

2022

BC Residential Building Statistics & Trends Report



BC HOUSING
RESEARCH CENTRE



ABOUT BC HOUSING

BC Housing develops and administers a wide range of initiatives supporting different housing options across British Columbia (B.C.) in partnership with the public, private, and non-profit sectors.

Under the *Homeowner Protection Act*, BC Housing is mandated to help improve consumer protection for buyers of new homes and the quality of residential construction in the province. BC Housing fulfils this mandate by:

- › Monitoring and enforcing the mandatory third-party home warranty insurance on all new homes constructed in B.C.
- › Licensing residential builders
- › Maintaining a register of new homes
- › Performing research and education to advance and promote better building and retrofit practices to benefit B.C.'s residential construction industry and consumers

BC Housing's Research Centre works in collaboration with public and private sector partners to bridge housing research gaps, fostering leading-edge research, advances in building science, and new technologies. Mobilizing knowledge and research expertise helps improve the quality of housing and leads to innovation and adoption of new construction techniques, Building Code changes, and enhanced education and training programs.

Sign up to receive the latest news and updates from the BC Housing Research Centre at www.bchousing.org/subscribe.

Visit www.bchousing.org to view the latest statistics or download this report.

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CREDITS AND ACKNOWLEDGEMENTS

This report was prepared by The Sentis Group in collaboration with BC Housing Licensing and Consumer Services and the BC Housing Research Centre.



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Introduction

The *B.C. Residential Building Statistics & Trends Report* presents an analysis of new construction activities and the state of Licensed Residential Builders (LRBs) in B.C. This report provides forward-looking market information and insights for residential construction professionals and homeowners seeking market intelligence and current industry trends to plan ahead and make informed decisions. The data provided in this report was collected through several channels:

- › All new homes in British Columbia (B.C.) must be registered with BC Housing before the issuance of building permits and construction starts. New home registration data is a leading indicator¹ of housing and economic activity in B.C., providing information on registered new homes by building type, location, and building size.
- › LRBs are licensed by BC Housing. To obtain home warranty insurance, LRBs must apply for and be accepted for home warranty insurance coverage by a warranty insurance provider. Further information on both home warranty insurance and builder licensing is available on the BC Housing website.
- › The Licensed Residential Builder Survey is an annual province-wide quantitative survey covering the typical builder profile (industry experience, builder types), construction activities, and satisfaction and perceptions related to research and education initiatives.
- › The Current New Homeowners Survey is conducted every two years. Results of the 2022 Survey are included in this report. The Prospective New Home Buyer Survey was not conducted in 2022.

“The Trends Report is a targeted snapshot of residential development in B.C. with detailed, region by region, consumer data presented by building type. Industry experts will appreciate the forecast opportunity this business intelligence provides.”

*Anne McMullin
President and CEO
Urban Development Institute*

B.C.’s residential construction sector, like many other industries, has experienced long-lasting COVID-19 impacts to the logistics and labour markets, as well as fast rising construction and financing costs. As a result, readers should be aware that the data covered in this report has likely been affected.

¹Bank of Canada, 2016. New Housing Registrations as a Leading Indicator of the BC Economy. Document available at: www.bankofcanada.ca/wp-content/uploads/2016/02/sdp2016-3.pdf

2022 Residential Building in BC



Home Registration Data

51,407
Total new registered homes



42,370
New homes in multi-unit buildings

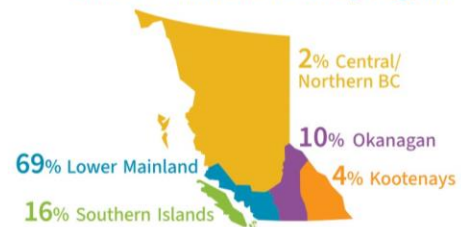


Builder Data

7,813
Licensed Residential Builders



Where builders work by region



Consumer Data

Type of Home Purchase

- Purchased from a builder/developer after it was completely finished
- Purchased from a builder/developer before it was completely finished
- Purchased from a previous owner
- Custom built on land that you already owned

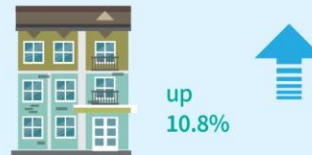




9,037
New single-detached homes



14,546
Purpose-built rentals



Builders by building type



46% ↓
of builders expect a decrease in their construction activity



90% of new homeowners feel very confident knowing their home was built by a licensed residential builder



79% of new homeowners are satisfied with the construction of their home



New Home Registrations

2022 Highlights

- Close to 51,500 new homes were registered, the second highest record behind 2021.
- Purpose-built rental home registrations reached 14,546 units 2022, up 10.8% from 2021 and the highest recorded level to-date.
- Registrations of single detached homes has decreased by 23.7% from 2021, returning to the longer-term declining trend after a short reversal caused by COVID-19.

OVERVIEW

Under the *Homeowners Protection Act*, all new homes in B.C. must be registered with BC Housing prior to the issuance of building permits and housing starts. Data is collected based on the information provided by Licensed Residential Builders (LRBs) and owner builders through the New Home Registration forms and Owner Builder Authorization applications respectively. In addition to registration, single detached and multi-unit homes constructed by LRBs are required to be covered by home warranty insurance in B.C. Over time minor adjustments may be made to new home registration data as registrations are withdrawn or cancelled from home warranty insurance.

BC Housing tracks registration of four different home types:

- › Single detached homes enrolled in home warranty insurance
- › Multi-unit homes enrolled in home warranty insurance
- › Homes constructed by an owner builder not covered by home warranty insurance
- › Purpose-built rental units that are exempt from home warranty insurance

Registered new homes in multi-unit buildings (two or more dwelling units) include new homes enrolled with home warranty insurance and new homes in multi-unit rental buildings with a home warranty insurance exemption.

Registered new single detached homes are new homes enrolled with home warranty insurance or with an Owner Builder Authorization issued by the Registrar of BC Housing.

“Access to this type of public information is invaluable for housing researchers, policymakers and planners. The new homes registration data supports evidence-based approaches to understanding the housing system and developing innovative solutions along the housing continuum.”

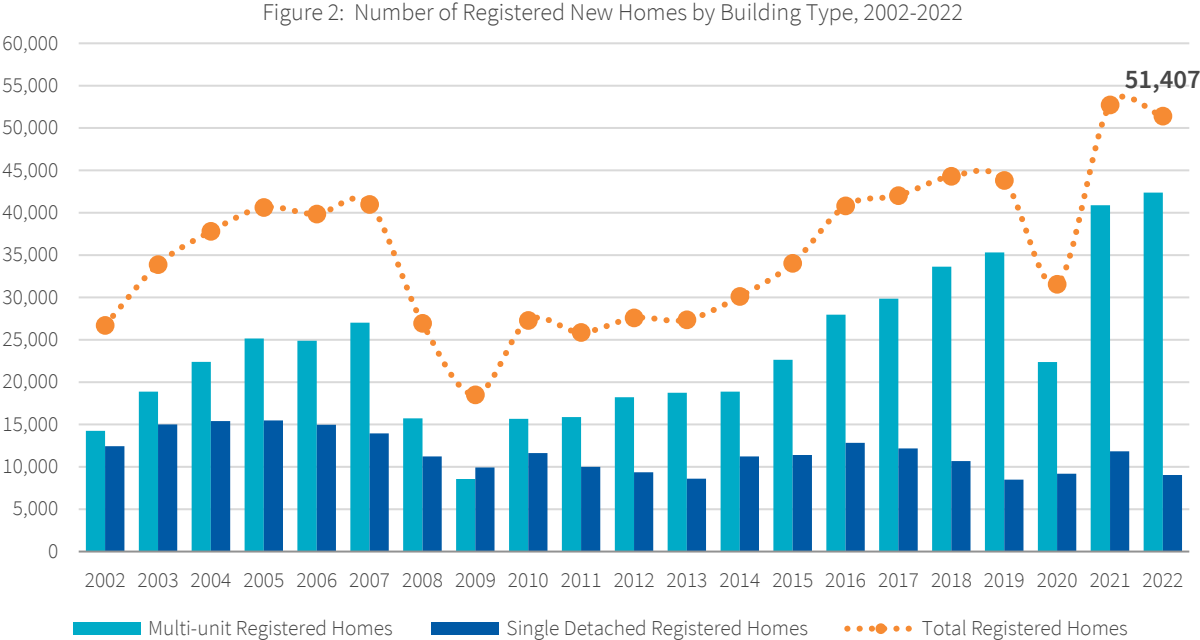
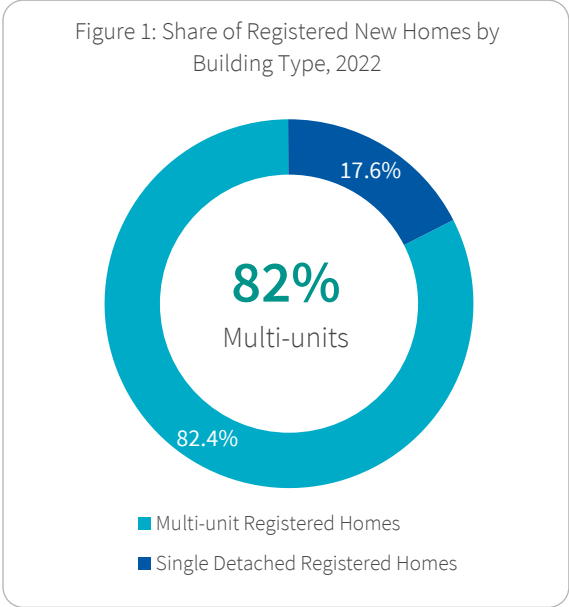
*Penny Gurstein, Director
Housing Research Collaborative
University of British Columbia*

REGISTERED AND ENROLLED NEW HOMES

Although the 51,407 registered new homes² recorded in 2022 was down slightly compared to 2021, 2022 is the second highest year on record since 2002. Of the 51,407 registered new homes, 42,370 were in multi-unit buildings³ and 9,037 were single detached homes⁴.

The total number of registered homes in 2022 (51,407) was down 2.5% compared to 2021. The number of multi-unit homes in 2022 was 42,370, a 3.6% increase over 2021 and the highest number recorded since 2002. As a proportion of total registrations, multi-unit homes accounted for 82.4%, up from 77.5% in 2021.

The number of single detached homes registered in 2022 was 9,037, down 23.7% from 2021 (11,840) and a return to the longer-term declining trend that began in 2017. Single detached homes accounted for 17.6% of total registrations, down from 22.5% in 2021 and the lowest to-date since 2002.



² Over time minor adjustments may be made to the figures as registrations are withdrawn or cancelled. New home registration data is accurate as of January 3, 2023.

³ 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.

⁴ “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 BC Housing.

Of the 42,370 multi-unit homes registered in 2022, 65.7% (27,824) were multi-unit homes enrolled in home warranty insurance and 34.3% (14,546) were purpose-built rental homes⁵. Although total multi-unit home enrollments were essentially unchanged compared to 2021, purpose-built rental home registrations were up 10.8% and reached its highest recorded level to-date.

In 2022, 35,929 homes were enrolled with home warranty insurance, making it the second highest to-date after 2021 at 38,518 enrolled homes.

Multi-unit and single detached homes enrolled with home warranty insurance accounted for 69.9% of registered new homes, followed by purpose-built rentals (28.3%) and owner-built homes (1.8%).

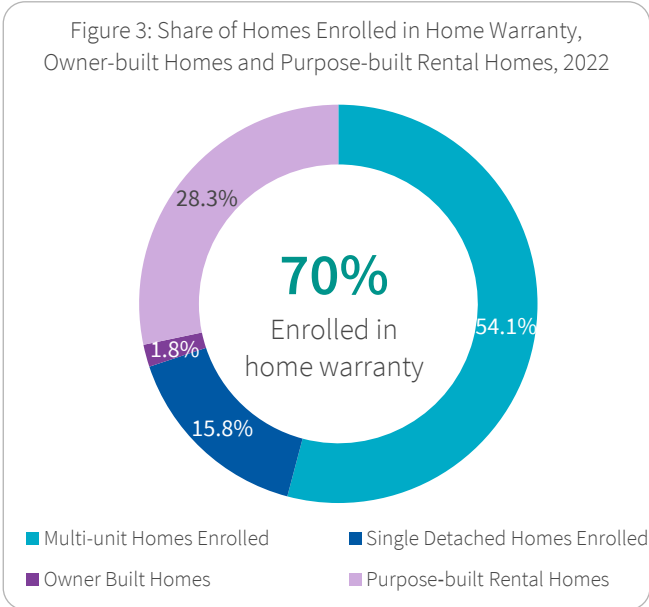
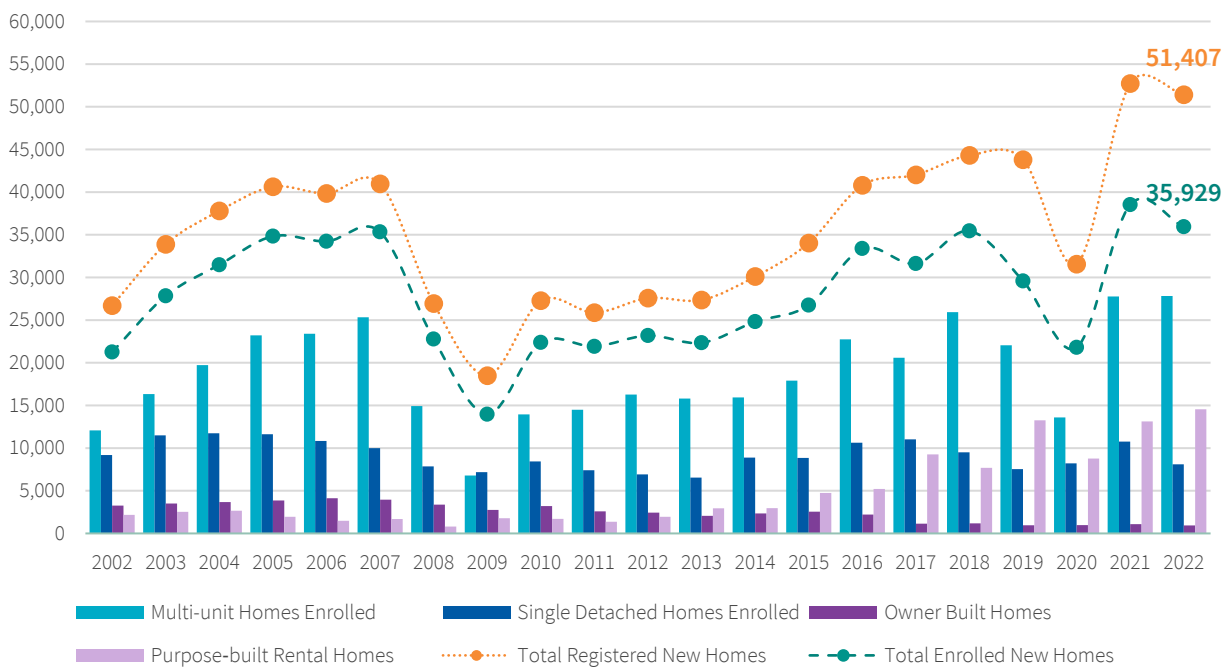


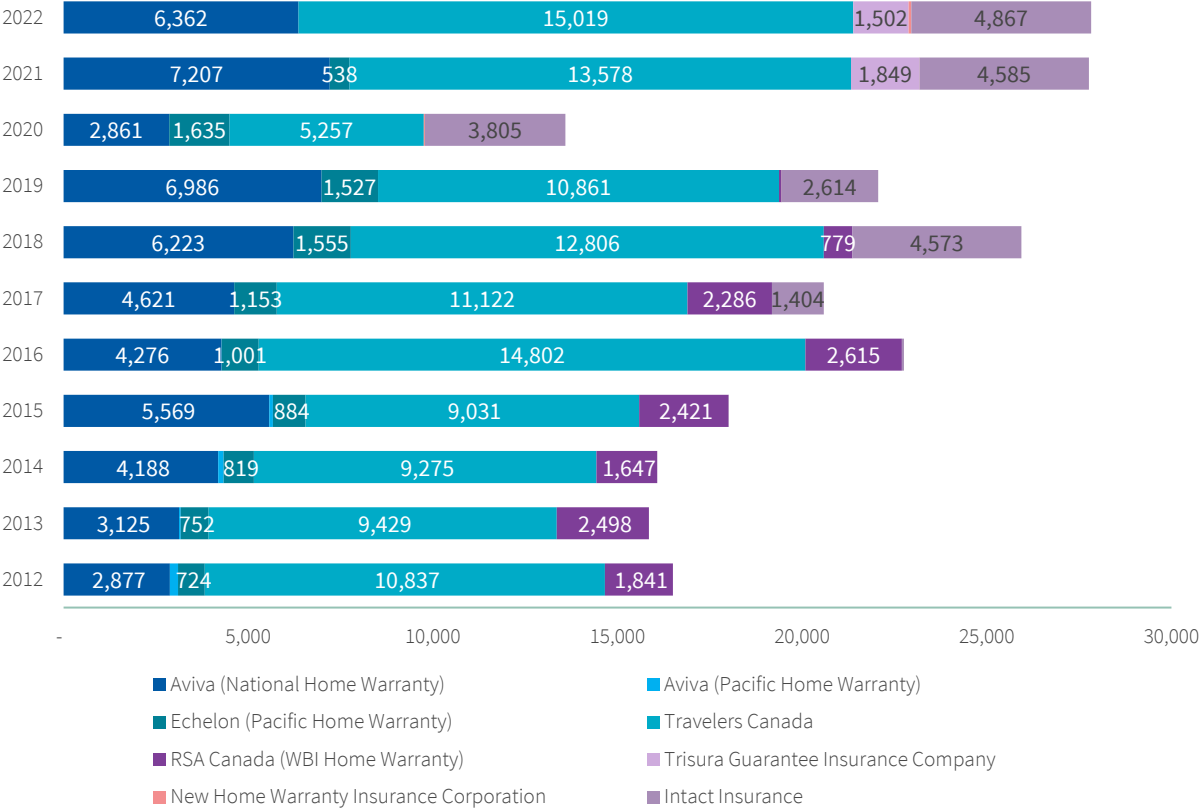
Figure 4: Homes Enrolled with Home Warranty, Owner-built Homes and Purpose-built Rental Homes, 2002-2022



⁵ The total number of purpose-built rentals does not include all rental units constructed. Rental units that are enrolled in home warranty insurance would be included in the multi-unit registered total.

