

NEW HOMES REGISTRY REPORT



BC HOUSING
RESEARCH CENTRE

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 registered¹ in B.C., including 5,562 single detached² and 42,296 multi-unit homes³.
- In 2025, total home registrations¹ are up 4.7% from 2024. Registrations for multi-unit homes³ increased 5.4%, while registrations for single detached homes² decreased 0.9%.
- In December, 2,672 new homes were registered¹ in B.C., a 50.3% decrease compared with December 2024.
- Using a 12-month moving average⁴, there were 3,988 new registered homes¹ in December, a 5.3% decrease from November for all registered new homes.
- Metro Vancouver accounted for 45.7% of all new homes registered¹ 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 units⁵ were registered in B.C. Compared with 2024, the number of registered rental units increased 40.0%.

Figure 1: Registered New Homes¹ by Building Type, 2002–2025

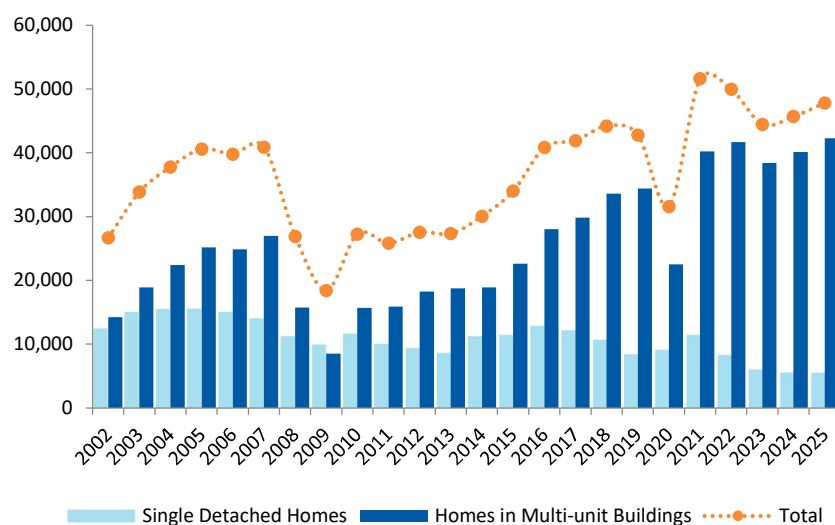
