

# NEW HOMES REGISTRY REPORT



## 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 2024, 16,273 new homes were registered<sup>1</sup> in B.C., including 2,097 single detached<sup>2</sup> and 14,176 multi-unit homes<sup>3</sup>.
- So far in 2024, total home registrations<sup>1</sup> are up 12.8% from 2023. Registrations for multi-unit homes<sup>3</sup> increased 15.9%, while registrations for single detached homes<sup>2</sup> decreased 4.6%.
- In April, 6,363 new homes were registered<sup>1</sup> in B.C., a 32.6% increase compared with April 2023.
- Using a 12-month moving average<sup>4</sup>, there were 3,929 new registered homes<sup>1</sup> in April, a 3.4% increase from March for all registered new homes.
- Metro Vancouver accounted for 78.2% of all new homes registered<sup>1</sup> in April. Surrey (1,317), Vancouver (913), and Burnaby (892) were the top three cities in registered new homes this month.
- In April, there were more multi-unit homes than single detached homes in Esquimalt, Colwood, Pemberton, Saanichton, Langford, Chase, Squamish, Coquitlam, Port Moody, Burnaby, White Rock, Surrey, Maple Ridge, Mission, Langley\*, New Westminster, Port Coquitlam, Delta\*, Vancouver, Victoria, Vernon, and Invermere.
- So far in 2024, 5,595 purpose-built rental units<sup>5</sup> were registered in B.C. Compared with the same period in 2023, the number of registered rental units decreased 1.9%.

Figure 1: Registered New Homes<sup>1</sup> by Building Type, 2002–2024 Year-to-Date

