

# NEW HOMES REGISTRY REPORT



## Leading Housing Market Indicator for BC

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 the first four months of 2018, 15,289 new homes were registered<sup>2</sup> in BC, which included 4,302 single detached<sup>3</sup> and 10,987 multi-unit homes<sup>4</sup>.
- So far in 2018, total home registrations were up 18.0% from the same period in 2017, driven by an increase in multi-unit homes (+24.4%)<sup>4</sup> and single detached homes (+4.2%)<sup>3</sup>.
- This month 4,497 new homes were registered<sup>2</sup> in BC, a 54.9% increase compared to April 2017.
- Using a 12-month moving average<sup>5</sup>, there were 3,755 new registered homes<sup>2</sup> in April, trending at a 3.7% increase from March for all new homes.
- Metro Vancouver accounted for 56.7% of all new homes registered<sup>2</sup> in BC in April. New Westminister (668), Victoria (566), and Surrey (555) were the top three cities in registered new homes this month.
- In April, the majority of homes registered in Central Saanich, Brentwood Bay, New Westminister, Richmond, Kelowna, Mission, Victoria, Port Renfrew, Grand Forks, Kamloops, Coquitlam, Langley\*, Saanichton, Vancouver, Abbotsford, Surrey, Vernon, and Lake Country were multi-units.

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

Figure 1: Registered New Homes<sup>2</sup> by Building Type, 2002 – 2018 Year-to-Date

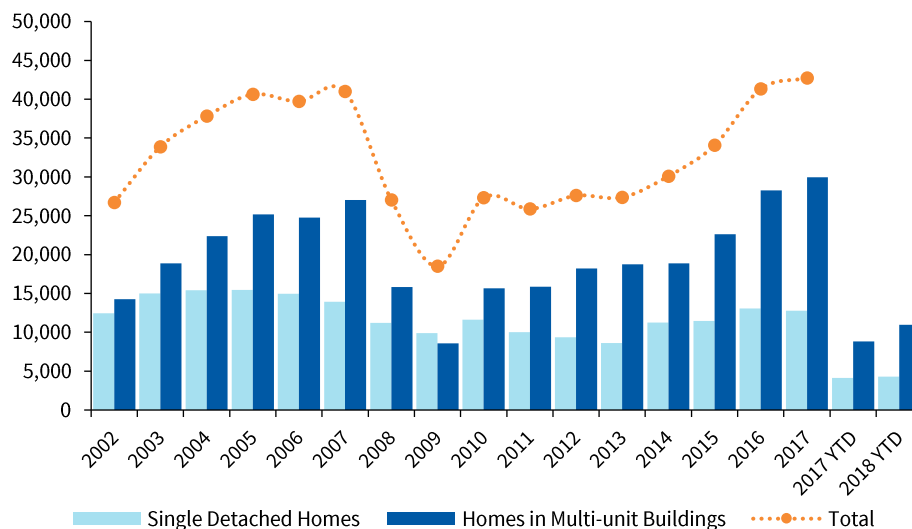


Figure 2: Registered New Homes<sup>2</sup> by Building Type and by Selected City<sup>6</sup>, April 2018