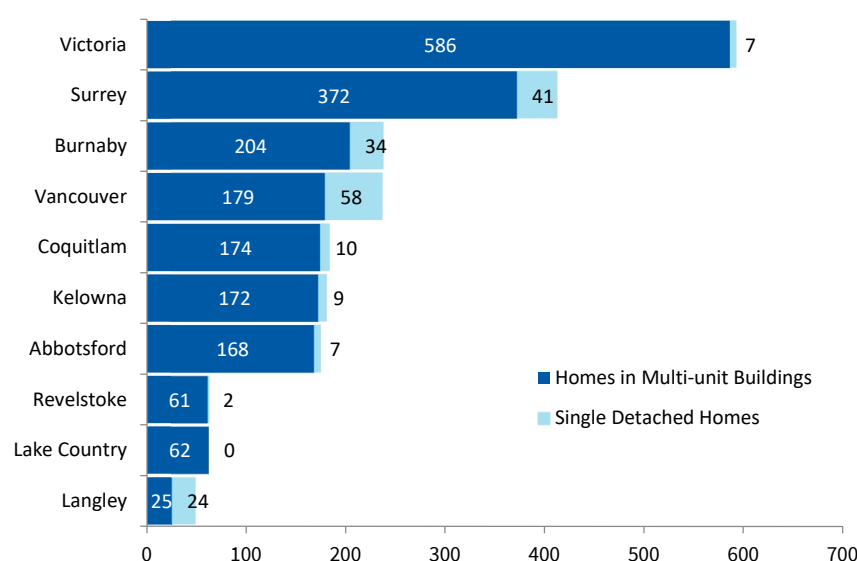
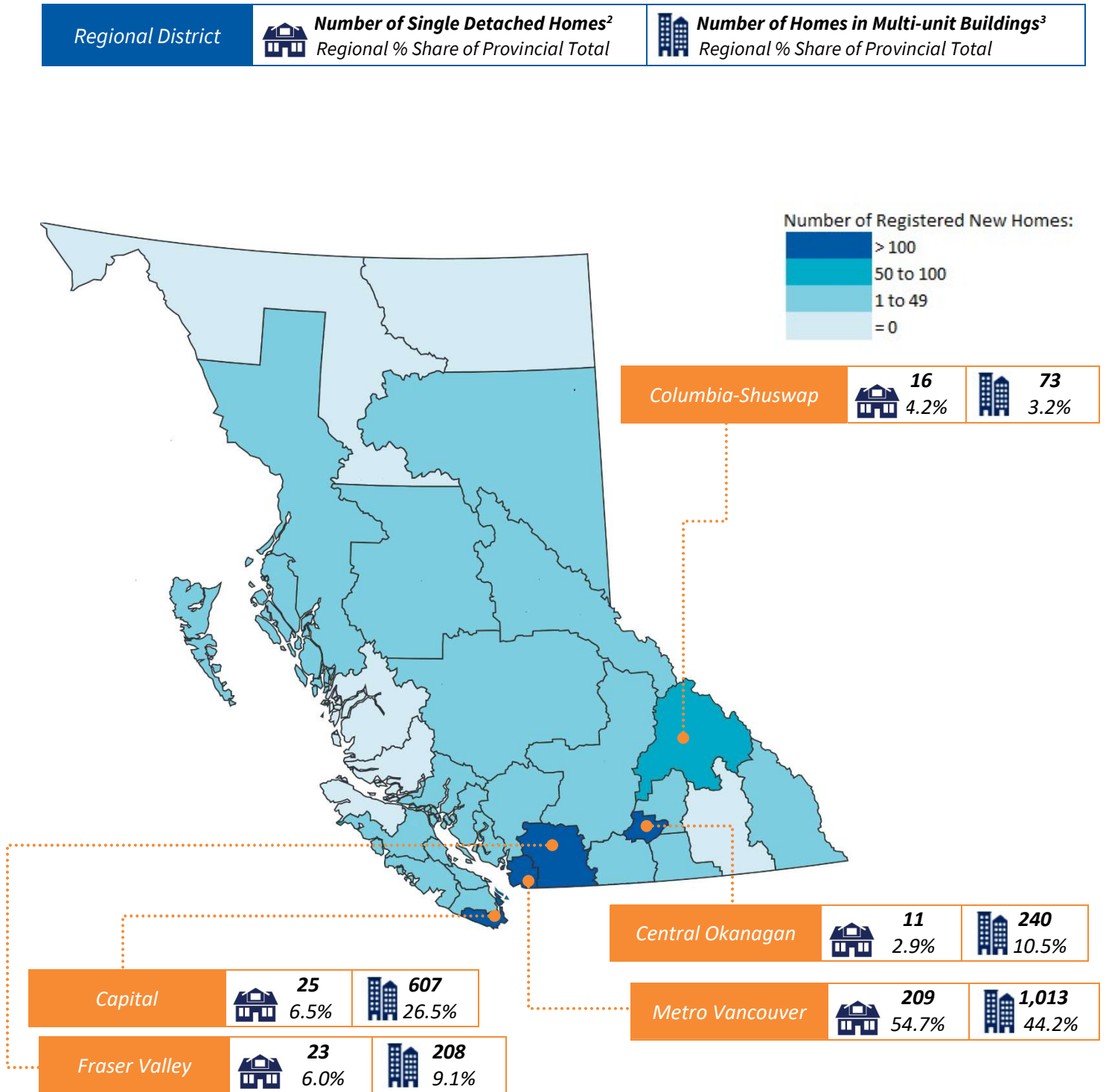


Figure 2: Registered New Homes¹ by Building Type and Selected City⁶, December 2025



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

Figure 3: Registered New Homes¹ by Regional District⁷, November 2025



Single Detached Highlights

- In 2025, 5,562 new single detached homes were registered² in B.C. Compared with 2024, single detached registrations decreased 0.9%.
- In December, 382 single detached homes were registered². Compared with December 2024, the number of single detached registrations increased 1.6%.
- Using a 12-month moving average⁴, there were 464 new single detached registered homes² in December, which is effectively unchanged from November with a 0.1% increase.
- Using a 36-month moving average⁴, there were 479 new single detached registered homes² 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 registered² in December.

