

# NEW HOMES REGISTRY REPORT



**BC HOUSING**  
RESEARCH CENTRE

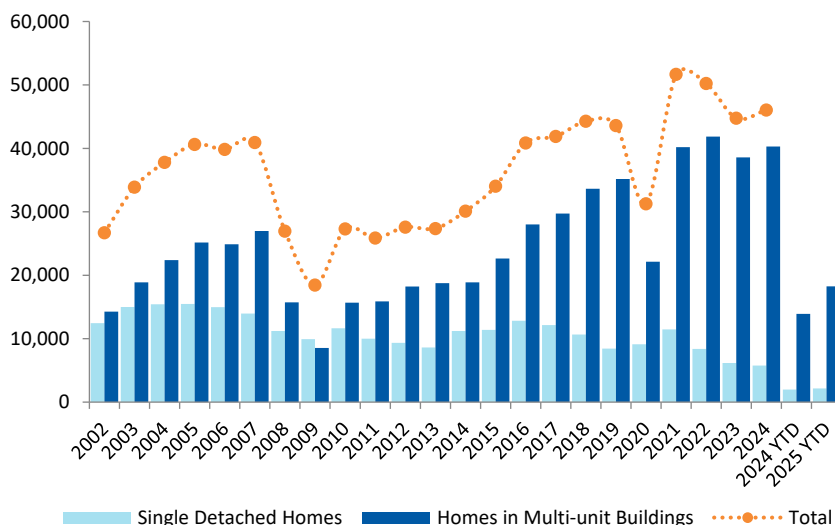
## Report Context

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.

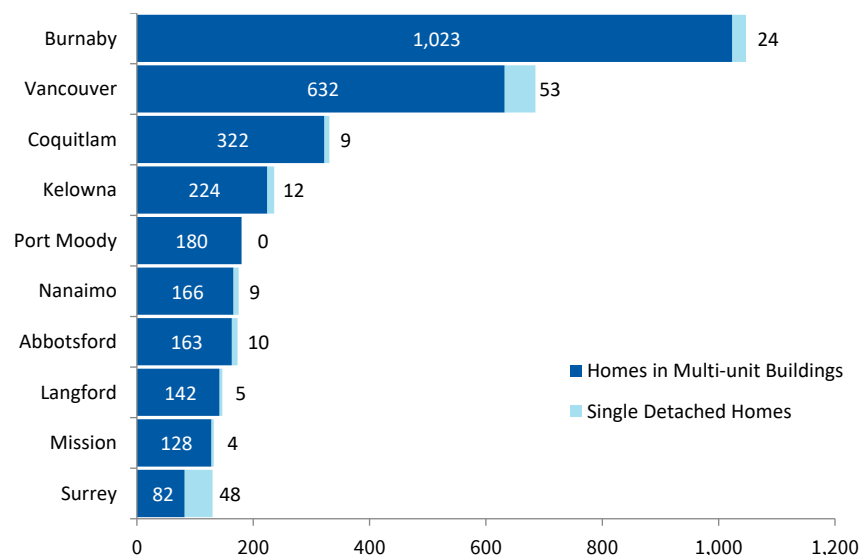
### General Highlights

- In the first four months of 2025, 20,421 new homes were registered<sup>1</sup> in B.C., including 2,163 single detached<sup>2</sup> and 18,258 multi-unit homes<sup>3</sup>.
- So far in 2025, total home registrations<sup>1</sup> are up 28.4% from 2024. Registrations for multi-unit homes<sup>3</sup> increased 31.2%, while registrations for single detached homes<sup>2</sup> increased 8.5%.
- In April, 4,856 new homes were registered<sup>2</sup> in B.C., a 20.6% decrease compared with April 2024.
- Using a 12-month moving average<sup>4</sup>, there were 4,214 new registered homes<sup>1</sup> in April, a 2.4% decrease from March for all registered new homes.
- Metro Vancouver accounted for 58.0% of all new homes registered<sup>1</sup> in April. Burnaby (1,047), Vancouver (685) and Coquitlam (331) were the top three cities in registered new homes this month.
- In April, there were more multi-unit homes than single detached homes in Saanich, Port Moody, Kamloops, Burnaby, Coquitlam, Mission, Summerland, Langford, Kelowna, Nanaimo, Abbotsford, North Vancouver\*, Parksville, Vancouver, Hope, Langley\*, Victoria, Maple Ridge, Kimberley, Prince George, Revelstoke, Saanichton, Quesnel, Slocan, Delta\*, Chilliwack, Lake Cowichan, Castlegar and Surrey.
- So far in 2025, 9,055 purpose-built rental units<sup>5</sup> were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 61.3%.

