

# 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 2025, 47,858 new homes were registered<sup>1</sup> in B.C., including 5,562 single detached<sup>2</sup> and 42,296 multi-unit homes<sup>3</sup>.
- In 2025, total home registrations<sup>1</sup> are up 4.7% from 2024. Registrations for multi-unit homes<sup>3</sup> increased 5.4%, while registrations for single detached homes<sup>2</sup> decreased 0.9%.
- In December, 2,672 new homes were registered<sup>1</sup> in B.C., a 50.3% decrease compared with December 2024.
- Using a 12-month moving average<sup>4</sup>, there were 3,988 new registered homes<sup>1</sup> in December, a 5.3% decrease from November for all registered new homes.
- Metro Vancouver accounted for 45.7% of all new homes registered<sup>1</sup> in December. Victoria (593), Surrey (413) and Burnaby (238) were the top three cities in registered new homes this month.
- In December, there were more multi-unit homes than single detached homes in Lake Country, Prince Rupert, Comox, Squamish, Victoria, Port Coquitlam, Revelstoke, Abbotsford, Kelowna, Coquitlam, Penticton, Chilliwack, Surrey, Burnaby, Powell River, Vancouver, Salmon Arm, Lantzville, Langford, Prince George and Langley\*.
- In 2025, 25,855 purpose-built rental units<sup>5</sup> were registered in B.C. Compared with 2024, the number of registered rental units increased 40.0%.

Figure 1: Registered New Homes<sup>1</sup> by Building Type, 2002–2025

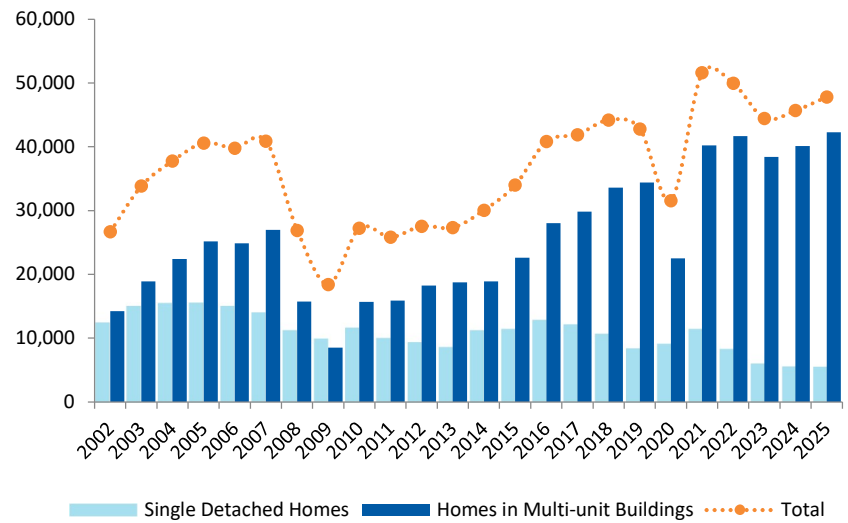
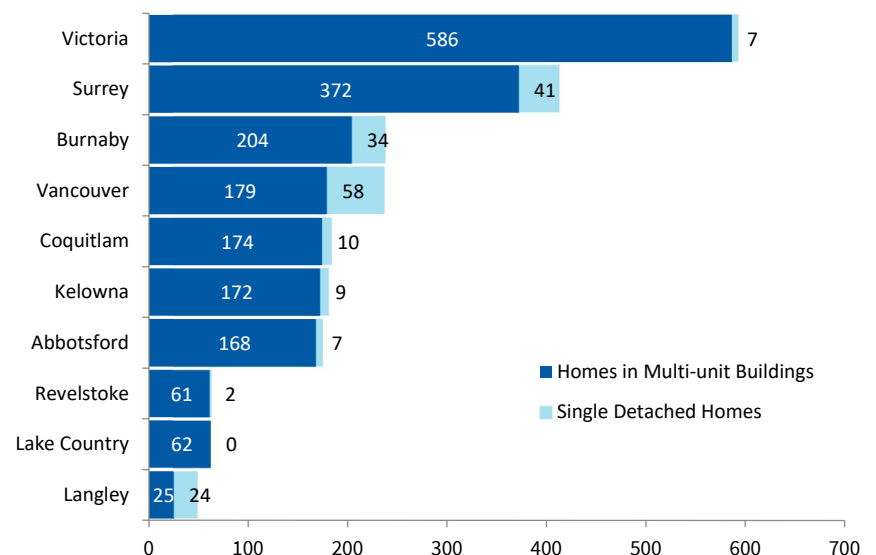



