

# New home statistics review

## Q2 2023

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 circa 70 to 80 per cent of all new homes built in the UK and are a lead indicator of house-building activity.

### 38,044

new homes registered in Q2 2023

### 24,783

new homes registered in the Private sector in Q2 2023

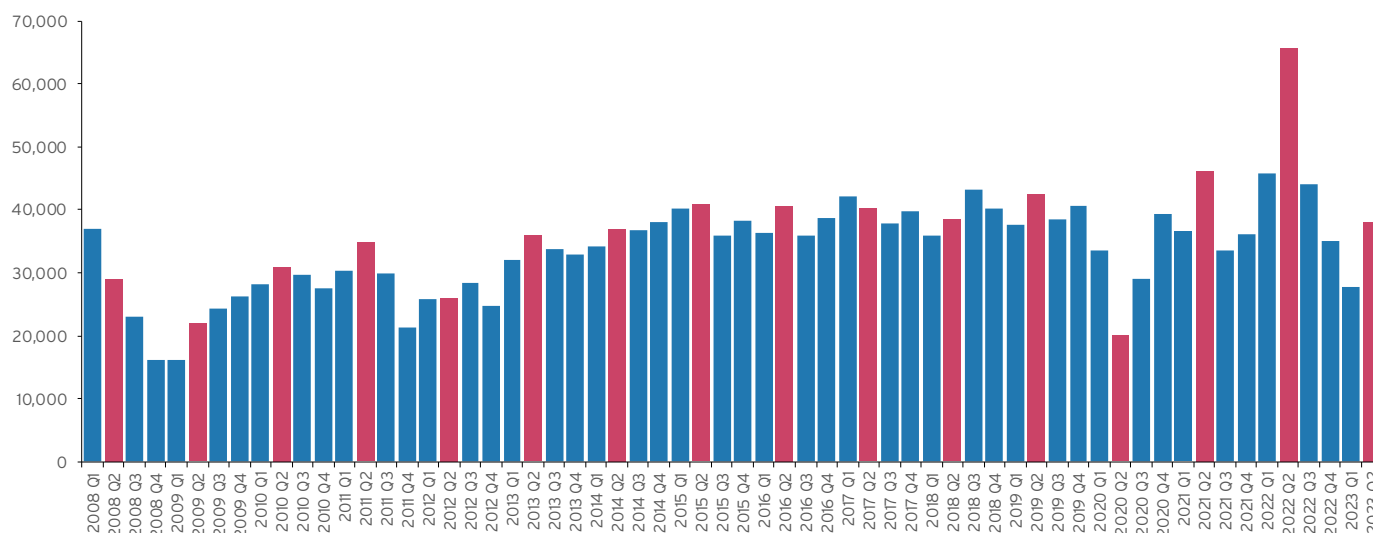
### 13,261

new homes registered in the Affordable & Build to Rent sector in Q2 2023

### 35,936

new homes completed in Q2 2023

## New home registrations - quarter on quarter comparison



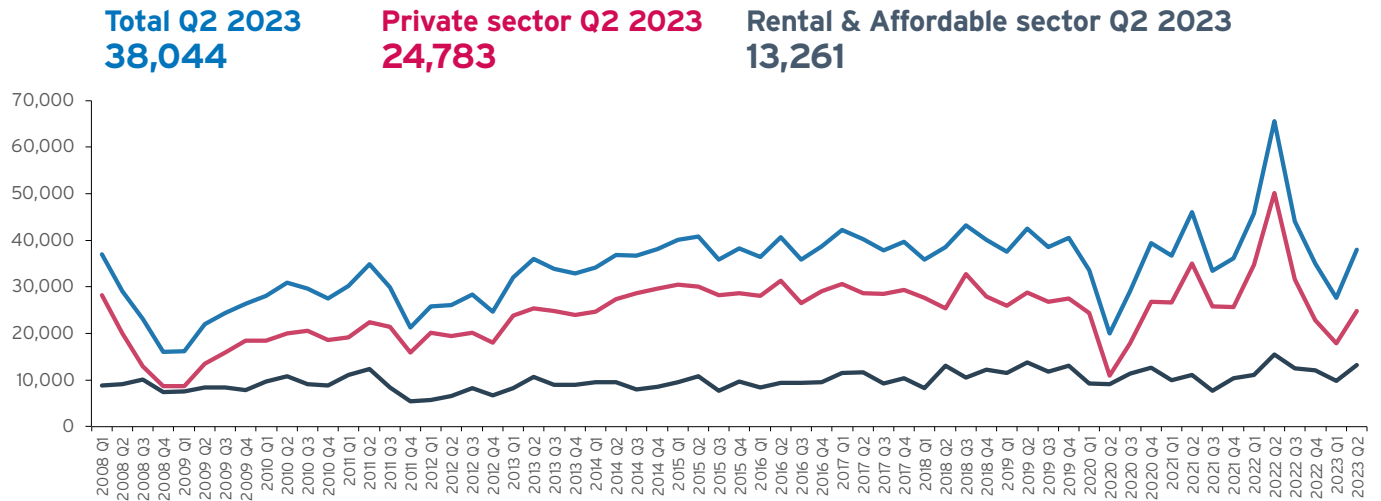
Source: NHBC (Appendix table 1)