For multi-unit enrollments by warranty provider in 2022, Travelers Canada represented approximately half of the market share (54%), followed by Aviva (National Home Warranty) at 22.9% and Intact Insurance at 17.5%.

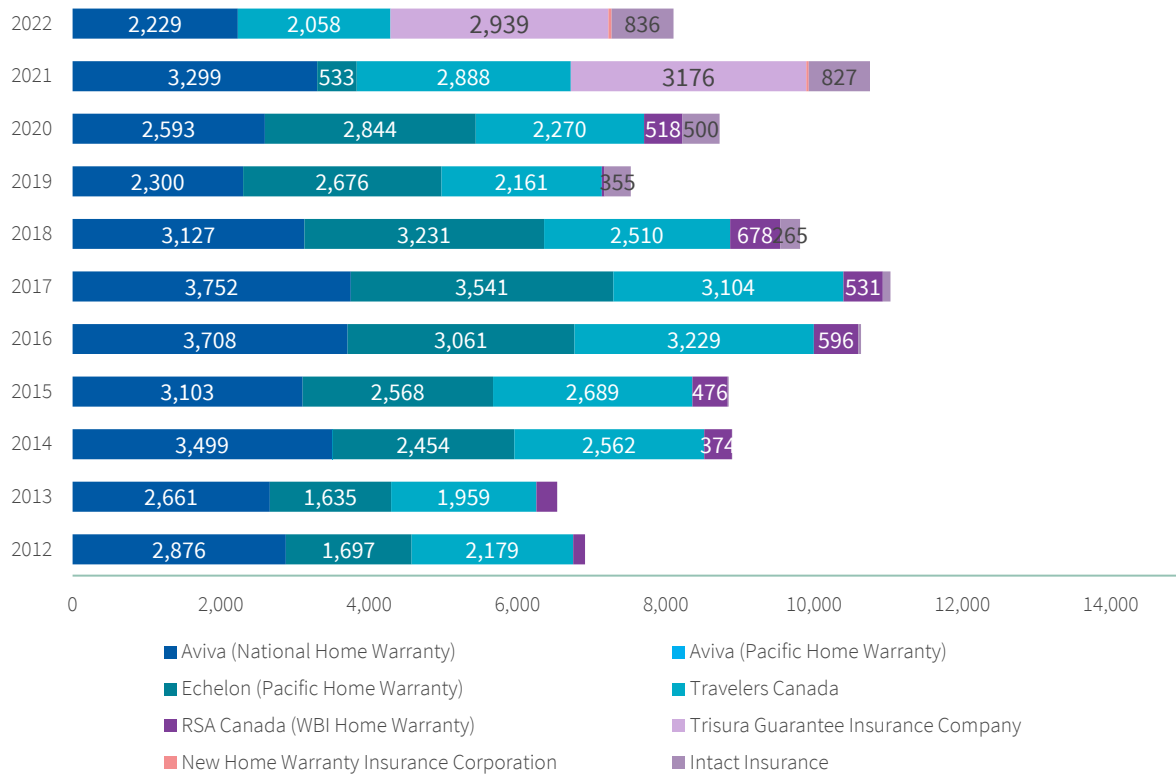
Figure 5: Market Share of Multi-unit Homes Enrolled by Warranty Provider, 2012-2022



In 2021, the Intact Insurance Company amalgamated with The Guarantee Company of North America taking over all of the business of The Guarantee.

Trisura Guarantee Insurance Company (36.3%) had the largest market share in single detached home enrollments in 2022. Aviva (National Home Warranty) (27.5%) and Travelers Canada (25.4%) held second and third place, respectively.

Figure 6: Market Share of Single Detached Homes Enrolled by Warranty Provider, 2012-2022



In 2021, the Intact Insurance Company amalgamated with The Guarantee Company of North America taking over all of the business of The Guarantee.

REGION

In 2022, 83.4% of registered new homes in B.C. were located in Metro Vancouver, the Capital Regional District, the Central Okanagan Regional District, or the Fraser Valley Regional District.

Metro Vancouver accounted for the majority (61.7%) of all registered new homes in B.C., followed by the Capital Regional District (10.3%), Central Okanagan Regional District (7.2%), and Fraser Valley Regional District (4.2%).

The Capital Regional District was the only regional district to see registrations increase between 2021 and 2022 by 10.7%. While the decline in Metro Vancouver was relatively small (1.5%), larger declines were experienced in the Fraser Valley Regional District (7.2%) and the Central Okanagan Regional District (8.3%).

Across all four regional districts, there were more multi-unit new home registrations in 2022 compared to 2021. Increases were substantially larger in the Fraser Valley Regional District (25.3%) and the Capital Regional District (22.9%), compared to Metro Vancouver (0.8%) and the Central Okanagan Regional District (1.6%).

Meanwhile, single detached home registrations decreased across all four regional districts from 2021 to 2022. The decrease was largest in the Fraser Valley Regional District (42.2%), followed by the Central Okanagan Regional District (39.6%), the Capital Regional District (33.0%) and Metro Vancouver (17.5%).

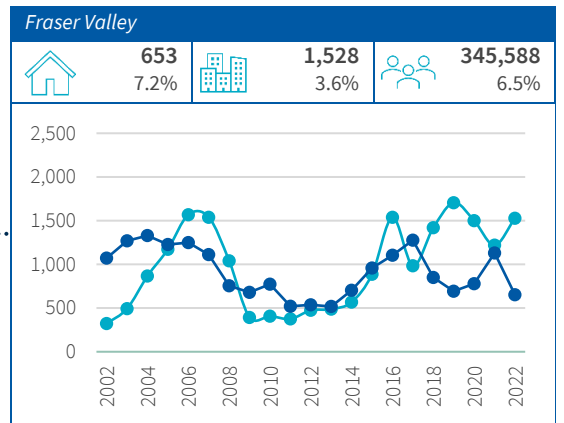
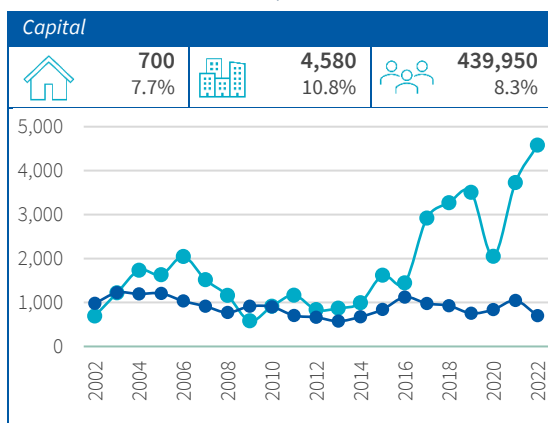
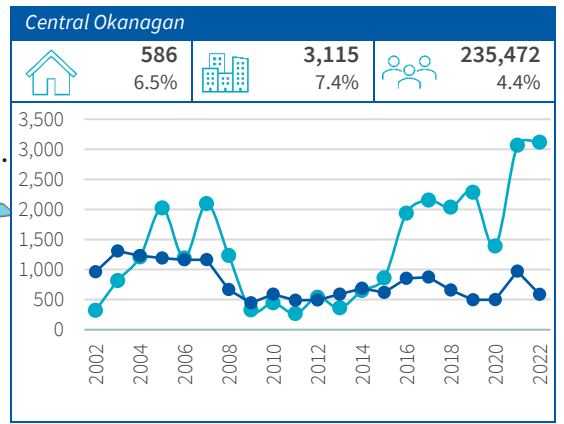
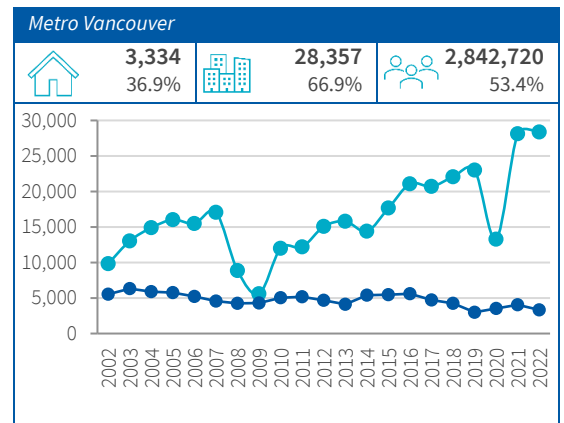
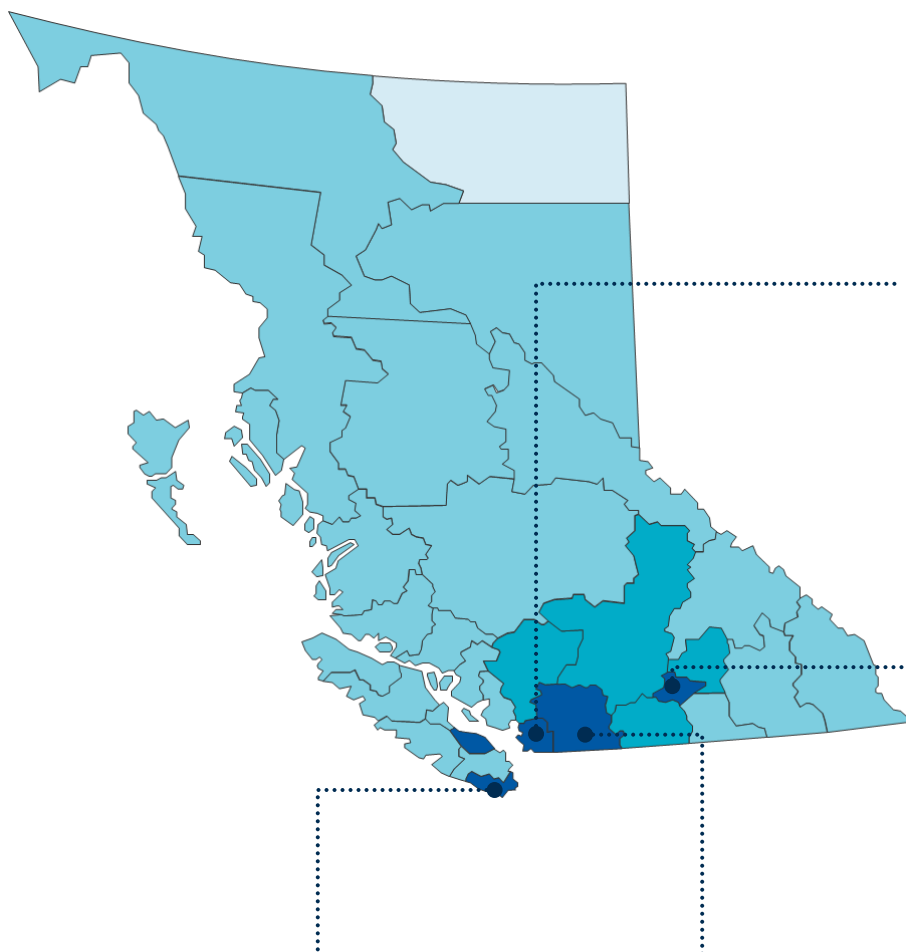
Figure 7: Registered New Homes by Regional District, 2002-2022

	Number of Single Detached Homes Regional % Share of Provincial Total		Number of Homes in Multi-unit Buildings Regional % Share of Provincial Total		Population Regional % Share of Provincial Total
--	--	--	--	--	---

● Single Detached Homes
● Homes in Multi-unit Buildings

Number of Registered New Homes (Monthly Average)

- > 1,000
- 500 to 1,000
- 1 to 500
- 0



MULTI-UNIT BUILDING SIZE

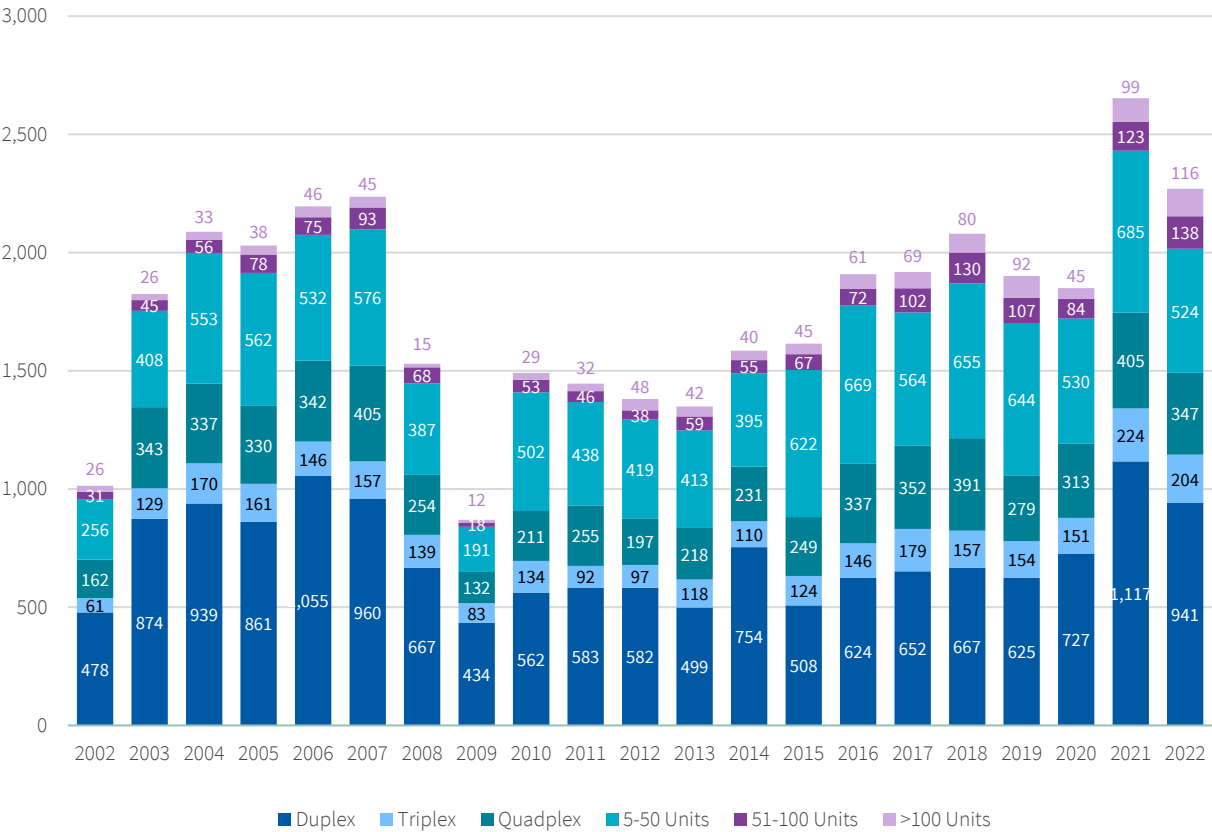
Of the 2,270 multi-unit buildings that were registered in 2022, duplexes were the most popular multi-unit building size (41.5%), followed by buildings with 5 to 50 units (23.1%) and quadplexes (15.3%).

Overall, fewer multi-unit buildings were registered in 2022, with a 14.4% decline compared to 2021. Buildings with 5 to 50 units experienced the greatest decline (23.5%), followed by duplexes (15.8%), quadplexes (14.3%) and triplexes (8.9%). However, the number of buildings registered increased 17.2% from 2021 to 2022 for buildings with more than 100 units, and by 12.2% buildings with 51 to 100 units.

“A true market-leading indicator, the New Homes Registry data and reports are an invaluable resource for our members when looking to plan and forecast their projects moving forward.”

