

# 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 eleven months of 2024, 40,799 new homes were registered<sup>1</sup> in B.C., including 5,485 single detached<sup>2</sup> and 35,314 multi-unit homes<sup>3</sup>.
- So far in 2024, total home registrations<sup>1</sup> are down 4.5% from 2023. Registrations for multi-unit homes<sup>3</sup> decreased 4.1%, while registrations for single detached homes<sup>2</sup> decreased 7.3%.
- In November, 3,977 new homes were registered<sup>1</sup> in B.C., a 25.9% decrease compared with November 2023.
- Using a 12-month moving average<sup>4</sup>, there were 3,596 new registered homes<sup>1</sup> in November, a 3.1% decrease from October for all registered new homes.
- Metro Vancouver accounted for 67.9% of all new homes registered<sup>1</sup> in November. Vancouver (1,109), Langley\* (710) and Burnaby (332) were the top three cities in registered new homes this month.
- In November, there were more multi-unit homes than single detached homes in Colwood, Pitt Meadows, Mission, Peachland, Burnaby, Langford, Kamloops, Campbell River, Langley\*, Coquitlam, Parksville, Vancouver, Abbotsford, Kelowna, Nelson, Comox, Powell River, West Kelowna, Courtney, Oliver, Summerland, Surrey, Port Alberni, North Vancouver\*, Fernie, West Vancouver, Victoria and Ladysmith.
- So far in 2024, 15,892 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 11.3%.