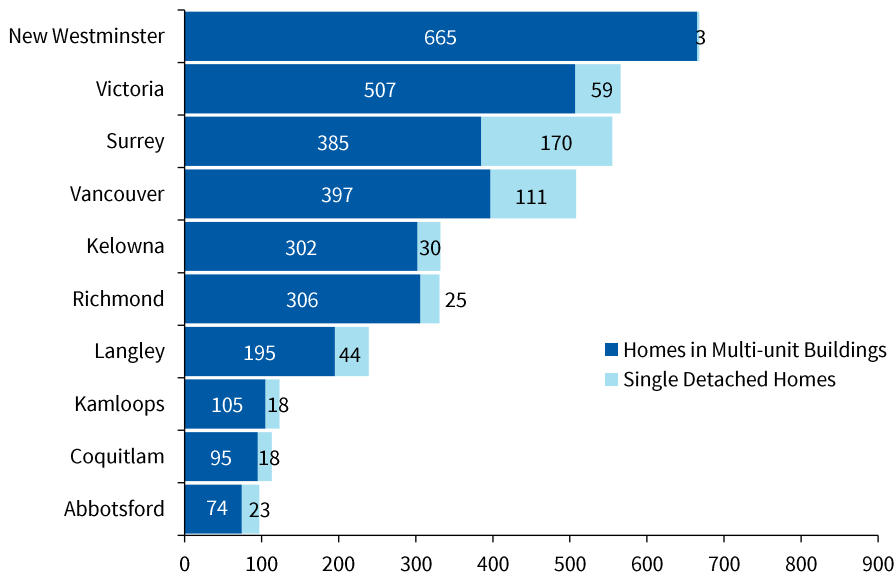
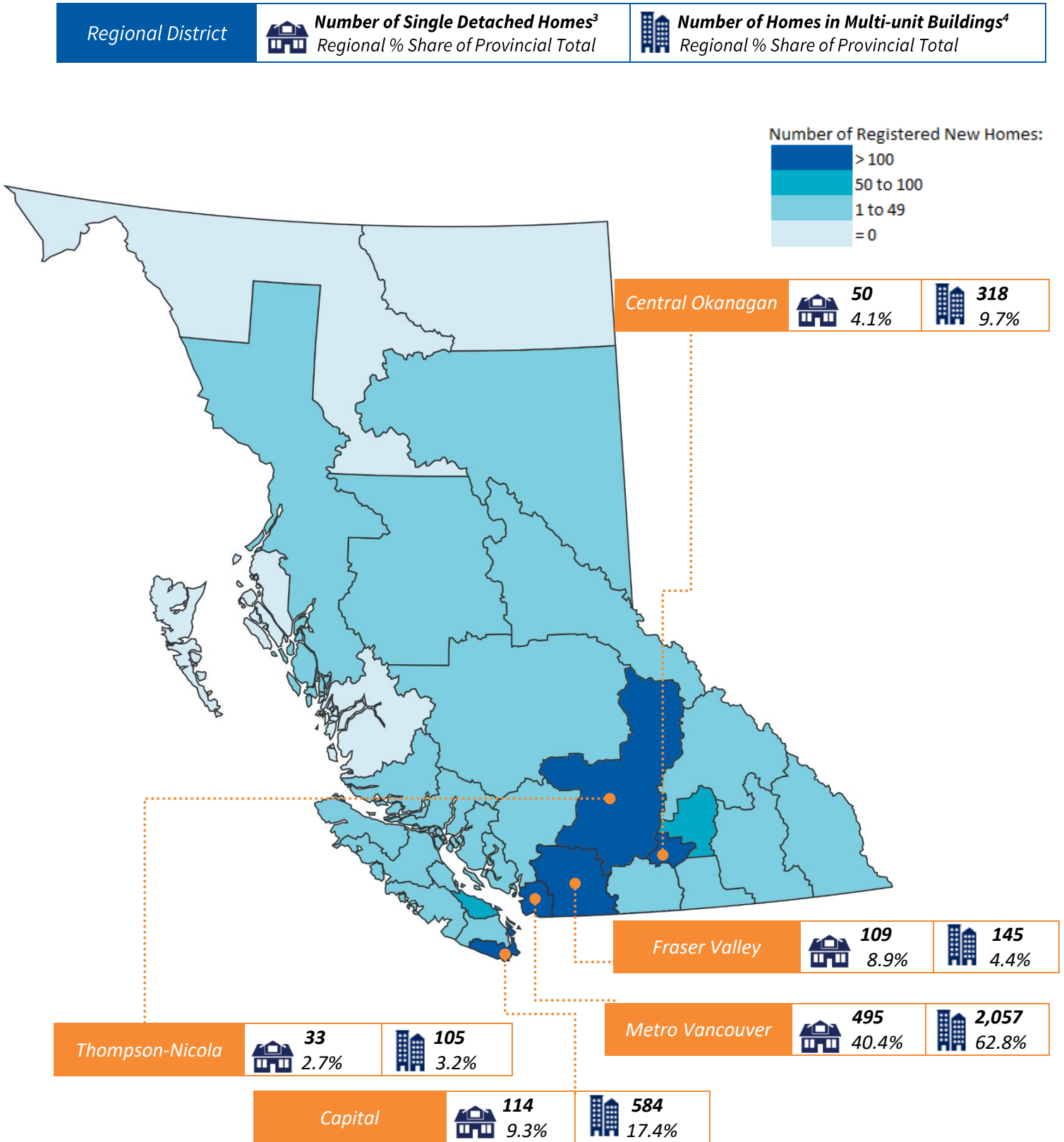


