

NEW HOMES REGISTRY REPORT



Leading Housing Market Indicator for B.C.

Registered new homes data are a leading indicator of housing and economic¹ 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 seven months of 2026, 26,418 new homes were registered² in B.C., including 2,915 single detached³ and 23,503 multi-unit homes⁴.
- So far in 2026, total home registrations² are down 17.5% from 2025. Registrations for multi-unit homes⁴ decreased 17.7%, while registrations for single detached homes decreased 16.2%³.
- In July, 2,305 new homes were registered² in B.C., a 43.5% decrease compared with July 2025.
- Using a 12-month moving average⁵, there were 3,479 new registered homes² in July, a 4.1% decrease from June for all registered new homes.
- Metro Vancouver accounted for 52.8% of all new homes registered² in July. Burnaby (410), Vancouver (322) and Coquitlam (181) had the largest number of registered new homes this month.
- In July, there were more multi-unit homes registered than single detached homes in Port Alberni, Central Saanich, Saanich, Revelstoke, Burnaby, Coquitlam, Penticton, Langford, Abbotsford, Langley*, Victoria, Nanaimo, Vancouver, Pemberton, Port Coquitlam, West Vancouver, Prince George, Vernon, Powell River, Surrey and Campbell River.
- So far in 2026, 15,245 purpose-built rental units⁶ were registered in B.C. Compared with the same period in 2025, the number of registered rental units decreased 9.0%.

