

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 eight months of 2020, 20,794 new homes were registered² in B.C., which included 6,193 single detached³ and 14,601 multi-unit homes⁴.
- So far in 2020, total home registrations² are down 23.2% from 2019. While registrations for multi-unit homes⁴ decreased 30.8%, registrations for single detached homes increased 3.7%³.
- In August, 2,333 new homes were registered² in B.C., a 17.9% increase compared with August 2019.
- Using a 12-month moving average⁵, there were 3,106 new registered homes² in August, a 1.0% increase from July for all registered new homes.
- Metro Vancouver accounted for 58.5% of all new homes registered² in August. Burnaby (364), Langley (304) and Vancouver (200) were the top three cities in registered new homes this month.
- In August, there were more multi-unit homes than single detached homes in Sidney, Revelstoke, Burnaby, Squamish, Port Coquitlam, Langley*, Port Moody, Kamloops, New Westminster, Sechelt, Maple Ridge, Harrison Hot Springs, Creston, Vancouver, Kelowna, Smithers, Sooke and Powell River.
- So far in 2020, 5,863 purpose-built rental units⁶ were registered in B.C. Compared with the same period in 2019, the number of registered rental units decreased 26.6%.

* Langley includes the City of Langley and the Township of Langley.

Figure 1: Registered New Homes² by Building Type, 2002–2020 Year-to-Date

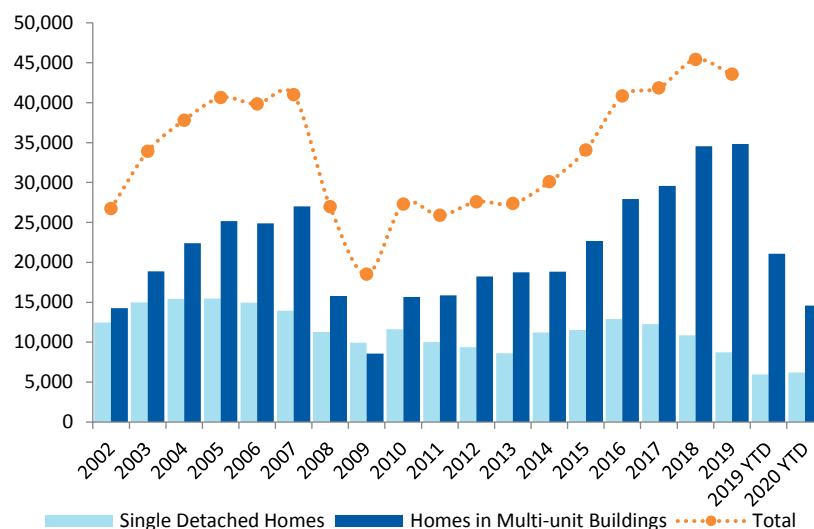


Figure 2: Registered New Homes² by Building Type and Selected City⁷, August 2020

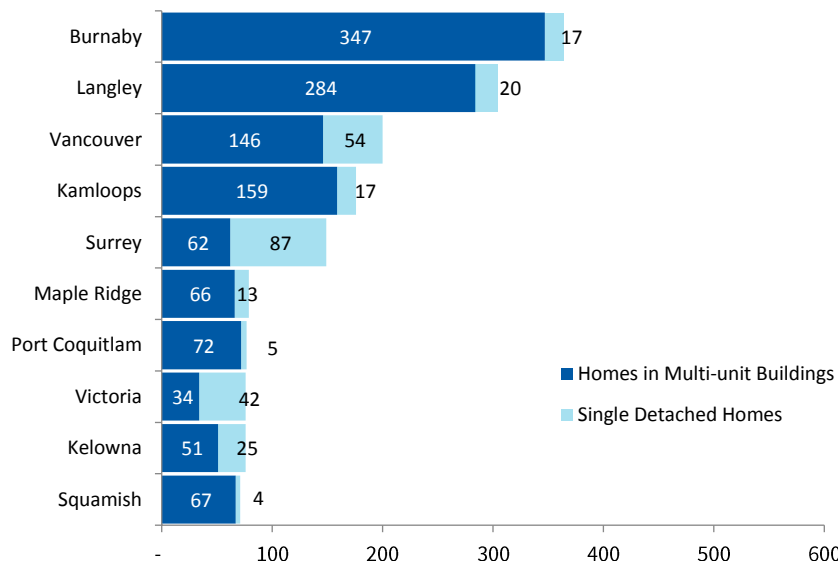
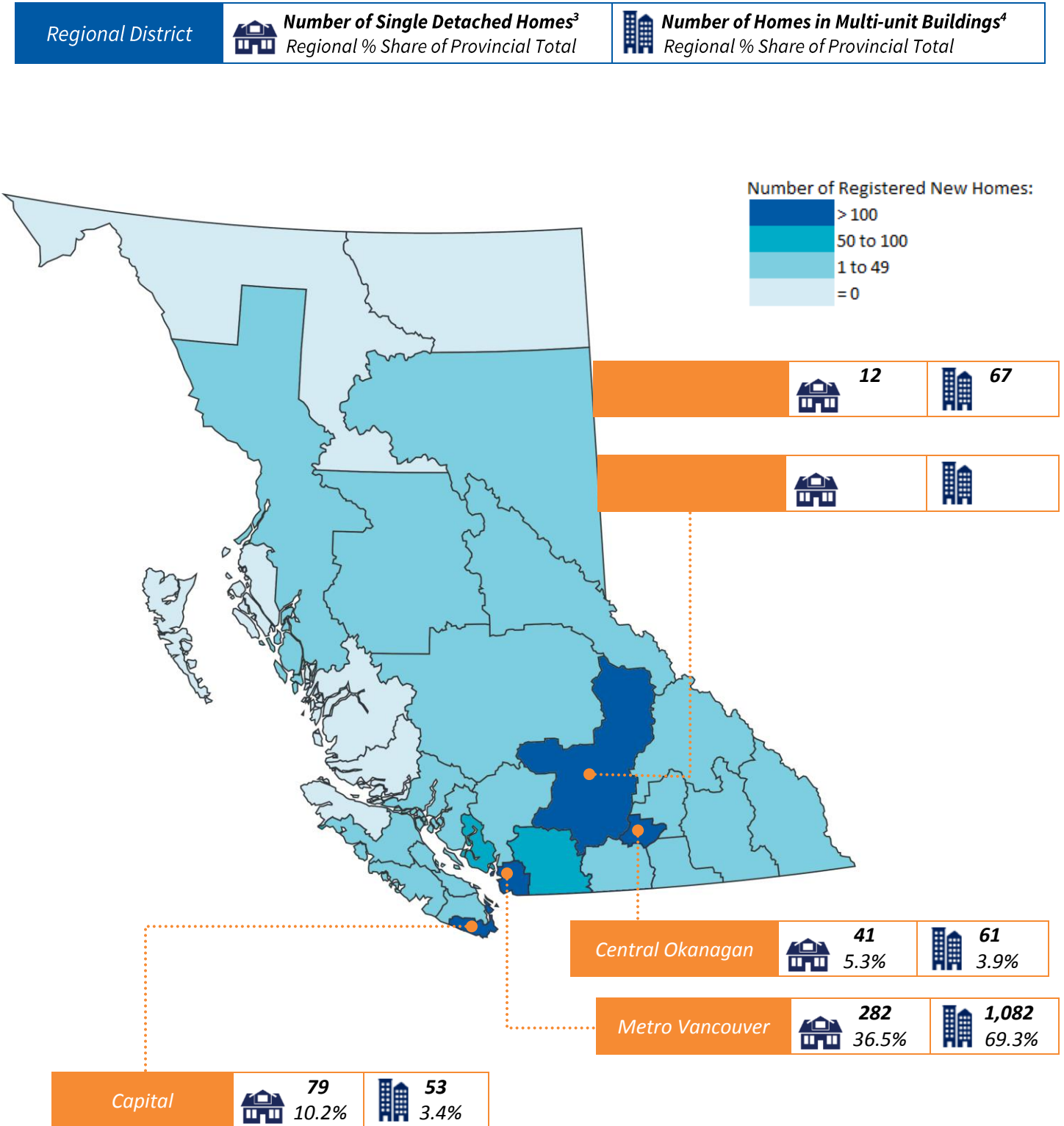


Figure 3: Registered New Homes² by Regional District⁸, August 2020



Single Detached Highlights

- In the first eight months of 2020, 6,193 new single detached homes were registered³ in B.C. Compared with the same period in 2019, single detached registrations increased 3.7%.
- In August, 772 single detached homes were registered³. Compared with August 2019, the number of single detached registrations increased 13.2%.
- Using a 12-month moving average⁵, there were 746 new single detached registered homes³ in August, trending at a 1.0% increase from July.
- Using a 36-month moving average⁵, there were 819 new single detached registered homes³ in August, trending at a 1.0% decrease from July.
- Surrey (87), Vancouver (54) and Victoria (42) had the largest number of single detached homes registered³ in August.

