

# 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 2021, 53,189 new homes were registered<sup>2</sup> in B.C., including 12,282 single detached<sup>3</sup> and 40,907 multi-unit homes<sup>4</sup>.
- In 2021, total home registrations<sup>2</sup> are up 67.5% from 2020. Registrations for multi-unit homes<sup>4</sup> increased 82.3%, while registrations for single detached homes increased 31.9%<sup>3</sup>.
- In December, 3,576 new homes were registered<sup>2</sup> in B.C., a 2.7% decrease compared with December 2020.
- Using a 12-month moving average<sup>5</sup>, there were 4,432 new registered homes<sup>2</sup> in December, a 0.2% decrease from November.
- Metro Vancouver accounted for 66.4% of all new homes registered<sup>2</sup> in December. Vancouver (721), Surrey (365) and Victoria (341) were the top three cities in registered new homes this month.
- In December, there were more multi-unit than single detached homes in Port Moody, Esquimalt, Powell River, Coquitlam, Burnaby, Pitt Meadows, Victoria, Richmond, West Kelowna, Prince George, Vancouver, Parksville, Kamloops, Duncan, Terrace, Maple Ridge, Surrey, Princeton, Squamish, Penticton, Summerland, Peachland, Delta, Langley\* and Nanaimo.
- In 2021, 12,899 purpose-built rental units<sup>6</sup> were registered in B.C. Compared with the same period in 2020, the number of registered rental units increased 47.7%.

