

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 three months of 2026, 13,810 new homes were registered² in B.C., including 1,242 single detached³ and 12,568 multi-unit homes⁴.
- So far in 2026, total home registrations² are down 10.5% from 2025. Registrations for multi-unit homes⁴ decreased 9.1%, while registrations for single detached homes decreased 22.2%³.
- In March, 4,981 new homes were registered² in B.C., a 10.0% decrease compared with March 2025.
- Using a 12-month moving average⁵, there were 3,853 new registered homes² in March, a 1.2% decrease from February for all registered new homes.
- Metro Vancouver accounted for 60.4% of all new homes registered² in March. Vancouver (831), Burnaby (636) and Surrey (382) were the top three cities in registered new homes this month.
- In March, there were more multi-unit homes registered than single detached homes in Port Coquitlam, Princeton, Rossland, Saanich, Port Moody, Sidney, Peachland, Kamloops, Sechelt, Burnaby, Abbotsford, Coquitlam, Furry Creek, Langford, Salmon Arm, Smithers, Surrey, Invermere, Vancouver, Pemberton, Kelowna, Lumby, West Vancouver, Nanaimo, Langley*, Richmond, Sooke, Pitt Meadows, Revelstoke, Prince George, Victoria, Delta*, Duncan, North Vancouver*, Gibsons, and Fernie.
- So far in 2026, 7,908 purpose-built rental units⁶ were registered in B.C. Compared with the same period in 2025, the number of registered rental units increased 24.9%.