Figure 1: Registered New Homes² by Building Type, 2002–2026 Year-to-Date

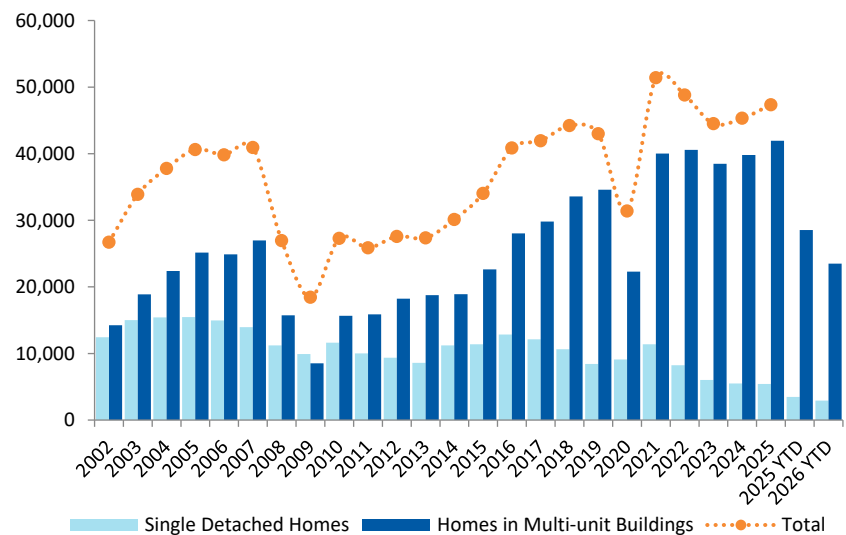
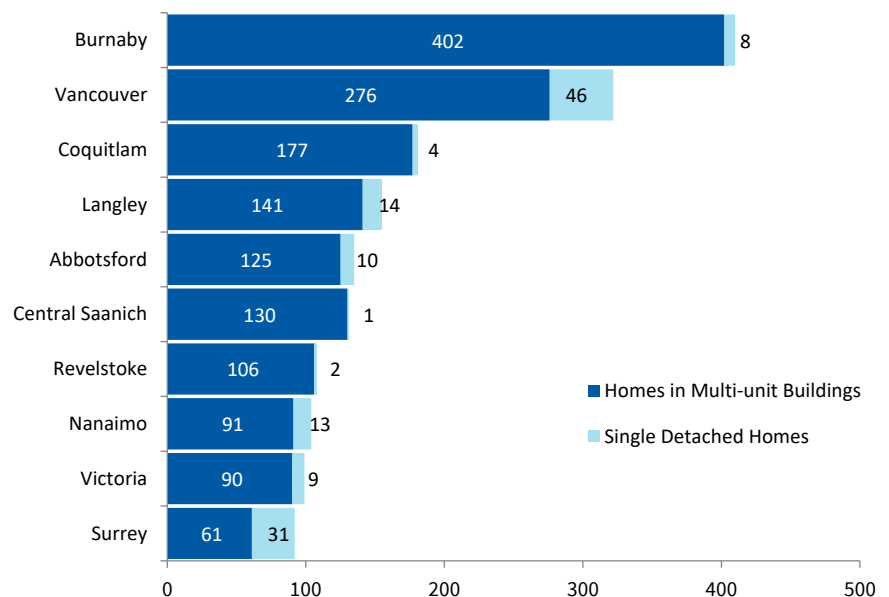