## Headline results

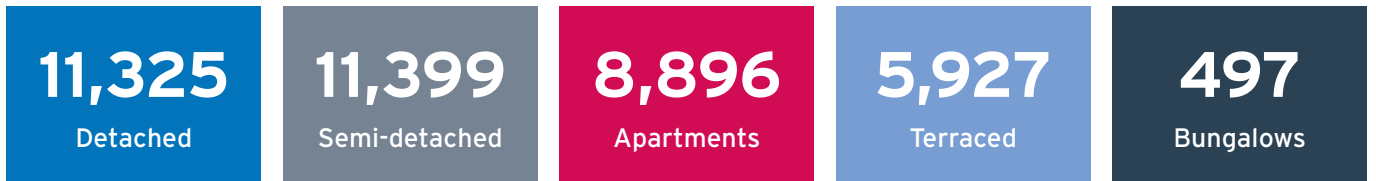
- 38,044 new homes registered in Q2 2023, 42% down on Q2 2022.
- 24,783 new homes registered in the Private sector in Q2 2023, 51% down on Q2 2022.
- 13,261 new homes registered in the Rental & Affordable sector in Q2 2023, 14% down on Q2 2022.
- 35,936 new homes completed in Q2 2023, 11% down on Q2 2022.
- London and Wales experienced growth in registrations in Q2 2023 vs Q2 2022.

# Analysis of new home registrations

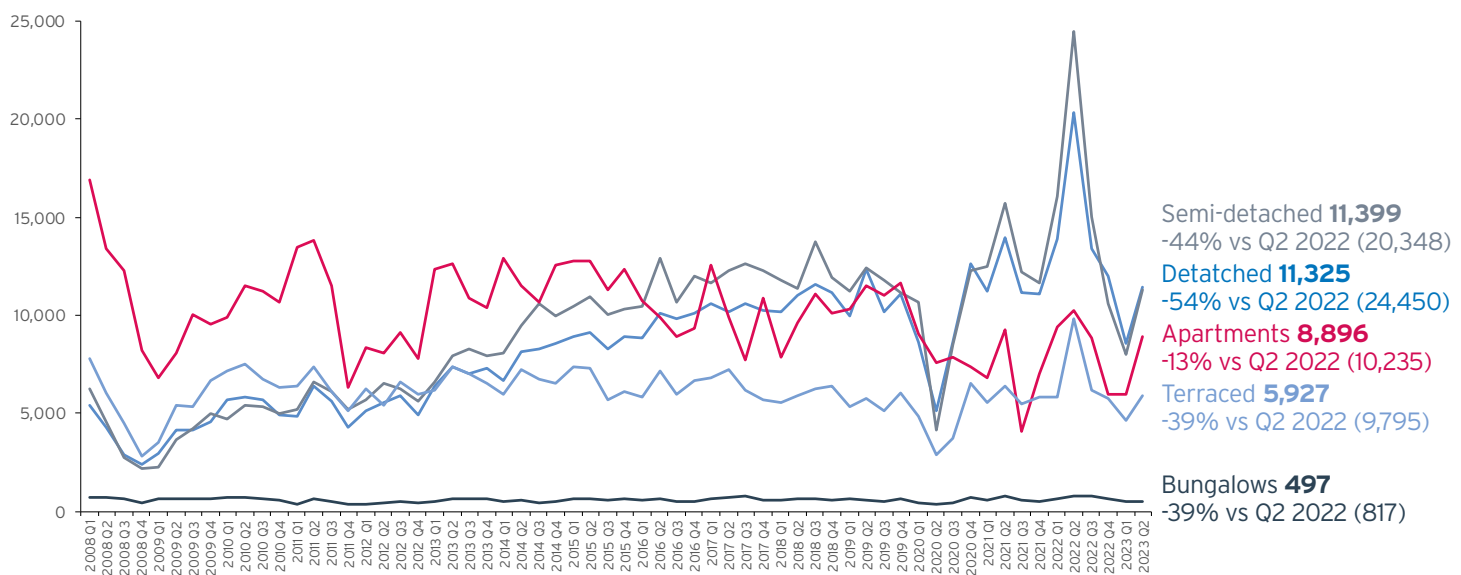
## New home registrations - Private and Rental & Affordable sector