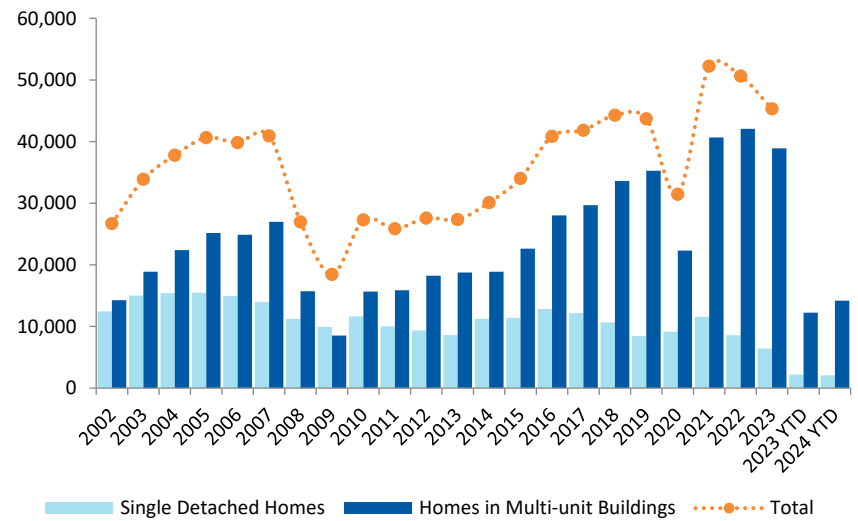
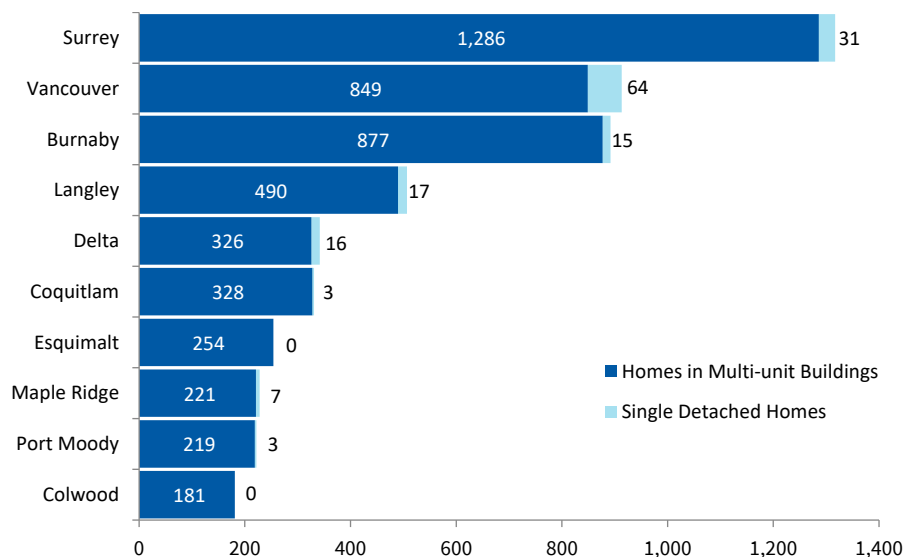
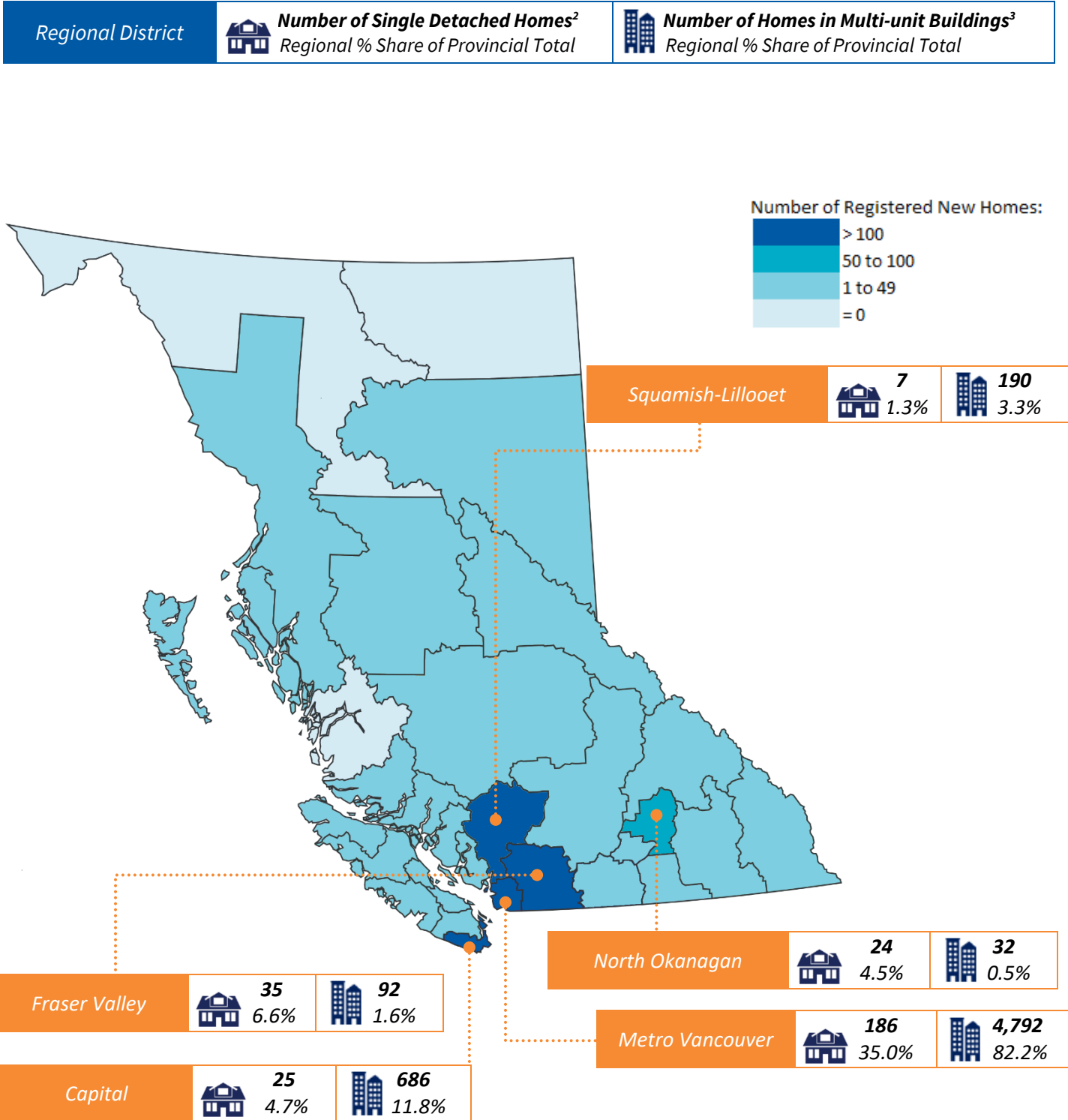


Figure 2: Registered New Homes<sup>1</sup> by Building Type and Selected City<sup>6</sup>, April 2024