Figure 4: Registered Single Detached Homes², December 2025

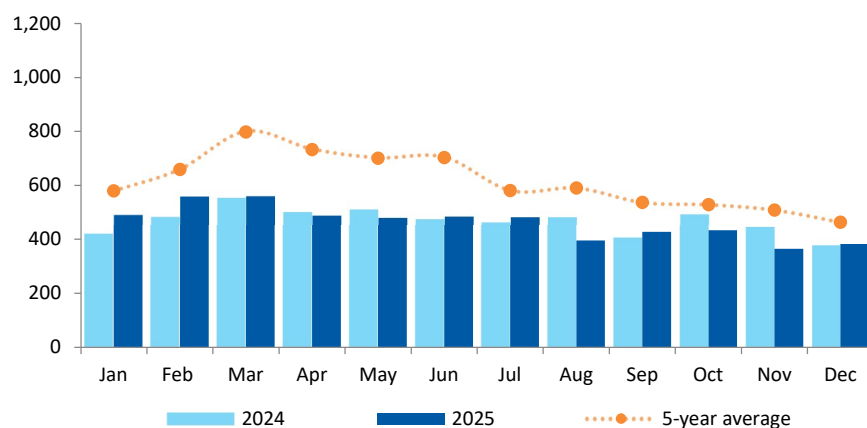


Figure 5: Registered Owner-built Homes⁸, 2002 -2025

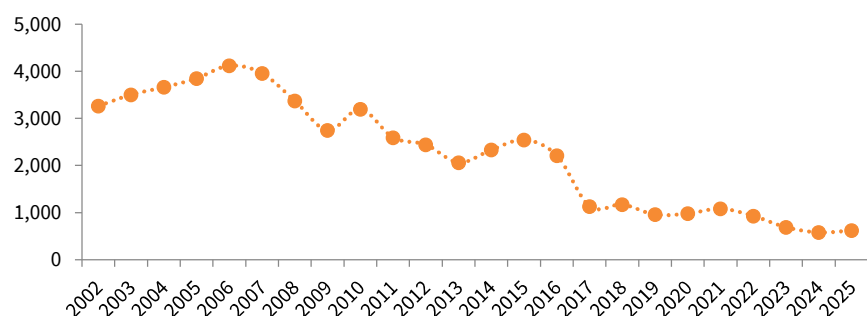


Figure 6: Registered Single Detached Homes² by Selected City⁹ in Metro Vancouver, 2024-2025

