

# 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 five months of 2026, 19,610 new homes were registered<sup>2</sup> in B.C., including 2,077 single detached<sup>3</sup> and 17,533 multi-unit homes<sup>4</sup>.
- So far in 2026, total home registrations<sup>2</sup> are down 22.0% from 2025. Registrations for multi-unit homes<sup>4</sup> decreased 22.4%, while registrations for single detached homes decreased 18.3%<sup>3</sup>.
- In May, 2,972 new homes were registered<sup>2</sup> in B.C., a 39.1% decrease compared with May 2025.
- Using a 12-month moving average<sup>5</sup>, there were 3,525 new registered homes<sup>2</sup> in May, a 4.3% decrease from April for all registered new homes.
- Metro Vancouver accounted for 66.7% of all new homes registered<sup>2</sup> in May. Vancouver (850), Surrey (493) and Richmond (393) were the top three cities in registered new homes this month.
- In May, there were more multi-unit homes registered than single detached homes in Penticton, Saanich, New Westminster, Castlegar, Colwood, Richmond, Maple Ridge, Surrey, Vancouver, Mission, Campbell River, Prince George, Kelowna, Revelstoke, Burnaby, Pemberton, Comox, Radium Hot Springs, Terrace, Nanaimo, Victoria, Vernon, Port Alberni, Nelson, Fort St John, Valemount, Cranbrook, West Vancouver, and Delta\*.
- So far in 2026, 10,872 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 9.9%.

