

# NEW HOMES REGISTRY REPORT



## Leading Housing Market Indicator for B.C.

Registered new homes data are a leading indicator of housing and economic<sup>1</sup> activity in British Columbia. The *Monthly New Homes Registry Report* provides information on registered new homes by building type, building size and location, and is intended for use by the residential construction industry, real estate community and researchers.

### General Highlights

- In the first four months of 2023, 14,724 new homes were registered<sup>2</sup> in B.C., including 2,298 single detached<sup>3</sup> and 12,426 multi-unit homes<sup>4</sup>.
- So far in 2023, total home registrations<sup>2</sup> are down 28.0% from 2022. Registrations for multi-unit homes<sup>4</sup> decreased 26.1%, while registrations for single detached homes decreased 36.9%<sup>3</sup>.
- In April, 4,892 new homes were registered<sup>2</sup> in B.C., a 1.0% decrease compared with April 2022.
- Using a 12-month moving average<sup>5</sup>, there were 3,782 new registered homes<sup>2</sup> in April, a 0.1% decrease from March for all registered new homes.
- Metro Vancouver accounted for 61.0% of all new homes registered<sup>2</sup> in April. Vancouver (1,272), Surrey (747) and Kelowna (534) were the top three cities in registered new homes this month.
- In April, there were more multi-unit homes than single detached homes in Langford, Pemberton, Lake Country, Sidney, Kelowna, Whistler, Surrey, Vancouver, Victoria, Chilliwack, West Vancouver, Delta\*, Qualicum Beach, Prince George, Burnaby, Langley\*, Coquitlam, Invermere, Courtenay, Merritt, West Kelowna, Smithers, Sooke, Abbotsford, Naksup, Nanaimo and Campbell River.
- So far in 2023, 5,706 purpose-built rental units<sup>6</sup> were registered in B.C. Compared with the same period in 2022, the number of registered rental units increase 2.8%.

\* Langley includes the City of Langley and the Township of Langley. Delta includes Tsawwassen First Nation Lands.

Figure 1: Registered New Homes<sup>2</sup> by Building Type, 2002–2023 Year-to-Date

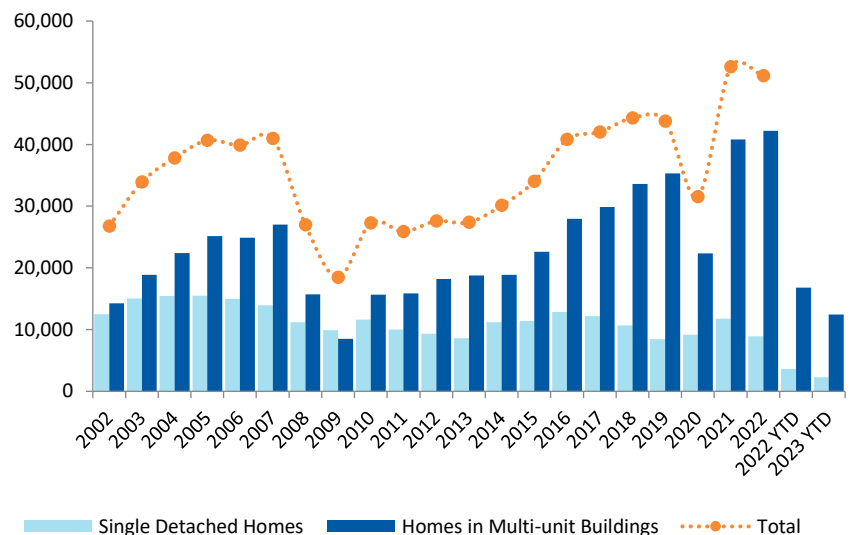


Figure 2: Registered New Homes<sup>2</sup> by Building Type and Selected City<sup>7</sup>, April 2023