*Ron Rapp, CEO, HAVAN
Homebuilders Association Vancouver*

Figure 8: Registered New Multi-Unit Buildings by Building Size in B.C., 2002-2022



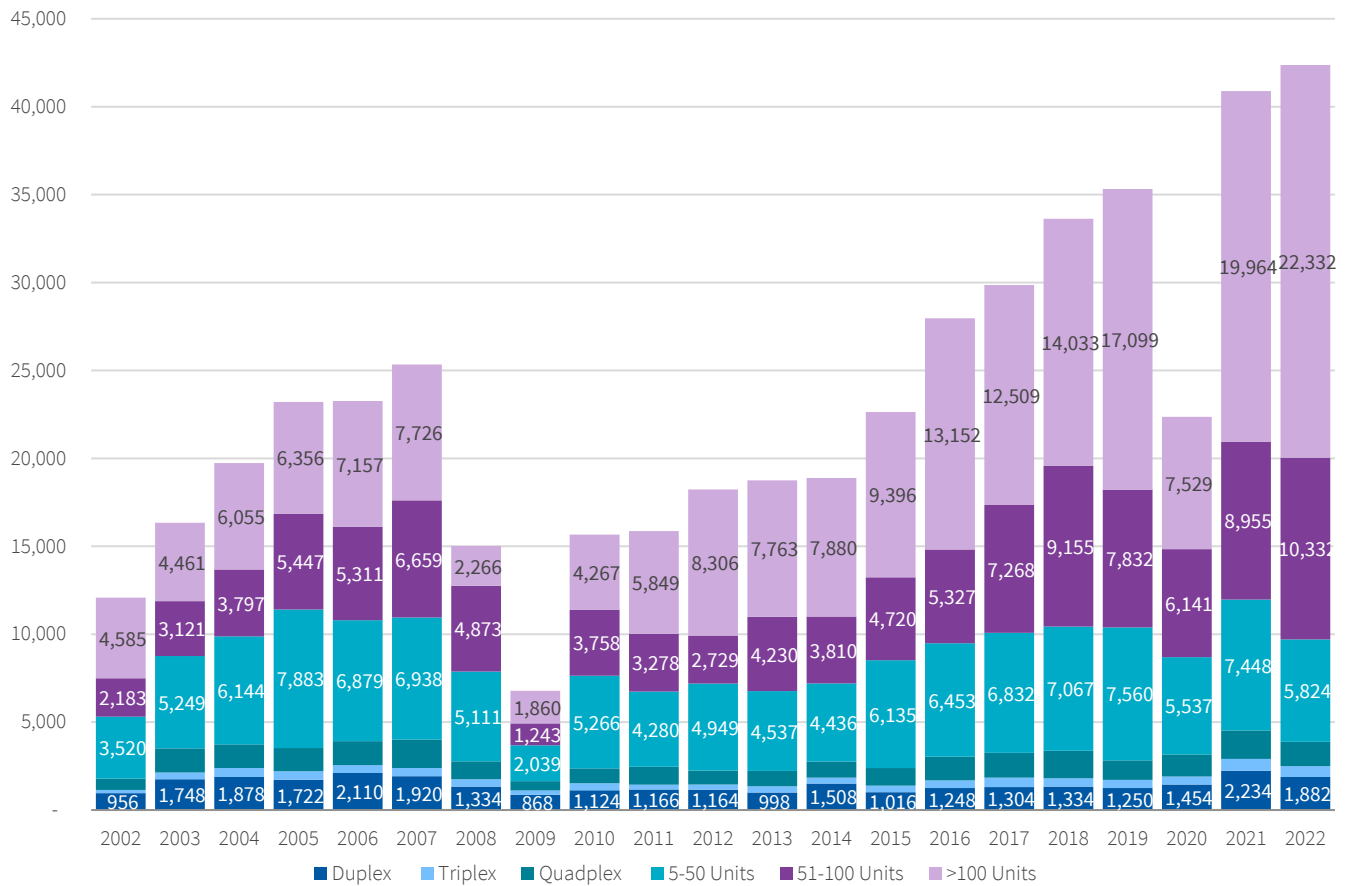
By number of units, buildings with more than 100 units accounted for over half (52.7%) of total registered units, followed by buildings with 51 to 100 units (24.4%) and buildings with 5 to 50 units (13.7%).

The overall number of registered units increased modestly by 3.6% from 2021 to 2022. Buildings with 51 to 100 units experienced the greatest increase from 2021 to 2022 (15.4%) followed by buildings with more than 100 units (11.9%). All other building sizes had decreased numbers of registered units from 2021 to 2022. Buildings with five to 50 units experienced the largest decline (21.8%), followed by duplexes (15.8%), quadplexes (14.3%) and triplexes (8.9%).

“National Home Warranty relies on BC Housing’s insightful, data-driven market analysis to strengthen our risk portfolio. It is an effective tool to assist in prospecting, qualifying, and retaining BC’s top builders and developers.”

*Colleen Wilson, President
National Home Warranty*

Figure 9: Registered Units in New Multi-Unit Buildings by Building Size in B.C., 2002-2022



In 2022, the largest building registered in B.C. was located in Surrey with 557 units. From the 10 largest registered multi-unit buildings, two had over 500 units. By location, five buildings were in Burnaby, four in Surrey, and one in Coquitlam. Of the top 10 largest registered buildings none were purpose-built rentals.

The following table provides the street addresses of the largest registered multi-unit buildings in 2022.

Table 1. Top 10 Largest Registered Multi-Unit Buildings in B.C., 2022

Address	City	Number of Units
10503 City Parkway	Surrey	557
1750 Willingdon Avenue	Burnaby	506
10531 City Parkway	Surrey	439
4863 Dawson Street	Burnaby	425
6468 Willingdon Avenue	Burnaby	414
13573 98A Avenue	Surrey	409
4883 Dawson Street	Burnaby	384
1187 Pinetree Way	Coquitlam	382
13675 107A Street	Surrey	375
4567 Lougheed Highway	Burnaby	369

Licensed Residential Builders

2022 Highlights

- There were 7,813 licensed residential builders in B.C. in 2022, down slightly from a peak of 8,112 in 2021.
- An increasing proportion of builders reported working with an Energy Advisor this year (70% compared to 64% in 2021).
- Almost half of builders (46%) anticipated activity will decrease in the areas where they operate and over one-quarter (28%) that their company’s activity will decrease in the next 12 months.

OVERVIEW

The *Homeowner Protection Act* and regulations require that all new homes built in B.C. are built by Licensed Residential Builders (LRBs) and are covered by mandatory, third-party home warranty insurance. BC Housing licenses home builders and is responsible for administering the *Act* and regulations. As part of the enhanced licensing system, builders are required to meet or exceed minimum qualification standards in order to become a new LRB. In addition, current LRBs must participate in continuing professional development activities to keep their license in good standing. These requirements enhance professionalism in the residential construction sector and give home buyers confidence that their home has been built by a qualified builder at a high level of quality.

The data in this section is from BC Housing’s Builder Licensing Registry as well as the *Licensed Residential Builder Survey*. Further information on licensing requirements is available on the BC Housing [website](#).

“The increasingly competitive B.C. construction market is a hot bed of activity. The BC Residential Building Statistics & Trends Report is as an essential resource for industry experts from across the development and construction supply chain. Having this information allows them to understand market trends and forecasts before making their next strategic move to stay ahead of the pack.”

*Fiona Famulak, President
Vancouver Regional Construction Association*

LICENSING

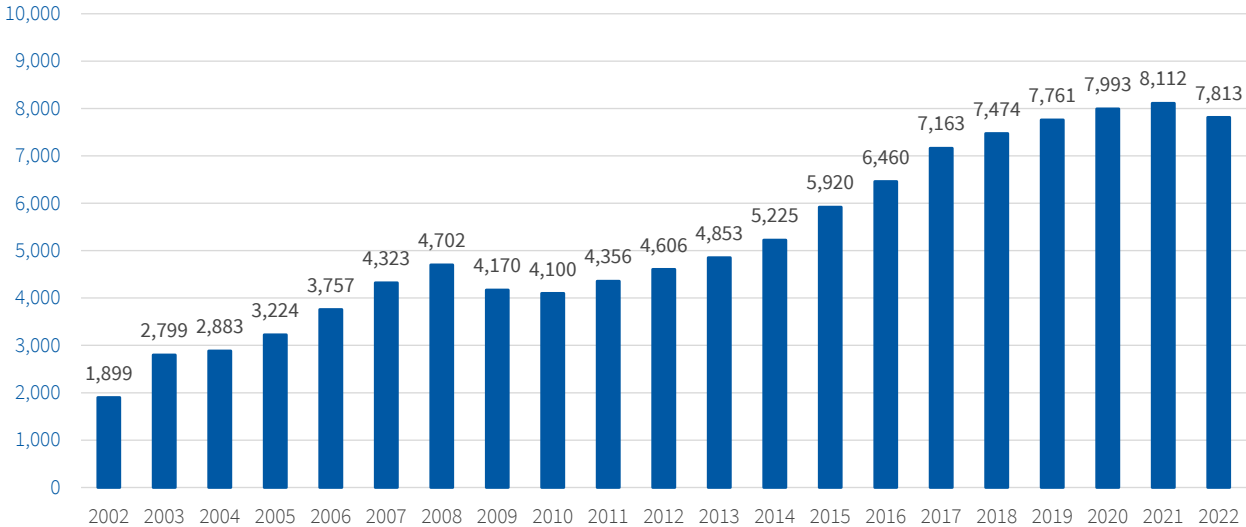
The number of Licensed Residential Builders (LRBs) was 7,813 in 2022, a slight decline from 2021.

The number of LRBs in 2022 fell 3.7% to 7,813 from a record peak of 8,112 LRBs in 2021, marking the first recorded decline since 2010. Despite the decline however, the number of LRBs remain above pre-pandemic levels.

“Construction is an intensely competitive sector. Success means knowing your market and planning your next move strategically and analytically. The BC Residential Building Statistics and Trends Report provides detailed information that savvy business owners can turn into a competitive advantage.”

*Chris Atchison, President
BC Construction Association*

Figure 10: Number of Licensed Residential Builders, 2002-2022

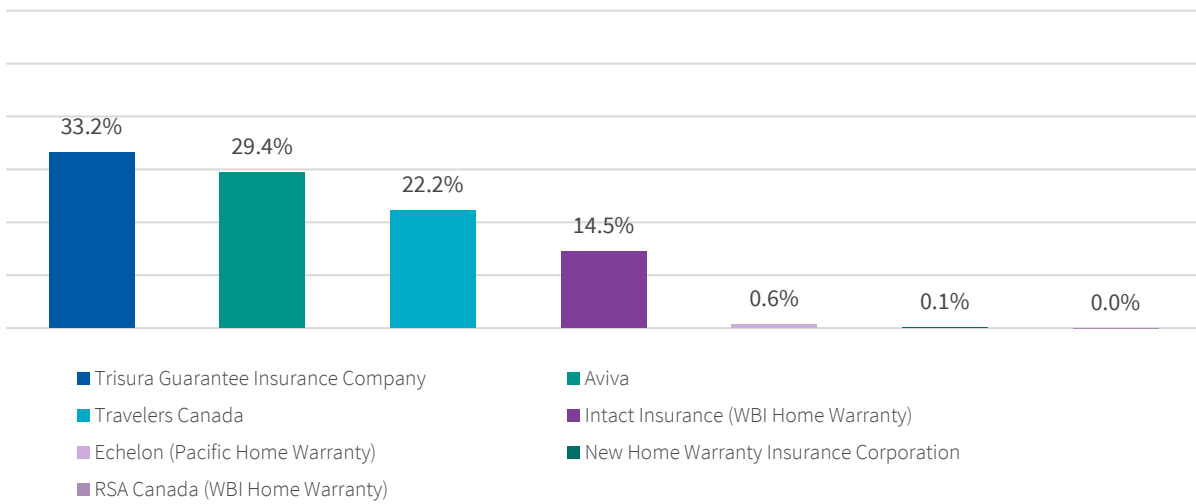


As of January 3, 2022, Trisura Guarantee Insurance Company (33.2%) had the greatest LRB market share, followed by Aviva (29.4%), Travelers Canada (22.2%) and Intact Insurance (WBI Home Warranty) (14.5%).

To obtain warranty insurance for new homes, LRBs must apply and be accepted for home warranty insurance coverage by a warranty insurance provider. In some cases, a LRB may be registered with more than one warranty provider.

Of the 8,017 LRBs with acceptance from warranty providers, Trisura Guarantee Insurance Company accounted for 2,659 (33.2%). Aviva accounted for 2,353 (29.4%), Travelers Canada for 1,777 (22.2%), and Intact Insurance, represented by WBI Home Warranty, accounted for 1,163 (14.5%).

Figure 11: Market Share of Licensed Residential Builders, 2022



In 2021, the Intact Insurance Company amalgamated with The Guarantee Company of North America taking over all of the business of The Guarantee.

LICENSED RESIDENTIAL BUILDER SURVEY

Survey Methodology

The *Licensed Residential Builder Survey* is a province-wide quantitative survey that includes questions on the typical builder⁶ profile (industry experience, type of builder), their construction activities, and their satisfaction and perceptions related to research and education projects.

The survey was conducted bi-annually between 2003 and 2011 and annually between 2012 and 2022.

For the 2022 survey, email invitations were sent to 6,897 licensees in good standing without expired, suspended, or cancelled licenses. Surveys are sent to the individual listed on the license as the contact person, but it should be understood builder licenses are held by companies rather than individuals. A total of 1,295 individuals completed the online surveys, for a response rate of 18.8%. Both builder licensee types were included in the survey:

- **General contractors:** A residential builder that is engaged under contract by an owner, developer or vendor to perform or cause to be performed all or substantially all of the construction of a new home, and includes a construction manager and project manager.
- **Developer:** A residential builder that sells the residential builder's ownership in a new home, and includes a vendor that contracts with a general contractor for the construction of a new home.

To ensure the final sample accurately reflected the total population and composition of licensees in B.C., mathematical weights were applied based on region (i.e., the area of B.C. where they primarily build) and the number of homes built, or started, in the past year.

To align with the province's [AccessibleBC](#) plan a two-part question was added to better understand how residential builders are addressing accessibility and aging-in-place design elements beyond current *BC Building Code* requirements. The second questions asked about specific accessibility and aging in-place design elements being incorporated. It was intentionally asked broadly and kept open-ended to better understand how builders think about accessible design elements.

Further information on survey methodology is provided in Appendix 1.

⁶ Includes licensed developers, custom home builders, general contractors, building envelope renovators, project/construction managers, and others.

Survey Results

Builder Profile

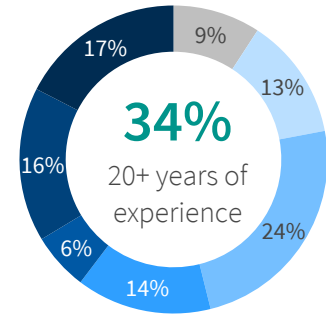
Industry Experience

Approximately a third (34%) of responding builders reported they had 20 years or more experience as a residential builder, while 20% had between 11 and 19 years' experience and around half (46%) had 10 years or less.

The average reported builder experience was 16 years in 2022, close to the 15 years average experience reported in 2021. The average builder experience has varied from a high of 17 years in 2009 to a low of 13 years in 2017.

The average builder experience in 2022 was the lowest in the Lower Mainland (15 years) and the highest in the Southern Islands (18 years). Builders constructing single detached homes reported the least amount of experience on average at 16 years, while those building multi-unit homes averaged between 21 to 24 years of experience.

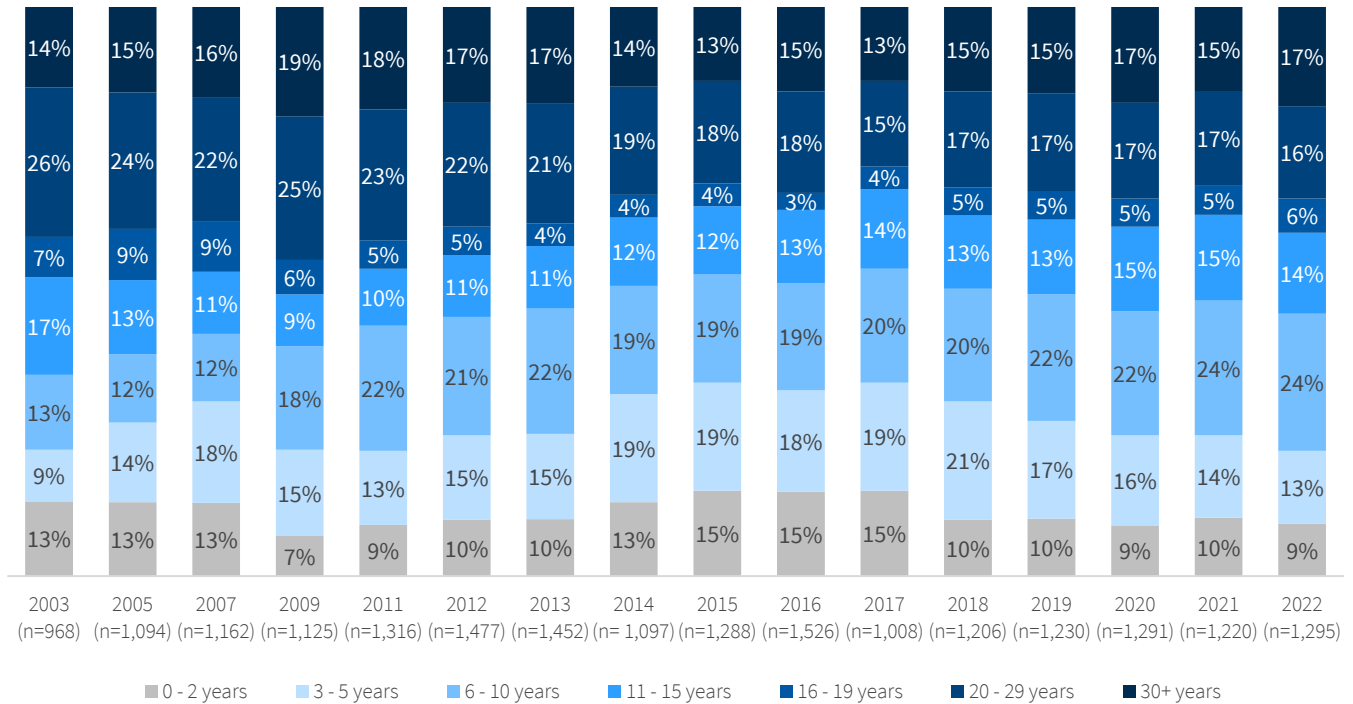
Figure 12: Percentage of Builders by Years of Industry Experience, 2022



