

NEW HOMES REGISTRY REPORT



Leading Housing Market Indicator for B.C.

Registered new homes data are a leading indicator of housing and economic¹ 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 eleven months of 2021, 49,668 new homes were registered² in B.C., including 11,389 single detached³ and 38,279 multi-unit homes⁴.
- So far in 2021, total home registrations² are up 76.9% from 2020. Registrations for multi-unit homes⁴ increased 94.2%, while registrations for single detached homes increased 36.1%³.
- In November, 2,933 new homes were registered² in B.C., a 3.9% increase compared with November 2020.
- Using a 12-month moving average⁵, there were 4,446 new registered homes² in November, a 0.2% increase from October.
- Metro Vancouver accounted for 55.4% of all new homes registered² in November. Vancouver (673), Coquitlam (508) and Surrey (218) were the top three cities in registered new homes this month.
- In November, there were more multi-unit than single detached homes in Esquimalt, Merritt, Coquitlam, Nanaimo, Abbotsford, Osoyoos, Vancouver, Port Renfrew, West Kelowna, Chilliwack, Surrey and Vernon.
- So far in 2021, 12,448 purpose-built rental units⁶ were registered in B.C. Compared with the same period in 2020, the number of registered rental units increased 52.9%.

Figure 1: Registered New Homes² by Building Type, 2002–2021 Year-to-Date

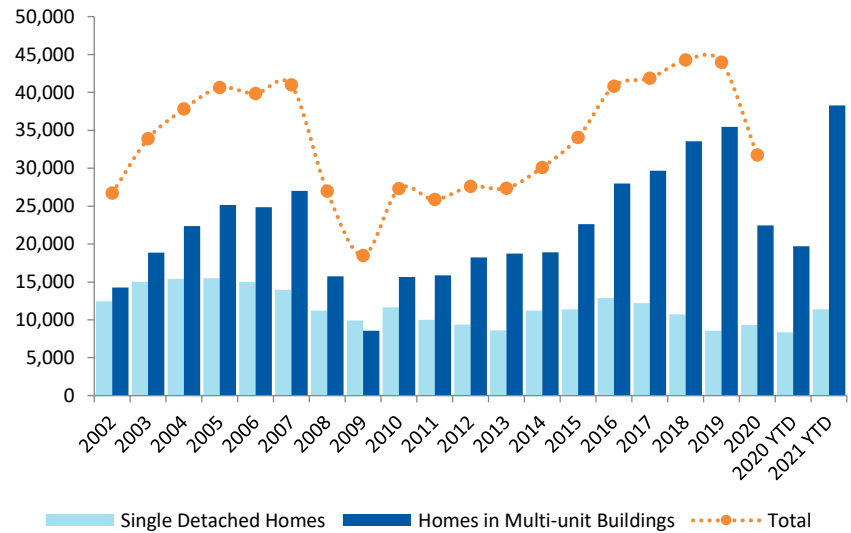
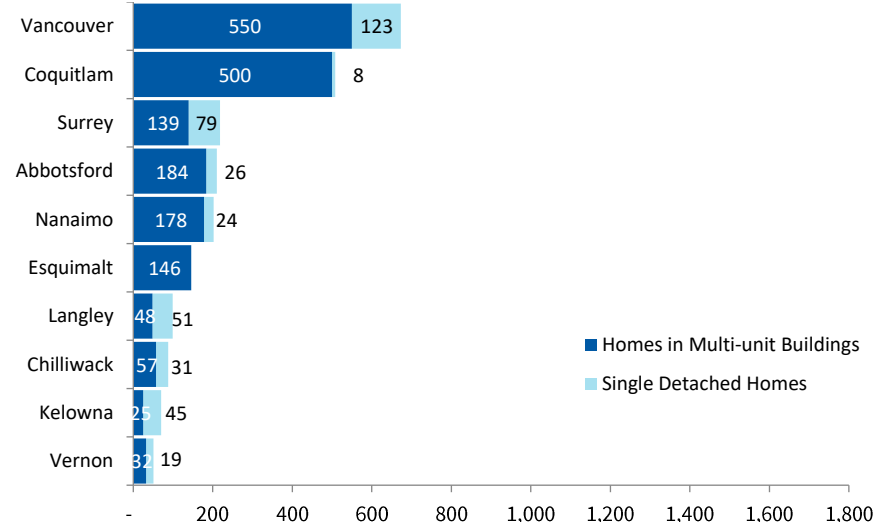
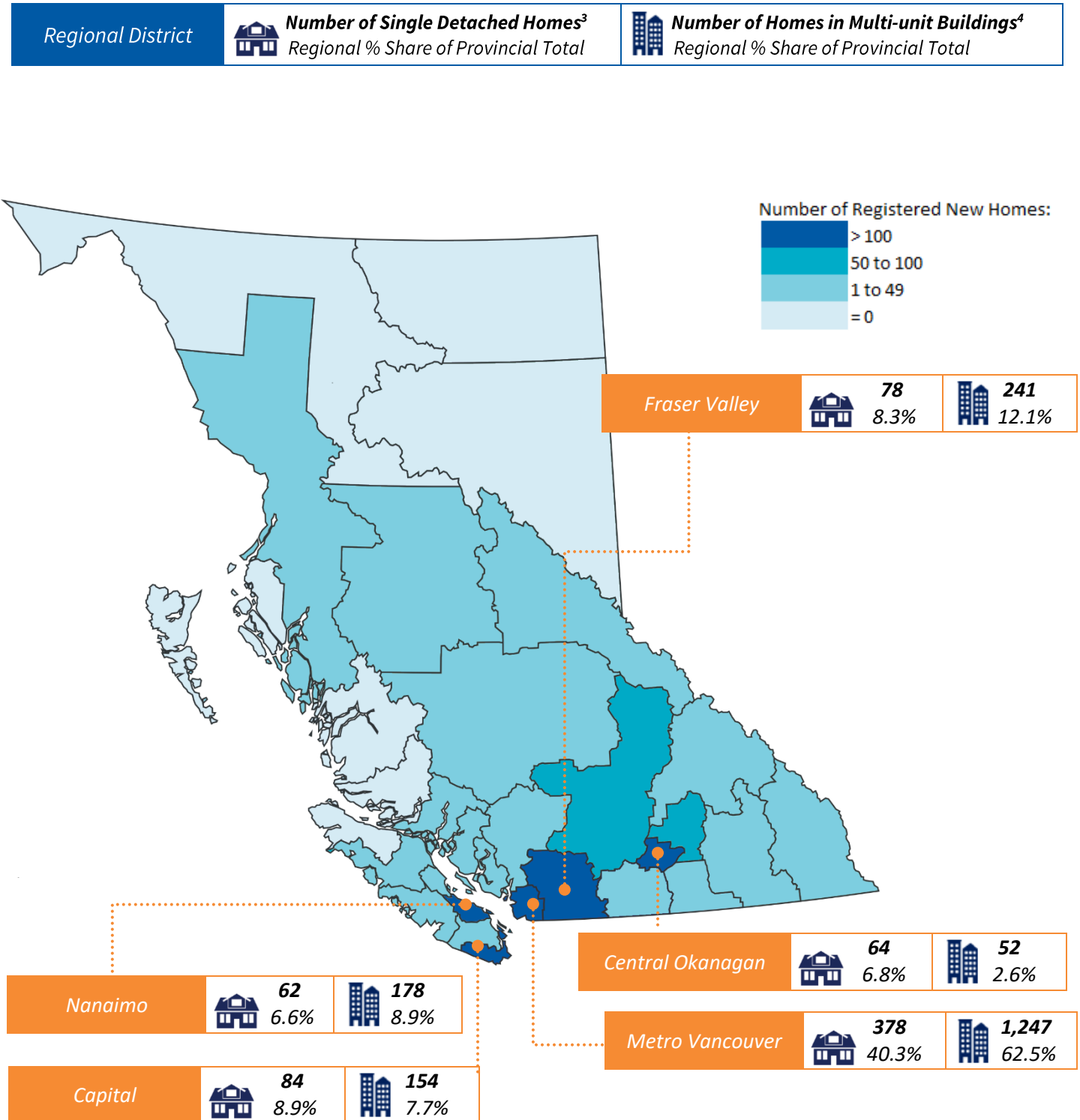


Figure 2: Registered New Homes² by Building Type and Selected City⁷, November 2021



* Langley includes both City and Township of Langley.

Figure 3: Registered New Homes² by Regional District⁸, November 2021



Single Detached Highlights

- In the first eleven months of 2021, 11,389 new single detached homes were registered³ in B.C. Compared with the same period in 2020, single detached registrations increased 36.1%.
- In November, 939 single detached homes were registered³. Compared with November 2020, the number of single detached registrations increased 20.5%.
- Using a 12-month moving average⁵, there were 1,029 new single detached registered homes³ in November, a 1.3% increase from October.
- Using a 36-month moving average⁵, there were 828 new single detached registered homes³ in November, which is a 0.6% increase from October.
- Vancouver (123), Surrey (79) and Langley (51) had the largest number of single detached homes registered³ in November.

