

Annual new home statistics review 2025

115,350

new homes
registered
in 2025

75,227

new homes
registered in the
private sector
in 2025

40,123

new homes
registered in the
rental and affordable
sector in 2025

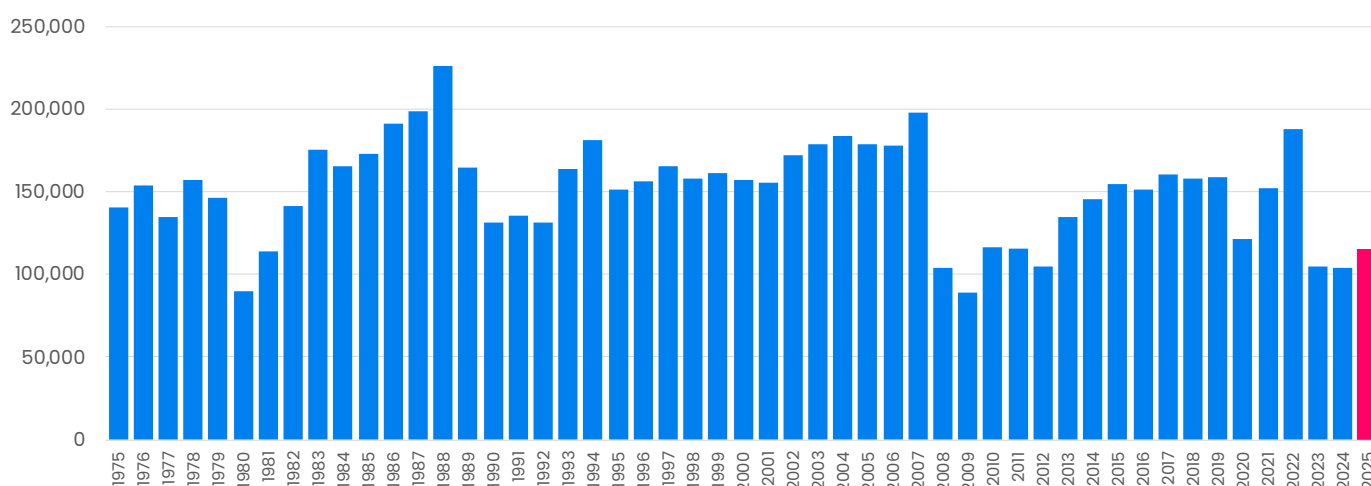
122,012

new homes
completed
in 2025

Headline results

- 115,350 new homes registered in 2025, 11% up on 2024 (103,669)
- 75,227 new homes registered in the private sector in 2025, 12% up on 2024 (67,265)
- 40,123 new homes registered in the rental and affordable sector in 2025, 10% up on 2024 (36,404)
- Rise in new home registrations across 11 of 12 UK regions in 2025, compared to 2024; London only region to see decline.
- 122,012 new homes completed in 2025, 2% down on 2024 (124,272)

