

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 ten months of 2025, 41,708 new homes were registered¹ in B.C., including 4,852 single detached² and 36,856 multi-unit homes³.
- So far in 2025, total home registrations¹ are up 14.2% from 2024. Registrations for multi-unit homes³ increased 16.2%, while registrations for single detached homes² increased 0.8%.
- In October, 3,238 new homes were registered² in B.C., a 13.3% decrease compared with October 2024.
- Using a 12-month moving average⁴, there were 4,253 new registered homes¹ in October, a 1.0% decrease from September for all registered new homes.
- Metro Vancouver accounted for 47.8% of all new homes registered¹ in October. Vancouver (899), Kelowna (454) and Delta* (211) were the top three cities in registered new homes this month.
- In October, there were more multi-unit homes than single detached homes in Colwood, Chase, Saanich, Esquimalt, Agassiz, Merritt, Kamloops, Kelowna, Nanaimo, Vancouver, Penticton, Delta*, Victoria, Vernon, Revelstoke, Burnaby, Surrey, Coldstream, Langley*, Richmond, Port Coquitlam, Courtenay, Powell River, Ladysmith, Langford, and North Vancouver*.
- So far in 2025, 21,734 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 55.1%.

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

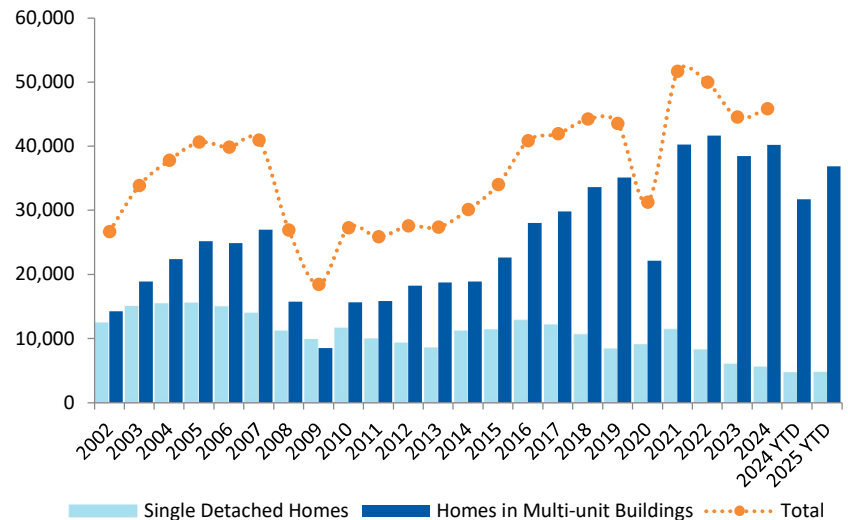
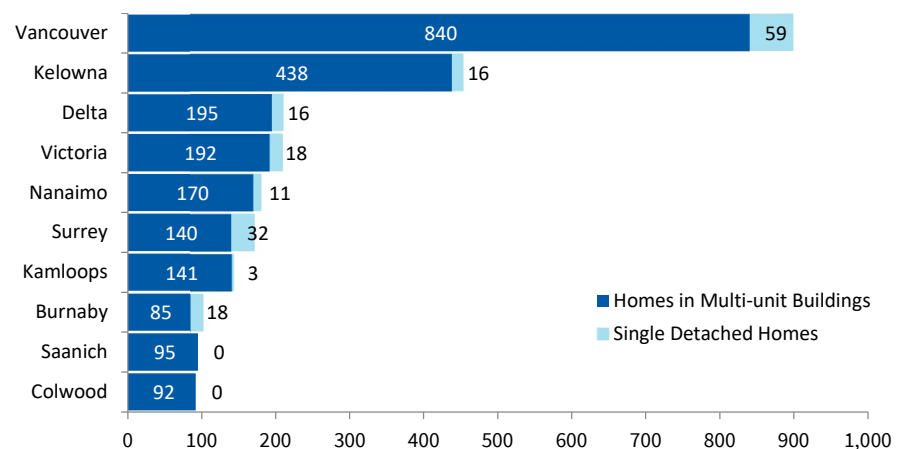
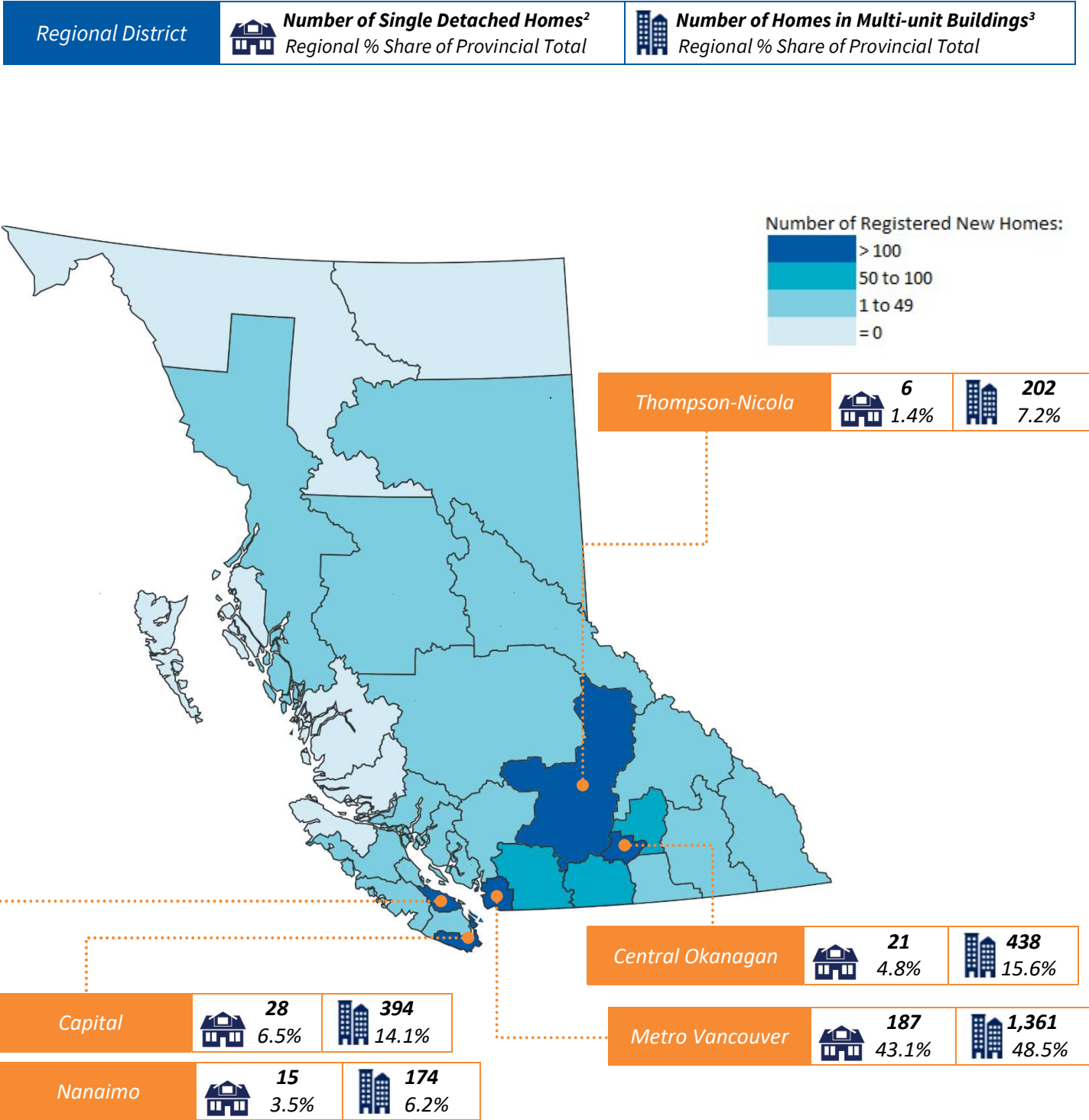


Figure 2: Registered New Homes¹ by Building Type and Selected City⁶, October 2025



* Langley includes Township of Langley and City of Langley. 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 District⁷, October 2025



Single Detached Highlights

- In the first ten months of 2025, 4,852 new single detached homes were registered² in B.C. Compared with the same period in 2024, single detached registrations increased 0.8%.
- In October, 434 single detached homes were registered³. Compared with October 2024, the number of single detached registrations decreased 12.7%.
- Using a 12-month moving average⁴, there were 474 new single detached registered homes² in October, trending at a 1.1% decrease from September.
- Using a 36-month moving average⁴, there were 487 new single detached registered homes² in October, which is a 0.5% decrease from September.
- Vancouver (59), Surrey (32), Burnaby (18) and Victoria (18) had the largest number of single detached homes registered² in October.