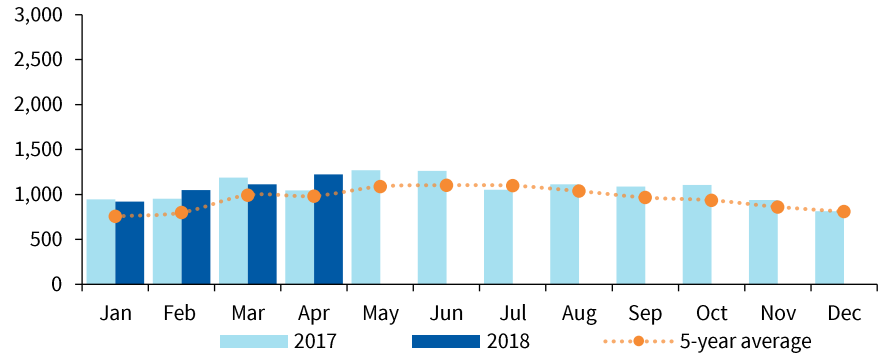
Figure 3: Registered New Homes<sup>2</sup> by Regional District<sup>1</sup>, April 2018



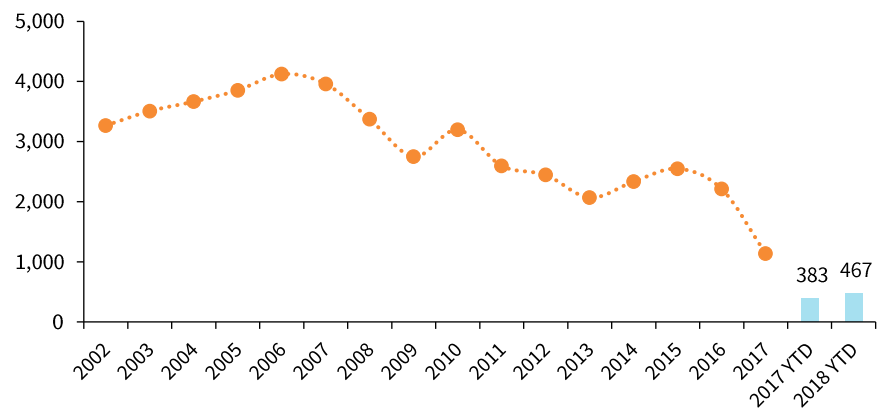
## Single Detached Highlights

- In the first four months of 2018, 4,302 new single detached homes were registered<sup>3</sup> in BC. Compared to the same period in 2017, single detached registrations were up by 4.2%.
- This month 1,224 single detached homes were registered<sup>3</sup>. Compared to April 2017, the number of single detached registrations increased 17.0%.
- Using a 12-month moving average<sup>5</sup>, there were 1,079 new single detached registered homes<sup>3</sup> in April, trending at a 1.4% increase from March.
- Using a 36-month moving average<sup>5</sup>, there were 1,058 new single detached registered homes<sup>3</sup> in April, trending at a 0.6% increase from March.
- Surrey (170), Vancouver (111) and Victoria (59) had the largest number of single detached homes registered<sup>3</sup> in April.

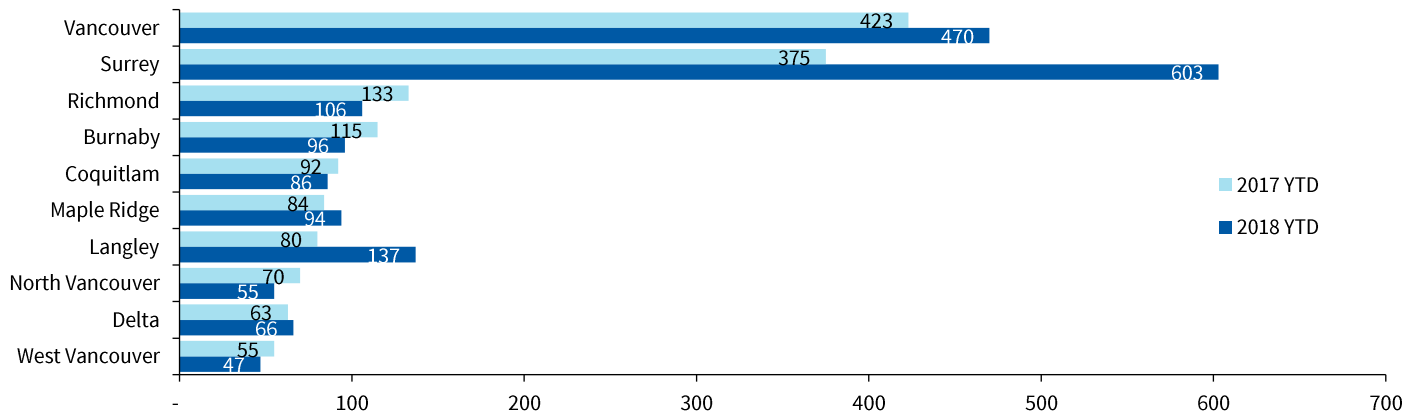
**Figure 4: Registered Single Detached Homes<sup>3</sup>, April 2018**