■ 0 - 2 years
 ■ 3 - 5 years
 ■ 6 - 10 years
 ■ 11 - 15 years
■ 16 - 19 years
 ■ 20 - 29 years
 ■ 30+ years

Base: (n=1,295)

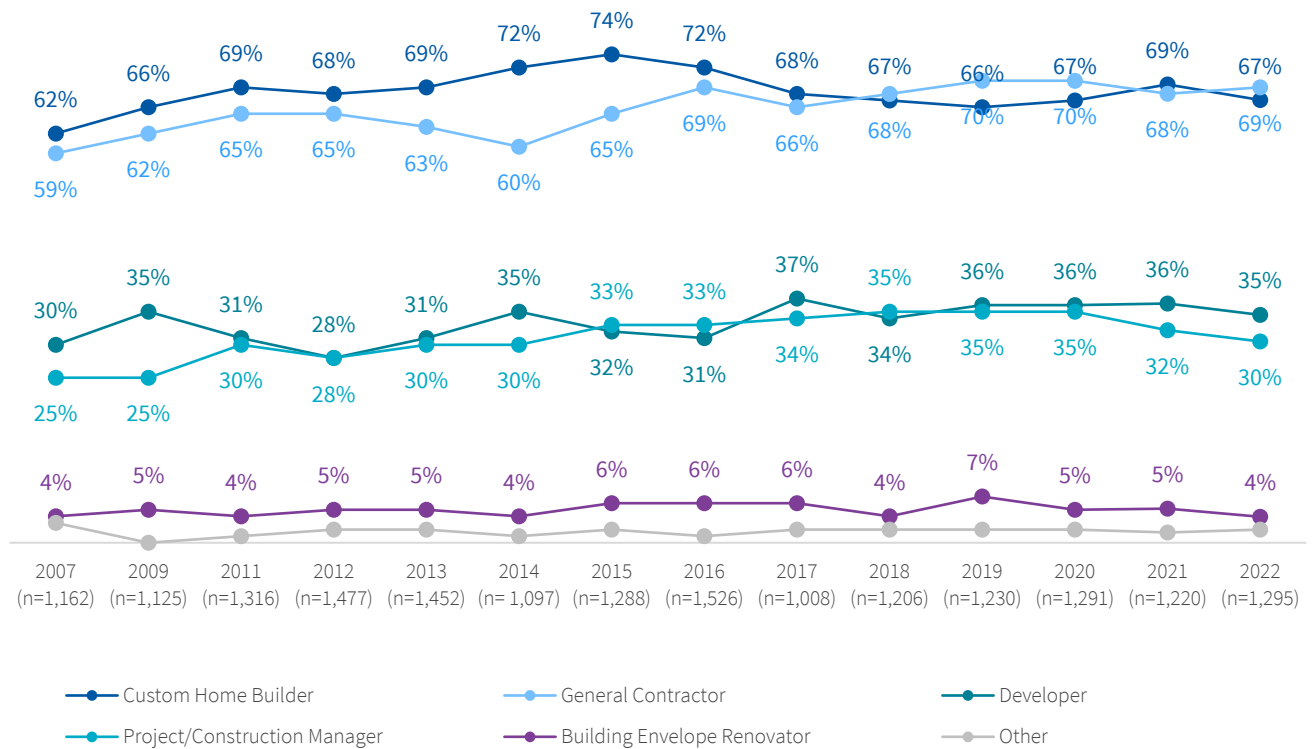
Figure 13: Percentage of Builders by Years of Industry Experience, 2003-2022



Type of Licensed Residential Builder

In 2022, 69% of responding builders referred to themselves as general contractors and 67% considered themselves to be custom home builders. Approximately a third classified themselves as developers (35%) or as project/construction managers (30%). A relatively small proportion identified as a building envelope renovator (4%) or other (2%).

Figure 14: Percentage of Builders by Type, 2007-2022



Construction Activity

Primary Area of Construction

In 2022, 69% of builders reported working primarily in the Lower Mainland⁷, followed by 16% in the Southern Islands⁸, 10% in the Okanagan, 4% in the Kootenays, and 2% in Central and Northern B.C. This was almost identical to the results since 2019.

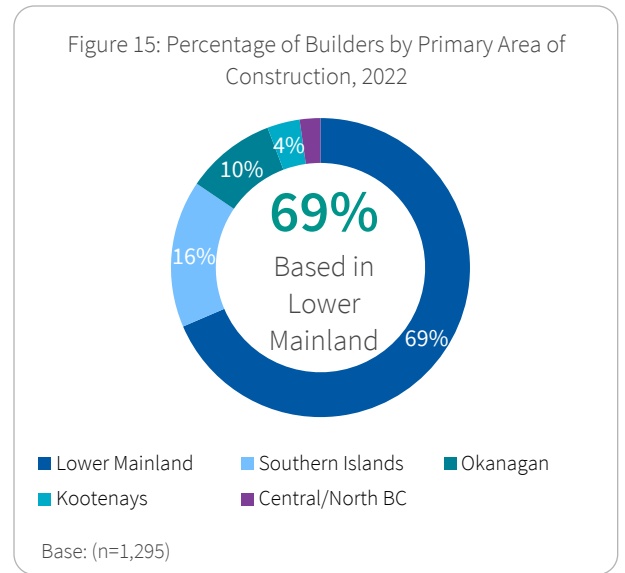
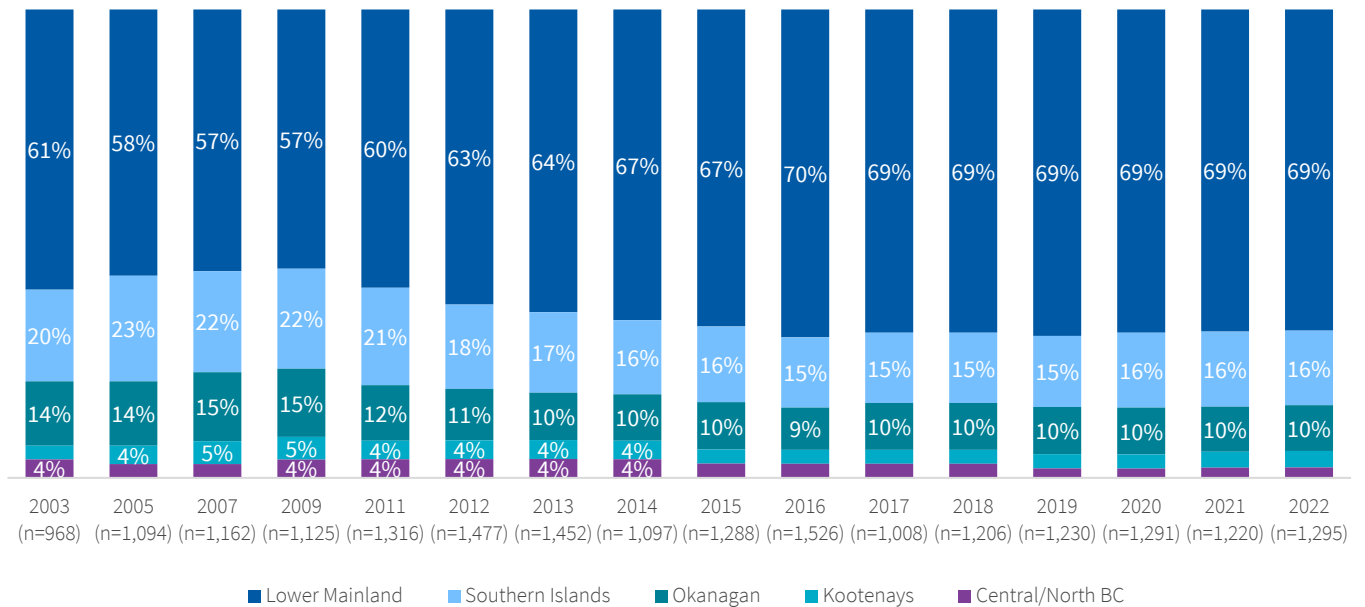


Figure 16: Percentage of Builders by Primary Area of Construction, 2003-2022



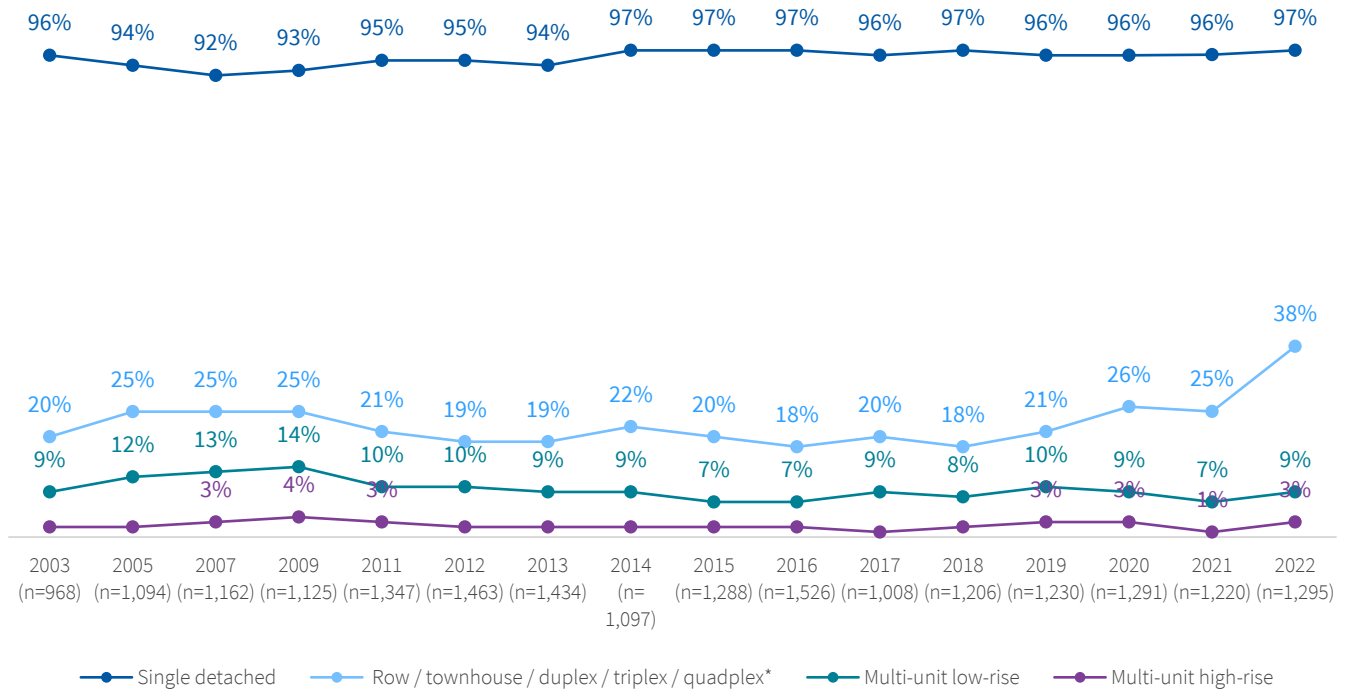
⁷ For the purposes of this survey, the Lower Mainland region includes Metro Vancouver, the Fraser Valley, the Sunshine Coast, and the area from Squamish to Whistler.

⁸ The Southern Islands includes Vancouver Island and the Gulf Islands.

Housing Type Constructed in Past Five Years

In 2022, 97% of builders reported building single detached homes in the past five years, while 38% built rowhouses, townhouses, duplexes, triplexes or quadplexes, 9% built low-rises, and 3% built high-rises. The proportion building rowhouses, townhouses, duplexes, triplexes or quadplexes increased considerably in 2022. However, this was at least in part driven by the inclusion of triplexes and quadplexes as an option for the first time in the survey.

Figure 17: Percentage of Builders by Housing Type Constructed in the Past Five Years, 2003-2022



Note: Multi-unit low-rise refers to buildings with less than four storeys and multi-unit high-rise to buildings with four storeys or more.
 *Prior to 2022: Row / townhouse / duplex only

Homes Built or Started Building in Past Year⁹

Most surveyed builders (77%) reported that they built or started building between one and five homes in the last year.

About half (49%) of builders reported building or starting between one and two homes, followed by 27% reporting between three and five homes, and 17% reporting no home construction. The proportion of builders with more than five homes started or built was lower at 7%.

The average number of homes built or started increased from 4.9 in 2021 to 6.3 in 2022. This increase was likely due to more builders reporting building over 50 homes in the last year, which rose from 1% in 2021 to 3% in and 2022.

Figure 18: Percentage of Builders by Number of Homes Built or Started, 2022

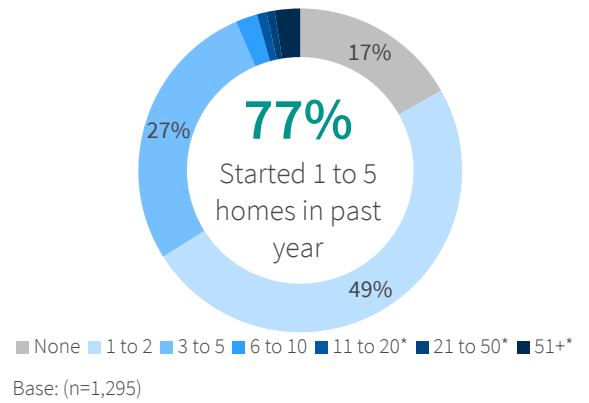
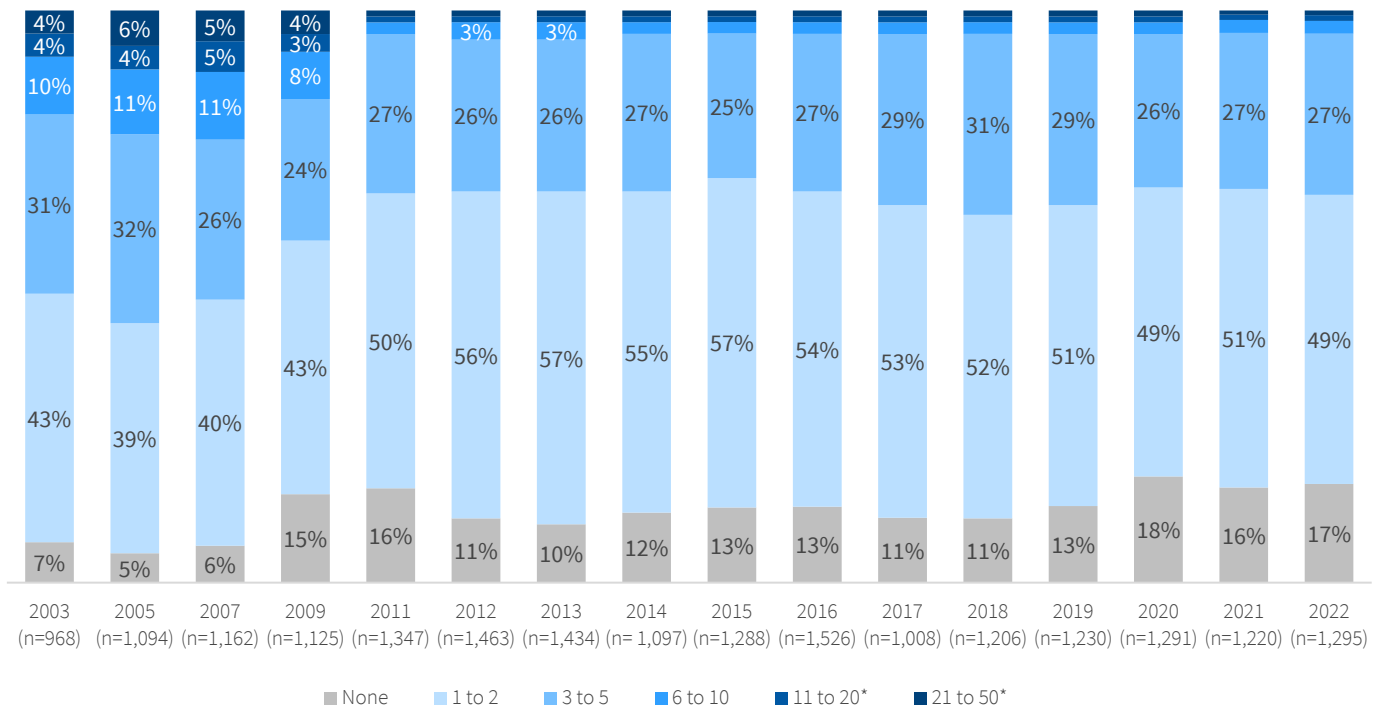


Figure 19: Percentage of Builders by Number of Homes Built or Started, 2003-2022



*Response category grouping different prior to 2012.

⁹ All homes worked on over the past year, including homes started but unfinished and homes previously started and finished.

Homes Completed in Past Year¹⁰

In 2022, two-thirds (68%) of builders surveyed reported finishing between one and five homes in the past year, identical to 2021.

