

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 five months of 2025, 25,029 new homes were registered¹ in B.C., including 2,650 single detached² and 22,379 multi-unit homes³.
- So far in 2025, total home registrations¹ are up 35.4% from 2024. Registrations for multi-unit homes³ increased 40.0%, while registrations for single detached homes² increased 5.6%.
- In May, 4,573 new homes were registered² in B.C., a 76.4% increase compared with May 2024.
- Using a 12-month moving average⁴, there were 4,381 new registered homes¹ in May, a 3.9% increase from April for all registered new homes.
- Metro Vancouver accounted for 77.1% of all new homes registered¹ in May. Burnaby (1,285), Vancouver (1,203) and Surrey (602) were the top three cities in registered new homes this month.
- In May, there were more multi-unit homes than single detached homes in Port Moody, Trail, Squamish, Burnaby, Duncan, Coquitlam, Kamloops, Keremeos, Vancouver, Abbotsford, Langford, Victoria, Surrey, North Vancouver*, Richmond, Agassiz, Vernon, Mission and Williams Lake.
- So far in 2025, 11,706 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 72.6%.

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

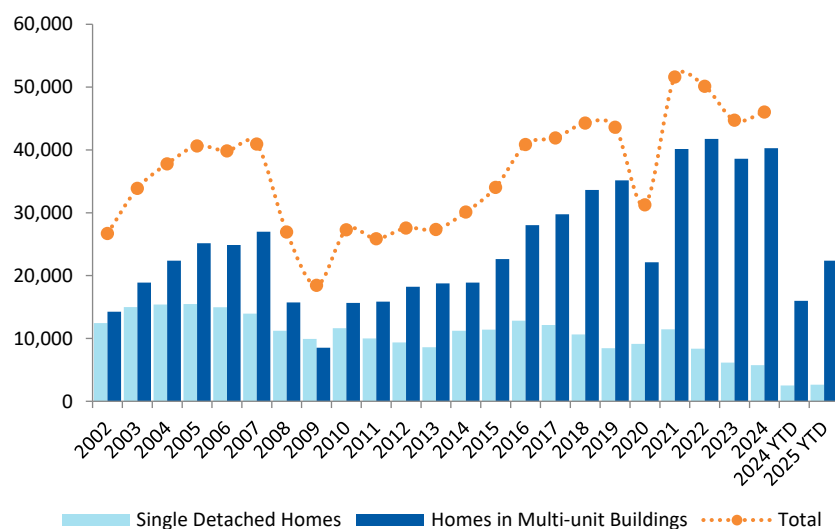
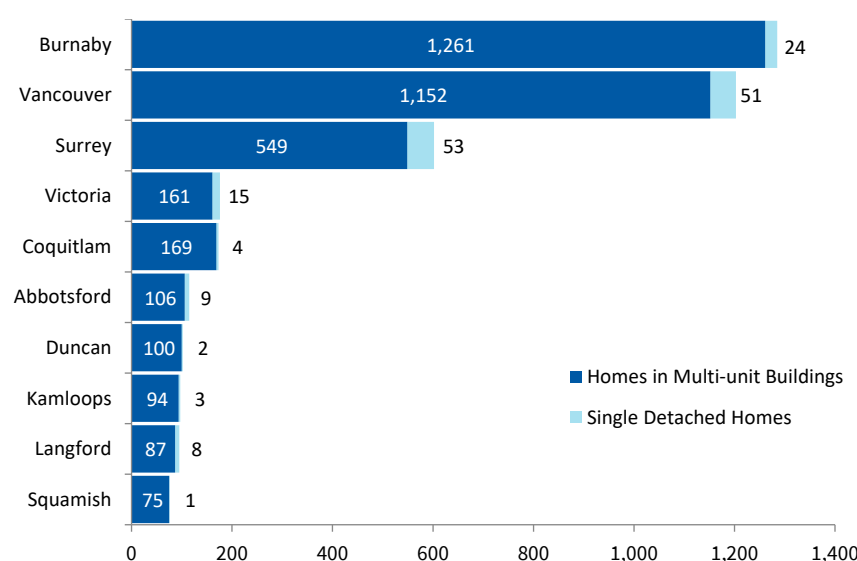
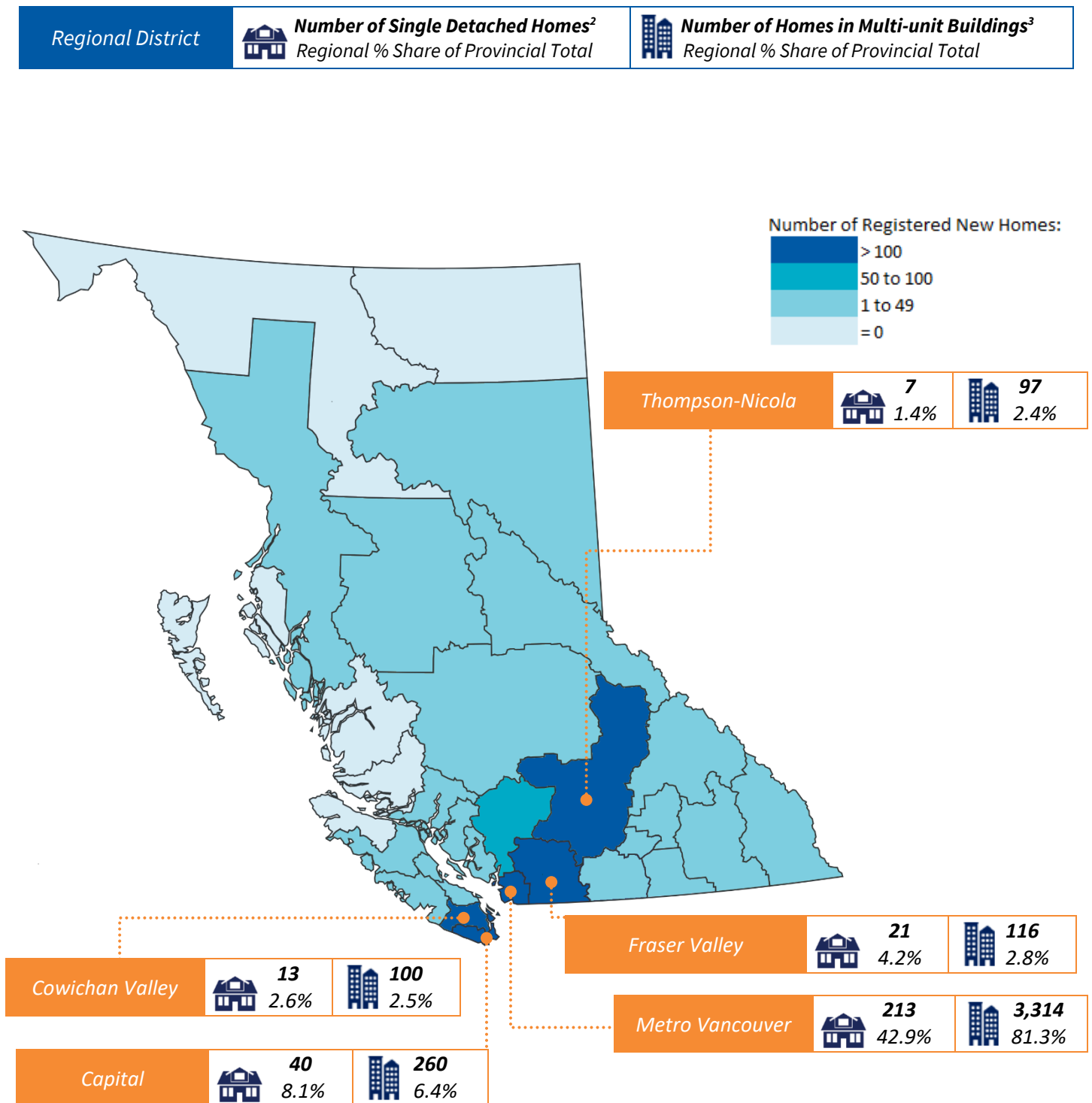


Figure 2: Registered New Homes¹ by Building Type and Selected City⁶, May 2025



* North Vancouver includes the City of North Vancouver and District of North Vancouver. Delta includes City of Delta and Tsawwassen First Nation Lands.

Figure 3: Registered New Homes¹ by Regional District², May 2025



Single Detached Highlights

- In the first five months of 2025, 2,650 new single detached homes were registered² in B.C. Compared with the same period in 2024, single detached registrations increased 5.6%.
- In May, 496 single detached homes were registered³. Compared with May 2024, the number of single detached registrations decreased 5.2%.
- Using a 12-month moving average⁴, there were 490 new single detached registered homes² in May, which is effectively unchanged from April with a 0.5% decrease.
- Using a 36-month moving average⁴, there were 516 new single detached registered homes² in May, which is a 2.0% decrease from April.
- Surrey (53), Vancouver (51) and Delta* (33) had the largest number of single detached homes registered² in May.