Figure 4: Registered Single Detached Homes³, August 2020

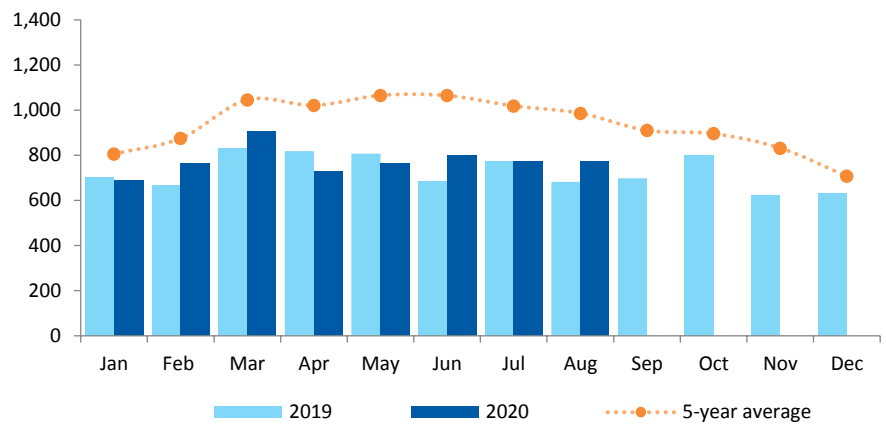


Figure 5: Registered Owner-built Homes⁹, 2002–2020 Year-to-Date

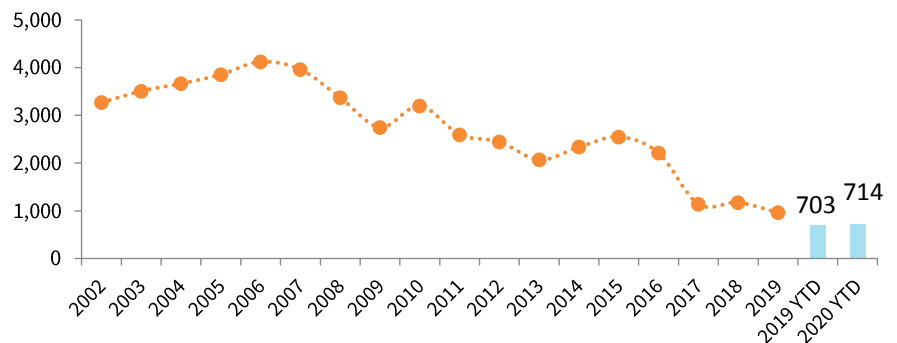


Figure 6: Registered Single Detached Homes³ by Selected City¹⁰ in Metro Vancouver, 2019–2020 Year-to-Date