Figure 4: Registered Single Detached Homes², October 2025

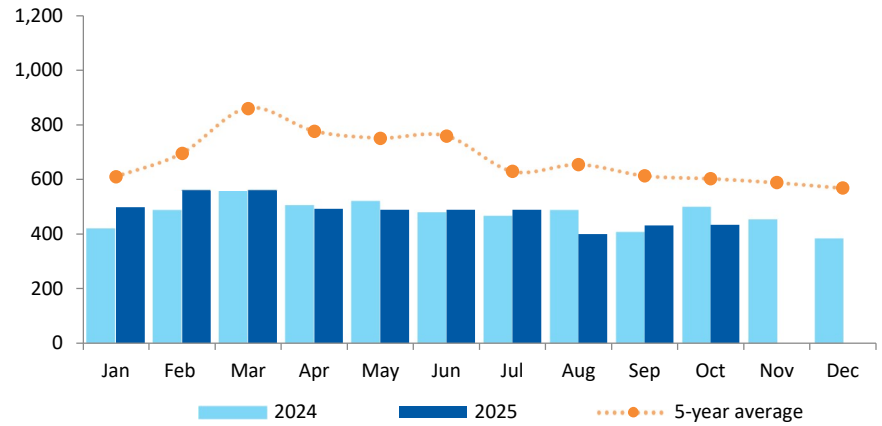


Figure 5: Registered Owner-built Homes⁸, 2002 -2025 Year-to-Date

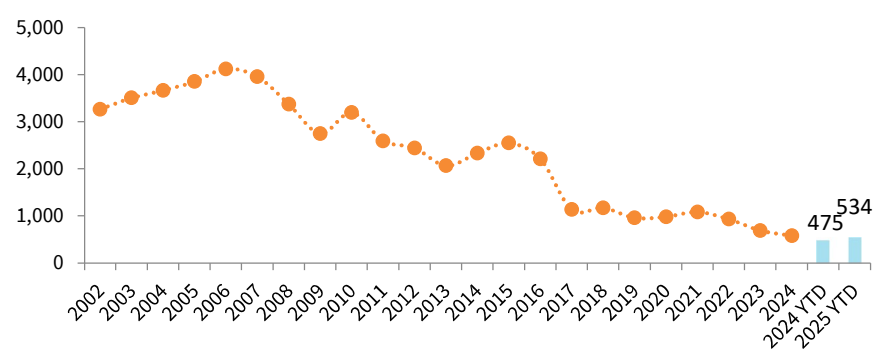


Figure 6: Registered Single Detached Homes² by Selected City⁹ in Metro Vancouver, 2024-2025 Year-to-Date