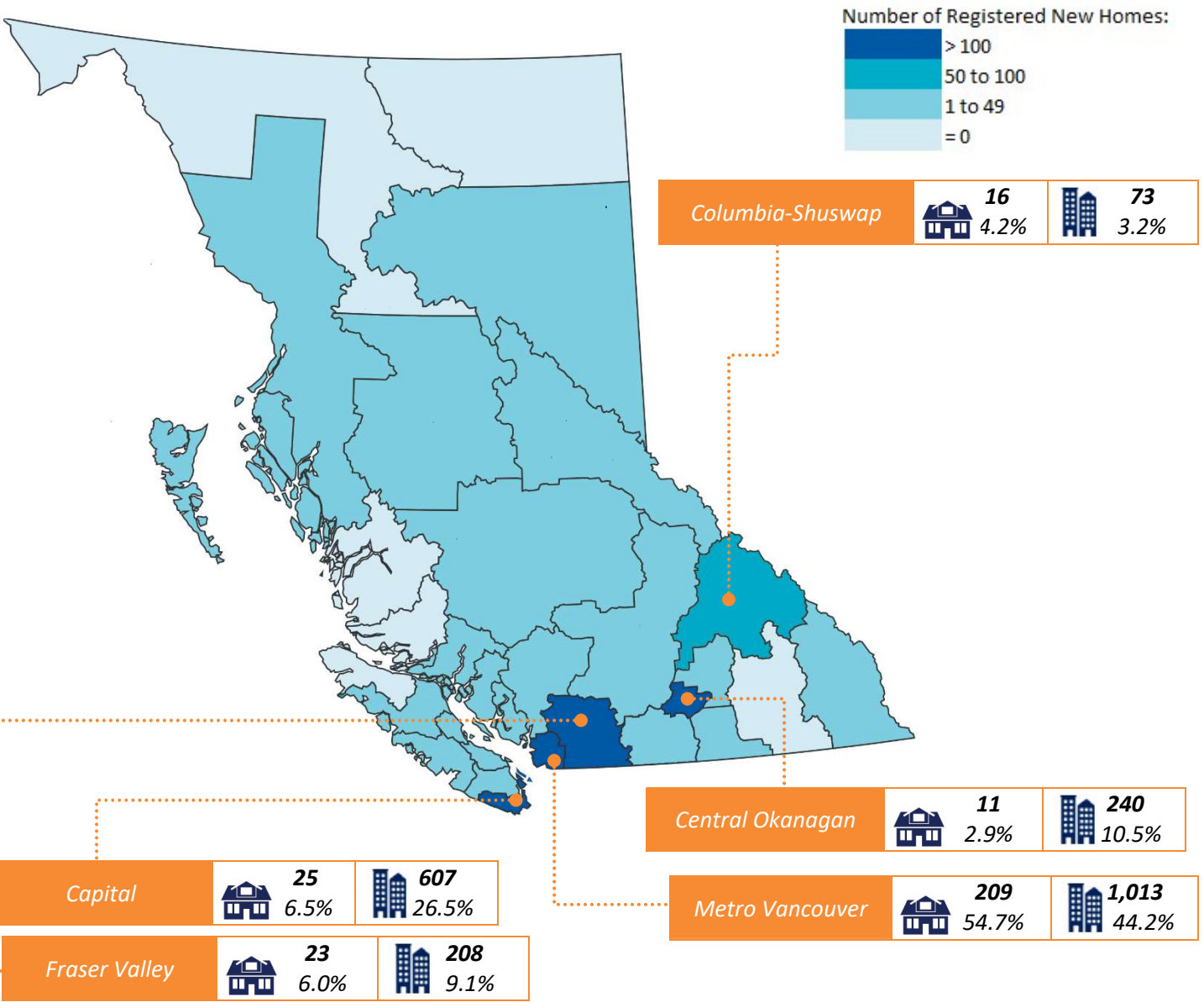
Figure 2: Registered New Homes<sup>1</sup> by Building Type and Selected City<sup>6</sup>, December 2025



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

Figure 3: Registered New Homes<sup>1</sup> by Regional District<sup>7</sup>, December 2025