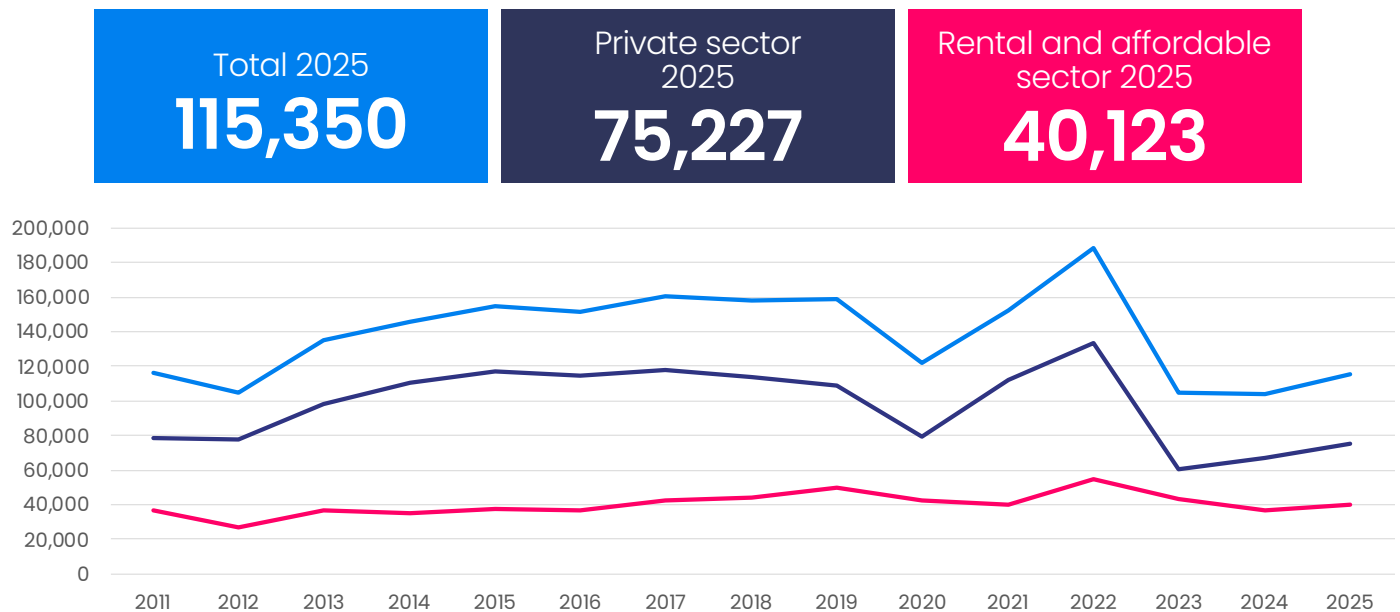
New home registrations – year on year comparison



Source: NHBC (Appendix table 1)

NHBC statistics represent a unique source of detailed up-to-date information on new home construction and the house-building industry. The figures relate to new homes registered with NHBC for its ten-year warranty, which covers 70%+ of all new homes built in the UK and are a lead indicator of house-building activity.

New home registrations – private sector and rental and affordable sector



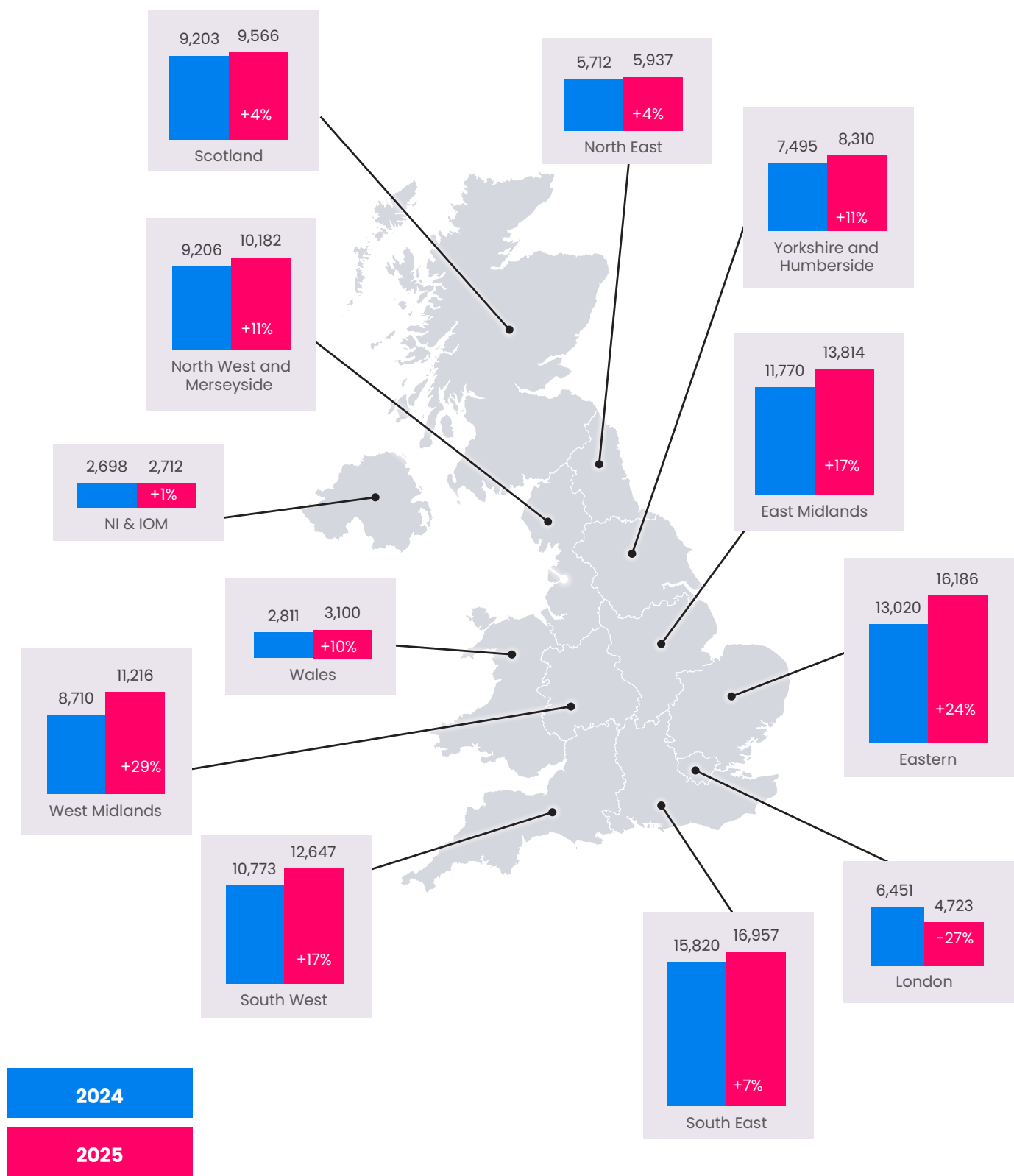
Source: NHBC (Appendix table 2)

