November 2025

British Columbia's Monthly

# 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 the first eleven months of 2025, 45,195 new homes were registered[1] in B.C., including 5,195 single detached[2] and 40,000 multi-unit homes[3].
- So far in 2025, total home registrations[1] are up 11.7% from 2024. Registrations for multi-unit homes[3] increased 13.6%, while registrations for single detached homes[2] decreased 1.0%.
- In November, 3,351 new homes were registered[2] in B.C., a 14.9% decrease compared with November 2024.
- Using a 12-month moving average[4], there were 4,214 new registered homes[1] in November, a 1.1% decrease from October for all registered new homes.
- Metro Vancouver accounted for 60.2% of all new homes registered[1] in November. Vancouver (833), Surrey (602) and Kelowna (282) were the top three cities in registered new homes this month.
- In November, there were more multi-unit homes than single detached homes in Central Saanich, Fernie, Sparwood, Salmon Arm, Vernon, Cranbrook, Langley*, Kelowna, Nanaimo, Abbotsford, Vancouver, Surrey, Victoria, Burnaby, Campbell River, Richmond, Delta*, Coquitlam, Esquimalt, and Qualicum Beach.
- So far in 2025, 24,265 purpose-built rental units[5] were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 52.4%.

* Langley includes Township of Langley and City of Langley. Delta includes City of Delta and Tsawwassen First Nation Lands.

