

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 two months of 2025, 9,959 new homes were registered¹ in B.C., including 1,088 single detached² and 8,871 multi-unit homes³.
- So far in 2025, total home registrations¹ are up 59.2% from 2024. Registrations for multi-unit homes³ increased 66.2%, while registrations for single detached homes² increased 18.5%.
- In February, 5,262 new homes were registered² in B.C., a 28.2% increase compared with February 2024.
- Using a 12-month moving average⁴, there were 4,152 new registered homes¹ in February, a 2.4% increase from January for all registered new homes.
- Metro Vancouver accounted for 77.3% of all new homes registered¹ in February. Vancouver (1,293), Surrey (1,237) and Coquitlam (647) were the top three cities in registered new homes this month.
- In February, there were more multi-unit homes than single detached homes in Powell River, Port Coquitlam, Coquitlam, North Vancouver*, Abbotsford, Surrey, Vancouver, Chilliwack, Port Hardy, Squamish, Salmon Arm, Campbell River, Coldstream, Cranbrook, Delta*, Burnaby, Victoria, Sparwood, Oliver, Ladysmith, Kamloops, Penticton, Langford, Revelstoke and Fernie.
- So far in 2025, 4,099 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 89.4%.

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

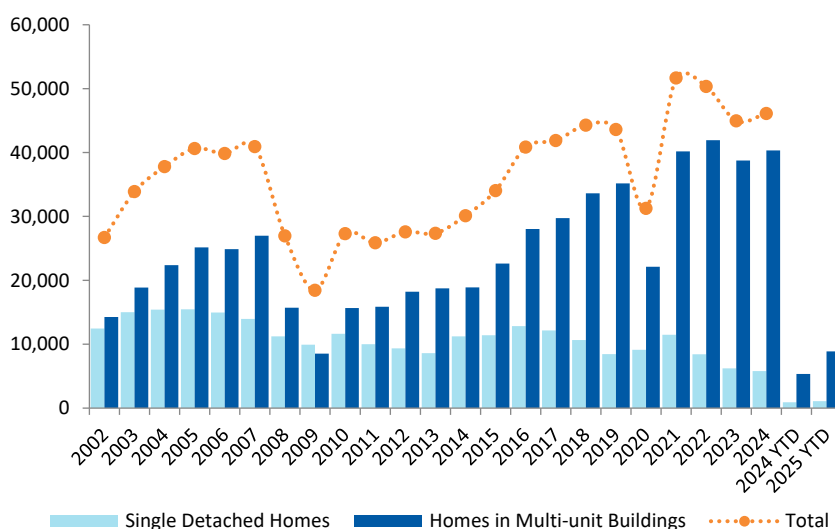
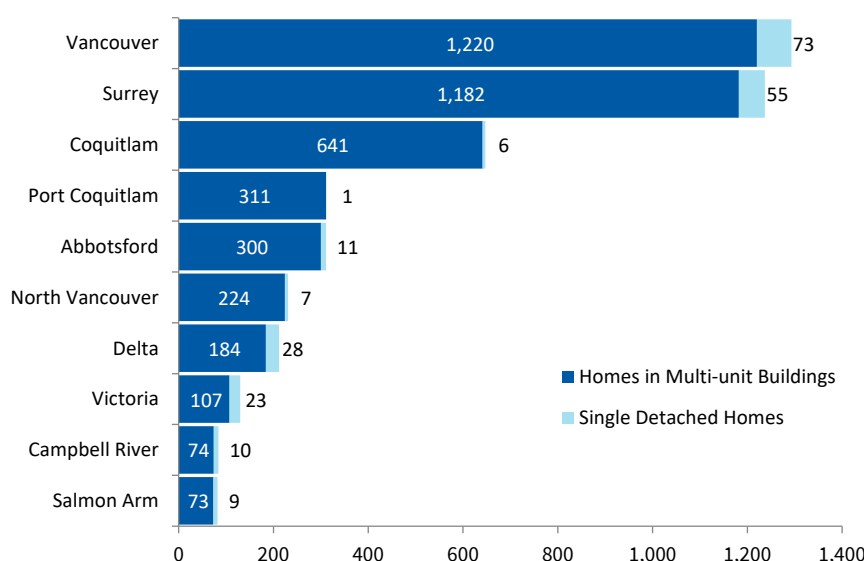
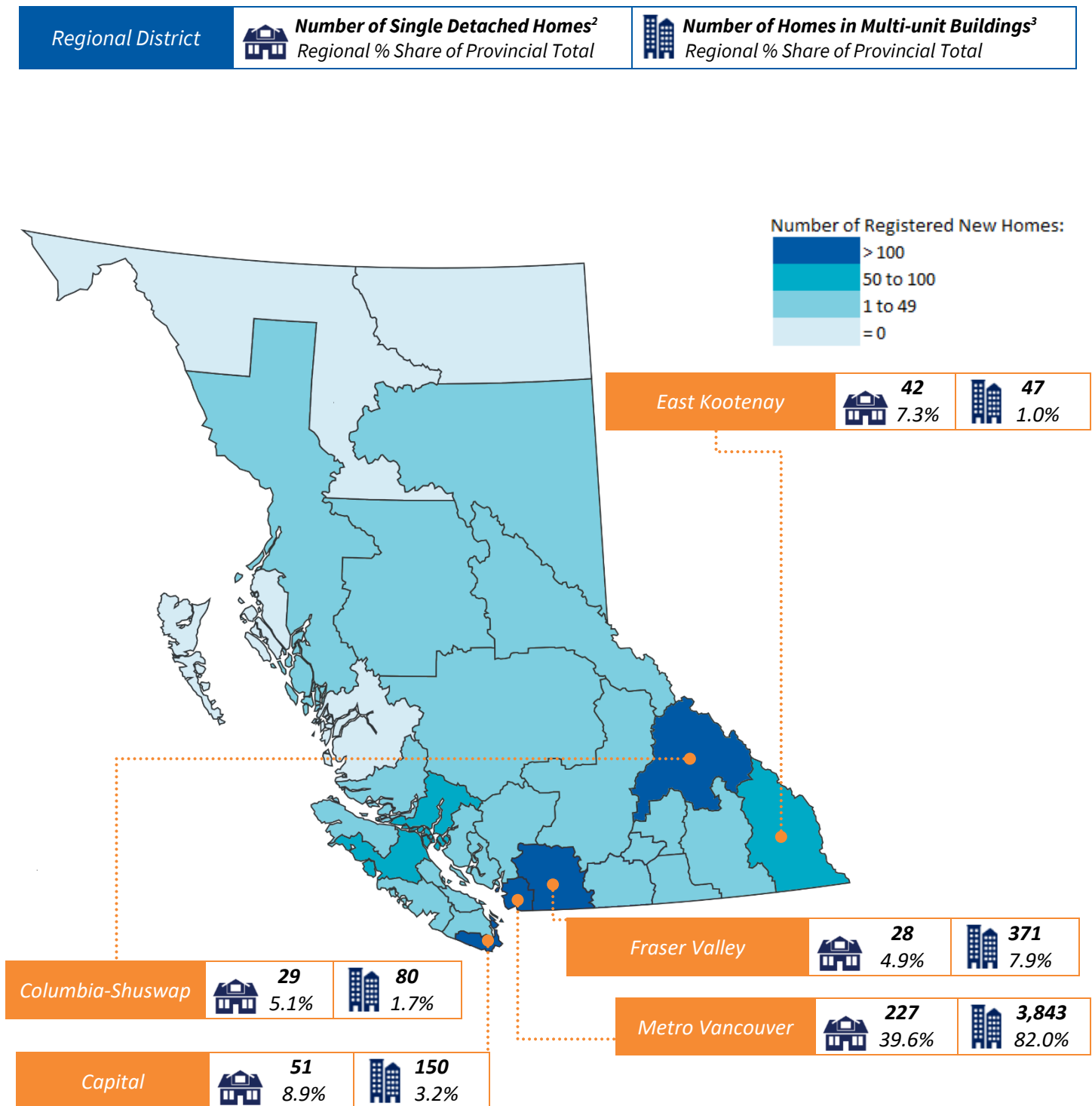


Figure 2: Registered New Homes¹ by Building Type and Selected City⁶, February 2025



*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 District⁷, February 2025



Single Detached Highlights

- In the first two months of 2025, 1,088 new single detached homes were registered² in B.C. Compared with the same period in 2024, single detached registrations increased 18.5%.
- In February, 573 single detached homes were registered³. Compared with February 2024, the number of single detached registrations increased 17.2%.
- Using a 12-month moving average⁴, there were 498 new single detached registered homes² in February, trending at a 1.4% increase from January.
- Using a 36-month moving average⁴, there were 555 new single detached registered homes² in February, which is a 1.1% decrease from January.
- Vancouver (73), Surrey (55) and Delta* (28) had the largest number of single detached homes registered² in February.