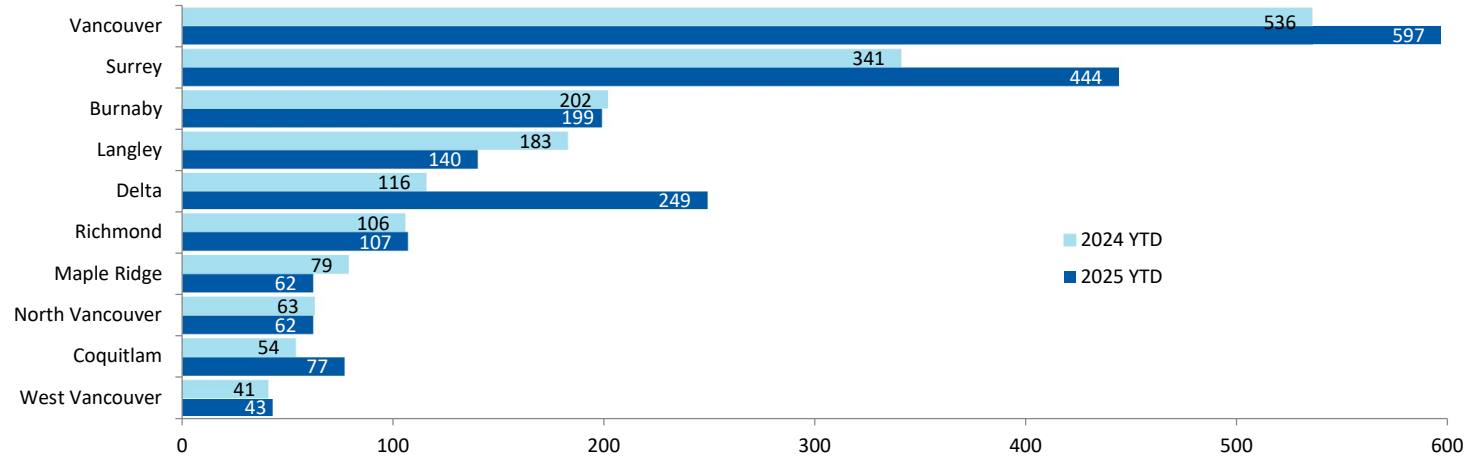
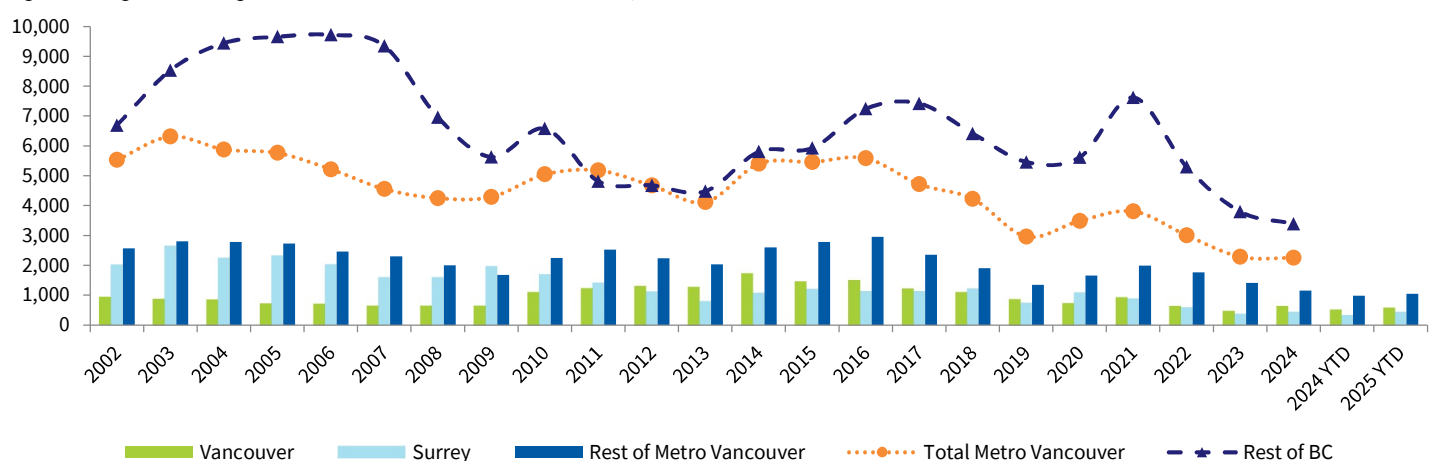


Figure 7: Registered Single Detached Homes² in Metro Vancouver, 2002-2025 Year-to-Date



Enrolled Multi-unit Highlights

- In the first ten months of 2025, 15,122 new multi-unit homes were enrolled¹⁰ in B.C. Compared with the same period in 2024, multi-unit enrollments decreased 14.6%.
- In October, 1,158 multi-unit homes were enrolled¹⁰. Compared with October 2024, the number of multi-unit enrollments decreased 34.7%.
- Using a 12-month moving average⁴, there were 1,597 new multi-unit enrolled homes¹⁰ in October, trending at a 3.1% decrease from September.
- Using a 36-month moving average⁴, there were 1,619 new multi-unit enrolled homes¹⁰ in October, which is a 0.1% increase from September.
- There were 208 new multi-unit buildings enrolled¹⁰ in October. Most of these were duplexes (58.2%) and quadplex (15.9%). The largest building of 217 units was proposed to be built in Vancouver.
- In October, Vancouver (390), Delta* (195) and Surrey (140) had the largest number of multi-unit enrolled homes¹⁰ in B.C.