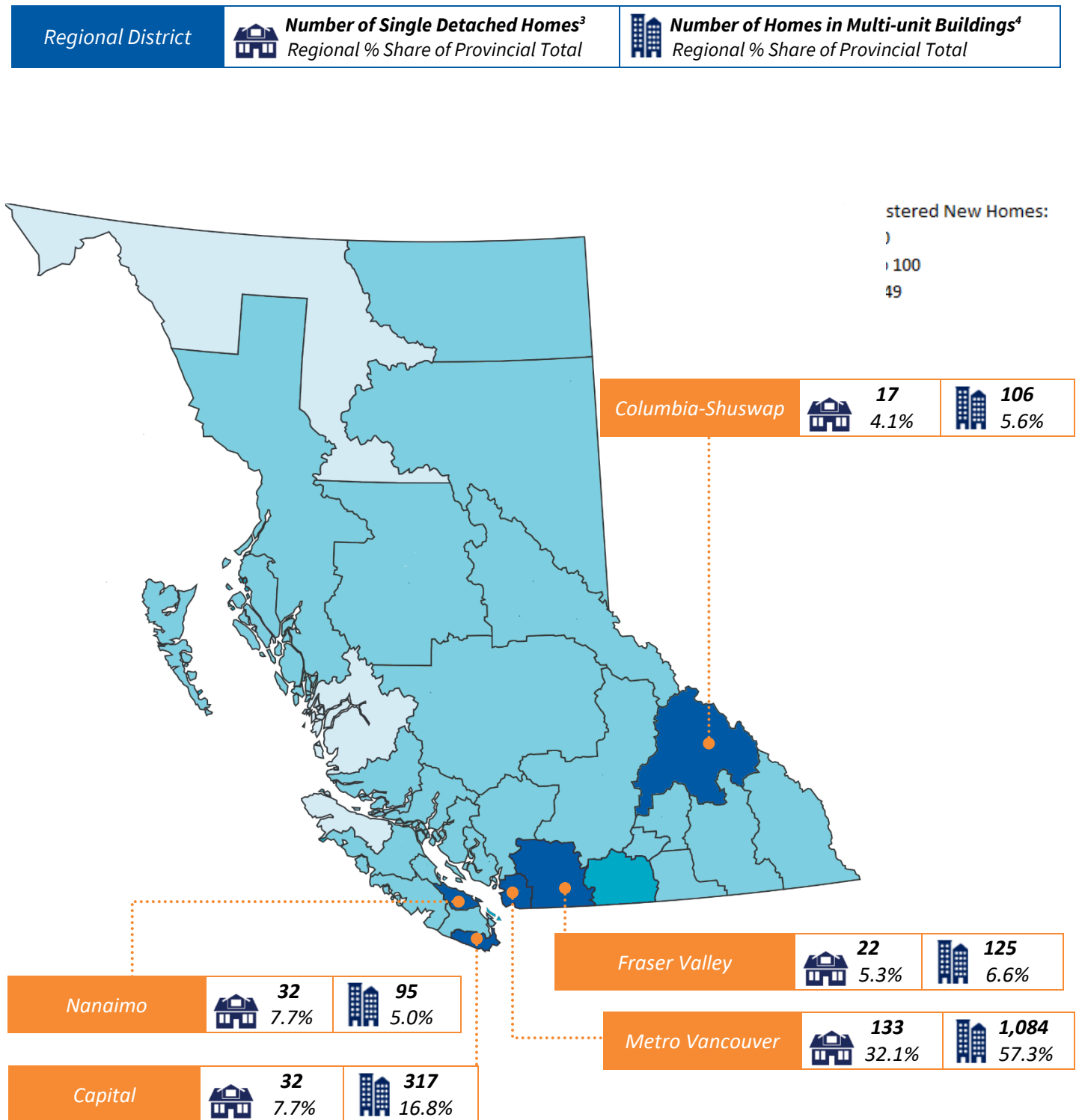


Figure 2: Registered New Homes² by Building Type and Selected City⁷, July 2026



* Langley includes City of Langley and Township of Langley.