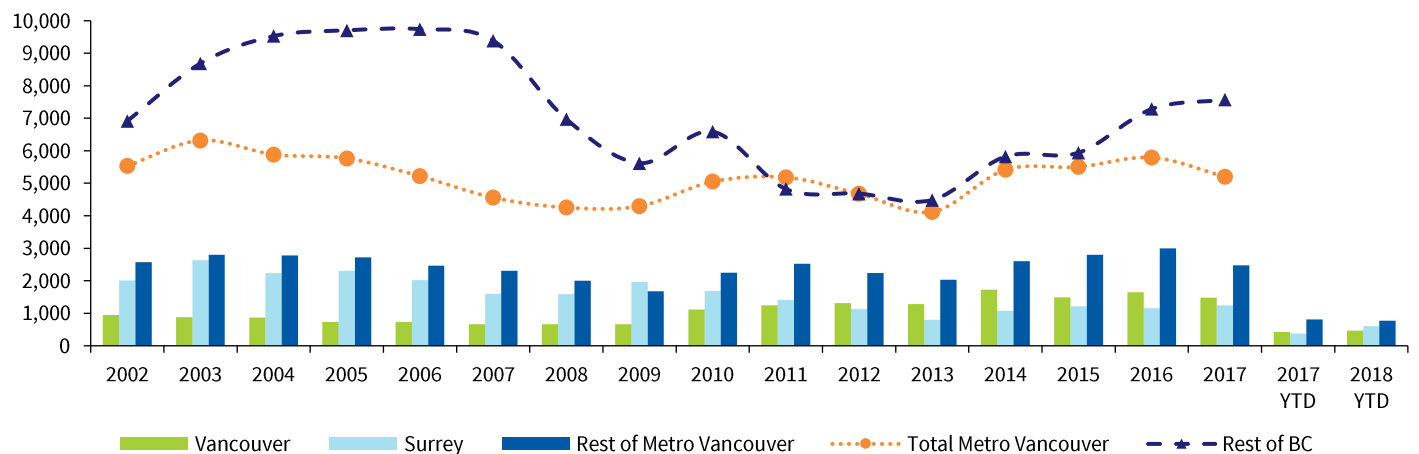
**Figure 5: Registered Owner-built Homes<sup>8</sup>, 2002 – 2018 YTD**



**Figure 6: Registered Single Detached Homes<sup>3</sup> by Selected City<sup>9</sup> in Metro Vancouver, 2017-2018 YTD**



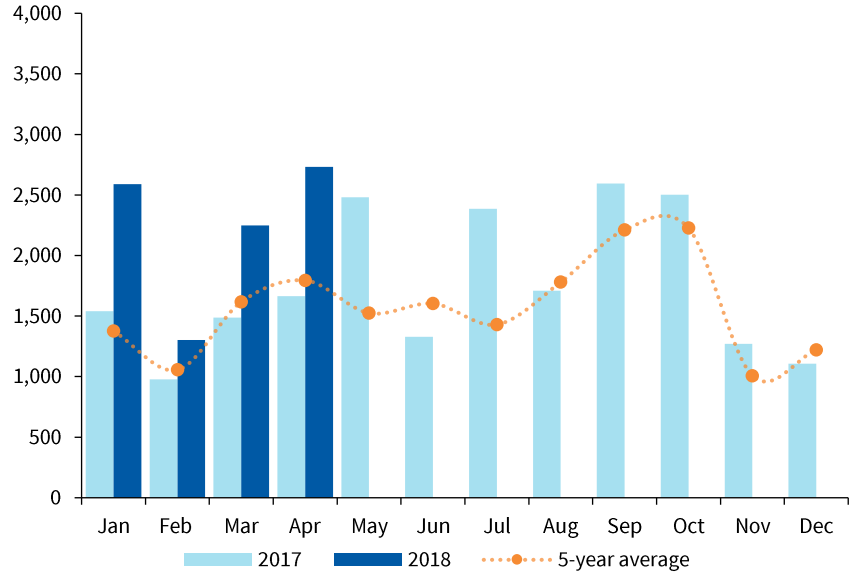
**Figure 7: Registered Single Detached Homes<sup>3</sup> in Metro Vancouver, 2002–2018 YTD**