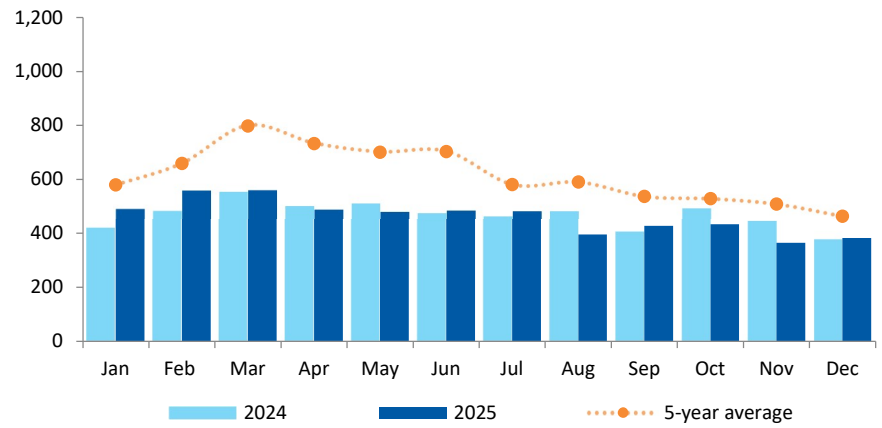
Regional District	 <b>Number of Single Detached Homes<sup>2</sup></b> Regional % Share of Provincial Total	 <b>Number of Homes in Multi-unit Buildings<sup>3</sup></b> Regional % Share of Provincial Total
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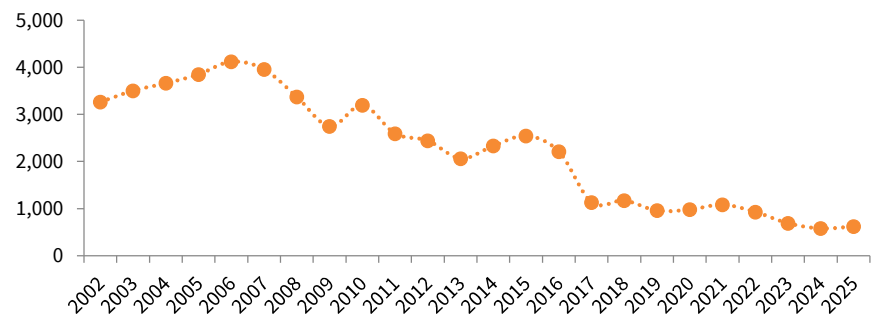
## Single Detached Highlights

- In 2025, 5,562 new single detached homes were registered<sup>2</sup> in B.C. Compared with 2024, single detached registrations decreased 0.9%.
- In December, 382 single detached homes were registered<sup>2</sup>. Compared with December 2024, the number of single detached registrations increased 1.6%.
- Using a 12-month moving average<sup>4</sup>, there were 464 new single detached registered homes<sup>2</sup> in December, which is effectively unchanged from November with a 0.1% increase.
- Using a 36-month moving average<sup>4</sup>, there were 479 new single detached registered homes<sup>2</sup> in December, which is effectively unchanged from November with a 0.2% decrease.
- Vancouver (58), Surrey (41) and Burnaby (34) had the largest number of single detached homes registered<sup>2</sup> in December.

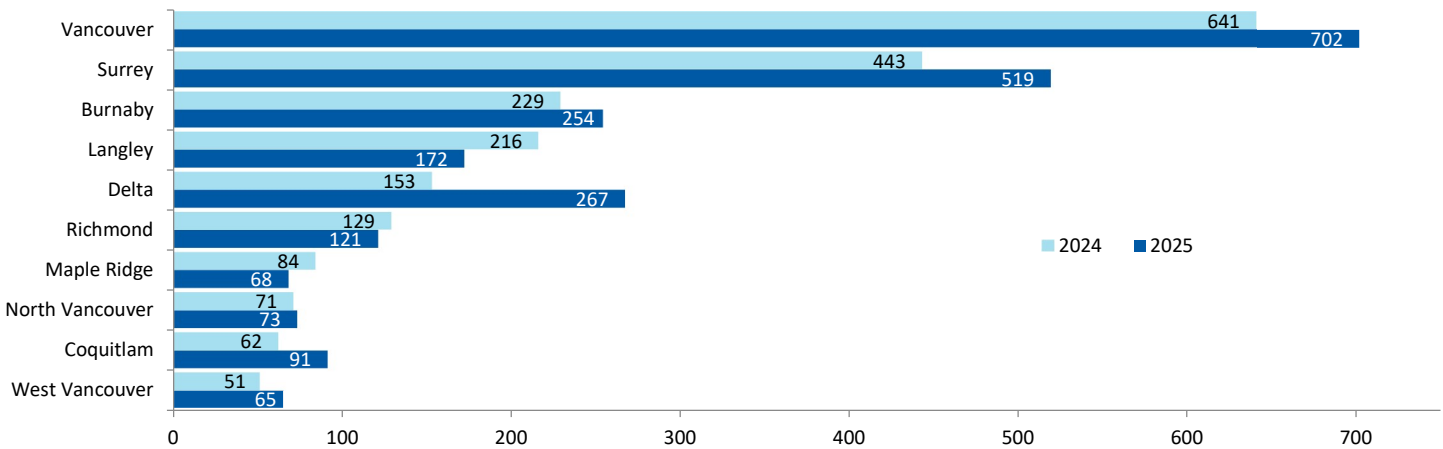
**Figure 4: Registered Single Detached Homes<sup>2</sup>, December 2025**