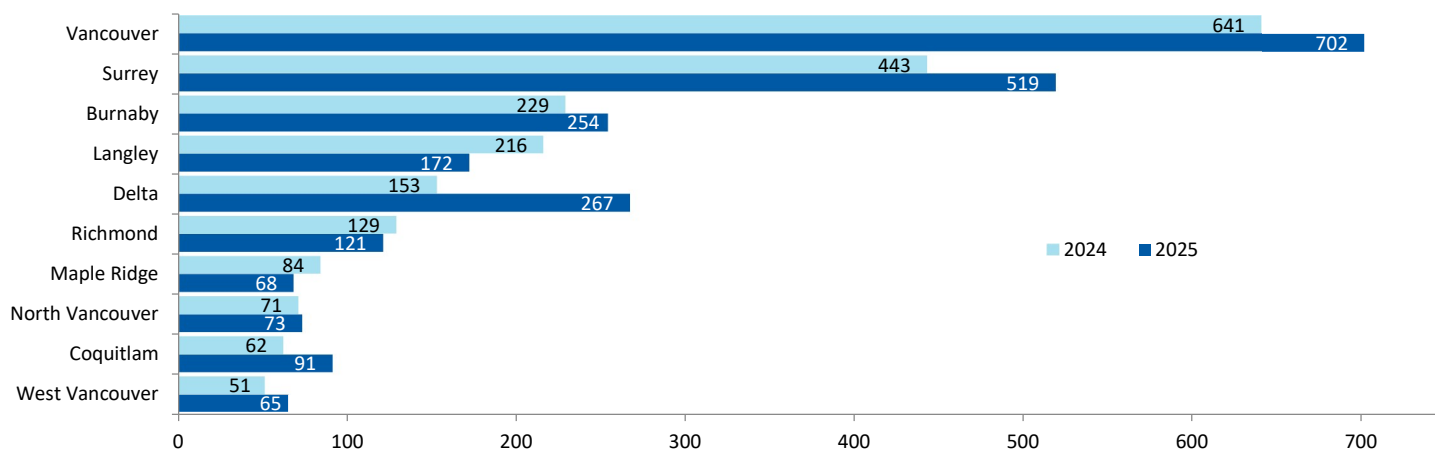
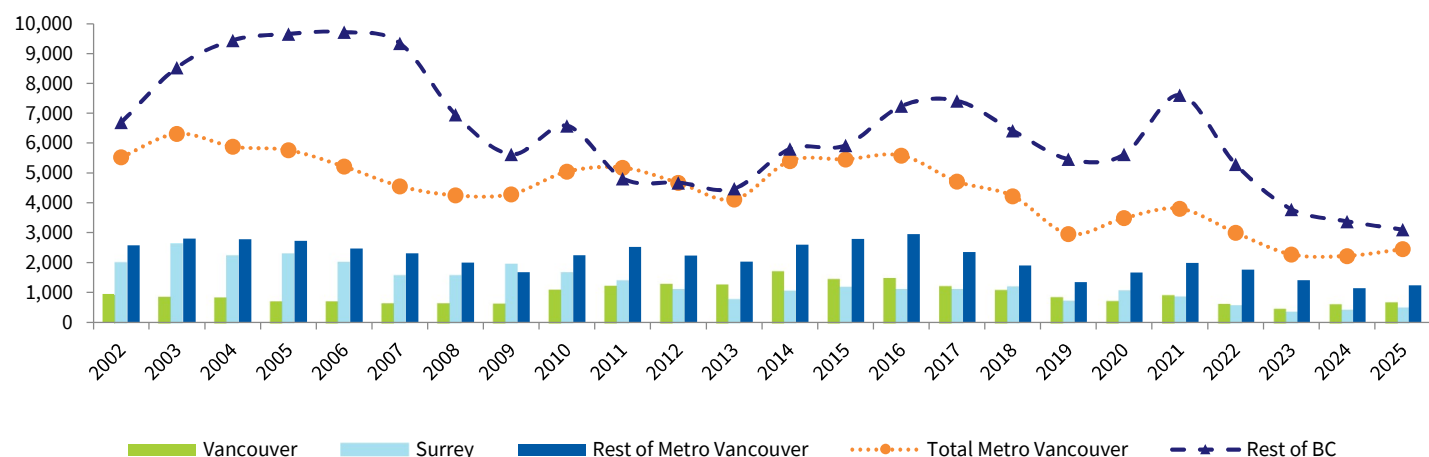


Figure 7: Registered Single Detached Homes² in Metro Vancouver, 2002-2025



Enrolled Multi-unit Highlights

- In 2025, 16,441 new multi-unit homes were enrolled¹⁰ in B.C. Compared with 2024, multi-unit enrollments decreased 24.1%.
- In December, 740 multi-unit homes were enrolled¹⁰. Compared with December 2024, the number of multi-unit enrollments decreased 69.9%.
- Using a 12-month moving average⁴, there were 1,370 new multi-unit enrolled homes¹⁰ in December, trending at a 9.5% decrease from November.
- Using a 36-month moving average⁴, there were 1,592 new multi-unit enrolled homes¹⁰ in December, which is effectively unchanged from November with a 0.7% decrease.
- There were 205 new multi-unit buildings enrolled¹⁰ 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 homes¹⁰ in B.C.