***Figure 1: Registered New Homes[1] by Building Type, 2002–2025 Year-to-Date***

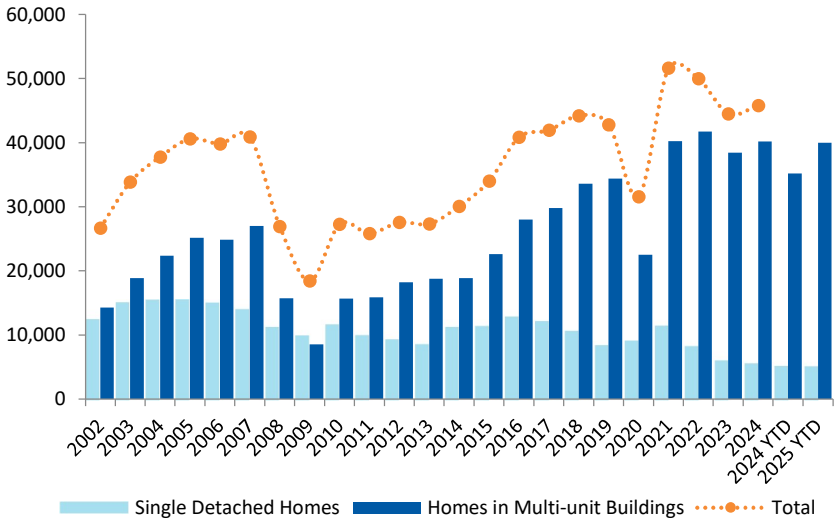



***Figure 2: Registered New Homes[1] by Building Type and Selected City[6], November 2025***

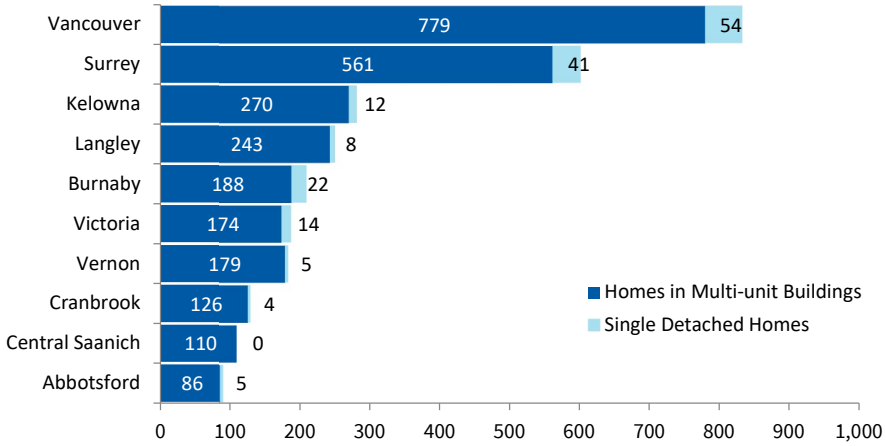
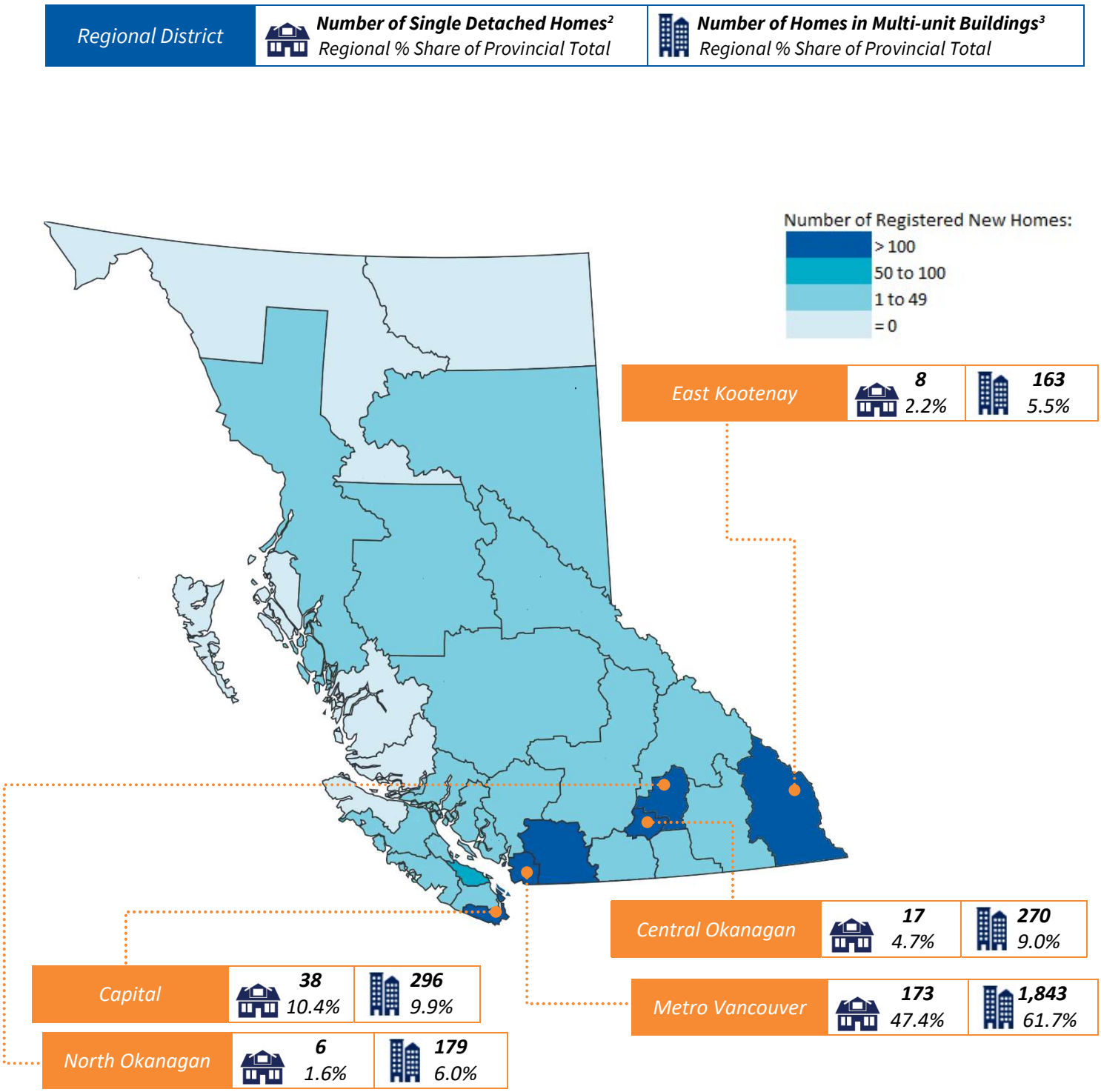


***Figure 3: Registered New Homes[1] by Regional District[7], November 2025***



## Single Detached Highlights

- In the first eleven months of 2025, 5,195 new single detached homes were registered[2] in B.C. Compared with the same period in 2024, single detached registrations decreased 1.0%.
- In November, 365 single detached homes were registered[3]. Compared with November 2024, the number of single detached registrations decreased 18.5%.
- Using a 12-month moving average[4], there were 465 new single detached registered homes[2] in November, trending at a 1.5% decrease from October.
- Using a 36-month moving average[4], there were 481 new single detached registered homes[2] in November, which is a 0.8% decrease from October.
- Vancouver (54), Surrey (41) and Burnaby (22) had the largest number of single detached homes registered[2] in November.