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

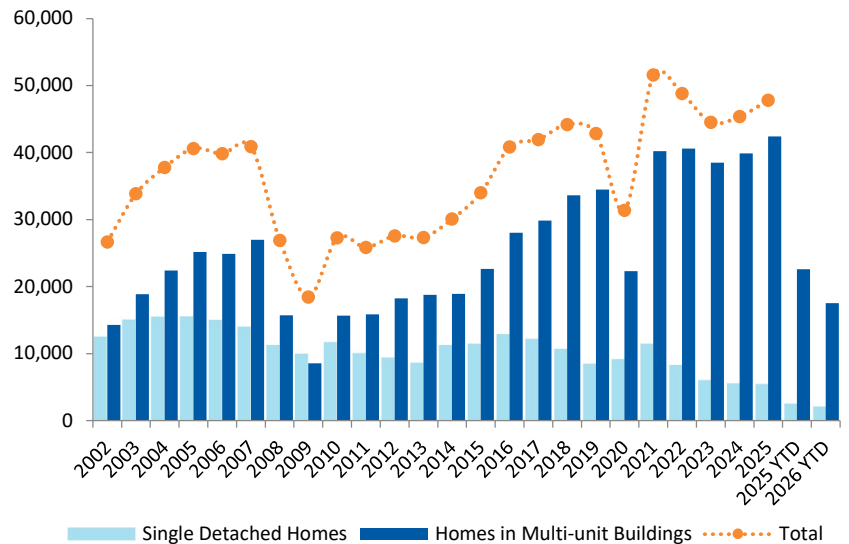
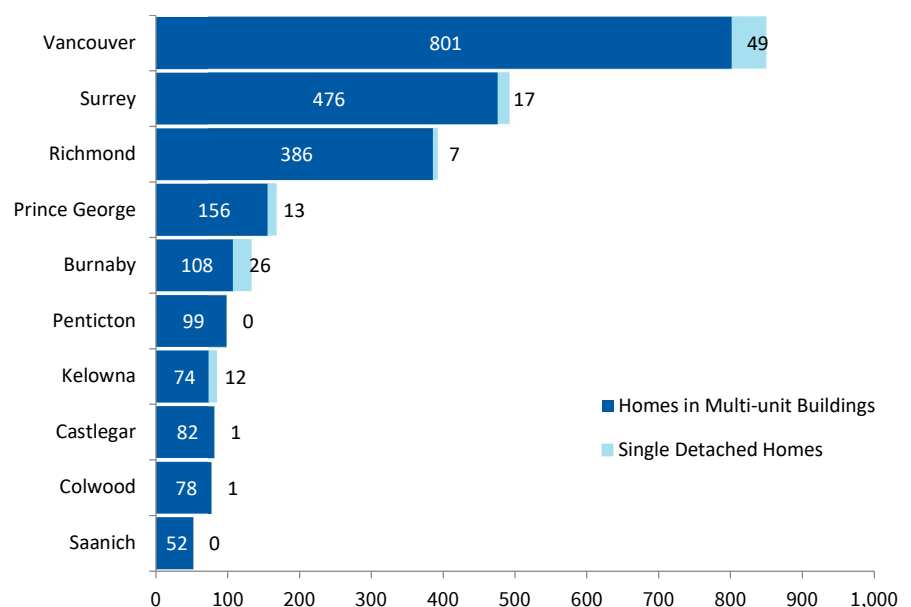
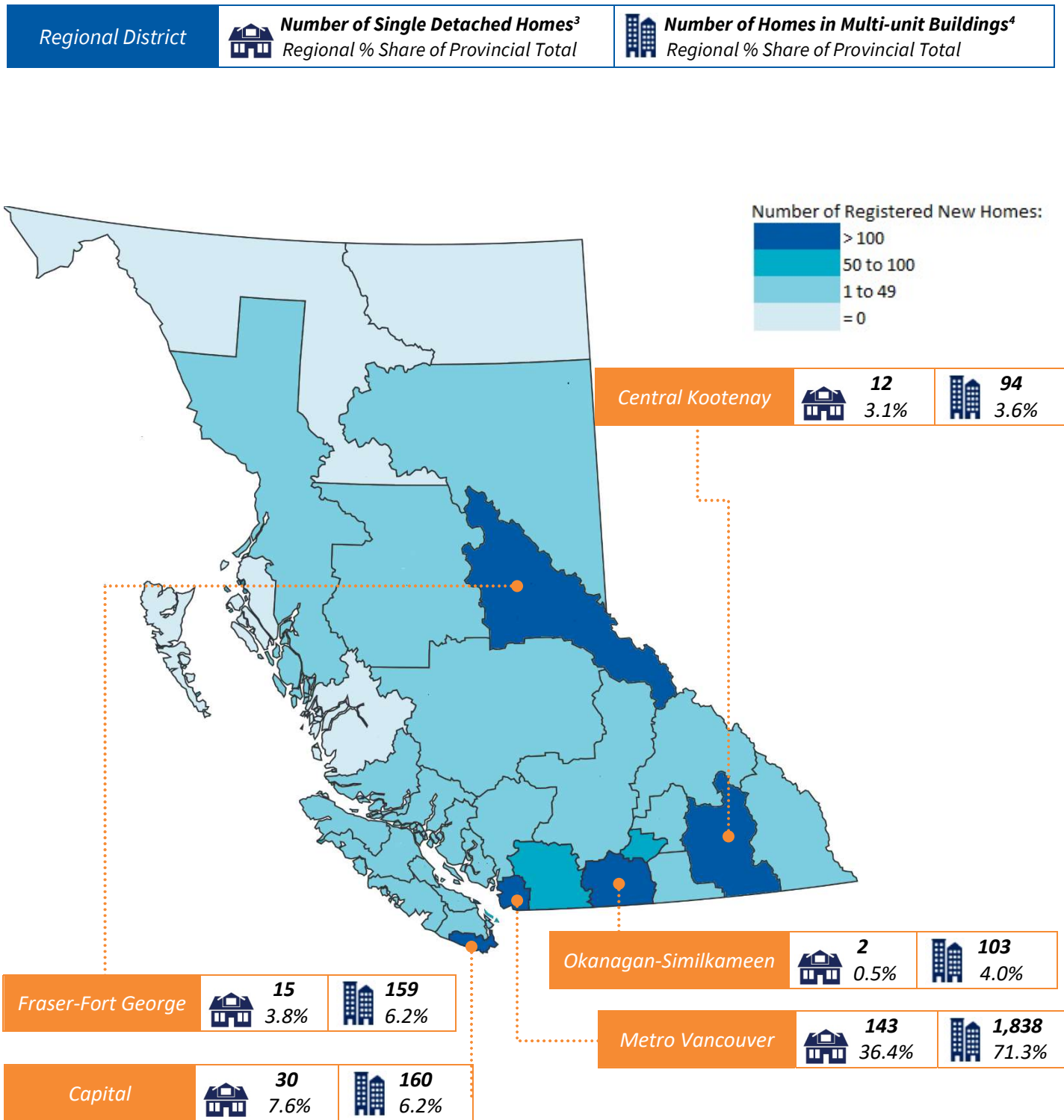


Figure 2: Registered New Homes<sup>2</sup> by Building Type and Selected City<sup>7</sup>, May 2026