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

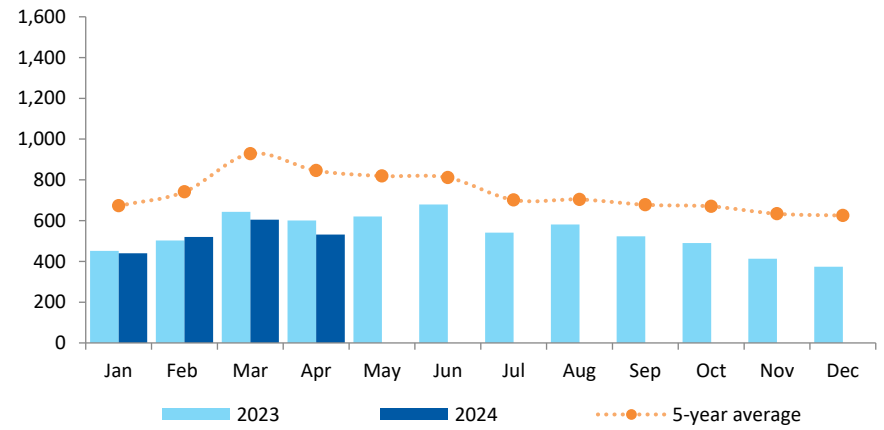
Figure 3: Registered New Homes<sup>1</sup> by Regional District<sup>2</sup>, April 2024



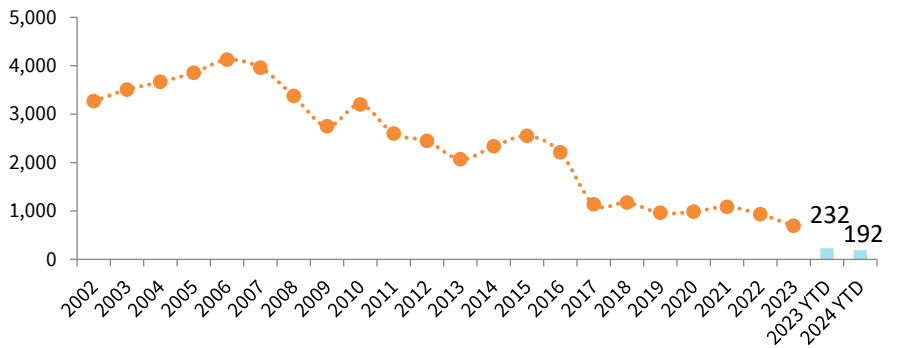
## Single Detached Highlights

- In the first four months of 2024, 2,097 new single detached homes were registered<sup>2</sup> in B.C. Compared with the same period in 2023, single detached registrations decreased 4.6%.
- In April, 532 single detached homes were registered<sup>2</sup>. Compared with April 2023, the number of single detached registrations decreased 11.5%.
- Using a 12-month moving average<sup>4</sup>, there were 527 new single detached registered homes<sup>2</sup> in April, trending at a 1.1% decrease from March.
- Using a 36-month moving average<sup>4</sup>, there were 676 new single detached registered homes<sup>2</sup> in April, which is a 2.8% decrease from March.
- Vancouver (64), Surrey (31), and Kelowna (19) had the largest number of single detached homes registered<sup>2</sup> in April.

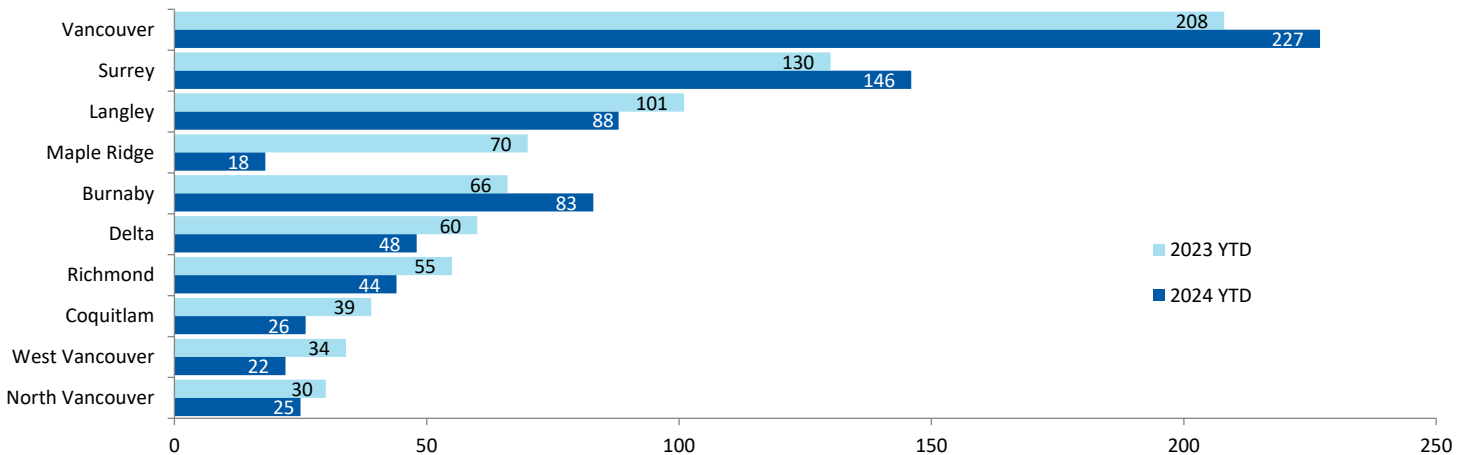
**Figure 4: Registered Single Detached Homes<sup>2</sup>, April 2024**