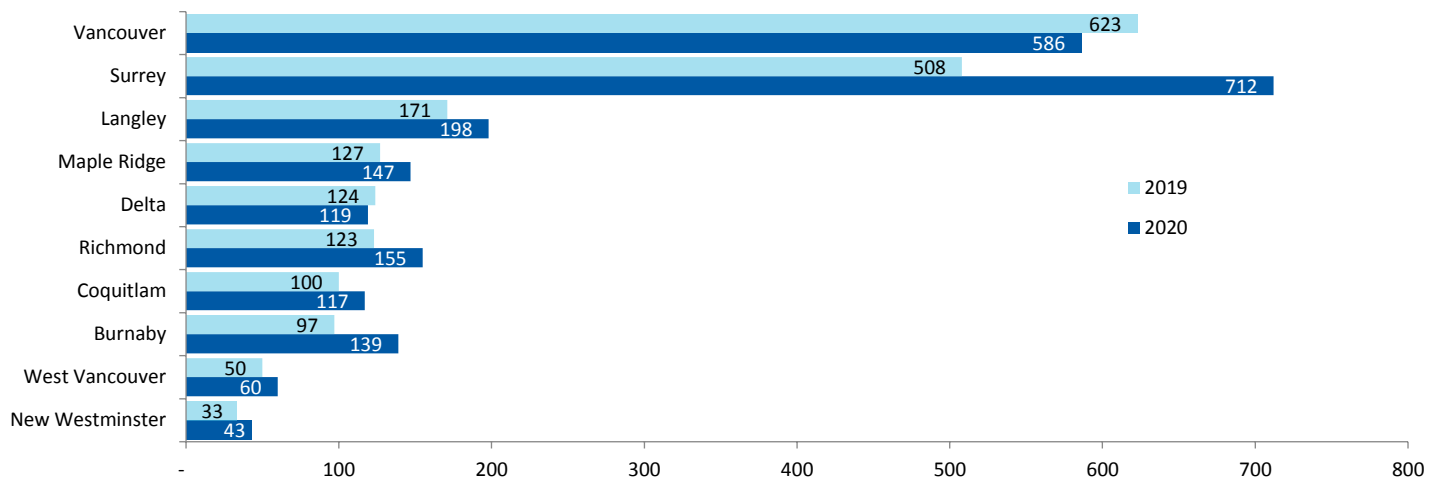
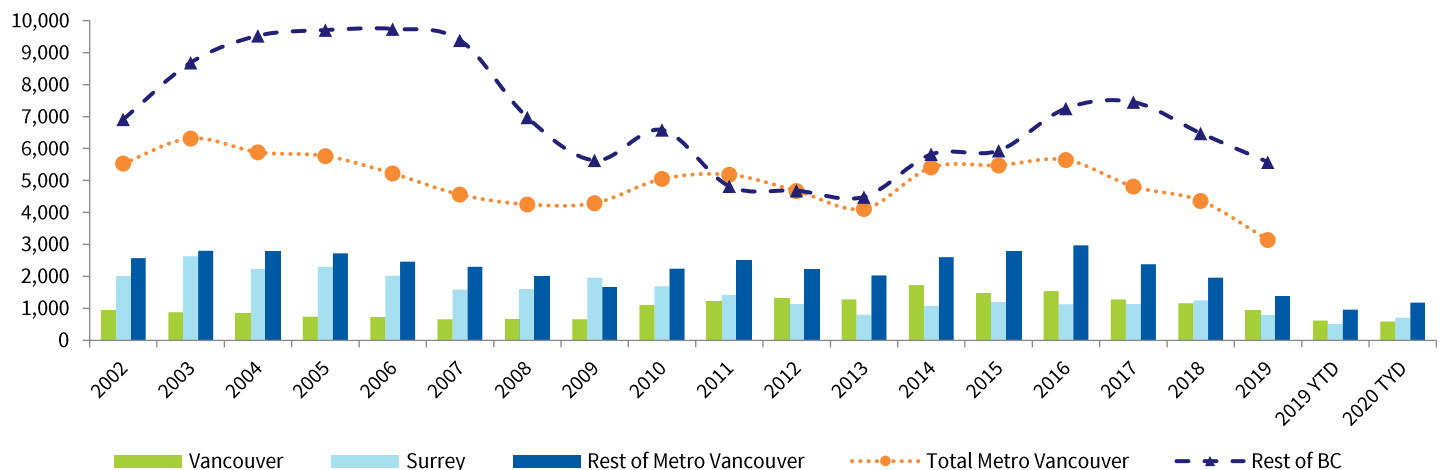


Figure 7: Registered Single Detached Homes³ in Metro Vancouver, 2002–2020 Year-to-Date



Enrolled Multi-unit Highlights

- In the first eight months of 2020, 8,738 new multi-unit homes were enrolled¹¹ in B.C. Compared with the same period in 2019, multi-unit enrollments decreased 33.3%.
- In August, 1,227 multi-unit homes were enrolled¹⁰. Compared with August 2019, the number of multi-unit enrollments increased 109.4%.
- Using a 12-month moving average⁵, there were 1,485 new multi-unit enrolled homes¹¹ in August, trending at a 3.7% increase from July.
- Using a 36-month moving average⁵, there were 1,809 new multi-unit enrolled homes¹¹ in August, which is a 0.7% decrease from July.
- There were 138 new multi-unit buildings enrolled¹¹ in August. Most of these buildings were duplexes (49.3%) and buildings of 5 to 50 units (26.8%). The largest building of 345 units was proposed to be built in Burnaby.
- In August, Burnaby (347), Langley (284) and Vancouver (146) had the largest number of multi-unit enrolled homes¹¹ in B.C.

