

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 the first seven months of 2025, 32,507 new homes were registered¹ in B.C., including 3,631 single detached² and 28,876 multi-unit homes³.
- So far in 2025, total home registrations¹ are up 18.5% from 2024. Registrations for multi-unit homes³ increased 20.4%, while registrations for single detached homes² increased 5.3%.
- In July, 3,887 new homes were registered² in B.C., a 1.8% increase compared with July 2024.
- Using a 12-month moving average⁴, there were 4,254 new registered homes¹ in July, which is effectively unchanged from June with a 0.1% increase for registered new homes.
- Metro Vancouver accounted for 43.9% of all new homes registered¹ in July. Vancouver (585), Abbotsford (568) and North Vancouver* (530) were the top three cities in registered new homes this month.
- In July, there were more multi-unit homes than single detached homes in Ashcroft, Sidney, Kamloops, Victoria, North Vancouver*, Abbotsford, Langford, Whistler, Fernie, Cranbrook, Gibsons, Vancouver, Coquitlam, Prince George, Burnaby, Saanich, Revelstoke, Langley*, Port Coquitlam, Golden, Kelowna, Vernon, Maple Ridge, Ladysmith, Invermere, Mission and Summerland.
- So far in 2025, 16,508 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 59.5%.

Figure 1: Registered New Homes¹ by Building Type, 2002–2025 Year-to-Date

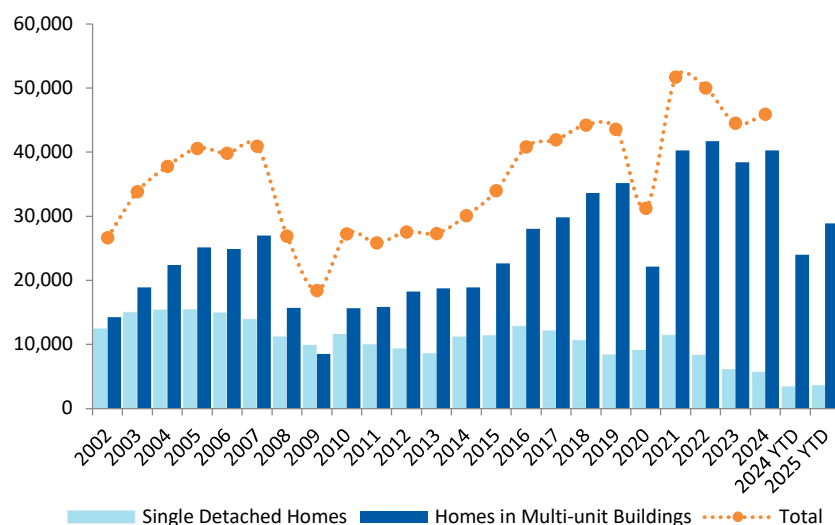
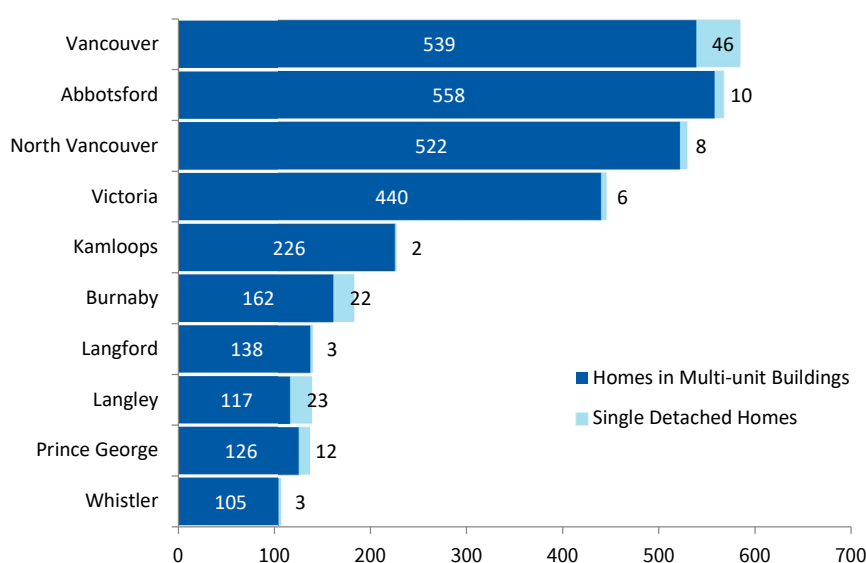
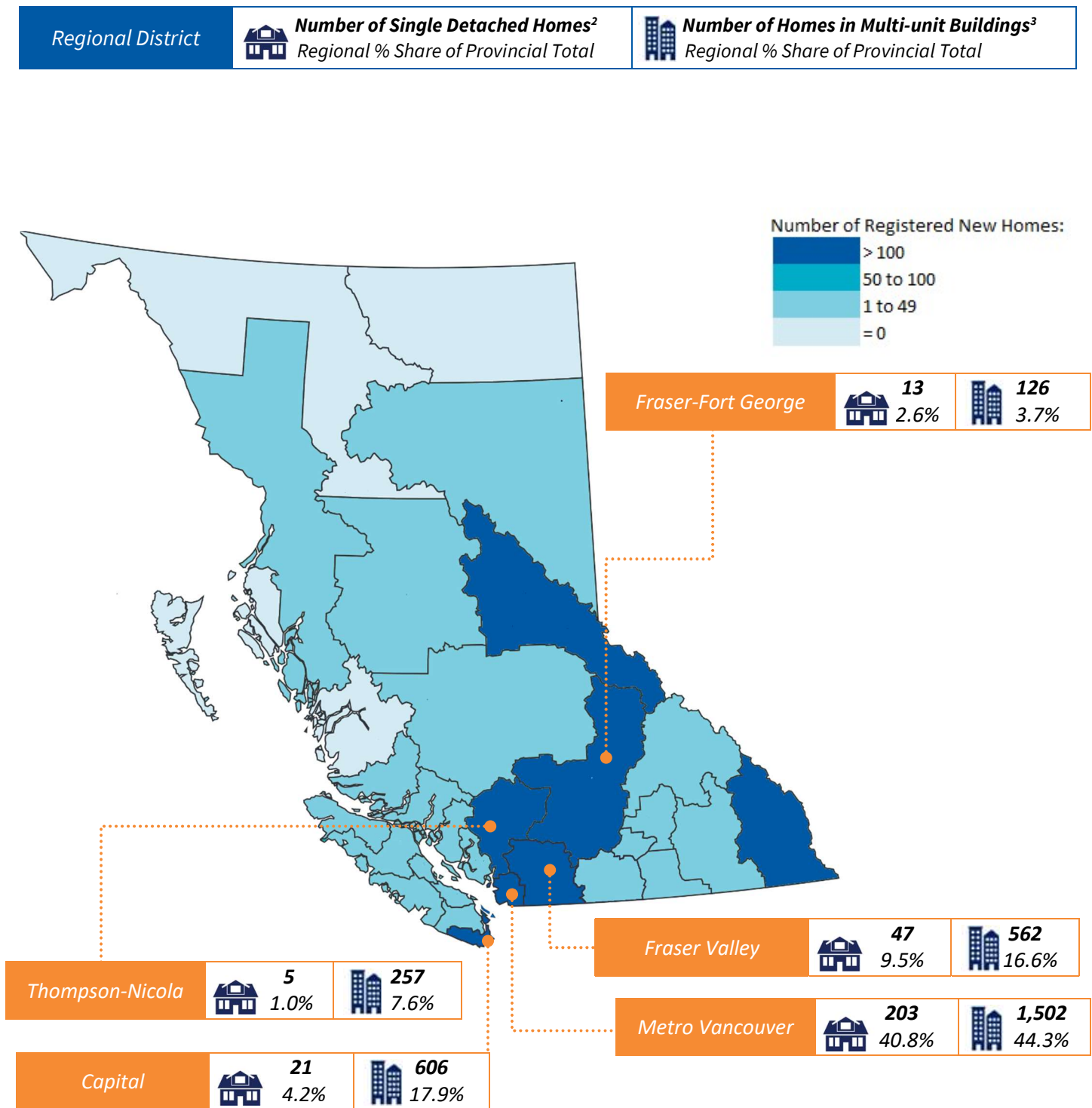


Figure 2: Registered New Homes¹ by Building Type and Selected City⁶, July 2025



* Langley includes Township of Langley and City of Langley. North Vancouver includes the City of North Vancouver and District of North Vancouver.