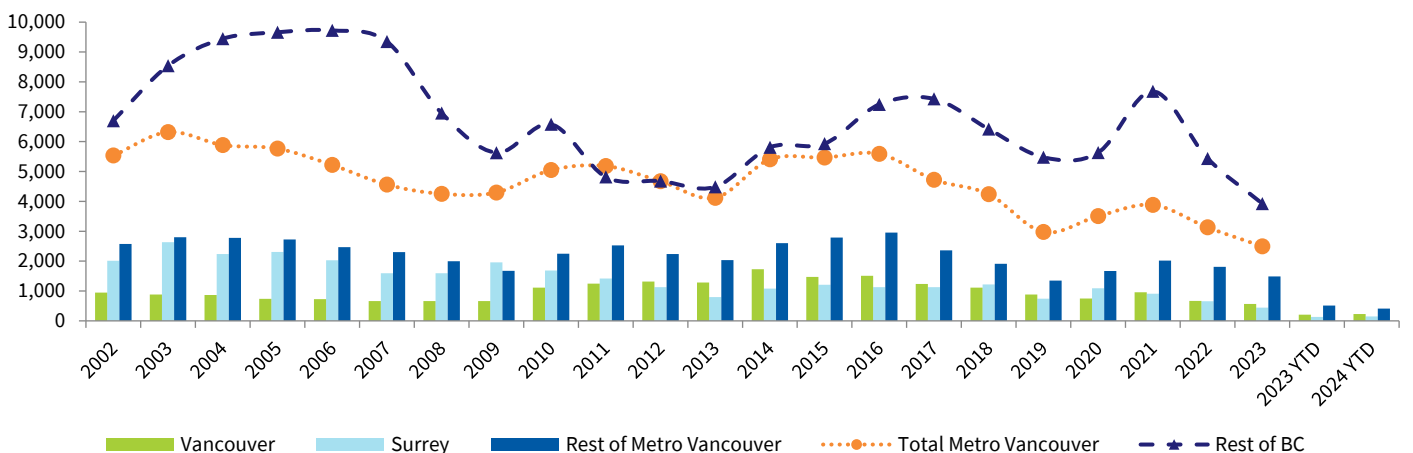
**Figure 5: Registered Owner-built Homes<sup>8</sup>, 2002 -2024 Year-to-Date**



**Figure 6: Registered Single Detached Homes<sup>2</sup> by Selected City<sup>9</sup> in Metro Vancouver, 2023-2024 Year-to-Date**



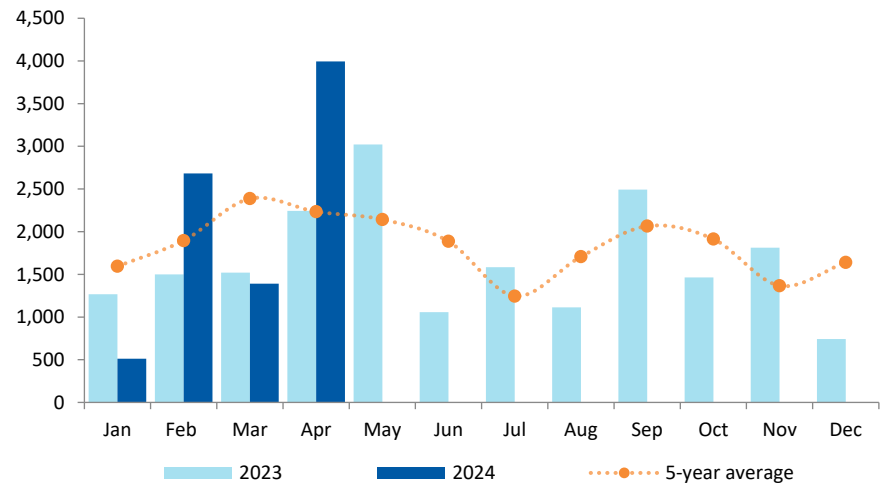
**Figure 7: Registered Single Detached Homes<sup>2</sup> in Metro Vancouver, 2002-2024 Year-to-Date**