Figure 8: Enrolled Homes in Multi-unit Buildings¹¹, August 2020

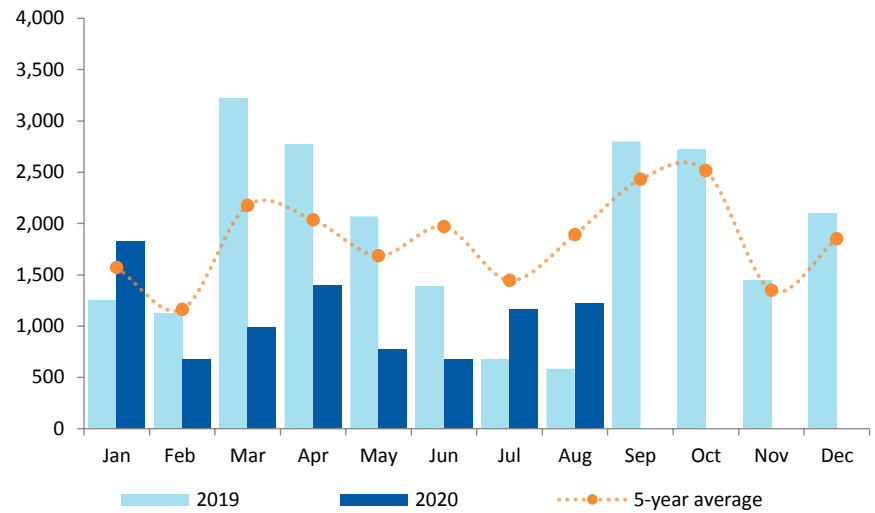


Figure 9: Enrolled Multi-unit Buildings¹¹ by Building Size¹², August 2020

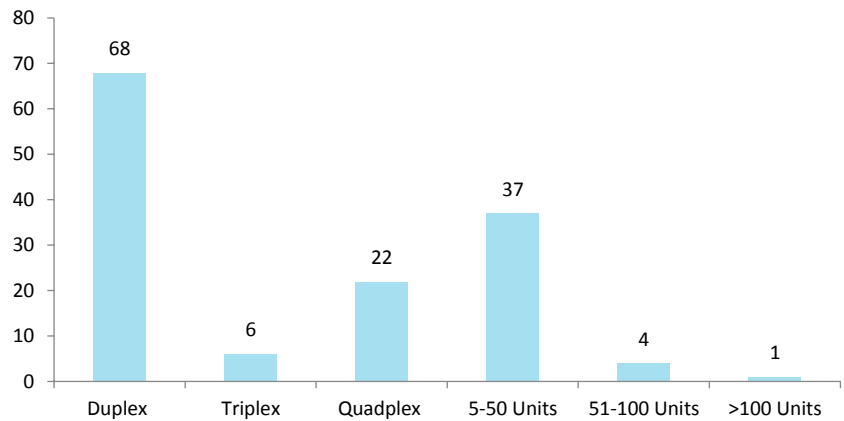
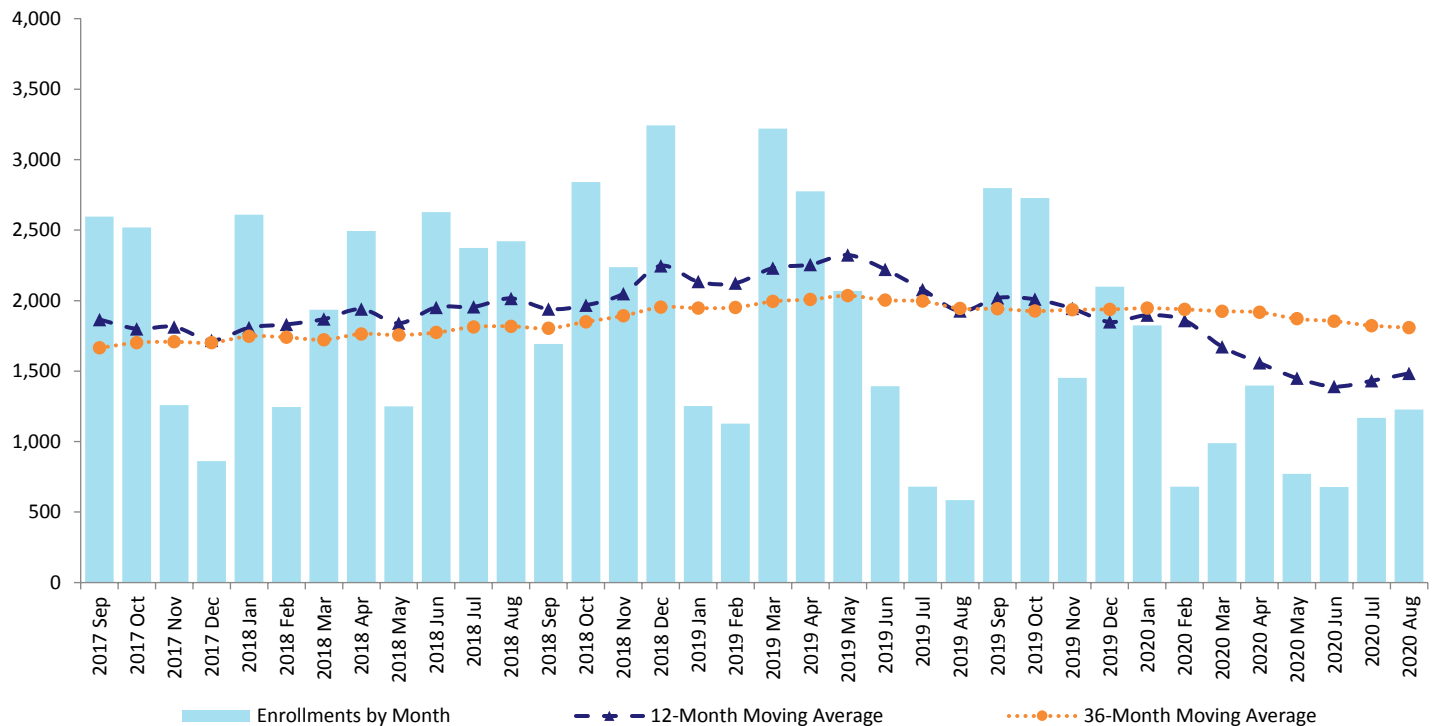