**Figure 1: Registered New Homes<sup>1</sup> by Building Type, 2002–2025 Year-to-Date**

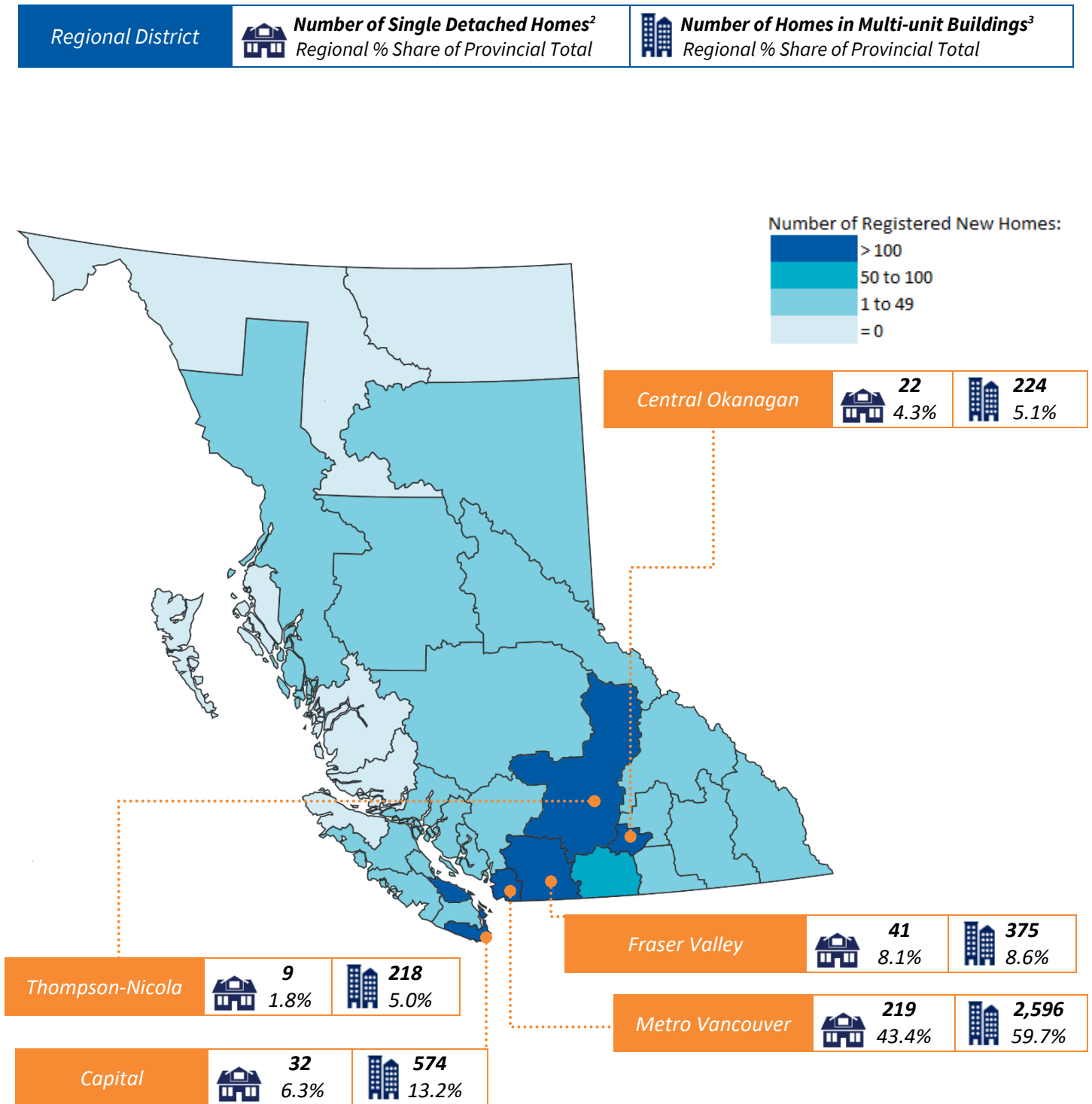


**Figure 2: Registered New Homes<sup>1</sup> by Building Type and Selected City<sup>6</sup>, April 2025**



\*Langley includes the City of Langley and Township 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.