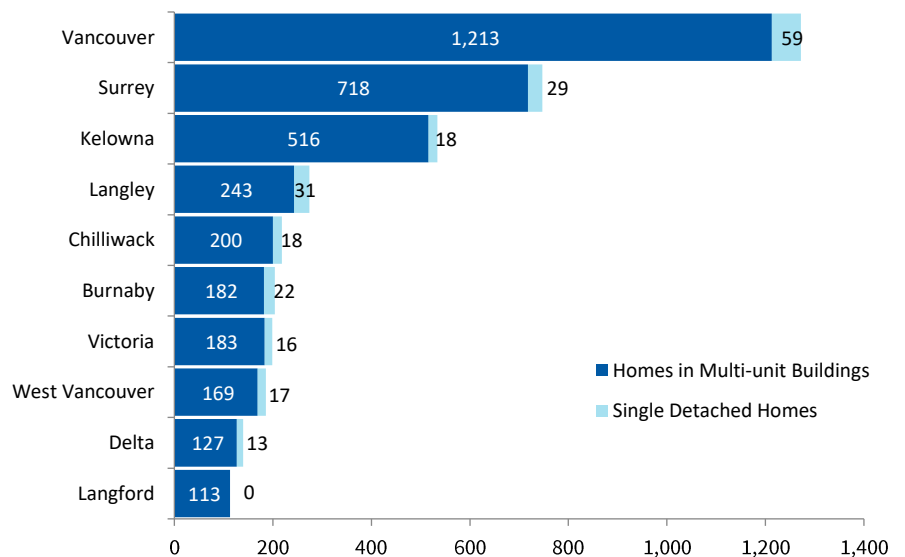
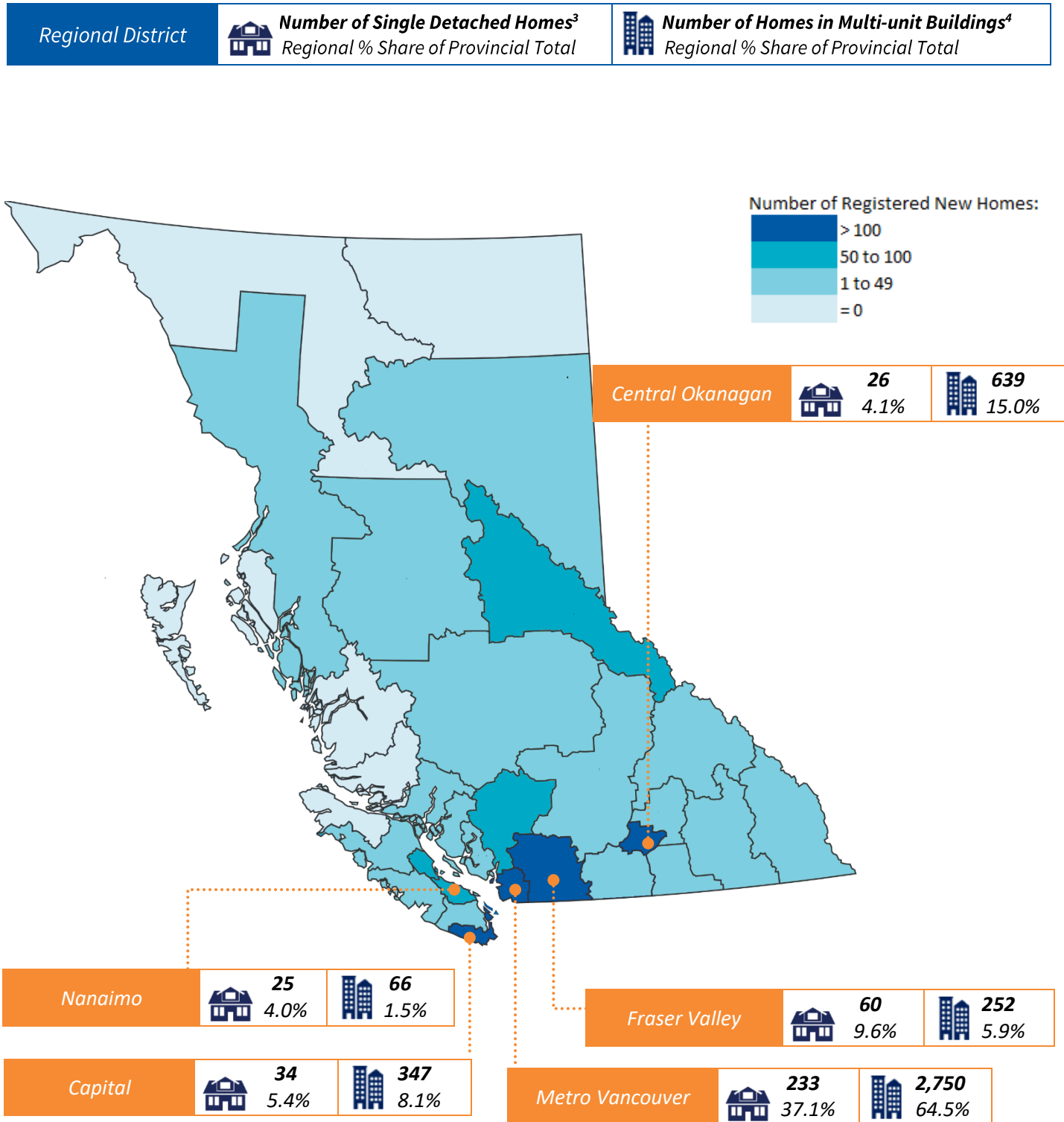


Figure 3: Registered New Homes<sup>2</sup> by Regional District<sup>8</sup>, April 2023



## Single Detached Highlights

- In the first four months of 2023, 2,298 new single detached homes were registered<sup>3</sup> in B.C. Compared with the same period in 2022, single detached registrations decreased 36.9%.
- In April, 629 single detached homes were registered<sup>3</sup>. Compared with April 2022, the number of single detached registrations decreased 31.6%.
- Using a 12-month moving average<sup>5</sup>, there were 630 new single detached registered homes<sup>3</sup> in April, trending at a 3.7% decrease from March.
- Using a 36-month moving average<sup>5</sup>, there were 810 new single detached registered homes<sup>3</sup> in April, which is a 0.3% decrease from March.
- Vancouver (59), Langley\* (31) and Surrey (29) had the largest number of single detached homes registered<sup>3</sup> in April.