Figure 1: Registered New Homes<sup>2</sup> by Building Type, 2002–2021

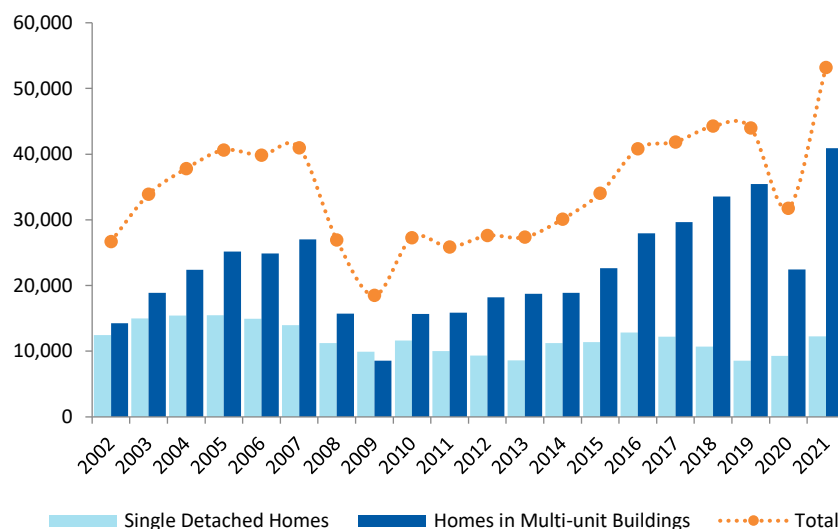
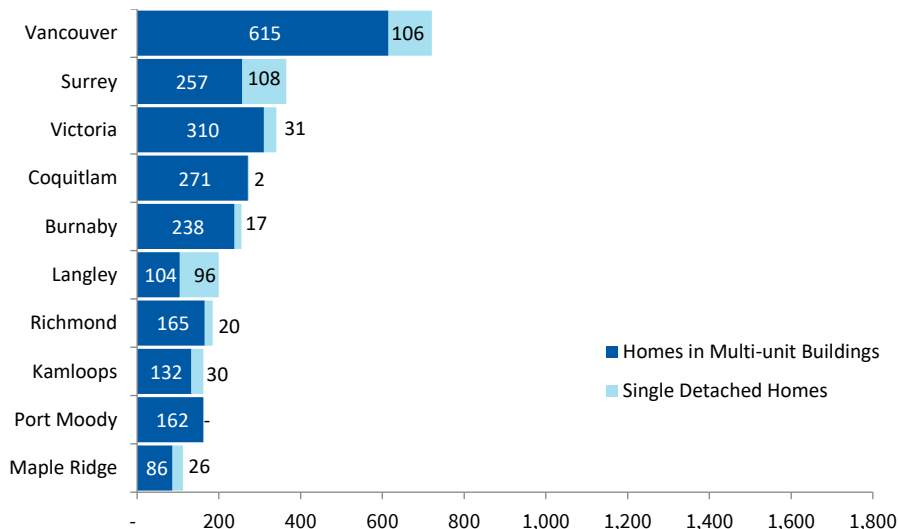
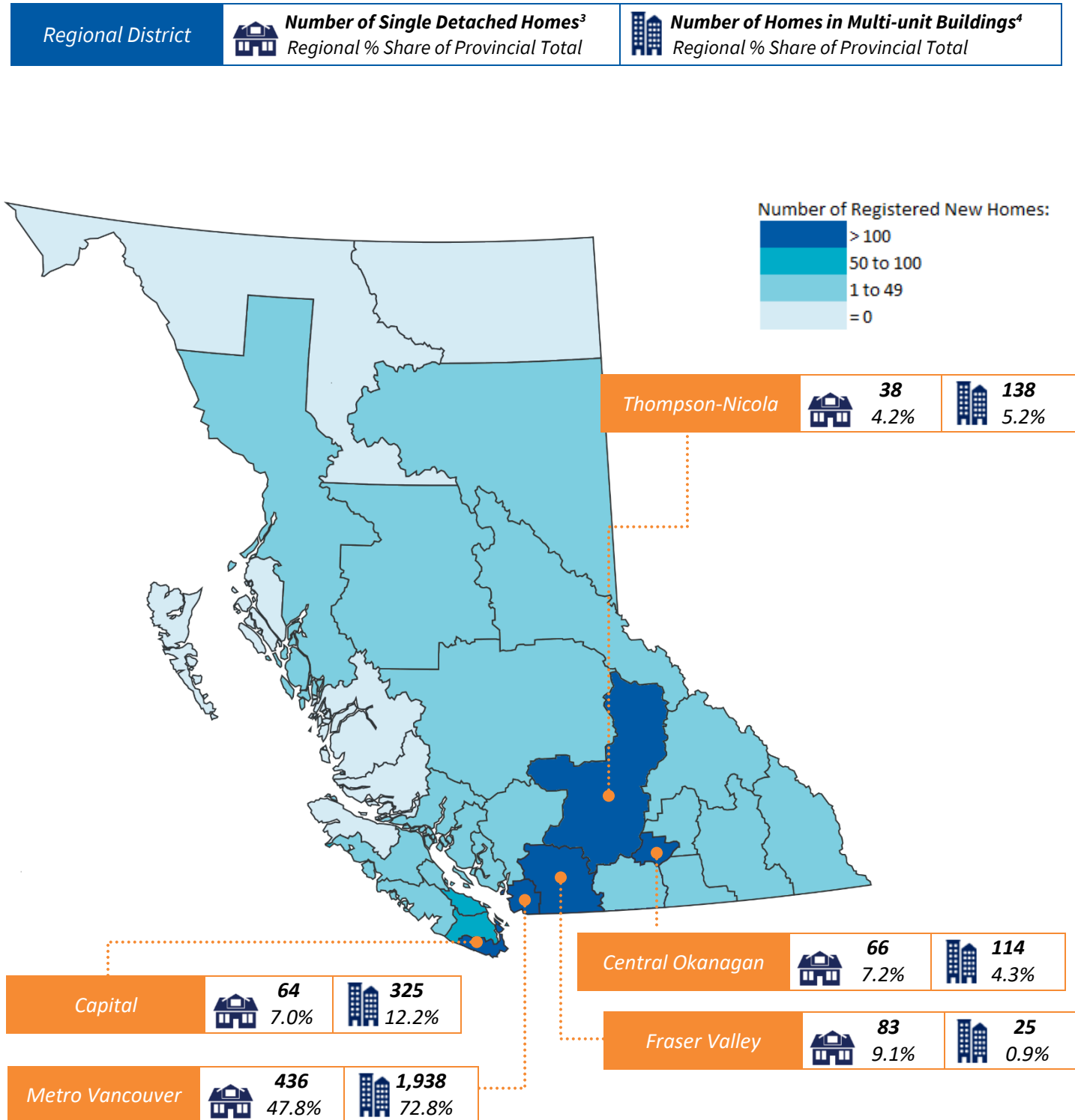


Figure 2: Registered New Homes<sup>2</sup> by Building Type and Selected City<sup>7</sup>, December 2021



\* Langley includes both City and Township of Langley.