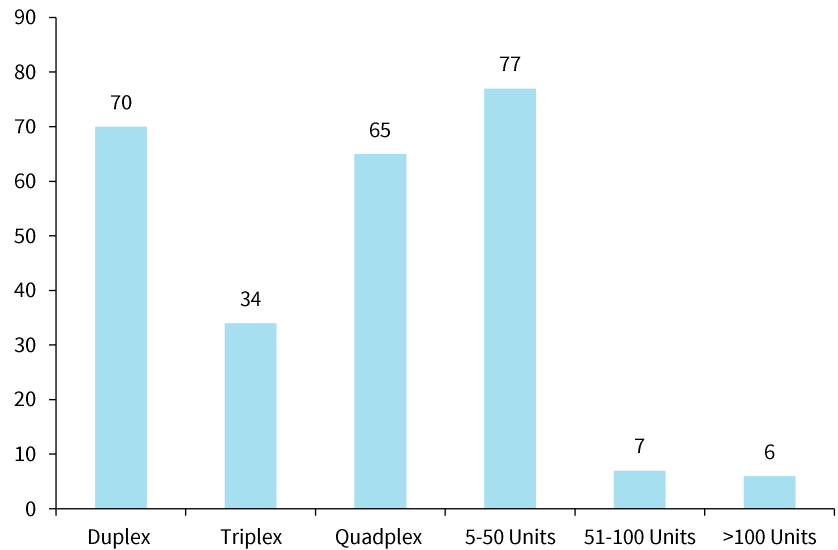
## Enrolled Multi-unit Highlights

- In the first four months of 2018, 8,872 new multi-unit homes were enrolled<sup>10</sup> in BC. Compared to the same period in 2017, multi-unit enrollments increased 56.5%.
- This month 2,731 multi-unit homes were enrolled<sup>10</sup>. Compared to April 2017, the number of multi-unit enrollments increased by 64.0%.
- Using a 12-month moving average<sup>5</sup>, there were 2,021 new multi-unit enrolled homes<sup>10</sup> in April, trending at a 4.6% increase from March.
- Using a 36-month moving average<sup>5</sup>, there were 1,807 new multi-unit enrolled homes<sup>10</sup> in April, trending at a 2.7% increase from March.
- There were 259 new multi-unit buildings enrolled<sup>10</sup> in April. Most of these buildings were buildings of 5 to 50 dwelling units (29.7%) and duplexes (27.0%). The largest building of 364 dwelling units was proposed to be built in New Westminster.
- In April, New Westminster (665), Surrey (385), and Victoria (370) had the largest number of multi-unit enrolled homes<sup>10</sup> in BC.

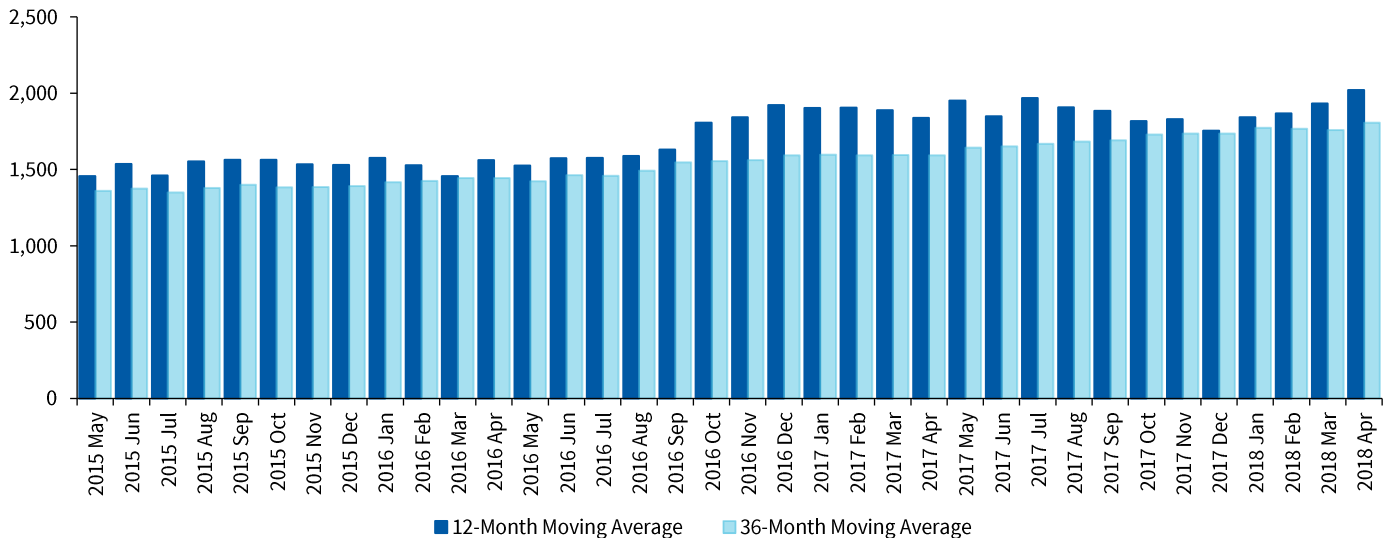
**Figure 8: Enrolled Homes in Multi-unit<sup>10</sup> Buildings, April 2018**