Figure 4: Registered Single Detached Homes³, November 2021

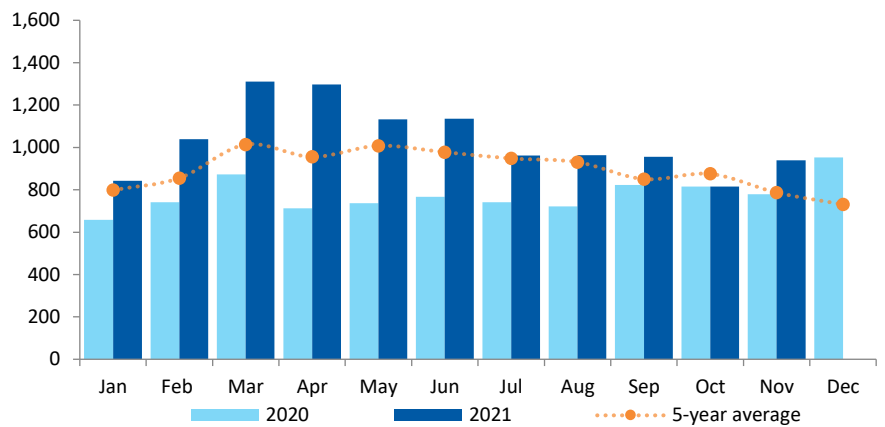


Figure 5: Registered Owner-built Homes⁹, 2002–2021 Year-to-Date

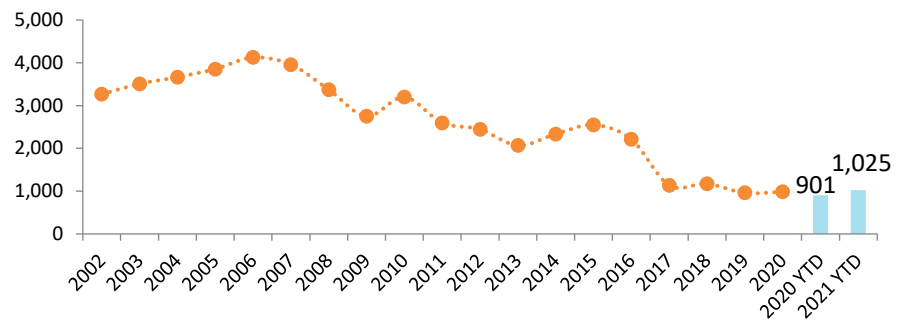


Figure 6: Registered Single Detached Homes³ by Selected City¹⁰ in Metro Vancouver, 2020-2021 Year-to-Date

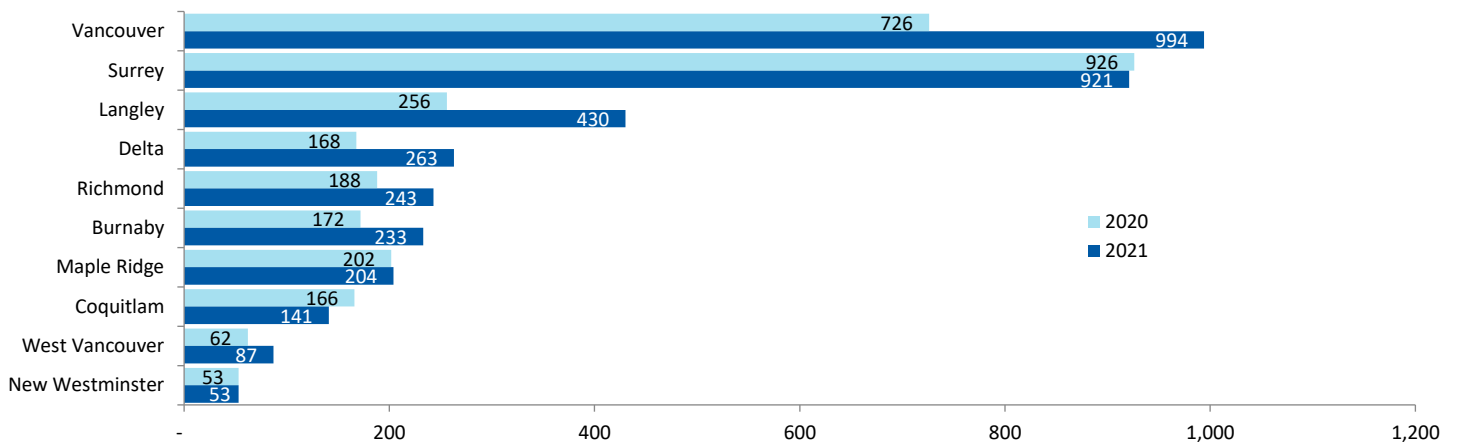
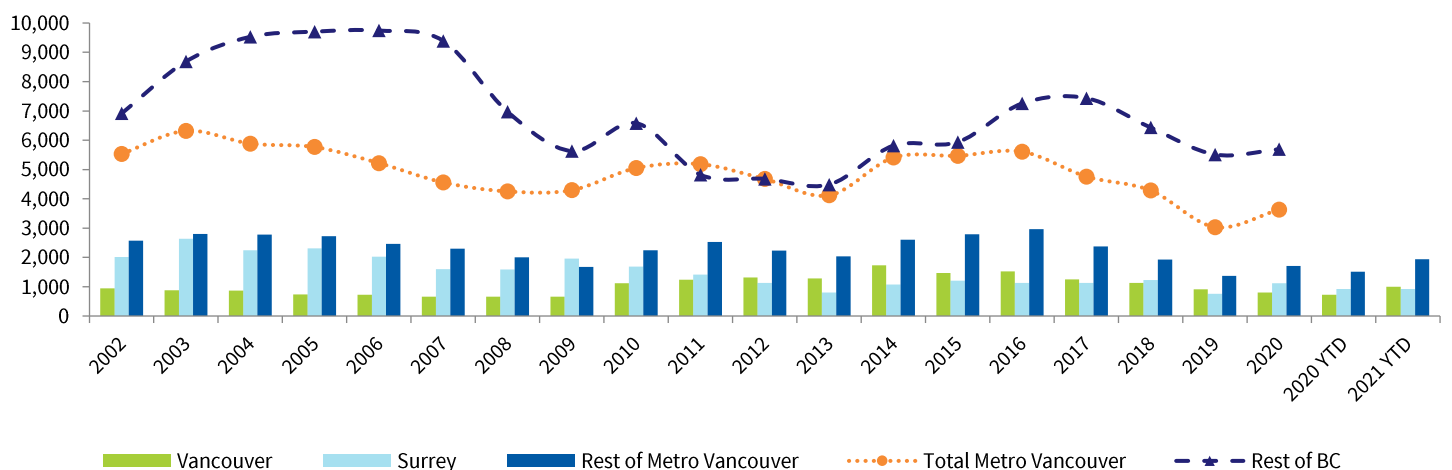


