2020	8,133	984	13,353	9,146
2021	10,336	1,085	26,985	13,255
2022	7,353	932	27,036	14,663
2023	5,372	692	19,208	19,371
2024	5,011	582	21,646	18,577
2025	4,919	623	16,257	25,935
2025 YTD	438	51	2,173	1,991
2026 YTD	265	49	900	2,061

Table 2: Registered New Homes¹, 2025 to 2026 and 5-year Average, Monthly

Month	Registered New Single Detached Homes ²			Registered New Homes in Multi-unit Buildings ³		
	2026	2025	5-year Average ¹²	2026	2025	5-year Average ¹²
Jan	314	489	579	2,961	4,164	3,054
Feb		560	658		4,692	3,786
Mar		562	799		4,982	4,015
Apr		488	733		4,383	3,980
May		480	701		4,408	3,380
Jun		487	703		2,771	4,242
Jul		484	581		3,619	3,102
Aug		394	590		2,413	3,141
Sep		424	536		2,574	3,094
Oct		429	528		2,954	2,889
Nov		363	508		2,866	3,201
Dec		382	464		2,366	2,702

Table 3: Registered New Homes in Multi-unit Buildings³, 2025 to 2026, Monthly

Month	Enrolled New Homes in Multi-unit Buildings ¹⁰		Purpose-built Rental ⁵		Registered New Homes in Multi-Unit Buildings ³	
	2026	2025	2026	2025	2026	2025
Jan	900	2,173	2,061	1,991	2,961	4,164
Feb		2,557		2,135		4,692
Mar		2,777		2,205		4,982
Apr		1,597		2,786		4,383
May		1,460		2,948		4,408
Jun		803		1,968		2,771
Jul		891		2,728		3,619
Aug		776		1,637		2,413
Sep		884		1,690		2,574
Oct		1,123		1,831		2,954
Nov		480		2,386		2,866
Dec		736		1,630		2,366

Table 4: Registered New Homes¹ by Regional District, January 2026

Regional District	Registered New Single Detached Homes ²		Registered New Homes in Multi-unit Buildings ³		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	1.0%	0	0.0%	3	0.1%
Bulkley-Nechako	2	0.6%	0	0.0%	2	0.1%
Capital	28	8.9%	43	1.5%	71	2.2%
Cariboo	6	1.9%	0	0.0%	6	0.2%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	6	1.9%	0	0.0%	6	0.2%
Central Okanagan	14	4.5%	185	6.2%	199	6.1%
Columbia-Shuswap	17	5.4%	42	1.4%	59	1.8%
Comox Valley	8	2.5%	0	0.0%	8	0.2%
Cowichan Valley	10	3.2%	144	4.9%	154	4.7%
East Kootenay	19	6.1%	0	0.0%	19	0.6%
Fraser Valley	18	5.7%	692	23.4%	710	21.7%
Fraser-Fort George	6	1.9%	2	0.1%	8	0.2%
Kitimat-Stikine	0	0.0%	9	0.3%	9	0.3%
Kootenay-Boundary	2	0.6%	0	0.0%	2	0.1%
Metro Vancouver	130	41.4%	1,716	58.0%	1,846	56.4%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	14	4.5%	8	0.3%	22	0.7%
North Okanagan	7	2.2%	104	3.5%	111	3.4%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	10	3.2%	2	0.1%	12	0.4%
Peace River	0	0.0%	0	0.0%	0	0.0%
qathet	1	0.3%	0	0.0%	1	0.0%
Skeena-Queen Charlotte	1	0.3%	0	0.0%	1	0.0%
Squamish-Lillooet	4	1.3%	0	0.0%	4	0.1%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	4	1.3%	8	0.3%	12	0.4%
Sunshine Coast	3	1.0%	4	0.1%	7	0.2%
Thompson-Nicola	1	0.3%	2	0.1%	3	0.1%
Total	314	100.0%	2,961	100.0%	3,275	100.0%

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 in 2016 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

¹ 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.

² Registered new single detached homes includes new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations issued by the Registrar.

³ 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.

⁴ 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.

⁵ 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.

⁶ Selected cities are the 10 cities that had the highest numbers of registered new homes in the reference month.

⁷ The five regional districts with the highest numbers of registered new homes in the reference month.

⁸ 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.

⁹ Selected cities are the 10 cities that had the highest numbers of registered single detached homes in Metro Vancouver in 2024.

¹⁰ Enrolled new multi-unit homes refers to new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance.

¹¹ Building size is measured by number of dwelling units, which is equivalent to new homes.

¹² In this report, the five year average is the average of the most recently completed five years.

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Monthly New Home Registry Report