Figure 3: Registered New Homes² by Regional District⁸, July 2026



Single Detached Highlights

- In the first seven months of 2026, 2,915 new single detached homes were registered³ in B.C. Compared with the same period in 2025, single detached registrations decreased 16.2%.
- In July, 414 single detached homes were registered³. Compared with July 2025, the number of single detached registrations decreased 12.7%.
- Using a 12-month moving average⁵, there were 404 new single detached registered homes³ in July, trending at a 1.2% decrease from June.
- Using a 36-month moving average⁵, there were 446 new single detached registered homes³ in July, which is a 0.5% decrease from June.
- Vancouver (46), Surrey (31) and Langley* (14) had the largest number of single detached homes registered³ in July.

Figure 4: Registered Single Detached Homes³, July 2026

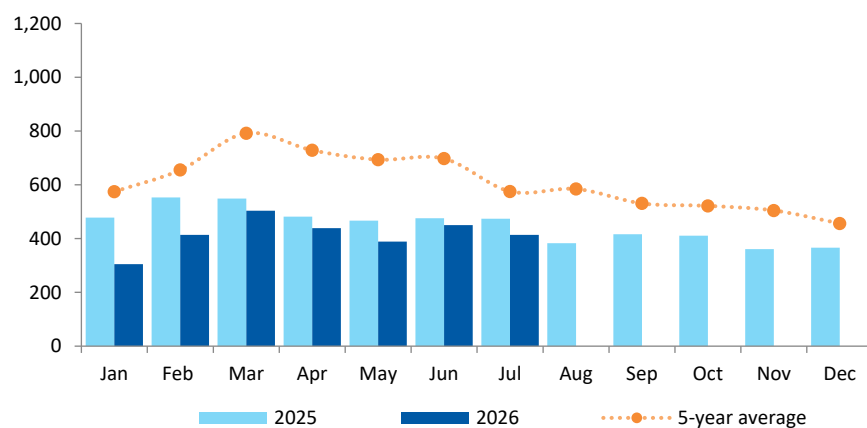


Figure 5: Registered Owner-built Homes⁹, 2002 –2026 Year-to-Date

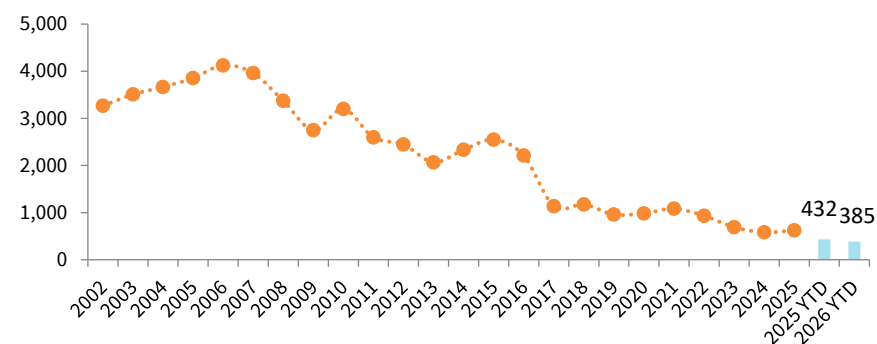


Figure 6: Registered Single Detached Homes³ by Selected City¹⁰ in Metro Vancouver, 2025-2026 Year-to-Date