Figure 8: Enrolled Homes in Multi-unit Buildings¹⁰, December 2025

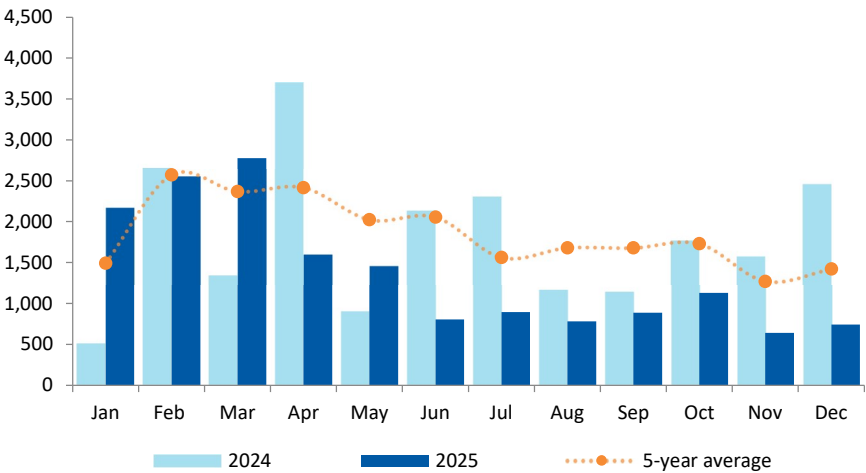


Figure 9: Enrolled Multi-unit Buildings¹⁰ by Building Size¹¹, December 2025

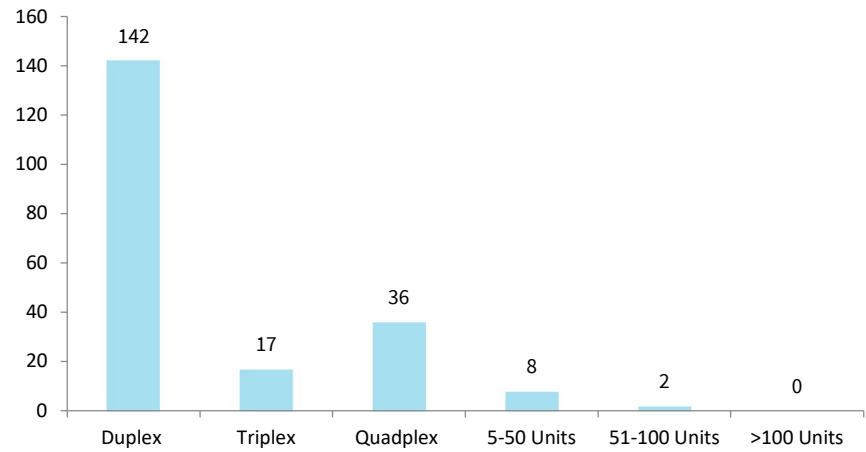
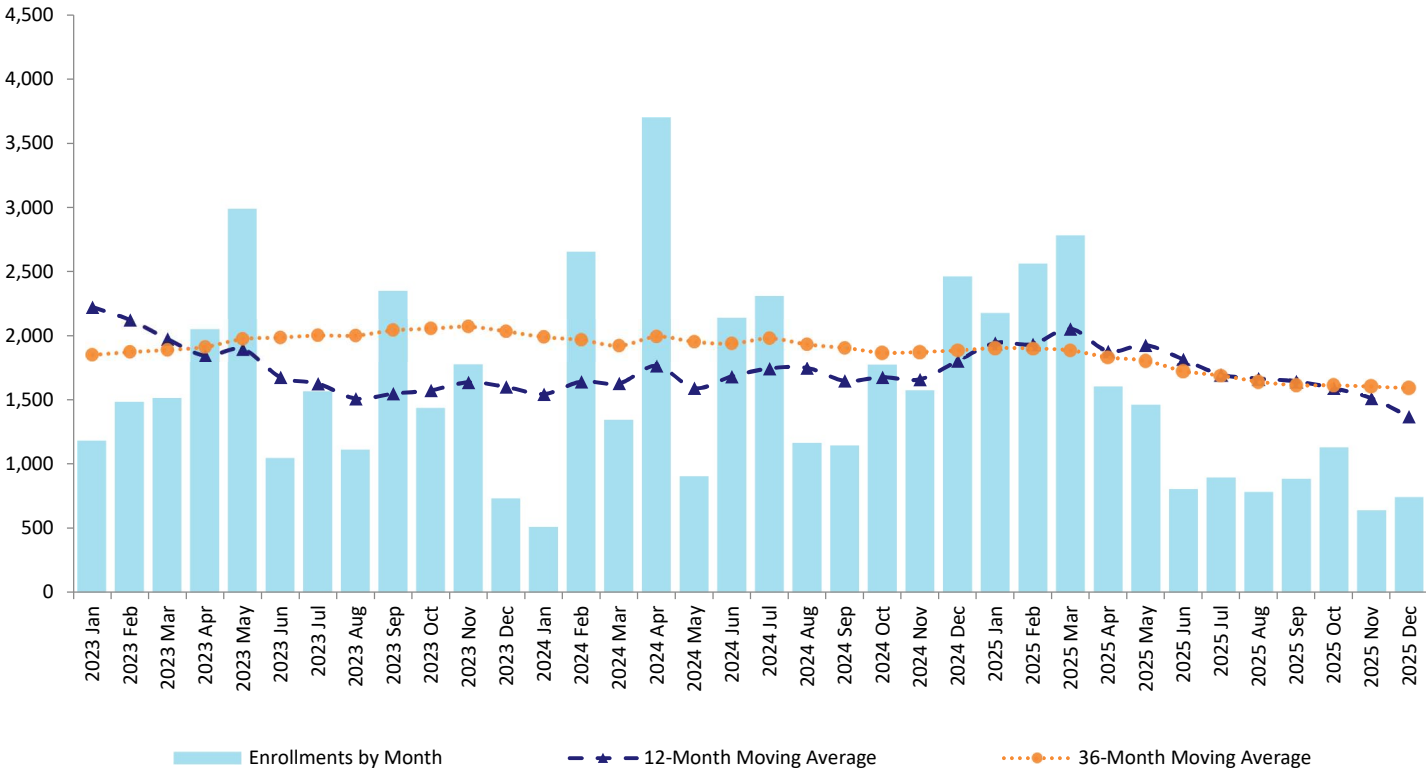


Figure 10: Enrolled Homes in Multi-unit Buildings¹⁰ by 12-Month and 36-Month Moving Averages⁴, December 2025



Purpose-built Rental Highlights

- In 2025, 25,855 purpose-built rental units⁵ were registered in B.C. Compared with 2024, the number of registered rental units increased 40.0%.
- In 2025, rental units⁵ represented 61.1% of all multi-unit registrations.
- In December, 1,550 rental units were registered¹¹. Compared with December 2024, the number of rental units registered decreased 38.9%.
- Using a 12-month moving average⁴, there were 2,155 rental units registered⁵ in December, trending at a 3.7% decrease from November.
- Using a 36-month moving average⁴, there were 1,765 rental units registered⁵ in December, which is a 1.7% increase from November.
- There were 19 rental buildings registered⁵ 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 registered⁵ in B.C.