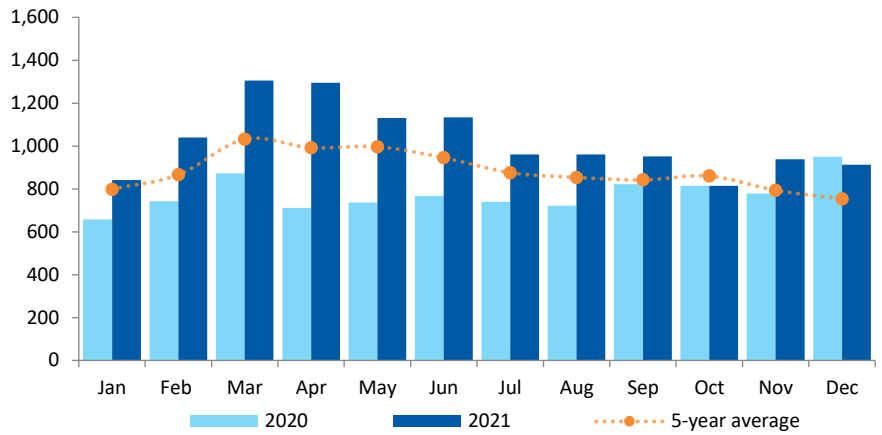
Figure 3: Registered New Homes<sup>2</sup> by Regional District<sup>3</sup>, December 2021



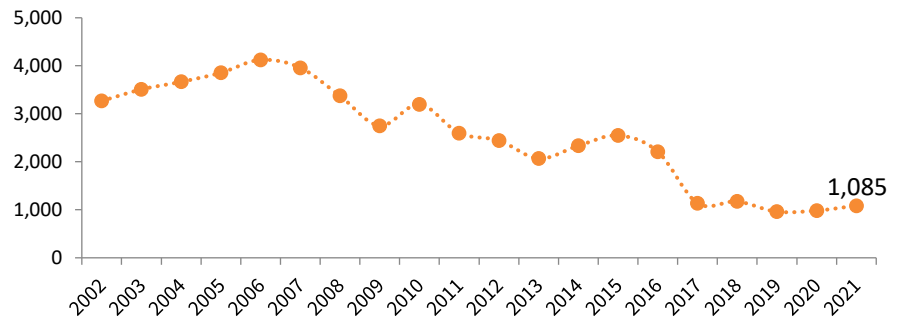
## Single Detached Highlights

- In 2021, 12,282 new single detached homes were registered<sup>3</sup> in B.C. Compared with the same period in 2020, single detached registrations increased 31.9%.
- In December, 913 single detached homes were registered<sup>3</sup>. Compared with December 2020, the number of single detached registrations decreased 3.9%.
- Using a 12-month moving average<sup>5</sup>, there were 1,024 new single detached registered homes<sup>3</sup> in December, a 0.3% decrease from November.
- Using a 36-month moving average<sup>5</sup>, there were 837 new single detached registered homes<sup>3</sup> in December, a 1.2% increase from November.
- Surrey (108), Vancouver (106) and Langley (96) had the largest number of single detached homes registered<sup>3</sup> in December.

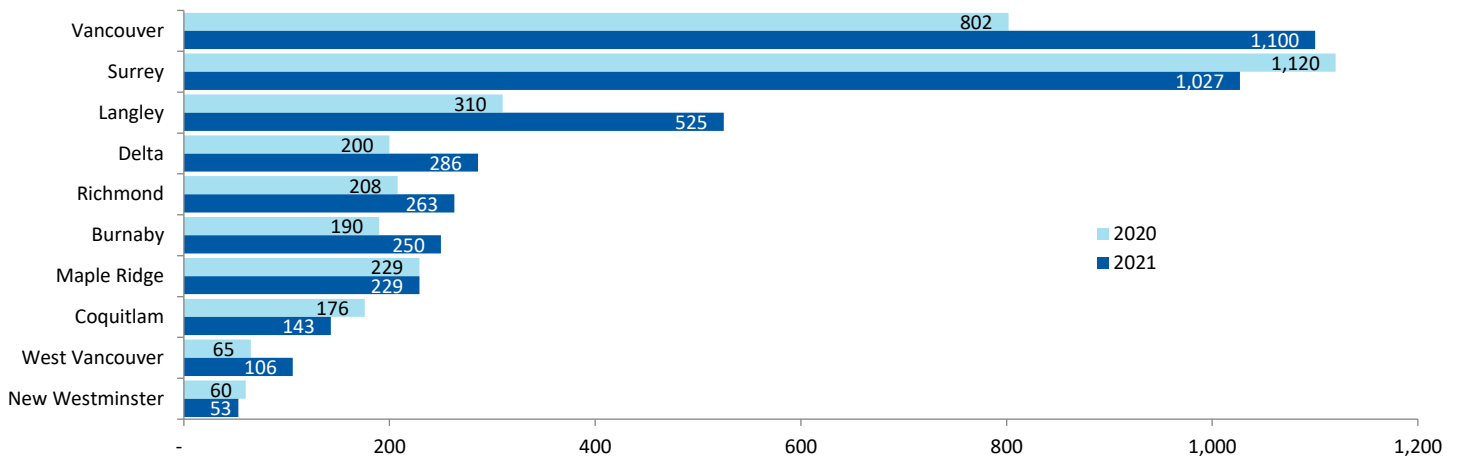
**Figure 4: Registered Single Detached Homes<sup>3</sup>, December 2021**