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

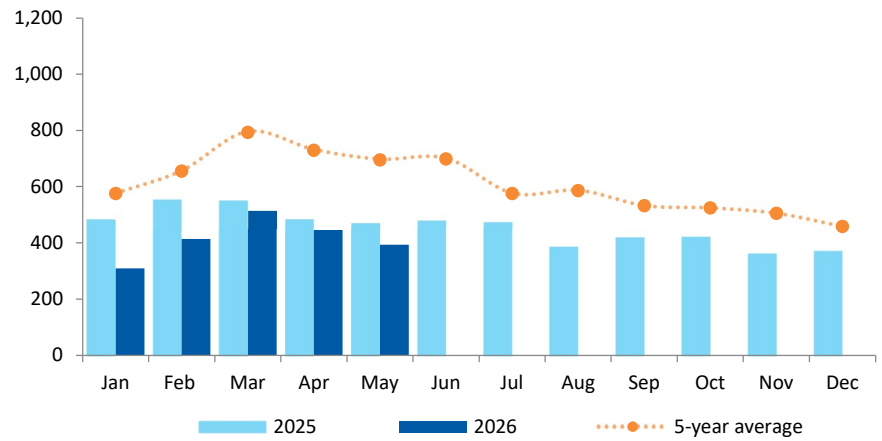
Figure 3: Registered New Homes<sup>2</sup> by Regional District<sup>8</sup>, May 2026



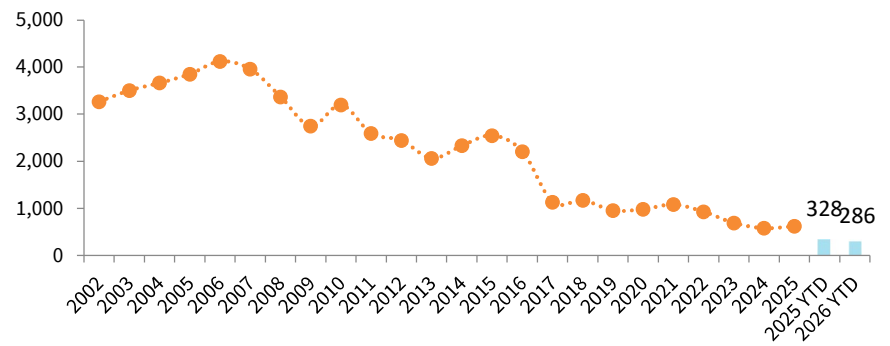
## Single Detached Highlights

- In the first five months of 2026, 2,077 new single detached homes were registered<sup>3</sup> in B.C. Compared with the same period in 2025, single detached registrations decreased 18.3%.
- In May, 393 single detached homes were registered<sup>3</sup>. Compared with May 2025, the number of single detached registrations decreased 16.6%.
- Using a 12-month moving average<sup>5</sup>, there were 416 new single detached registered homes<sup>3</sup> in May, trending at a 1.5% decrease from April.
- Using a 36-month moving average<sup>5</sup>, there were 457 new single detached registered homes<sup>3</sup> in May, which is a 1.1% decrease from April.
- Vancouver (49), Burnaby (26) and Surrey (17) had the largest number of single detached homes registered<sup>3</sup> in May.