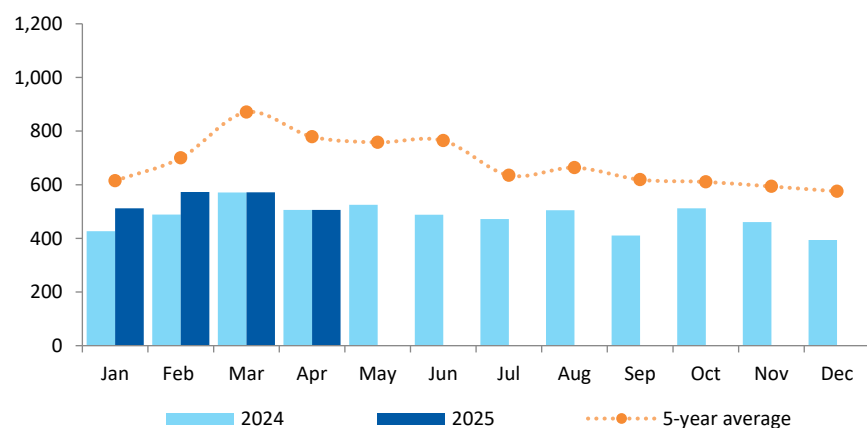
Figure 3: Registered New Homes<sup>1</sup> by Regional District<sup>7</sup>, April 2025



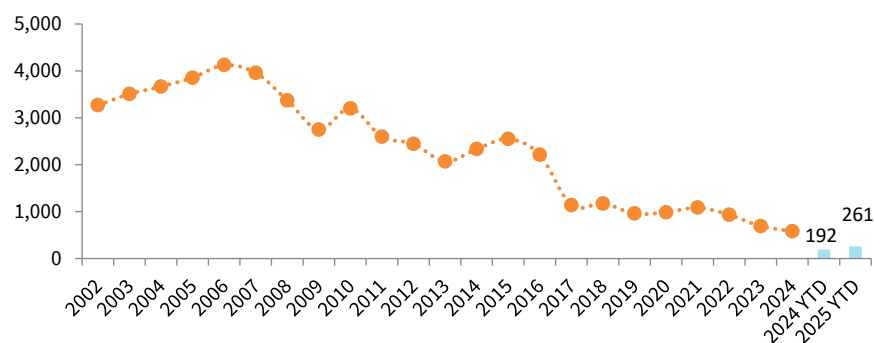
## Single Detached Highlights

- In the first four months of 2025, 2,163 new single detached homes were registered<sup>2</sup> in B.C. Compared with the same period in 2024, single detached registrations increased 8.5%.
- In April, 506 single detached homes were registered<sup>3</sup>. Compared with April 2024, the number of single detached registrations is unchanged.
- Using a 12-month moving average<sup>4</sup>, there were 494 new single detached registered homes<sup>2</sup> in April, unchanged from March.
- Using a 36-month moving average<sup>4</sup>, there were 528 new single detached registered homes<sup>2</sup> in April, which is a 1.9% decrease from March.
- Vancouver (53), Surrey (48) and Delta\* (28) had the largest number of single detached homes registered<sup>2</sup> in April.

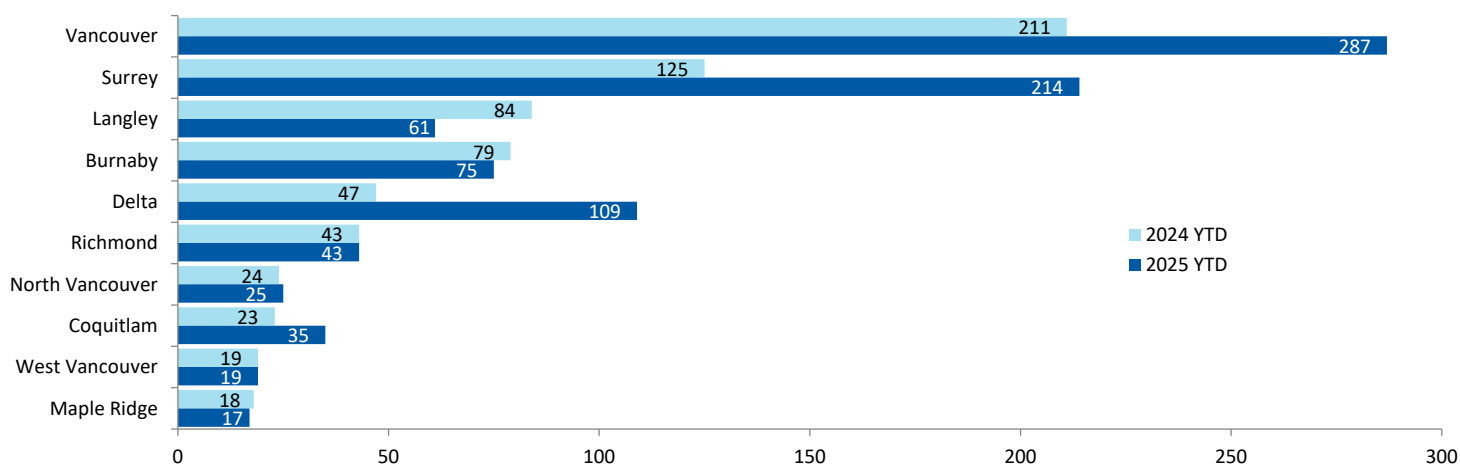
**Figure 4: Registered Single Detached Homes<sup>2</sup>, April 2025**