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



Single Detached Highlights

- In the first seven months of 2025, 3,631 new single detached homes were registered² in B.C. Compared with the same period in 2024, single detached registrations increased 5.3%.
- In July, 497 single detached homes were registered³. Compared with July 2024, the number of single detached registrations increased 6.2%.
- Using a 12-month moving average⁴, there were 491 new single detached registered homes² in July, which is effectively unchanged from June with a 0.5% increase.
- Using a 36-month moving average⁴, there were 502 new single detached registered homes² in July, which is effectively unchanged from June with a 0.5% decrease.
- Vancouver (46), Surrey (34) and Chilliwack (26) had the largest number of single detached homes registered² in July.

Figure 4: Registered Single Detached Homes², July 2025

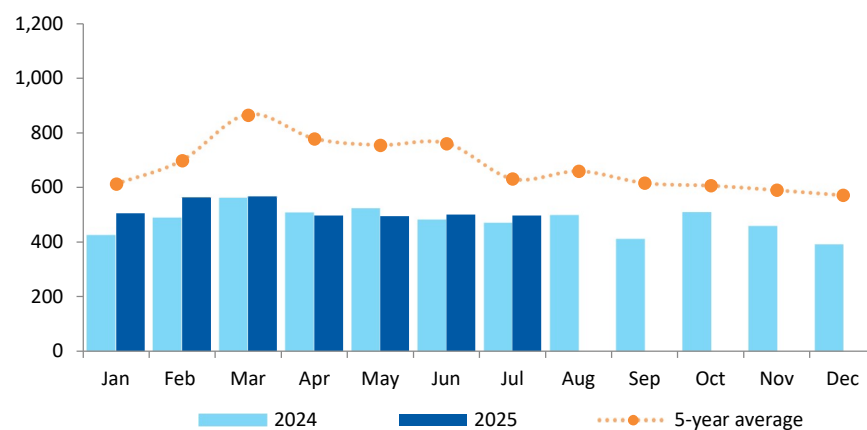


Figure 5: Registered Owner-built Homes⁸, 2002 –2025 Year-to-Date

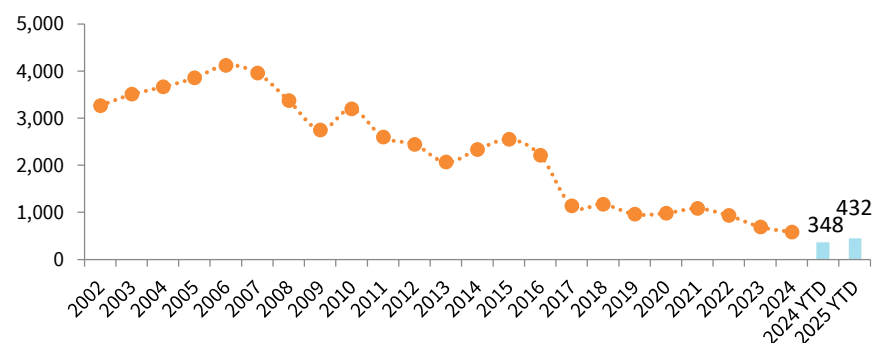


Figure 6: Registered Single Detached Homes² by Selected City⁹ in Metro Vancouver, 2024-2025 Year-to-Date