Figure 11: Purpose-built Rental Units⁵, December 2025

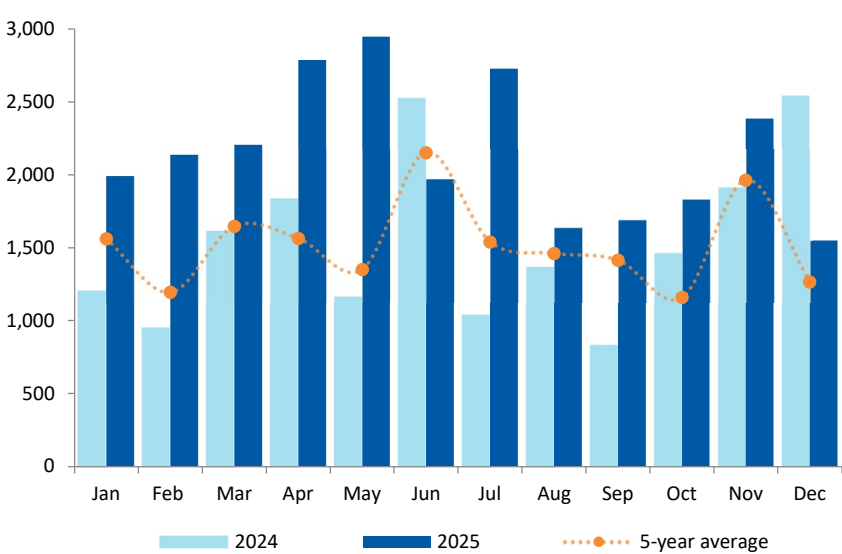


Figure 12: Purpose-built Rental Buildings⁵ by Building Size¹¹, December 2025

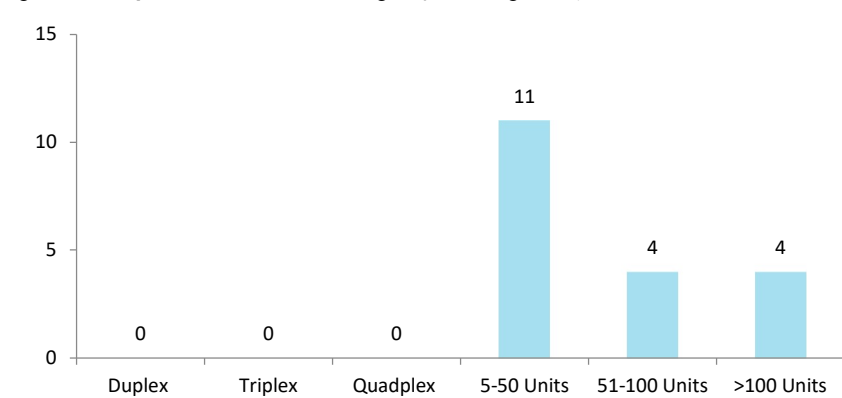
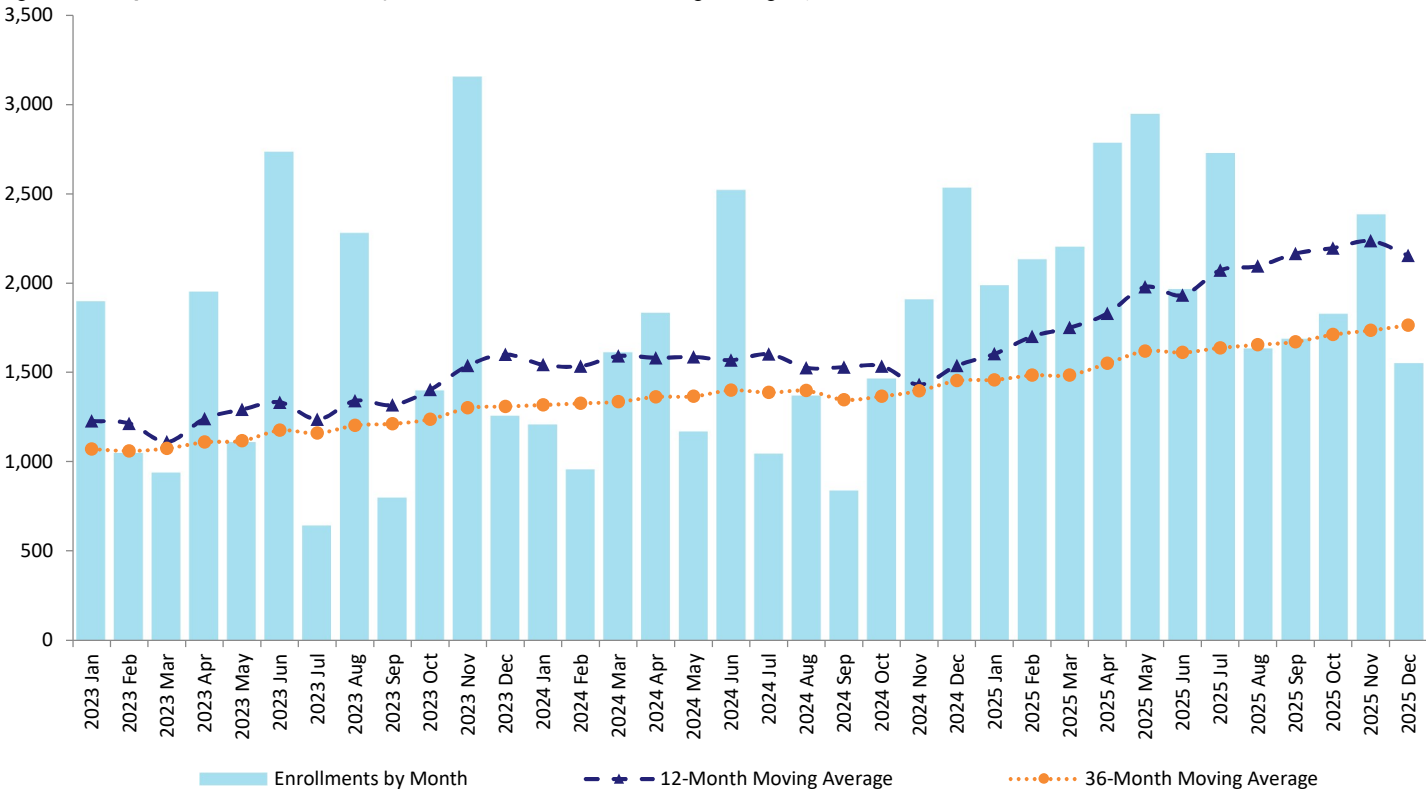