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

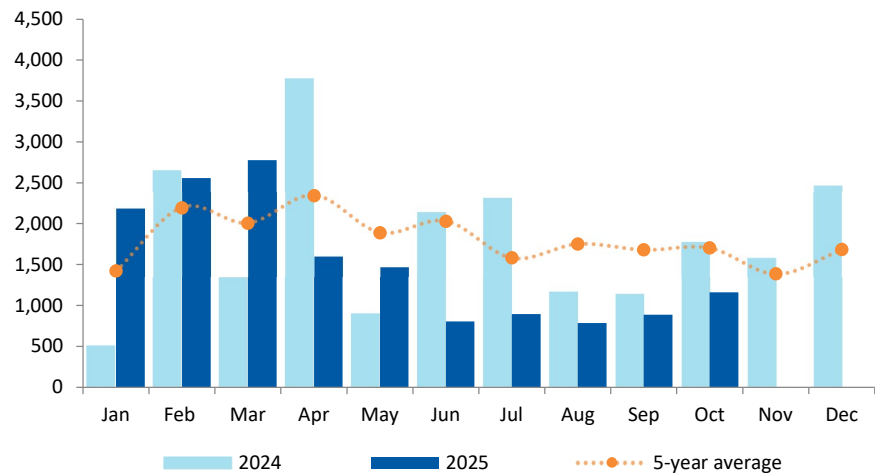


Figure 9: Enrolled Multi-unit Buildings¹⁰ by Building Size¹¹, October 2025

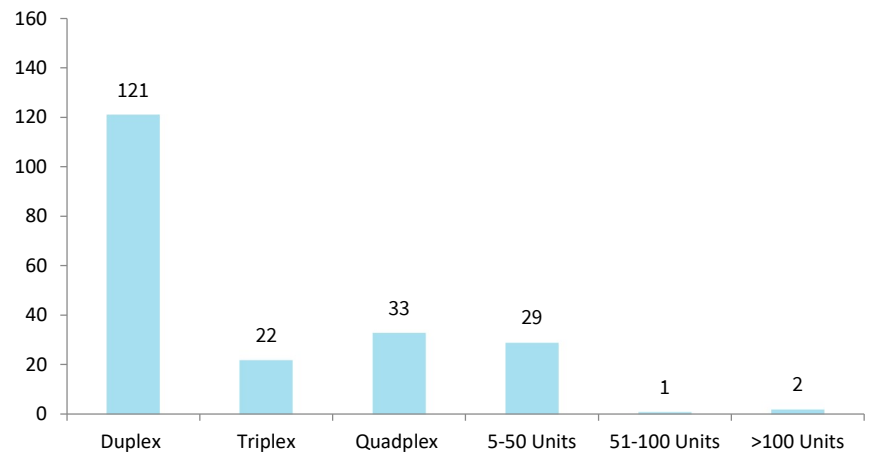
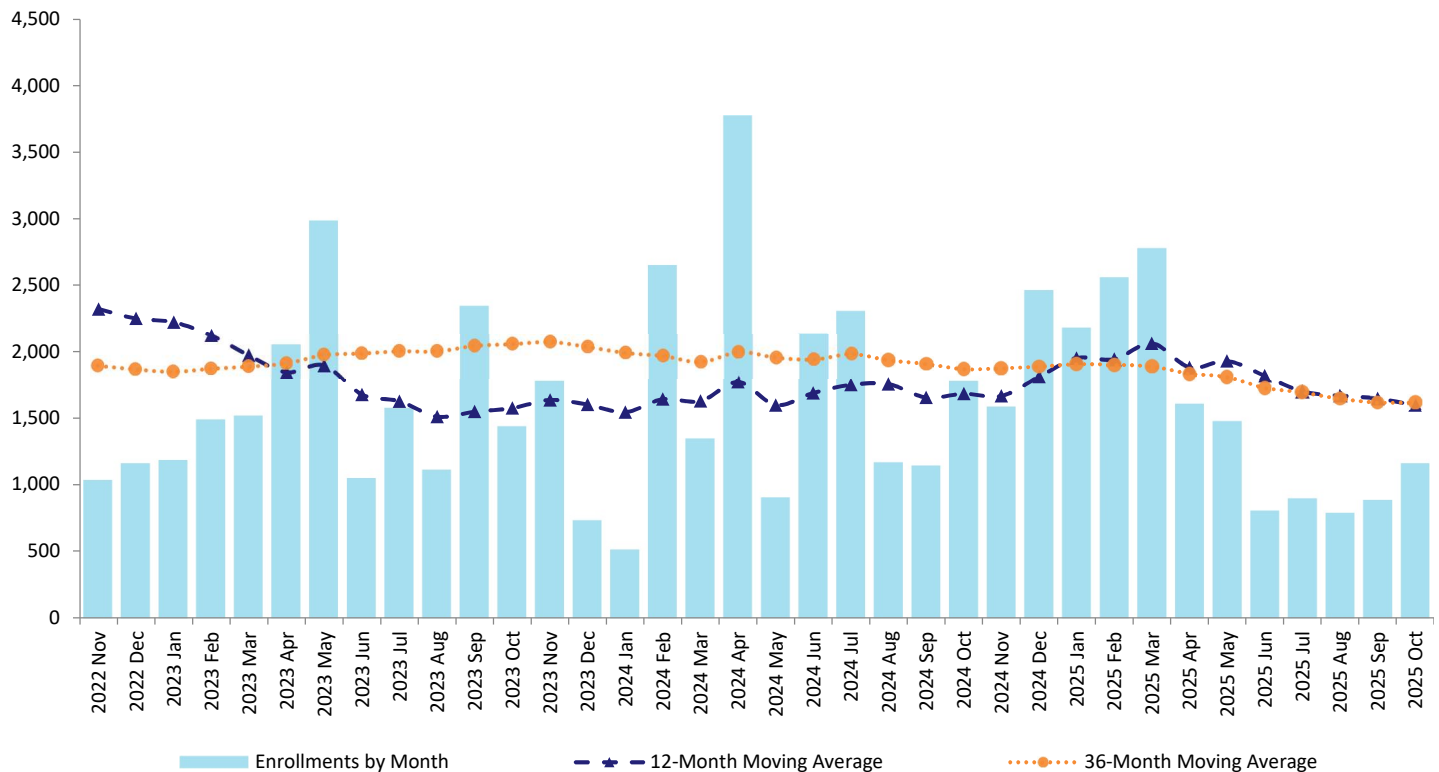