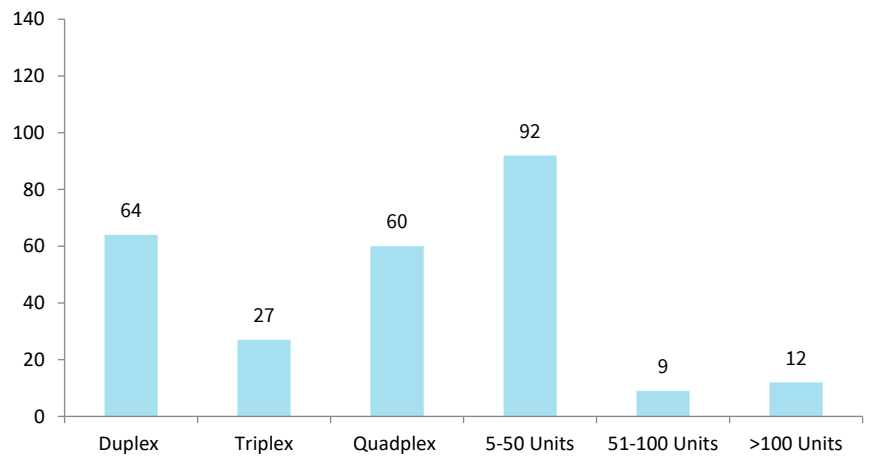
## Enrolled Multi-unit Highlights

- In the first four months of 2024, 8,581 new multi-unit homes were enrolled<sup>10</sup> in B.C. Compared with the same period in 2023, multi-unit enrollments increased 31.4%.
- In April, 3,995 multi-unit homes were enrolled<sup>9</sup>. Compared with April 2023, the number of multi-unit enrollments increased 78.1%.
- Using a 12-month moving average<sup>4</sup>, there were 1,822 new multi-unit enrolled homes<sup>10</sup> in April, trending at an 8.7% increase from March.
- Using a 36-month moving average<sup>4</sup>, there were 2,050 new multi-unit enrolled homes<sup>10</sup> in April, which is a 4.0% increase from March.
- There were 264 new multi-unit buildings enrolled<sup>10</sup> in April. Most of these were buildings of 5 to 50 units (34.8%) and duplexes (24.2%). The largest building of 386 units was proposed to be built in Surrey.
- In April, Surrey (1,209), Langley\* (490), and Vancouver (346) had the largest number of multi-unit enrolled homes<sup>10</sup> in B.C.

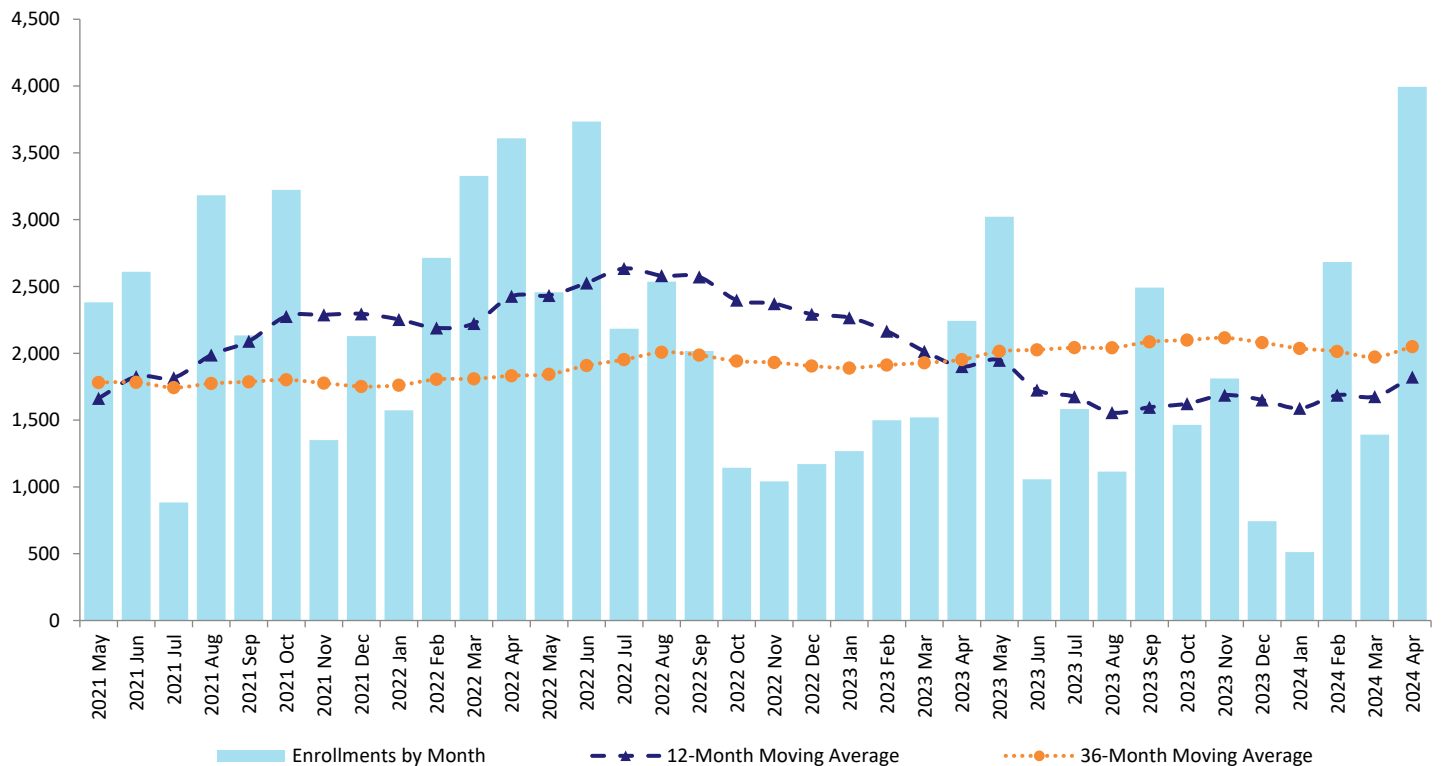
**Figure 8: Enrolled Homes in Multi-unit Buildings<sup>10</sup>, April 2024**