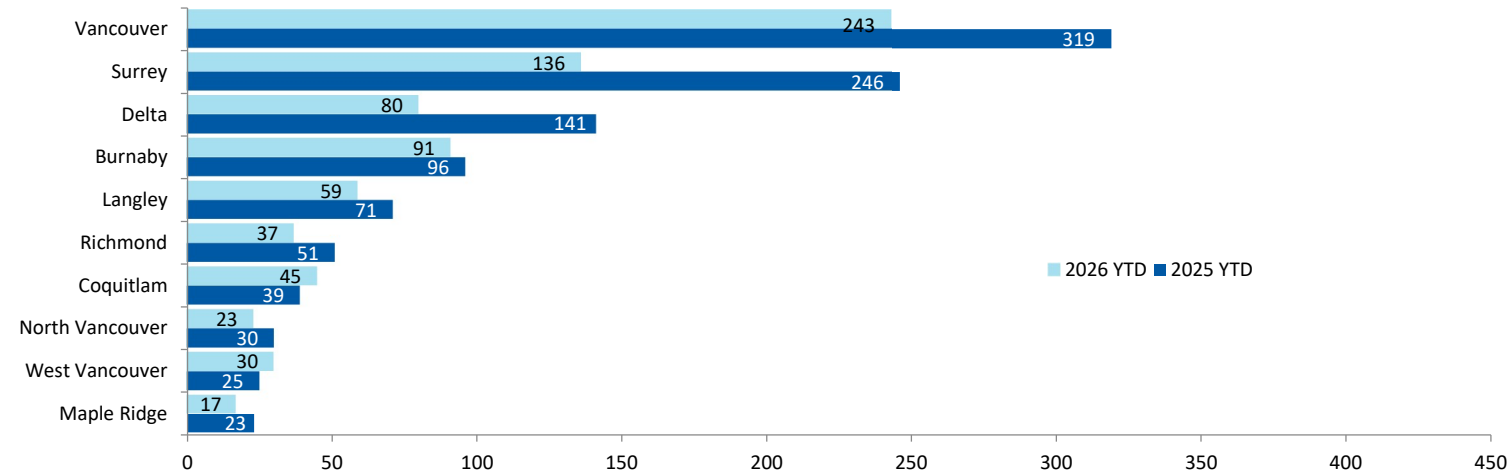
**Figure 4: Registered Single Detached Homes<sup>3</sup>, May 2026**



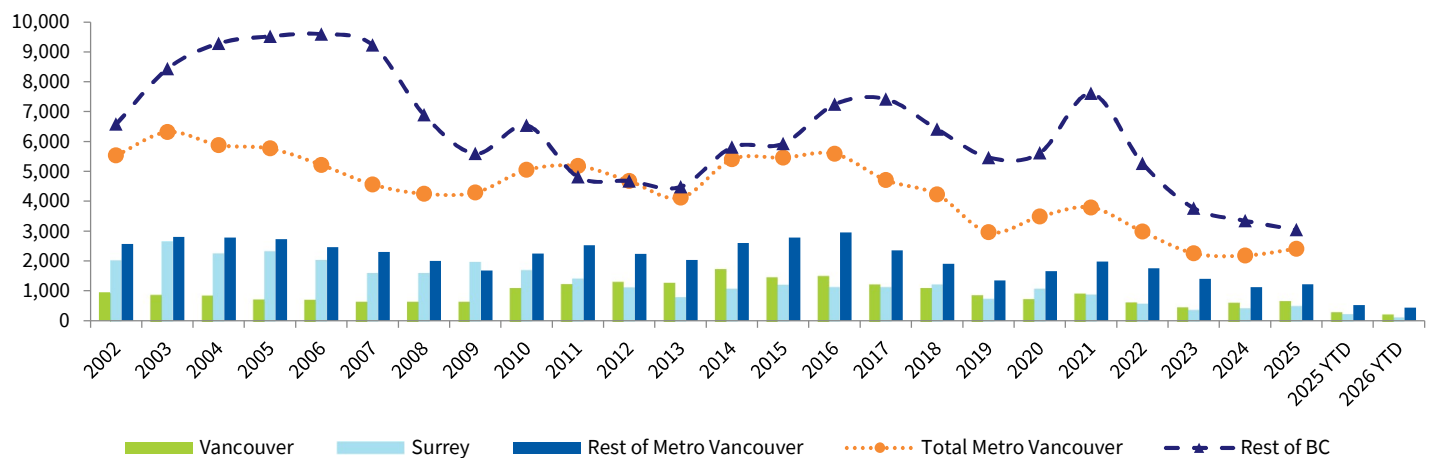
**Figure 5: Registered Owner-built Homes<sup>9</sup>, 2002 -2026 Year-to-Date**



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



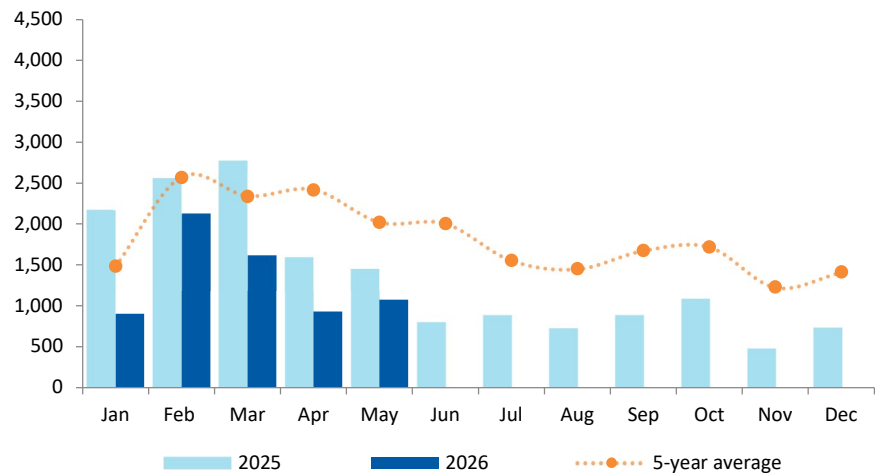
**Figure 7: Registered Single Detached Homes<sup>3</sup> in Metro Vancouver, 2002-2026 Year-to-Date**