Figure 4: Registered Single Detached Homes², February 2025

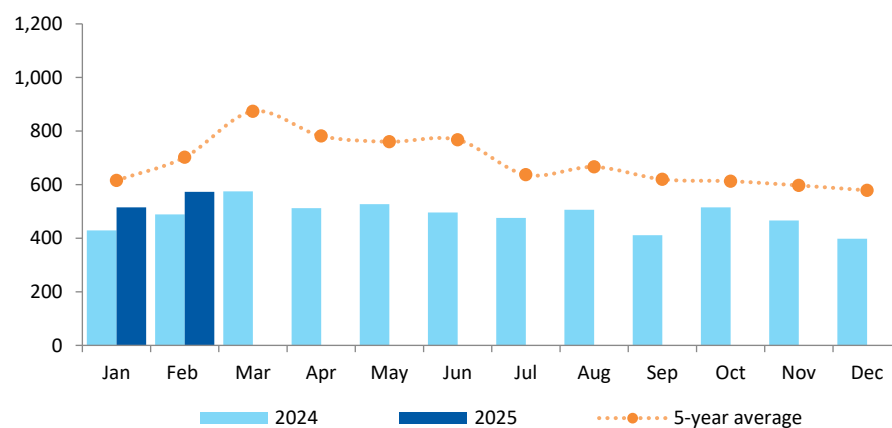


Figure 5: Registered Owner-built Homes⁸, 2002 –2025 Year-to-Date

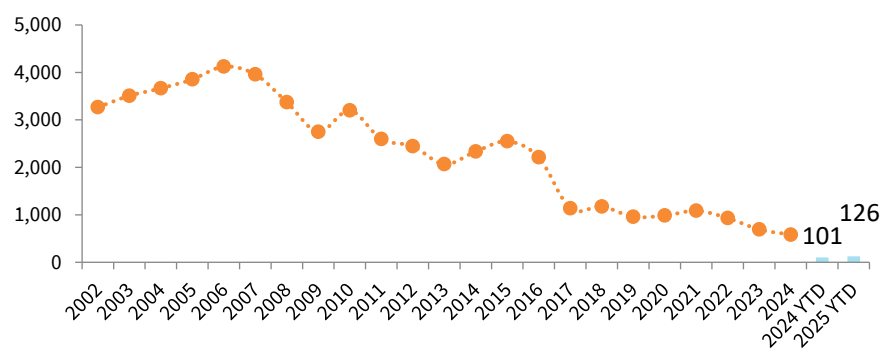


Figure 6: Registered Single Detached Homes² by Selected City⁹ in Metro Vancouver, 2024-2025 Year-to-Date