Figure 7: Registered Single Detached Homes³ in Metro Vancouver, 2002–2021 Year-to-Date



Enrolled Multi-unit Highlights

- In the first eleven months of 2021, 25,831 new multi-unit homes were enrolled¹¹ in B.C. Compared with the same period in 2020, multi-unit enrollments increased 123.3%.
- In November, 1,386 multi-unit homes were enrolled¹⁰. Compared with November 2020, the number of multi-unit enrollments increased 14.4%.
- Using a 12-month moving average⁵, there were 2,331 new multi-unit enrolled homes¹¹ in November, trending at a 0.6% increase from October.
- Using a 36-month moving average⁵, there were 1,796 new multi-unit enrolled homes¹¹ in November, which is a 1.3% decrease from October.
- There were 135 new multi-unit buildings enrolled¹¹ in November. Most of these buildings were duplexes (60.7%) and buildings of 5 to 50 units (16.3%). The largest building of 273 units was proposed to be built in Coquitlam.
- In November, Coquitlam (500), Vancouver (432) and Nanaimo (178) had the largest number of multi-unit enrolled homes¹¹ in B.C.

Figure 8: Enrolled Homes in Multi-unit Buildings¹¹, November 2021

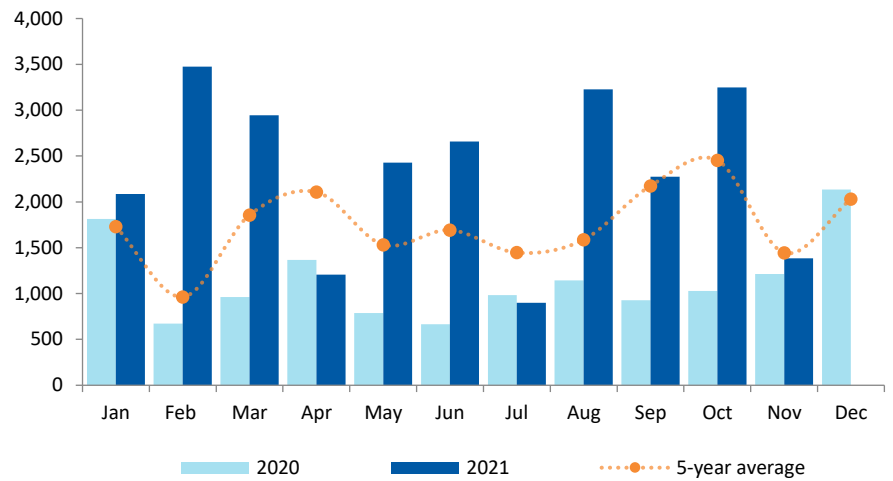


Figure 9: Enrolled Multi-unit Buildings¹¹ by Building Size¹², November 2021