Over half (53%) reported finishing between one and two homes, followed by 15% reporting between three and five homes. The proportion of builders reporting more than five homes completed in the past year was 6%. Finally, 26% reported finishing no homes in the past year. The distribution of homes finished in 2022 was similar to 2021.

The average number of homes completed in the past year was 4.0 in 2022. This was a slight increase over 2021 (3.5) but in line with 2020 (4.1). Among builders who reported building multi-unit high rises, the average number of homes finished in 2022 (39.4) compared to 2021 (62.4) was much lower¹¹ Only in 2020, did builders who build multi-unit high rises report finishing a lower average number of homes (33.3). However, the average was moderately higher in 2022 (24.2) compared to 2021 (20.5) among builders who built multi-unit low rises and generally consistent among single detached builders.

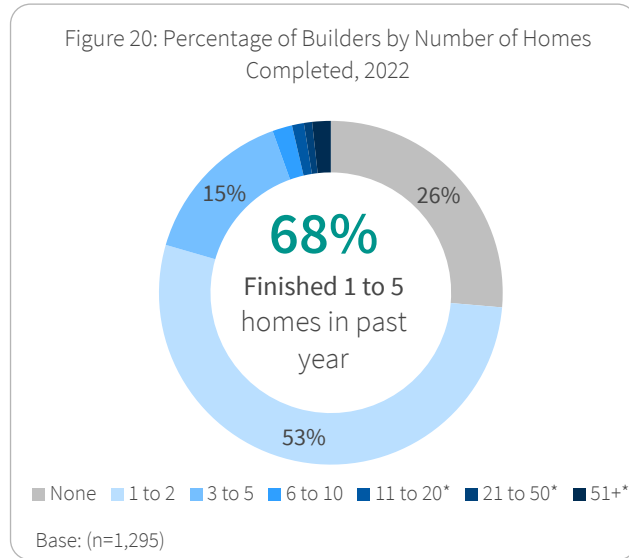
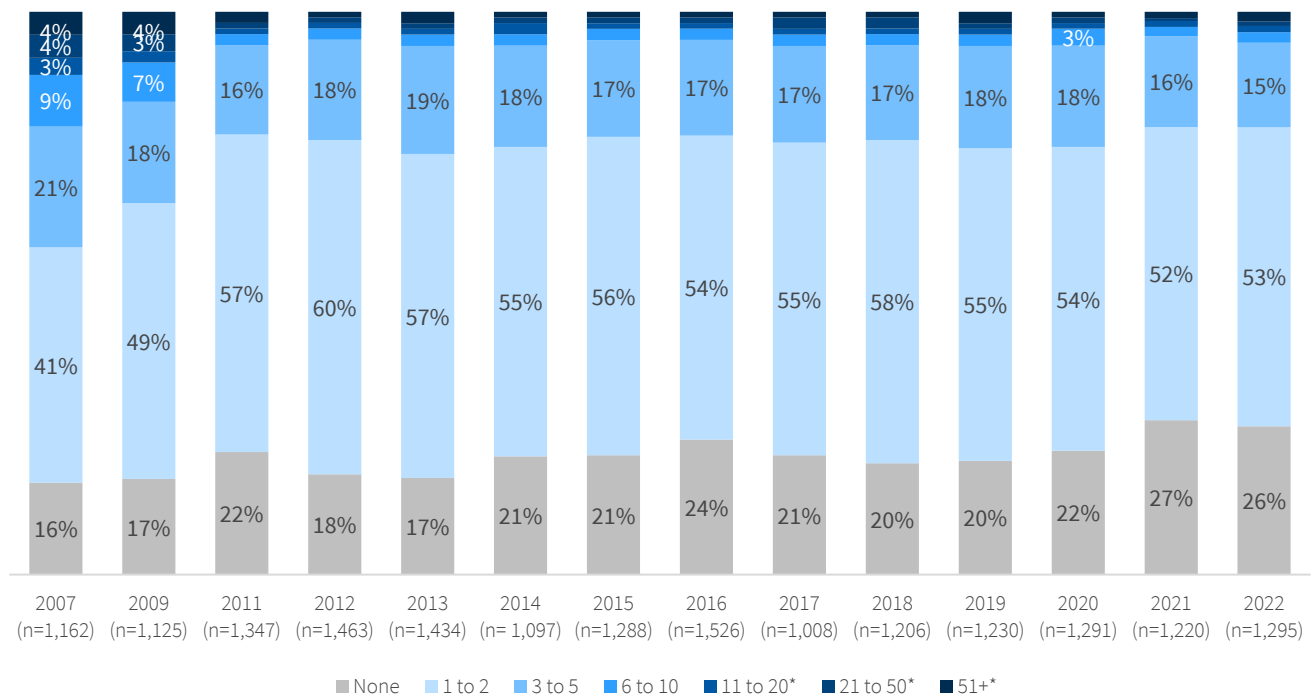


Figure 21: Percentage of Builders by Number of Homes Completed, 2007-2022



*Response category grouping different prior to 2012.

¹⁰ Only homes that were finished in the past year. Does not include started but unfinished homes.

¹¹ Caution: small base size.

Energy Efficiency

Use of a Green Building Program

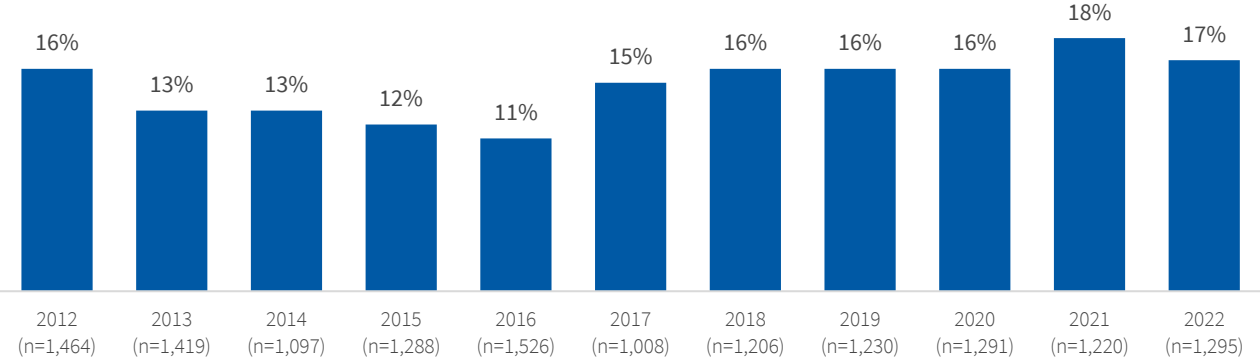
In 2022 17% of builders reported participation in a green building program, which is consistent with trends dating back to 2017. Nearly half (48%) of those using a green building program participated in Energy Star, while close to a third reported participating in R-2000 (29%), and approximately one-quarter in BuiltGreen (26%).

By region, Kootenay builders were most likely to report participation in a green building program (32%), followed by builders in the Lower Mainland (17%) and Southern Islands (15%). Central and Northern B.C. (10%) and Okanagan (9%) builders were the least likely to report participation in a green building.

By housing type, builders of rowhouses or townhouses were the most likely to report building homes as part of a green building program (28%), followed by builders of multi-unit high-rises (24%)¹² and builders of duplexes, triplexes and quadplexes (22%). Single detached builders were the least likely to report involvement with a green building program (17%), followed by builders of multi-unit low rise homes (19%).

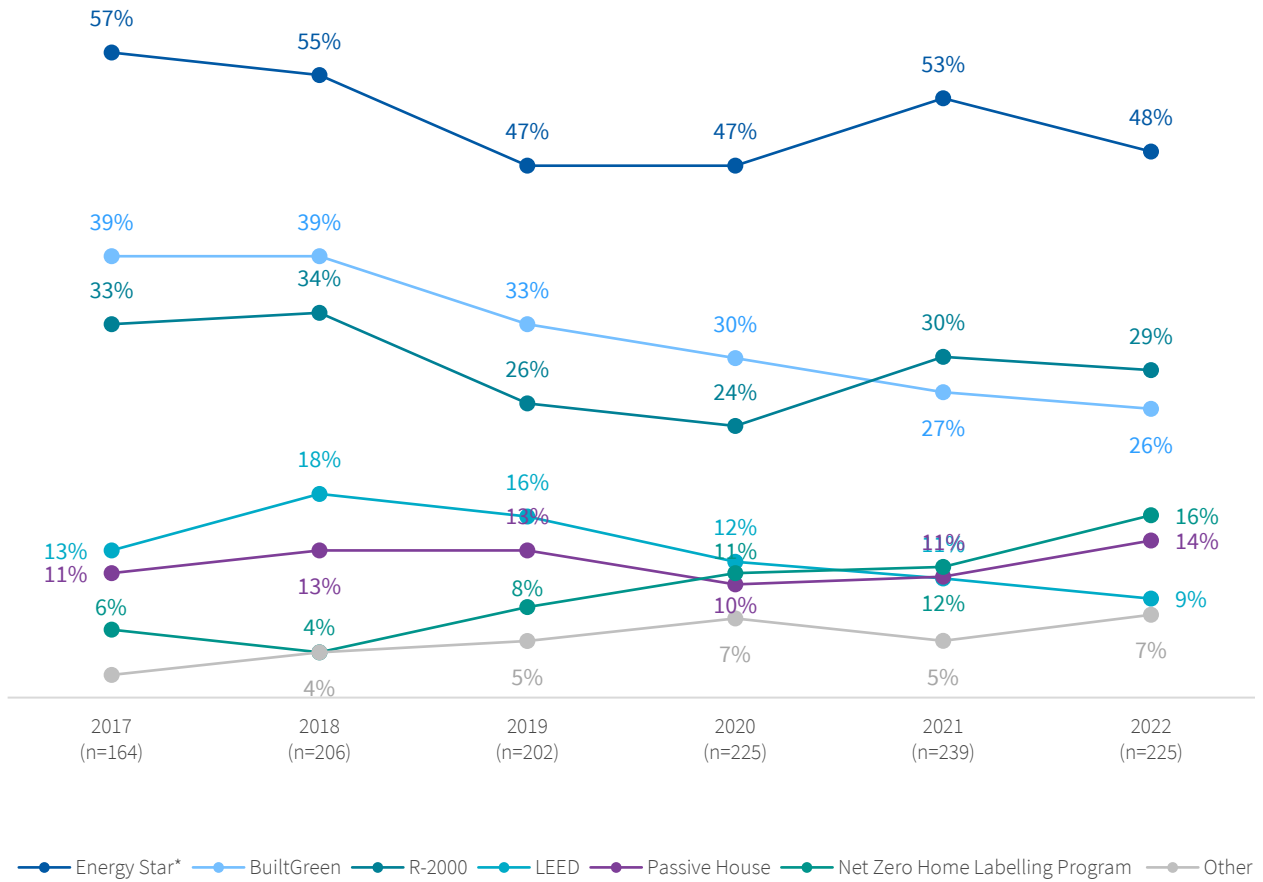
By experience, builders with between 6 and 10 years of experience were the most likely to report building homes as part of a green building program (21%). Builders with two years or less experience were the least likely at just 7%.

Figure 22: Use of a Green Building Program, 2012-2022



¹² Caution: small base size.

Figure 23: Breakdown of Green Building Programs by Use, 2017-2022



*Energy Star was added as an option in 2017. NetZero Home was added in 2018. Green Globes and EnerGuide were removed as options in 2018.

Use of an Energy Advisor

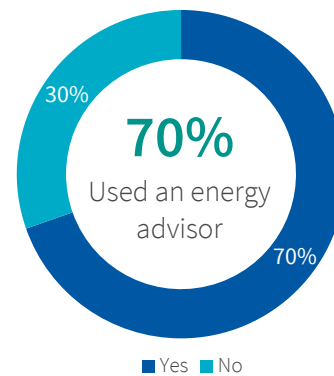
In the past year, 70% of builders reported working with an Energy Advisor. This represented a steady increase since first measured in 2017 (32%).

By region, builders in the Kootenays were the most likely to report working with an Energy Advisor (83%). Lower Mainland and Okanagan builders followed with 72% and 68%, respectively. In comparison, Central and Northern B.C. builders were the least likely (45%) to report the same, followed by Southern Islands builders (59%).

By years of experience, the proportion of builders who worked with an Energy Advisor in the last year ranged from 61% among builders with two years or less experience to 77% among builders with six to 10 years' experience. Among builders with over 10 years' experience, the proportion who worked with an Energy Advisor was just under 70%.

Builders of duplexes, triplexes, and quadplexes were the most likely to have worked with an Energy Advisor in the past year (77%), while builders of multi-unit high rises (58%)¹³ were the least likely. Among the remaining builders, those who built single detached homes, rowhouses or townhouses or multi-unit low rises, approximately 70% reported working with an Energy Advisor in the past year.

Figure 24: Used an Energy Advisor in the Past Year, 2022



Base: (n=1,295)

¹³ Caution: small base size.

BC Energy Step Code

Awareness and involvement in the BC Energy Step Code increased considerably since first measured in 2017. In 2022, 60% of builders reported building a home that met one of the steps of the BC Energy Step Code.

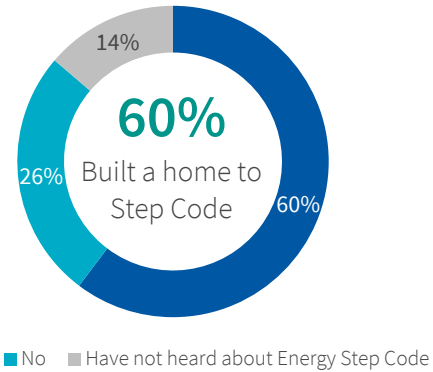
Builders reporting that they built a home meeting one of the steps of the BC Energy Step Code has steadily increased from 11% in 2017 to 60% in 2022. Of those building to the BC Energy Step Code, three-quarters (75%) built to Step 3 or higher in 2022, which is up from 70% in 2021.

Builders in the Kootenays were the most likely to report building to the BC Energy Step Code (85%), followed by Okanagan builders (70%), and Southern Island builders (65%). Builders in the Lower Mainland (57%) and in the Central and North regions (55%) were the least likely to build to the BC Energy Step Code. Among those building to the BC Energy Step Code, builders in the Kootenays were also the most likely to build to Step 3 or higher (93%).

Builders with over 10 years of experience were the most likely to report building to the BC Energy Step Code at 64%, followed by 61% of builders with 6 to 10 years' experience and 54% of builders with three to five years' experience. Builders with two or less years' experience as a residential builder were the least likely to report building to the BC Energy Step Code (45%).

Builders of multi-unit high-rise buildings¹⁴ were the least likely to build to the BC Energy Step Code (46%), while builders of rowhouses or townhouses (66%) or duplexes, triplexes or quadplexes (65%) were the most likely. Close to 60% of builders of single detached homes (61%) and multi-unit low rises (58%) reported building to the BC Energy Step Code.

Figure 25: Built a Home Meeting a Step of the BC Energy Step Code in the Past Year, 2022



Base: (n=1,295)

¹⁴ Caution: small base size.

New Residential Construction Activity Predictions

In 2022, almost half (46%) of builders expected residential building activity to decrease in their market area in the next 12 months, which was substantially more than in 2021 (8%). The proportion of builders expecting an increase fell from 48% in 2021 to 16% in 2022, while slightly fewer (38%) expected activity to remain the same compared to 2021 (44%).

As in previous years, builders continued to be more optimistic about their own company's level of activity relative to the local market in which they operate. However, predictions were still less positive with 28% of builders expecting their company's activity to decrease, the highest recorded since first measured in 2013.