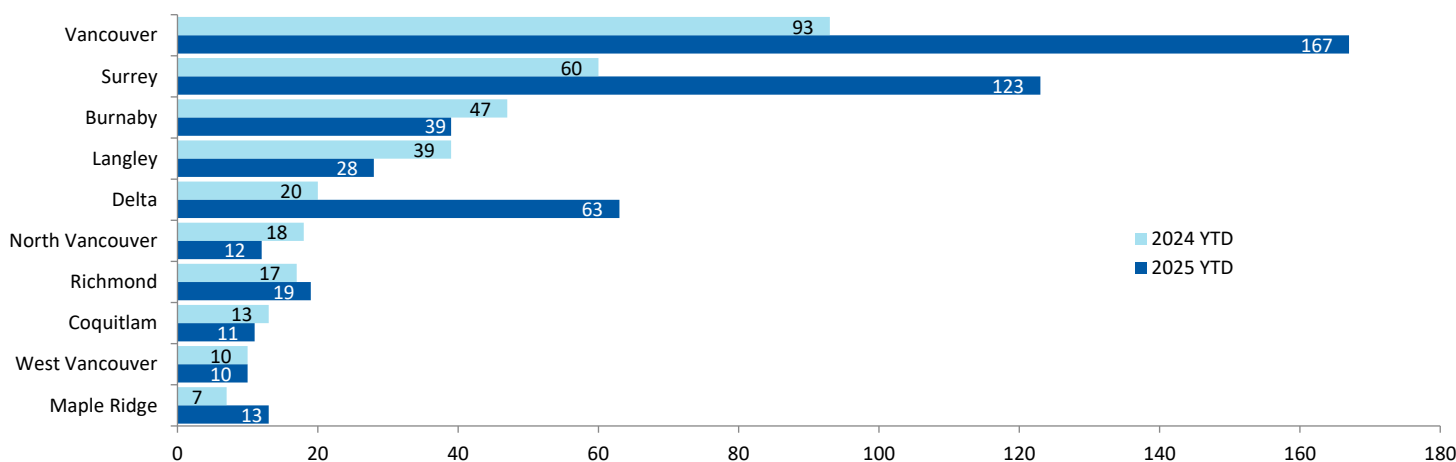
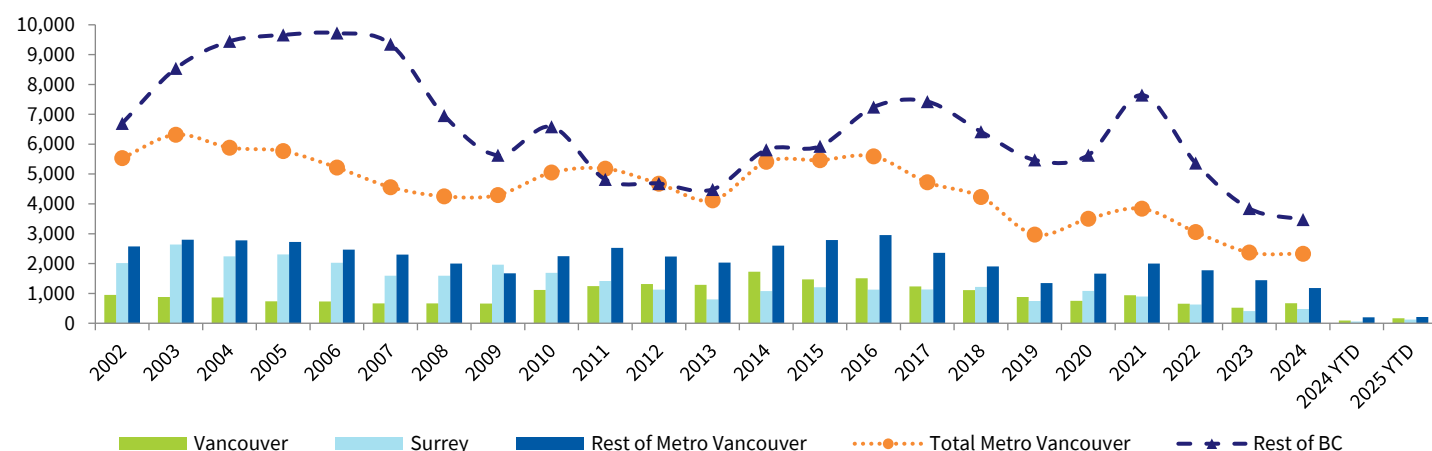


Figure 7: Registered Single Detached Homes² in Metro Vancouver, 2002–2025 Year-to-Date



Enrolled Multi-unit Highlights

- In the first two months of 2025, 4,772 new multi-unit homes were enrolled¹⁰ in B.C. Compared with the same period in 2024, multi-unit enrollments increased 50.3%.
- In February, 2,581 multi-unit homes were enrolled¹⁰. Compared with February 2024, the number of multi-unit enrollments decreased 3.0%.
- Using a 12-month moving average⁴, there were 1,955 new multi-unit enrolled homes¹⁰ in February, trending at a 0.3% decrease from January.
- Using a 36-month moving average⁴, there were 1,924 new multi-unit enrolled homes¹⁰ in February, which is effectively unchanged from January with a 0.2% decrease.
- There were 233 new multi-unit buildings enrolled¹⁰ in February. Most of these were duplexes (58.8%), quadplexes (14.6%) and buildings of 5 to 50 units (14.6%). The largest building of 396 units was proposed to be built in Surrey.
- In February, Surrey (1,135), Coquitlam (437) and Port Coquitlam (311) had the largest number of multi-unit enrolled homes¹⁰ in B.C.