Figure 10: Enrolled Homes in Multi-unit Buildings¹¹ by 12-Month and 36-Month Moving Averages⁵, August 2020



Purpose-built Rental Highlights

- In the first eight months of 2020, 5,863 purpose-built rental units⁶ were registered in B.C. Compared with the same period in 2019, the number of registered rental units decreased 26.6%.
- So far in 2020, rental units⁶ represented 40.2% of all multi-unit registrations.
- This month 334 rental units were registered¹². Compared with August 2019, the number of rental units registered decreased 53.0%.
- Using a 12-month moving average⁵, there were 875 rental units registered⁶ in August, trending at a 3.5% decrease from July.
- Using a 36-month moving average⁵, there were 803 rental units registered⁶ in August, which is a 0.4% decrease from July.
- There were 8 rental buildings registered⁶ in August. Most of these were buildings of 5 to 50 units (50.0%) and buildings of 51 to 100 units (37.5%). The largest building of 72 units was proposed to be built in Port Coquitlam.
- In August, Kamloops (135), Port Coquitlam (72) and Squamish (67) had the largest number of rental units registered⁶ in B.C.

Figure 11: Purpose-built Rental Units⁶, August 2020

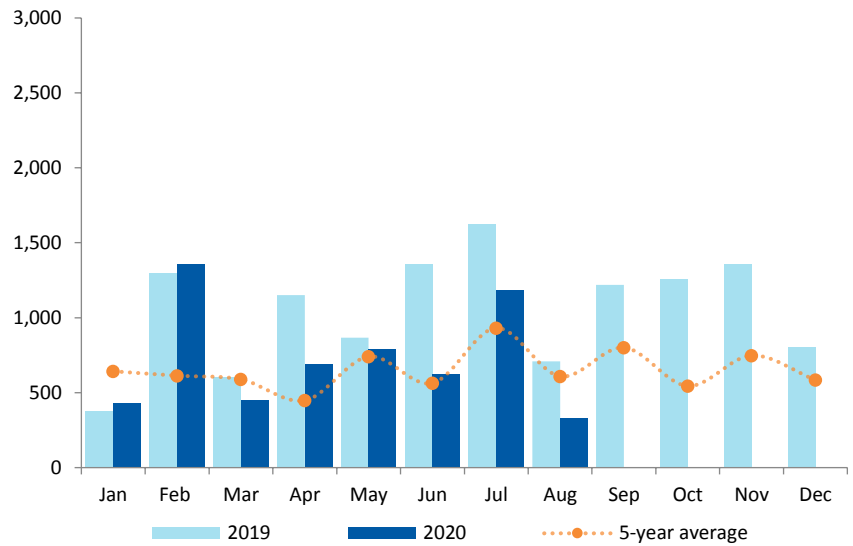


Figure 12: Purpose-built Rental Buildings⁶ by Building Size¹², August 2020

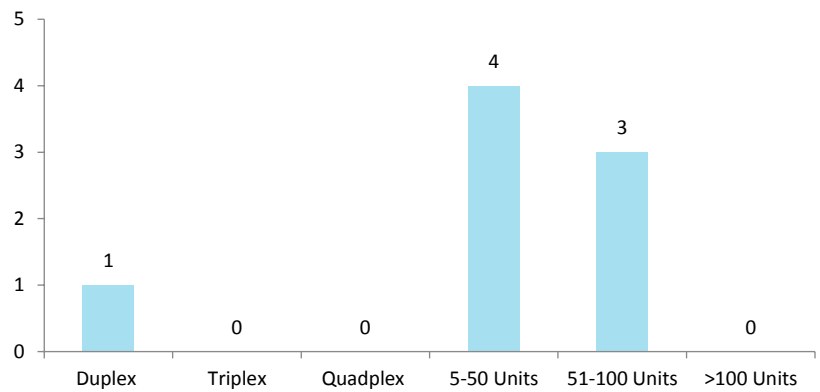
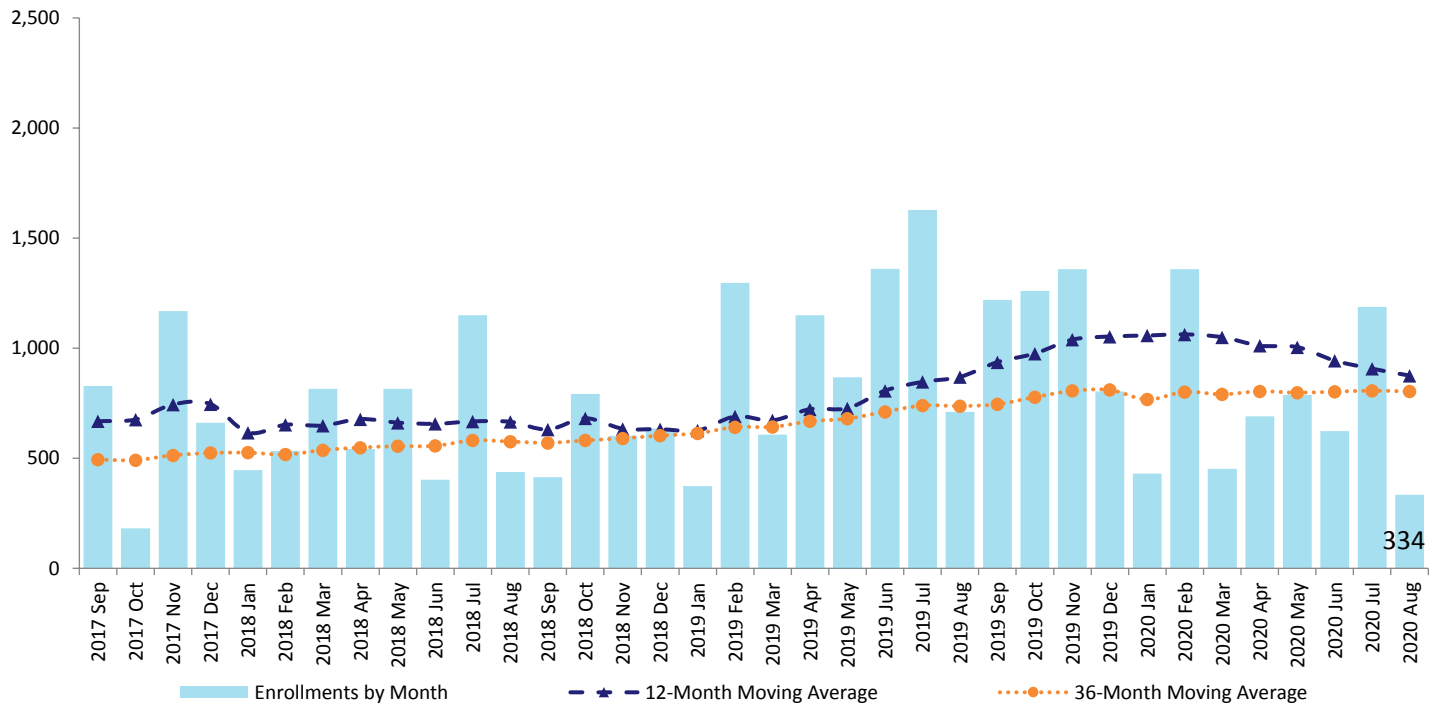


Figure 13: Purpose-built Rental Units⁶ by 12-Month and 36-Month Moving Averages⁵, August 2020