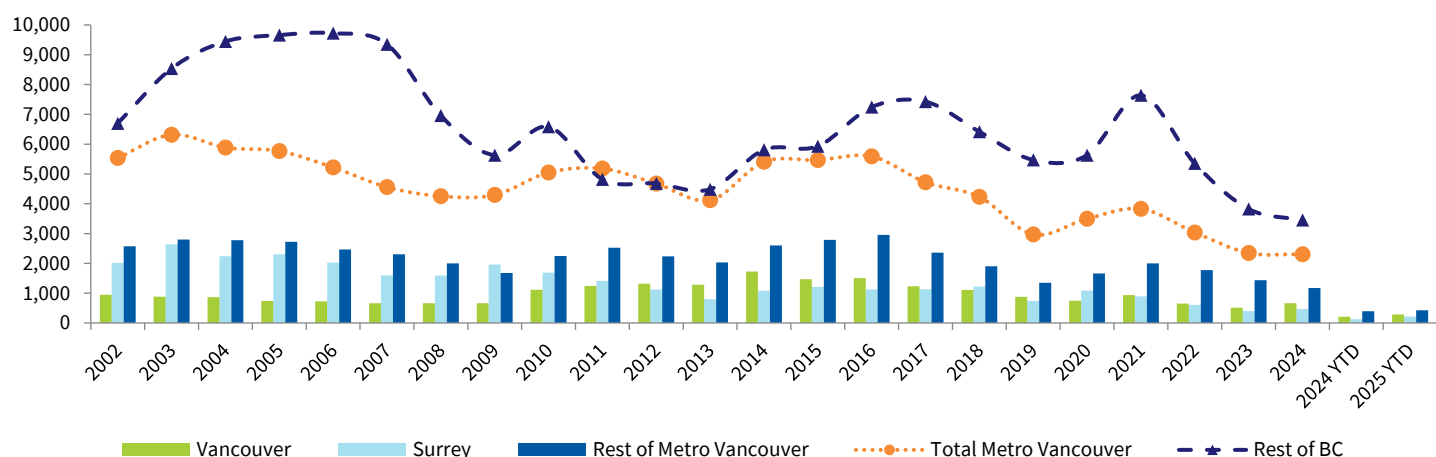
**Figure 5: Registered Owner-built Homes<sup>8</sup>, 2002 –2025 Year-to-Date**



**Figure 6: Registered Single Detached Homes<sup>2</sup> by Selected City<sup>9</sup> in Metro Vancouver, 2024-2025 Year-to-Date**



**Figure 7: Registered Single Detached Homes<sup>2</sup> in Metro Vancouver, 2002–2025 Year-to-Date**



## Enrolled Multi-unit Highlights

- In the first four months of 2025, 9,203 new multi-unit homes were enrolled<sup>10</sup> in B.C. Compared with the same period in 2024, multi-unit enrollments increased 10.9%
- In April, 1,611 multi-unit homes were enrolled<sup>10</sup>. Compared with April 2024, the number of multi-unit enrollments decreased 57.3%.
- Using a 12-month moving average<sup>4</sup>, there were 1,895 new multi-unit enrolled homes<sup>10</sup> in April, trending at an 8.7% decrease from March.
- Using a 36-month moving average<sup>4</sup>, there were 1,849 new multi-unit enrolled homes<sup>10</sup> in April, which is a 2.8% decrease from March.
- There were 193 new multi-unit buildings enrolled<sup>10</sup> in April. Most of these were duplexes (55.4%), quadplexes (17.6%) and buildings of 5 to 50 units (17.6%). The largest building of 329 units was proposed to be built in Burnaby.
- In April, Burnaby (668), Coquitlam (322) and Vancouver (109) had the largest number of multi-unit enrolled homes<sup>10</sup> in B.C.