**Figure 9: Enrolled Multi-unit Buildings by Building Size<sup>11</sup>, April 2018**



**Figure 10: Enrolled Homes in Multi-unit Buildings by 12-Month and 36-Month Moving Averages<sup>5</sup>, April 2018**



## Rentals Exempt

- In the first four months of 2018, 2,115 homes in multi-unit rental buildings<sup>12</sup> were registered in BC. Compared to the same period in 2017, the number of registered rental units declined 33.1%.
- The decline between 2017 and 2018 to date largely reflects the record high number of rental registrations in January 2017.
- Rental units<sup>12</sup> represented 19.3% of all multi-unit registrations so far in 2018.
- This month 542 rental units were registered<sup>12</sup>. Compared to April 2017, the number of rental units registered increased 182.3%.
- Using a 12-month moving average<sup>5</sup>, there were 655 rental units registered<sup>12</sup> in April, trending at a 4.7% increase from March.
- Using a 36-month moving average<sup>5</sup>, there were 530 rental units registered<sup>12</sup> in April, trending at a 2.3% increase from March.
- There were 10 rental buildings<sup>12</sup> registered in April. Most of these buildings were buildings of 5 to 50 dwelling units (30.0%) and 51 to 100 units (30.0%). The largest building of 153 dwelling units was proposed to be built in Kelowna.
- In April, Kelowna (255), Victoria (137), and Abbotsford (60) had the largest number of rental units registered<sup>12</sup> in BC.

Figure 11: Registered Homes in Multi-unit Rental Building<sup>12</sup>, April 2018

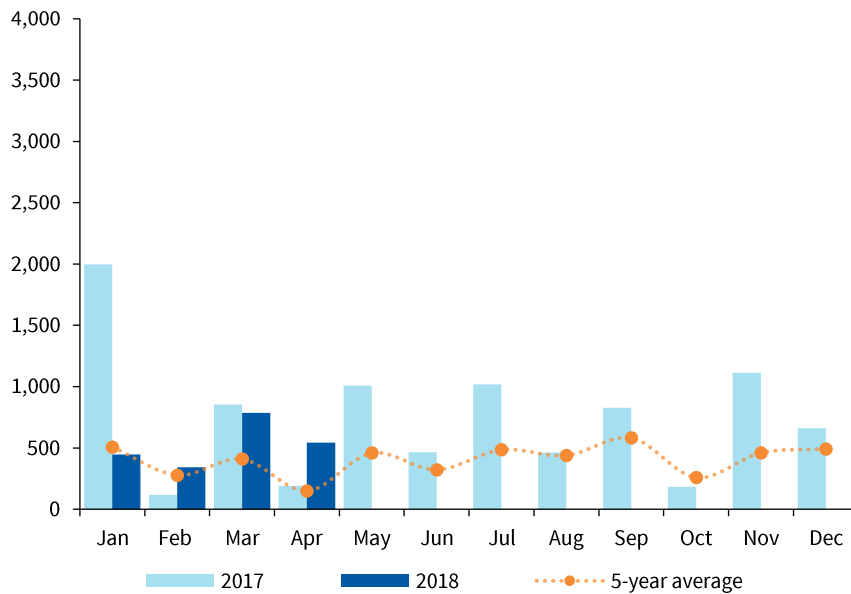


Figure 12: Registered Homes in Multi-unit Rental Buildings<sup>12</sup> by Building Size<sup>11</sup>, April 2018