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

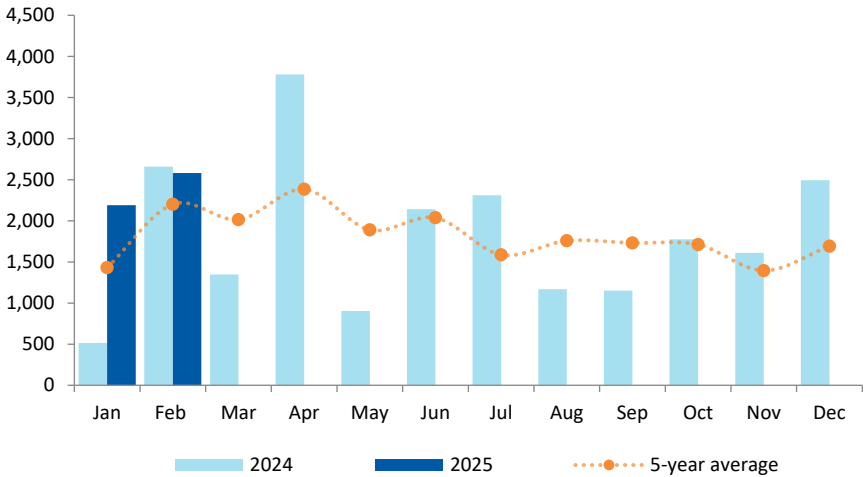


Figure 9: Enrolled Multi-unit Buildings¹⁰ by Building Size¹¹, February 2025

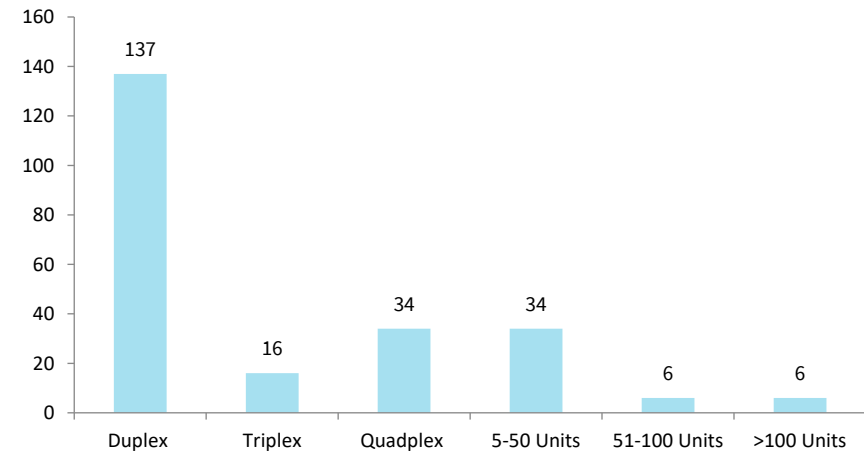
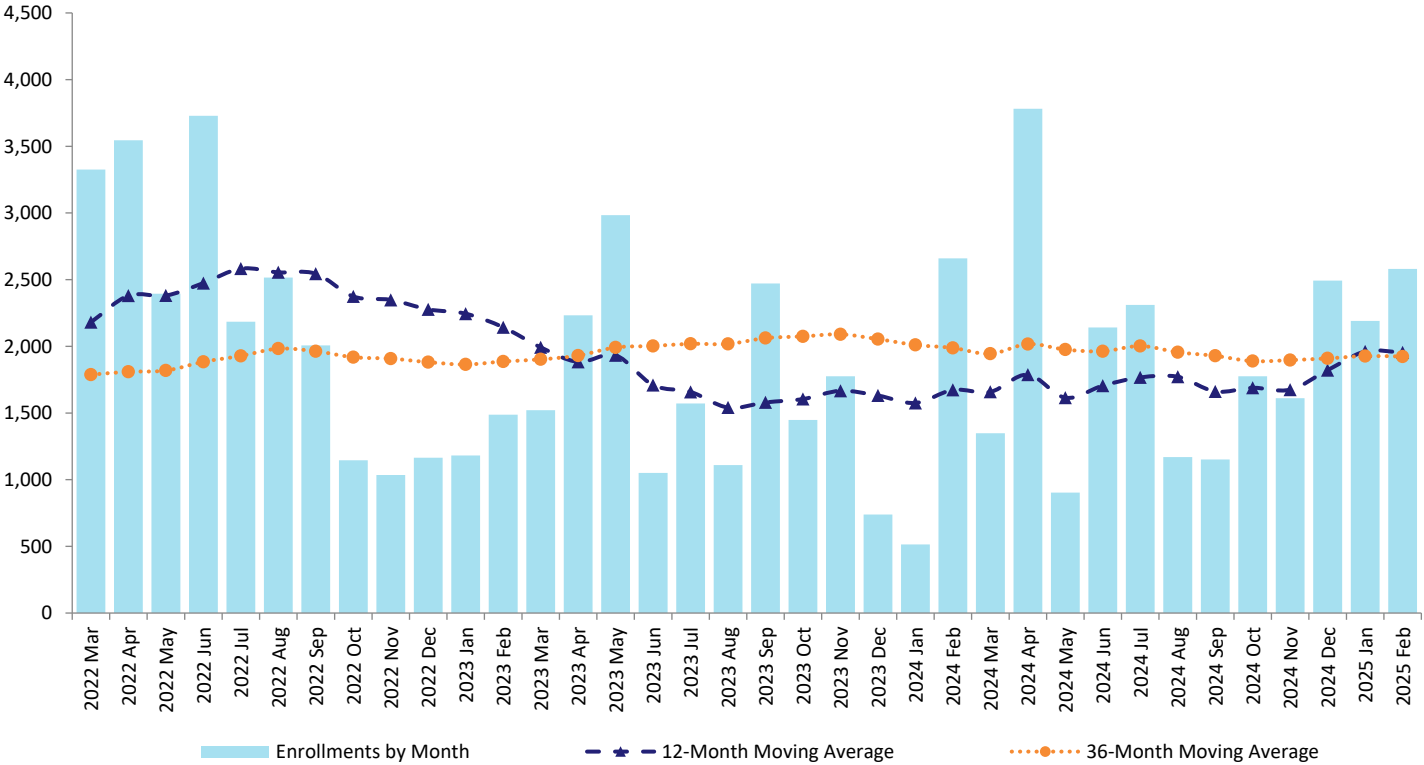