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

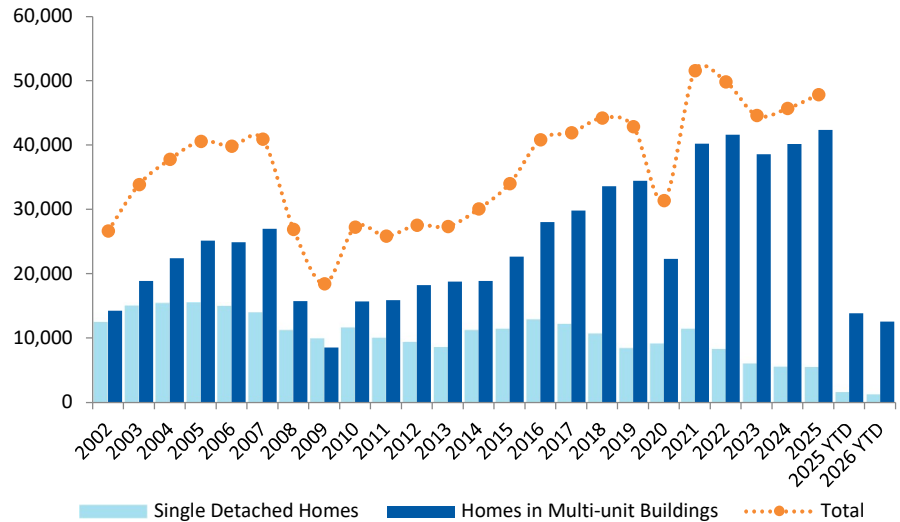
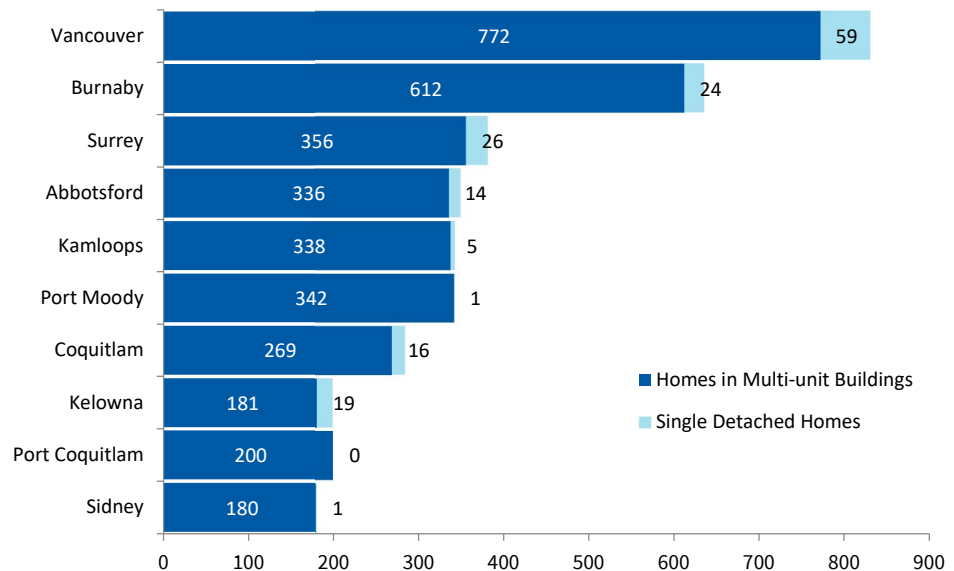
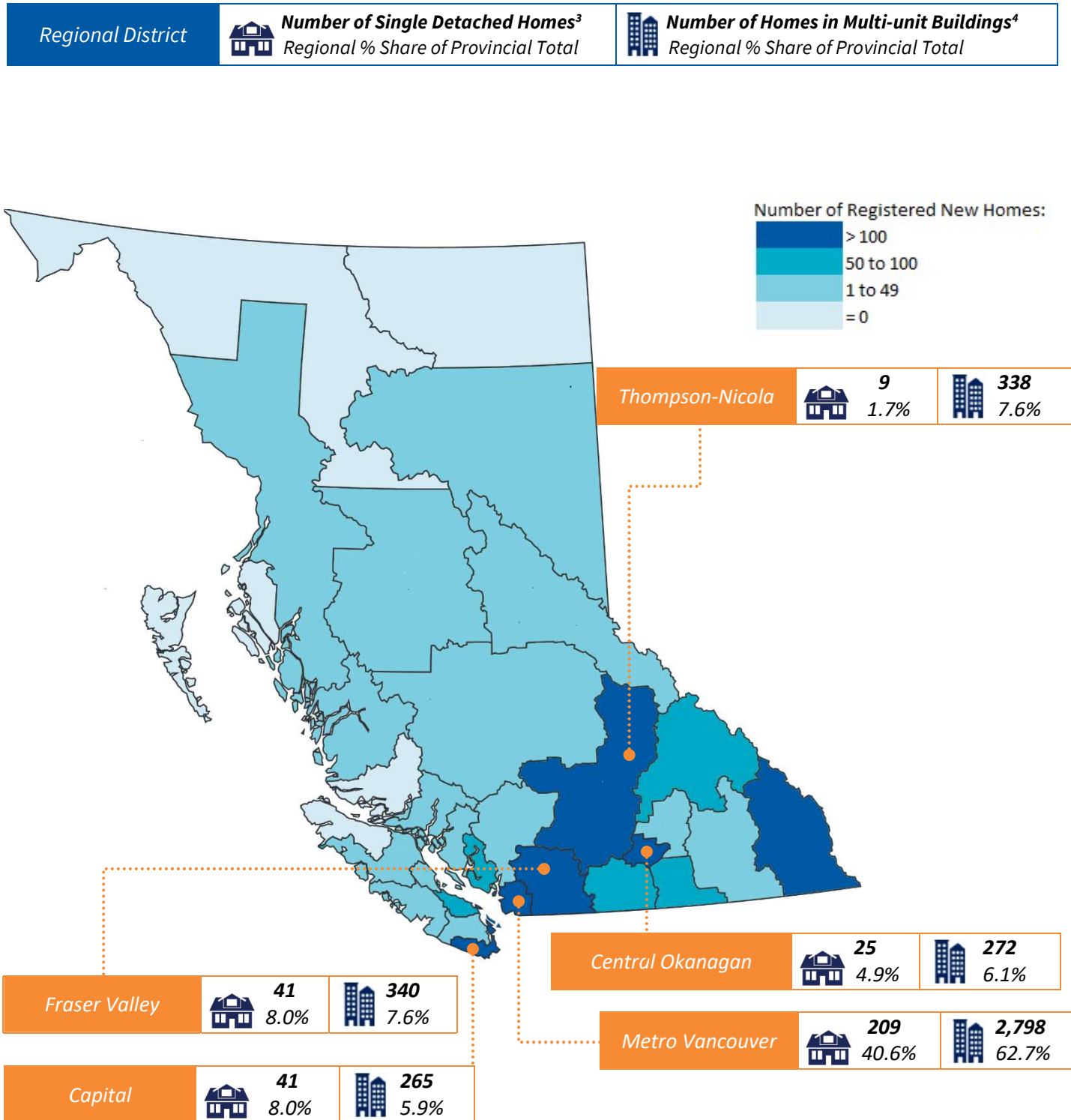


Figure 2: Registered New Homes² by Building Type and Selected City⁷, March 2026



*Langley includes the City of Langley and the Township of Langley. North Vancouver includes the City of North Vancouver and the District of North Vancouver. Delta includes City of Delta and Tsawwassen First Nation Lands.