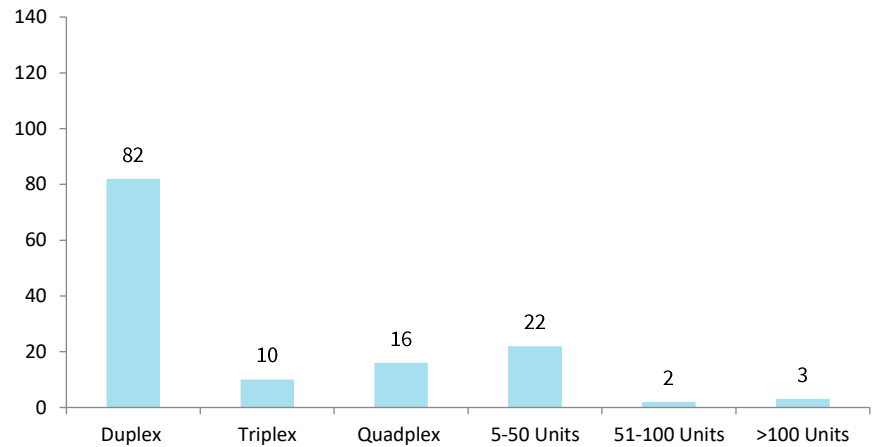
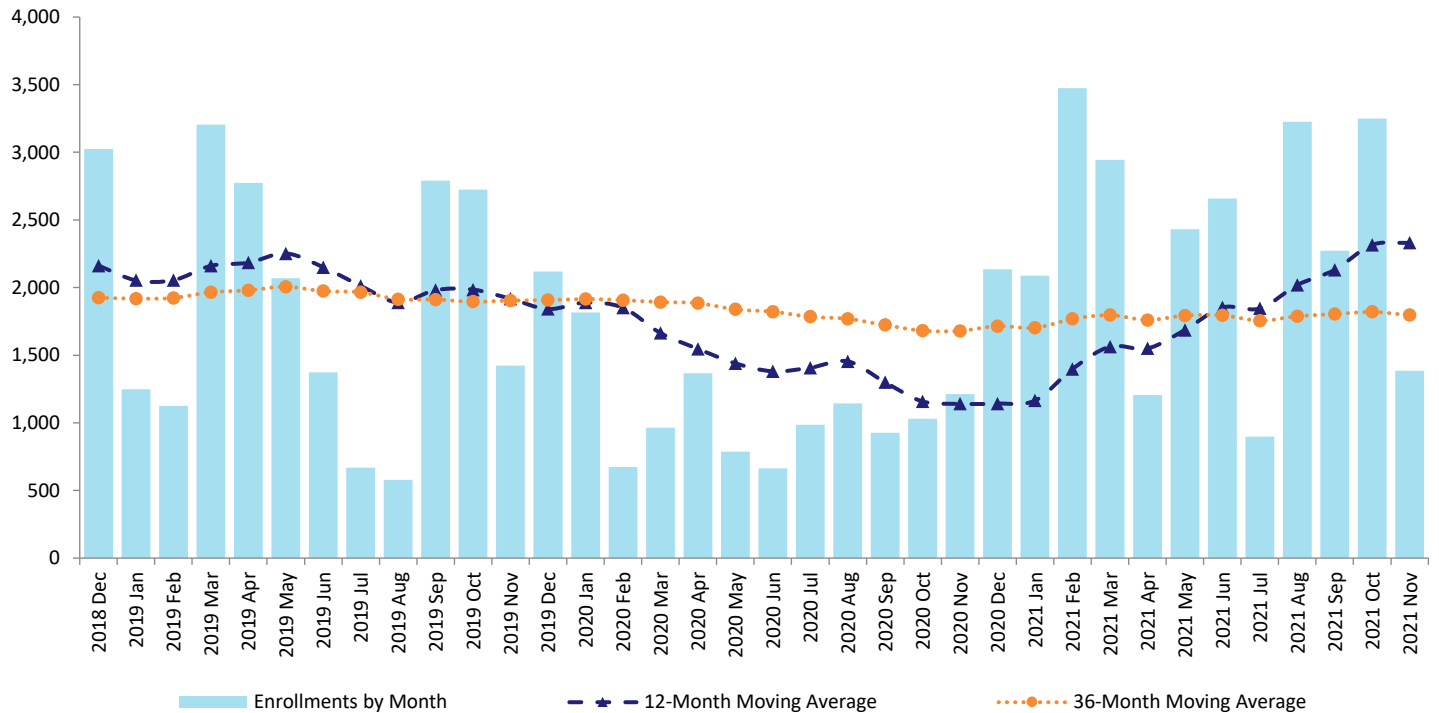


Figure 10: Enrolled Homes in Multi-unit Buildings¹¹ by 12-Month and 36-Month Moving Averages⁵, November 2021



Purpose-built Rental Highlights

- In the first eleven months of 2021, 12,448 purpose-built rental units⁶ were registered in B.C. Compared with the same period in 2020, the number of registered rental units increased 52.9%.
- So far in 2021, rental units⁶ represented 32.5% of all multi-unit registrations.
- In November, 608 rental units were registered¹². Compared with November 2020, the number of rental units registered decreased 26.9%.
- Using a 12-month moving average⁵, there were 1,086 rental units registered⁶ in November, trending at a 1.7% decrease from October.
- Using a 36-month moving average⁵, there were 977 rental units registered⁶ in November, which is unchanged from October.
- There were 9 rental buildings registered⁶ in November. Most of these buildings were buildings of 5 to 50 units (55.6%). The largest building of 174 units was proposed to be built in Abbotsford.
- In November, Abbotsford (184), Esquimalt (137) and Vancouver (118) had the largest number of rental units registered⁶ in B.C.