Source: NHBC (Appendix table 1)



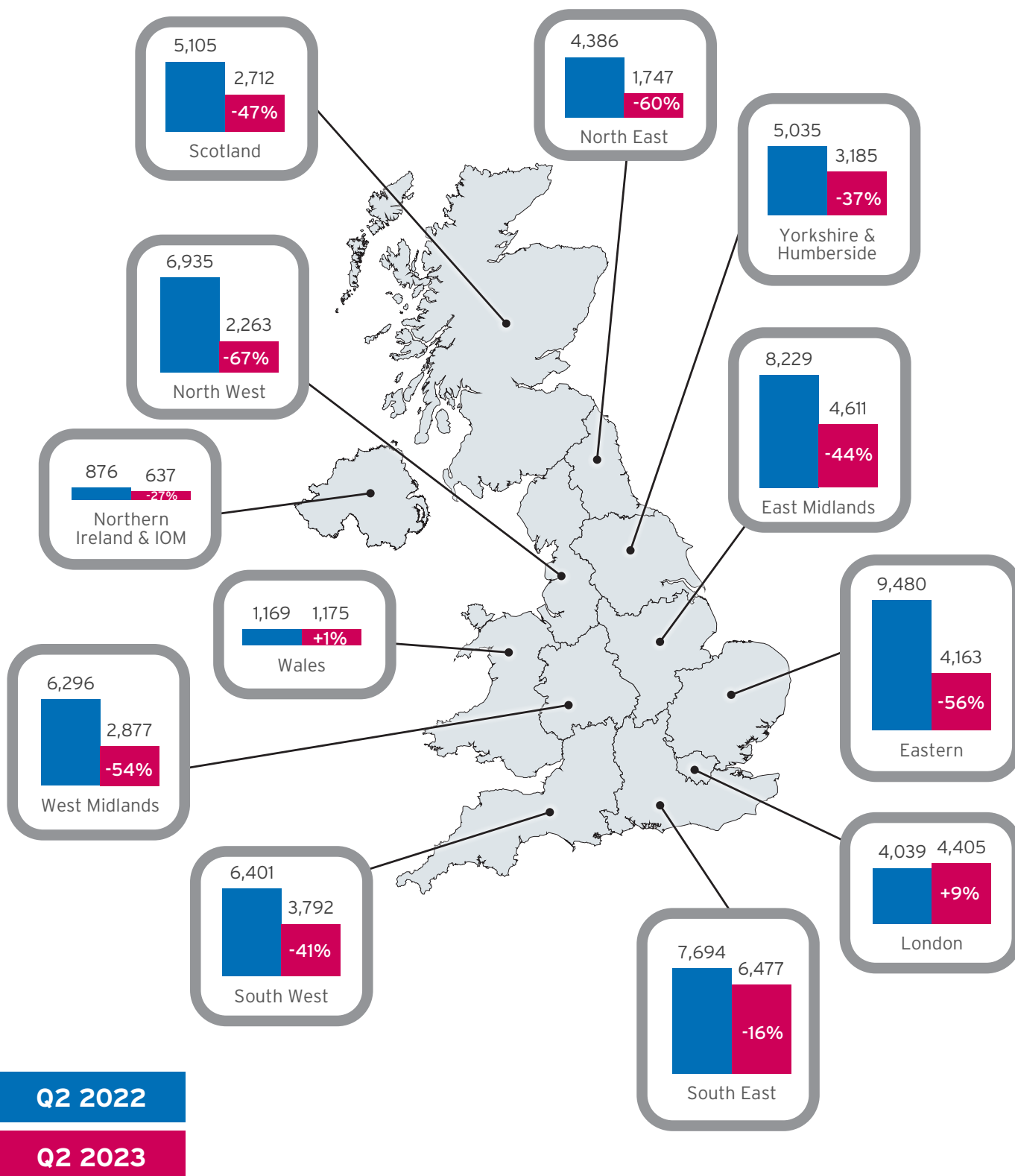
## UK House types



Source: NHBC (Appendix table 2)

