

New Brunswick Housing Market Review Quarterly Data, 12th May 2026



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New Brunswick Housing Market Review

Quarterly data

12 May, 2026

This report summarizes housing market activity in New Brunswick for the period Q1 2026. The indicators discussed are *housing unit starts*, *unit completions*, and *units under construction*. Additionally, the average rent and vacancy rate are also discussed using the most recent data.

All data used for analysis in this report are sourced from Canada Mortgage and Housing Corporation (CMHC).

If you want a similar report prepared for your market of interest, please reach out to jchoerab@turnerdrake.com.

Housing Starts

Canada Mortgage and Housing Corporation (CMHC) defines Housing Starts as the point at which construction begins on a residential building.

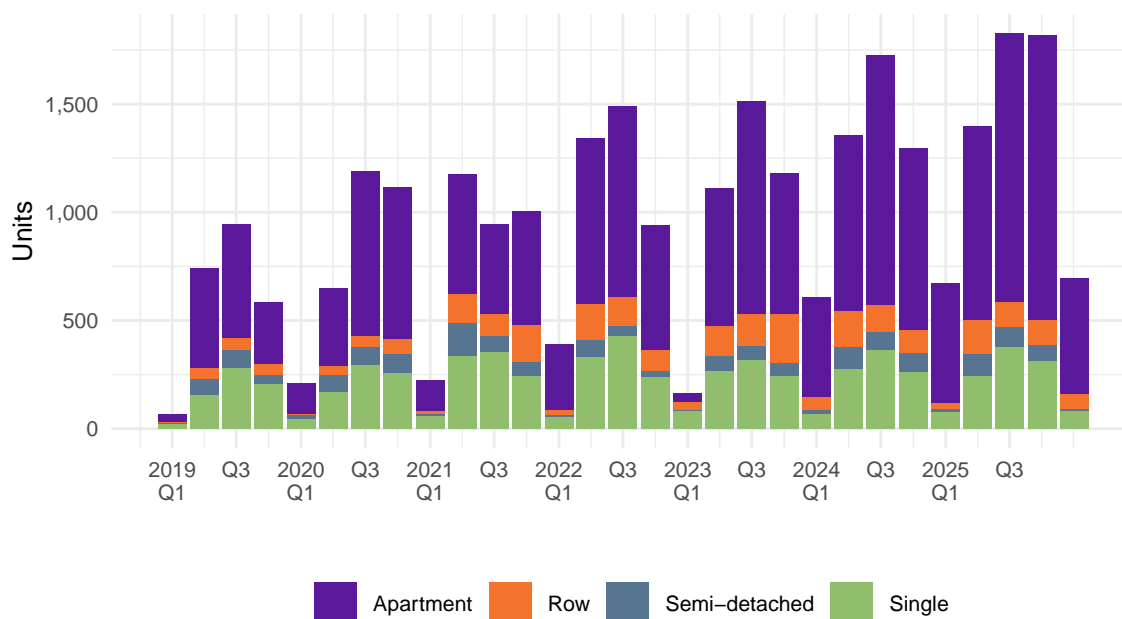
To gather data on housing starts, CMHC conducts the Starts and Completions Survey on a monthly basis. This survey is designed and implemented by CMHC to track the initiation and completion of residential construction projects. The data collected through this survey plays a key role in informing housing policy, economic planning, and real estate market analysis at different regional levels.

According to the most recent available data:

- New Brunswick saw a total of 695 housing unit starts in Q1 2026.

Figure 1 illustrates the historical trends in housing starts, broken down by unit type, such as single-detached, semi-detached, rowhouses and apartment. Analysing these trends over time provides valuable insights into changes in housing preferences, development patterns and other demographic factors that influence construction activity.

Figure 1: Starts by Unit Type, Quarterly, New Brunswick



Source: CMHC Data Portal

Table 1 presents the number of housing starts in New Brunswick, categorized by unit type. It allows us to evaluate the fluctuations in each dwelling type between Q4 2025 and Q1 2026, highlighting shifts in construction activity.