***Figure 4: Registered Single Detached Homes[2], November 2025***

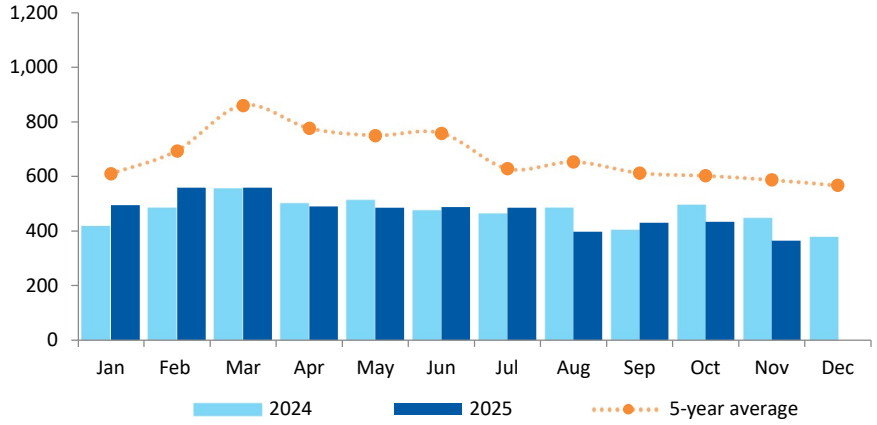



***Figure 5: Registered Owner-built Homes[8], 2002 –2025 Year-to-Date***

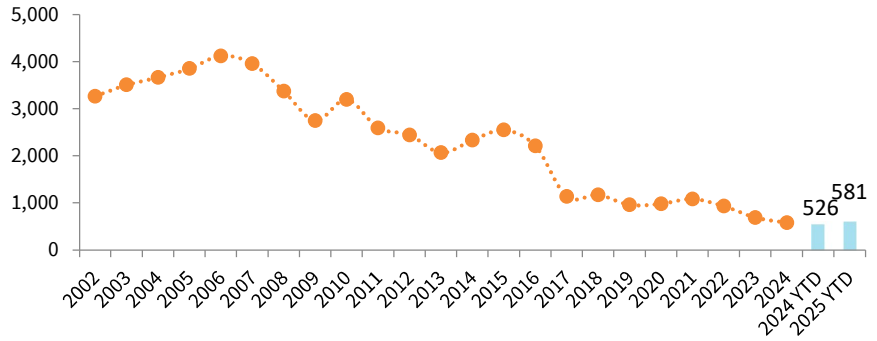



***Figure 6: Registered Single Detached Homes[2] by Selected City[9] in Metro Vancouver, 2024-2025 Year-to-Date***

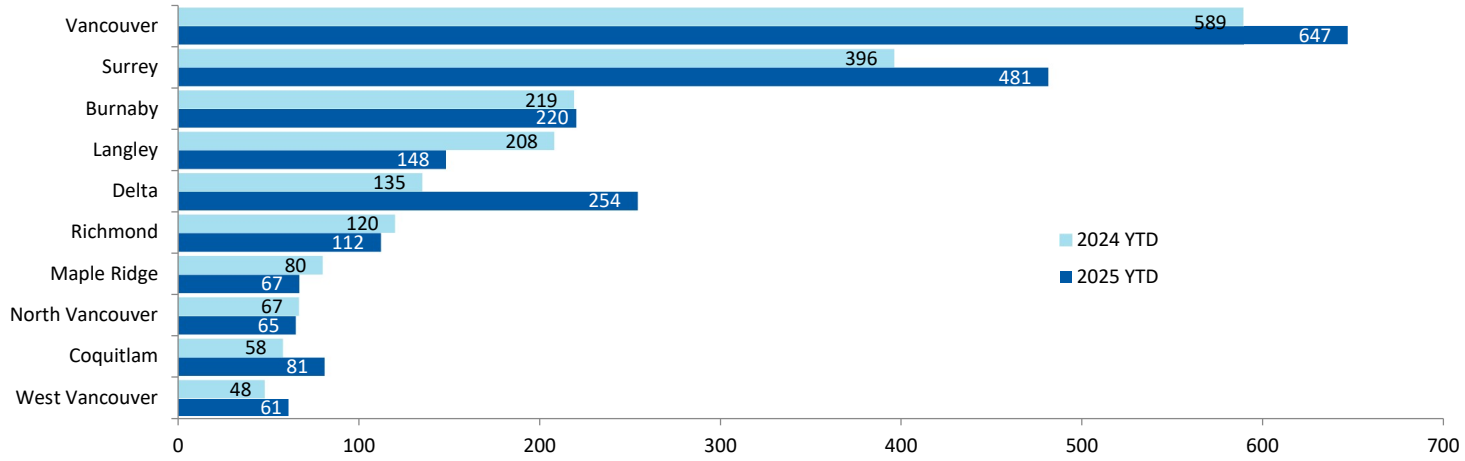
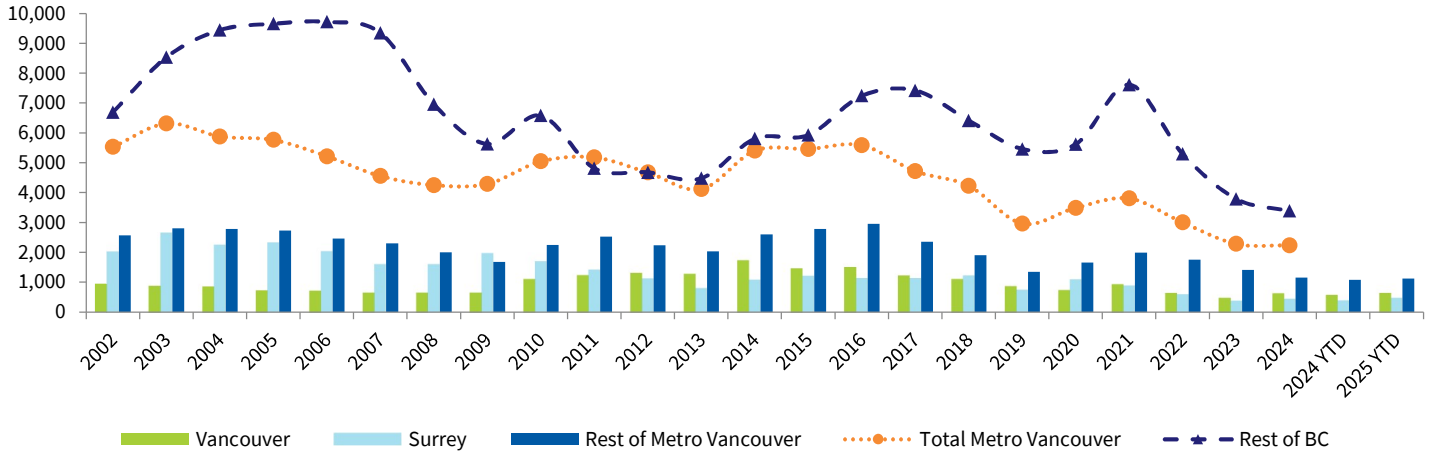