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

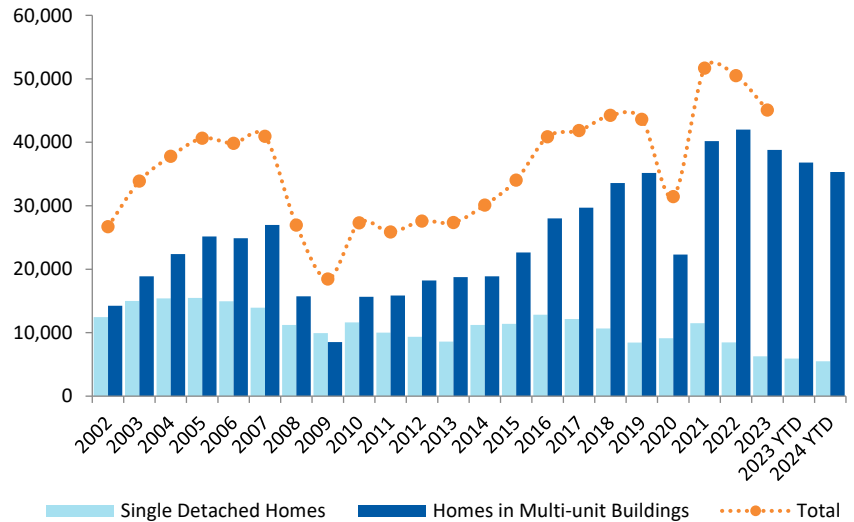
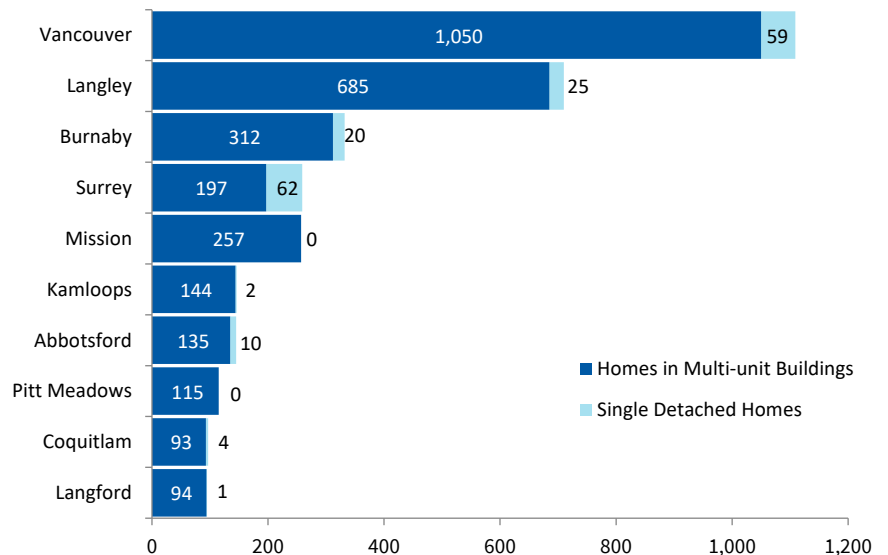
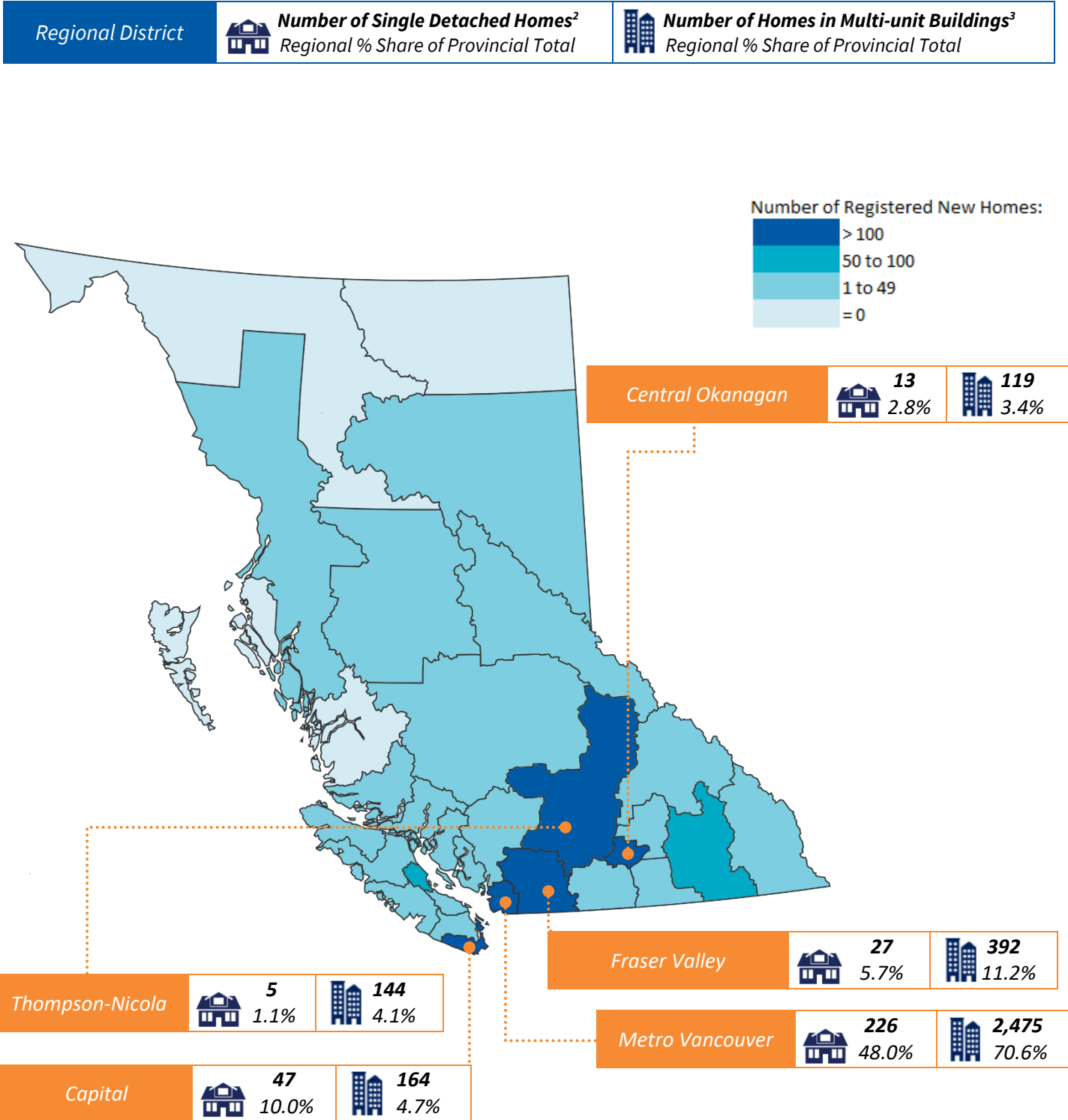


Figure 2: Registered New Homes<sup>1</sup> by Building Type and Selected City<sup>6</sup>, November 2024



\*Langley includes the Township of Langley and City of Langley. North Vancouver includes the City of North Vancouver and the District of North Vancouver.