Between Q4 2025 and Q1 2026, New Brunswick saw the following changes in Housing Starts, by unit type:

- -1125 housing starts.
- -785 apartment.
- -230 single-detached.
- -60 semi-detached.
- -50 rowhouses.

Table 1: Housing Starts by Unit Type New Brunswick

Level	Dwelling type	Q1 2026	Q4 2025	Q1 2025
New Brunswick	Total	695	1,820	673
New Brunswick	Apartment	535	1,320	556
New Brunswick	Single-detached	85	315	79
New Brunswick	Rowhouses	65	115	24

Table 1: Housing Starts by Unit Type New Brunswick

Level	Dwelling type	Q1 2026	Q4 2025	Q1 2025
New Brunswick	Semi-detached	10	70	14

Source: CMHC Data Portal

Table 2 shows the distribution of dwelling types as a proportion of total housing starts in the most recent period, the preceding quarter, and from the previous year.

Table 2: Proportion of Starts by Unit Type, Quarterly, New Brunswick

Year	Level	Single-detached	Semi-detached	Rowhouse	Apartment
Q1 2026	New Brunswick	12.2%	1.4%	9.3%	77.0%
Q1 2025	New Brunswick	11.7%	2.1%	3.6%	82.6%

Source: CMHC Data Portal and TDP

Completions

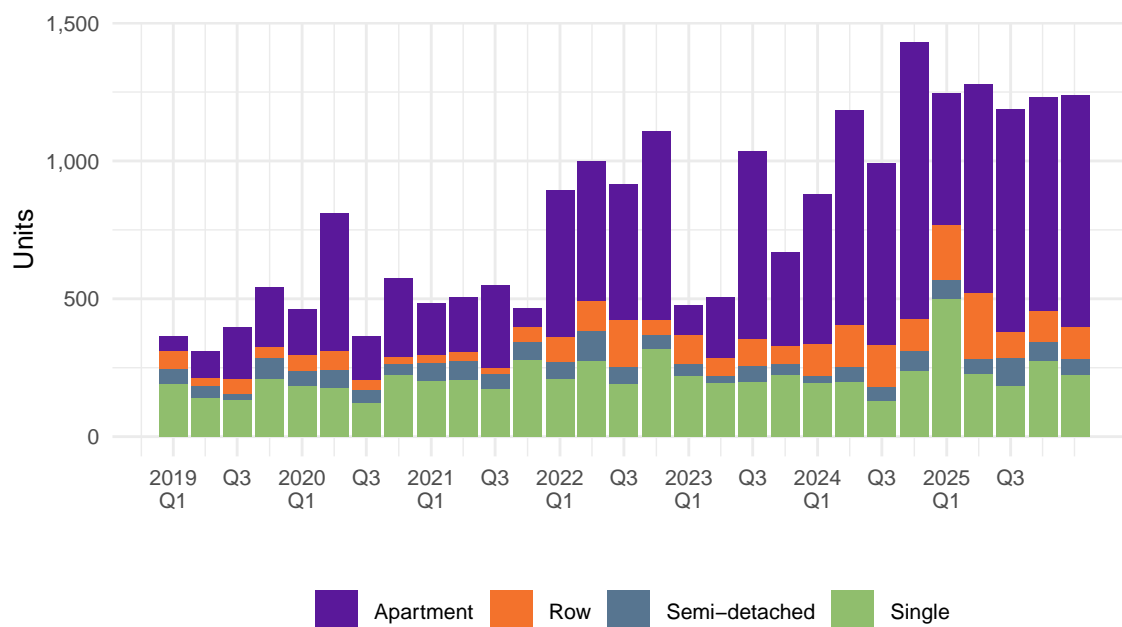
According to CMHC, a Completion refers to the stage at which the construction of a dwelling unit is around 90% finalized or fully finalized. It is a key metric to monitor housing supply, the market, and support planning and policy development. In addition to housing starts, completions provides a comprehensive view of housing activity and helps identify trends in the availability of new homes built in an area.