Figure 4: Registered Single Detached Homes<sup>3</sup>, April 2023

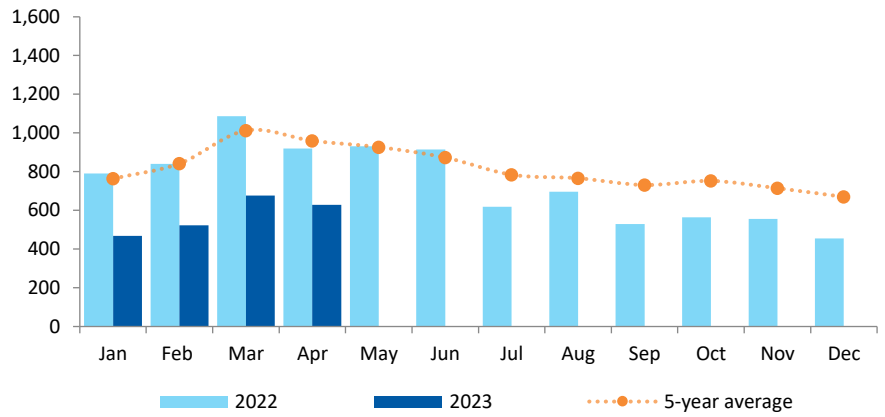


Figure 5: Registered Owner-built Homes<sup>9</sup>, 2002–2023 Year-to-Date

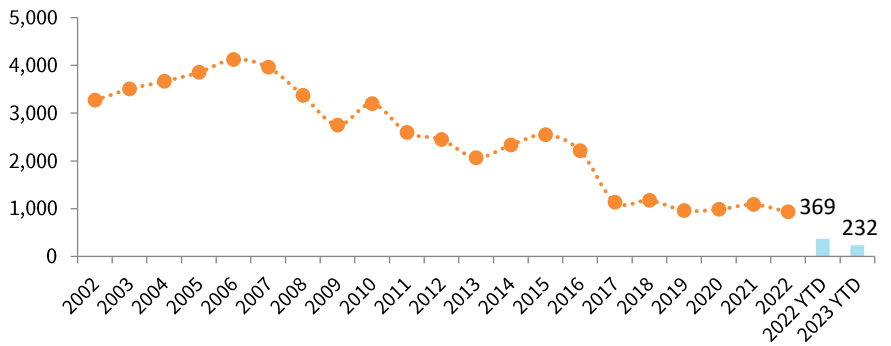


Figure 6: Registered Single Detached Homes<sup>3</sup> by Selected City<sup>10</sup> in Metro Vancouver, 2022–2023 Year-to-Date