Figure 3: Registered New Homes<sup>1</sup> by Regional District<sup>7</sup>, November 2024



## Single Detached Highlights

- In the first eleven months of 2024, 5,485 new single detached homes were registered<sup>2</sup> in B.C. Compared with the same period in 2023, single detached registrations decreased 7.3%
- In November, 471 single detached homes were registered<sup>2</sup>. Compared with November 2023, the number of single detached registrations increased 17.8%
- Using a 12-month moving average<sup>4</sup>, there were 487 new single detached registered homes<sup>2</sup> in November, trending at a 1.2% increase from October.
- Using a 36-month moving average<sup>4</sup>, there were 585 new single detached registered homes<sup>2</sup> in November, which is a 1.8% decrease from October.
- Surrey (62), Vancouver (59) and Victoria (35) had the largest number of single detached homes registered<sup>2</sup> in November.

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

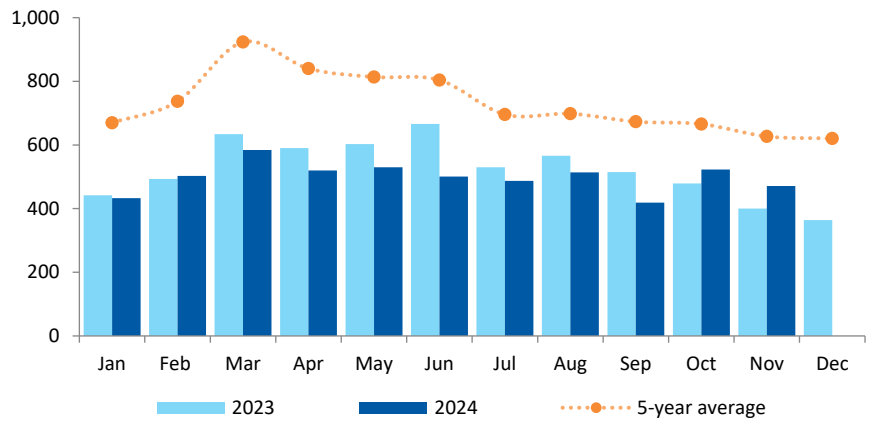


Figure 5: Registered Owner-built Homes<sup>8</sup>, 2002 -2024 Year-to-Date

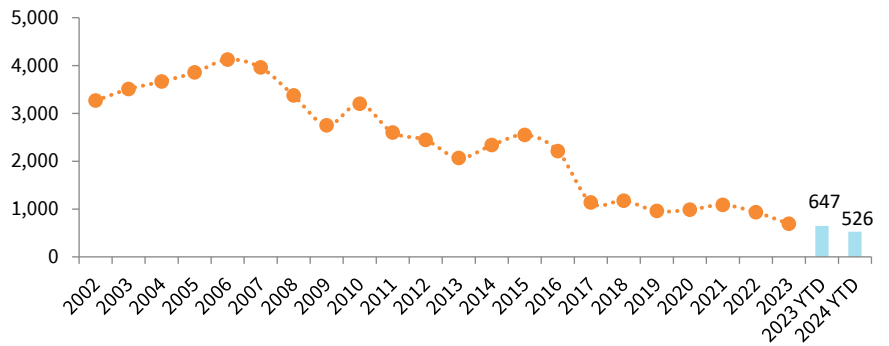


Figure 6: Registered Single Detached Homes<sup>2</sup> by Selected City<sup>9</sup> in Metro Vancouver, 2023-2024 Year-to-Date