**Figure 9: Enrolled Multi-unit Buildings<sup>10</sup> by Building Size<sup>11</sup>, April 2024**



**Figure 10: Enrolled Homes in Multi-unit Buildings<sup>10</sup> by 12-Month and 36-Month Moving Averages<sup>4</sup>, April 2024**



## Purpose-built Rental Highlights

- In the first four months of 2024, 5,595 purpose-built rental units<sup>5</sup> were registered in B.C. Compared with the same period in 2023, the number of registered rental units decreased 1.9%.
- So far in 2024, rental units<sup>5</sup> represented 39.5% of all multi-unit registrations.
- This month 1,836 rental units were registered<sup>11</sup>. Compared with April 2023, the number of rental units registered decreased 6.1%.
- Using a 12-month moving average<sup>4</sup>, there were 1,581 rental units registered<sup>5</sup> in April, trending at a 0.6% decrease from March.
- Using a 36-month moving average<sup>4</sup>, there were 1,355 rental units registered<sup>5</sup> in April, which is a 2.1% increase from March.
- There were 29 rental buildings registered<sup>5</sup> in April. Most of these were buildings of 51 to 100 units (34.5%) and quadplexes (20.7%). The largest building of 641 units was proposed to be built in Burnaby.
- In April, Burnaby (641), Vancouver (503), and Esquimalt (247) had the largest number of rental units registered<sup>5</sup> in B.C.

Figure 11: Purpose-built Rental Units<sup>5</sup>, April 2024

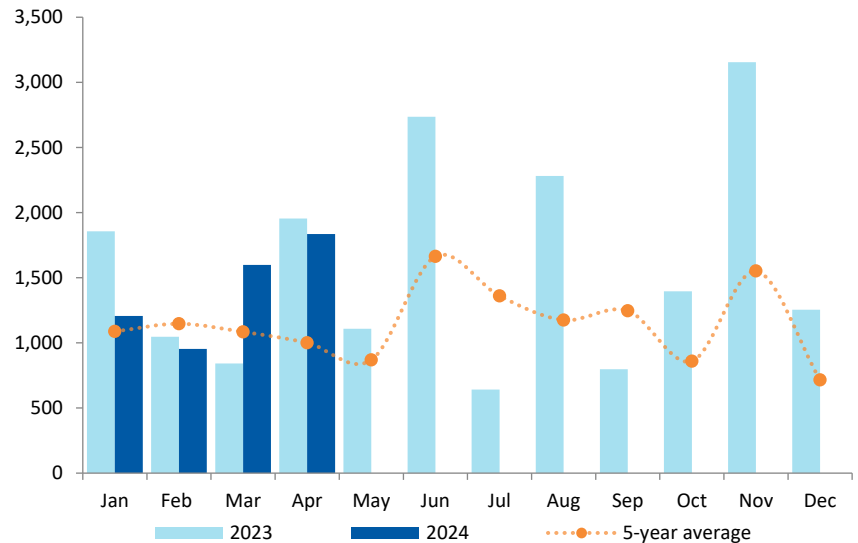


Figure 12: Purpose-built Rental Buildings<sup>5</sup> by Building Size<sup>11</sup>, April 2024