According to the latest available data:

- Q1 2026 saw a total of 1,239 housing completions in New Brunswick.
- The total number of completions recorded in Q1 2025 was 1,244.

Figure 2 shows the evolution of the number of completions in New Brunswick by unit type.

Figure 2: Completions by Unit Type, Quarterly, New Brunswick



Source: CMHC Data Portal

Table 3 illustrates the number of housing completions in New Brunswick between Q4 2025 and Q1 2026, providing a comparative over the past month and year by dwelling type. These shifts can give insights into the dynamics of the housing market, such as economic conditions, population growth, and housing preferences.

Table 3: Completions by Unit Type New Brunswick

Level	Dwelling type	Q1 2026	Q4 2025	Q1 2025
New Brunswick	All	1,239	1,230	1,244
New Brunswick	Apartment	840	775	477
New Brunswick	Single-detached	224	275	500
New Brunswick	Rowhouses	115	110	199
New Brunswick	Semi-detached	60	70	68

Source: CMHC Data Portal and TDP

Table 4 shows the distribution of dwelling types as a proportion of total housing completions in the most recent years available.

Table 4: Proportion of Completions by Unit Type, Quarterly, New Brunswick

Year	Level	Single-detached	Semi-detached	Rowhouse	Apartment
Q1 2026	New Brunswick	18.1%	4.8%	9.3%	67.8%
Q1 2025	New Brunswick	40.2%	5.5%	16.0%	38.3%

Source: CMHC Data Portal and TDP

Under Construction

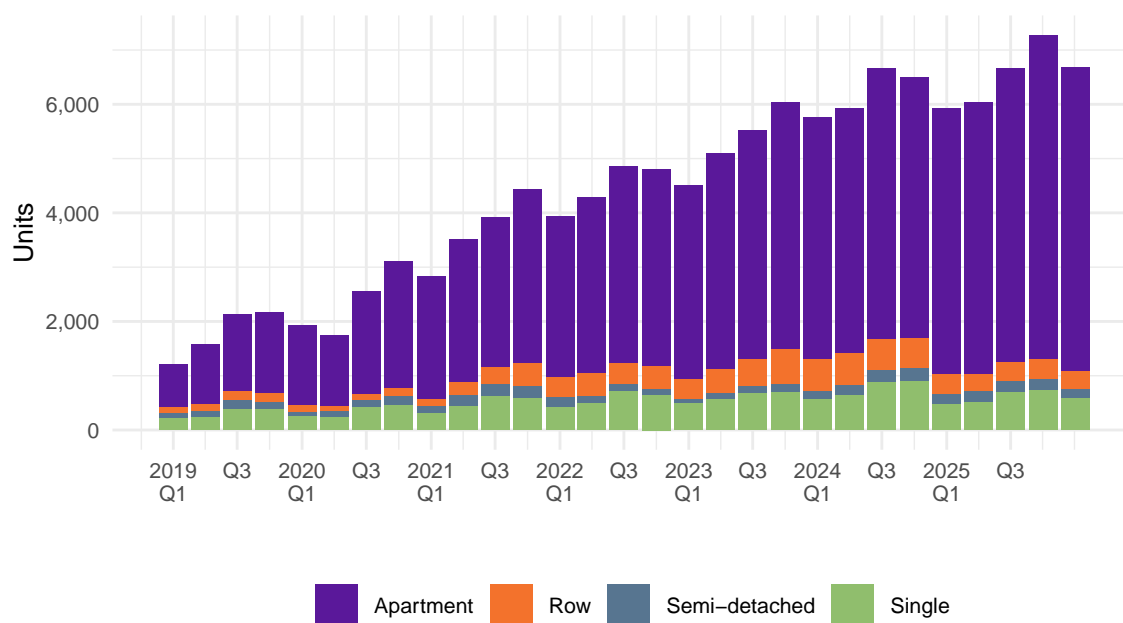
CMHC refers to Under Construction as the number of dwelling units that have started construction but have not yet been completed. As some adjustments are necessary before the release of the data, the quantity of units may be more or less the number reported at the beginning.