Figure 4: Registered Single Detached Homes², May 2025

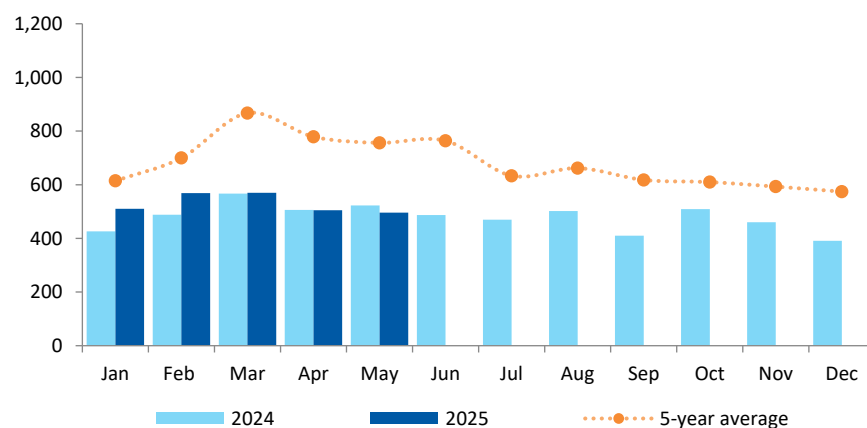


Figure 5: Registered Owner-built Homes⁸, 2002 –2025 Year-to-Date

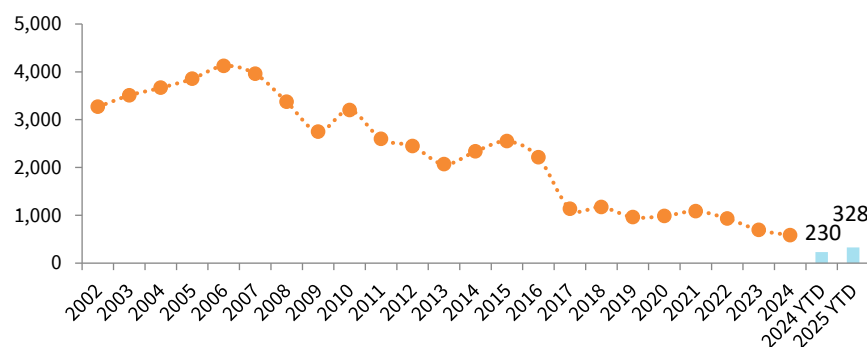


Figure 6: Registered Single Detached Homes² by Selected City⁹ in Metro Vancouver, 2024-2025 Year-to-Date