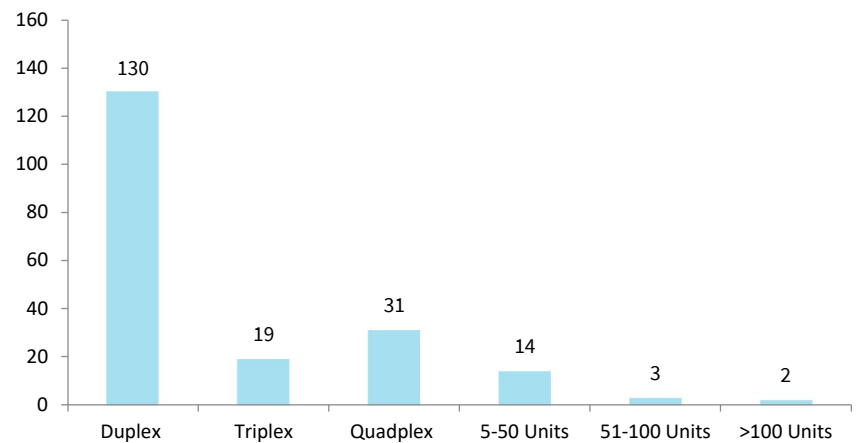
## Enrolled Multi-unit Highlights

- In the first five months of 2026, 6,661 new multi-unit homes were enrolled<sup>11</sup> in B.C. Compared with the same period in 2025, multi-unit enrollments decreased 36.8%.
- In May, 1,074 multi-unit homes were enrolled<sup>10</sup>. Compared with May 2025, the number of multi-unit enrollments decreased 26.3%.
- Using a 12-month moving average<sup>5</sup>, there were 1,019 new multi-unit enrolled homes<sup>11</sup> in May, trending at a 3.0% decrease from April.
- Using a 36-month moving average<sup>5</sup>, there were 1,502 new multi-unit enrolled homes<sup>11</sup> in May, which is a 3.4% decrease from April.
- There were 199 new multi-unit buildings enrolled<sup>11</sup> in May. Most of these buildings were duplexes (65.3%) and quadplexes (15.6%). The largest building of 194 units was proposed to be built in Surrey.
- In May, Surrey (476), Richmond (141), and Vancouver (92) had the largest number of multi-unit enrolled homes<sup>11</sup> in B.C.