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



Single Detached Highlights

- In the first three months of 2026, 1,242 new single detached homes were registered³ in B.C. Compared with the same period in 2025, single detached registrations decreased 22.2%.
- In March, 515 single detached homes were registered³. Compared with March 2025, the number of single detached registrations decreased 7.0%.
- Using a 12-month moving average⁵, there were 428 new single detached registered homes³ in March, trending at a 0.8% decrease from February.
- Using a 36-month moving average⁵, there were 467 new single detached registered homes³ in March, which is a 0.6% decrease from February.
- Vancouver (59), Delta* (34) and Surrey (26) had the largest number of single detached homes registered³ in March.

Figure 4: Registered Single Detached Homes³, March 2026

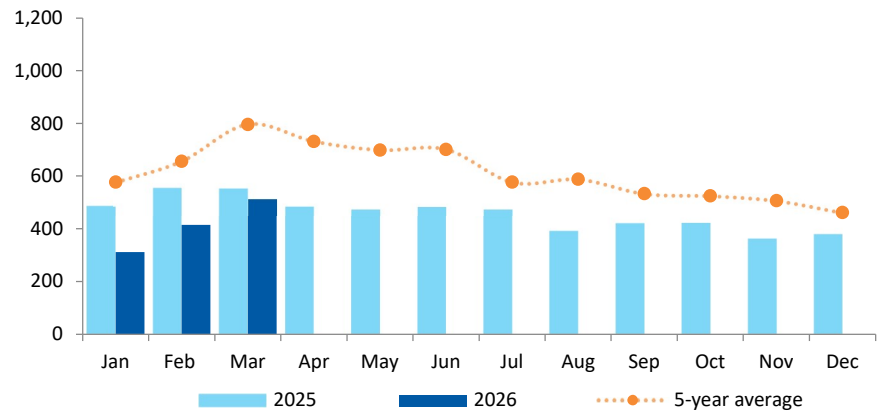


Figure 5: Registered Owner-built Homes⁹, 2002 -2026 Year-to-Date

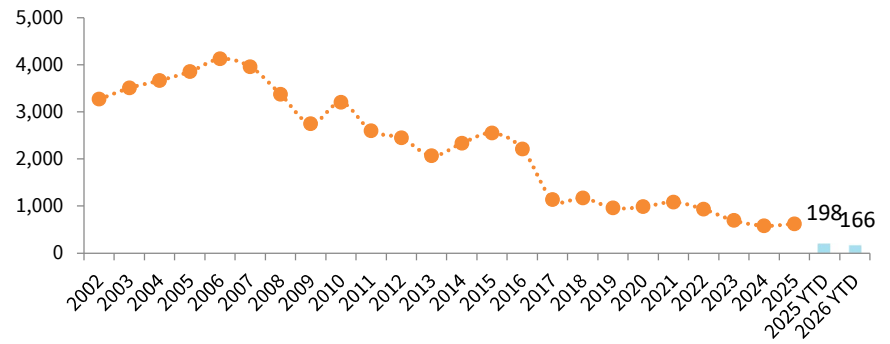


Figure 6: Registered Single Detached Homes³ by Selected City¹⁰ in Metro Vancouver, 2025-2026 Year-to-Date