Figure 10: Enrolled Homes in Multi-unit Buildings¹⁰ by 12-Month and 36-Month Moving Averages⁴, February 2025



Purpose-built Rental Highlights

- In the first two months of 2025, 4,099 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2024, the number of registered rental units increased 89.4%.
- So far in 2025, rental units⁵ represented 46.2% of all multi-unit registrations.
- This month 2,108 rental units were registered¹². Compared with February 2024, the number of rental units registered increased 120.3%.
- Using a 12-month moving average⁴, there were 1,700 rental units registered⁵ in February, trending at a 6.0% increase from January.
- Using a 36-month moving average⁴, there were 1,482 rental units registered⁵ in February, which is a 1.7% increase from January.
- There were 27 rental buildings registered⁵ in February. Most of these were buildings of 5 to 50 units (37.0%) and buildings of over 100 units (33.3%). The largest building of 300 units was proposed to be built in Vancouver.
- In February, Vancouver (1,073), North Vancouver* (220) and Coquitlam (204) had the largest number of rental units registered⁵ in B.C.

Figure 11: Purpose-built Rental Units⁵, February 2025

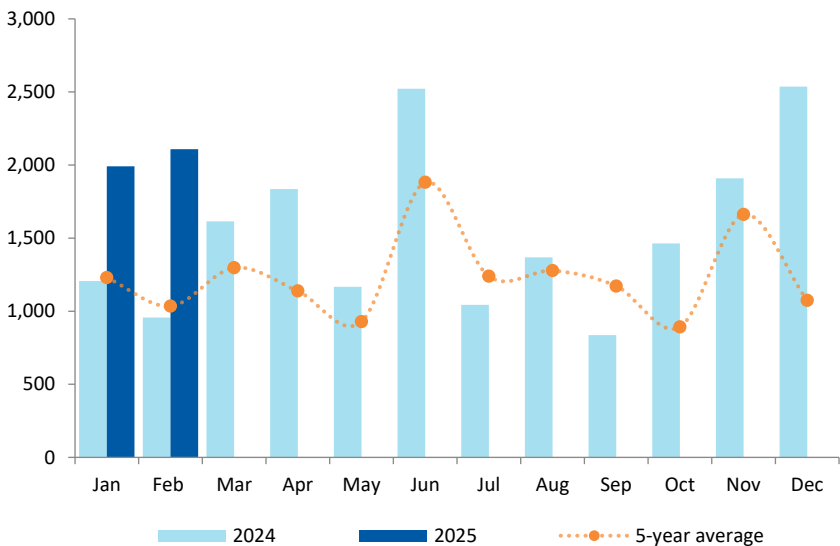


Figure 12: Purpose-built Rental Buildings⁵ by Building Size¹¹, February 2025

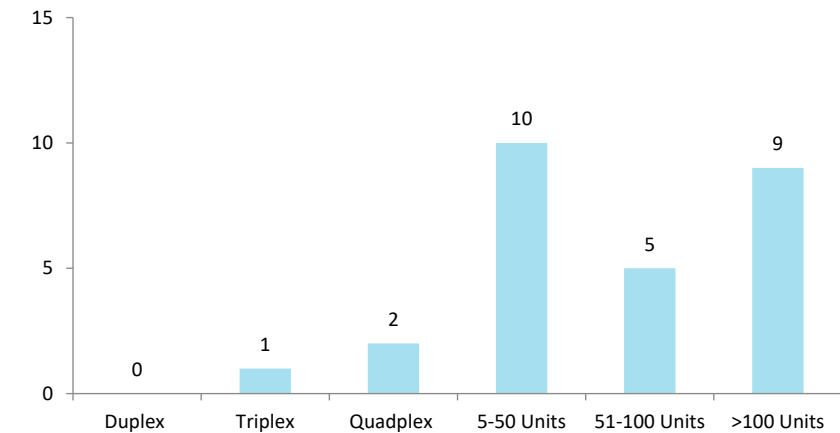
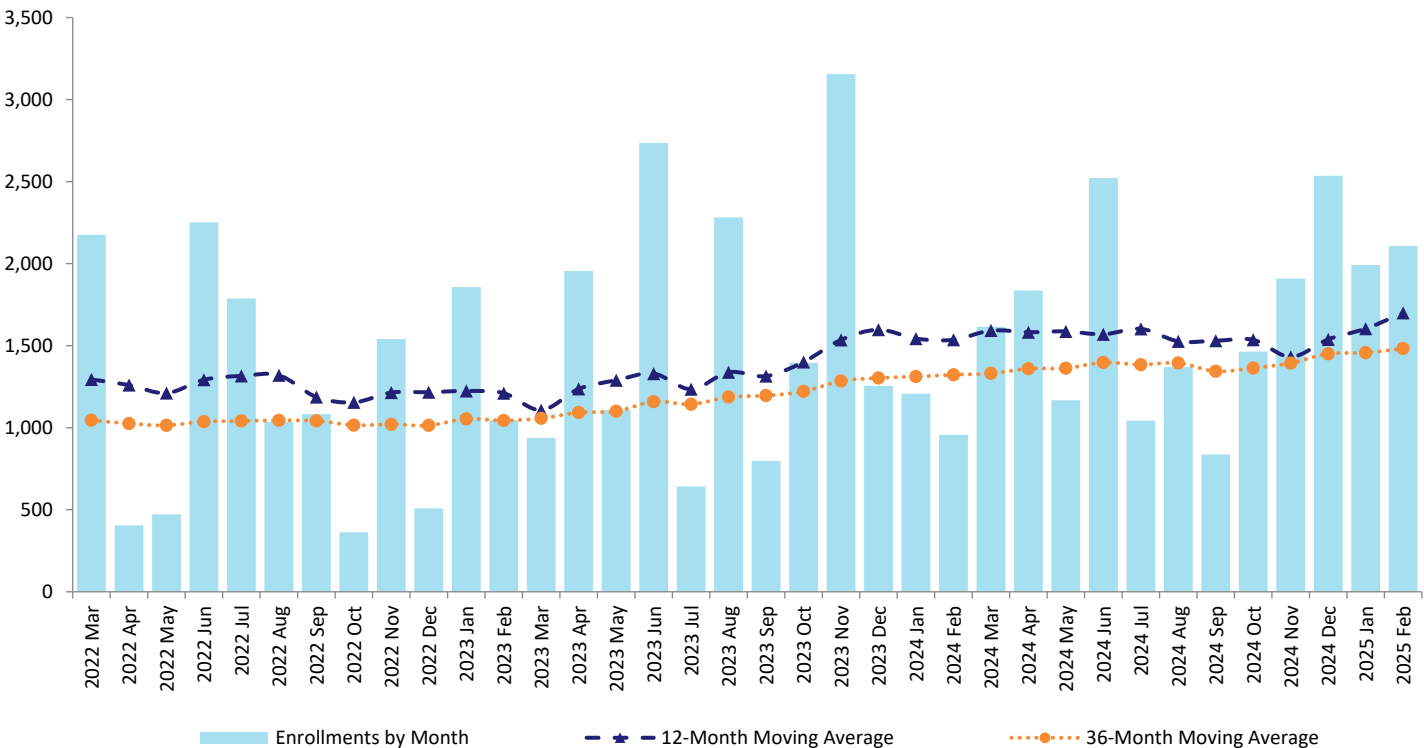