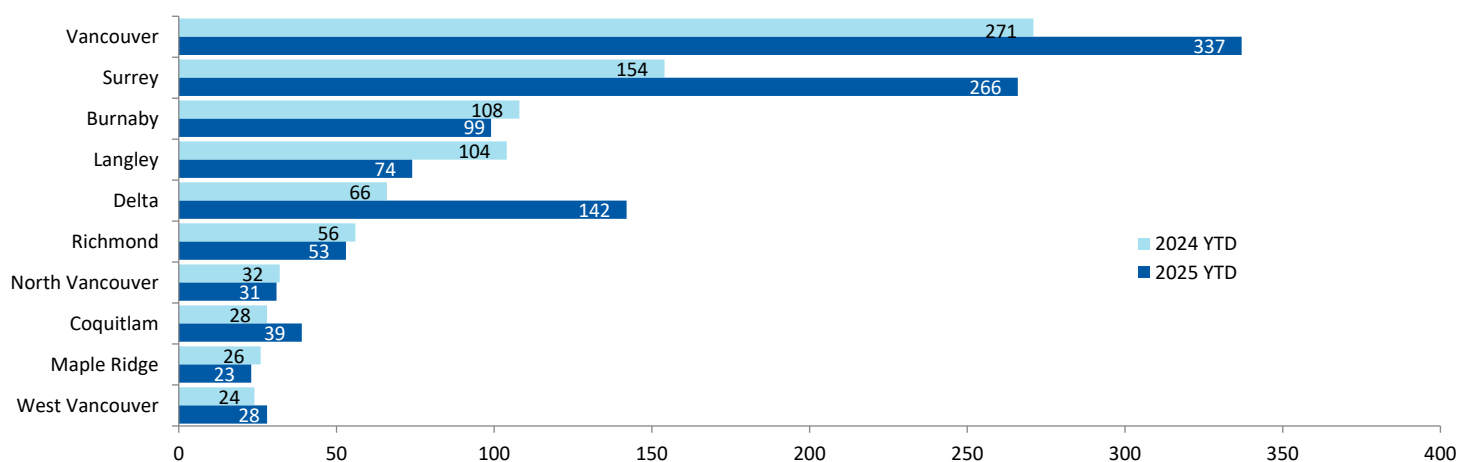
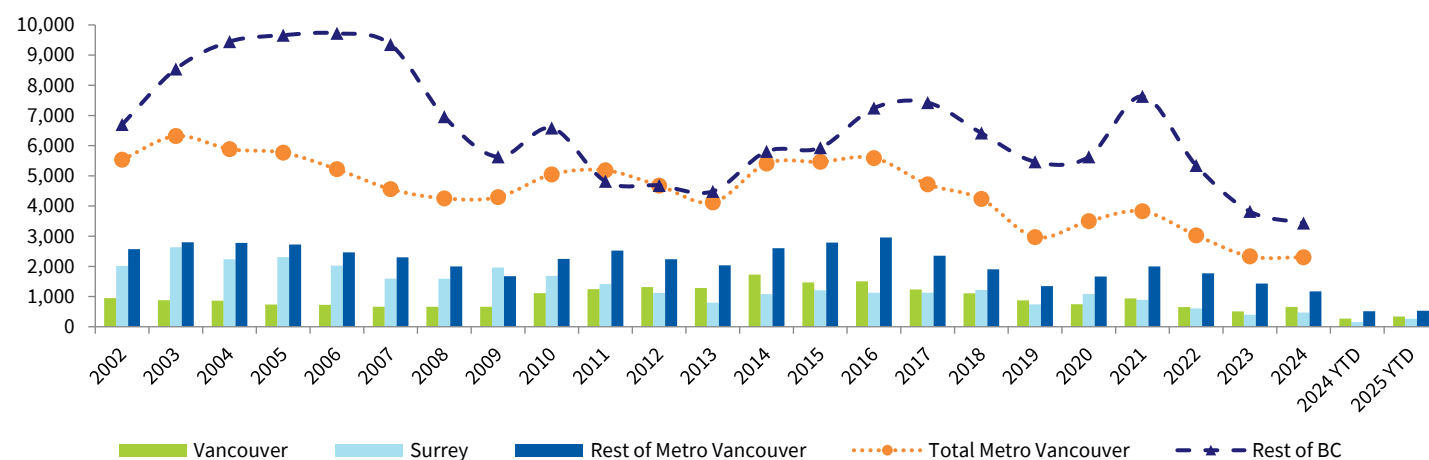


Figure 7: Registered Single Detached Homes² in Metro Vancouver, 2002–2025 Year-to-Date



Enrolled Multi-unit Highlights

- In the first five months of 2025, 10,673 new multi-unit homes were enrolled¹⁰ in B.C. Compared with the same period in 2024, multi-unit enrollments increased 16.0%.
- In May, 1,474 multi-unit homes were enrolled¹⁰. Compared with May 2024, the number of multi-unit enrollments increased 63.2%.
- Using a 12-month moving average⁴, there were 1,942 new multi-unit enrolled homes¹⁰ in May, trending at a 2.5% increase from April.
- Using a 36-month moving average⁴, there were 1,821 new multi-unit enrolled homes¹⁰ in May, which is a 1.4% decrease from April.
- There were 223 new multi-unit buildings enrolled¹⁰ in May. Most of these were duplexes (67.7%) and buildings of 5 to 50 units (12.1%). The largest building of 451 units was proposed to be built in Burnaby.
- In May, Burnaby (497), Vancouver (172) and Coquitlam (169) had the largest number of multi-unit enrolled homes¹⁰ in B.C.