Figure 8: Enrolled Homes in Multi-unit Buildings<sup>10</sup>, April 2025

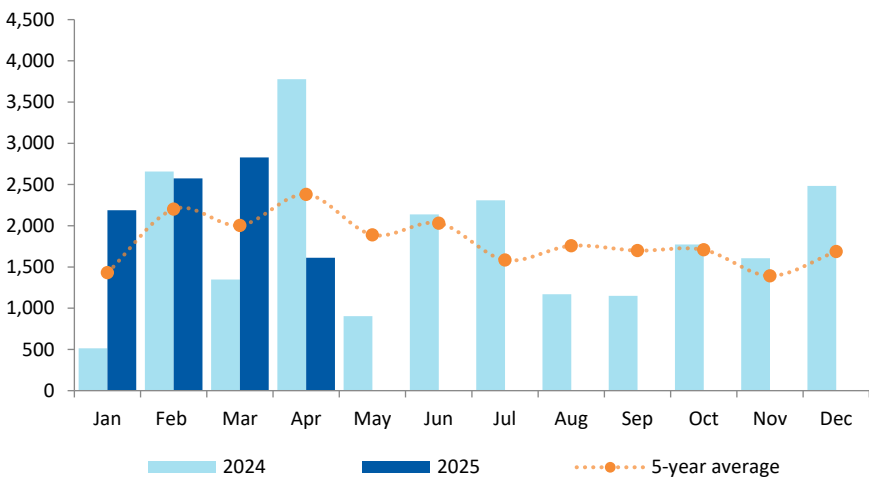


Figure 9: Enrolled Multi-unit Buildings<sup>10</sup> by Building Size<sup>11</sup>, April 2025

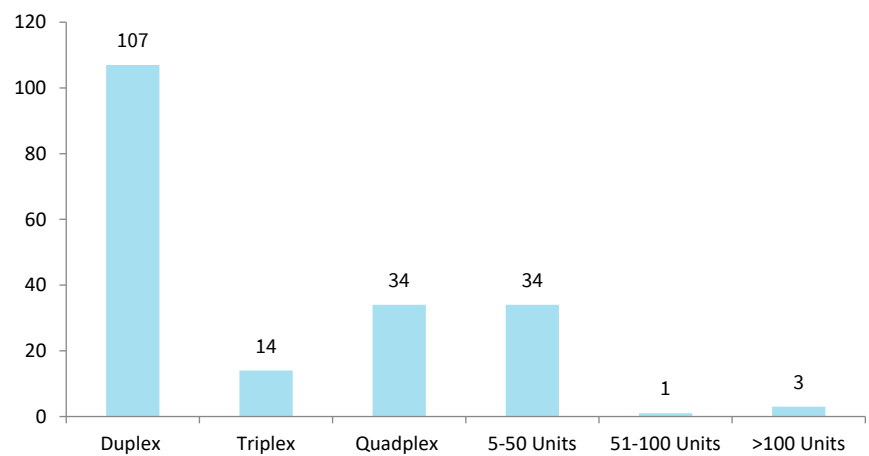
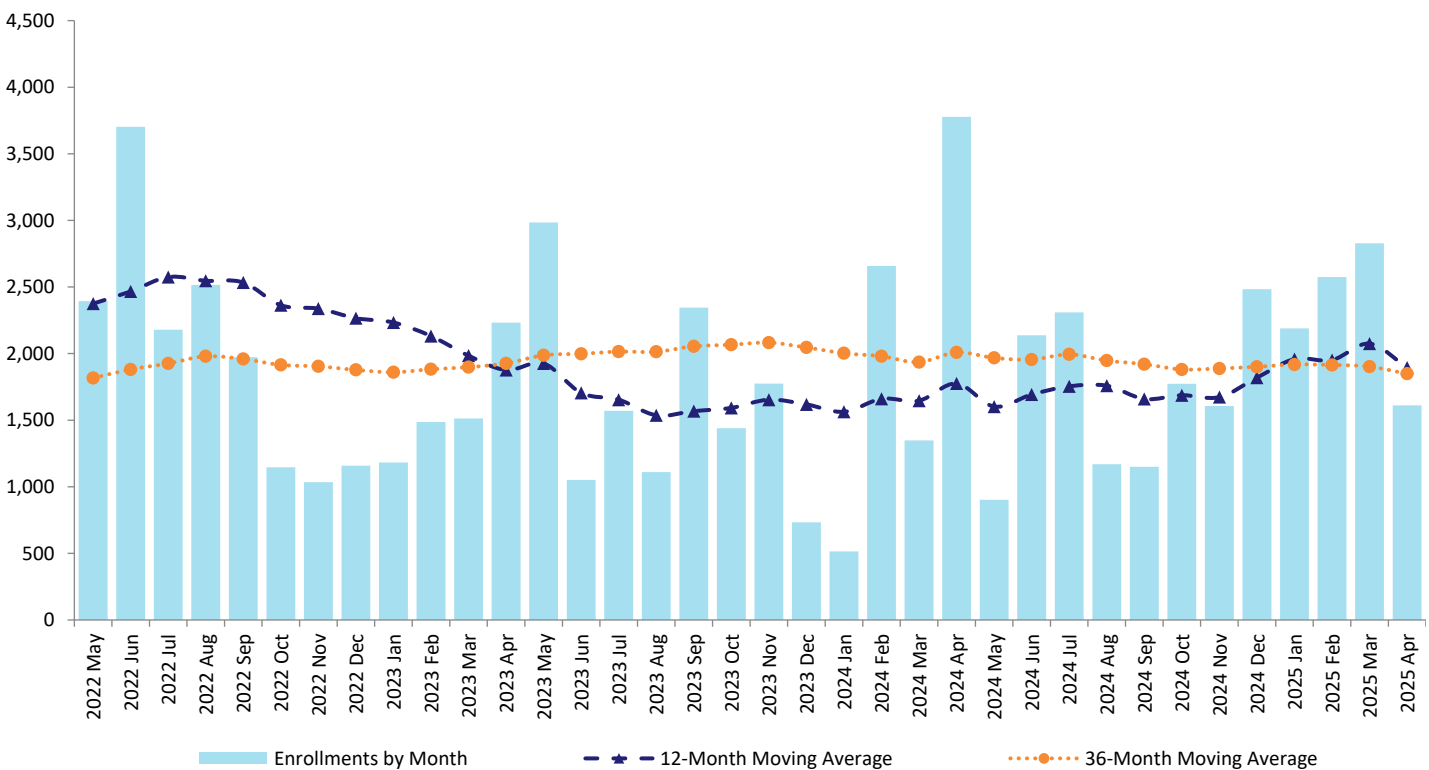