Figure 10: Enrolled Homes in Multi-unit Buildings¹⁰ by 12-Month and 36-Month Moving Averages⁴, October 2025



Purpose-built Rental Highlights

- In the first ten months of 2025, 21,734 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 55.1%.
- So far in 2025, rental units⁵ represented 59% of all multi-unit registrations.
- This month 1,646 rental units were registered¹². Compared with October 2024, the number of rental units registered increased 12.4%.
- Using a 12-month moving average⁴, there were 2,182 rental units registered⁵ in October, trending at a 0.7% increase from September.
- Using a 36-month moving average⁴, there were 1,707 rental units registered⁵ in October, which is a 2.1% increase from September.
- There were 25 rental buildings registered⁵ in October. Most of these were buildings of 5 to 50 units (40.0%) and of 51 to 100 units (28.0%). The largest building of 221 units was proposed to be built in Kelowna.
- In October, Vancouver (450), Kelowna (361) and Victoria (162) had the largest number of rental units registered⁵ in B.C.

Figure 11: Purpose-built Rental Units⁵, October 2025

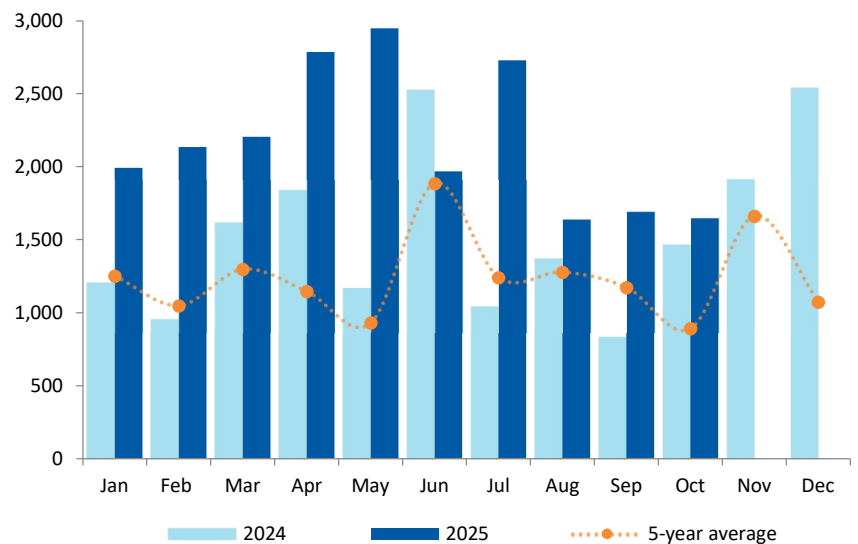


Figure 12: Purpose-built Rental Buildings⁵ by Building Size¹¹, October 2025

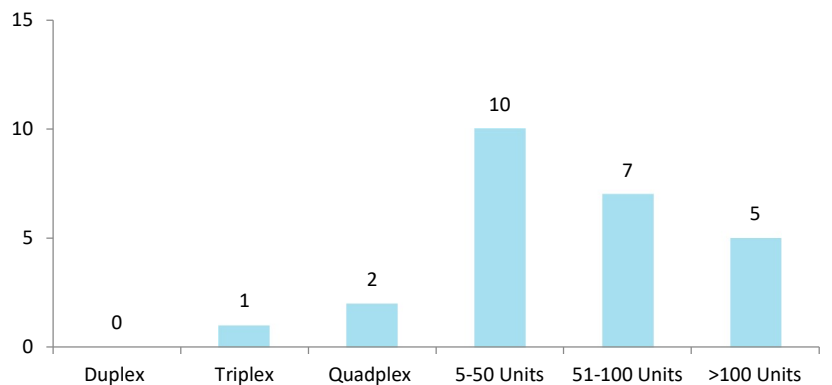
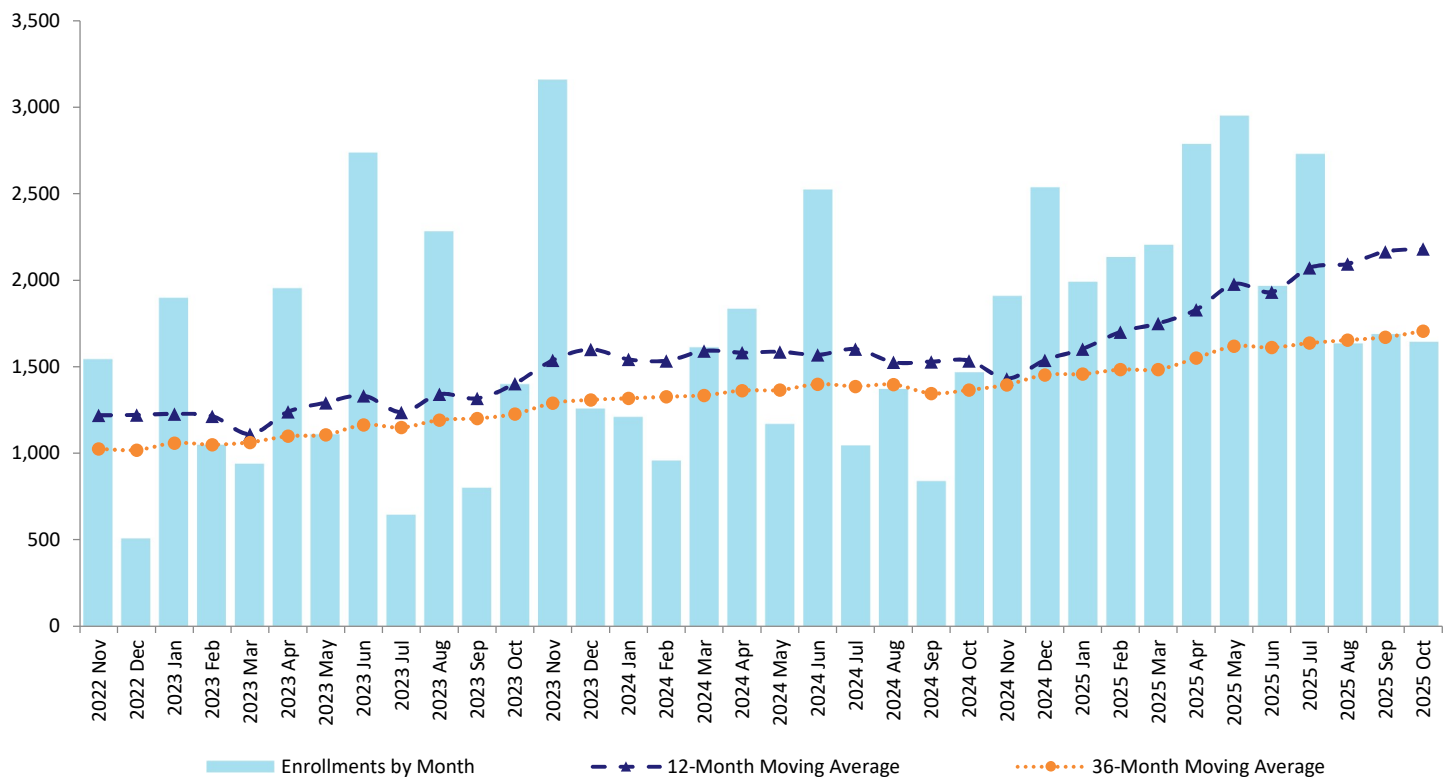