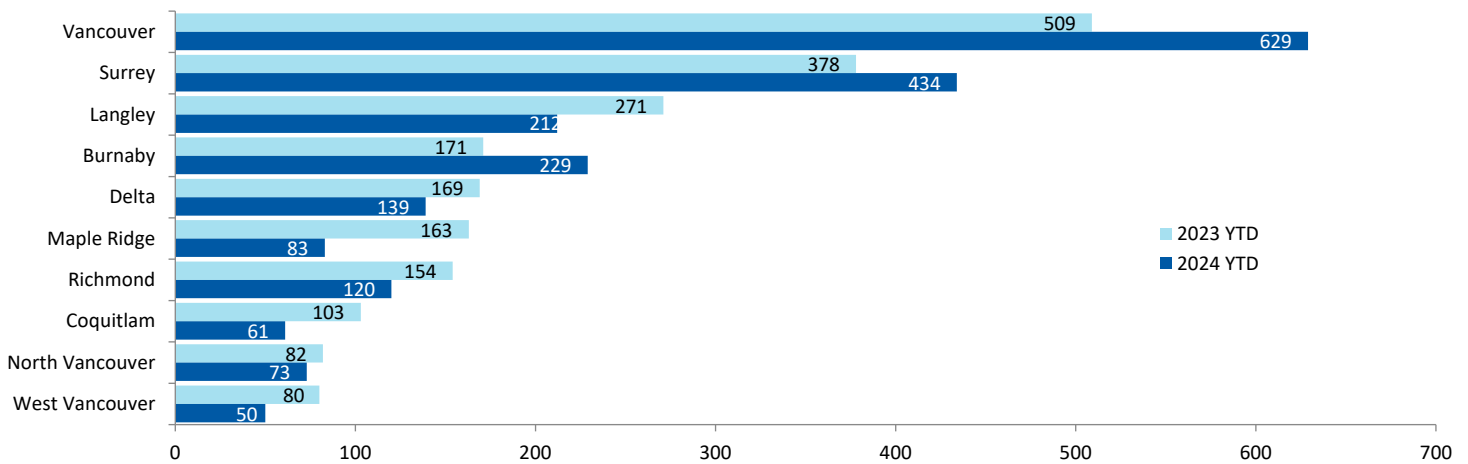
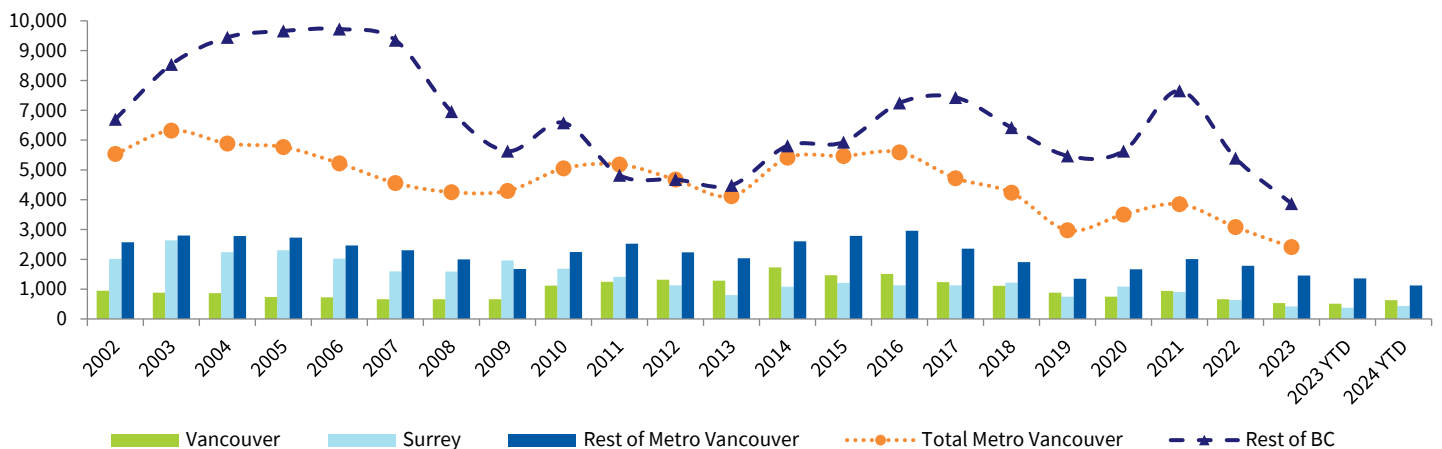


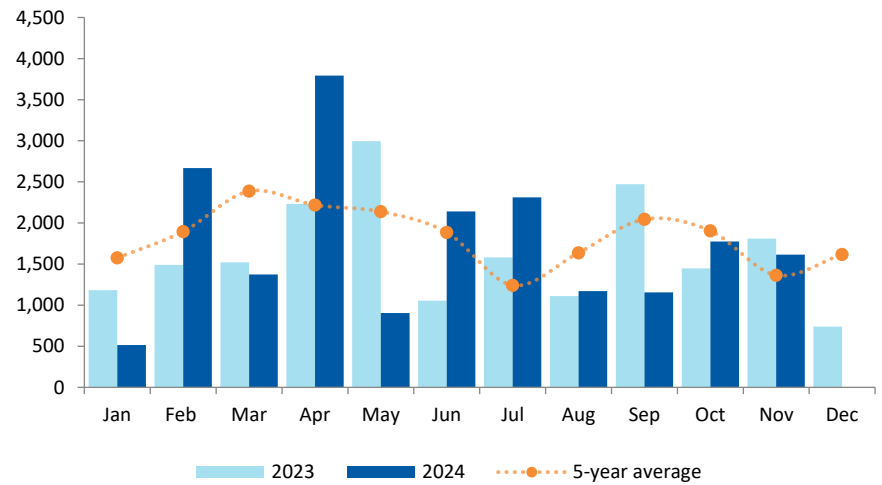
Figure 7: Registered Single Detached Homes<sup>2</sup> in Metro Vancouver, 2002-2024 Year-to-Date