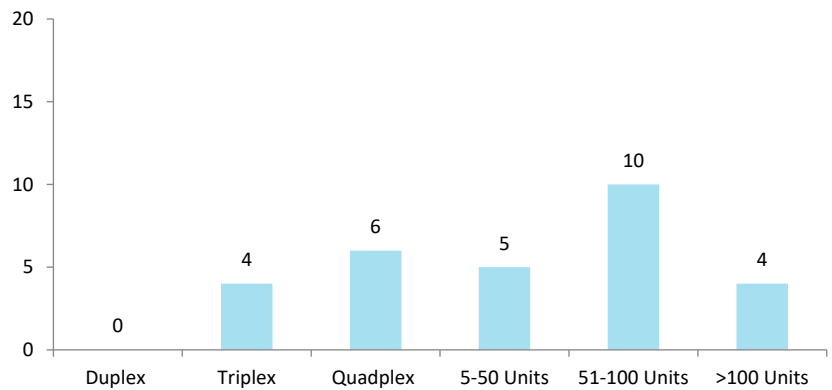
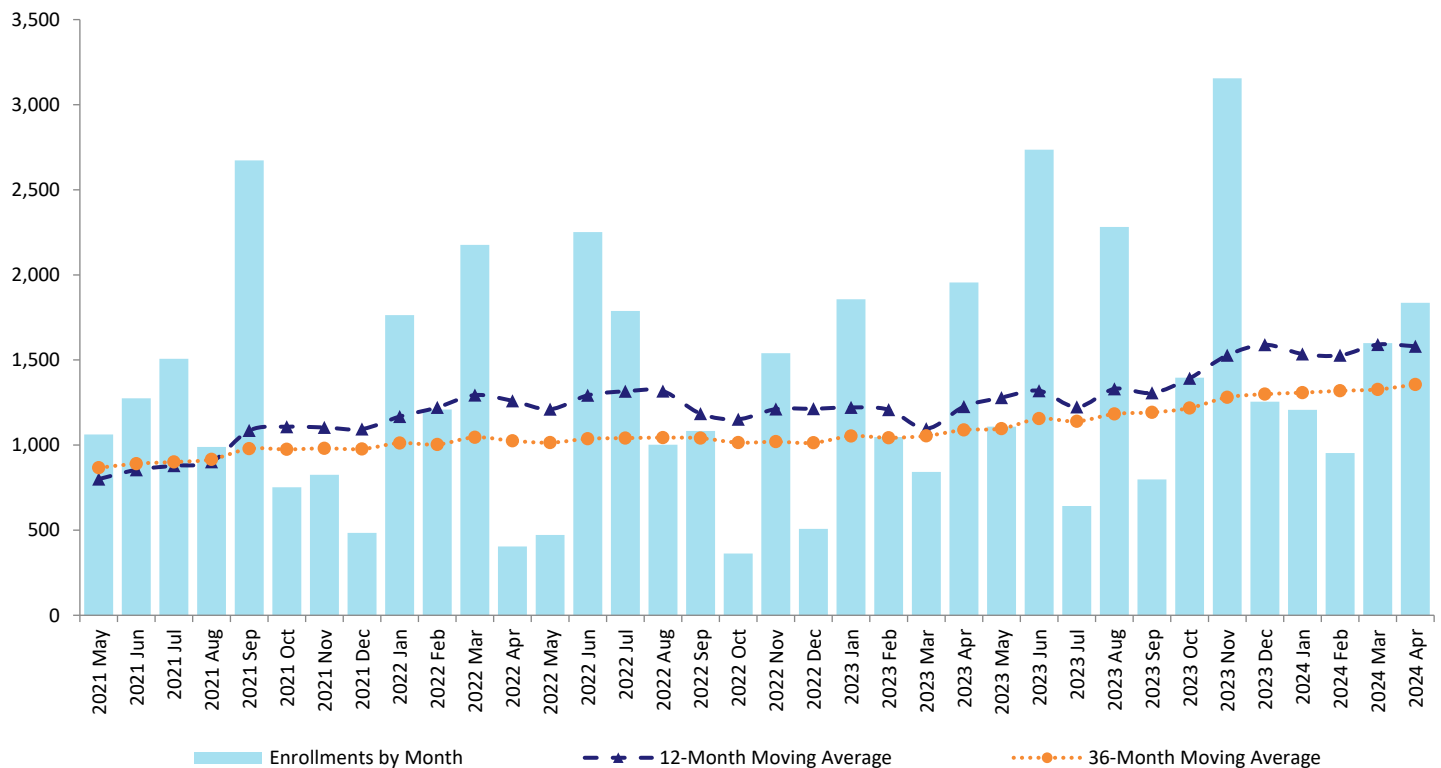