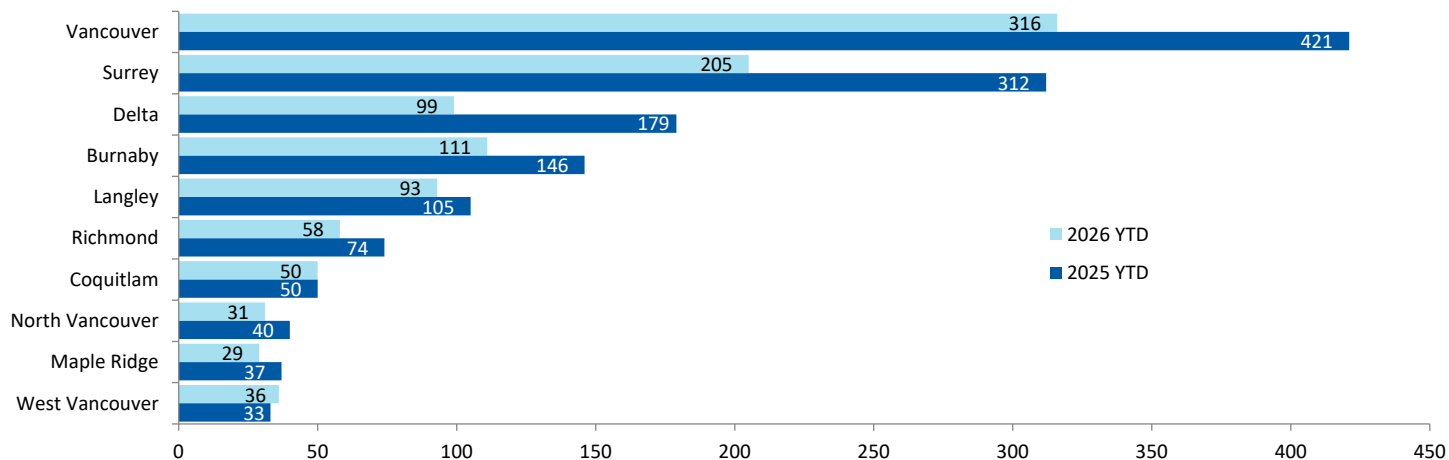
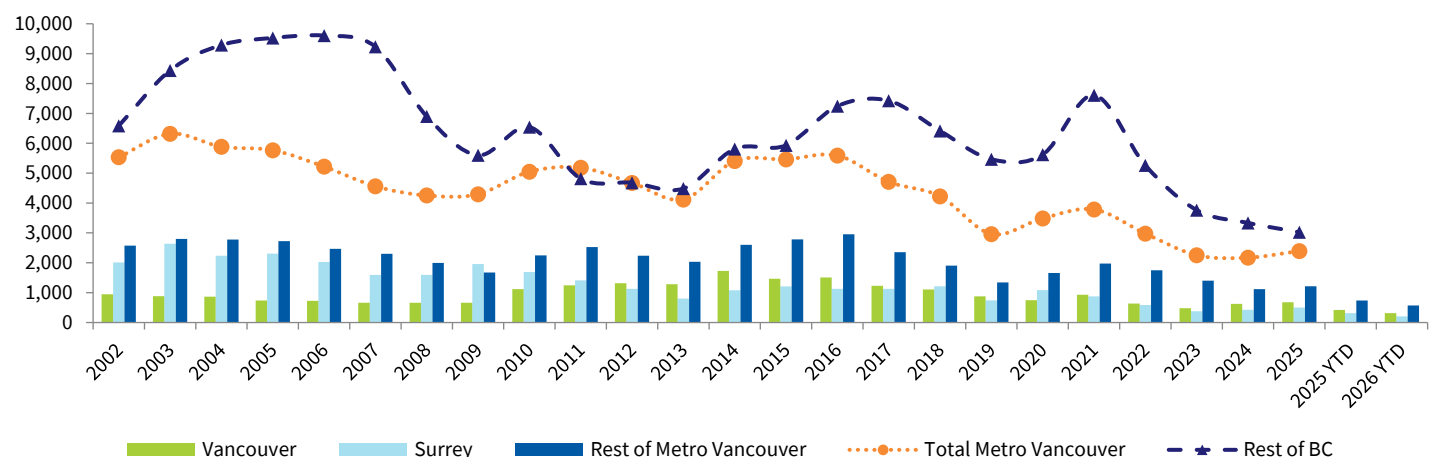


Figure 7: Registered Single Detached Homes³ in Metro Vancouver, 2002–2026 Year-to-Date



Enrolled Multi-unit Highlights

- In the first seven months of 2026, 8,258 new multi-unit homes were enrolled¹¹ in B.C. Compared with the same period in 2025, multi-unit enrollments decreased 29.9%.
- In July, 708 multi-unit homes were enrolled¹⁰. Compared with July 2025, the number of multi-unit enrollments decreased 19.6%.
- Using a 12-month moving average⁵, there were 1,012 new multi-unit enrolled homes¹¹ in July, trending at a 1.4% decrease from June.
- Using a 36-month moving average⁵, there were 1,460 new multi-unit enrolled homes¹¹ in July, which is a 1.6% decrease from June.
- There were 177 new multi-unit buildings enrolled¹¹ in July. Most of these buildings were duplexes (73.4%) and quadplexes (12.4%). The largest building of 267 units was proposed to be built in Burnaby.
- In July, Burnaby (317), Vancouver (117) and Surrey (61) had the largest number of multi-unit enrolled homes¹¹ in B.C.