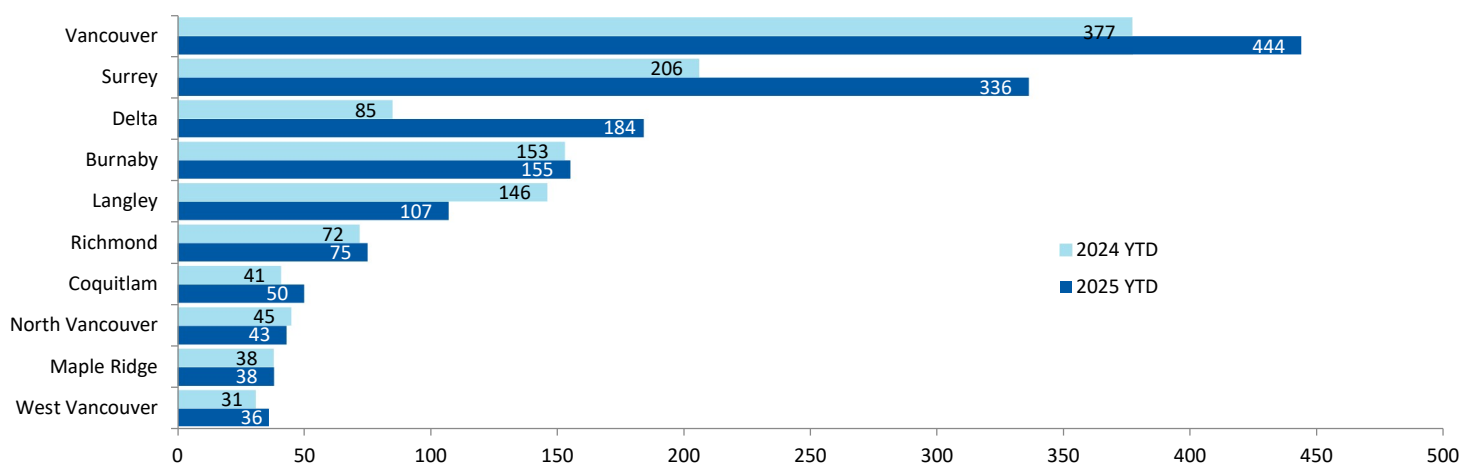
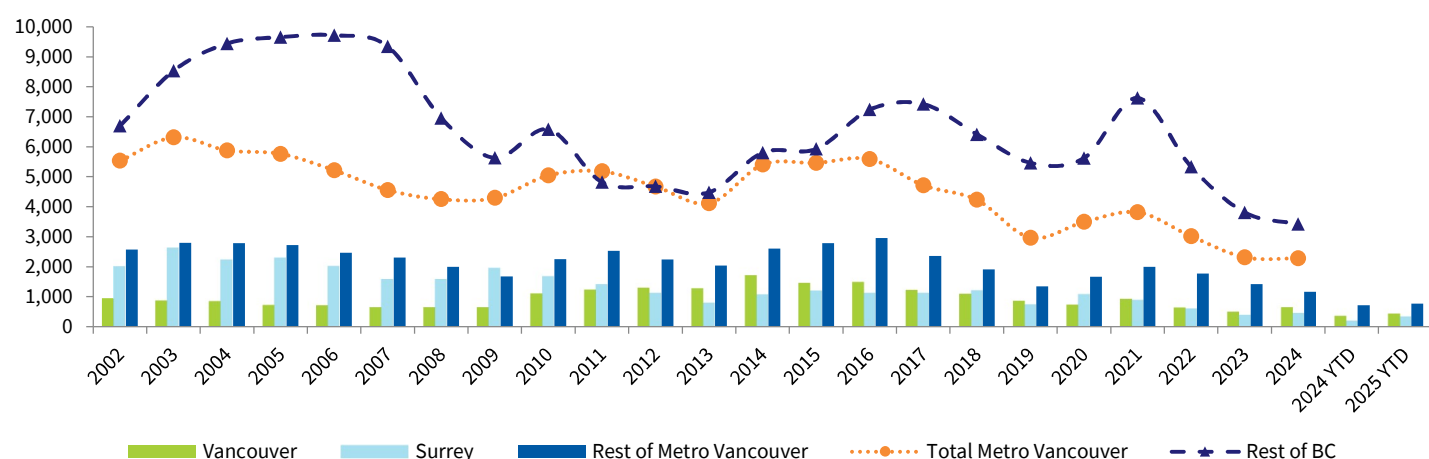


Figure 7: Registered Single Detached Homes² in Metro Vancouver, 2002–2025 Year-to-Date



Enrolled Multi-unit Highlights

- In the first seven months of 2025, 12,368 new multi-unit homes were enrolled¹⁰ in B.C. Compared with the same period in 2024, multi-unit enrollments decreased 9.3%.
- In July, 897 multi-unit homes were enrolled¹⁰. Compared with July 2024, the number of multi-unit enrollments decreased 61.2%.
- Using a 12-month moving average⁴, there were 1,711 new multi-unit enrolled homes¹⁰ in July, trending at a 6.4% decrease from June.
- Using a 36-month moving average⁴, there were 1,697 new multi-unit enrolled homes¹⁰ in July, which is a 2.1% decrease from June.
- There were 207 new multi-unit buildings enrolled¹⁰ in July. Most of these were duplexes (78.7%) and quadplexes (10.1%). The largest building of 132 units was proposed to be built in Langford.
- In July, Langford (138), Vancouver (131) and Langley* (117) had the largest number of multi-unit enrolled homes¹⁰ in B.C.