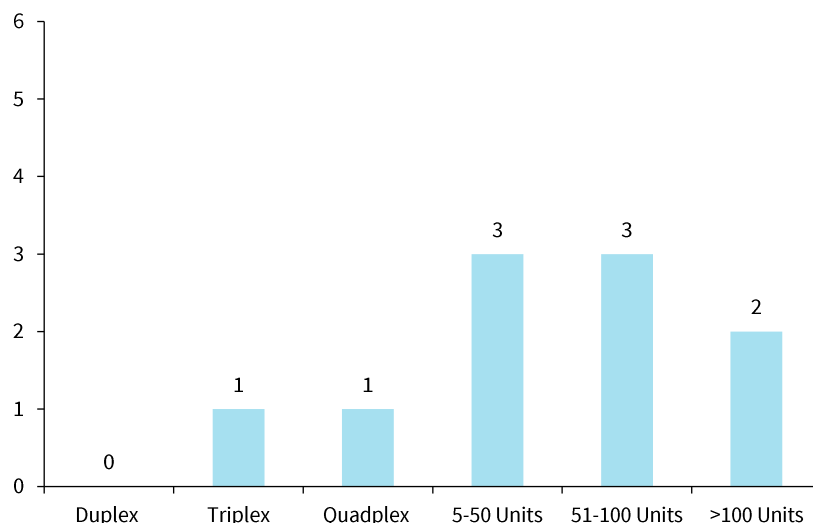
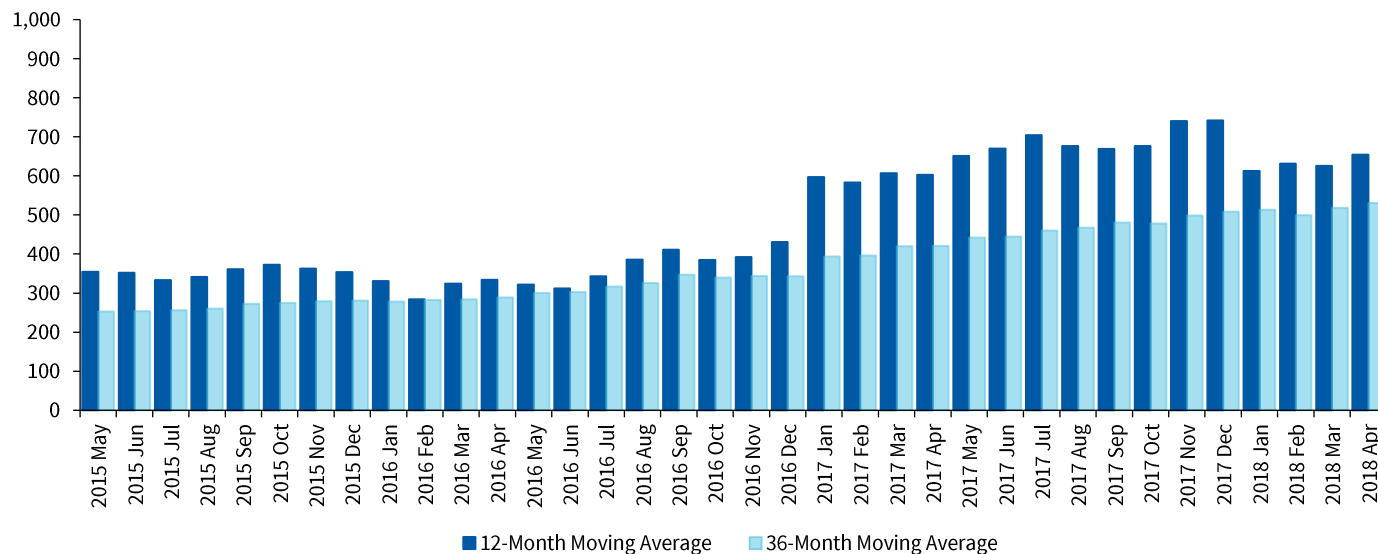


Figure 13: Registered Homes in Multi-unit Rental Buildings<sup>12</sup> by 12-Month and 36-Month Moving Averages<sup>5</sup>, April 2018



## Data Tables

**Table 1: Registered New Homes<sup>2</sup>, 2002 to 2018 Year-to-date**

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>8</sup>	Homes in Multi-unit Buildings Enrolled with Home Warranty Insurance <sup>10</sup>	Rentals Exempted <sup>12</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	23,263	1,484
2007	9,993	3,959	25,334	1,688
2008	7,853	3,373	15,017	799
2009	7,166	2,749	6,787	1,783
2010	8,439	3,199	13,957	1,712
2011	7,413	2,596	14,504	1,371
2012	6,915	2,445	16,279	1,948
2013	6,537	2,067	15,804	2,951
2014	8,901	2,335	15,937	2,921
2015	8,894	2,549	18,372	4,246
2016	10,865	2,212	23,077	5,169
2017	11,640	1,136	21,050	8,901
2017 YTD	3,747	383	5,670	3,161
2018 YTD	3,835	467	8,872	2,115

**Table 2: Registered New Homes<sup>2</sup>, 2017 to 2018 and 5-year Average, Monthly**

Month	Registered New Single Detached Homes <sup>3</sup>			Registered New Homes in Multi-unit Buildings <sup>4</sup>		
	2018	2017	5-year Average <sup>13</sup>	2018	2017	5-year Average <sup>13</sup>
Jan	919	944	756	3,035	3,537	1,884
Feb	1,047	952	798	1,644	1,095	1,333
Mar	1,112	1,188	993	3,035	2,342	2,027
Apr	1,224	1,046	983	3,273	1,857	1,945
May		1,271	1,089		3,489	1,983
Jun		1,261	1,102		1,794	1,925
Jul		1,054	1,097		3,405	1,915
Aug		1,113	1,037		2,172	2,218
Sep		1,088	966		3,424	2,793
Oct		1,106	935		2,685	2,485
Nov		938	861		2,384	1,467
Dec		815	809		1,767	1,712