Figure 13: Purpose-built Rental Units⁵ by 12-Month and 36-Month Moving Averages⁴, October 2025



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	8,847	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	7,474	960	21,860	13,259
2020	8,136	984	13,353	8,775
2021	10,351	1,085	26,987	13,254
2022	7,373	932	26,996	14,663
2023	5,401	692	19,227	19,211
2024	5,065	582	21,746	18,463
2024 YTD	4,339	475	17,702	14,016
2025 YTD	4,318	534	15,122	21,734

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	498	419	611	4,172	1,719	2,671
Feb	564	485	696	4,694	3,606	3,243
Mar	564	559	861	4,982	2,957	3,301
Apr	493	503	777	4,389	5,609	3,488
May	489	518	752	4,422	2,070	2,819
Jun	489	477	759	2,773	4,658	3,913
Jul	489	464	631	3,623	3,348	2,820
Aug	400	486	656	2,423	2,535	3,029
Sep	432	406	614	2,574	1,979	2,852
Oct	434	497	604	2,804	3,237	2,594
Nov		451	589		3,492	3,049
Dec		382	569		4,999	2,757

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	2,181	512	1,991	1,207	4,172	1,719
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	1,474	903	2,948	1,167	4,422	2,070
Jun	805	2,136	1,968	2,522	2,773	4,658
Jul	895	2,305	2,728	1,043	3,623	3,348
Aug	786	1,166	1,637	1,369	2,423	2,535
Sep	884	1,142	1,690	837	2,574	1,979
Oct	1,158	1,773	1,646	1,464	2,804	3,237
Nov		1,581		1,911		3,492
Dec		2,463		2,536		4,999

Table 4: Registered New Homes¹ by Regional District, October 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	1.4%	0	0.0%	6	0.2%
Bulkley-Nechako	4	0.9%	0	0.0%	4	0.1%
Capital	28	6.5%	394	14.1%	422	13.0%
Cariboo	11	2.5%	0	0.0%	11	0.3%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	12	2.8%	0	0.0%	12	0.4%
Central Okanagan	21	4.8%	438	15.6%	459	14.2%
Columbia-Shuswap	14	3.2%	29	1.0%	43	1.3%
Comox Valley	11	2.5%	14	0.5%	25	0.8%
Cowichan Valley	16	3.7%	12	0.4%	28	0.9%
East Kootenay	16	3.7%	3	0.1%	19	0.6%
Fraser Valley	29	6.7%	57	2.0%	86	2.7%
Fraser-Fort George	13	3.0%	2	0.1%	15	0.5%
Kitimat-Stikine	0	0.0%	0	0.0%	0	0.0%
Kootenay-Boundary	5	1.2%	0	0.0%	5	0.2%
Metro Vancouver	187	43.1%	1,361	48.5%	1,548	47.8%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	15	3.5%	174	6.2%	189	5.8%
North Okanagan	8	1.8%	63	2.2%	71	2.2%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	13	3.0%	41	1.5%	54	1.7%
Peace River	2	0.5%	2	0.1%	4	0.1%
qathet	6	1.4%	8	0.3%	14	0.4%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	2	0.5%	4	0.1%	6	0.2%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	1	0.2%	0	0.0%	1	0.0%
Sunshine Coast	8	1.8%	0	0.0%	8	0.2%
Thompson-Nicola	6	1.4%	202	7.2%	208	6.4%
Total	434	100.0%	2,804	100.0%	3,238	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