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

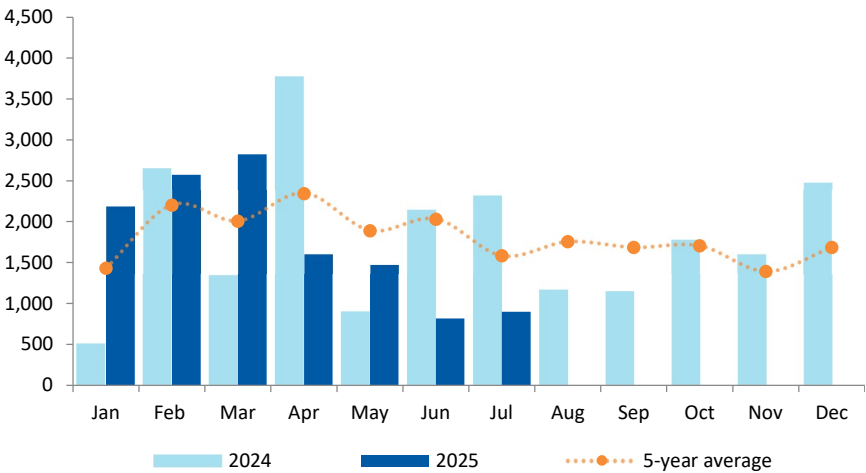


Figure 9: Enrolled Multi-unit Buildings¹⁰ by Building Size¹¹, July 2025

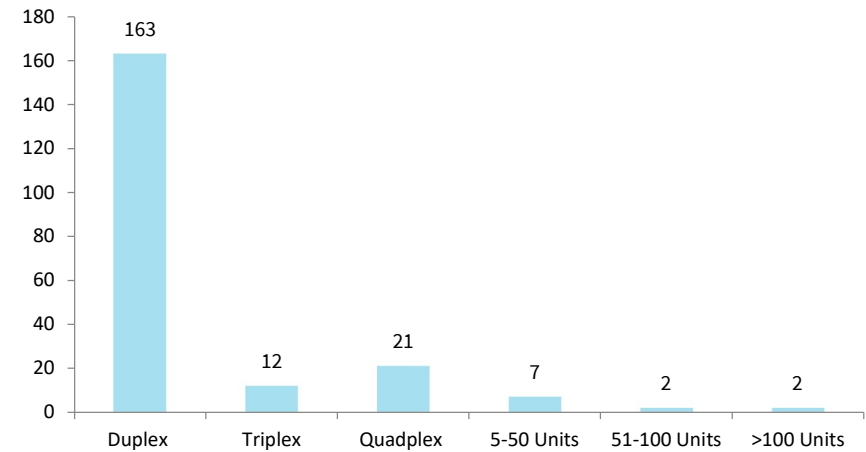
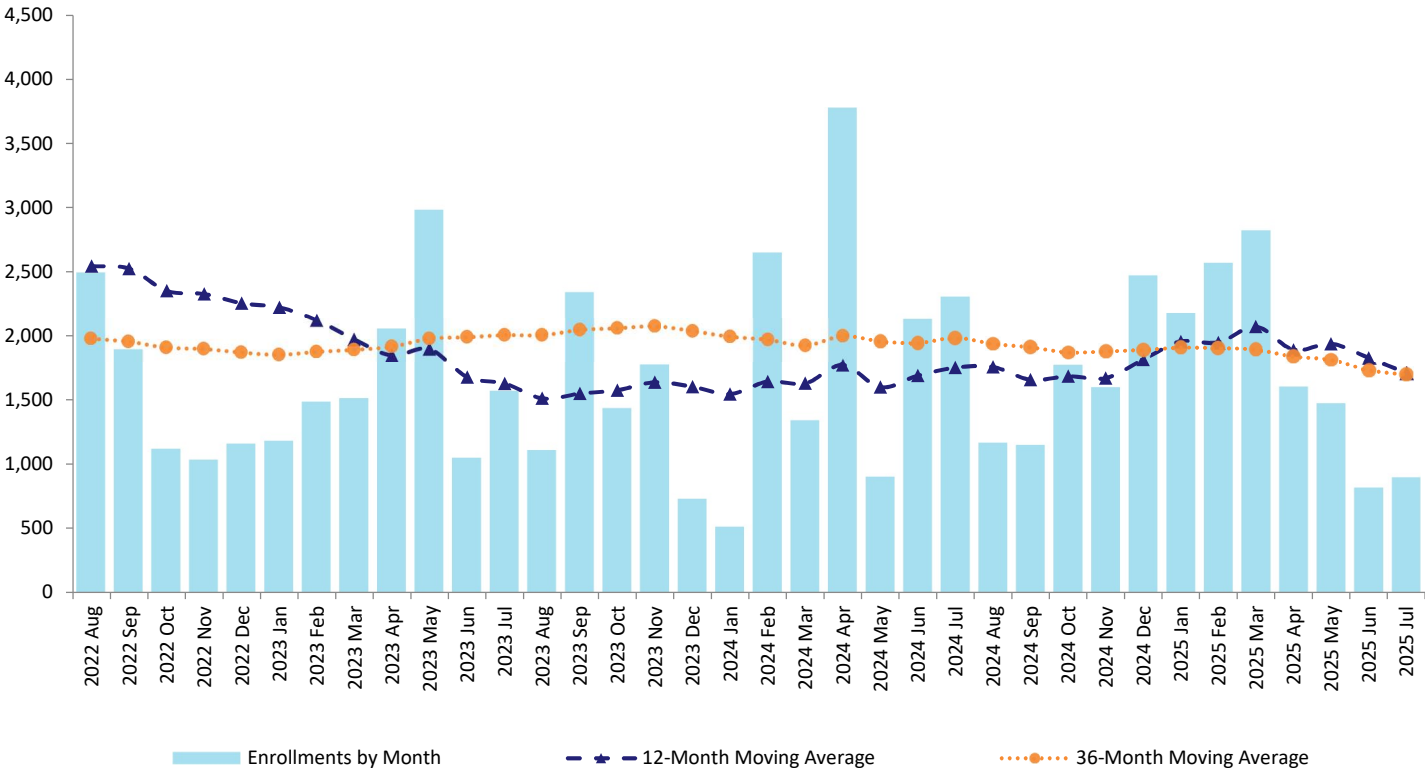