Figure 13: Purpose-built Rental Units<sup>5</sup> by 12-Month and 36-Month Moving Averages<sup>4</sup>, April 2024



## Data Tables

**Table 1: Registered New Homes<sup>1</sup>, 2002 to 2024**

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	2,541
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	1,712
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	8,886	2,335	15,929	2,962
2015	8,848	2,549	17,899	4,736
2016	10,626	2,211	22,749	5,272
2017	11,019	1,136	20,419	9,272
2018	9,487	1,173	25,926	7,688
2019	7,490	960	22,002	13,252
2020	8,155	984	13,527	8,775
2021	10,482	1,085	27,542	13,134
2022	7,634	932	27,508	14,561
2023	5,728	692	19,818	19,073
2023 YTD	1,967	232	6,531	5,701
2024 YTD	1,905	192	8,581	5,595

**Table 2: Registered New Homes<sup>1</sup>, 2023 to 2024 and 5-year Average, Monthly**

Month	Registered New Single Detached Homes <sup>2</sup>			Registered New Homes in Multi-unit Buildings <sup>3</sup>		
	2024	2023	5-year Average <sup>12</sup>	2024	2023	5-year Average <sup>12</sup>
Jan	440	452	673	1,719	3,125	2,682
Feb	520	503	741	3,636	2,546	3,042
Mar	605	643	928	2,990	2,363	3,472
Apr	532	601	845	5,831	4,198	3,235
May		620	819		4,130	3,012
Jun		679	811		3,793	3,550
Jul		541	701		2,225	2,606
Aug		581	704		3,396	2,882
Sep		523	678		3,290	3,312
Oct		490	670		2,860	2,772
Nov		413	634		4,967	2,919
Dec		374	625		1,998	2,355

**Table 3: Registered New Homes in Multi-unit Buildings<sup>3</sup>, 2023 to 2024, 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>	
	2024	2023	2024	2023	2024	2023
Jan	512	1,268	1,207	1,857	1,719	3,125
Feb	2,683	1,499	953	1,047	3,636	2,546
Mar	1,391	1,521	1,599	842	2,990	2,363
Apr	3,995	2,243	1,836	1,955	5,831	4,198
May		3,022		1,108		4,130
Jun		1,057		2,736		3,793
Jul		1,583		642		2,225
Aug		1,114		2,282		3,396
Sep		2,492		798		3,290
Oct		1,464		1,396		2,860
Nov		1,812		3,155		4,967
Dec		743		1,255		1,998

**Table 4: Registered New Homes<sup>1</sup> by Regional District, April 2024**

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	1	0.2%	0	0.0%	1	0.0%
Capital	25	4.7%	686	11.8%	711	11.2%
Cariboo	10	1.9%	0	0.0%	10	0.2%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	16	3.0%	4	0.1%	20	0.3%
Central Okanagan	44	8.3%	5	0.1%	49	0.8%
Columbia-Shuswap	18	3.4%	0	0.0%	18	0.3%
Comox Valley	21	3.9%	0	0.0%	21	0.3%
Cowichan Valley	25	4.7%	0	0.0%	25	0.4%
East Kootenay	17	3.2%	3	0.1%	20	0.3%
Fraser Valley	35	6.6%	92	1.6%	127	2.0%
Fraser-Fort George	7	1.3%	2	0.0%	9	0.1%
Kitimat-Stikine	2	0.4%	2	0.0%	4	0.1%
Kootenay-Boundary	12	2.3%	2	0.0%	14	0.2%
Metro Vancouver	186	35.0%	4,792	82.2%	4,978	78.2%
Mount Waddington	1	0.2%	0	0.0%	1	0.0%
Nanaimo	32	6.0%	2	0.0%	34	0.5%
North Okanagan	24	4.5%	32	0.5%	56	0.9%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	11	2.1%	0	0.0%	11	0.2%
Peace River	4	0.8%	0	0.0%	4	0.1%
qathet	4	0.8%	0	0.0%	4	0.1%
Skeena-Queen Charlotte	1	0.2%	0	0.0%	1	0.0%
Squamish-Lillooet	7	1.3%	190	3.3%	197	3.1%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	3	0.6%	0	0.0%	3	0.0%
Sunshine Coast	8	1.5%	0	0.0%	8	0.1%
Thompson-Nicola	14	2.6%	19	0.3%	33	0.5%
<b>Total</b>	<b>532</b>	<b>100.0%</b>	<b>5,831</b>	<b>100.0%</b>	<b>6,363</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 2023.

<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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