Figure 8: Enrolled Homes in Multi-unit Buildings¹¹, July 2026

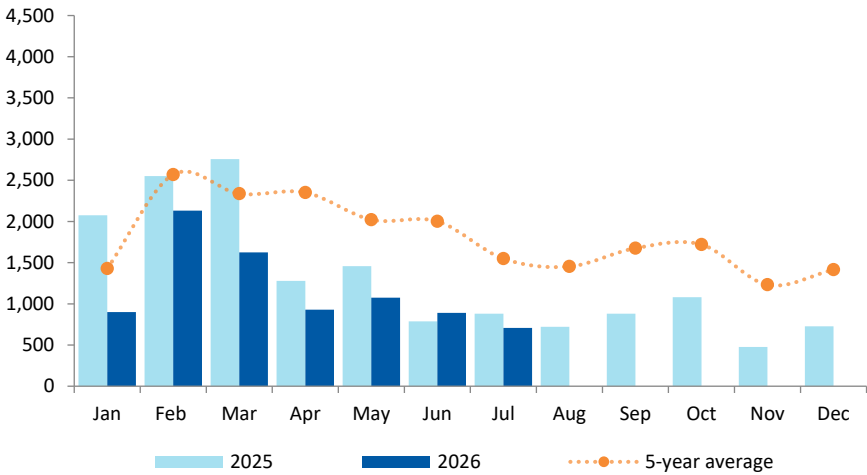


Figure 9: Enrolled Multi-unit Buildings¹¹ by Building Size¹², July 2026

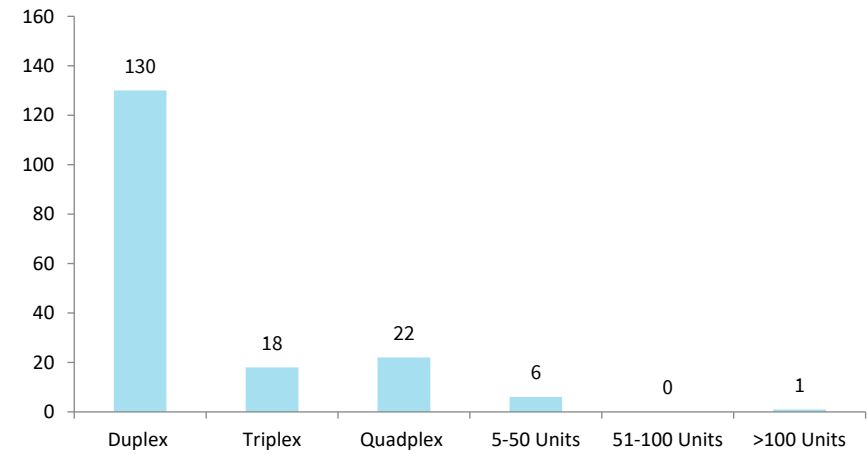
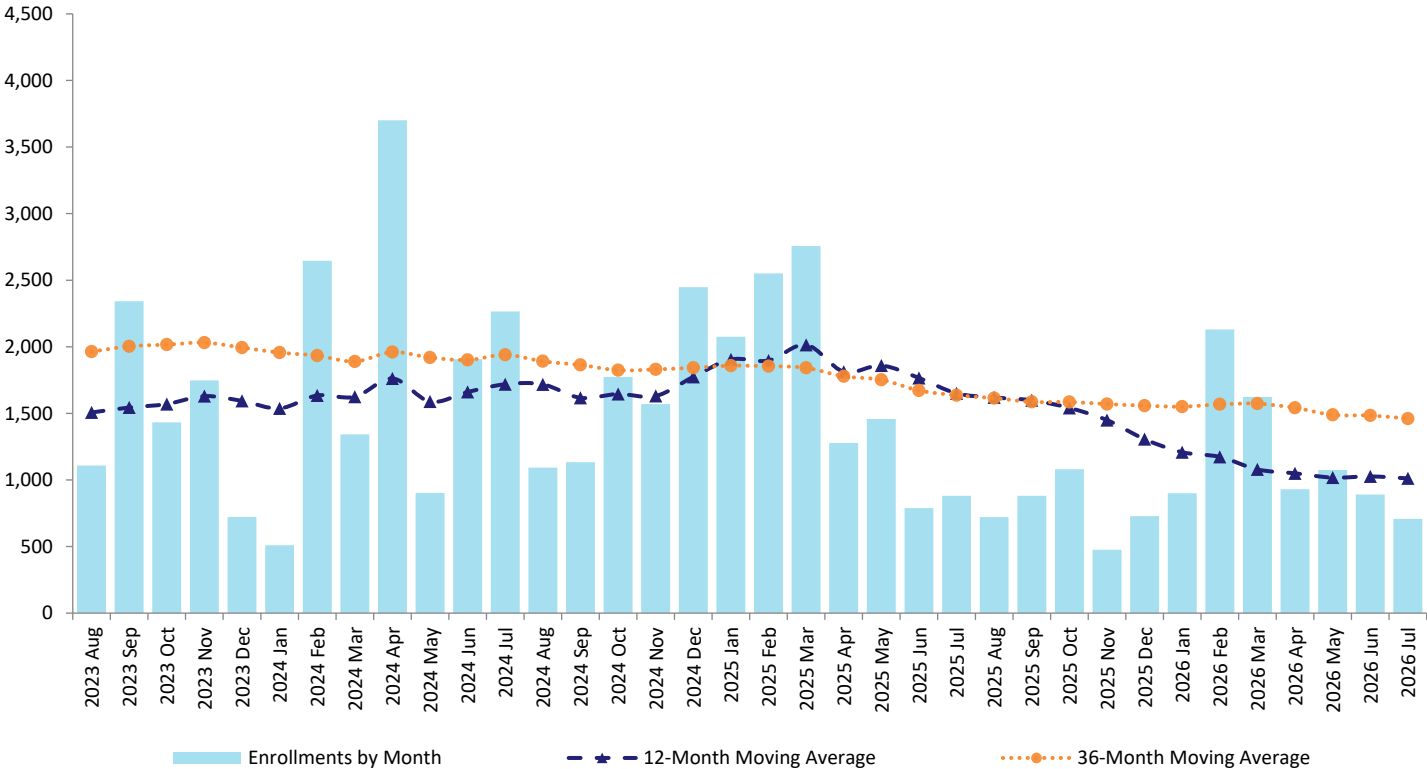