Figure 10: Enrolled Homes in Multi-unit Buildings¹⁰ by 12-Month and 36-Month Moving Averages⁴, July 2025



Purpose-built Rental Highlights

- In the first seven months of 2025, 16,508 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 59.5%.
- So far in 2025, rental units⁵ represented 57.2% of all multi-unit registrations.
- This month 2,493 rental units were registered¹². Compared with July 2024, the number of rental units registered increased 139.0%.
- Using a 12-month moving average⁴, there were 2,052 rental units registered⁵ in July, trending at a 6.3% increase from June.
- Using a 36-month moving average⁴, there were 1,630 rental units registered⁵ in July, which is a 1.2% increase from June.
- There were 36 rental buildings registered⁵ in July. Most of these were buildings of 5 to 50 units (36.1%) and buildings of 51 to 100 units (27.8%). The largest building of 215 units was proposed to be built in North Vancouver*.
- In July, Abbotsford (551), North Vancouver* (520) and Vancouver (408) had the largest number of rental units registered⁵ in B.C.

Figure 11: Purpose-built Rental Units⁵, July 2025

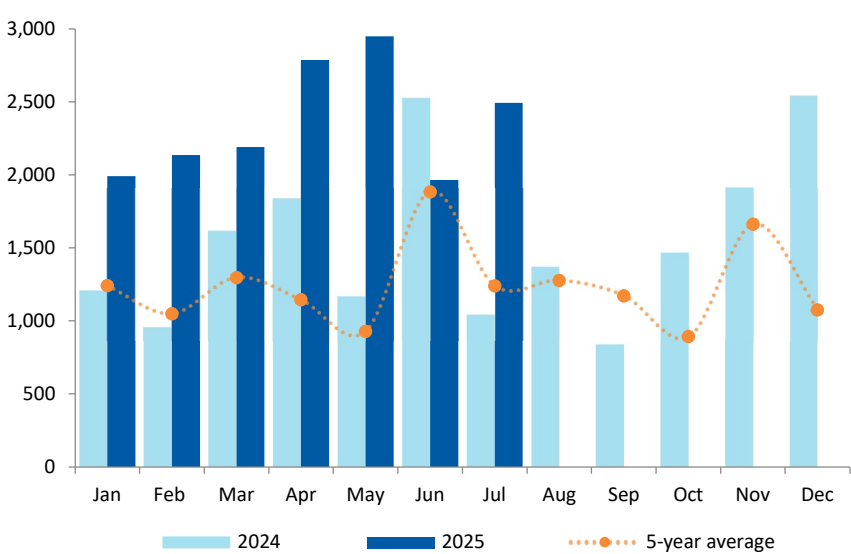


Figure 12: Purpose-built Rental Buildings⁵ by Building Size¹¹, July 2025

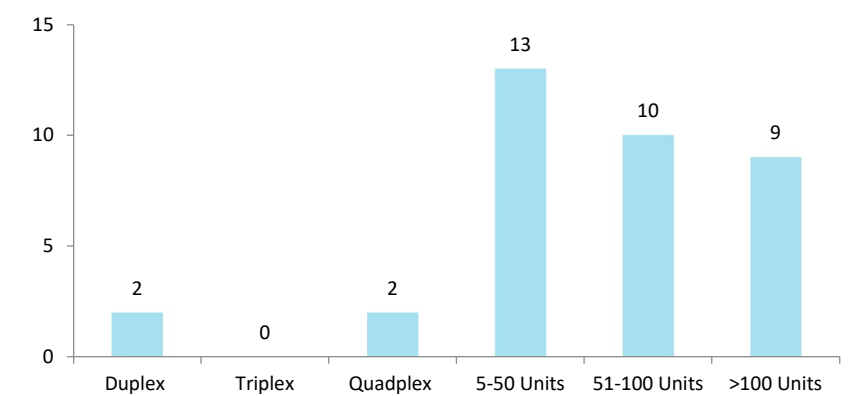
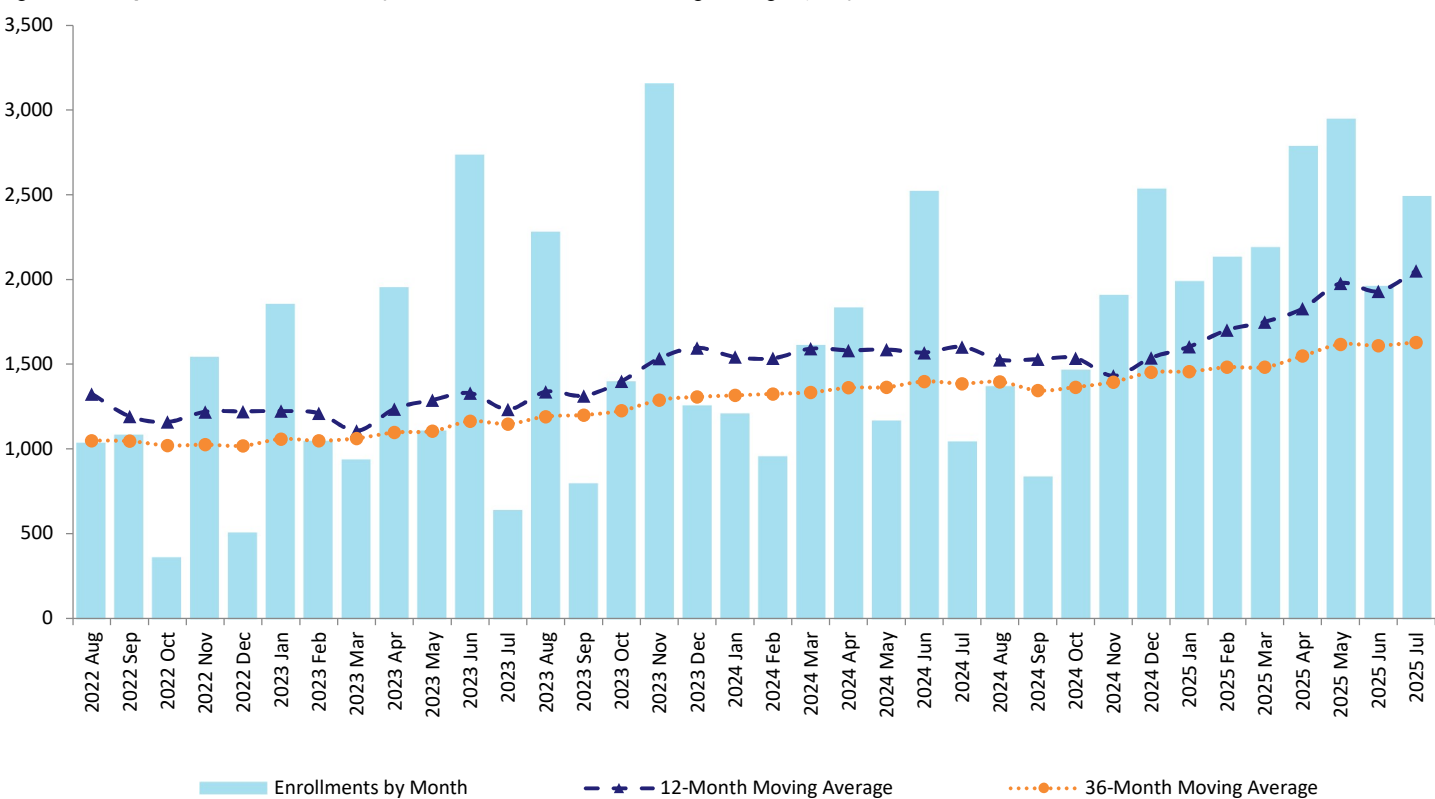