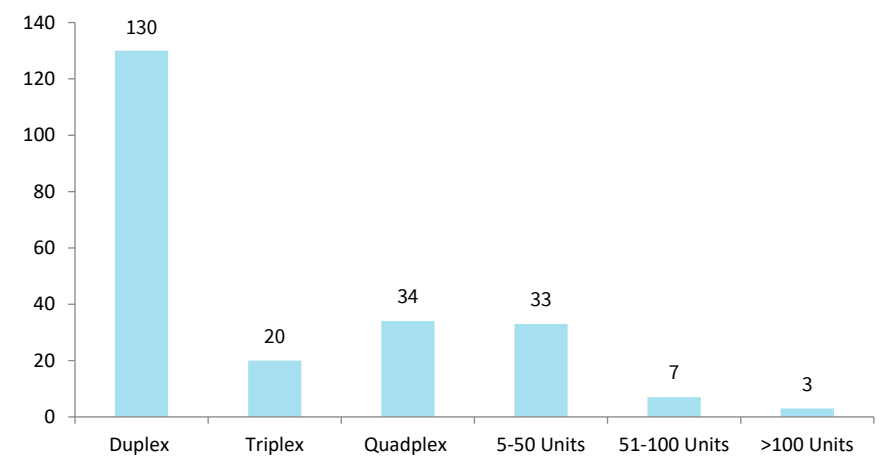
## Enrolled Multi-unit Highlights

- In the first eleven months of 2024, 19,422 new multi-unit homes were enrolled<sup>10</sup> in B.C. Compared with the same period in 2023, multi-unit enrollments increased 2.8%.
- In November, 1,615 multi-unit homes were enrolled<sup>10</sup>. Compared with November 2023, the number of multi-unit enrollments decreased 10.8%.
- Using a 12-month moving average<sup>4</sup>, there were 1,680 new multi-unit enrolled homes<sup>10</sup> in November, trending at a 1.0% decrease from October.
- Using a 36-month moving average<sup>4</sup>, there were 1,903 new multi-unit enrolled homes<sup>10</sup> in November, which is a 0.4% increase from October.
- There were 227 new multi-unit buildings enrolled<sup>10</sup> in November. Most of these were duplexes (57.3%) and quadplexes (15.0%). The largest building of 149 units was proposed to be built in Langley\*.
- In November, Langley\* (685), Vancouver (190) and Kamloops (144) had the largest number of multi-unit enrolled homes<sup>10</sup> in B.C.