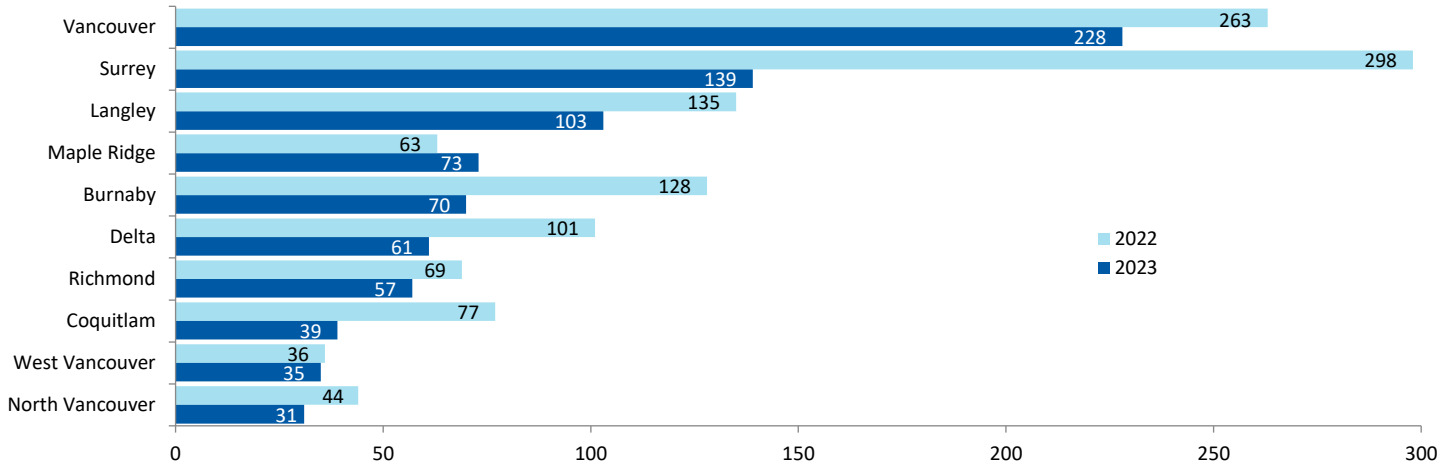
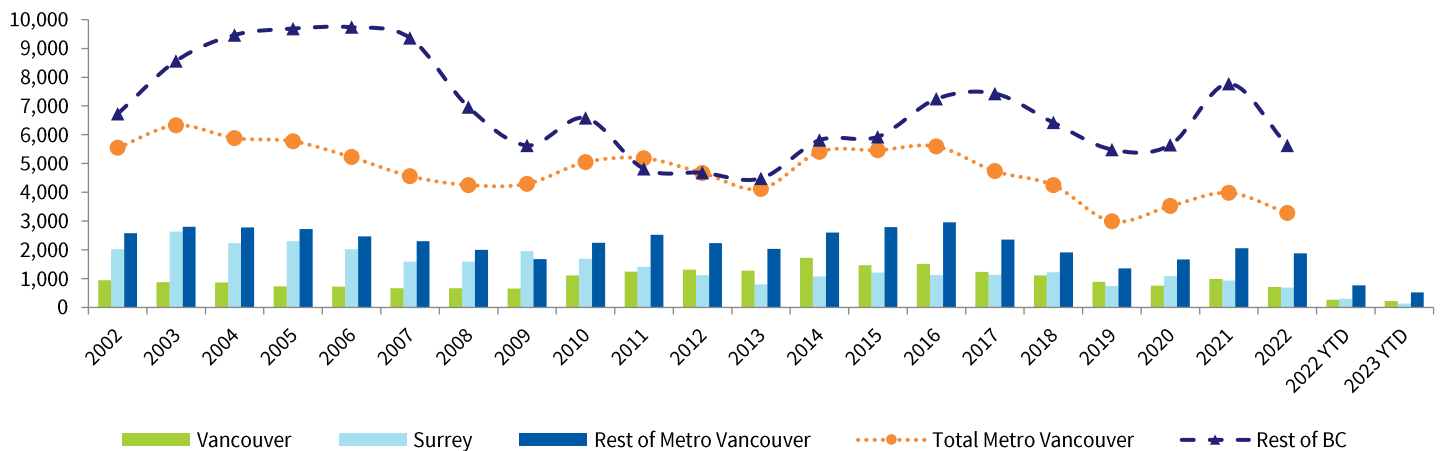


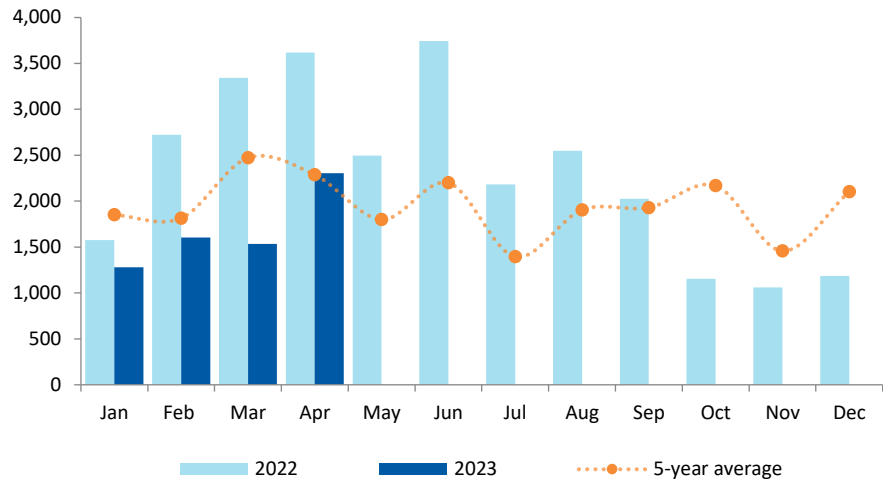
Figure 7: Registered Single Detached Homes<sup>3</sup> in Metro Vancouver, 2002–2023 Year-to-Date