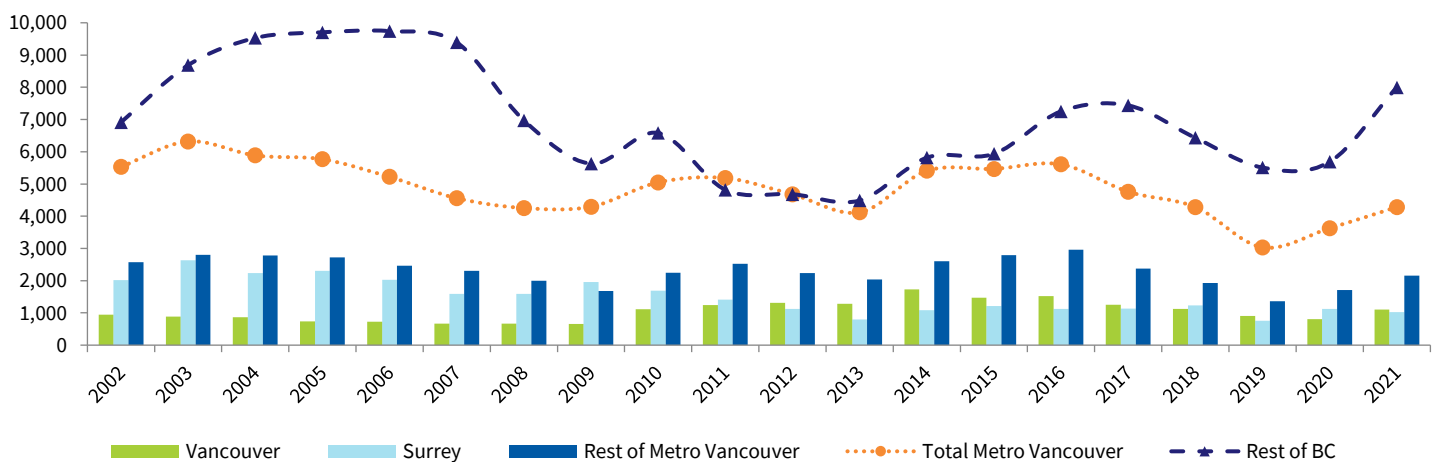
**Figure 5: Registered Owner-built Homes<sup>9</sup>, 2002-2021**



**Figure 6: Registered Single Detached Homes<sup>3</sup> by Selected City<sup>10</sup> in Metro Vancouver, 2020-2021**



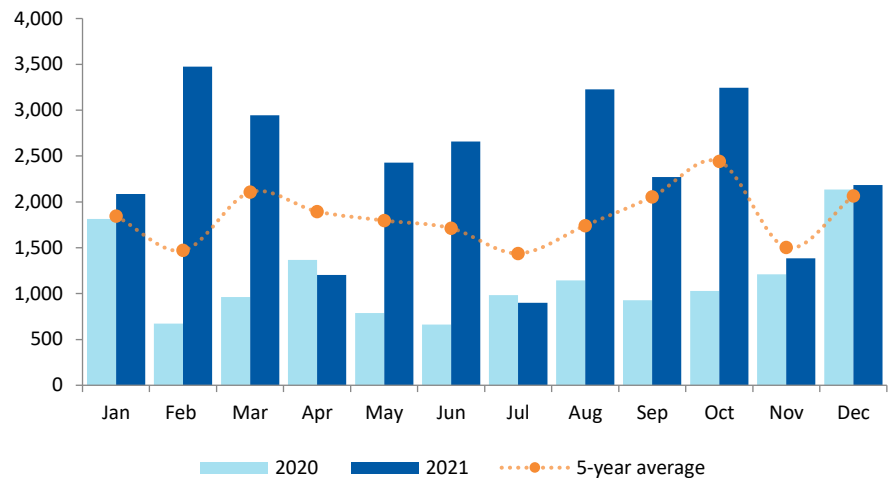
**Figure 7: Registered Single Detached Homes<sup>3</sup> in Metro Vancouver, 2002-2021**