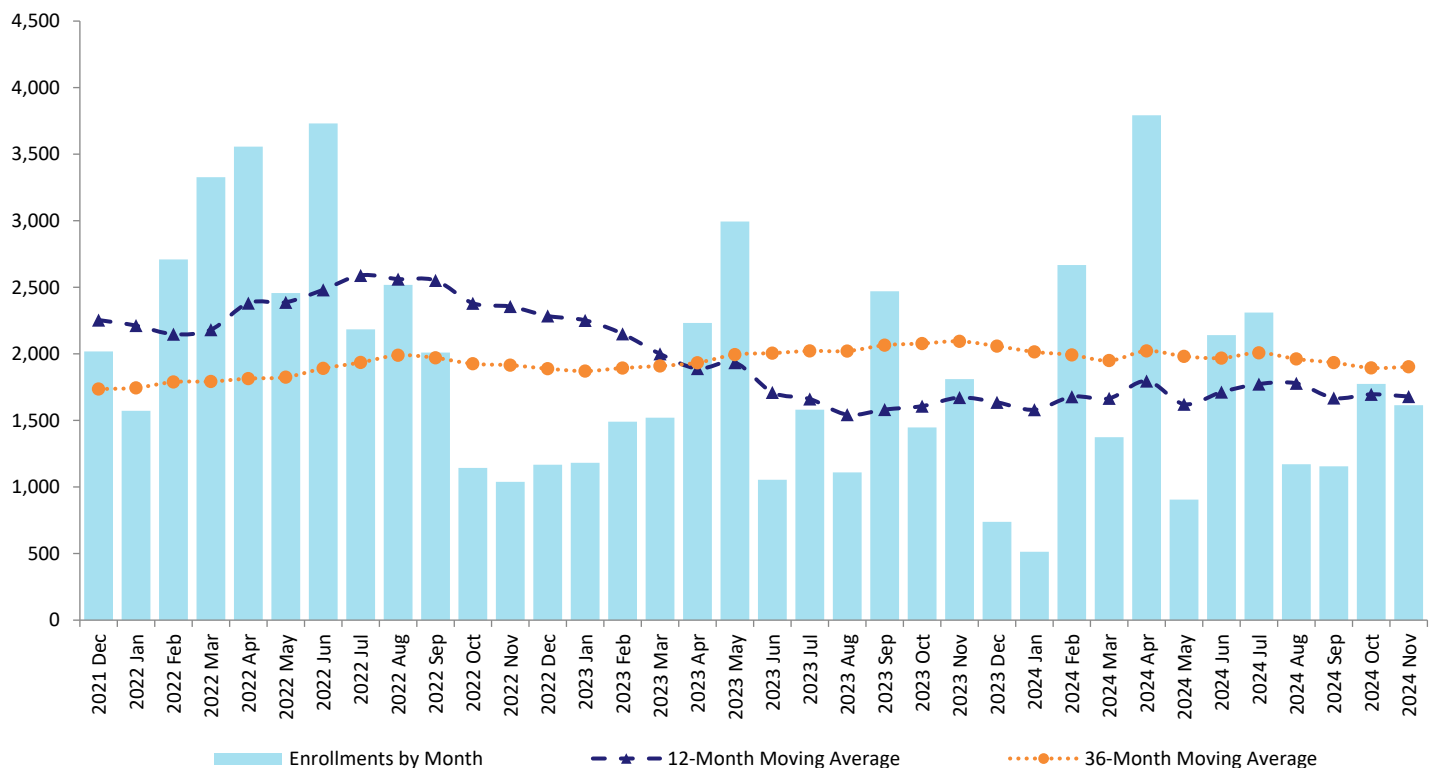
**Figure 8: Enrolled Homes in Multi-unit Buildings<sup>10</sup>, November 2024**



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



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



## Purpose-built Rental Highlights

- In the first eleven months of 2024, 15,892 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 11.3%
- So far in 2024, rental units<sup>5</sup> represented 45.0% of all multi-unit registrations.
- This month 1,891 rental units were registered<sup>11</sup>. Compared with November 2023, the number of rental units registered decreased 40.1%.
- Using a 12-month moving average<sup>4</sup>, there were 1,429 rental units registered<sup>5</sup> in November, trending at a 6.9% decrease from October.
- Using a 36-month moving average<sup>4</sup>, there were 1,393 rental units registered<sup>5</sup> in November, which is a 2.2% increase from October.
- There were 15 rental buildings registered<sup>5</sup> in November. Most of these were buildings of more than 100 units (46.7%) and buildings of 51 to 100 units (26.7%). The largest building of 646 units was proposed to be built in Vancouver.
- In November, Vancouver (860), Burnaby (296) and Mission (243) had the largest number of rental units registered<sup>5</sup> in B.C.

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

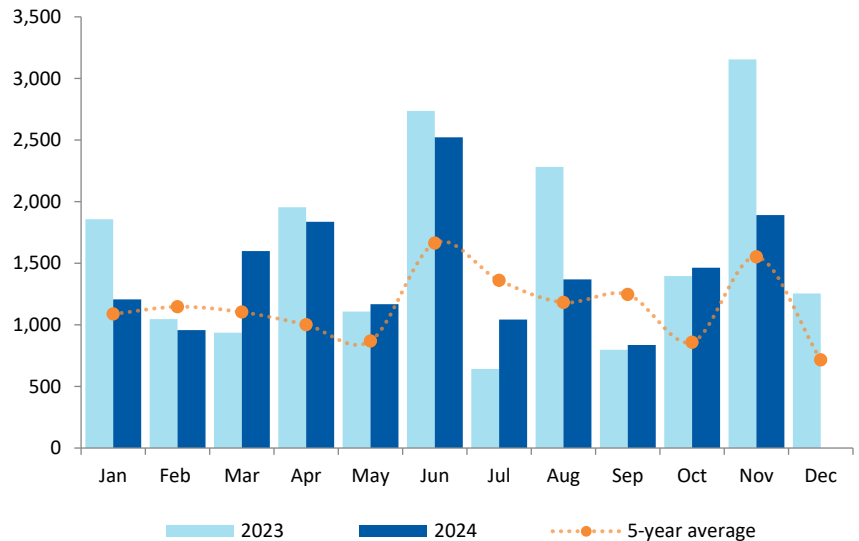


Figure 12: Purpose-built Rental Buildings<sup>5</sup> by Building Size<sup>11</sup>, November 2024