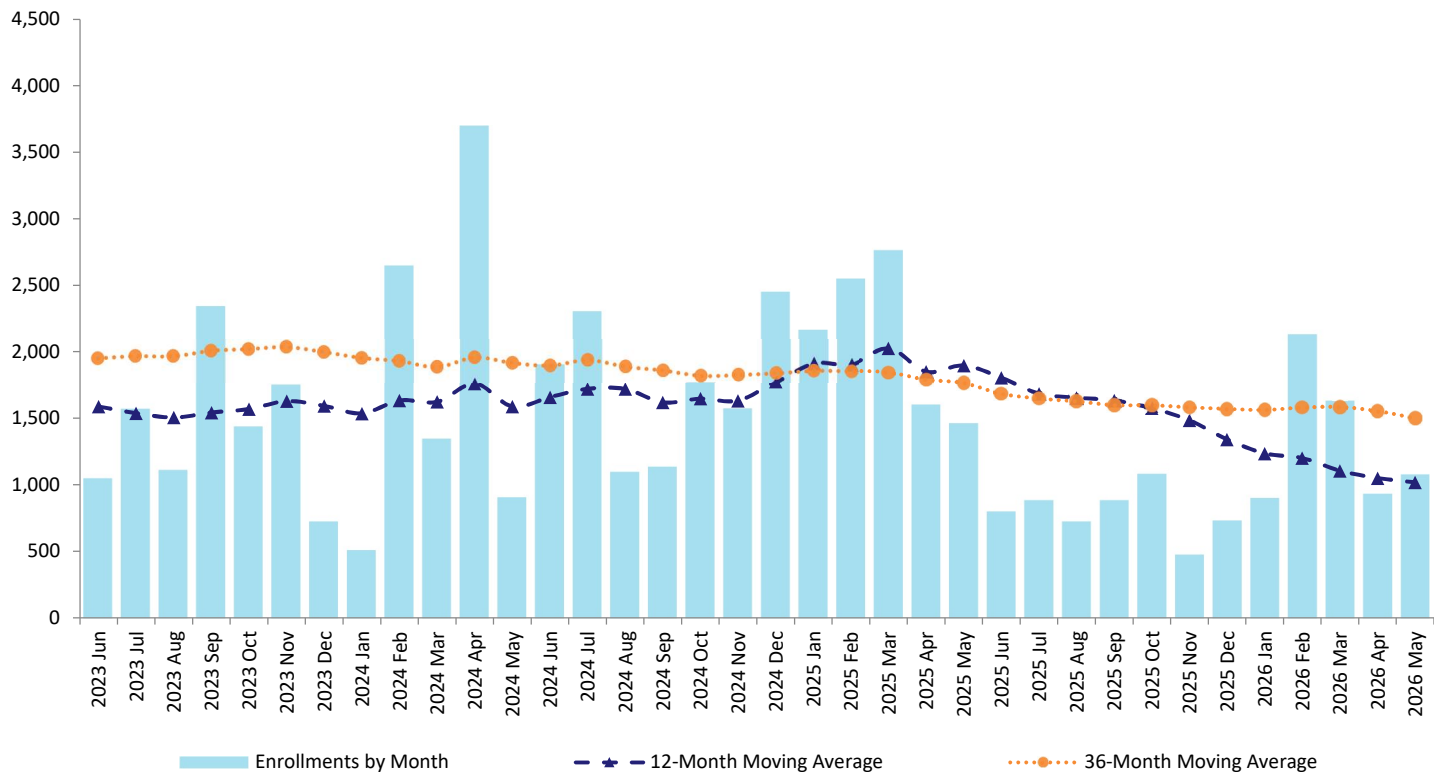
**Figure 8: Enrolled Homes in Multi-unit Buildings<sup>11</sup>, May 2026**



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



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



## Purpose-built Rental Highlights

- In the first five months of 2026, 10,872 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 9.9%.
- So far in 2026, rental units<sup>6</sup> represented 62.0% of all multi-unit registrations.
- This month 1,505 rental units were registered<sup>12</sup>. Compared with May 2025, the number of rental units registered decreased 48.9%.
- Using a 12-month moving average<sup>5</sup>, there were 2,090 rental units registered<sup>6</sup> in May, trending at a 5.4% decrease from April.
- Using a 36-month moving average<sup>5</sup>, there were 1,891 rental units registered<sup>6</sup> in May, which is a 0.6% increase from April.
- There were 19 rental buildings registered<sup>6</sup> in May. Most of these were buildings of 51 to 100 units (47.4%) and buildings of 5 to 50 units (26.3%). The largest building of 375 units was proposed to be built in Vancouver.
- In May, Vancouver (709), Richmond (245), and Prince George (137) had the largest number of rental units registered<sup>6</sup> in B.C.