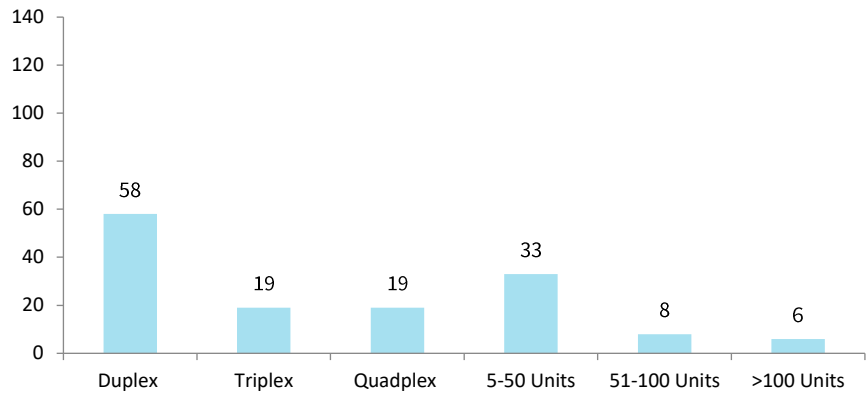
## Enrolled Multi-unit Highlights

- In the first four months of 2023, 6,720 new multi-unit homes were enrolled<sup>11</sup> in B.C. Compared with the same period in 2022, multi-unit enrollments decreased 40.3%.
- In April, 2,303 multi-unit homes were enrolled<sup>10</sup>. Compared with April 2022, the number of multi-unit enrollments decreased 36.3%.
- Using a 12-month moving average<sup>5</sup>, there were 1,927 new multi-unit enrolled homes<sup>11</sup> in April, trending at a 5.4% decrease from March.
- Using a 36-month moving average<sup>5</sup>, there were 1,967 new multi-unit enrolled homes<sup>11</sup> in April, which is a 1.3% increase from March.
- There were 143 new multi-unit buildings enrolled<sup>11</sup> in April. Most of these buildings were duplexes (40.6%) and buildings of 5 to 50 units (23.1%). The largest building of 404 units was proposed to be built in Surrey.
- In April, Surrey (718), Langley\* (243) and Victoria (183) had the largest number of multi-unit enrolled homes<sup>11</sup> in B.C.

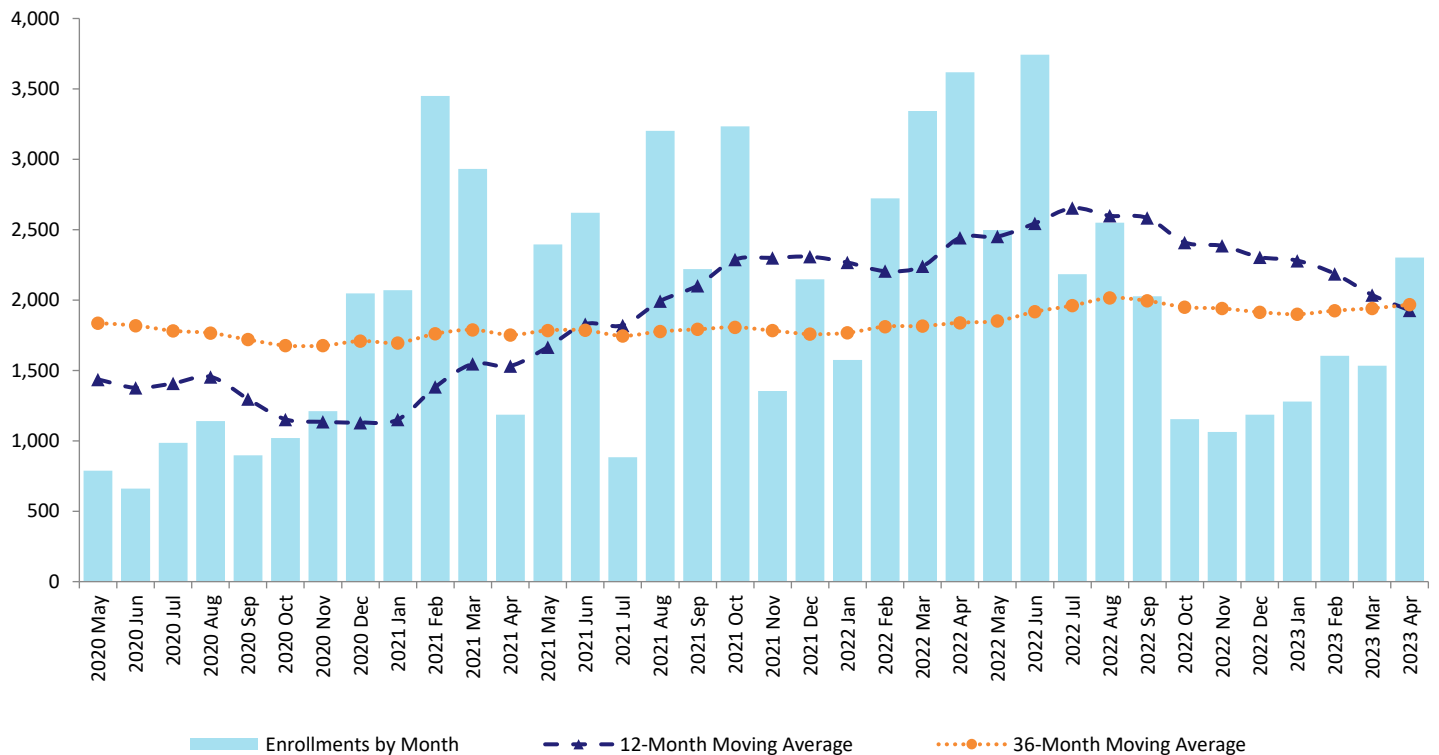
**Figure 8: Enrolled Homes in Multi-unit Buildings<sup>11</sup>, April 2023**