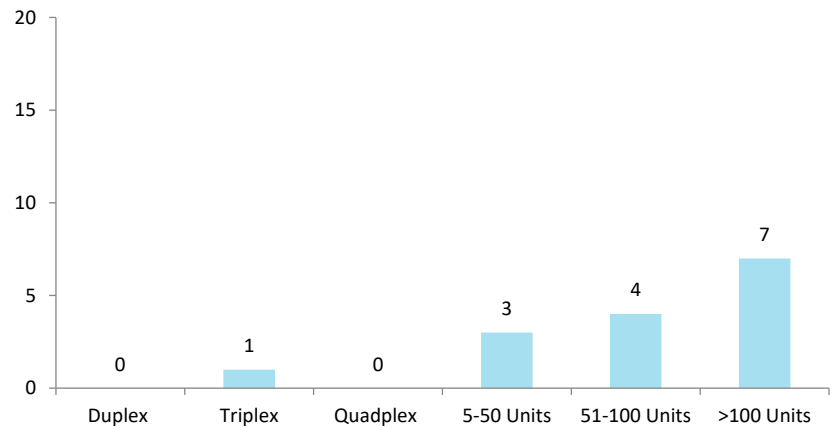
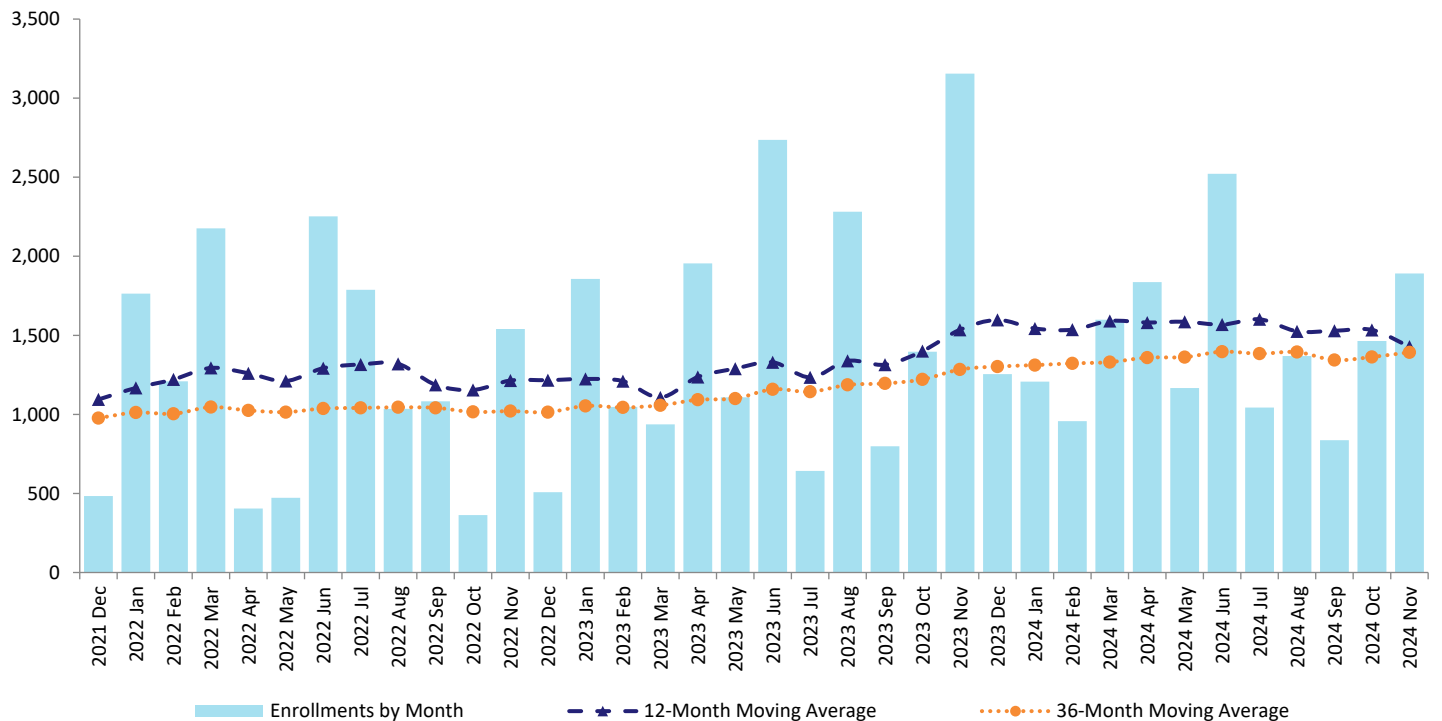