Figure 13: Purpose-built Rental Units⁵ by 12-Month and 36-Month Moving Averages⁴, December 2025



Data Tables

Table 1: Registered New Homes¹, 2002 to 2025

Calendar Year	Registered New Single Detached Homes ²		Registered New Homes in Multi-unit Buildings ³	
	Single Detached Homes Enrolled with Home Warranty Insurance	Owner Builder Authorizations ⁸	Homes in Multi-unit Buildings with Home Warranty Insurance ¹⁰	Purpose-built Rental ⁵
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 Homes¹, 2023 to 2025 and 5-year Average, Monthly

Month	Registered New Single Detached Homes ²			Registered New Homes in Multi-unit Buildings ³		
	2025	2024	5-year Average ¹²	2025	2024	5-year Average ¹²
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 Buildings³, 2024 to 2025, Monthly

Month	Enrolled New Homes in Multi-unit Buildings ¹⁰		Purpose-built Rental ⁵		Registered New Homes in Multi-Unit Buildings ³	
	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 Homes¹ by Regional District, December 2025

Regional District	Registered New Single Detached Homes ²		Registered New Homes in Multi-unit Buildings ³		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%
Total	382	100.0%	2,290	100.0%	2,672	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 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

¹ 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.

² Registered new single detached homes includes new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations issued by the Registrar.

³ 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.

⁴ 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.

⁵ 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.

⁶ Selected cities are the 10 cities that had the highest numbers of registered new homes in the reference month.

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

⁸ 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.

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

¹⁰ Enrolled new multi-unit homes refers to new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance.

¹¹ Building size is measured by number of dwelling units, which is equivalent to new homes.

¹² 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