# Regional overview

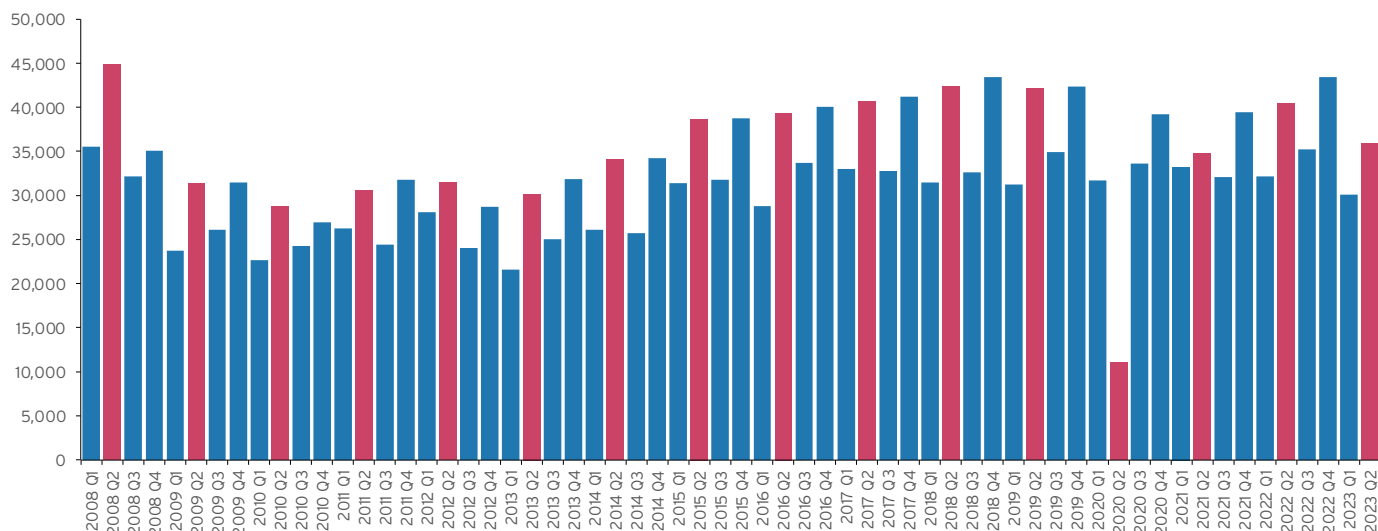
## Regional registrations Q2 2023 vs Q2 2022



Source: NHBC (Appendix table 3)