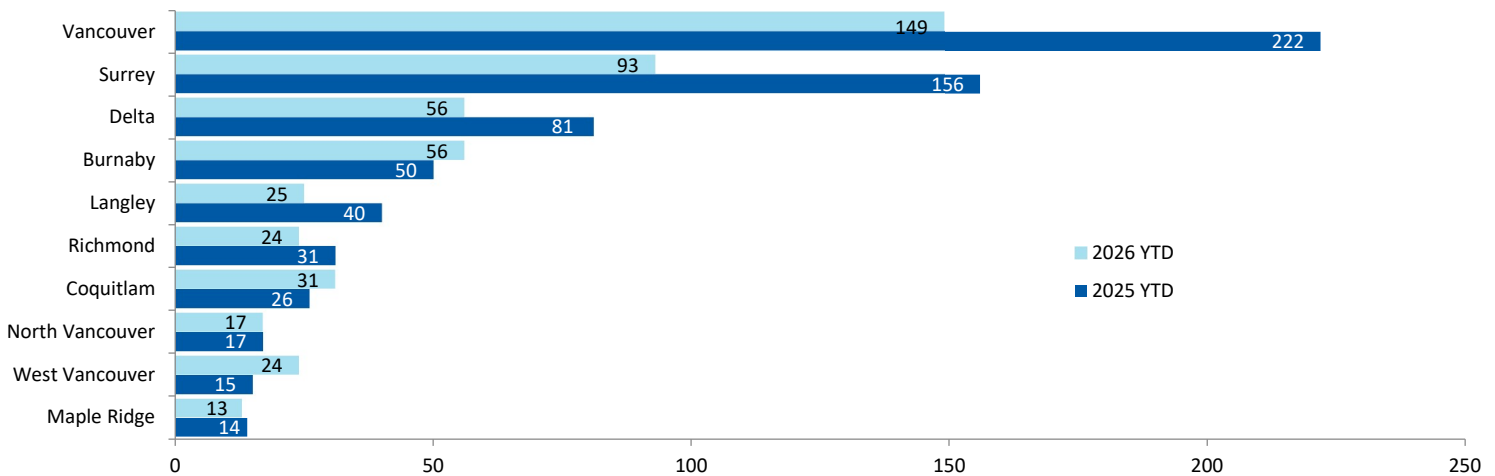
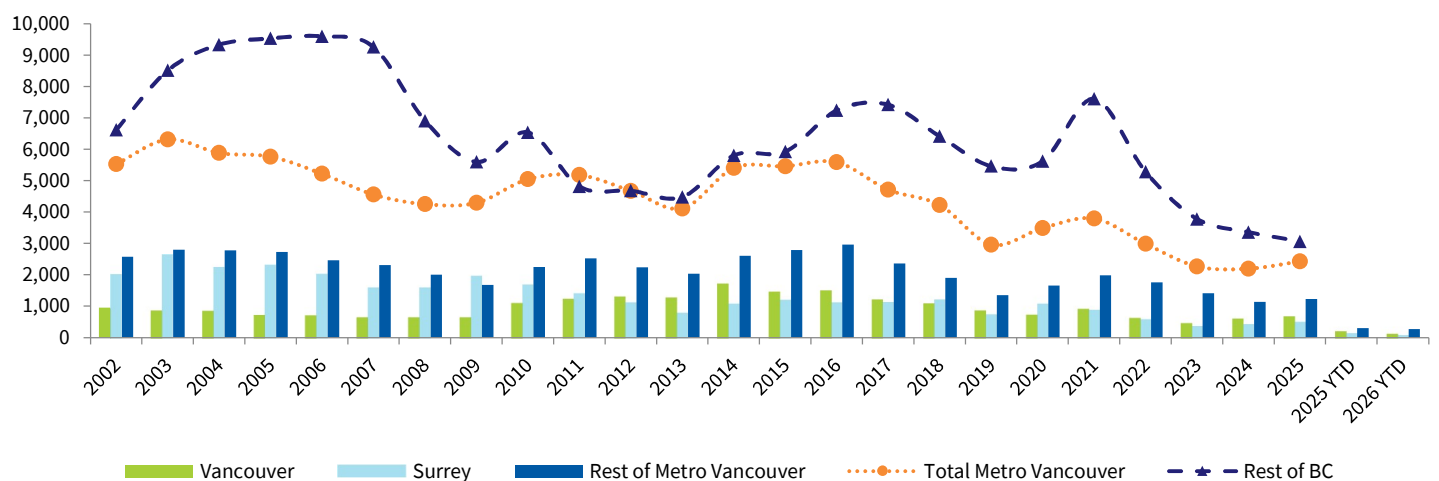


Figure 7: Registered Single Detached Homes³ in Metro Vancouver, 2002-2026 Year-to-Date



Enrolled Multi-unit Highlights

- In the first three months of 2026, 4,660 new multi-unit homes were enrolled¹¹ in B.C. Compared with the same period in 2025, multi-unit enrollments decreased 37.9%.
- In March, 1,629 multi-unit homes were enrolled¹⁰. Compared with March 2025, the number of multi-unit enrollments decreased 41.3%.
- Using a 12-month moving average⁵, there were 1,113 new multi-unit enrolled homes¹¹ in March, trending at a 7.9% decrease from February.
- Using a 36-month moving average⁵, there were 1,596 new multi-unit enrolled homes¹¹ in March, which is a 0.2% increase from February.
- There were 303 new multi-unit buildings enrolled¹¹ in March. Most of these buildings were duplexes (59.1%), and Quadplexes (18.2%). The largest building of 181 units was proposed to be built in Surrey.
- In March, Surrey (329), Coquitlam (269), and Vancouver (227) had the largest number of multi-unit enrolled homes¹¹ in B.C.