Figure 13: Purpose-built Rental Units<sup>5</sup> by 12-Month and 36-Month Moving Averages<sup>4</sup>, November 2024



## 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	2,542
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	1,716
2011	7,407	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	10,625	2,211	22,749	5,272
2017	11,015	1,136	20,419	9,272
2018	9,480	1,173	25,901	7,688
2019	7,484	960	21,910	13,259
2020	8,151	984	13,527	8,775
2021	10,419	1,085	27,051	13,134
2022	7,540	932	27,417	14,595
2023	5,590	692	19,634	19,168
2023 YTD	5,271	647	18,895	17,913
2024 YTD	4,959	526	19,422	15,892

**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	433	442	670	1,721	3,039	2,664
Feb	503	493	737	3,625	2,538	3,041
Mar	584	634	923	2,973	2,458	3,491
Apr	520	590	840	5,629	4,187	3,219
May	530	603	814	2,072	4,102	3,006
Jun	501	666	804	4,663	3,791	3,549
Jul	487	530	696	3,354	2,223	2,603
Aug	514	566	698	2,540	3,392	2,819
Sep	419	515	673	1,992	3,269	3,292
Oct	523	479	666	3,239	2,844	2,763
Nov	471	400	627	3,506	4,965	2,915
Dec		364	620		1,994	2,332

**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	514	1,182	1,207	1,857	1,721	3,039
Feb	2,668	1,491	957	1,047	3,625	2,538
Mar	1,374	1,521	1,599	937	2,973	2,458
Apr	3,793	2,232	1,836	1,955	5,629	4,187
May	905	2,994	1,167	1,108	2,072	4,102
Jun	2,141	1,055	2,522	2,736	4,663	3,791
Jul	2,311	1,581	1,043	642	3,354	2,223
Aug	1,171	1,110	1,369	2,282	2,540	3,392
Sep	1,155	2,471	837	798	1,992	3,269
Oct	1,775	1,448	1,464	1,396	3,239	2,844
Nov	1,615	1,810	1,891	3,155	3,506	4,965
Dec		739		1,255		1,994

**Table 4: Registered New Homes<sup>1</sup> by Regional District, November 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	6	1.3%	4	0.1%	10	0.3%
Bulkley-Nechako	3	0.6%	0	0.0%	3	0.1%
Capital	47	10.0%	164	4.7%	210	5.3%
Cariboo	5	1.1%	0	0.0%	5	0.1%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	11	2.3%	46	1.3%	57	1.4%
Central Okanagan	13	2.8%	119	3.4%	132	3.3%
Columbia-Shuswap	9	1.9%	0	0.0%	6	0.2%
Comox Valley	18	3.8%	66	1.9%	83	2.1%
Cowichan Valley	16	3.4%	8	0.2%	24	0.6%
East Kootenay	14	3.0%	9	0.3%	23	0.6%
Fraser Valley	27	5.7%	392	11.2%	419	10.6%
Fraser-Fort George	12	2.5%	4	0.1%	16	0.4%
Kitimat-Stikine	2	0.4%	0	0.0%	2	0.1%
Kootenay-Boundary	2	0.4%	0	0.0%	1	0.0%
Metro Vancouver	226	48.0%	2,475	70.6%	2,682	68.0%
Mount Waddington	1	0.2%	0	0.0%	1	0.0%
Nanaimo	12	2.5%	26	0.7%	38	1.0%
North Okanagan	11	2.3%	0	0.0%	11	0.3%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	8	1.7%	8	0.2%	16	0.4%
Peace River	3	0.6%	0	0.0%	3	0.1%
qathet	1	0.2%	5	0.1%	6	0.2%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	3	0.6%	2	0.1%	5	0.1%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	7	1.5%	34	1.0%	36	0.9%
Sunshine Coast	9	1.9%	0	0.0%	9	0.2%
Thompson-Nicola	5	1.1%	144	4.1%	149	3.8%
<b>Total</b>	<b>471</b>	<b>100.0%</b>	<b>3,506</b>	<b>100.0%</b>	<b>3,947</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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