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

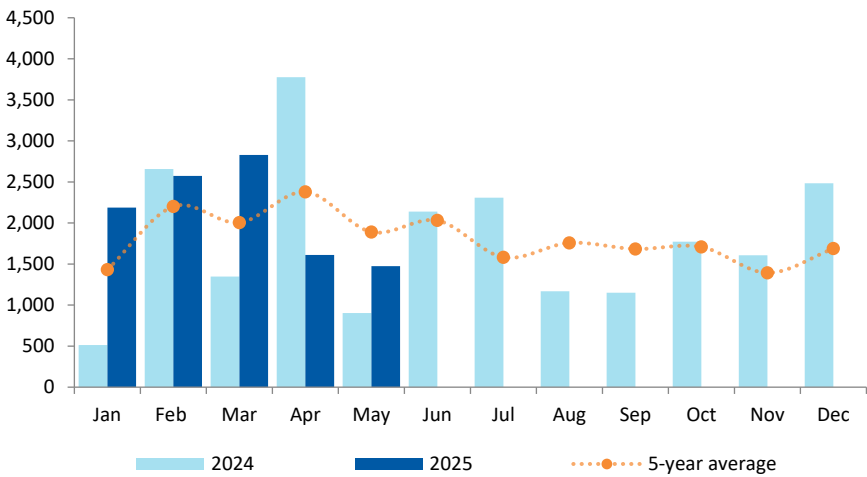


Figure 9: Enrolled Multi-unit Buildings¹⁰ by Building Size¹¹, May 2025

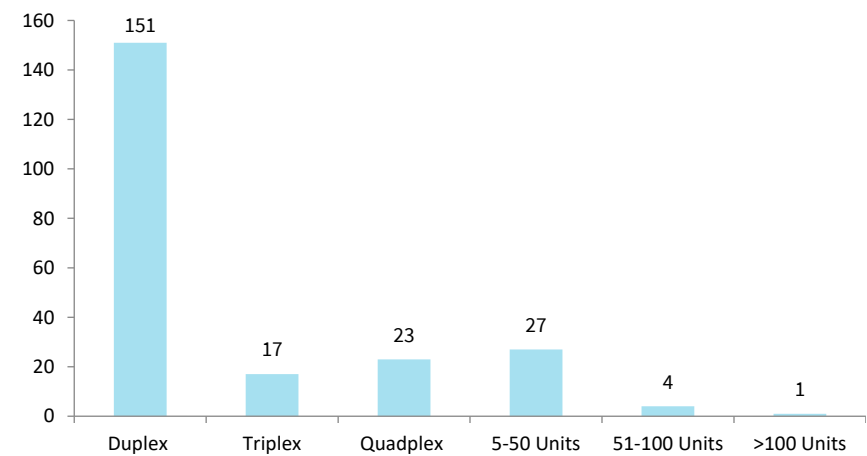
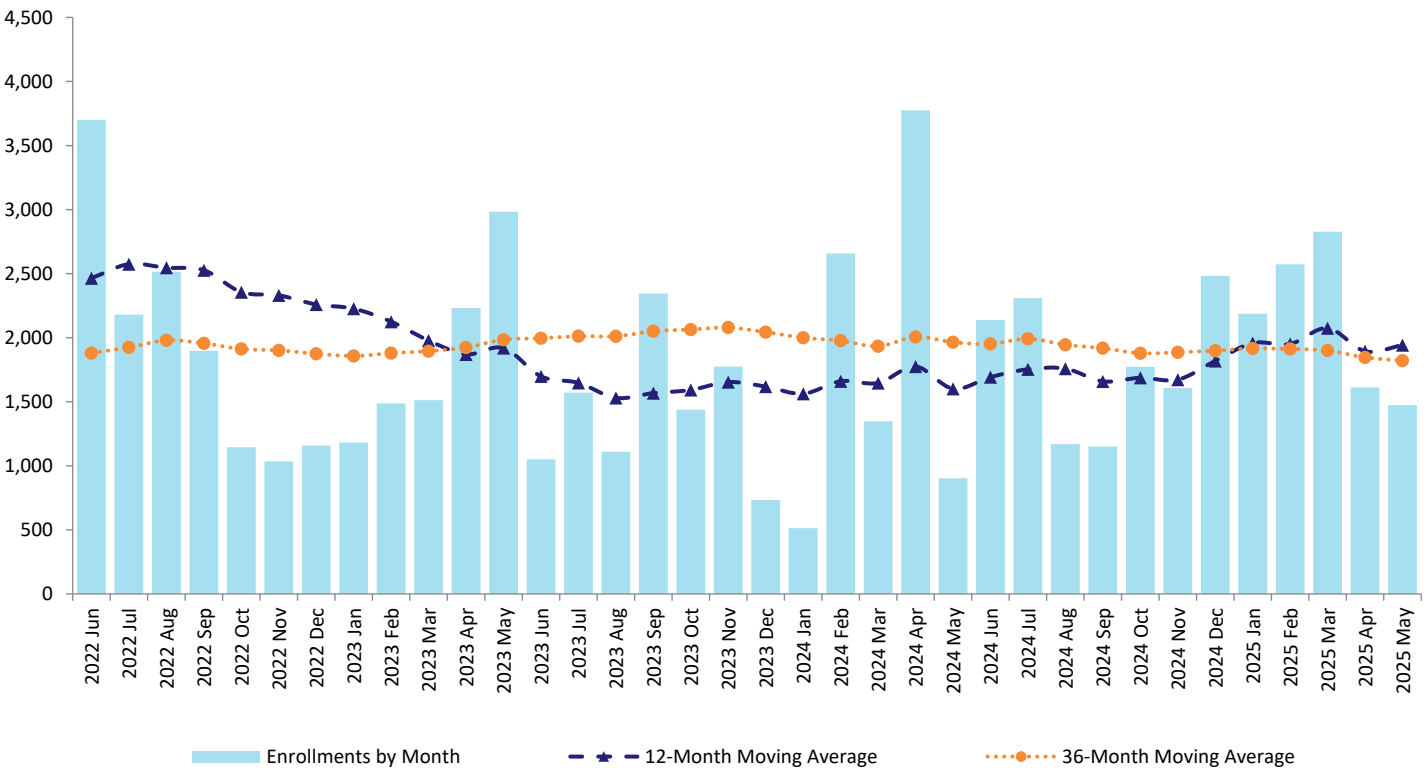