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

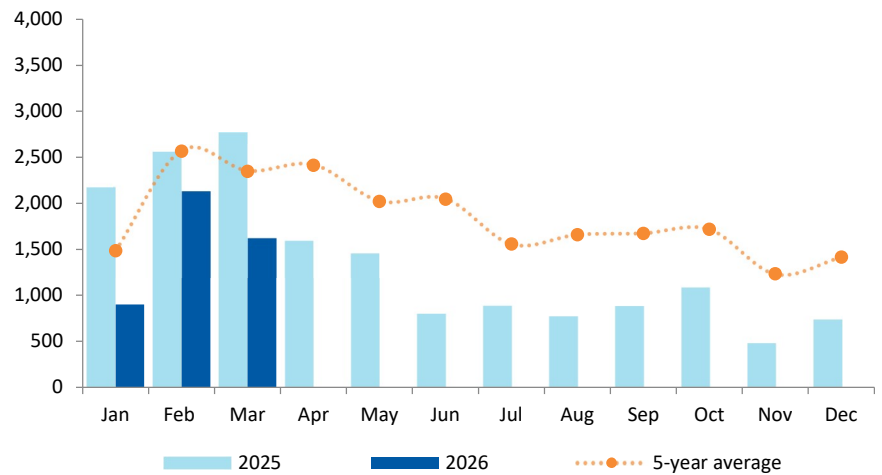


Figure 9: Enrolled Multi-unit Buildings¹¹ by Building Size¹², March 2026

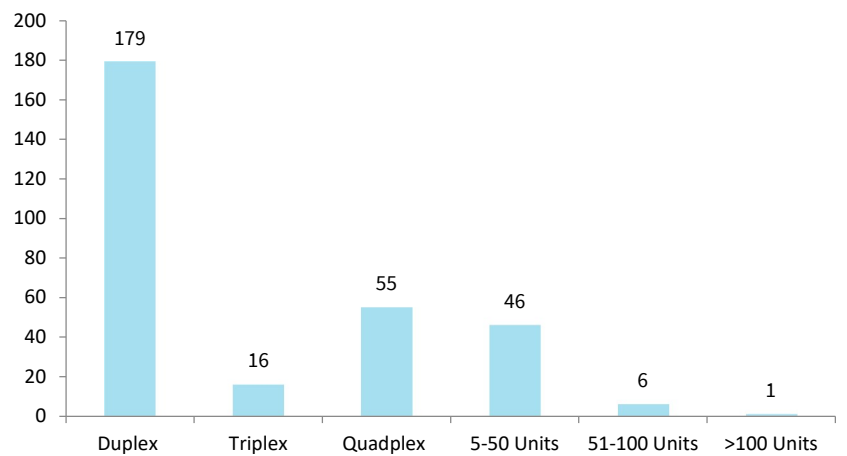
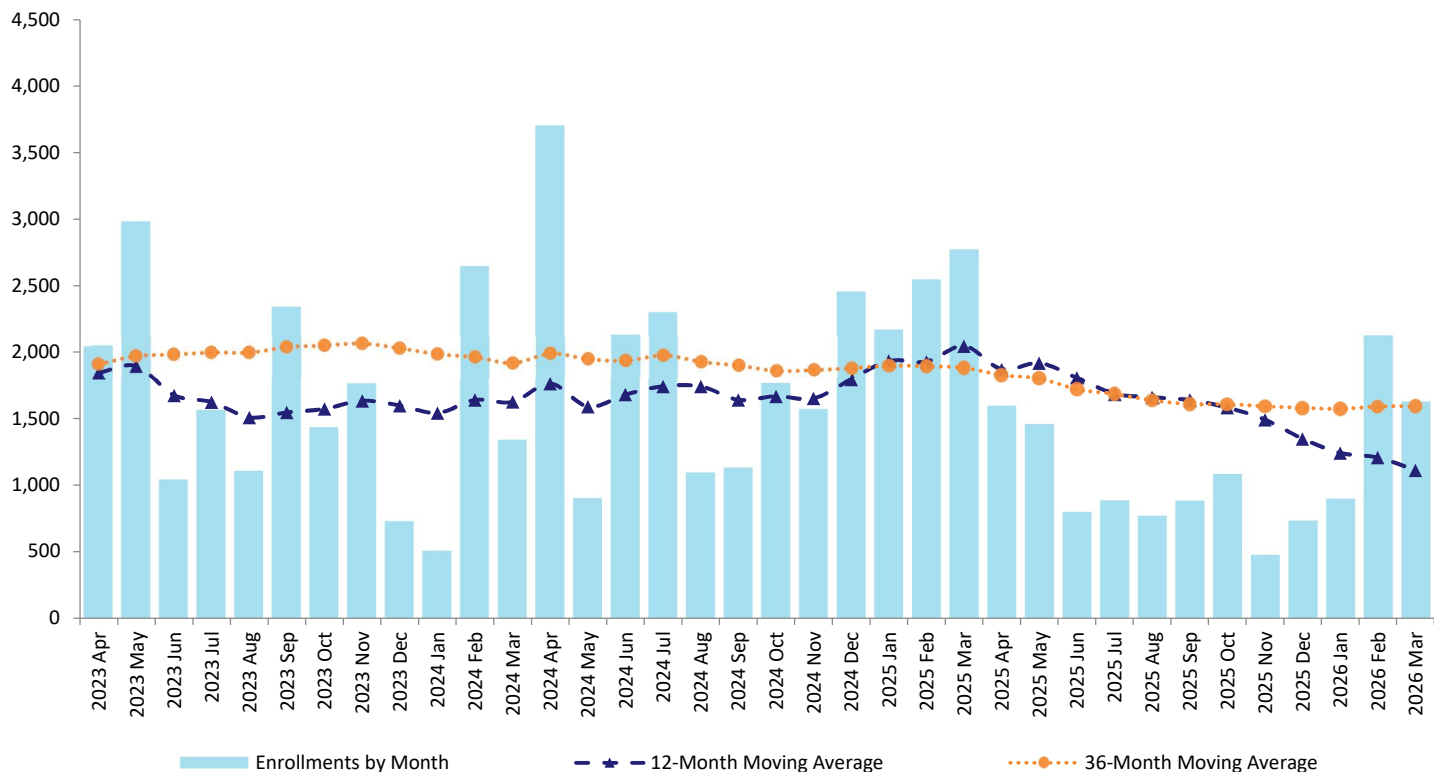