Figure 10: Enrolled Homes in Multi-unit Buildings<sup>10</sup> by 12-Month and 36-Month Moving Averages<sup>4</sup>, April 2025



## Purpose-built Rental Highlights

- In the first four months of 2025, 9,055 purpose-built rental units<sup>5</sup> were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 61.3%.
- So far in 2025, rental units<sup>5</sup> represented 49.6% of all multi-unit registrations.
- This month 2,739 rental units were registered<sup>12</sup>. Compared with April 2024, the number of rental units registered increased 49.2%.
- Using a 12-month moving average<sup>4</sup>, there were 1,825 rental units registered<sup>5</sup> in April, trending at a 4.3% increase from March.
- Using a 36-month moving average<sup>4</sup>, there were 1,548 rental units registered<sup>5</sup> in April, which is a 4.4% increase from March.
- There were 27 rental buildings registered<sup>5</sup> in April. Most of these were buildings of over 100 units (40.7%), buildings of 51 to 100 units (25.9%) and buildings of 5 to 50 units (25.9%). The largest building of 318 units was proposed to be built in Saanich.
- In April, Vancouver (523), Burnaby (355) and Saanich (318) had the largest number of rental units registered<sup>5</sup> in B.C.

Figure 11: Purpose-built Rental Units<sup>5</sup>, April 2025

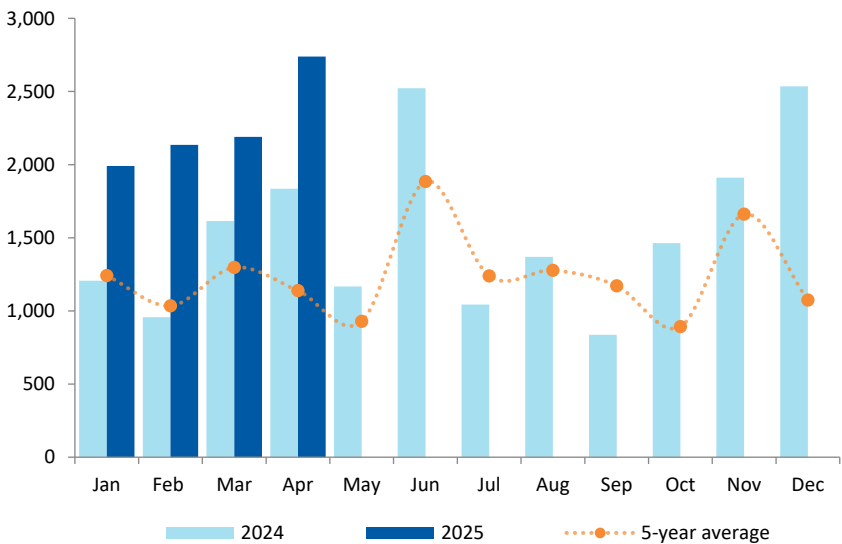


Figure 12: Purpose-built Rental Buildings<sup>5</sup> by Building Size<sup>11</sup>, April 2025