According to the latest available data:

- Q1 2026 saw a total of 6,695 housing under construction in New Brunswick.
- The total number of housing under construction recorded in Q1 2025 was 5,926.

Figure 3 illustrates the evolution of the number of units under construction in New Brunswick.

Figure 3: Units Under Construction by Unit Type, Quarterly, New Brunswick



Source: CMHC Data Portal

To show the number of units under construction in New Brunswick, Table 5 is presented below. This indicator complements housing starts and completions, providing information of dwelling construction activity, assessing insights regarding future supply, demand, and construction capacity in New Brunswick. This information provides insights into how much demand was placed on the sector over a given period.

Between Q4 2025 and Q1 2026, New Brunswick saw the following changes in Under Construction buildings, by unit type:

- -578 buildings under construction.
- -351 apartments.
- -140 single-detached.
- -52 semi-detached.
- -35 rowhouses.

Table 5: Under Construction numbers by Unit Type New Brunswick

Level	Dwelling type	Q1 2026	Q4 2025	Q1 2025
New Brunswick	All	6,695	7,273	5,926
New Brunswick	Apartment	5,618	5,969	4,891
New Brunswick	Single-detached	598	738	489
New Brunswick	Rowhouses	323	358	368
New Brunswick	Semi-detached	156	208	178

Source: CMHC Data Portal

Table 6 shows the distribution of dwelling types as a proportion of the total Under Construction using the most recent available data.

Table 6: Proportion of Under Construction Units by Unit Type, Quarterly, New Brunswick

Year	Level	Single-detached	Semi-detached	Rowhouse	Apartment
Q1 2026	New Brunswick	8.9%	2.3%	4.8%	83.9%
Q1 2025	New Brunswick	8.2%	3.0%	6.2%	82.5%

Source: CMHC Data Portal and TDP

Average Rent and Vacancy Rate

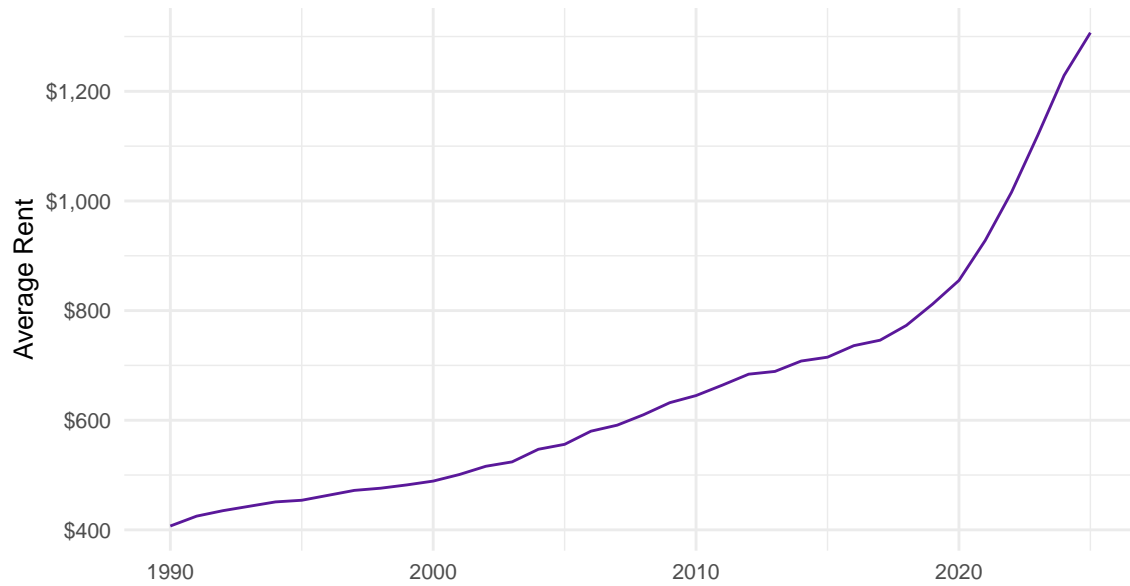
Each year in October, CMHC conducts the Rental Market Survey to collect information on housing indicators as Average Rent and Vacancy rates. These indicators provide information about the state of the rental housing market. The average rent helps to identify affordability trends, and vacancy rates reflects the availability of dwellings in the area.