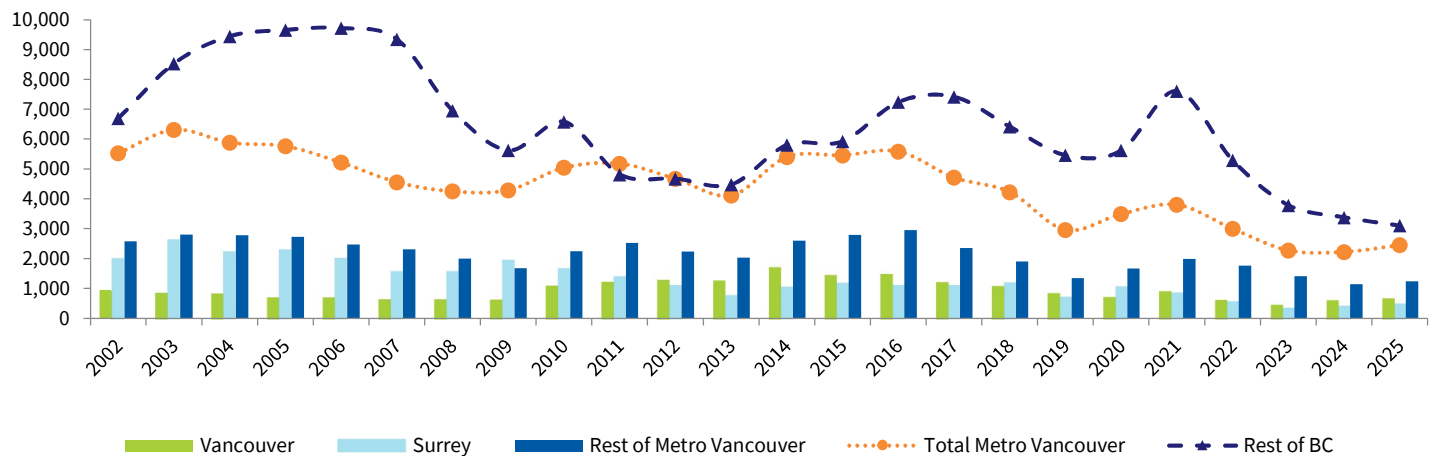
**Figure 5: Registered Owner-built Homes<sup>8</sup>, 2002 -2025**



**Figure 6: Registered Single Detached Homes<sup>2</sup> by Selected City<sup>9</sup> in Metro Vancouver, 2024-2025**



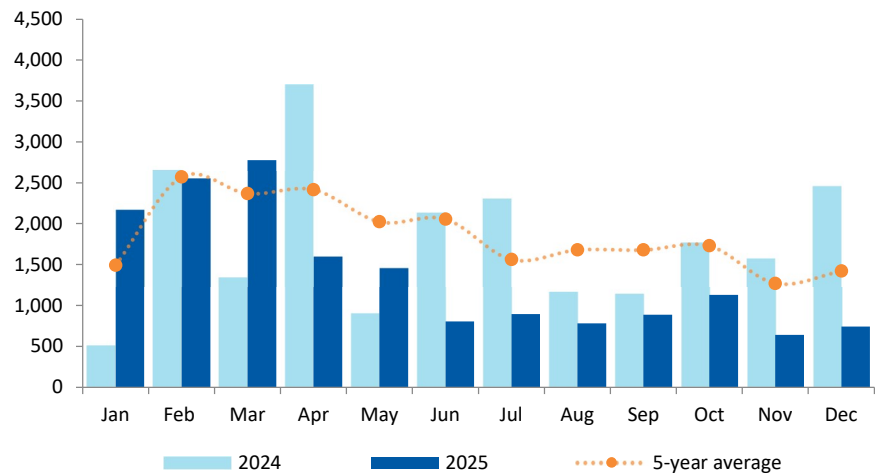
**Figure 7: Registered Single Detached Homes<sup>2</sup> in Metro Vancouver, 2002-2025**