# Analysis of new home completions

## New home completions - quarter on quarter comparison



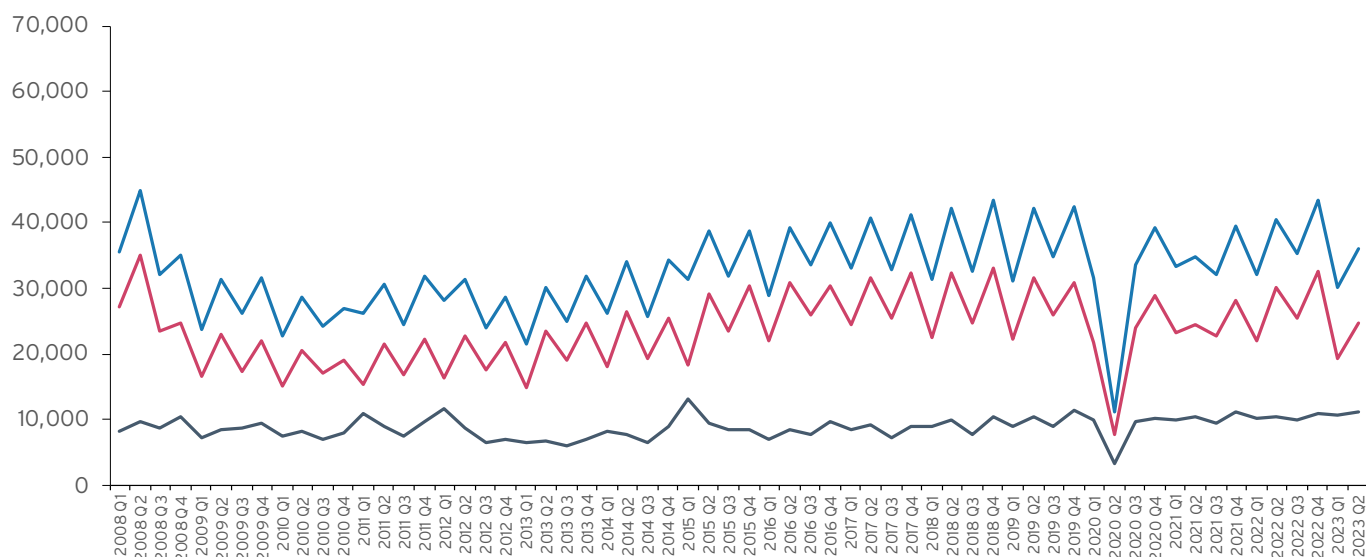
Source: NHBC (Appendix table 4)

## New home completions - Private and Rental & Affordable sector

**Total Q2 2023**  
**35,936**

**Private sector Q2 2023**  
**24,746**

**Rental & Affordable sector Q2 2023**  
**11,190**



Source: NHBC (Appendix table 4)

# Appendices

Table 1: New home registrations - Private and Rental & Affordable sector

YEAR	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL	YEAR	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL
2008 Q1	28,192	8,782	36,974	2016 Q4	29,092	9,571	38,663
2008 Q2	19,949	9,090	29,039	2017 Q1	30,661	11,569	42,230
2008 Q3	12,979	10,067	23,046	2017 Q2	28,611	11,596	40,207
2008 Q4	8,688	7,381	16,069	2017 Q3	28,560	9,293	37,853
2009 Q1	8,666	7,527	16,193	2017 Q4	29,315	10,367	39,682
2009 Q2	13,489	8,453	21,942	2018 Q1	27,692	8,213	35,905
2009 Q3	15,932	8,399	24,331	2018 Q2	25,403	13,124	38,527
2009 Q4	18,463	7,875	26,338	2018 Q3	32,717	10,549	43,266
2010 Q1	18,415	9,690	28,105	2018 Q4	27,939	12,216	40,155
2010 Q2	20,039	10,847	30,886	2019 Q1	25,998	11,537	37,535
2010 Q3	20,499	9,137	29,636	2019 Q2	28,824	13,743	42,567
2010 Q4	18,643	8,813	27,456	2019 Q3	26,811	11,776	38,587
2011 Q1	19,203	11,016	30,219	2019 Q4	27,570	13,007	40,577
2011 Q2	22,430	12,414	34,844	2020 Q1	24,403	9,176	33,579
2011 Q3	21,474	8,391	29,865	2020 Q2	10,869	9,160	20,029
2011 Q4	15,897	5,371	21,268	2020 Q3	17,802	11,322	29,124
2012 Q1	20,073	5,702	25,775	2020 Q4	26,825	12,587	39,412
2012 Q2	19,493	6,549	26,042	2021 Q1	26,714	9,941	36,655
2012 Q3	20,156	8,198	28,354	2021 Q2	34,986	11,116	46,102
2012 Q4	18,043	6,653	24,696	2021 Q3	25,790	7,676	33,466
2013 Q1	23,749	8,301	32,050	2021 Q4	25,717	10,355	36,072
2013 Q2	25,360	10,646	36,006	2022 Q1	34,707	11,119	45,826
2013 Q3	24,849	8,998	33,847	2022 Q2	50,201	15,444	65,645
2013 Q4	23,912	8,918	32,830	2022 Q3	31,568	12,532	44,100
2014 Q1	24,617	9,552	34,169	2022 Q4	22,869	12,111	34,980
2014 Q2	27,352	9,549	36,901	2023 Q1	17,865	9,815	27,680
2014 Q3	28,654	8,011	36,665	2023 Q2	24,783	13,261	38,044
2014 Q4	29,652	8,459	38,111				
2015 Q1	30,537	9,588	40,125				
2015 Q2	30,018	10,723	40,741				
2015 Q3	28,138	7,661	35,799				
2015 Q4	28,580	9,712	38,292				
2016 Q1	28,065	8,356	36,421				
2016 Q2	31,310	9,365	40,675				
2016 Q3	26,498	9,390	35,888				