Figure 4 presents trend followed by the average rent in New Brunswick over the years.

- The average rent in New Brunswick in October 2025 was \$1,307. This represents an increase of \$78 from 2024, and an increase of \$187 from 2023.
- Average rent in New Brunswick has increased by 82.8% since 2015; and has increased 52.87% since 2020.

Figure 5 reflects historical vacancy rate trends in New Brunswick . This indicator is considered “healthy” when the rate is between the 3% and 5%, ensuring that marked demand is not placing excessive pressure on rental prices.

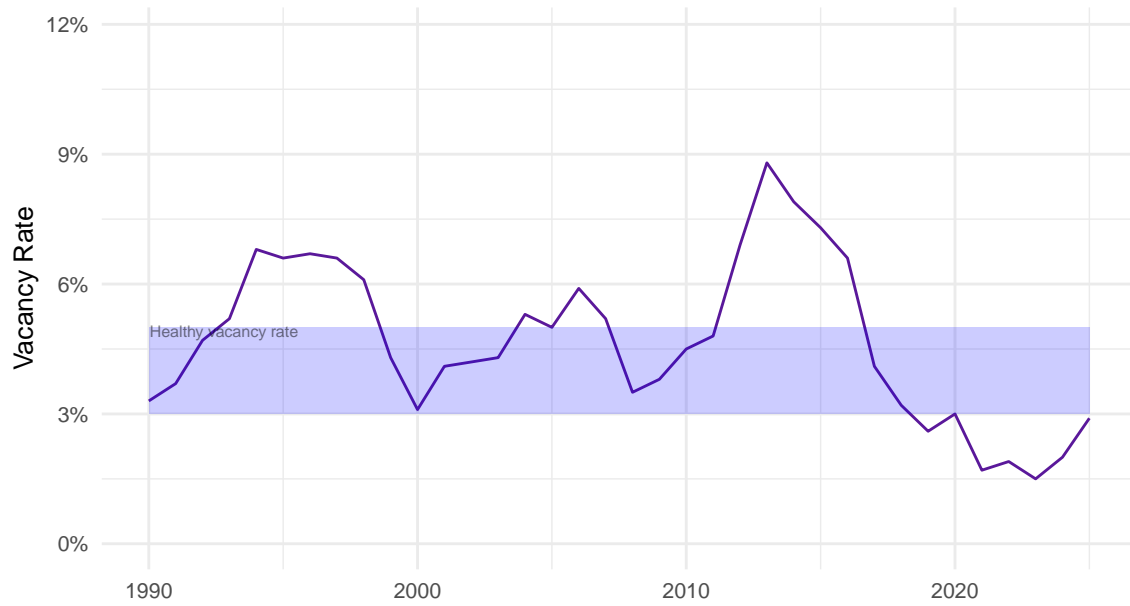
Figure 4: Average Rent, New Brunswick



Source: CMHC Data Portal

- The vacancy rate is 2.9% as of 2025; 0.9 percentage points higher than in 2024 .
- The highest recorded vacancy rate in New Brunswick was 8.8%, recorded in 2013 .

Figure 5: Vacancy Rate, New Brunswick



Source: CMHC Data Portal and TDP