Figure 26: Self-Predicted Construction Activity in Local Builder Market, 2013-2022

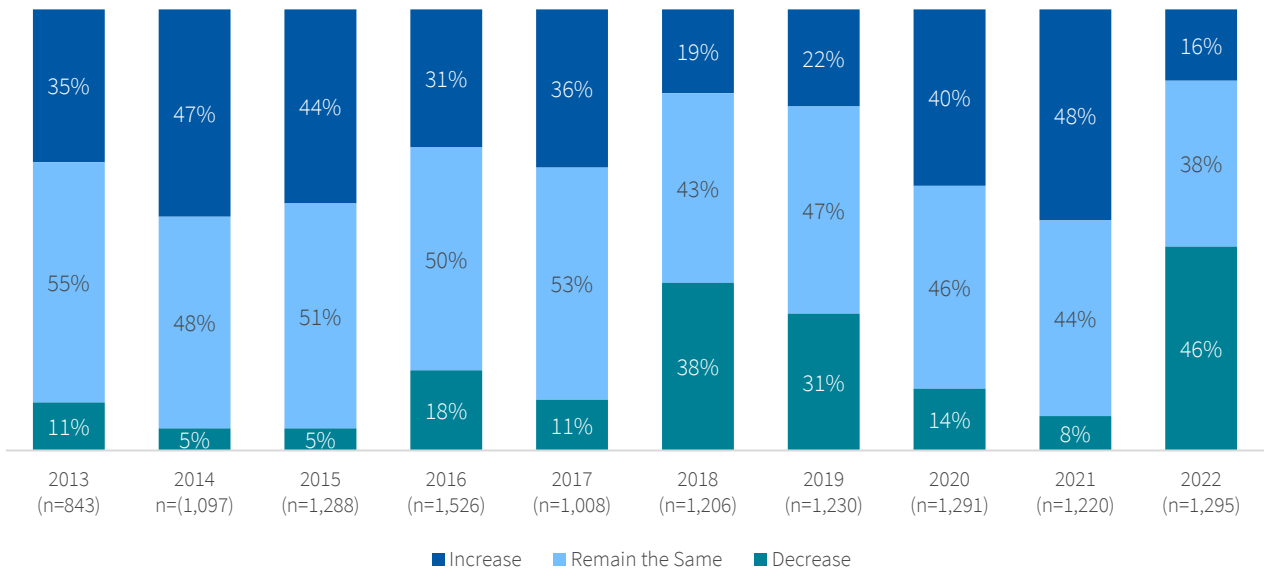
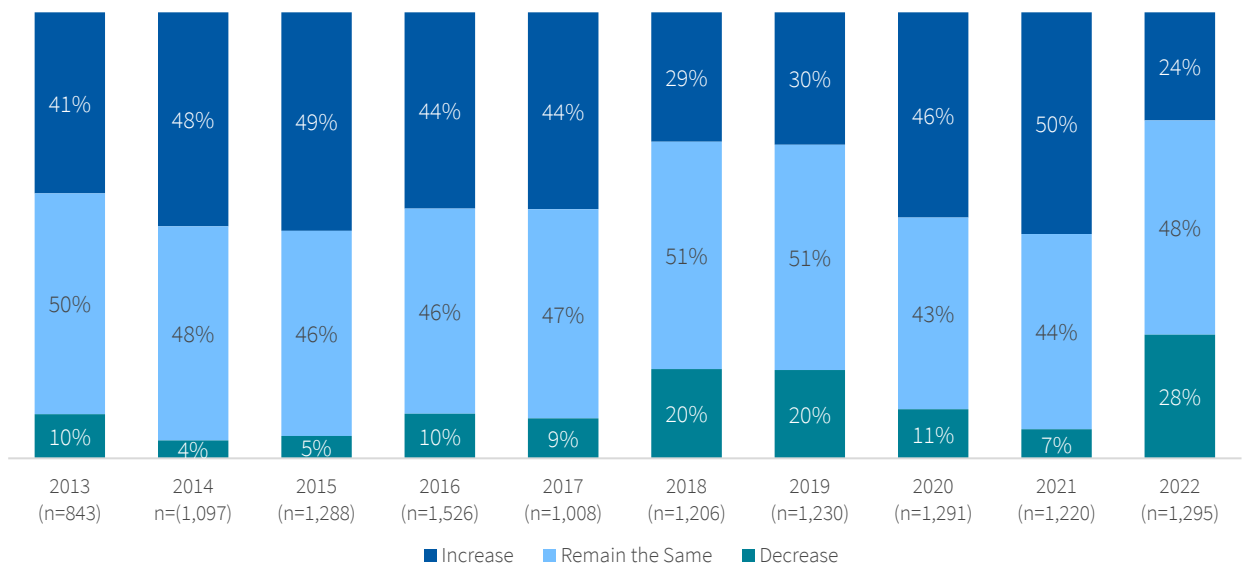


Figure 27: Self-Predicted Construction Activity for Builder Company, 2013-2022



By region, Southern Island and Okanagan builders were the most pessimistic with 51% expecting a decrease in new residential building activity in their market area. In comparison, Kootenay builders were relatively more optimistic with 41%, expecting a decrease, followed by Lower Mainland builders (44%) and Central and Northern BC builders (46%).

Builders with 3 to 5 years' experience were most likely to expect a decrease in their market area (60%) while builders with 2 years or less experience were the least likely (34%).

Incorporating Accessibility and Aging-In-Place Design Elements

Nearly one-quarter of residential builders (23%) reported that their current housing projects incorporated accessibility or aging-in-place design elements above BC Building Code requirements.

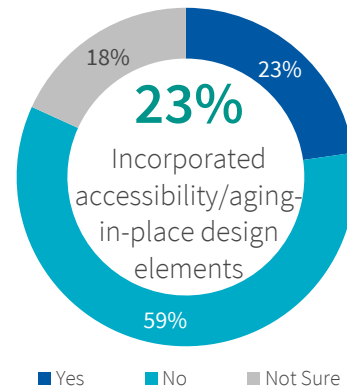
Builders in the Kootenays (32%), Southern Islands (31%) and Central and Northern B.C. (30%) were the most likely to say they were incorporating elements, while Okanagan builders (24%) and Lower Mainland builders (20%) were the least likely.

By builder experience, there was less variation in responses. A quarter of builders with over 10 years of experience (25%) reported incorporating accessibility or aging-in-place design elements, while 20% reported the same among builders with 10 years or less of experience.

By housing type, builders of multi-unit low rises (34%) and rowhouses and townhouses (30%) were the most likely to report incorporating these elements. Builders of duplexes, triplexes and quadplexes (23%) and single detached homes (23%) were less likely to report incorporating these elements, while builders of multi-unit high rises (14%) were the least likely to report doing so.

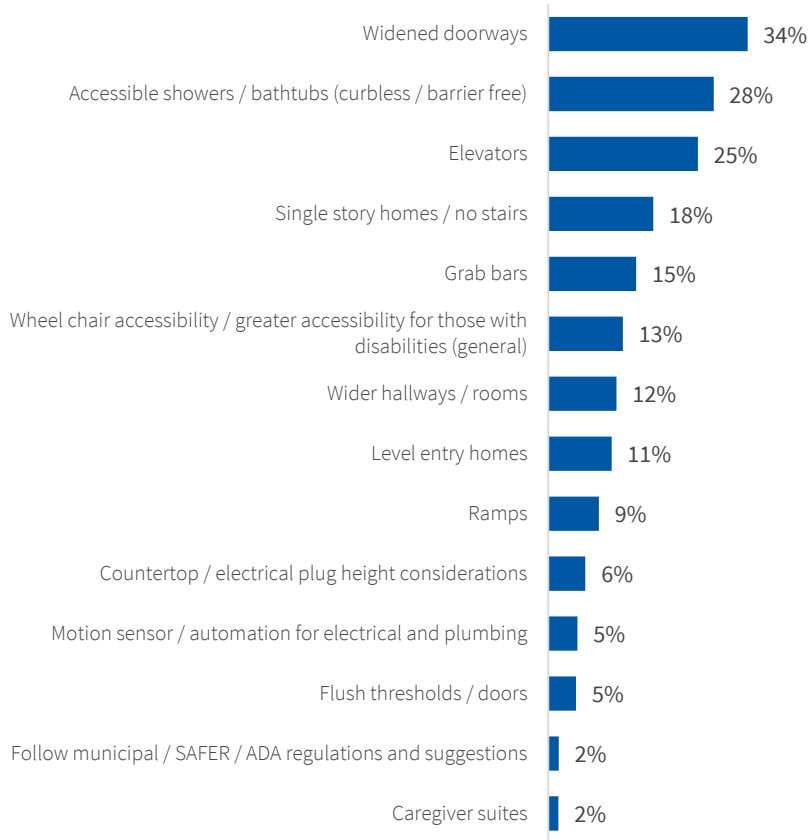
The most common accessibility and aging-in-place design elements builders reported were widened doorways (34%), accessible (barrier-free) showers and bathtubs (28%) and elevators (25%). Other elements reported included single-story homes (18%), grab bars (15%), wheelchair accessibility features (13%), wider hallways/rooms (12%) and building level entry homes (11%).

Figure 28: Incorporating Accessibility &/or Aging-in-Place Design Elements in Current Housing Projects, 2022



Base: (n=1,295)

Figure 29: Accessibility and/or Aging-in-Place Design Elements Currently Incorporated, 2022



Base: (among those that incorporated accessibility/aging-in-place design elements and left a comment n=194)

The Impact of Wildfires and Floods on Housing Projects

In the past year, 10% of residential builders reported that they encountered an issue due to a project’s proximity to wildfire or flood. Regionality plays a key role with the incidence of encountering an issue rising to 35% among Kootenay builders and to 25% among Okanagan builders.

The main issue these builders encountered were that they were unable to obtain insurance for their housing project or there was a delay in getting the insurance (31%). Other challenges included supply chain issues (15%), having to evacuate the site (10%) or poor air quality due to smoke (10%).

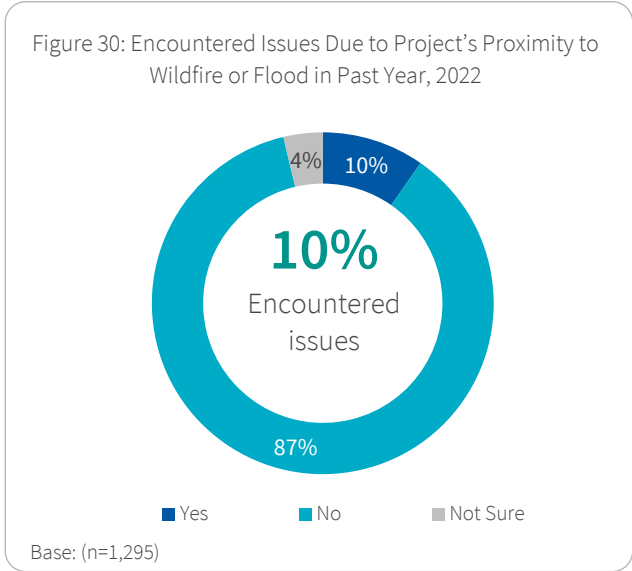
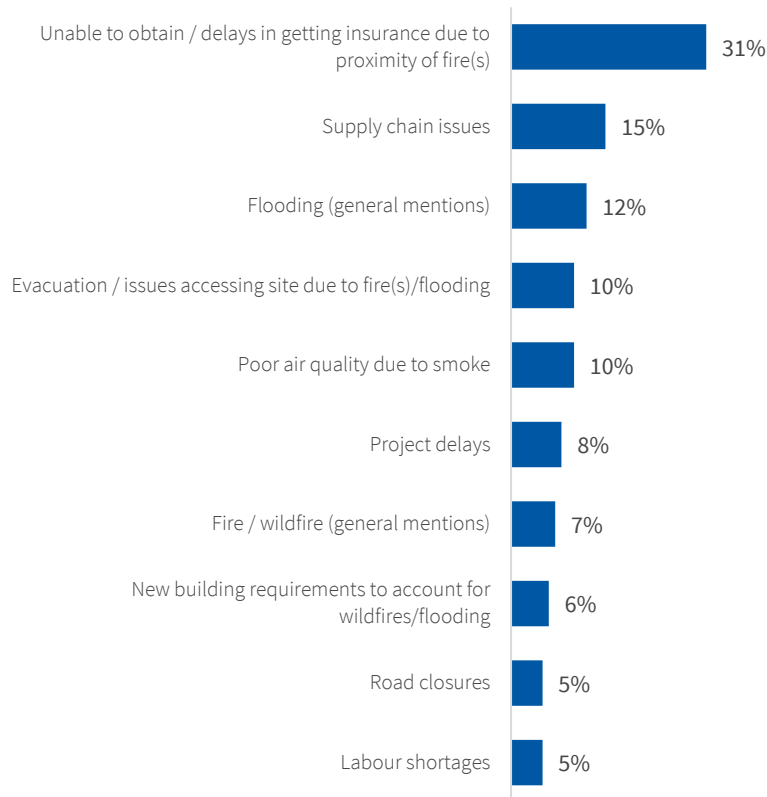


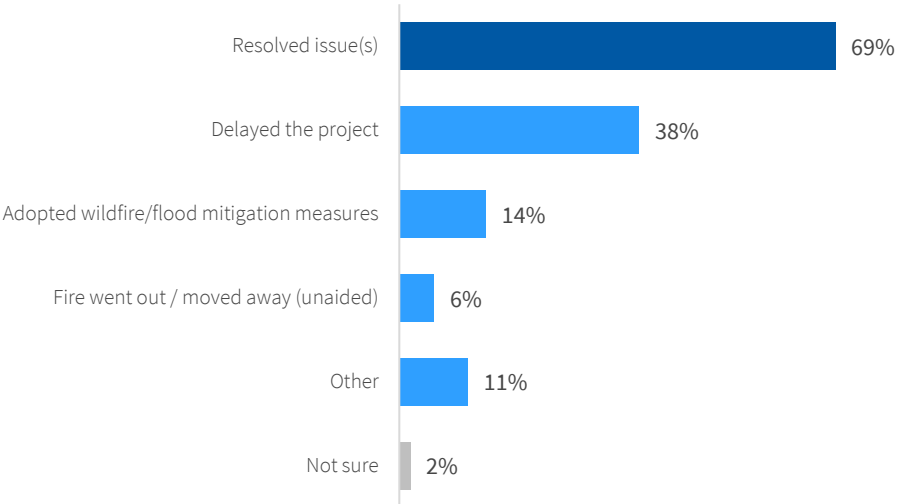
Figure 31: Issues Experienced Due to Project’s Proximity to Wildfire or Flood in Past Year, 2022



Base: (among builders who experienced issues and made a comment n=120)

For almost 70% of builders who encountered an issue due to a project’s proximity to wildfire or flood in the last year, the issue was eventually resolved. For 38% the project was simply delayed, while 14% reported adopting wildfire or flood mitigation measures.

Figure 32: Resolving Issues Experienced Due to Project’s Proximity to Wildfire or Flood in Past Year, 2022



Base: (among builders who experienced issues n=146)

Current New Homeowners

2022 Highlights

- About 80% of new homeowners were satisfied with their home's quality of construction.
- Over a quarter (26%) of new homeowners expected housing prices to decrease in the next 12 months.
- Rising interest rates was the most common housing market concern among current new homeowners at 73%.
- Multi-unit homeowners tended to be younger (23% between 18 and 34 years old) and more likely to identify as East Asian (i.e., Chinese, Korean, Japanese) (32%) compared to single detached owners.

CURRENT NEW HOMEOWNERS SURVEY

Survey Methodology

The 2022 *Current New Homeowners Survey* is a province-wide survey conducted every 2 years of recent purchasers of new or nearly new homes. The survey includes the current homeowner profile (age, type of home buyer, length of residency), consumer confidence level about their home purchase, and satisfaction with the quality of construction and building process.

In 2022, results are based on a total of 710 surveys from randomly selected owners of homes covered by warranty insurance under the *Homeowner Protection Act*. A list of homes under warranty insurance was provided by BC Housing, and homeowners were screened to ensure homes were no more than 10 years old and homeowners had lived in their home for at least six months. In total, 6,400 notification letters were sent inviting homeowners to complete an online survey and the survey had an overall response rate of 11%.

To align with B.C.'s [Anti-Racism Data Act](#) and [AccessibleBC](#), the consumer profile section of the survey was expanded to include questions on Indigenous identity, gender identity, racial/ethnic identity, main language spoken in the home, and disability. As only 1% of respondents identified as Indigenous, analysis by this group was not included in this report.

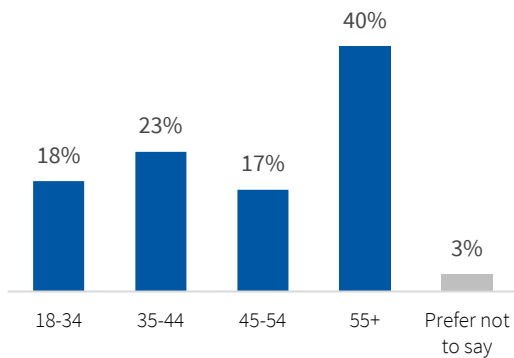
Further information on survey methodology is provided in Appendix 1.

Survey Results

Current New Homeowners - Profile

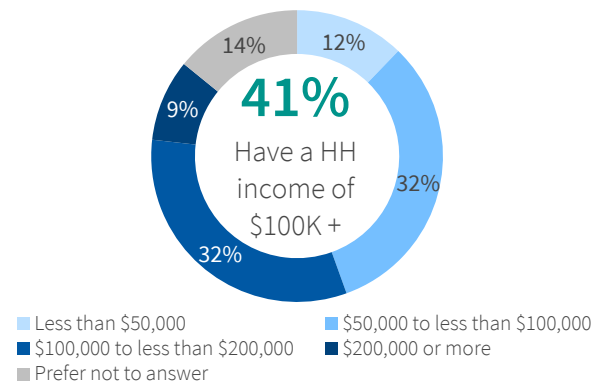
Nearly 60% of current new homeowners in 2022 (57%) were over the age of 45, which was consistent with 2020 (58%). Over 40% of current new homeowners reported having annual household incomes of \$100,000 or more, which was also consistent with 2020.

Figure 34: Age Distribution of New Homeowners, 2022



Base: (n=710)

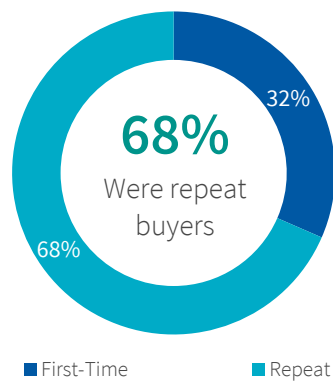
Figure 33: Household Income of New Homeowners, 2022



Base: (n=710)

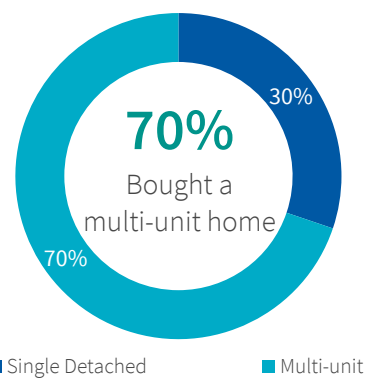
Consistent with previous surveys, two-thirds of new homeowners were repeat home buyers (68%) while one-third were first-time home buyers (32%). The proportion of new homeowners living in multi-unit homes is unchanged from 2020 at 70%.