Figure 10: Enrolled Homes in Multi-unit Buildings¹⁰ by 12-Month and 36-Month Moving Averages⁴, May 2025



Purpose-built Rental Highlights

- In the first five months of 2025, 11,706 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 72.6%.
- So far in 2025, rental units⁵ represented 52.3% of all multi-unit registrations.
- This month 2,603 rental units were registered¹². Compared with May 2024, the number of rental units registered increased 123.1%.
- Using a 12-month moving average⁴, there were 1,949 rental units registered⁵ in May, trending at a 6.5% increase from April.
- Using a 36-month moving average⁴, there were 1,609 rental units registered⁵ in May, which is a 3.8% increase from April.
- There were 22 rental buildings registered⁵ in May. Most of these were and buildings of 5 to 50 units (50.0%), buildings of 51 to 100 units (18.2%) and buildings of over 100 units (18.2%). The largest building of 724 units was proposed to be built in Burnaby.
- In May, Vancouver (980), Burnaby (764) and Surrey (463) had the largest number of rental units registered⁵ in B.C.

Figure 11: Purpose-built Rental Units⁵, May 2025

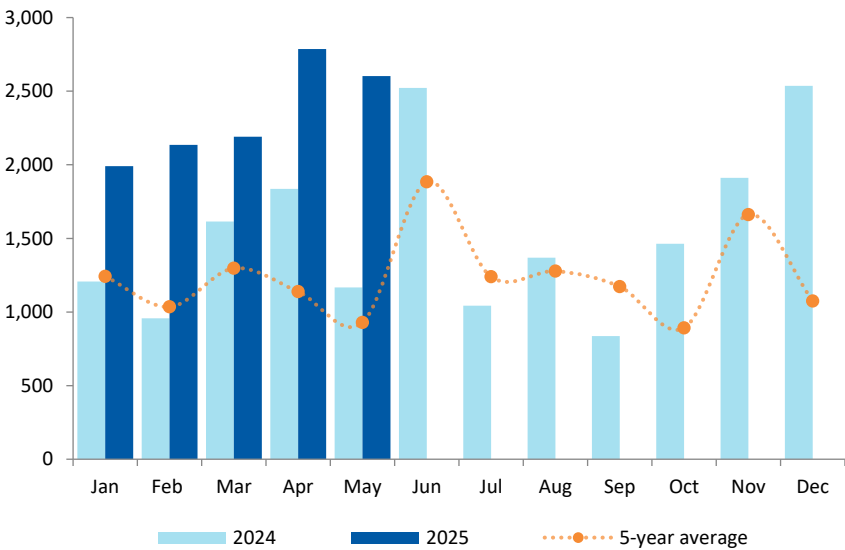


Figure 12: Purpose-built Rental Buildings⁵ by Building Size¹¹, May 2025

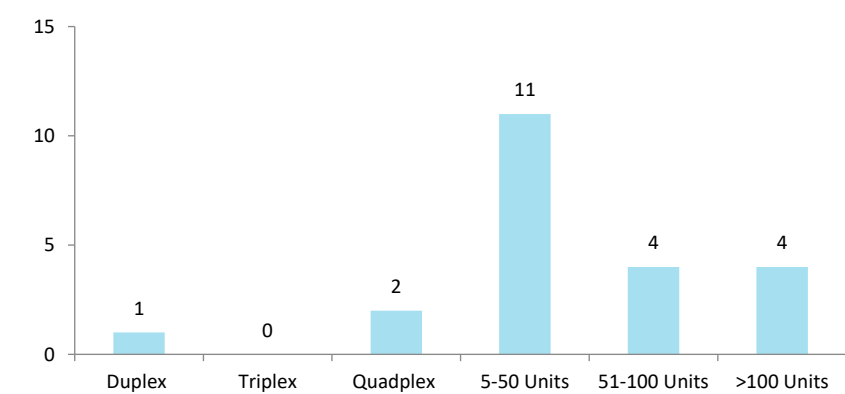
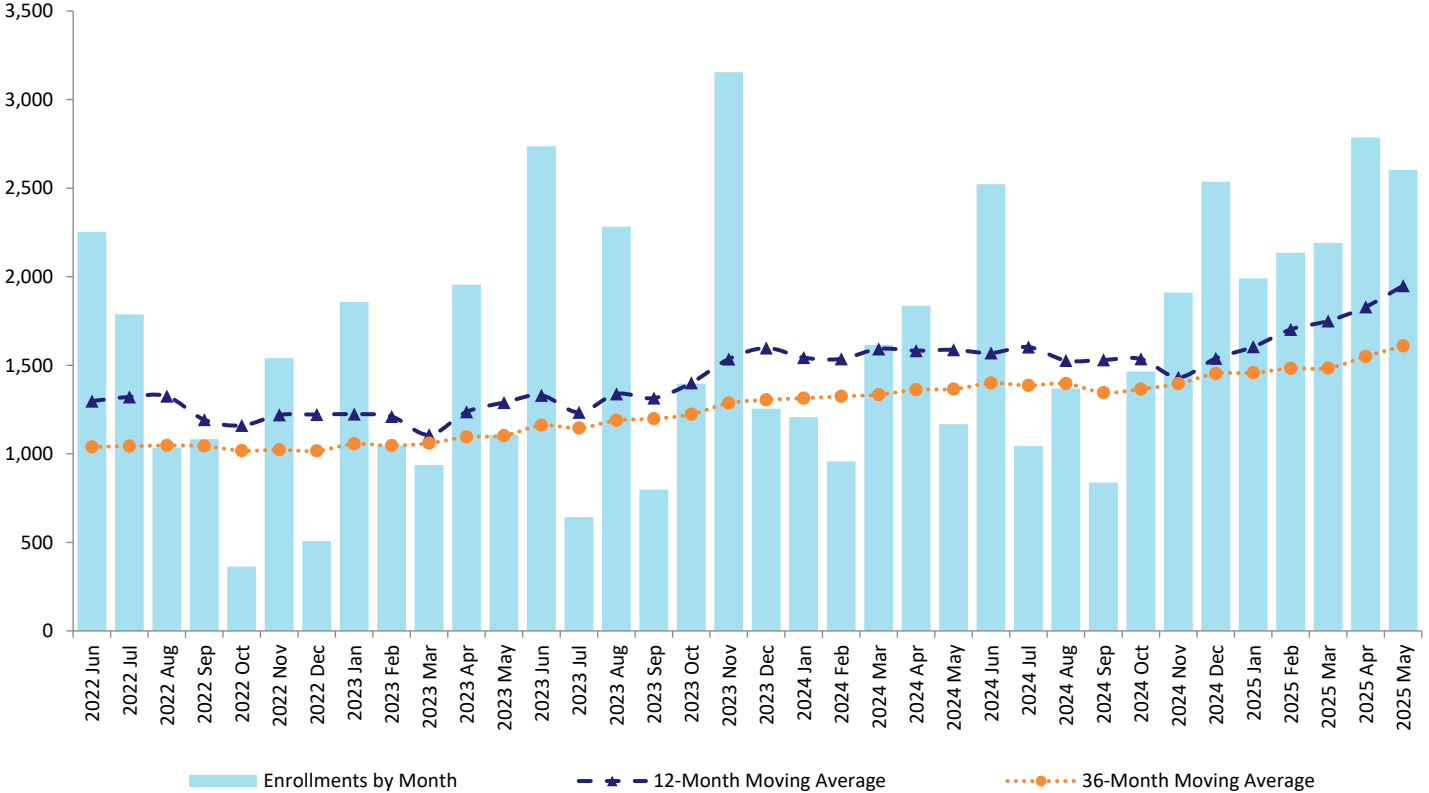