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

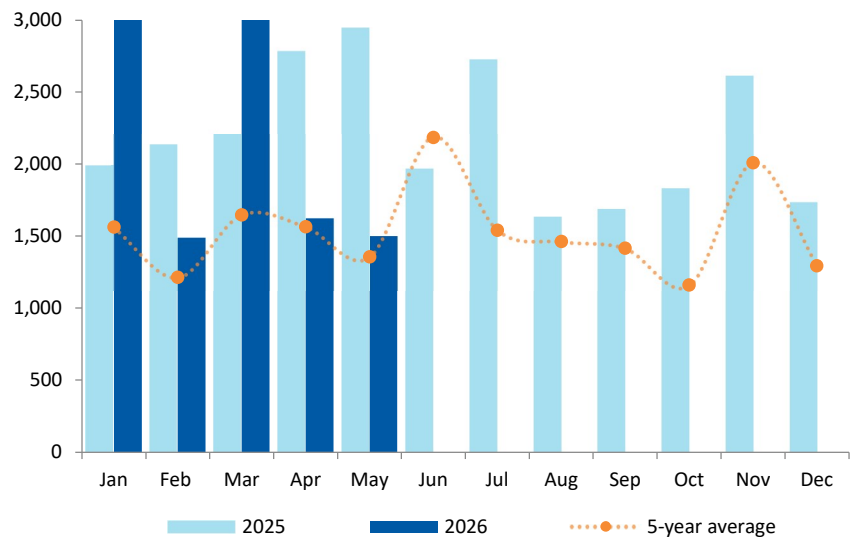


Figure 12: Purpose-built Rental Buildings<sup>6</sup> by Building Size<sup>12</sup>, May 2026

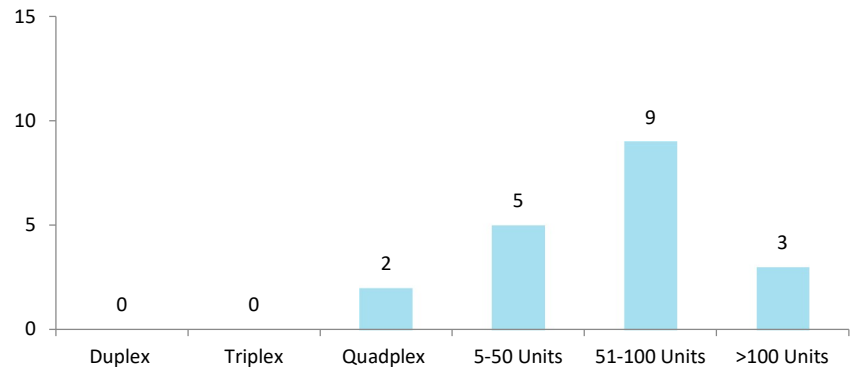
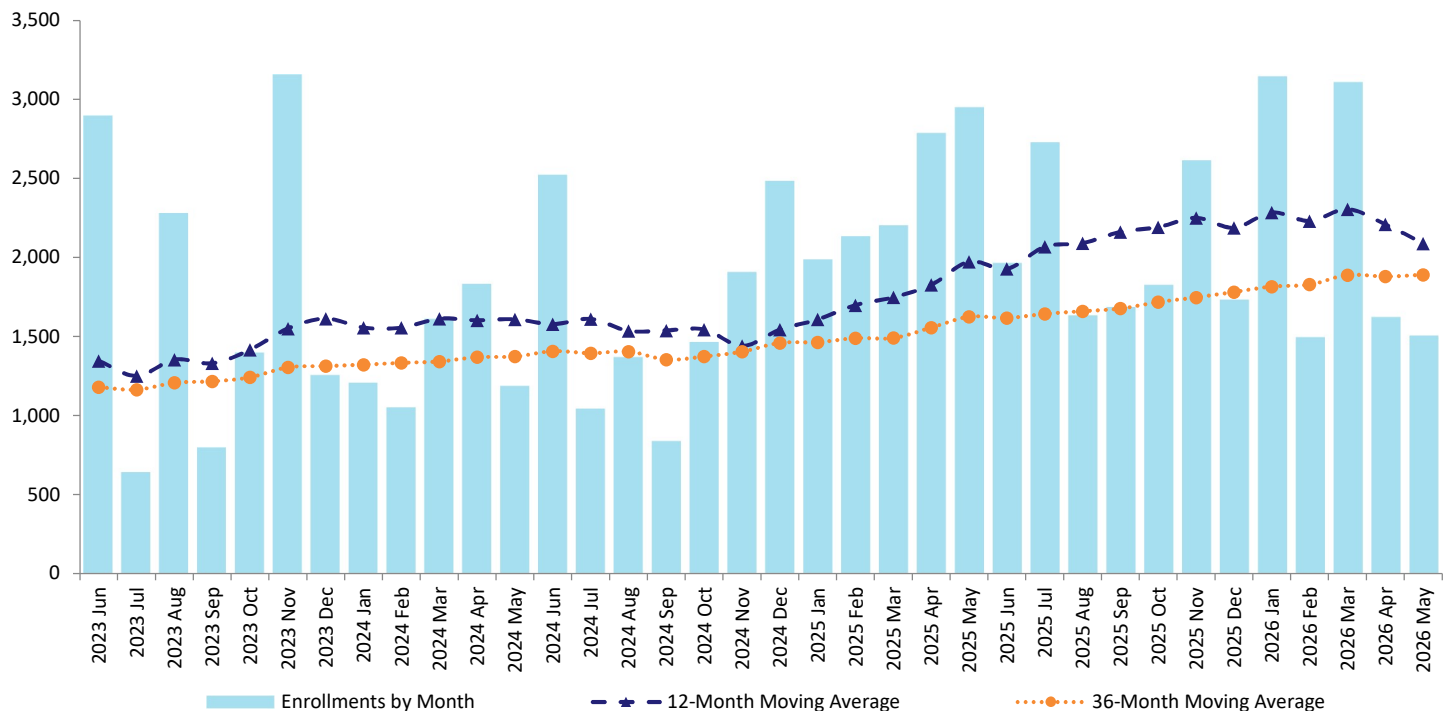