Figure 36: First-Time and Repeat Buyers, 2022



Base: (n=710)

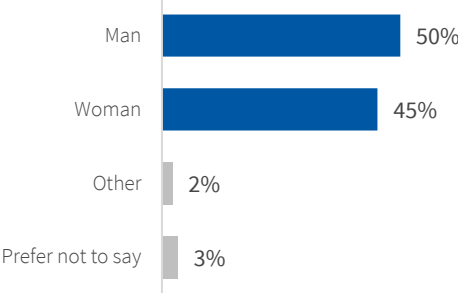
Figure 35: Type of Home, 2022



Base: (n=710)

Half of current new homeowners identified themselves as men, followed by women at 45% and 2% as either non-binary, gender non-conforming, two spirited or other.

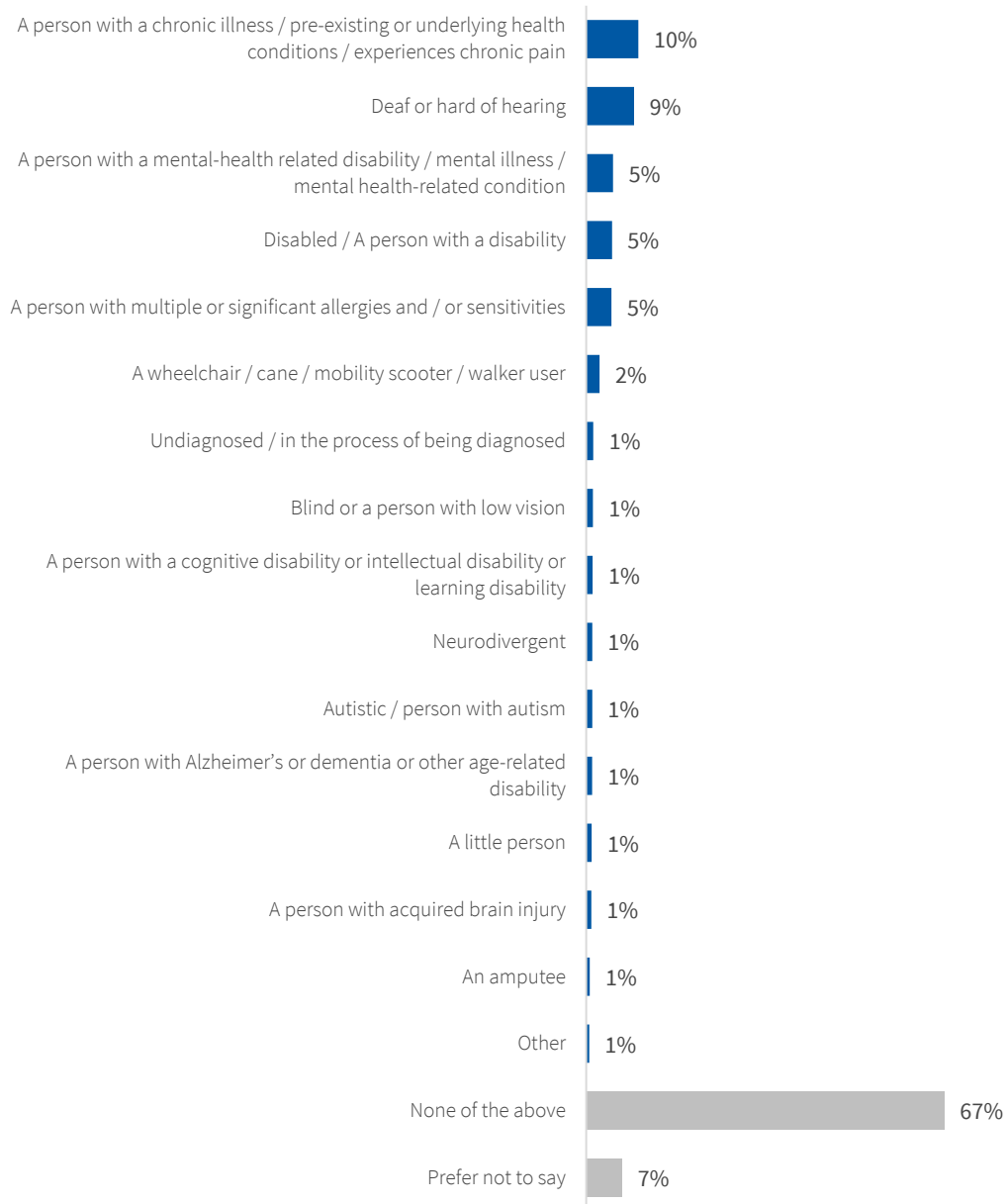
Figure 37: Gender Identity, 2022



Base: (n=710)

Just over one-quarter (26%) of current new homeowners reported that they or someone in their household was disabled. The two most common disabilities identified were chronic illness (10%) and being deaf or hard of hearing (9%).

Figure 38: Disability Type, 2022

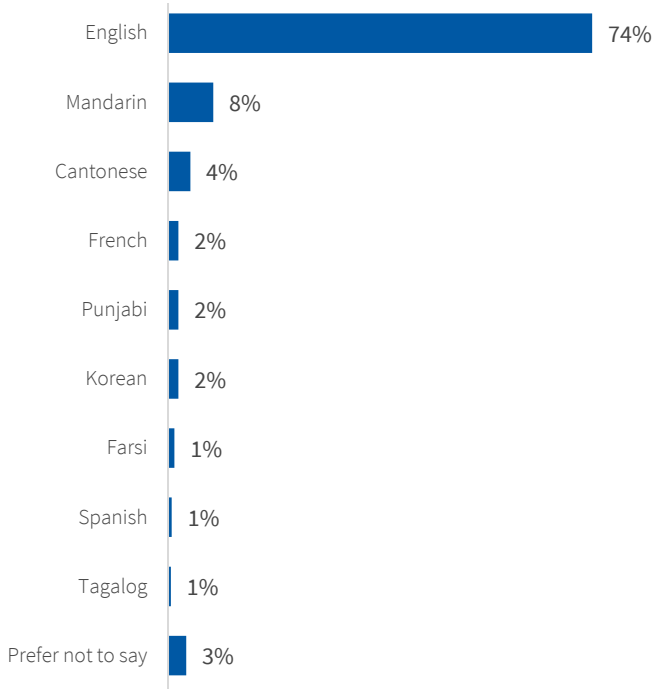


Base: (n=710)

Question Text: I or someone in my home is... [list of disabilities/health conditions provided].

Almost three-quarters of current new homeowners (74%) reported that the primary language spoken in their home was English. This was followed by Mandarin (8%), Cantonese (4%), French (2%), Punjabi (2%) and Korean (2%) as the next most frequently spoken languages. By language, Cantonese and Mandarin speakers were most likely to be first-time homeowners (49%) and to live in a multi-unit home (83%).

Figure 39: Primary Language in Household, 2022



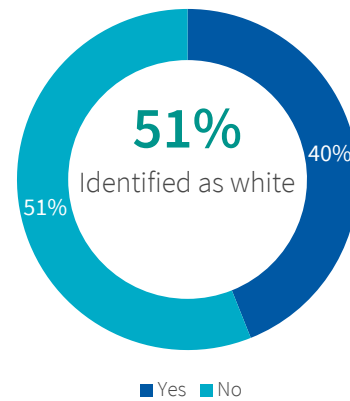
Only showing categories with 1% or more.
Base: (n=710)

By racial and ethnic identity, just over half (51%) of current new homeowners identified only as white, followed by a quarter (26%) identifying as East Asian (e.g., Chinese, Korean or Japanese), 7% as South Asian Indo-Caribbean (e.g., Indian, Pakistani, Sri Lankan, Bangladeshi, Indo-Fijian), 5% as South East Asian (e.g., Vietnamese, Cambodian, Malaysian, Filipino) and 2% as Latin American. Almost 10% (9%) chose not to disclose their ethnicity.

East Asian new homeowners were more likely to be living in multi-unit homes (84%), and the most likely to be a first time home buyer at 47% compared to 32% overall. Almost three-quarters (73%) of East Asian new homeowners reported living in the Lower Mainland.

South Asian/Indo-Caribbean new homeowners were more likely than any other ethnic group to own either a single detached home (45% versus 30% overall) or a row/townhouse (32% versus 25% overall). Almost 60% of South Asian/Indo-Caribbean new homeowners (57%) reported living in the the Lower Mainland and 21% in the Fraser Valley.

Figure 40: Racial/Ethnic Identity, 2022

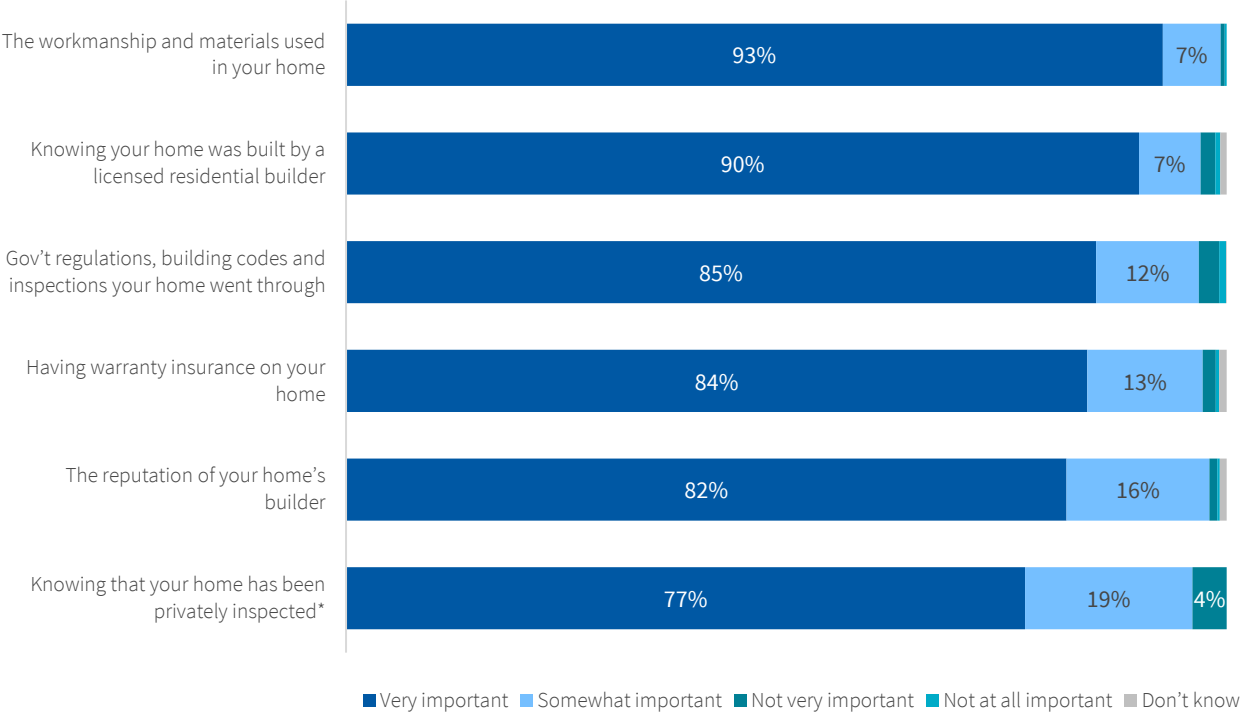


Base: (n=710)

Current New Homeowners - Confidence about Home Purchase

When asked about six factors that could influence how confident new homeowners felt about their home purchase, current new homeowners rated all six with a high level of importance. The strongest importance was placed on the workmanship and materials used in their new home, with 93% agreeing it was very important and 100% agreeing this was somewhat or very important. All other factors were rated as somewhat or very important by at least 95% of respondents. While knowing that your home was privately inspected has consistently ranked lowest among the six factors, the proportion reporting it was very important jumped from 69% in 2020 to 77% in 2022.

Figure 41: Factors That Contribute to Feeling Confident About Home Purchase, 2022



*Base: (among those who had their home inspected n=234)

While the six factors were considered to be important across different homeowner groups, some differences included:

- > **Home Warranty Insurance** – Those in homes less than three years old placed were more likely to consider home warranty insurance very important (88%) compared to those in older homes (83%).
- > **Home was Built by a Licensed Residential Builder** - Knowing their home was built by a licensed residential builder was very important to 93% of current new homeowners who bought a new home, followed by 87% who bought from a previous owner, and 82% who custom built their home.
- > **Reputation of the Home's Builder** – The builder's reputation was very important to 94% of those who custom-built their home compared to 82% in total.

Current New Homeowners - Satisfaction with Home Construction

Satisfaction with Overall Quality of Construction and Building Process

The majority (79%) of current new homeowners reported they were satisfied with the overall quality of construction. The proportion of those who were satisfied has declined steadily since 2018 (87% in 2016, 85% in 2018, 83% in 2020, 79% in 2022). Satisfaction with home construction quality was higher among those who owned single detached homes (86%) compared to multi-unit homes (76%). Repeat homeowners were also more satisfied with construction quality (82%) relative to first time homeowners (73%).

Across racial and ethnic groups, white new homeowners were relatively more likely to be single detached owners and repeat buyers. This intersection is, at least in part, reflected in higher satisfaction among white homeowners (83%) relative to other groups (75%). The same pattern is also seen across different language groups as well, with English speaking homeowners more likely to be satisfied (82%).

Homeowners with a disabled person living in the home were among the least likely homeowner group to report satisfaction with overall construction quality at 71%. Given that stairs were the most commonly identified accessibility barrier (31%), the lower satisfaction for construction quality may reflect that common housing types and base building code requirements are not meeting the accessibility needs of this group of new homeowners. However, further study and research would be needed to fully understand the causation.

Satisfaction with home construction quality continued to strongly correlate to whether the homeowner had experienced any problems with their home. The incidence of home problems trended up from 2016 to 2022, from 50% to 63%, and likely contributed to the decline in those very satisfied with their home's construction. Those who did not experience any problems with their home were more satisfied with the quality of construction than those who did have problems (96% compared to 69%).

When it comes to being very satisfied with their home's construction, homeowners who custom-built their home were highest at 57% compared to 24% among those in spec/strata homes. Again, among those who experienced problems with their home, only 12% were very satisfied with the quality of construction compared to 52% among homeowners who did not experience any problems.

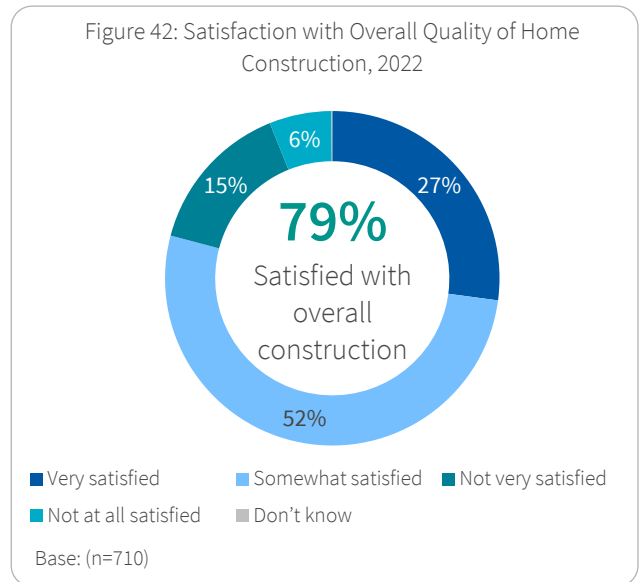
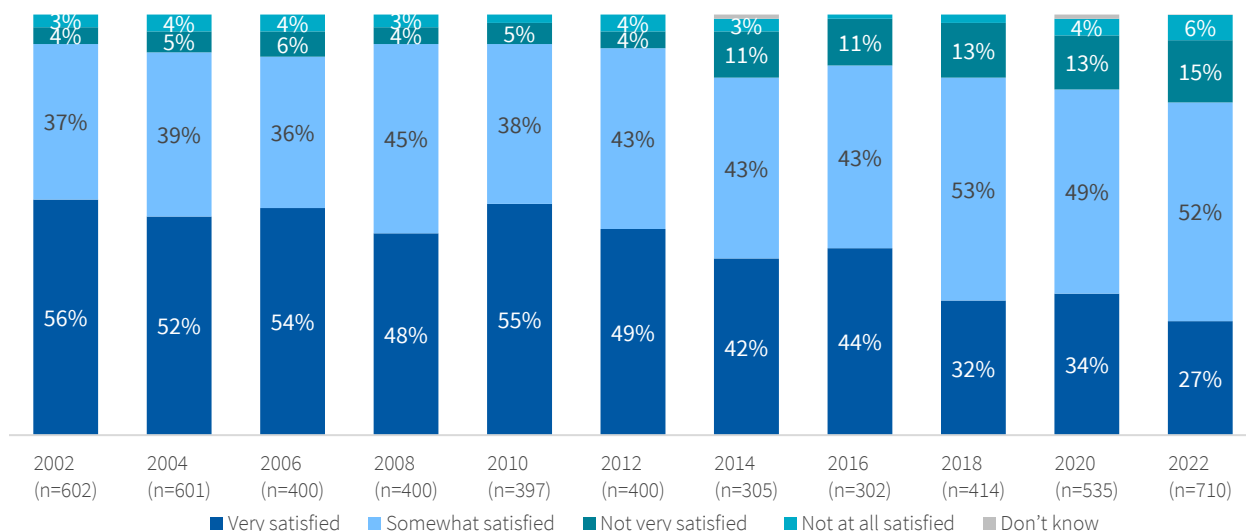