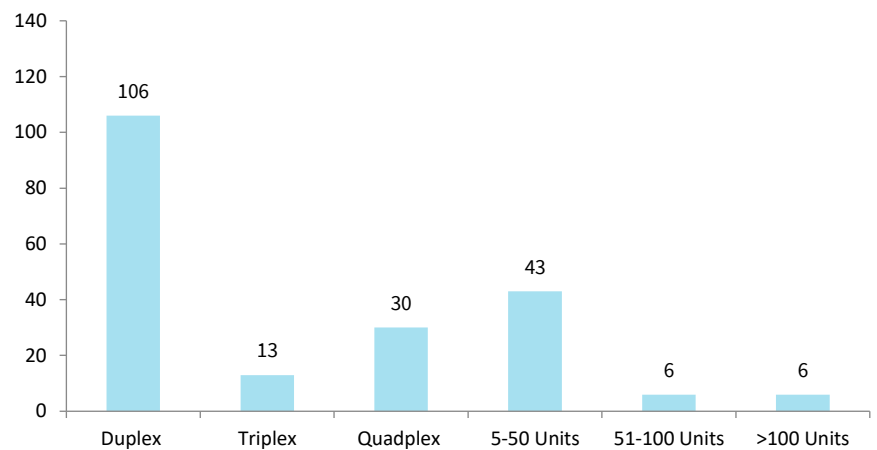
## Enrolled Multi-unit Highlights

- In 2021, 28,008 new multi-unit homes were enrolled<sup>11</sup> in B.C. Compared with the same period in 2020, multi-unit enrollments increased 104.4%.
- In December, 2,183 multi-unit homes were enrolled<sup>10</sup>. Compared with December 2020, the number of multi-unit enrollments increased 2.2%.
- Using a 12-month moving average<sup>5</sup>, there were 2,334 new multi-unit enrolled homes<sup>11</sup> in December, a 0.2% increase from November.
- Using a 36-month moving average<sup>5</sup>, there were 1,722 new multi-unit enrolled homes<sup>11</sup> in December, a 1.3% decrease from November.
- There were 204 new multi-unit buildings enrolled<sup>11</sup> in December. Most of these buildings were duplexes (52.0%) and buildings of 5 to 50 units (21.1%). The largest building of 213 units was proposed to be built in Burnaby.
- In December, Vancouver (603), Surrey (257) and Burnaby (238) had the largest number of multi-unit enrolled homes<sup>11</sup> in B.C.

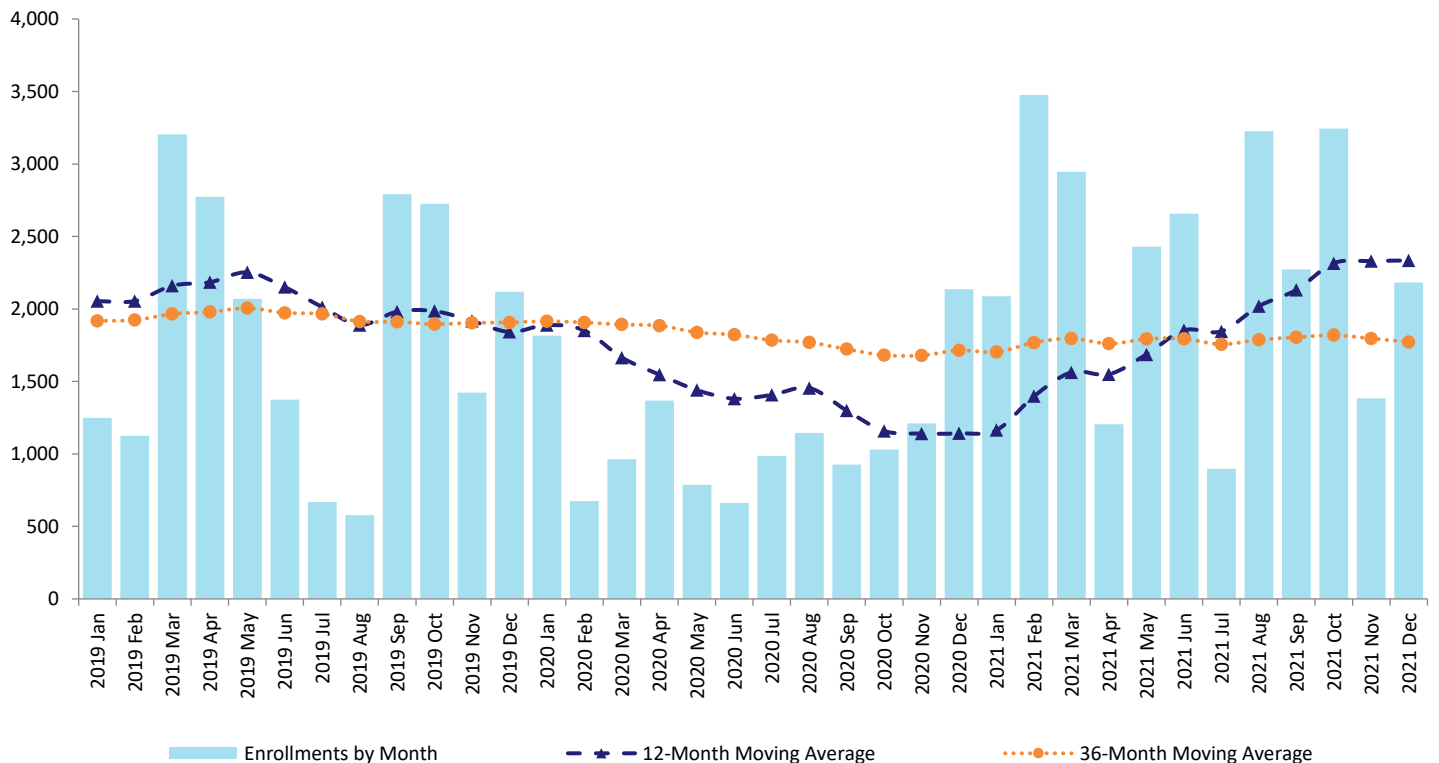
**Figure 8: Enrolled Homes in Multi-unit Buildings<sup>11</sup>, December 2021**