Figure 10: Enrolled Homes in Multi-unit Buildings¹¹ by 12-Month and 36-Month Moving Averages⁵, July 2026



Purpose-built Rental Highlights

- In the first seven months of 2026, 15,245 purpose-built rental units⁶ were registered in B.C. Compared with the same period in 2025, the number of registered rental units decreased 9.0%.
- So far in 2026, rental units⁶ represented 64.9% of all multi-unit registrations.
- This month 1,183 rental units were registered¹². Compared with July 2025, the number of rental units registered decreased 56.6%.
- Using a 12-month moving average⁵, there were 2,063 rental units registered⁶ in July, trending at a 5.9% decrease from June.
- Using a 36-month moving average⁵, there were 1,915 rental units registered⁶ in July, which is a 0.8% increase from June.
- There were 17 rental buildings registered⁶ in July. Most of these were buildings of 51 to 100 units (52.9%) and buildings 5 to 50 units (23.5%). The largest building of 175 units was proposed to be built in Coquitlam.
- In July, Coquitlam (175), Vancouver (159) and Langley* (133) had the largest number of rental units registered⁶ in B.C.

Figure 11: Purpose-built Rental Units⁶, July 2026

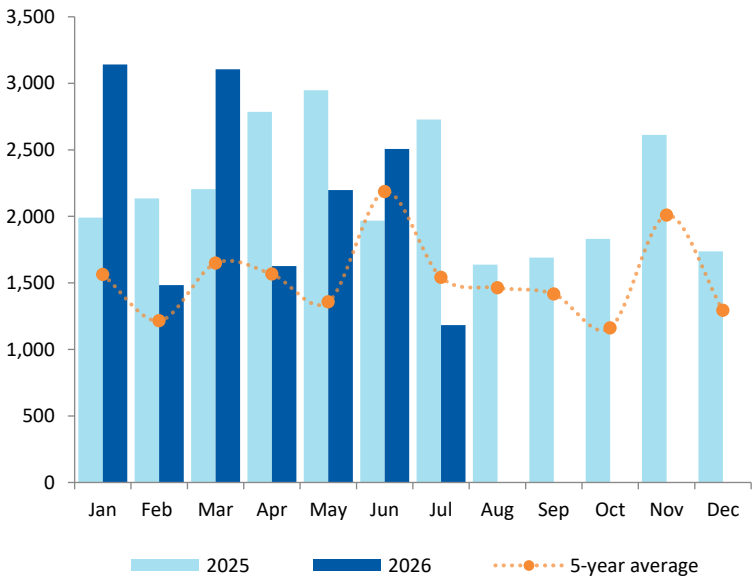


Figure 12: Purpose-built Rental Buildings⁶ by Building Size¹², July 2026

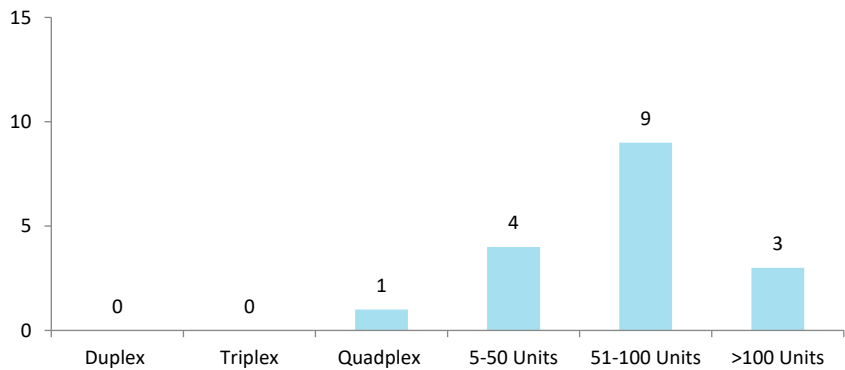
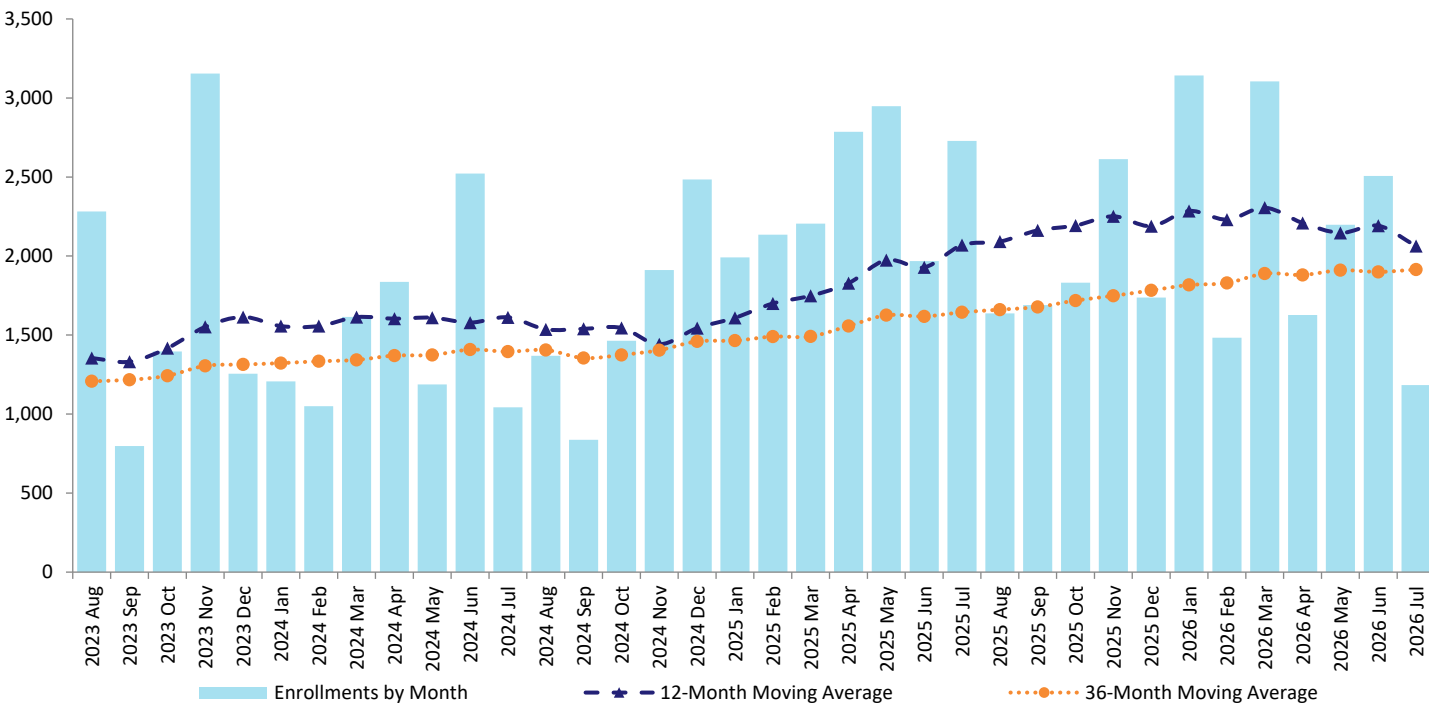


Figure 13: Purpose-built Rental Units⁶ by 12-Month and 36-Month Moving Averages⁵, July 2026