UK house types



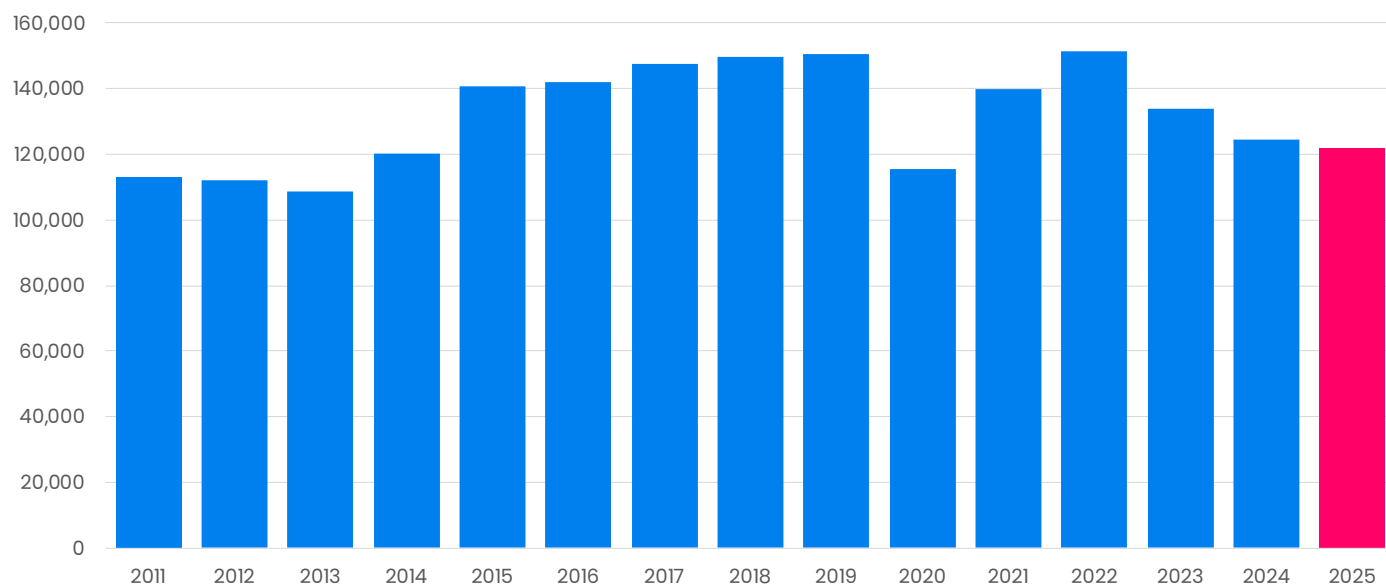
Source: NHBC (Appendix table 3)