Figure 11: Purpose-built Rental Units⁶, November 2021

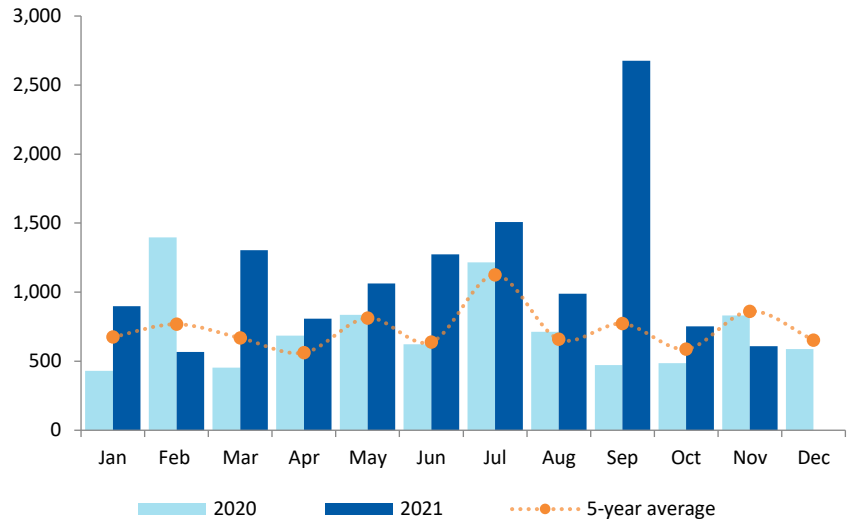


Figure 12: Purpose-built Rental Buildings⁶ by Building Size¹², November 2021

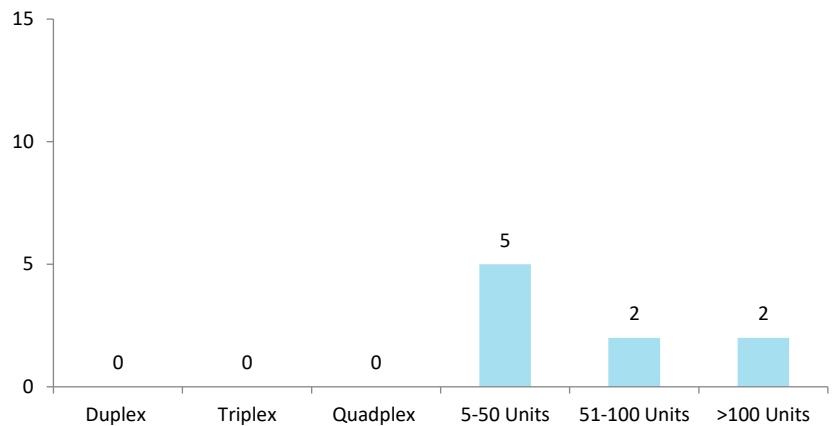
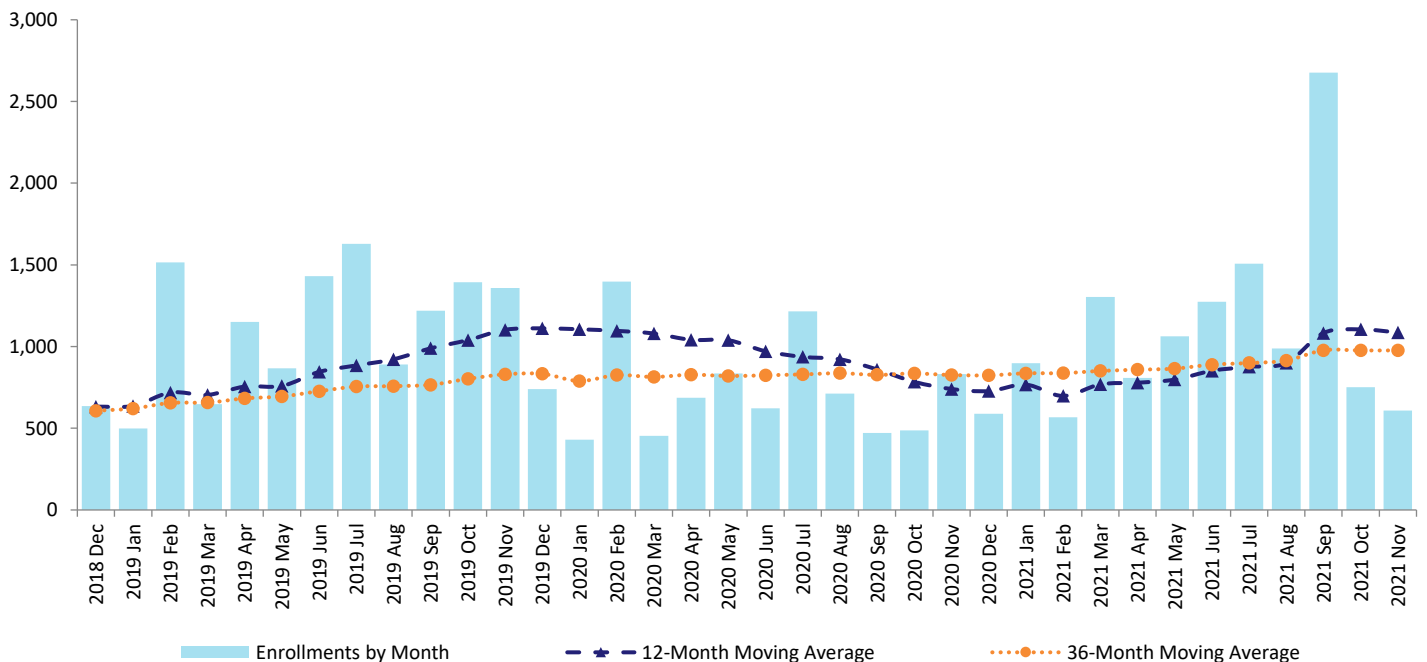