**Figure 9: Enrolled Multi-unit Buildings<sup>11</sup> by Building Size<sup>12</sup>, December 2021**



**Figure 10: Enrolled Homes in Multi-unit Buildings<sup>11</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, December 2021**



## Purpose-built Rental Highlights

- In 2021, 12,899 purpose-built rental units<sup>6</sup> were registered in B.C. Compared with the same period in 2020, the number of registered rental units increased 47.7%.
- In 2021 rental units<sup>6</sup> represented 31.5% of all multi-unit registrations.
- In December, 480 rental units were registered<sup>12</sup>. Compared with December 2020, the number of rental units registered decreased 18.5%.
- Using a 12-month moving average<sup>5</sup>, there were 1,075 rental units registered<sup>6</sup> in December, a 0.8% decrease from November.
- Using a 36-month moving average<sup>5</sup>, there were 971 rental units registered<sup>6</sup> in December, a 0.4% decrease from November.
- There were 12 rental buildings registered<sup>6</sup> in December. Most of these buildings of 51 to 100 units (41.7.0%) and buildings of 5 to 50 units (50.0%). The largest building of 97 units was proposed to be built in Victoria.
- In December, Coquitlam (245), Langley (104) and Victoria (97) had the largest number of rental units registered<sup>6</sup> in B.C.

Figure 11: Purpose-built Rental Units<sup>6</sup>, December 2021

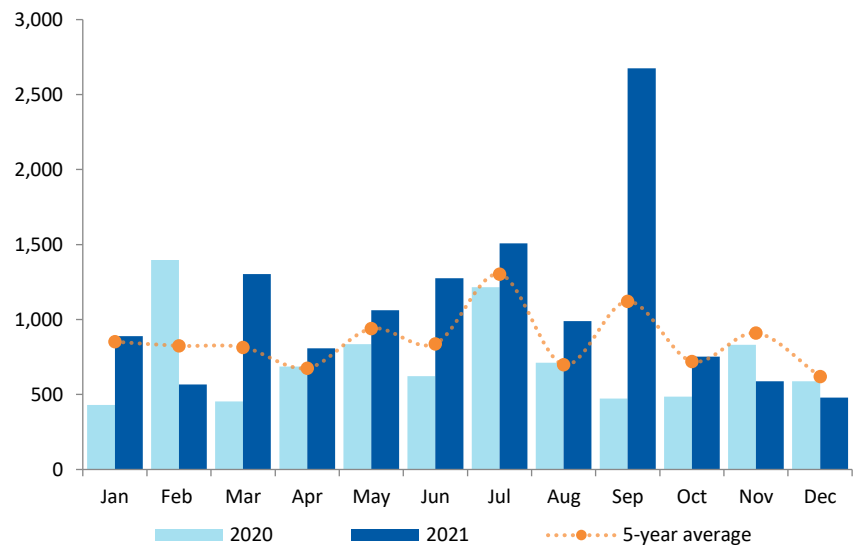


Figure 12: Purpose-built Rental Buildings<sup>6</sup> by Building Size<sup>12</sup>, December 2021