Figure 13: Purpose-built Rental Units⁵ by 12-Month and 36-Month Moving Averages⁴, July 2025



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	6,536	2,067	15,803	2,951
2014	8,886	2,335	15,929	2,962
2015	8,848	2,549	17,899	4,736
2016	10,625	2,211	22,749	5,272
2017	11,009	1,136	20,419	9,402
2018	9,476	1,173	25,901	7,724
2019	7,475	960	21,910	13,259
2020	8,139	984	13,360	8,775
2021	10,365	1,085	27,015	13,254
2022	7,419	932	27,054	14,659
2023	5,440	692	19,234	19,168
2024	5,121	582	21,793	18,464
2024 YTD	3,099	348	13,631	10,347
2025 YTD	3,199	432	12,368	16,508

Table 2: Registered New Homes¹, 2024 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	505	423	613	4,174	1,719	2,672
Feb	566	487	698	4,706	3,609	3,248
Mar	570	564	866	5,015	2,957	3,301
Apr	497	505	778	4,389	5,611	3,489
May	495	521	755	4,422	2,070	2,818
Jun	501	479	761	2,780	4,660	3,914
Jul	497	468	632	3,390	3,352	2,821
Aug		496	660		2,536	3,031
Sep		409	617		1,987	2,855
Oct		506	608		3,237	2,595
Nov		456	591		3,510	3,053
Dec		389	573		5,009	2,759

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	2,183	512	1,991	1,207	4,174	1,719
Feb	2,571	2,652	2,135	957	4,706	3,609
Mar	2,824	1,342	2,191	1,615	5,015	2,957
Apr	1,603	3,775	2,786	1,836	4,389	5,611
May	1,474	903	2,948	1,167	4,422	2,070
Jun	816	2,138	1,964	2,522	2,780	4,660
Jul	897	2,309	2,493	1,043	3,390	3,352
Aug		1,167		1,369		2,536
Sep		1,150		837		1,987
Oct		1,773		1,464		3,237
Nov		1,599		1,911		3,510
Dec		2,473		2,536		5,009

Table 4: Registered New Homes¹ by Regional District, July 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	6	1.2%	4	0.1%	10	0.3%
Bulkley-Nechako	5	1.0%	2	0.1%	7	0.2%
Capital	21	4.2%	606	17.9%	627	16.1%
Cariboo	4	0.8%	0	0.0%	4	0.1%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	10	2.0%	2	0.1%	12	0.3%
Central Okanagan	22	4.4%	21	0.6%	43	1.1%
Columbia-Shuswap	18	3.6%	22	0.6%	40	1.0%
Comox Valley	15	3.0%	2	0.1%	17	0.4%
Cowichan Valley	24	4.8%	12	0.4%	36	0.9%
East Kootenay	21	4.2%	108	3.2%	129	3.3%
Fraser Valley	47	9.5%	562	16.6%	609	15.7%
Fraser-Fort George	13	2.6%	126	3.7%	139	3.6%
Kitimat-Stikine	2	0.4%	0	0.0%	2	0.1%
Kootenay-Boundary	10	2.0%	0	0.0%	10	0.3%
Metro Vancouver	203	40.8%	1,502	44.3%	1,705	43.9%
Mount Waddington	1	0.2%	0	0.0%	1	0.0%
Nanaimo	18	3.6%	12	0.4%	30	0.8%
North Okanagan	19	3.8%	19	0.6%	38	1.0%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	13	2.6%	8	0.2%	21	0.5%
Peace River	1	0.2%	2	0.1%	3	0.1%
qathet	2	0.4%	0	0.0%	2	0.1%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	7	1.4%	105	3.1%	112	2.9%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	6	1.2%	4	0.1%	10	0.3%
Sunshine Coast	4	0.8%	14	0.4%	18	0.5%
Thompson-Nicola	5	1.0%	257	7.6%	262	6.7%
Total	497	100.0%	3,390	100.0%	3,887	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.

Click [here](#) to view
Monthly New Home Registry Report