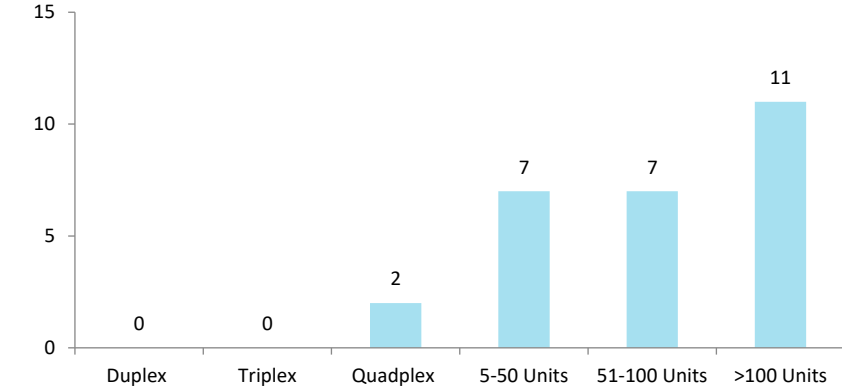
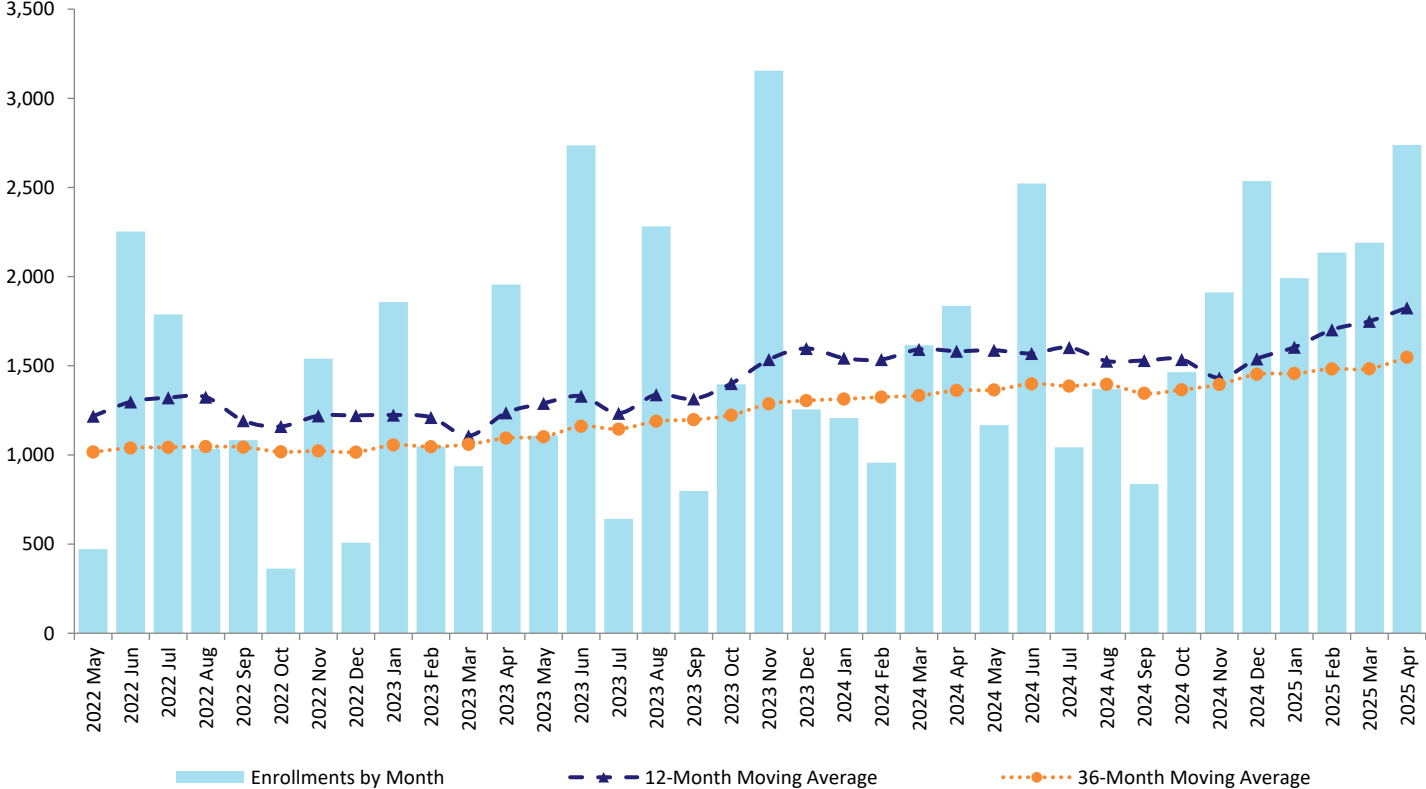


Figure 13: Purpose-built Rental Units<sup>5</sup> by 12-Month and 36-Month Moving Averages<sup>4</sup>, April 2025