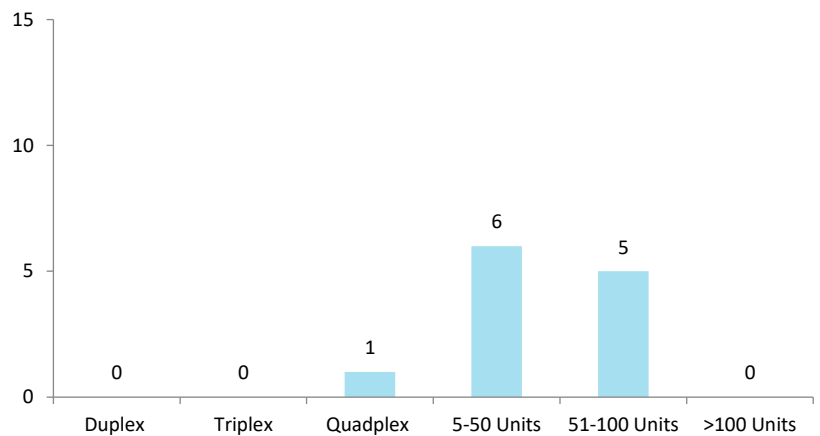
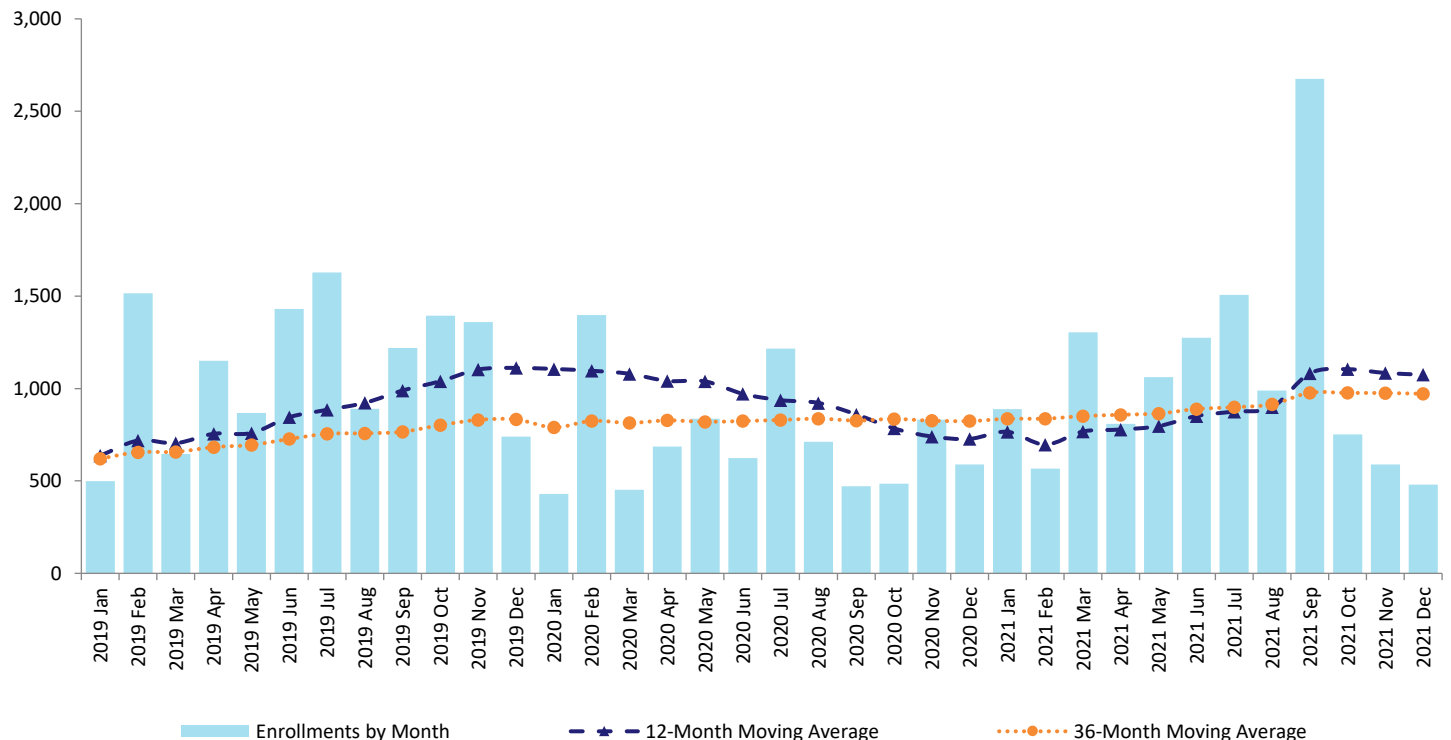