**Table 3: Registered New Homes in Multi-unit Buildings<sup>4</sup>, 2017 to 2018, Monthly**

Month	Enrolled New Homes in Multi-unit Buildings <sup>10</sup>		Rentals Exempted <sup>12</sup>		Registered New Homes in Multi-Unit Buildings <sup>4</sup>	
	2018	2017	2018	2017	2018	2017
Jan	2,589	1,540	446	1,997	3,035	3,537
Feb	1,303	978	341	117	1,644	1,095
Mar	2,249	1,487	786	855	3,035	2,342
Apr	2,731	1,665	542	192	3,273	1,857
May		2,480		1,009		3,489
Jun		1,329		465		1,794
Jul		2,387		1,018		3,405
Aug		1,709		463		2,172
Sep		2,595		829		3,424
Oct		2,503		182		2,685
Nov		1,271		1,113		2,384
Dec		1,106		661		1,767

**Table 4: Registered New Homes<sup>2</sup> by Regional District, April 2018**

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	9	0.7%	0	0.0%	9	0.2%
Bulkley-Nechako	2	0.2%	0	0.0%	2	0.0%
Capital	114	9.3%	584	17.8%	698	15.5%
Cariboo	14	1.1%	0	0.0%	14	0.3%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	19	1.6%	2	0.1%	21	0.5%
Central Okanagan	50	4.1%	318	9.7%	368	8.2%
Columbia-Shuswap	39	3.2%	7	0.2%	46	1.0%
Comox Valley	41	3.3%	4	0.1%	45	1.0%
Cowichan Valley	33	2.7%	0	0.0%	33	0.7%
East Kootenay	26	2.1%	0	0.0%	26	0.6%
Fraser Valley	109	8.9%	145	4.4%	254	5.6%
Fraser-Fort George	43	3.5%	4	0.1%	47	1.0%
Kitimat-Stikine	6	0.5%	0	0.0%	6	0.1%
Kootenay-Boundary	5	0.4%	8	0.2%	13	0.3%
Metro Vancouver	495	40.4%	2,057	62.8%	2,552	56.7%
Mount Waddington	3	0.2%	0	0.0%	3	0.1%
Nanaimo	54	4.4%	0	0.0%	54	1.2%
North Okanagan	29	2.4%	26	0.8%	55	1.2%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	34	2.8%	11	0.3%	45	1.0%
Peace River	14	1.1%	0	0.0%	14	0.3%
Powell River	7	0.6%	0	0.0%	7	0.2%
Skeena-Queen Charlotte	0	0.0%	0	0.0%	0	0.0%
Squamish-Lillooet	20	1.6%	2	0.1%	22	0.5%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	11	0.9%	0	0.0%	11	0.2%
Sunshine Coast	14	1.1%	0	0.0%	14	0.3%
Thompson-Nicola	33	2.7%	105	3.2%	138	3.1%
<b>Total</b>	<b>1,224</b>	<b>100.0%</b>	<b>3,273</b>	<b>100.0%</b>	<b>4,497</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 (BC). 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 BC.

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, new homes in multi-unit rental buildings that are exempt from home warranty insurance.

CSA-approved manufactured 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.

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.

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

## 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 BC. 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 BC Economy. Details are available [here](#).

<sup>2</sup> As of August 2016, calculations of “registered new homes” include homes in rental buildings as well as homes enrolled in home warranty insurance or with Owner Builder Authorizations issued by the Registrar of Builder Licensing.

<sup>3</sup> “Registered new single detached homes” refers to new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations issued by the Registrar of Builder Licensing.

<sup>4</sup> As of August 2016, calculations of “registered new homes in multi-unit buildings” include new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance, and new homes in multi-unit rental buildings which are exempt from home warranty insurance.

<sup>5</sup> The trend analysis with moving average is based on a twelve-month moving average of the monthly new home registration data. Data are not seasonally adjusted.

<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> “Registered owner-built homes” refers to Owner Builder Authorizations issued by the Registrar of Builder Licensing. Individuals building a single home for their own personal use and who directly manage the construction of the new home may obtain an Owner Builder Authorization and be 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 2017.

<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> “Registered new homes in multi-unit rental buildings” refers to new 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.

<sup>13</sup> In this report, the five year average is the average of the most recently completed five years.