Figure 10: Enrolled Homes in Multi-unit Buildings¹¹ by 12-Month and 36-Month Moving Averages⁵, March 2026



Purpose-built Rental Highlights

- In the first three months of 2026, 7,908 purpose-built rental units⁶ were registered in B.C. Compared with the same period in 2025, the number of registered rental units increased 24.9%.
- So far in 2026, rental units⁶ represented 62.9% of all multi-unit registrations.
- This month 2,837 rental units were registered¹². Compared with March 2025, the number of rental units registered increased 28.7%.
- Using a 12-month moving average⁵, there were 2,312 rental units registered⁶ in March, trending at a 2.3% increase from February.
- Using a 36-month moving average⁵, there were 1,893 rental units registered⁶ in March, which is a 2.9% increase from February.
- There were 33 rental buildings registered⁶ in March. Most of these were buildings of 51 to 100 units (36.4%), and buildings of more than 100 units (30.3%). The largest building of 338 units was proposed to be built in Burnaby.
- In March, Burnaby (556), Vancouver (545), and Port Moody (342) had the largest number of rental units registered⁶ in B.C.

Figure 11: Purpose-built Rental Units⁶, March 2026

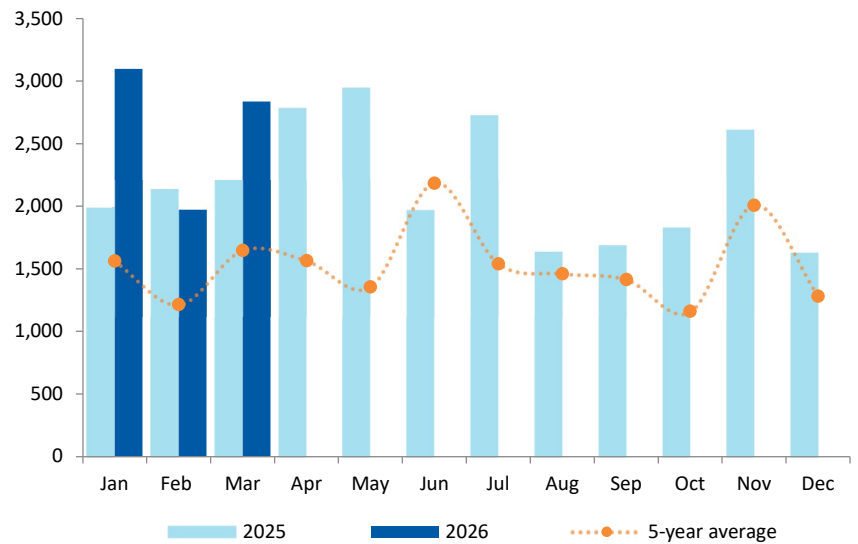


Figure 12: Purpose-built Rental Buildings⁶ by Building Size¹², March 2026

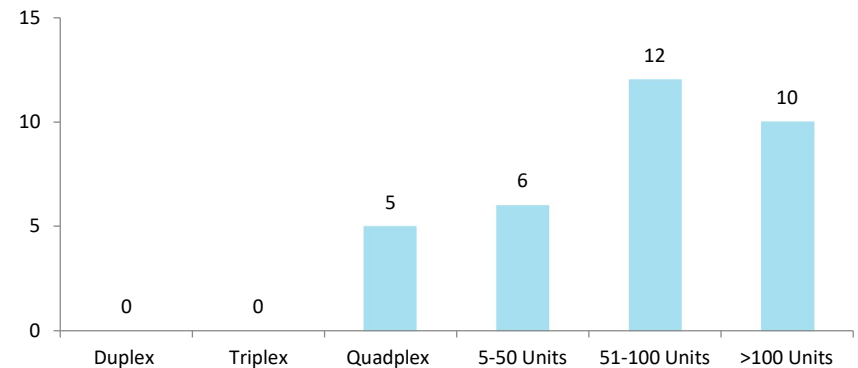
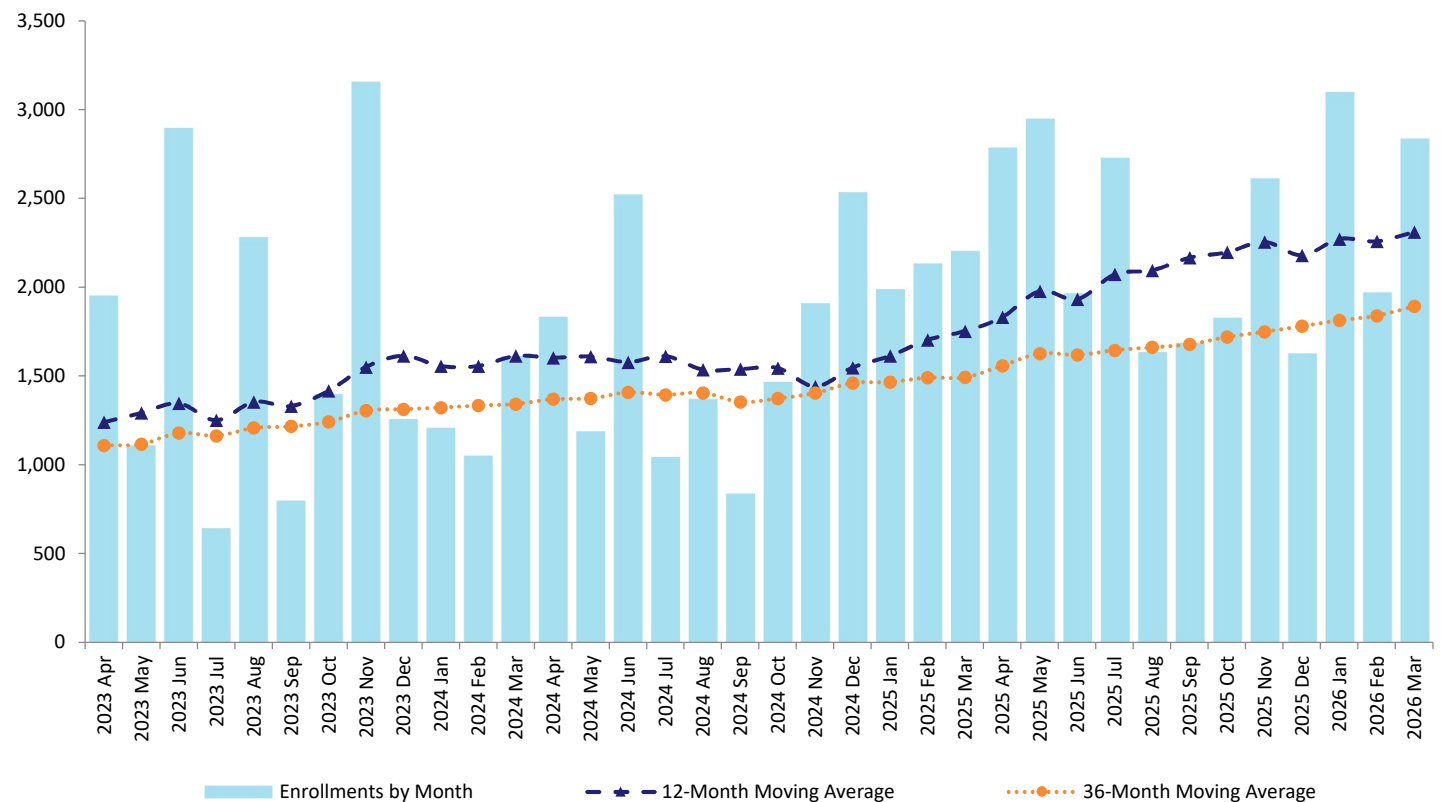