**Figure 9: Enrolled Multi-unit Buildings<sup>11</sup> by Building Size<sup>12</sup>, April 2023**



**Figure 10: Enrolled Homes in Multi-unit Buildings<sup>11</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, April 2023**



## Purpose-built Rental Highlights

- In the first four months of 2023, 5,706 purpose-built rental units<sup>6</sup> were registered in B.C. Compared with the same period in 2022, the number of registered rental units increased 2.8%.
- So far in 2023, rental units<sup>6</sup> represented 45.9% of all multi-unit registrations.
- This month, 1,960 rental units were registered<sup>12</sup>. Compared with April 2022, the number of rental units registered increased 385.1%.
- Using a 12-month moving average<sup>5</sup>, there were 1,225 rental units registered<sup>6</sup> in April, trending at a 11.8% increase from March.
- Using a 36-month moving average<sup>5</sup>, there were 1,089 rental units registered<sup>6</sup> in April, which is a 3.4% increase from March.
- There were 17 rental buildings registered<sup>6</sup> in April. Most of these were buildings of 51 to 100 units (47.1%) and buildings of 5 to 50 units (23.5%) and buildings of more than 100 units (23.5%). The largest building of 473 units was proposed to be built in Kelowna.
- In April, Vancouver (1,055), Kelowna (477) and Chilliwack (200) had the largest number of rental units registered<sup>6</sup> in B.C.

Figure 11: Purpose-built Rental Units<sup>6</sup>, April 2023

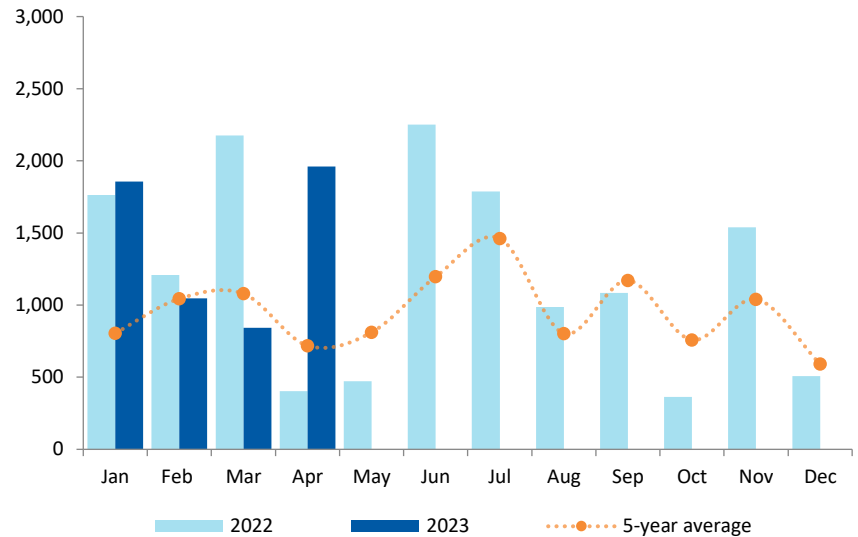


Figure 12: Purpose-built Rental Buildings<sup>6</sup> by Building Size<sup>12</sup>, April 2023