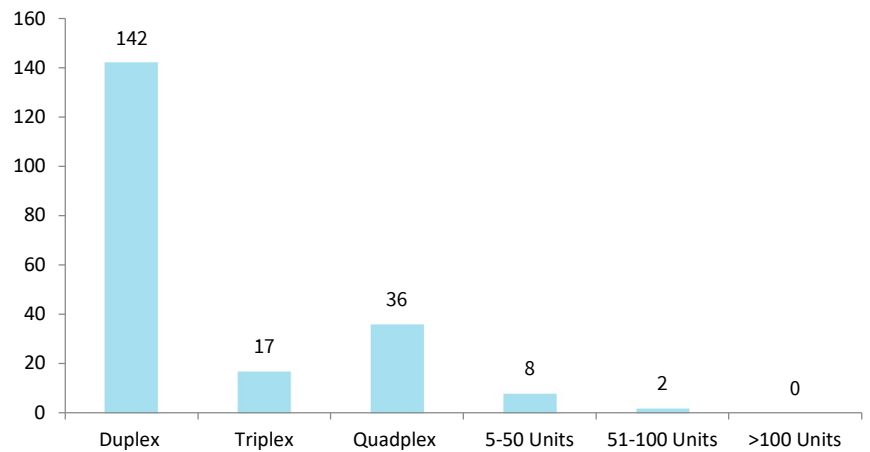
## Enrolled Multi-unit Highlights

- In 2025, 16,441 new multi-unit homes were enrolled<sup>10</sup> in B.C. Compared with 2024, multi-unit enrollments decreased 24.1%.
- In December, 740 multi-unit homes were enrolled<sup>10</sup>. Compared with December 2024, the number of multi-unit enrollments decreased 69.9%.
- Using a 12-month moving average<sup>4</sup>, there were 1,370 new multi-unit enrolled homes<sup>10</sup> in December, trending at a 9.5% decrease from November.
- Using a 36-month moving average<sup>4</sup>, there were 1,592 new multi-unit enrolled homes<sup>10</sup> in December, which is effectively unchanged from November with a 0.7% decrease.
- There were 205 new multi-unit buildings enrolled<sup>10</sup> in December. Most of these were duplexes (69.3%) and quadplexes (17.6%). The largest building of 82 units was proposed to be built in Abbotsford.
- In December, Abbotsford (168), Vancouver (129) and Burnaby (104) had the largest number of multi-unit enrolled homes<sup>10</sup> in B.C.

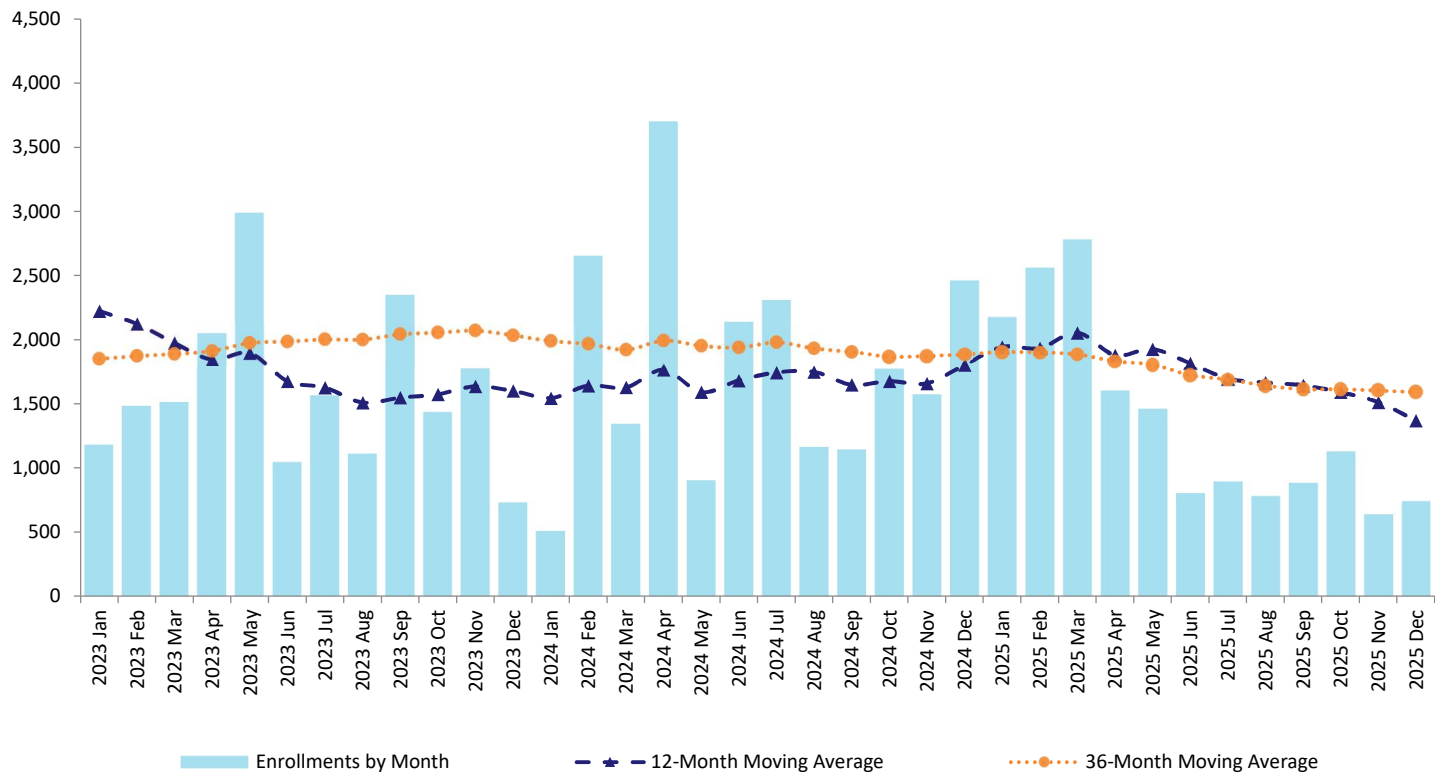
**Figure 8: Enrolled Homes in Multi-unit Buildings<sup>10</sup>, December 2025**