Regional registrations 2025 vs 2024



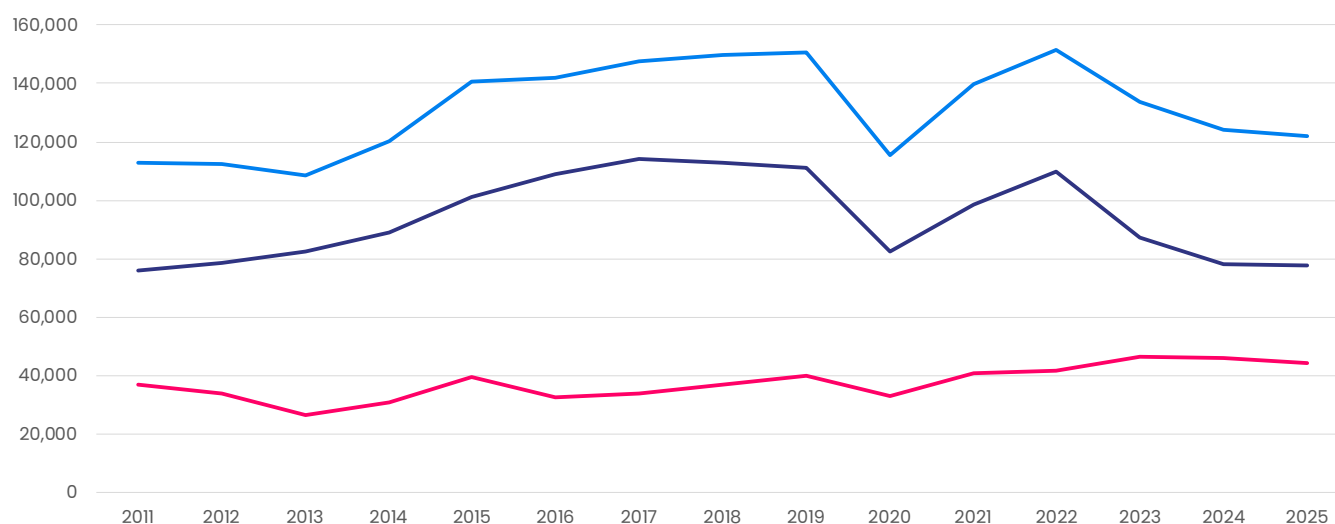
Source: NHBC (Appendix table 4)

New home completions - year on year comparison



Source: NHBC (Appendix table 5)

New home completions - private sector and rental and affordable sector



Source: NHBC (Appendix table 5)

Table 1: New home registrations – year on year comparison

	Total		Total
1975	140,700	2001	155,811
1976	153,500	2002	172,240
1977	134,400	2003	178,880
1978	156,900	2004	183,923
1979	146,000	2005	178,798
1980	89,500	2006	177,947
1981	114,200	2007	197,794
1982	141,600	2008	104,098
1983	175,800	2009	88,661
1984	165,600	2010	115,999
1985	173,300	2011	115,973
1986	191,600	2012	105,093
1987	199,002	2013	134,883
1988	226,208	2014	145,686
1989	164,851	2015	154,485
1990	131,721	2016	151,089
1991	135,508	2017	160,383
1992	131,578	2018	157,873
1993	163,819	2019	158,945
1994	181,331	2020	121,690
1995	151,651	2021	152,084
1996	156,180	2022	188,080
1997	165,334	2023	104,385
1998	157,895	2024	103,669
1999	161,228	2025	115,350
2000	157,311		

Notes

1. The figures show new build homes registered for NHBC's ten-year warranty.
2. Nationally NHBC provides warranties on 70%+ of new homes built in the UK.
3. The figures reflect NHBC data as at 31 December 2025.
4. Changes in historical data can occur.