Figure 13: Purpose-built Rental Units<sup>6</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, December 2021



## Data Tables

**Table 1: Registered New Homes<sup>2</sup>, 2002 to 2021**

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	6,914	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	8,854	2,549	17,899	4,736
2016	10,649	2,212	22,749	5,217
2017	11,057	1,137	20,606	9,058
2018	9,542	1,173	25,946	7,588
2019	7,580	960	22,097	13,339
2020	8,331	984	13,702	8,732
2021	11,197	1,085	28,008	12,899

**Table 2: Registered New Homes<sup>2</sup>, 2020 to 2021 and 5-year Average, Monthly**

Month	Registered New Single Detached Homes <sup>3</sup>			Registered New Homes in Multi-unit Buildings <sup>4</sup>		
	2021	2020	5-year Average <sup>13</sup>	2021	2020	5-year Average <sup>13</sup>
Jan	841	658	799	2,976	2,245	2,698
Feb	1,039	742	866	4,042	2,071	2,295
Mar	1,305	873	1,032	4,249	1,416	2,921
Apr	1,295	712	992	2,014	2,053	2,572
May	1,131	737	997	3,492	1,623	2,737
Jun	1,134	767	945	3,932	1,285	2,552
Jul	960	739	876	2,405	2,201	2,742
Aug	961	722	854	4,215	1,857	2,441
Sep	951	822	842	4,949	1,398	3,178
Oct	814	815	860	3,997	1,516	3,162
Nov	938	778	793	1,973	2,044	2,413
Dec	913	950	754	2,663	2,725	2,686

**Table 3: Registered New Homes in Multi-unit Buildings<sup>4</sup>, 2020 to 2021, 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>	
	2021	2020	2021	2020	2021	2020
Jan	2,087	1,815	889	430	2,976	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	662	1,275	623	3,932	1,285
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	3,245	1,030	752	486	3,997	1,516
Nov	1,384	1,212	589	832	1,973	2,044
Dec	2,183	2,136	480	589	2,663	2,725

**Table 4: Registered New Homes<sup>2</sup> by Regional District, December 2021**

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	7	0.8%	0	0.0%	7	0.2%
Bulkley-Nechako	1	0.1%	0	0.0%	1	0.0%
Capital	64	7.0%	325	12.2%	389	10.9%
Cariboo	9	1.0%	0	0.0%	9	0.3%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	10	1.1%	0	0.0%	10	0.3%
Central Okanagan	66	7.2%	114	4.3%	180	5.0%
Columbia-Shuswap	19	2.1%	0	0.0%	19	0.5%
Comox Valley	19	2.1%	0	0.0%	19	0.5%
Cowichan Valley	32	3.5%	23	0.9%	55	1.5%
East Kootenay	17	1.9%	2	0.1%	19	0.5%
Fraser Valley	83	9.1%	25	0.9%	108	3.0%
Fraser-Fort George	3	0.3%	12	0.5%	15	0.4%
Kitimat-Stikine	2	0.2%	7	0.3%	9	0.3%
Kootenay-Boundary	2	0.2%	0	0.0%	2	0.1%
Metro Vancouver	436	47.8%	1,938	72.8%	2,374	66.4%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	45	4.9%	37	1.4%	82	2.3%
North Okanagan	15	1.6%	10	0.4%	25	0.7%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	12	1.3%	12	0.5%	24	0.7%
Peace River	1	0.1%	0	0.0%	1	0.0%
Powell River	0	0.0%	12	0.5%	12	0.3%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	8	0.9%	4	0.2%	12	0.3%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	12	1.3%	4	0.2%	16	0.4%
Sunshine Coast	12	1.3%	0	0.0%	12	0.3%
Thompson-Nicola	38	4.2%	138	5.2%	176	4.9%
<b>Total</b>	<b>913</b>	<b>100.0%</b>	<b>2,663</b>	<b>100.0%</b>	<b>3,576</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 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> 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 2019.

<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.

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