***Figure 7: Registered Single Detached Homes[2] in Metro Vancouver, 2002–2025 Year-to-Date***



## Enrolled Multi-unit Highlights

- In the first eleven months of 2025, 15,735 new multi-unit homes were enrolled[10] in B.C. Compared with the same period in 2024, multi-unit enrollments decreased 18.4%.
- In November, 640 multi-unit homes were enrolled[10]. Compared with November 2024, the number of multi-unit enrollments decreased 59.4%.
- Using a 12-month moving average[4], there were 1,516 new multi-unit enrolled homes[10] in November, trending at a 4.9% decrease from October.
- Using a 36-month moving average[4], there were 1,607 new multi-unit enrolled homes[10] in November, which is a 0.7% decrease from October.
- There were 185 new multi-unit buildings enrolled[10] in November. Most of these were duplexes (69.7%) and quadplex (17.3%). The largest building of 80 units was proposed to be built in Kelowna.
- In November, Kelowna (162), Surrey (139) and Vancouver (99) had the largest number of multi-unit enrolled homes[10] in B.C.

***Figure 8: Enrolled Homes in Multi-unit Buildings[10], November 2025***

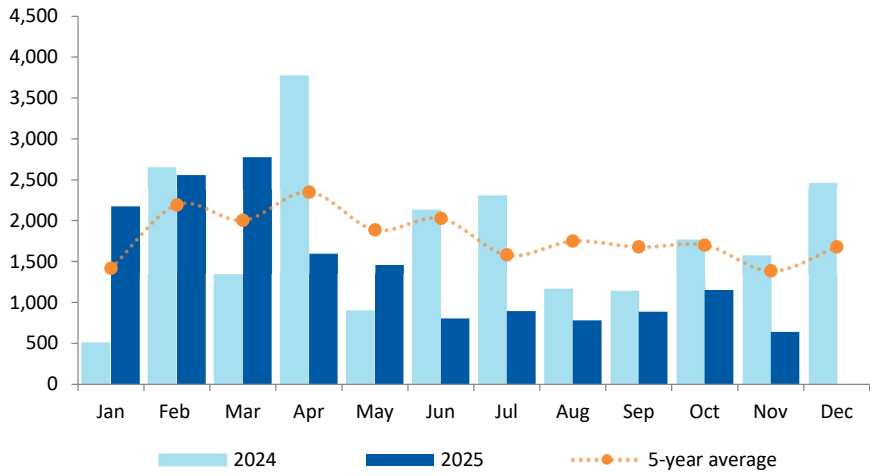



***Figure 9: Enrolled Multi-unit Buildings[10] by Building Size[11], November 2025***

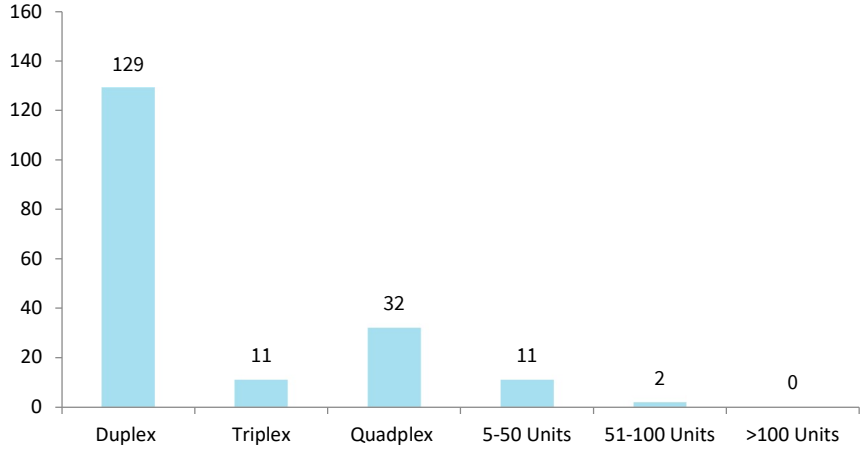
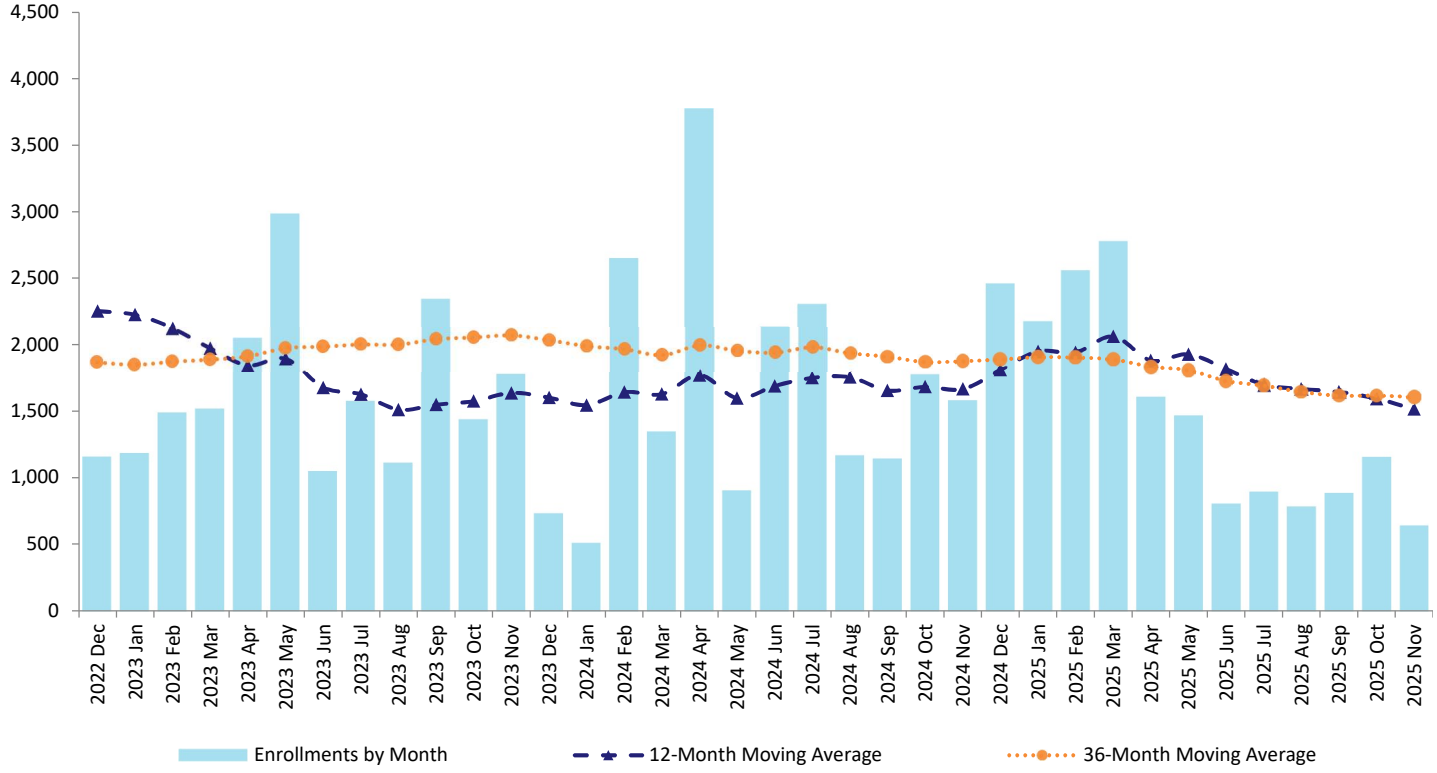