**Figure 9: Enrolled Multi-unit Buildings<sup>10</sup> by Building Size<sup>11</sup>, December 2025**



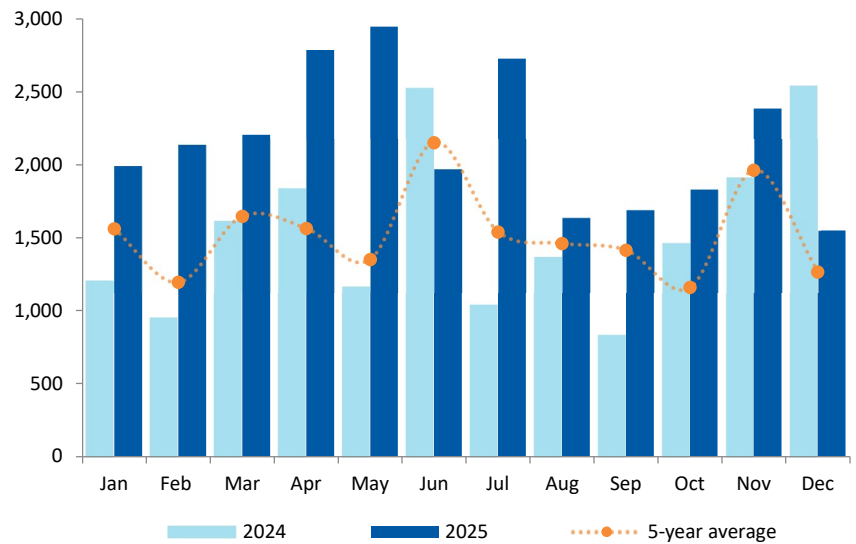
**Figure 10: Enrolled Homes in Multi-unit Buildings<sup>10</sup> by 12-Month and 36-Month Moving Averages<sup>4</sup>, December 2025**



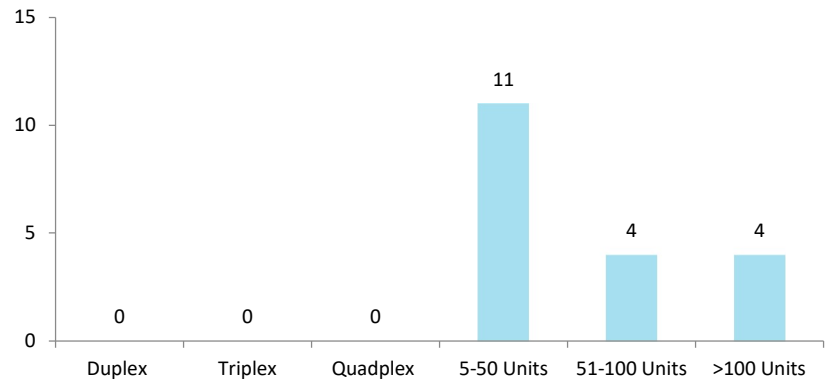
## Purpose-built Rental Highlights

- In 2025, 25,855 purpose-built rental units<sup>5</sup> were registered in B.C. Compared with 2024, the number of registered rental units increased 40.0%.
- In 2025, rental units<sup>5</sup> represented 61.1% of all multi-unit registrations.
- In December, 1,550 rental units were registered<sup>11</sup>. Compared with December 2024, the number of rental units registered decreased 38.9%.
- Using a 12-month moving average<sup>4</sup>, there were 2,155 rental units registered<sup>5</sup> in December, trending at a 3.7% decrease from November.
- Using a 36-month moving average<sup>4</sup>, there were 1,765 rental units registered<sup>5</sup> in December, which is a 1.7% increase from November.
- There were 19 rental buildings registered<sup>5</sup> in December. Most of these were buildings of 5 to 50 units (57.9%), buildings of 51 to 100 units (21.1%) and buildings of more than 100 units (21.1%). The largest building of 507 units was proposed to be built in Victoria.
- In December, Victoria (562), Surrey (275) and Coquitlam (170) had the largest number of rental units registered<sup>5</sup> in B.C.