Figure 13: Purpose-built Rental Units⁶ by 12-Month and 36-Month Moving Averages⁵, March 2026



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	8,846	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	8,129	984	13,144	9,146
2021	10,325	1,085	26,955	13,255
2022	7,340	932	26,928	14,663
2023	5,356	692	19,203	19,370
2024	4,978	582	21,573	18,577
2025	4,872	623	16,195	26,162
2025 YTD	1,399	198	7,498	6,331
2026 YTD	1,076	166	4,660	7,908

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	312	486	577	3,998	4,165	3,050
Feb	415	557	657	4,104	4,686	3,784
Mar	515	554	796	4,466	4,978	3,997
Apr		486	731		4,383	3,981
May		475	699		4,408	3,380
Jun		485	701		2,769	4,235
Jul		476	578		3,615	3,101
Aug		391	589		2,408	3,125
Sep		421	534		2,574	3,093
Oct		422	526		2,914	2,881
Nov		362	507		3,091	3,246
Dec		379	462		2,366	2,702

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	2,174	3,098	1,991	3,998	4,165
Feb	2,131	2,551	1,973	2,135	4,104	4,686
Mar	1,629	2,773	2,837	2,205	4,466	4,978
Apr		1,597		2,786		4,383
May		1,460		2,948		4,408
Jun		801		1,968		2,769
Jul		887		2,728		3,615
Aug		771		1,637		2,408
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 Homes² by Regional District, March 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	4	0.8%	0	0.0%	4	0.1%
Bulkley-Nechako	2	0.4%	16	0.4%	18	0.4%
Capital	41	8.0%	265	5.9%	306	6.1%
Cariboo	5	1.0%	2	0.0%	7	0.1%
Central Coast	1	0.2%	0	0.0%	1	0.0%
Central Kootenay	18	3.5%	0	0.0%	18	0.4%
Central Okanagan	25	4.9%	272	6.1%	297	6.0%
Columbia-Shuswap	15	2.9%	67	1.5%	82	1.6%
Comox Valley	16	3.1%	0	0.0%	16	0.3%
Cowichan Valley	11	2.1%	5	0.1%	16	0.3%
East Kootenay	28	5.4%	74	1.7%	102	2.0%
Fraser Valley	41	8.0%	340	7.6%	381	7.6%
Fraser-Fort George	13	2.5%	21	0.5%	34	0.7%
Kitimat-Stikine	2	0.4%	4	0.1%	6	0.1%
Kootenay-Boundary	4	0.8%	54	1.2%	58	1.2%
Metro Vancouver	209	40.6%	2,798	62.7%	3,007	60.4%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	17	3.3%	39	0.9%	56	1.1%
North Okanagan	16	3.1%	20	0.4%	36	0.7%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	13	2.5%	65	1.5%	78	1.6%
Peace River	1	0.2%	0	0.0%	1	0.0%
Powell River	3	0.6%	0	0.0%	3	0.1%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	8	1.6%	29	0.6%	37	0.7%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	5	1.0%	4	0.1%	9	0.2%
Sunshine Coast	8	1.6%	53	1.2%	61	1.2%
Thompson-Nicola	9	1.7%	338	7.6%	347	7.0%
Total	515	100.0%	4,466	100.0%	4,981	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 2023.

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