Figure 13: Purpose-built Rental Units⁵ by 12-Month and 36-Month Moving Averages⁴, February 2025



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	11,013	1,136	20,419	9,305
2018	9,478	1,173	25,901	7,724
2019	7,482	960	21,910	13,259
2020	8,148	984	13,360	8,775
2021	10,401	1,085	27,045	13,134
2022	7,490	932	27,326	14,595
2023	5,526	692	19,571	19,168
2024	5,218	582	21,857	18,462
2024 YTD	817	101	3,174	2,164
2025 YTD	962	126	4,772	4,099

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	515	429	616	4,182	1,721	2,660
Feb	573	489	702	4,689	3,617	3,237
Mar		575	873		2,963	3,312
Apr		512	782		5,617	3,522
May		527	760		2,070	2,819
Jun		496	767		4,663	3,919
Jul		476	637		3,354	2,826
Aug		506	666		2,538	3,035
Sep		411	620		1,988	2,903
Oct		515	613		3,239	2,603
Nov		466	597		3,520	3,055
Dec		398	579		5,029	2,767

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	2,191	514	1,991	1,207	4,182	1,721
Feb	2,581	2,660	2,108	957	4,689	3,617
Mar		1,348		1,615		2,963
Apr		3,781		1,836		5,617
May		903		1,167		2,070
Jun		2,141		2,522		4,663
Jul		2,311		1,043		3,354
Aug		1,169		1,369		2,538
Sep		1,151		837		1,988
Oct		1,775		1,464		3,239
Nov		1,611		1,909		3,520
Dec		2,493		2,536		5,029

Table 4: Registered New Homes¹ by Regional District, February 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	5	0.9%	0	0.0%	5	0.1%
Bulkley-Nechako	3	0.5%	0	0.0%	3	0.1%
Capital	51	8.9%	150	3.2%	201	3.8%
Cariboo	6	1.0%	0	0.0%	6	0.1%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	12	2.1%	2	0.0%	14	0.3%
Central Okanagan	21	3.7%	10	0.2%	31	0.6%
Columbia-Shuswap	29	5.1%	80	1.7%	109	2.1%
Comox Valley	17	3.0%	6	0.1%	23	0.4%
Cowichan Valley	20	3.5%	8	0.2%	28	0.5%
East Kootenay	42	7.3%	47	1.0%	89	1.7%
Fraser Valley	28	4.9%	371	7.9%	399	7.6%
Fraser-Fort George	9	1.6%	2	0.0%	11	0.2%
Kitimat-Stikine	1	0.2%	0	0.0%	1	0.0%
Kootenay-Boundary	4	0.7%	0	0.0%	4	0.1%
Metro Vancouver	227	39.6%	3,843	82.0%	4,070	77.3%
Mount Waddington	1	0.2%	9	0.2%	10	0.2%
Nanaimo	32	5.6%	8	0.2%	40	0.8%
North Okanagan	11	1.9%	23	0.5%	34	0.6%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	16	2.8%	16	0.3%	32	0.6%
Peace River	2	0.3%	0	0.0%	2	0.0%
qathet	0	0.0%	5	0.1%	5	0.1%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	6	1.0%	11	0.2%	17	0.3%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	10	1.7%	74	1.6%	84	1.6%
Sunshine Coast	6	1.0%	4	0.1%	10	0.2%
Thompson-Nicola	14	2.4%	20	0.4%	34	0.6%
Total	573	100.0%	4,689	100.0%	5,262	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