Data Tables

Table 1: Registered New Homes², 2002 to 2026

Calendar Year	Registered New Single Detached Homes ³		Registered New Homes in Multi-unit Buildings ⁴	
	Single Detached Homes Enrolled with Home Warranty Insurance	Owner Builder Authorizations ⁹	Homes in Multi-unit Buildings with Home Warranty Insurance ¹¹	Purpose-built Rental ⁶
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	7,467	960	21,153	13,428
2020	8,124	984	13,144	9,146
2021	10,309	1,085	26,759	13,255
2022	7,306	932	25,911	14,663
2023	5,328	692	19,122	19,370
2024	4,924	582	21,291	18,525
2025	4,793	623	15,674	26,269
2025 YTD	3,047	432	11,788	16,761
2026 YTD	2,530	385	8,258	15,245

Table 2: Registered New Homes², 2025 to 2026 and 5-year Average, Monthly

Month	Registered New Single Detached Homes ³			Registered New Homes in Multi-unit Buildings ⁴		
	2026	2025	5-year Average ¹³	2026	2025	5-year Average ¹³
Jan	305	478	575	4,042	4,066	2,991
Feb	414	553	655	3,614	4,686	3,784
Mar	504	549	792	4,729	4,962	3,984
Apr	439	482	729	2,557	4,064	3,917
May	389	467	694	3,272	4,406	3,378
Jun	450	476	698	3,398	2,756	4,187
Jul	414	474	575	1,891	3,609	3,090
Aug		383	585		2,358	2,915
Sep		416	531		2,571	3,092
Oct		411	522		2,911	2,881
Nov		361	505		3,089	3,240
Dec		366	456		2,465	2,707

Table 3: Registered New Homes in Multi-unit Buildings⁴, 2025 to 2026, Monthly

Month	Enrolled New Homes in Multi-unit Buildings ¹¹		Purpose-built Rental ⁶		Registered New Homes in Multi-Unit Buildings ⁴	
	2026	2025	2026	2025	2026	2025
Jan	900	2,075	3,142	1,991	4,042	4,066
Feb	2,131	2,551	1,483	2,135	3,614	4,686
Mar	1,624	2,757	3,105	2,205	4,729	4,962
Apr	930	1,278	1,627	2,786	2,557	4,064
May	1,074	1,458	2,198	2,948	3,272	4,406
Jun	891	788	2,507	1,968	3,398	2,756
Jul	708	881	1,183	2,728	1,891	3,609
Aug		721		1,637		2,358
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 Homes² by Regional District, July 2026

Regional District	Registered New Single Detached Homes ³		Registered New Homes in Multi-unit Buildings ⁴		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	0	0.0%	6	0.3%	6	0.3%
Bulkley-Nechako	3	0.7%	0	0.0%	3	0.1%
Capital	32	7.7%	317	16.8%	349	15.1%
Cariboo	9	2.2%	0	0.0%	9	0.4%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	5	1.2%	0	0.0%	5	0.2%
Central Okanagan	18	4.3%	10	0.5%	28	1.2%
Columbia-Shuswap	17	4.1%	106	5.6%	123	5.3%
Comox Valley	9	2.2%	5	0.3%	14	0.6%
Cowichan Valley	21	5.1%	0	0.0%	21	0.9%
East Kootenay	24	5.8%	8	0.4%	32	1.4%
Fraser Valley	22	5.3%	125	6.6%	147	6.4%
Fraser-Fort George	12	2.9%	24	1.3%	36	1.6%
Kitimat-Stikine	2	0.5%	0	0.0%	2	0.1%
Kootenay-Boundary	2	0.5%	0	0.0%	2	0.1%
Metro Vancouver	133	32.1%	1,084	57.3%	1,217	52.8%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	32	7.7%	95	5.0%	127	5.5%
North Okanagan	14	3.4%	22	1.2%	36	1.6%
Northern Rockies	1	0.2%	0	0.0%	1	0.0%
Okanagan-Similkameen	11	2.7%	60	3.2%	71	3.1%
Peace River	2	0.5%	2	0.1%	4	0.2%
qathet	5	1.2%	10	0.5%	15	0.7%
Skeena-Queen Charlotte	1	0.2%	0	0.0%	1	0.0%
Squamish-Lillooet	14	3.4%	4	0.2%	18	0.8%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	8	1.9%	13	0.7%	21	0.9%
Sunshine Coast	5	1.2%	0	0.0%	5	0.2%
Thompson-Nicola	12	2.9%	0	0.0%	12	0.5%
Total	414	100.0%	1,891	100.0%	2,305	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 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 Bank of Canada, 2016. New Housing Registrations as a Leading Indicator of the B.C. Economy. Details are available [here](#).

² 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.

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

⁴ 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.

⁵ 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.

⁶ 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.

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

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

⁹ 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.

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

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

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

¹³ 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