Data Tables

Table 1: Registered New Homes², 2002 to 2020

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	2,196
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	7,410	2,596	14,500	1,371
2012	6,915	2,445	16,281	1,948
2013	6,537	2,067	15,803	2,951
2014	8,895	2,335	15,929	2,921
2015	8,863	2,549	17,899	4,736
2016	10,688	2,212	22,750	5,173
2017	11,128	1,137	20,614	8,952
2018	9,670	1,173	26,969	7,586
2019	7,764	960	22,183	12,635
2019 YTD	5,267	703	13,105	7,993
2020 YTD	5,479	714	8,738	5,863

Table 2: Registered New Homes², 2019 to 2020 and 5-year Average, Monthly

Month	Registered New Single Detached Homes ³			Registered New Homes in Multi-unit Buildings ⁴		
	2020	2019	5-year Average ¹³	2020	2019	5-year Average ¹³
Jan	688	704	806	2,255	1,626	2,213
Feb	766	668	875	2,040	2,425	1,776
Mar	908	830	1,046	1,441	3,827	2,765
Apr	727	818	1,021	2,088	3,925	2,485
May	763	807	1,066	1,559	2,937	2,428
Jun	798	687	1,065	1,301	2,753	2,532
Jul	771	774	1,019	2,356	2,309	2,377
Aug	772	682	986	1,561	1,296	2,501
Sep		698	910		4,018	3,232
Oct		800	896		3,987	3,059
Nov		624	832		2,812	2,098
Dec		632	707		2,903	2,435

Table 3: Registered New Homes in Multi-unit Buildings⁴, 2019 to 2020, Monthly

Month	Enrolled New Homes in Multi-unit Buildings ¹¹		Purpose-built Rental ⁶		Registered New Homes in Multi-Unit Buildings ⁴	
	2020	2019	2020	2019	2020	2019
Jan	1,825	1,252	430	374	2,255	1,626
Feb	681	1,128	1,359	1,297	2,040	2,425
Mar	989	3,220	452	607	1,441	3,827
Apr	1,397	2,775	691	1,150	2,088	3,925
May	772	2,070	787	867	1,559	2,937
Jun	678	1,393	623	1,360	1,301	2,753
Jul	1,169	681	1,187	1,628	2,356	2,309
Aug	1,227	586	334	710	1,561	1,296
Sep		2,799		1,219		4,018
Oct		2,727		1,260		3,987
Nov		1,453		1,359		2,812
Dec		2,099		804		2,903

Table 4: Registered New Homes² by Regional District, August 2020

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	7	0.9%	0	0.0%	7	0.3%
Bulkley-Nechako	5	0.6%	8	0.5%	13	0.6%
Capital	79	10.2%	53	3.4%	132	5.7%
Cariboo	7	0.9%	2	0.1%	9	0.4%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	12	1.6%	6	0.4%	18	0.8%
Central Okanagan	41	5.3%	61	3.9%	102	4.4%
Columbia-Shuswap	23	3.0%	24	1.5%	47	2.0%
Comox Valley	33	4.3%	0	0.0%	33	1.4%
Cowichan Valley	24	3.1%	4	0.3%	28	1.2%
East Kootenay	25	3.2%	0	0.0%	25	1.1%
Fraser Valley	55	7.1%	22	1.4%	77	3.3%
Fraser-Fort George	12	1.6%	0	0.0%	12	0.5%
Kitimat-Stikine	5	0.6%	4	0.3%	9	0.4%
Kootenay-Boundary	6	0.8%	0	0.0%	6	0.3%
Metro Vancouver	282	36.5%	1,082	69.3%	1,364	58.5%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	33	4.3%	14	0.9%	47	2.0%
North Okanagan	20	2.6%	7	0.4%	27	1.2%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	25	3.2%	2	0.1%	27	1.2%
Peace River	4	0.5%	0	0.0%	4	0.2%
Powell River	7	0.9%	8	0.5%	15	0.6%
Skeena-Queen Charlotte	1	0.1%	2	0.1%	3	0.1%
Squamish-Lillooet	12	1.6%	67	4.3%	79	3.4%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	13	1.7%	0	0.0%	13	0.6%
Sunshine Coast	9	1.2%	36	2.3%	45	1.9%
Thompson-Nicola	32	4.1%	159	10.2%	191	8.2%
Total	772	100.0%	1,561	100.0%	2,333	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.

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Monthly New Home Registry Report