Figure 13: Purpose-built Rental Units⁶ by 12-Month and 36-Month Moving Averages⁵, November 2021



Data Tables

Table 1: Registered New Homes², 2002 to 2021

| Calendar Year | Registered New Single Detached Homes ³ | | Registered New Homes in Multi-unit Buildings ⁴ | |
|---------------|---|---|--|-----------------------------------|
| | Single Detached Homes Enrolled with Home Warranty Insurance | Owner Builder Authorizations ⁹ | Homes in Multi-unit Buildings with Home Warranty Insurance ¹¹ | Purpose-built Rental ⁶ |
| 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 | 6,914 | 2,445 | 16,281 | 1,948 |
| 2013 | 6,537 | 2,067 | 15,803 | 2,951 |
| 2014 | 8,889 | 2,335 | 15,929 | 2,958 |
| 2015 | 8,856 | 2,549 | 17,899 | 4,736 |
| 2016 | 10,649 | 2,212 | 22,749 | 5,217 |
| 2017 | 11,060 | 1,137 | 20,613 | 9,058 |
| 2018 | 9,548 | 1,173 | 25,946 | 7,588 |
| 2019 | 7,587 | 960 | 22,096 | 13,339 |
| 2020 | 8,339 | 984 | 13,704 | 8,732 |
| 2020 YTD | 7,469 | 901 | 11,568 | 8,143 |
| 2021 YTD | 10,364 | 1,025 | 25,831 | 12,448 |

Table 2: Registered New Homes², 2020 to 2021 and 5-year Average, Monthly

| Month | Registered New Single Detached Homes ³ | | | Registered New Homes in Multi-unit Buildings ⁴ | | |
|-------|---|------|------------------------------|---|-------|------------------------------|
| | 2021 | 2020 | 5-year Average ¹³ | 2021 | 2020 | 5-year Average ¹³ |
| Jan | 842 | 658 | 798 | 2,986 | 2,245 | 2,404 |
| Feb | 1,039 | 742 | 855 | 4,042 | 2,071 | 1,731 |
| Mar | 1,310 | 873 | 1,014 | 4,249 | 1,416 | 2,525 |
| Apr | 1,297 | 712 | 955 | 2,014 | 2,053 | 2,670 |
| May | 1,132 | 737 | 1,008 | 3,492 | 1,623 | 2,346 |
| Jun | 1,135 | 767 | 978 | 3,932 | 1,287 | 2,333 |
| Jul | 962 | 742 | 948 | 2,405 | 2,201 | 2,571 |
| Aug | 963 | 722 | 931 | 4,215 | 1,857 | 2,247 |
| Sep | 955 | 823 | 850 | 4,949 | 1,398 | 2,948 |
| Oct | 815 | 815 | 875 | 4,001 | 1,516 | 3,042 |
| Nov | 939 | 779 | 787 | 1,994 | 2,044 | 2,308 |
| Dec | | 953 | 731 | | 2,725 | 2,684 |