Table 2: New home registrations – private sector and rental and affordable sector

	Private	Rental and affordable	Total
2011	78,773	37,200	115,973
2012	78,038	27,055	105,093
2013	98,002	36,881	134,883
2014	110,237	35,449	145,686
2015	116,906	37,579	154,485
2016	114,547	36,542	151,089
2017	117,496	42,887	160,383
2018	113,741	44,132	157,873
2019	108,744	50,201	158,945
2020	79,185	42,505	121,690
2021	111,915	40,169	152,084
2022	133,174	54,906	188,080
2023	60,929	43,456	104,385
2024	67,265	36,404	103,669
2025	75,227	40,123	115,350

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Table 3: New home registrations – UK house types

	Detached houses	Semi-detached houses	Apartments	Terraced houses	Bungalows
2011	21,138	23,061	44,868	24,989	1,917
2012	21,463	24,119	33,586	24,216	1,709
2013	28,132	30,772	46,391	27,147	2,441
2014	31,552	38,067	47,610	26,455	2,002
2015	35,082	41,729	48,757	26,472	2,445
2016	38,842	46,030	38,355	25,666	2,196
2017	41,532	48,723	41,511	25,948	2,669
2018	43,689	48,862	38,939	23,997	2,386
2019	43,441	46,533	44,478	22,175	2,318
2020	34,852	35,531	31,525	17,866	1,916
2021	47,407	52,056	26,941	23,311	2,369
2022	59,606	65,988	32,056	27,620	2,810
2023	31,409	29,788	24,053	17,694	1,441
2024	34,624	34,521	16,937	16,321	1,266
2025	39,180	38,503	16,631	19,531	1,505

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Table 4: UK registrations by region

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
North East	3,972	5,224	5,211	5,793	6,171	6,587	6,336	5,799	4,287	7,451	10,241	5,033	5,712	5,937
North West & Merseyside	8,722	11,234	11,598	13,308	15,084	16,808	17,185	15,586	11,378	14,247	19,965	7,826	9,206	10,182
Yorkshire & Humberside	5,955	7,047	8,750	7,607	9,665	9,330	11,097	9,790	7,995	10,563	13,204	7,794	7,495	8,310
West Midlands	7,894	10,735	12,438	13,462	13,188	14,966	13,378	14,715	11,472	13,839	18,444	7,518	8,710	11,216
East Midlands	7,863	10,919	11,756	13,158	12,163	14,513	13,030	12,853	11,645	17,175	22,998	11,776	11,770	13,814
Eastern	11,377	14,579	13,659	16,816	15,906	17,278	17,684	19,221	14,410	20,723	23,576	11,254	13,020	16,186
South West	11,738	13,713	14,352	15,720	16,371	15,069	14,227	12,612	10,767	14,275	17,389	10,522	10,773	12,647
London	16,094	26,191	28,254	25,488	17,116	18,341	16,156	21,796	16,034	12,109	13,076	12,193	6,451	4,723
South East	17,162	19,492	21,308	22,730	26,157	25,956	26,696	25,303	18,189	21,258	25,518	16,071	15,820	16,957
Scotland	8,401	10,095	11,110	12,653	11,513	12,639	12,066	12,004	8,760	12,566	15,436	8,004	9,203	9,566
Wales	4,135	3,540	4,768	4,549	4,533	5,419	5,423	4,684	3,879	4,221	5,063	3,534	2,811	3,100
NI & IOM	1,780	2,114	2,482	3,201	3,222	3,477	4,595	4,582	2,874	3,657	3,170	2,860	2,698	2,712
Total Registrations	105,093	134,883	145,686	154,485	151,089	160,383	157,873	158,945	121,690	152,084	188,080	104,385	103,669	115,350

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Table 5: New home completions – private and rental and affordable sector

	Private	Rental and affordable	Total
2011	76,066	36,939	113,005
2012	78,453	33,822	112,275
2013	82,396	26,318	108,714
2014	89,120	30,982	120,102
2015	101,251	39,377	140,628
2016	109,114	32,791	141,905
2017	114,038	33,689	147,727
2018	112,702	37,130	149,832
2019	110,903	39,814	150,717
2020	82,440	33,199	115,639
2021	98,663	40,959	139,622
2022	109,709	41,606	151,315
2023	87,118	46,544	133,662
2024	78,299	45,973	124,272
2025	77,910	44,102	122,012

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