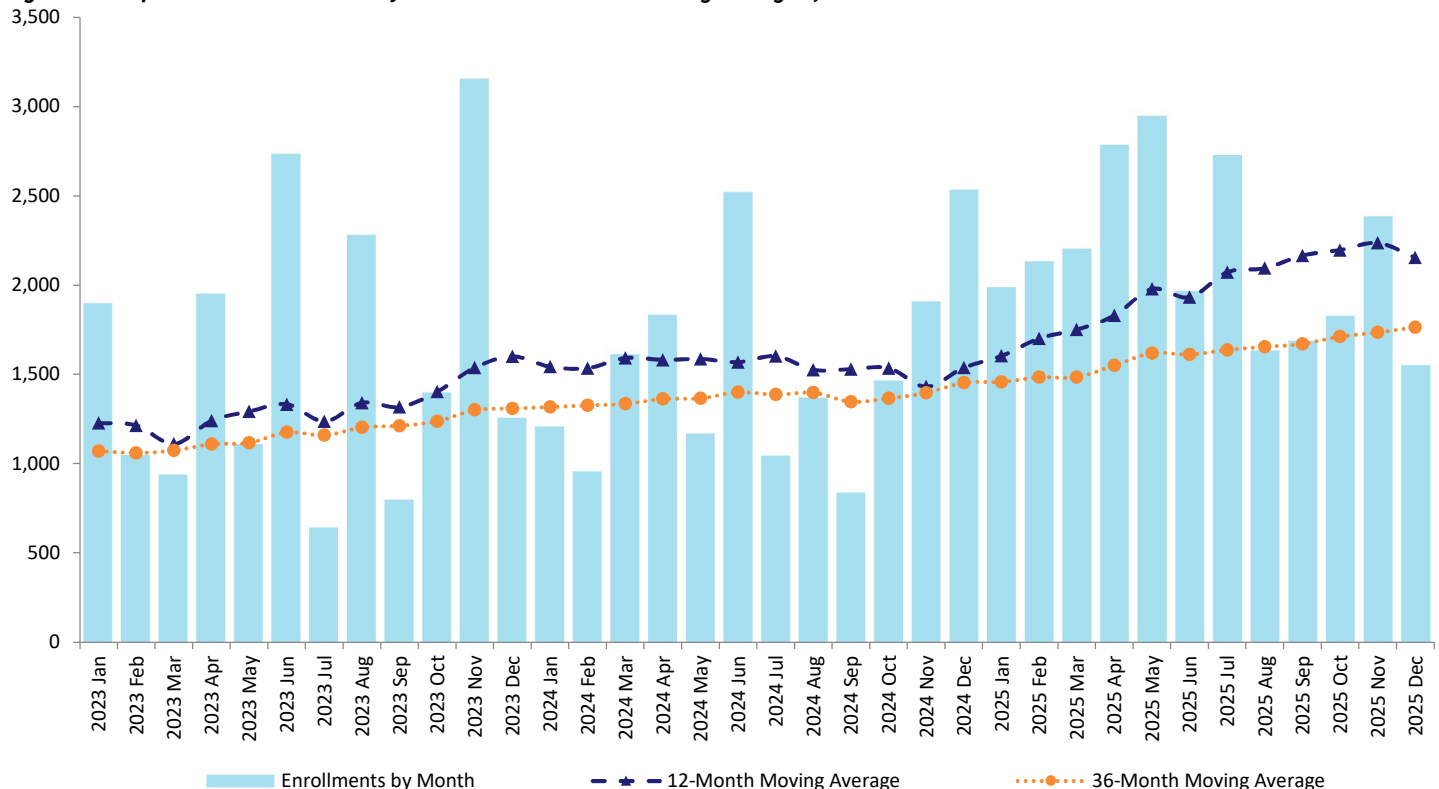
**Figure 11: Purpose-built Rental Units<sup>5</sup>, December 2025**



**Figure 12: Purpose-built Rental Buildings<sup>5</sup> by Building Size<sup>11</sup>, December 2025**



**Figure 13: Purpose-built Rental Units<sup>5</sup> by 12-Month and 36-Month Moving Averages<sup>4</sup>, December 2025**



## Data Tables

**Table 1: Registered New Homes<sup>1</sup>, 2002 to 2025**

Calendar Year	Registered New Single Detached Homes <sup>2</sup>		Registered New Homes in Multi-unit Buildings <sup>3</sup>	
	Single Detached Homes Enrolled with Home Warranty Insurance	Owner Builder Authorizations <sup>8</sup>	Homes in Multi-unit Buildings with Home Warranty Insurance <sup>10</sup>	Purpose-built Rental <sup>5</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	8,846	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	9,474	1,173	25,866	7,724
2019	7,470	960	21,153	13,259
2020	8,135	984	13,353	9,146
2021	10,341	1,085	26,985	13,254
2022	7,361	932	27,036	14,663
2023	5,378	692	19,217	19,211
2024	5,029	582	21,652	18,463
2025	4,939	623	16,441	25,855