Table 3: Registered New Homes in Multi-unit Buildings⁴, 2020 to 2021, Monthly

| Month | Enrolled New Homes in Multi-unit Buildings ¹¹ | | Purpose-built Rental ⁶ | | Registered New Homes in Multi-Unit Buildings ⁴ | |
|-------|--|-------|-----------------------------------|-------|---|-------|
| | 2021 | 2020 | 2021 | 2020 | 2021 | 2020 |
| Jan | 2,087 | 1,815 | 899 | 430 | 2,986 | 2,245 |
| Feb | 3,475 | 674 | 567 | 1,397 | 4,042 | 2,071 |
| Mar | 2,945 | 963 | 1,304 | 453 | 4,249 | 1,416 |
| Apr | 1,205 | 1,367 | 809 | 686 | 2,014 | 2,053 |
| May | 2,430 | 787 | 1,062 | 836 | 3,492 | 1,623 |
| Jun | 2,657 | 664 | 1,275 | 623 | 3,932 | 1,287 |
| Jul | 898 | 985 | 1,507 | 1,216 | 2,405 | 2,201 |
| Aug | 3,226 | 1,145 | 989 | 712 | 4,215 | 1,857 |
| Sep | 2,273 | 926 | 2,676 | 472 | 4,949 | 1,398 |
| Oct | 3,249 | 1,030 | 752 | 486 | 4,001 | 1,516 |
| Nov | 1,386 | 1,212 | 608 | 832 | 1,994 | 2,044 |
| Dec | | 2,136 | | 589 | | 2,725 |

Table 4: Registered New Homes² by Regional District, November 2021

| Regional District | Registered New Single Detached Homes ³ | | Registered New Homes in Multi-unit Buildings ⁴ | | 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 | 11 | 1.2% | 0 | 0.0% | 11 | 0.4% |
| Bulkley-Nechako | 3 | 0.3% | 0 | 0.0% | 3 | 0.1% |
| Capital | 84 | 8.9% | 154 | 7.7% | 238 | 8.1% |
| Cariboo | 6 | 0.6% | 0 | 0.0% | 6 | 0.2% |
| Central Coast | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Central Kootenay | 24 | 2.6% | 2 | 0.1% | 26 | 0.9% |
| Central Okanagan | 64 | 6.8% | 52 | 2.6% | 116 | 4.0% |
| Columbia-Shuswap | 15 | 1.6% | 0 | 0.0% | 15 | 0.5% |
| Comox Valley | 25 | 2.7% | 10 | 0.5% | 35 | 1.2% |
| Cowichan Valley | 19 | 2.0% | 6 | 0.3% | 25 | 0.9% |
| East Kootenay | 28 | 3.0% | 0 | 0.0% | 28 | 1.0% |
| Fraser Valley | 78 | 8.3% | 241 | 12.1% | 319 | 10.9% |
| Fraser-Fort George | 13 | 1.4% | 0 | 0.0% | 13 | 0.4% |
| Kitimat-Stikine | 4 | 0.4% | 0 | 0.0% | 4 | 0.1% |
| Kootenay-Boundary | 9 | 1.0% | 0 | 0.0% | 9 | 0.3% |
| Metro Vancouver | 378 | 40.3% | 1,247 | 62.5% | 1,625 | 55.4% |
| Mount Waddington | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Nanaimo | 62 | 6.6% | 178 | 8.9% | 240 | 8.2% |
| North Okanagan | 23 | 2.4% | 34 | 1.7% | 57 | 1.9% |
| Northern Rockies | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Okanagan-Similkameen | 22 | 2.3% | 19 | 1.0% | 41 | 1.4% |
| Peace River | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Powell River | 11 | 1.2% | 0 | 0.0% | 11 | 0.4% |
| Skeena-Queen Charlotte | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Squamish-Lillooet | 11 | 1.2% | 2 | 0.1% | 13 | 0.4% |
| Stikine | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Strathcona | 7 | 0.7% | 0 | 0.0% | 7 | 0.2% |
| Sunshine Coast | 24 | 2.6% | 4 | 0.2% | 28 | 1.0% |
| Thompson-Nicola | 18 | 1.9% | 45 | 2.3% | 63 | 2.1% |
| Total | 939 | 100.0% | 1,994 | 100.0% | 2,933 | 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 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 Bank of Canada, 2016. New Housing Registrations as a Leading Indicator of the B.C. Economy. Details are available [here](#).
- ² 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.
- ³ Registered new single detached homes includes new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations issued by the Registrar.
- ⁴ 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.
- ⁵ 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.
- ⁶ 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.
- ⁷ Selected cities are the 10 cities that had the highest numbers of registered new homes in the reference month.
- ⁸ The five regional districts with the highest numbers of registered new homes in the reference month.
- ⁹ 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.
- ¹⁰ Selected cities are the 10 cities that had the highest numbers of registered single detached homes in Metro Vancouver in 2019.
- ¹¹ Enrolled new multi-unit homes refers to new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance.
- ¹² Building size is measured by number of dwelling units, which is equivalent to new homes.
- ¹³ In this report, the five year average is the average of the most recently completed five years.

Click [here](#) to view
Monthly New Home Registry Report