***Figure 10: Enrolled Homes in Multi-unit Buildings[10] by 12-Month and 36-Month Moving Averages[4], November 2025***



## Purpose-built Rental Highlights

- In the first eleven months of 2025, 24,265 purpose-built rental units[5] were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 52.4%.
- So far in 2025, rental units[5] represented 60.7% of all multi-unit registrations.
- This month 2,346 rental units were registered[12]. Compared with November 2024, the number of rental units registered increased 22.8%.
- Using a 12-month moving average[4], there were 2,233 rental units registered[5] in November, trending at a 1.6% increase from October.
- Using a 36-month moving average[4], there were 1,735 rental units registered[5] in November, which is a 1.3% increase from October.
- There were 31 rental buildings registered[5] in November. Most of these were buildings of 5 to 50 units (41.9%) and of 51 to 100 units (29.0%). The largest building of 387 units was proposed to be built in Surrey.
- In November, Vancouver (680), Surrey (422) and Langley* (210) had the largest number of rental units registered[5] in B.C.

***Figure 11: Purpose-built Rental Units[5], November 2025***

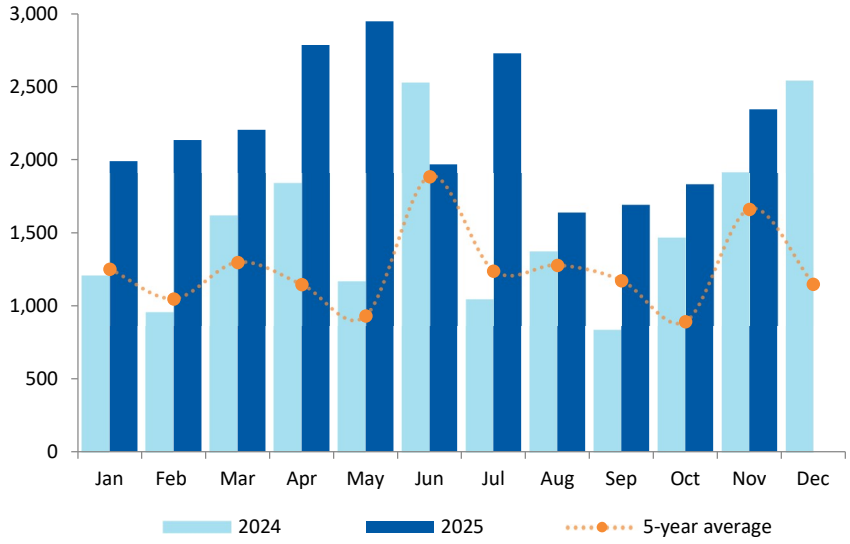



***Figure 12: Purpose-built Rental Buildings[5] by Building Size[11], November 2025***

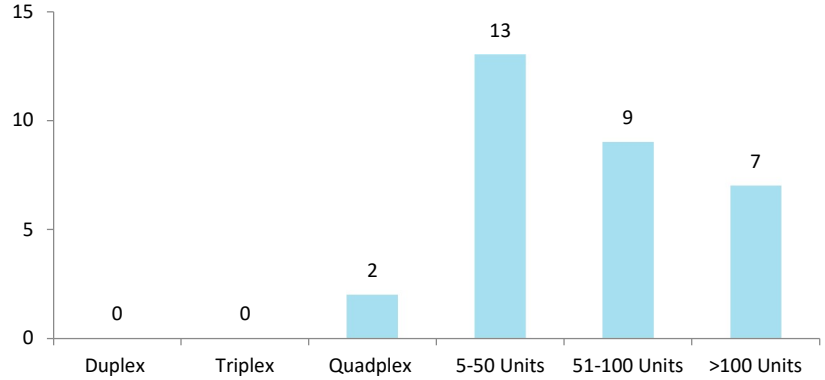
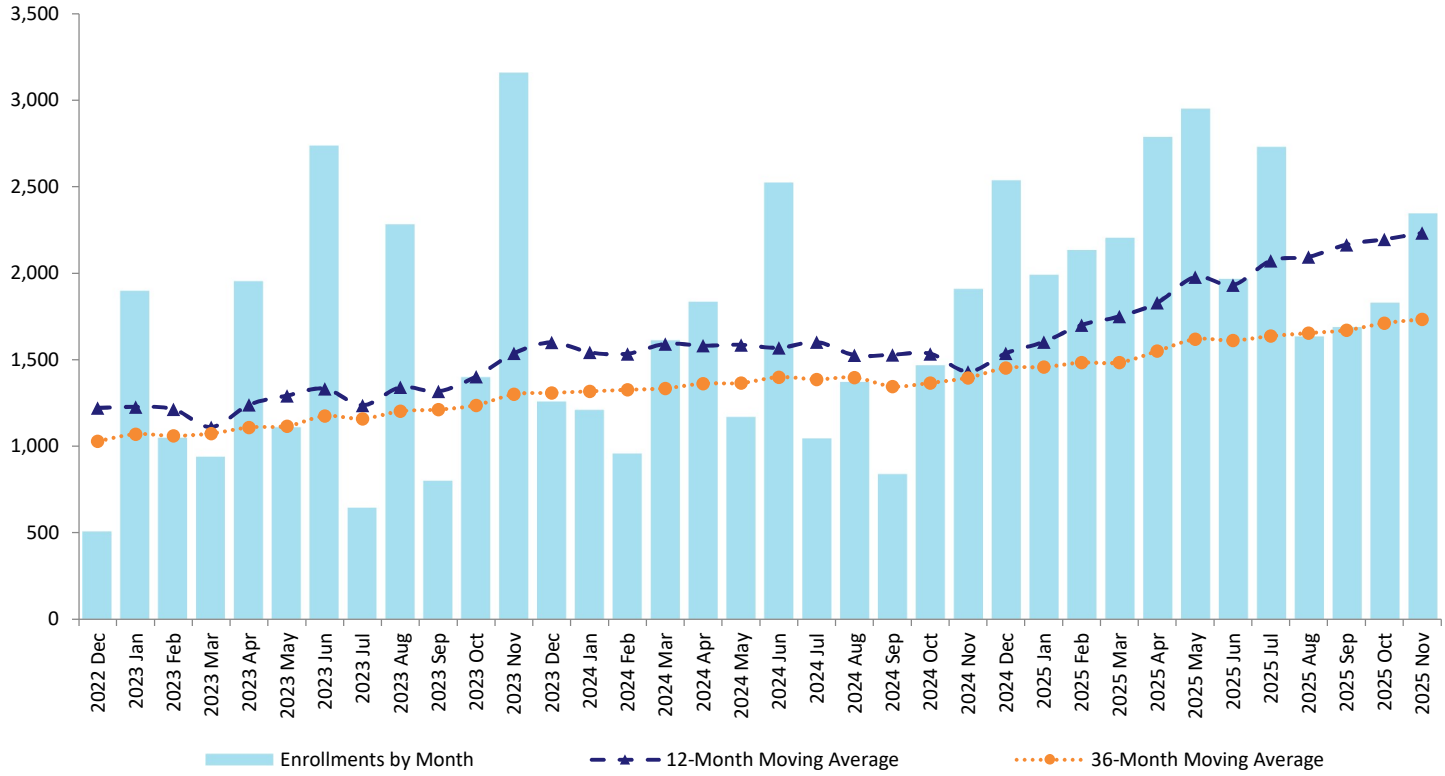



***Figure 13: Purpose-built Rental Units[5] by 12-Month and 36-Month Moving Averages[4], November 2025***



## Data Tables

| *Table 1: Registered New Homes[1], 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** | 8,847 | 2,549 | 17,899 | 4,736 |
| **2016** | 10,625 | 2,211 | 22,749 | 5,272 |
| **2017** | 11,008 | 1,136 | 20,411 | 9,402 |
| **2018** | 9,475 | 1,173 | 25,866 | 7,724 |
| **2019** | 7,471 | 960 | 21,153 | 13,259 |
| **2020** | 8,136 | 984 | 13,353 | 9,146 |
| **2021** | 10,342 | 1,085 | 26,987 | 13,254 |
| **2022** | 7,366 | 932 | 27,044 | 14,663 |
| **2023** | 5,386 | 692 | 19,227 | 19,211 |
| **2024** | 5,045 | 582 | 21,736 | 18,463 |
| **2024 YTD** | 4,722 | 526 | 19,275 | 15,927 |
| **2025 YTD** | 4,614 | 581 | 15,735 | 24,265 |