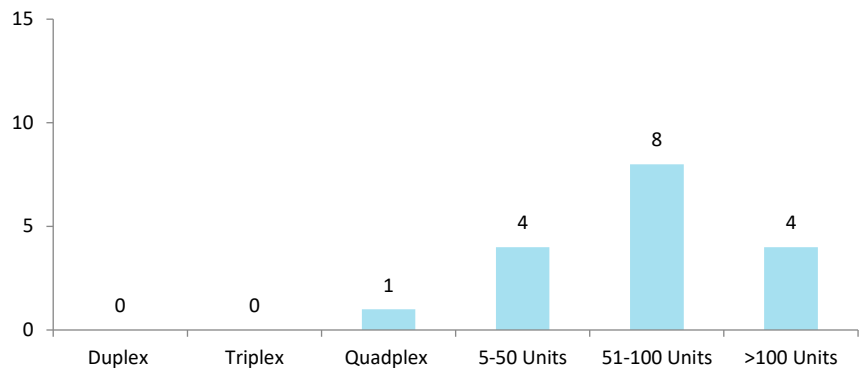
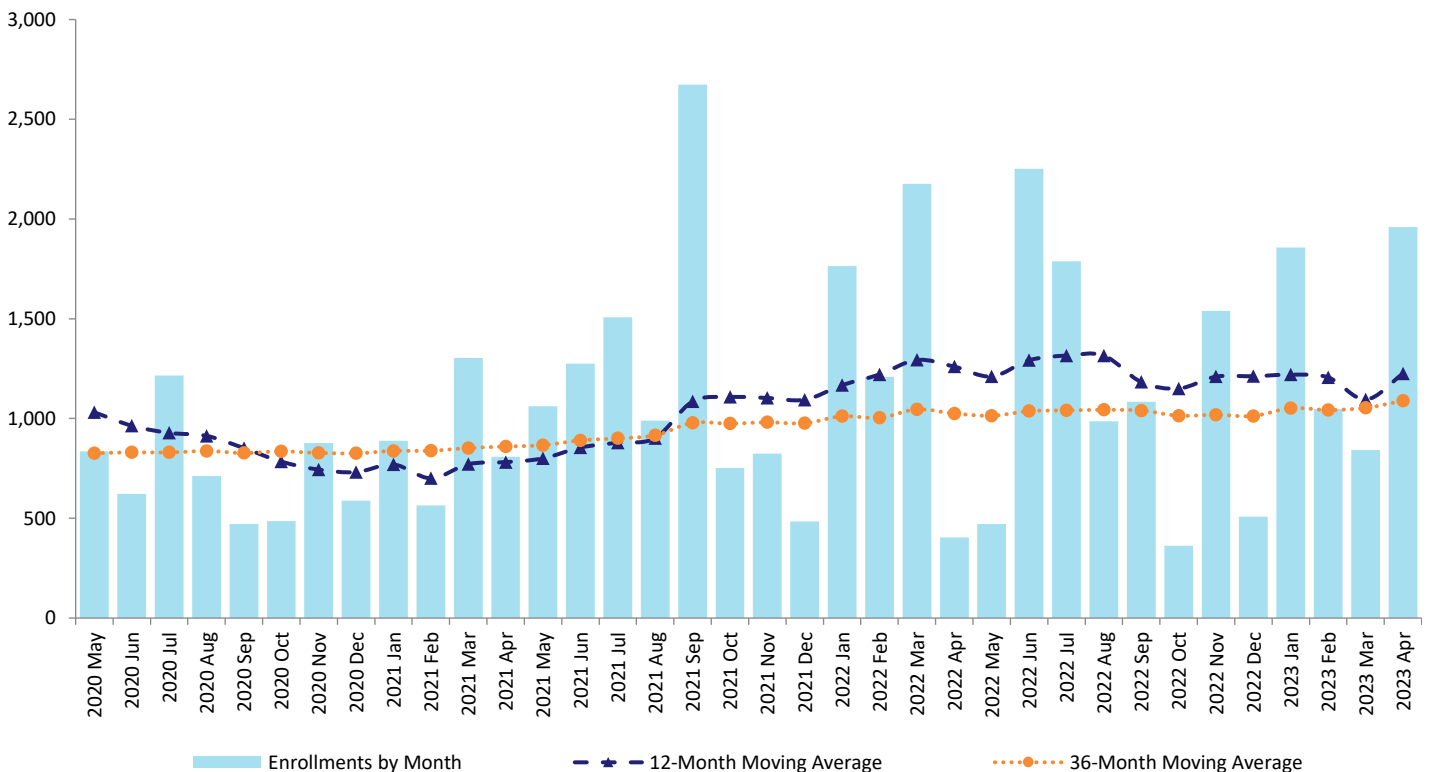


Figure 13: Purpose-built Rental Units<sup>6</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, April 2023



## Data Tables

**Table 1: Registered New Homes<sup>2</sup>, 2002 to 2023**

Calendar Year	Registered New Single Detached Homes <sup>3</sup>		Registered New Homes in Multi-unit Buildings <sup>4</sup>	
	Single Detached Homes Enrolled with Home Warranty Insurance	Owner Builder Authorizations <sup>9</sup>	Homes in Multi-unit Buildings with Home Warranty Insurance <sup>11</sup>	Purpose-built Rental <sup>6</sup>
2002	9,179	3,268	12,075	2,178
2003	11,498	3,508	16,338	2,539
2004	11,747	3,666	19,732	2,654
2005	11,619	3,854	23,211	1,945
2006	10,838	4,124	23,393	1,484
2007	9,996	3,959	25,334	1,688
2008	7,853	3,373	14,924	801
2009	7,176	2,749	6,787	1,783
2010	8,432	3,199	13,949	1,712
2011	7,408	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	8,889	2,335	15,929	2,959
2015	8,848	2,549	17,899	4,736
2016	10,631	2,211	22,749	5,217
2017	11,028	1,136	20,586	9,272
2018	9,501	1,173	25,934	7,688
2019	7,517	960	22,045	13,252
2020	8,188	984	13,559	8,778
2021	10,668	1,085	27,696	13,134
2022	7,974	932	27,659	14,546
2022 YTD	3,270	369	11,257	5,553
2023 YTD	2,066	232	6,720	5,706