## Data Tables

**Table 1: Registered New Homes<sup>1</sup>, 2002 to 2025**

Calendar Year	Registered New Single Detached Homes <sup>2</sup>		Registered New Homes in Multi-unit Buildings <sup>3</sup>	
	Single Detached Homes Enrolled with Home Warranty Insurance	Owner Builder Authorizations <sup>8</sup>	Homes in Multi-unit Buildings with Home Warranty Insurance <sup>10</sup>	Purpose-built Rental <sup>5</sup>
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	11,010	1,136	20,419	9,305
2018	9,478	1,173	25,901	7,724
2019	7,479	960	21,910	13,259
2020	8,143	984	13,360	8,775
2021	10,385	1,085	27,040	13,148
2022	7,455	932	27,190	14,658
2023	5,484	692	19,422	19,168
2024	5,179	582	21,829	18,464
2024 YTD	1,801	192	8,297	5,615
2025 YTD	1,902	261	9,203	9,055

**Table 2: Registered New Homes<sup>1</sup>, 2024 to 2025 and 5-year Average, Monthly**

Month	Registered New Single Detached Homes <sup>2</sup>			Registered New Homes in Multi-unit Buildings <sup>3</sup>		
	2025	2024	5-year Average <sup>12</sup>	2025	2024	5-year Average <sup>12</sup>
Jan	512	427	615	4,180	1,721	2,672
Feb	573	489	700	4,710	3,615	3,237
Mar	572	571	870	5,018	2,963	3,302
Apr	506	506	779	4,350	5,613	3,518
May		525	758		2,070	2,818
Jun		488	764		4,660	3,916
Jul		472	635		3,352	2,825
Aug		505	664		2,538	3,035
Sep		411	619		1,987	2,871
Oct		512	611		3,237	2,601
Nov		461	594		3,518	3,055
Dec		394	575		5,019	2,762

**Table 3: Registered New Homes in Multi-unit Buildings<sup>3</sup>, 2024 to 2025, Monthly**

Month	Enrolled New Homes in Multi-unit Buildings <sup>10</sup>		Purpose-built Rental <sup>5</sup>		Registered New Homes in Multi-Unit Buildings <sup>3</sup>	
	2025	2024	2025	2024	2025	2024
Jan	2,189	514	1,991	1,207	4,180	1,721
Feb	2,575	2,658	2,135	957	4,710	3,615
Mar	2,828	1,348	2,190	1,615	5,018	2,963
Apr	1,611	3,777	2,739	1,836	4,350	5,613
May		903		1,167		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 Homes<sup>1</sup> by Regional District, April 2025**

Regional District	Registered New Single Detached Homes <sup>2</sup>		Registered New Homes in Multi-unit Buildings <sup>3</sup>		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	4	0.8%	0	0.0%	4	0.1%
Bulkley-Nechako	5	1.0%	0	0.0%	5	0.1%
Capital	32	6.3%	574	13.2%	606	12.5%
Cariboo	7	1.4%	4	0.1%	10	0.2%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	10	2.0%	8	0.2%	18	0.4%
Central Okanagan	22	4.3%	224	5.1%	246	5.1%
Columbia-Shuswap	24	4.7%	8	0.2%	32	0.7%
Comox Valley	12	2.4%	6	0.1%	18	0.4%
Cowichan Valley	3	0.6%	11	0.3%	14	0.3%
East Kootenay	24	4.7%	5	0.1%	29	0.6%
Fraser Valley	41	8.1%	375	8.6%	416	8.6%
Fraser-Fort George	10	2.0%	39	0.9%	49	1.0%
Kitimat-Stikine	8	1.6%	2	0.0%	10	0.2%
Kootenay-Boundary	8	1.6%	0	0.0%	8	0.2%
Metro Vancouver	219	43.3%	2,596	59.7%	2,815	58.0%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	15	3.0%	178	4.1%	193	4.0%
North Okanagan	10	2.0%	8	0.2%	18	0.4%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	7	1.4%	92	2.1%	99	2.0%
Peace River	4	0.8%	2	0.0%	6	0.1%
qathet	4	0.8%	0	0.0%	4	0.1%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	6	1.2%	0	0.0%	6	0.1%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	3	0.6%	0	0.0%	3	0.1%
Sunshine Coast	19	3.8%	0	0.0%	19	0.4%
Thompson-Nicola	9	1.8%	218	5.0%	227	4.7%
<b>Total</b>	<b>506</b>	<b>100.0%</b>	<b>4,350</b>	<b>100.0%</b>	<b>4,855</b>	<b>100.0%</b>



## 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

<sup>1</sup> 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.

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

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> 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.

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

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

<sup>8</sup> 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.

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

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

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

<sup>12</sup> 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