| *Table 2: Registered New Homes[1], 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** | 495 | 418 | 611 | 4,168 | 1,717 | 2,670 |
| **Feb** | 562 | 485 | 694 | 4,694 | 3,606 | 3,243 |
| **Mar** | 562 | 556 | 860 | 4,982 | 2,957 | 3,302 |
| **Apr** | 490 | 502 | 777 | 4,389 | 5,609 | 3,497 |
| **May** | 486 | 513 | 750 | 4,412 | 2,070 | 2,819 |
| **Jun** | 488 | 476 | 759 | 2,771 | 4,658 | 3,913 |
| **Jul** | 486 | 464 | 629 | 3,621 | 3,348 | 2,820 |
| **Aug** | 397 | 485 | 655 | 2,419 | 2,535 | 3,029 |
| **Sep** | 430 | 405 | 614 | 2,574 | 1,979 | 2,852 |
| **Oct** | 434 | 496 | 604 | 2,984 | 3,235 | 2,594 |
| **Nov** | 365 | 448 | 589 | 2,986 | 3,488 | 3,048 |
| **Dec** | | 379 | 568 | | 4,997 | 2,830 |

| *Table 3: Registered New Homes in Multi-unit Buildings[3], 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** | 2,177 | 510 | 1,991 | 1,207 | 4,168 | 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 | 3,773 | 2,786 | 1,836 | 4,389 | 5,609 |
| **May** | 1,464 | 903 | 2,948 | 1,167 | 4,412 | 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 | 1,166 | 1,637 | 1,369 | 2,419 | 2,535 |
| **Sep** | 884 | 1,142 | 1,690 | 837 | 2,574 | 1,979 |
| **Oct** | 1,153 | 1,771 | 1,831 | 1,464 | 2,984 | 3,235 |
| **Nov** | 640 | 1,577 | 2,346 | 1,911 | 2,986 | 3,488 |
| **Dec** | | 2,461 | | 2,536 | | 4,997 |

| *Table 4: Registered New Homes[1] by Regional District, November 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% | 2 | 0.1% | 4 | 0.1% |
| Bulkley-Nechako | 4 | 1.1% | 0 | 0.0% | 4 | 0.1% |
| Capital | 38 | 10.4% | 296 | 9.9% | 334 | 10.0% |
| Cariboo | 6 | 1.6% | 0 | 0.0% | 6 | 0.2% |
| Central Coast | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Central Kootenay | 5 | 1.4% | 0 | 0.0% | 5 | 0.1% |
| Central Okanagan | 17 | 4.7% | 270 | 9.0% | 287 | 8.6% |
| Columbia-Shuswap | 4 | 1.1% | 40 | 1.3% | 44 | 1.3% |
| Comox Valley | 8 | 2.2% | 6 | 0.2% | 14 | 0.4% |
| Cowichan Valley | 17 | 4.7% | 6 | 0.2% | 23 | 0.7% |
| East Kootenay | 8 | 2.2% | 163 | 5.5% | 171 | 5.1% |
| Fraser Valley | 20 | 5.5% | 88 | 2.9% | 108 | 3.2% |
| Fraser-Fort George | 7 | 1.9% | 0 | 0.0% | 7 | 0.2% |
| Kitimat-Stikine | 4 | 1.1% | 0 | 0.0% | 4 | 0.1% |
| Kootenay-Boundary | 1 | 0.3% | 0 | 0.0% | 1 | 0.0% |
| Metro Vancouver | 173 | 47.4% | 1,843 | 61.7% | 2,016 | 60.2% |
| Mount Waddington | 1 | 0.3% | 0 | 0.0% | 1 | 0.0% |
| Nanaimo | 13 | 3.6% | 74 | 2.5% | 87 | 2.6% |
| North Okanagan | 6 | 1.6% | 179 | 6.0% | 185 | 5.5% |
| Northern Rockies | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Okanagan-Similkameen | 12 | 3.3% | 6 | 0.2% | 18 | 0.5% |
| Peace River | 2 | 0.5% | 0 | 0.0% | 2 | 0.1% |
| qathet | 1 | 0.3% | 0 | 0.0% | 1 | 0.0% |
| Skeena-Queen Charlotte | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Squamish-Lillooet | 3 | 0.8% | 0 | 0.0% | 3 | 0.1% |
| Stikine | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Strathcona | 3 | 0.8% | 13 | 0.4% | 16 | 0.5% |
| Sunshine Coast | 5 | 1.4% | 0 | 0.0% | 5 | 0.1% |
| Thompson-Nicola | 5 | 1.4% | 0 | 0.0% | 5 | 0.1% |
| **Total** | **365** | **100.0%** | **2,986** | **100.0%** | **3,351** | **100.0%** |

BC HOUSING

## 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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