Figure 13: Purpose-built Rental Units⁵ by 12-Month and 36-Month Moving Averages⁴, May 2025



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	9,354
2018	9,478	1,173	25,901	7,724
2019	7,477	960	21,910	13,259
2020	8,142	984	13,360	8,775
2021	10,375	1,085	27,017	13,148
2022	7,441	932	27,112	14,658
2023	5,462	692	19,422	19,168
2024	5,157	582	21,827	18,464
2024 YTD	2,280	230	9,198	6,782
2025 YTD	2,322	328	10,673	11,706

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	510	426	614	4,178	1,721	2,672
Feb	569	488	700	4,708	3,615	3,237
Mar	570	567	867	5,019	2,963	3,302
Apr	505	506	779	4,397	5,611	3,517
May	496	523	756	4,077	2,070	2,818
Jun		487	764		4,660	3,915
Jul		470	633		3,352	2,821
Aug		502	662		2,538	3,035
Sep		410	618		1,987	2,856
Oct		509	610		3,237	2,601
Nov		460	593		3,518	3,055
Dec		391	574		5,019	2,762

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	2,187	514	1,991	1,207	4,178	1,721
Feb	2,573	2,658	2,135	957	4,708	3,615
Mar	2,828	1,348	2,191	1,615	5,019	2,963
Apr	1,611	3,775	2,786	1,836	4,397	5,611
May	1,474	903	2,603	1,167	4,077	2,070
Jun		2,138		2,522		4,660
Jul		2,309		1,043		3,352
Aug		1,169		1,369		2,538
Sep		1,150		837		1,987
Oct		1,773		1,464		3,237
Nov		1,607		1,911		3,518
Dec		2,483		2,536		5,019

Table 4: Registered New Homes¹ by Regional District, May 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	15	3.0%	4	0.1%	19	0.4%
Bulkley-Nechako	7	1.4%	0	0.0%	7	0.2%
Capital	40	8.1%	260	6.4%	300	6.6%
Cariboo	15	3.0%	4	0.1%	19	0.4%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	10	2.0%	2	0.0%	12	0.3%
Central Okanagan	24	4.8%	10	0.2%	34	0.7%
Columbia-Shuswap	10	2.0%	0	0.0%	10	0.2%
Comox Valley	7	1.4%	0	0.0%	7	0.2%
Cowichan Valley	13	2.6%	100	2.5%	113	2.5%
East Kootenay	31	6.3%	2	0.0%	33	0.7%
Fraser Valley	21	4.2%	116	2.8%	137	3.0%
Fraser-Fort George	9	1.8%	0	0.0%	9	0.2%
Kitimat-Stikine	3	0.6%	0	0.0%	3	0.1%
Kootenay-Boundary	5	1.0%	41	1.0%	46	1.0%
Metro Vancouver	213	42.9%	3,314	81.3%	3,527	77.1%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	28	5.6%	6	0.1%	34	0.7%
North Okanagan	11	2.2%	14	0.3%	25	0.5%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	7	1.4%	24	0.6%	31	0.7%
Peace River	4	0.8%	0	0.0%	4	0.1%
qathet	2	0.4%	2	0.0%	4	0.1%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	4	0.8%	75	1.8%	79	1.7%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	2	0.4%	2	0.0%	4	0.1%
Sunshine Coast	8	1.6%	4	0.1%	12	0.3%
Thompson-Nicola	7	1.4%	97	2.4%	104	2.3%
Total	496	100.0%	4,077	100.0%	4,573	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