## Notes

1. The figures show new build (and Solo for Self Build prior to October 2015) homes registered for NHBC's ten-year warranty.
2. Nationally NHBC provides warranties on approximately 70-80% of new homes built in the UK (including the Isle of Man).
3. *Registrations* refer to when a developer has registered their intent to build a new home. *Completions* refer to when a plot has been 'finalled' by NHBC and is ready to be sold.
4. The figures are sourced from information held on NHBC's Fusion system and cross tabbed from Tableau as at 30 June 2023.
5. Changes can occur between figures published at different times owing to changes in policies and cancellations.

# Appendices

Table 2: New home registrations - UK house types

	SEMI-DETACHED HOUSES	DETACHED HOUSES	APARTMENTS	TERRACED HOUSES	BUNGALOWS
2008 Q2	4,305	4,590	13,407	6,048	689
2009 Q2	4,171	3,659	8,061	5,415	636
2010 Q2	5,826	5,374	11,475	7,475	736
2011 Q2	6,404	6,585	13,820	7,375	660
2012 Q2	5,537	6,559	8,094	5,430	422
2013 Q2	7,369	7,947	12,638	7,389	663
2014 Q2	8,150	9,450	11,524	7,214	563
2015 Q2	9,093	10,924	12,766	7,299	659
2016 Q2	10,110	12,878	9,877	7,191	619
2017 Q2	10,146	12,242	9,911	7,210	698
2018 Q2	10,983	11,379	9,634	5,915	616
2019 Q2	12,345	12,429	11,489	5,738	566
2020 Q2	5,104	4,150	7,550	2,887	338
2021 Q2	13,953	15,689	9,294	6,382	784
2022 Q2	20,348	24,450	10,235	9,795	817
2023 Q2	11,399	11,325	8,896	5,927	497

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**Table 3: UK registrations by region**

	2007 Q2	2008 Q2	2009 Q2	2010 Q2	2011 Q2	2012 Q2	2013 Q2	2014 Q2	2015 Q2	2016 Q2	2017 Q2	2018 Q2	2019 Q2	2020 Q2	2021 Q2	2022 Q2	2023 Q2
North East	1,848	1,065	611	1,043	831	829	1,689	1,366	1,572	2,085	1,445	1,129	1,226	347	1,871	4,386	1,747
North West	5,025	2,107	1,528	2,399	2,401	2,554	2,791	2,252	3,896	3,520	4,283	3,774	5,404	1,250	3,901	6,935	2,263
Yorkshire & Humberside	3,688	1,835	1,195	2,329	1,941	1,565	1,667	2,154	1,940	2,355	2,473	2,939	1,954	1,136	3,216	5,035	3,185
West Midlands	4,437	1,725	1,501	2,482	2,137	2,031	2,897	2,593	3,909	3,191	4,220	3,584	3,978	1,723	5,190	6,296	2,877
East Midlands	3,463	1,727	1,870	2,534	1,953	2,239	2,731	3,772	3,529	3,805	3,591	2,992	3,163	1,863	4,678	8,229	4,611
Eastern	5,306	3,241	2,643	3,516	4,711	2,905	3,937	3,673	4,316	4,333	4,148	5,259	4,982	2,900	6,319	9,480	4,163
South West	5,179	2,949	3,117	3,906	3,273	2,573	3,896	3,714	4,125	4,815	3,724	3,027	3,079	1,743	3,459	6,401	3,792
London	4,511	4,827	2,045	4,151	7,089	3,285	7,929	7,154	6,926	4,927	3,512	2,885	5,987	4,070	5,199	4,039	4,405
South East	8,911	4,672	4,148	4,141	6,289	4,396	4,346	6,482	5,253	7,116	6,627	6,621	6,546	3,458	6,148	7,694	6,477
Scotland	5,545	2,879	1,767	2,308	3,044	1,987	2,618	2,326	3,234	2,998	3,679	3,314	3,655	671	3,651	5,105	2,712
Wales	2,162	952	597	1,101	618	1,222	842	864	1,229	800	1,345	1,319	1,362	512	1,295	1,169	1,175
Ni & IOM	2,259	1,060	920	976	557	456	663	551	812	730	1,160	1,684	1,231	356	1,175	876	637
Total registrations	52,334	29,039	21,942	30,886	34,844	26,042	36,006	36,901	40,741	40,675	40,207	38,527	42,567	20,029	46,102	65,645	38,044