Figure 13: Purpose-built Rental Units<sup>6</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, May 2026



## 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	9,469	1,173	25,866	7,724
2019	7,468	960	21,153	13,308
2020	8,125	984	13,144	9,146
2021	10,319	1,085	26,955	13,255
2022	7,317	932	25,911	14,663
2023	5,341	692	19,124	19,370
2024	4,950	582	21,339	18,525
2025	4,835	623	16,104	26,269
2025 YTD	2,214	328	10,536	12,065
2026 YTD	1,791	286	6,661	10,872

**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	309	483	576	4,042	4,156	3,049
Feb	414	554	656	3,624	4,686	3,784
Mar	515	550	793	4,731	4,970	3,986
Apr	446	484	730	2,557	4,383	3,981
May	393	471	696	2,579	4,406	3,378
Jun		480	699		2,765	4,189
Jul		474	576		3,609	3,098
Aug		386	587		2,360	2,916
Sep		419	533		2,571	3,092
Oct		422	525		2,911	2,882
Nov		362	505		3,089	3,240
Dec		372	459		2,467	2,708

**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	2,165	3,142	1,991	4,042	4,156
Feb	2,131	2,551	1,493	2,135	3,624	4,686
Mar	1,626	2,765	3,105	2,205	4,731	4,970
Apr	930	1,597	1,627	2,786	2,557	4,383
May	1,074	1,458	1,505	2,948	2,579	4,406
Jun		797		1,968		2,765
Jul		881		2,728		3,609
Aug		723		1,637		2,360
Sep		881		1,690		2,571
Oct		1,080		1,831		2,911
Nov		476		2,613		3,089
Dec		730		1,737		2,467

**Table 4: Registered New Homes<sup>2</sup> by Regional District, May 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	5	1.3%	6	0.2%	11	0.4%
Bulkley-Nechako	2	0.5%	0	0.0%	2	0.1%
Capital	30	7.6%	160	6.2%	190	6.4%
Cariboo	12	3.1%	0	0.0%	12	0.4%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	12	3.1%	94	3.6%	106	3.6%
Central Okanagan	18	4.6%	74	2.9%	92	3.1%
Columbia-Shuswap	14	3.6%	6	0.2%	20	0.7%
Comox Valley	14	3.6%	12	0.5%	26	0.9%
Cowichan Valley	8	2.0%	0	0.0%	8	0.3%
East Kootenay	20	5.1%	8	0.3%	28	0.9%
Fraser Valley	26	6.6%	28	1.1%	54	1.8%
Fraser-Fort George	15	3.8%	159	6.2%	174	5.9%
Kitimat-Stikine	2	0.5%	6	0.2%	8	0.3%
Kootenay-Boundary	3	0.8%	4	0.2%	7	0.2%
Metro Vancouver	143	36.4%	1,838	71.3%	1,981	66.7%
Mount Waddington	1	0.3%	0	0.0%	1	0.0%
Nanaimo	20	5.1%	28	1.1%	48	1.6%
North Okanagan	11	2.8%	8	0.3%	19	0.6%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	2	0.5%	103	4.0%	105	3.5%
Peace River	9	2.3%	10	0.4%	19	0.6%
Powell River	4	1.0%	0	0.0%	4	0.1%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	5	1.3%	7	0.3%	12	0.4%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	3	0.8%	24	0.9%	27	0.9%
Sunshine Coast	4	1.0%	0	0.0%	4	0.1%
Thompson-Nicola	10	2.5%	4	0.2%	14	0.5%
<b>Total</b>	<b>393</b>	<b>100.0%</b>	<b>2,579</b>	<b>100.0%</b>	<b>2,972</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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