**Table 2: Registered New Homes<sup>1</sup>, 2023 to 2025 and 5-year Average, Monthly**

Month	Registered New Single Detached Homes <sup>2</sup>			Registered New Homes in Multi-unit Buildings <sup>3</sup>		
	2025	2024	5-year Average <sup>12</sup>	2025	2024	5-year Average <sup>12</sup>
Jan	493	418	580	4,164	1,717	3,054
Feb	561	484	660	4,694	3,606	3,767
Mar	562	555	799	4,982	2,957	4,015
Apr	490	502	734	4,389	5,533	3,982
May	482	512	702	4,408	2,070	3,376
Jun	487	476	704	2,771	4,658	4,210
Jul	484	464	582	3,621	3,348	3,103
Aug	395	483	591	2,419	2,533	3,142
Sep	428	404	537	2,574	1,979	3,095
Oct	433	494	529	2,958	3,235	2,891
Nov	365	443	509	3,026	3,484	3,235
Dec	382	376	464	2,290	4,995	2,687

**Table 3: Registered New Homes in Multi-unit Buildings<sup>3</sup>, 2024 to 2025, Monthly**

Month	Enrolled New Homes in Multi-unit Buildings <sup>10</sup>		Purpose-built Rental <sup>5</sup>		Registered New Homes in Multi-Unit Buildings <sup>3</sup>	
	2025	2024	2025	2024	2025	2024
Jan	2,173	510	1,991	1,207	4,164	1,717
Feb	2,559	2,650	2,135	956	4,694	3,606
Mar	2,777	1,342	2,205	1,615	4,982	2,957
Apr	1,603	3,697	2,786	1,836	4,389	5,533
May	1,460	903	2,948	1,167	4,408	2,070
Jun	803	2,136	1,968	2,522	2,771	4,658
Jul	893	2,305	2,728	1,043	3,621	3,348
Aug	782	1,164	1,637	1,369	2,419	2,533
Sep	884	1,142	1,690	837	2,574	1,979
Oct	1,127	1,771	1,831	1,464	2,958	3,235
Nov	640	1,573	2,386	1,911	3,026	3,484
Dec	740	2,459	1,550	2,536	2,290	4,995

**Table 4: Registered New Homes<sup>1</sup> by Regional District, December 2025**

Regional District	Registered New Single Detached Homes <sup>2</sup>		Registered New Homes in Multi-unit Buildings <sup>3</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	2	0.5%	4	0.2%	6	0.2%
Bulkley-Nechako	1	0.3%	0	0.0%	1	0.0%
Capital	25	6.5%	607	26.5%	632	23.7%
Cariboo	4	1.0%	0	0.0%	4	0.1%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	0	0.0%	0	0.0%	0	0.0%
Central Okanagan	11	2.9%	240	10.5%	251	9.4%
Columbia-Shuswap	16	4.2%	73	3.2%	89	3.3%
Comox Valley	7	1.8%	23	1.0%	30	1.1%
Cowichan Valley	11	2.9%	2	0.1%	13	0.5%
East Kootenay	11	2.9%	0	0.0%	11	0.4%
Fraser Valley	23	6.0%	208	9.1%	231	8.6%
Fraser-Fort George	3	0.8%	4	0.2%	7	0.3%
Kitimat-Stikine	3	0.8%	2	0.1%	5	0.2%
Kootenay-Boundary	2	0.5%	0	0.0%	2	0.1%
Metro Vancouver	209	54.7%	1,013	44.2%	1,222	45.7%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	13	3.4%	4	0.2%	17	0.6%
North Okanagan	4	1.0%	2	0.1%	6	0.2%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	6	1.6%	16	0.7%	22	0.8%
Peace River	1	0.3%	0	0.0%	1	0.0%
qathet	7	1.8%	30	1.3%	37	1.4%
Skeena-Queen Charlotte	0	0.0%	38	1.7%	38	1.4%
Squamish-Lillooet	6	1.6%	20	0.9%	26	1.0%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	9	2.4%	2	0.1%	11	0.4%
Sunshine Coast	3	0.8%	0	0.0%	3	0.1%
Thompson-Nicola	5	1.3%	2	0.1%	7	0.3%
<b>Total</b>	<b>382</b>	<b>100.0%</b>	<b>2,290</b>	<b>100.0%</b>	<b>2,672</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 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

<sup>1</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>2</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>3</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>4</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>5</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>6</sup> Selected cities are the 10 cities that had the highest numbers of registered new homes in the reference month.

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

<sup>8</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>9</sup> Selected cities are the 10 cities that had the highest numbers of registered single detached homes in Metro Vancouver in 2024.

<sup>10</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>11</sup> Building size is measured by number of dwelling units, which is equivalent to new homes.

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

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