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# Appendices

**Table 4: New home completions - Private and Rental & Affordable sector**

YEAR	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL	YEAR	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL
2008 Q1	27,270	8,239	35,509	2016 Q1	21,902	6,922	28,824
2008 Q2	35,117	9,766	44,883	2016 Q2	30,915	8,418	39,333
2008 Q3	23,464	8,685	32,149	2016 Q3	25,913	7,792	33,705
2008 Q4	24,593	10,471	35,064	2016 Q4	30,375	9,659	40,034
2009 Q1	16,486	7,281	23,767	2017 Q1	24,524	8,505	33,029
2009 Q2	22,908	8,425	31,333	2017 Q2	31,577	9,082	40,659
2009 Q3	17,324	8,821	26,145	2017 Q3	25,532	7,262	32,794
2009 Q4	21,950	9,546	31,496	2017 Q4	32,383	8,833	41,216
2010 Q1	15,099	7,563	22,662	2018 Q1	22,551	8,896	31,447
2010 Q2	20,547	8,214	28,761	2018 Q2	32,347	9,977	42,324
2010 Q3	17,140	7,092	24,232	2018 Q3	24,784	7,834	32,618
2010 Q4	19,004	7,955	26,959	2018 Q4	33,002	10,421	43,423
2011 Q1	15,335	10,889	26,224	2019 Q1	22,364	8,866	31,230
2011 Q2	21,599	8,969	30,568	2019 Q2	31,733	10,417	42,150
2011 Q3	16,909	7,514	24,423	2019 Q3	25,885	9,040	34,925
2011 Q4	22,224	9,567	31,791	2019 Q4	30,880	11,478	42,358
2012 Q1	16,398	11,696	28,094	2020 Q1	21,788	9,915	31,703
2012 Q2	22,775	8,696	31,471	2020 Q2	7,797	3,258	11,055
2012 Q3	17,618	6,402	24,020	2020 Q3	23,864	9,746	33,610
2012 Q4	21,668	7,027	28,695	2020 Q4	28,955	10,282	39,237
2013 Q1	14,974	6,604	21,578	2021 Q1	23,182	10,043	33,225
2013 Q2	23,557	6,639	30,196	2021 Q2	24,444	10,340	34,784
2013 Q3	19,048	5,992	25,040	2021 Q3	22,786	9,320	32,106
2013 Q4	24,810	7,083	31,893	2021 Q4	28,227	11,225	39,452
2014 Q1	18,002	8,097	26,099	2022 Q1	21,897	10,276	32,173
2014 Q2	26,441	7,610	34,051	2022 Q2	30,064	10,400	40,464
2014 Q3	19,295	6,396	25,691	2022 Q3	25,351	9,863	35,214
2014 Q4	25,381	8,879	34,260	2022 Q4	32,569	10,865	43,434
2015 Q1	18,375	13,014	31,389	2023 Q1	19,341	10,721	30,062
2015 Q2	29,112	9,548	38,660	2023 Q2	24,746	11,190	35,936
2015 Q3	23,413	8,385	31,798				
2015 Q4	30,342	8,428	38,770				

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