**Table 2: Registered New Homes<sup>2</sup>, 2022 to 2023 and 5-year Average, Monthly**

Month	Registered New Single Detached Homes <sup>3</sup>			Registered New Homes in Multi-unit Buildings <sup>4</sup>		
	2023	2022	5-year Average <sup>13</sup>	2023	2022	5-year Average <sup>13</sup>
Jan	469	791	764	3,137	3,339	2,657
Feb	523	841	842	2,650	3,931	2,859
Mar	677	1,087	1,013	2,376	5,519	3,551
Apr	629	920	960	4,263	4,021	3,006
May		932	927		2,969	2,610
Jun		915	873		5,996	3,395
Jul		618	784		3,972	2,855
Aug		697	766		3,535	2,709
Sep		529	731		3,111	3,099
Oct		565	752		1,517	2,927
Nov		556	715		2,602	2,498
Dec		455	670		1,693	2,694

**Table 3: Registered New Homes in Multi-unit Buildings<sup>4</sup>, 2022 to 2023, Monthly**

Month	Enrolled New Homes in Multi-unit Buildings <sup>11</sup>		Purpose-built Rental <sup>6</sup>		Registered New Homes in Multi-Unit Buildings <sup>4</sup>	
	2023	2022	2023	2022	2023	2022
Jan	1,280	1,575	1,857	1,764	3,137	3,339
Feb	1,603	2,722	1,047	1,209	2,650	3,931
Mar	1,534	3,343	842	2,176	2,376	5,519
Apr	2,303	3,617	1,960	404	4,263	4,021
May		2,497		472		2,969
Jun		3,744		2,252		5,996
Jul		2,184		1,788		3,972
Aug		2,549		986		3,535
Sep		2,027		1,084		3,111
Oct		1,154		363		1,517
Nov		1,062		1,540		2,602
Dec		1,185		508		1,693

**Table 4: Registered New Homes<sup>2</sup> by Regional District, April 2023**

Regional District	Registered New Single Detached Homes <sup>3</sup>		Registered New Homes in Multi-unit Buildings <sup>4</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	8	1.3%	0	0.0%	8	0.2%
Bulkley-Nechako	6	1.0%	16	0.4%	22	0.4%
Capital	34	5.4%	347	8.1%	381	7.8%
Cariboo	14	2.2%	0	0.0%	14	0.3%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	15	2.4%	6	0.1%	21	0.4%
Central Okanagan	26	4.1%	639	15.0%	665	13.6%
Columbia-Shuswap	22	3.5%	0	0.0%	22	0.4%
Comox Valley	14	2.2%	40	0.9%	54	1.1%
Cowichan Valley	22	3.5%	2	0.0%	24	0.5%
East Kootenay	25	4.0%	10	0.2%	35	0.7%
Fraser Valley	60	9.6%	252	5.9%	312	6.4%
Fraser-Fort George	10	1.6%	46	1.1%	56	1.1%
Kitimat-Stikine	4	0.6%	0	0.0%	4	0.1%
Kootenay-Boundary	6	1.0%	0	0.0%	6	0.1%
Metro Vancouver	233	37.1%	2,750	64.5%	2,983	61.0%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	25	4.0%	66	1.5%	91	1.9%
North Okanagan	16	2.5%	2	0.0%	18	0.4%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	28	4.5%	6	0.1%	34	0.7%
Peace River	17	2.7%	2	0.0%	19	0.4%
Powell River	2	0.3%	0	0.0%	2	0.0%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	5	0.8%	58	1.4%	63	1.3%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	11	1.8%	12	0.3%	23	0.5%
Sunshine Coast	11	1.8%	2	0.0%	13	0.3%
Thompson-Nicola	14	2.2%	7	0.2%	21	0.4%
<b>Total</b>	<b>628</b>	<b>100.0%</b>	<b>4,263</b>	<b>100.0%</b>	<b>4,891</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 April 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 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 four 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> Bank of Canada, 2016. New Housing Registrations as a Leading Indicator of the B.C. Economy. Details are available [here](#).

<sup>2</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>3</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>4</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>5</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>6</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>7</sup> Selected cities are the 10 cities that had the highest numbers of registered new homes in the reference month.

<sup>8</sup> The five regional districts with the highest numbers of registered new homes in the reference month.

<sup>9</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>10</sup> Selected cities are the 10 cities that had the highest numbers of registered single detached homes in Metro Vancouver in 2022.

<sup>11</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>12</sup> Building size is measured by number of dwelling units, which is equivalent to new homes.

<sup>13</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