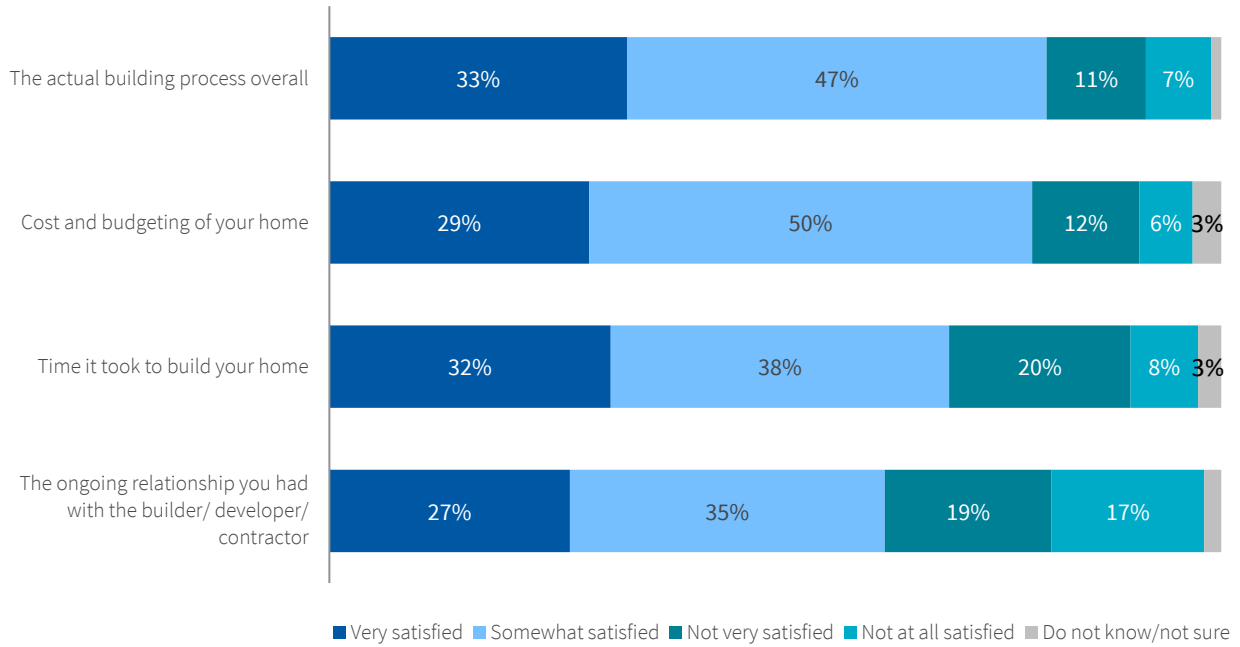
Figure 43: Satisfaction with Overall Quality of Home Construction, 2002-2022



Among new homeowners who custom built or bought a presale home, 80% were satisfied with the overall building process, which is consistent with 2020 (83%). These homeowners were similarly satisfied with the cost and budgeting of their home at 79%, and again just slightly lower than 83% in 2020. However, satisfaction was relatively lower for the time it took to build the home (69%) and the ongoing relationship with the builder/developer/contractor (62%). While the relationship with the builder/developer/contractor result was consistent with 2020 (65%), satisfaction with the time it took to build the home experienced a considerable decline compared to 2020 (80%).

When it comes to being very satisfied with the overall building process, custom built homeowners were again highest (57%), followed by owners of single detached homes (49%) and repeat homeowners (38%). By racial and ethnic groups, those who identify as South Asian/Indo-Caribbean (53%) were the most likely to be very satisfied with the overall building process. The stronger satisfaction among this group was likely influenced by their higher incidence of being single detached homeowners.

Figure 44: Satisfaction with Building Process, 2022



Base: (among those with custom built or presale homes n=362)

Current New Homeowners - Confidence in the Housing Market

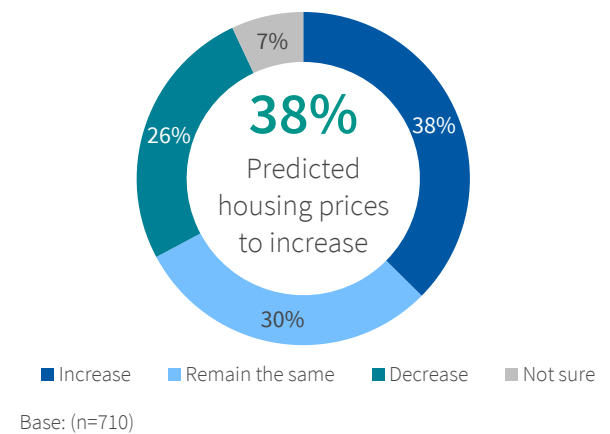
Housing Prices

Expected changes in housing prices over the next 12 months among current new homeowners shifted significantly in 2022. Over a third (38%) reported that they expected average housing prices in their community to increase compared to 62% in 2020.

Around a quarter (26%) expected housing prices to decrease in 2022 compared to 5% in 2020. The proportion expecting prices to remain the same (30%) in 2022 remained consistent with 2020 (28%).

Expectations regarding housing prices were similar across all regions, with those in living in Metro Vancouver (39%) marginally more likely to expect an increase compared to those living in the Capital Regional District (33%) and in other areas of B.C. (35%). Homeowners who were more likely to predict an increase in housing prices included those in multi-unit homes (40%) compared to those in single detached homes (33%) and those under 55 years of age (44%) compared to those 55 and older (31%).

Figure 45: Expected Changes in Housing Prices over the Next 12 Months, 2022



Buying and Selling

In 2022, 40% of new homeowners predicted it would be a favourable time to buy a home in the next 12 months compared to 57% in 2020. Even fewer homeowners in 2022 (23%) predicted it would be a favourable time to sell a home in the next 12 months, considerably below the 57% reporting the same in 2020. Consistent with this, over one-half of homeowners (55%) in 2022 predicted it would be an unfavourable time to sell a home in the next 12 months, up from 25% in 2020.

From a regional perspective, new homeowners in the Capital Regional District (35%) and Metro Vancouver (39%) were less likely to report it would be a favourable time to buy compared to other parts of B.C. (44%). When it came to selling, homeowners living in Metro Vancouver (20%) were the least likely to believe it would be a favourable time in the next 12 months compared to homeowners in the Capital Regional District (26%) and other parts of B.C. (30%).

English speaking homeowners were more likely to predict it would be a good time to sell (25%) compared to those speaking other languages at home (15%). By age, younger homeowners were more likely to feel it would be an unfavourable time to sell (69% compared to 55% overall).

Figure 46: Favourable Time to **Buy**, 2016-2022

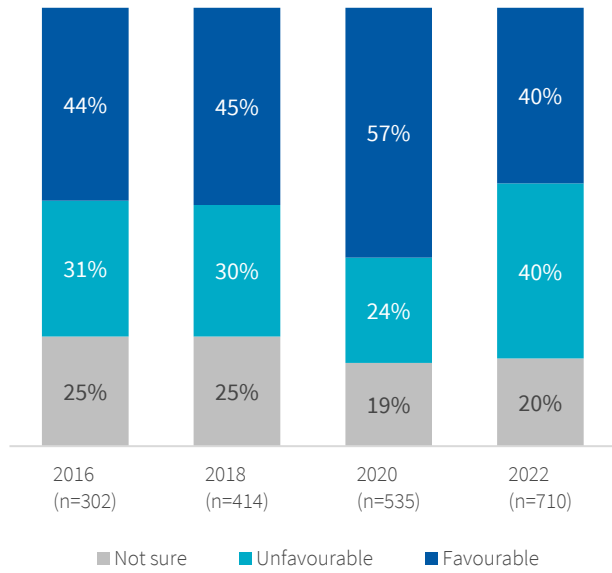
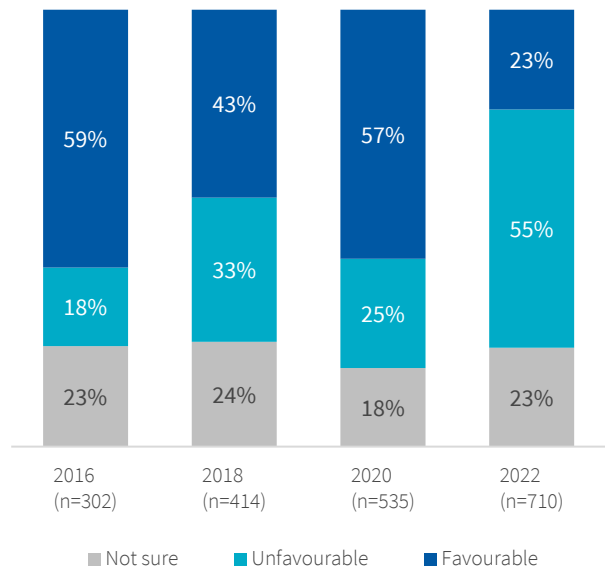


Figure 47: Favourable Time to **Sell**, 2016-2022

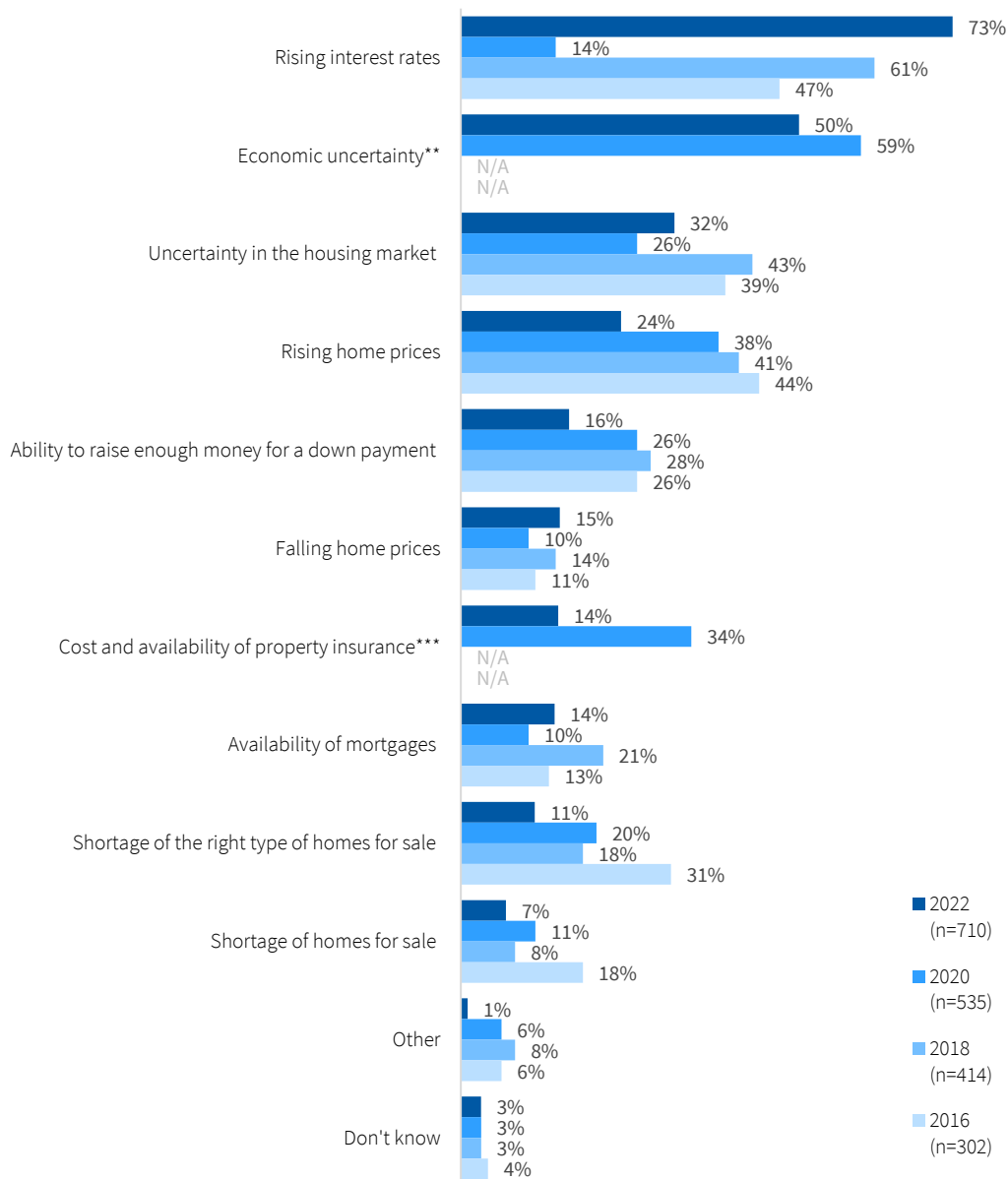


Market Concerns

When asked to identify their biggest concerns with respect to the housing market over the next 12 months, current new homeowners overwhelmingly reported rising interest rates (73%), followed by economic uncertainty (50%) and uncertainty in the housing market (32%).

Reflecting the rapidly changing economic conditions resulting from the COVID-19 pandemic, survey results shifted considerably between 2020 and 2022. Concern with respect to rising interest rates saw a dramatic increase, from 14% in 2020 to 73% in 2022. The only other concerns to increase between 2020 and 2022 were uncertainty in the housing market, falling home prices, and availability of mortgages.

Figure 48: Housing Market Concerns Among Current New Homeowners, 2016- 2022



Regionally, all homeowners had the same top concern of rising interest rates, followed by general economic uncertainty, uncertainty in the housing market, and rising home prices. Although concern over rising interest rates dominated in all regions, Metro Vancouver homeowners were comparatively more likely to report economic uncertainty (53%) compared to those in the Capital Regional District (41%) and other areas of B.C. (46%). However, when it came to uncertainty in the housing market specifically, around a third of Metro Vancouver homeowners (31%) and those living in other areas of B.C. (34%) expressed concern compared to the Capital Regional District at around a quarter (23%).

Homeowners living outside of Metro Vancouver and the Capital Regional District were comparatively more likely to be concerned about rising home prices (27%) and about being able to raise enough money for a down payment (20%).

Concern over falling home prices was higher among Metro Vancouver (16%) and Capital Regional District homeowners (15%) than it was among those in other areas of B.C. (10%). Meanwhile, availability of mortgages (16%) was more likely a concern among Metro Vancouver homeowners than it was for all other homeowners (10%). Finally, having a shortage of the right types of home for sale was a more common concern for those living outside of (15%) rather than inside of (9%) Metro Vancouver.

By age, while all new homeowners were most worried about rising interest rates, concern is particularly higher among those 18 to 34 (79%) and 35 to 54 (76%) than among older homeowners 55 and older (67%). Young new homeowners aged 18 to 34 also expressed above average concern about the availability of mortgages (23% compared to 14% overall).

By racial and ethnic identity, South Asian/Indo-Caribbean and East Asian new homeowners were more likely to be concerned about the uncertainty in the housing market (37%) and the availability of mortgages (25%). East Asian new homeowners were particularly more likely to express concern with general economic uncertainty (57%) compared to white (48%) and South Asian/Indo-Caribbean homeowners (35%). The ability to raise enough money for a down payment was highest among South Asian/Indo-Caribbean new homeowners (24%). Some of the differences by racial and ethnic groups may also reflect that white new homeowners tended to be older on average.

Home Design Impacts on Accessibility

In 2022, 13% of current new homeowners reported that they experienced barriers which limited or negatively impacted their access and/or use of the home.

By region, results were generally consistent with between 12% to 15% of new homeowners reporting barriers. However, the results were considerably higher among Central Okanagan owners at 28%.

Among homeowners with at least one disabled individual at home, 19% reported that their home had barriers that limited or negatively impacted their access or use of the home.

Among homeowners that reported accessibility barriers, stairs or too many stairs were the most commonly identified barrier (31%). Solutions to address this barrier and others included larger or better layouts (5%), elevators (5%), single story homes or ranchers (4%) and stairlifts (4%). Other mentioned solutions were push button / auto-open doors, ramps, wider doorways and grab bars.

Figure 49: Homeowners with Accessibility Barriers at Home, 2022

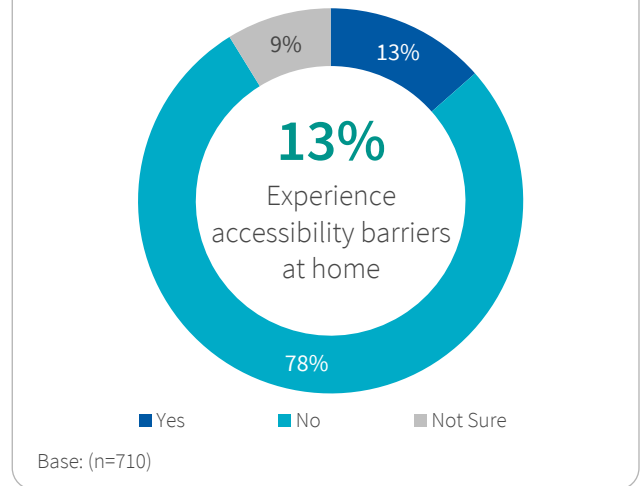
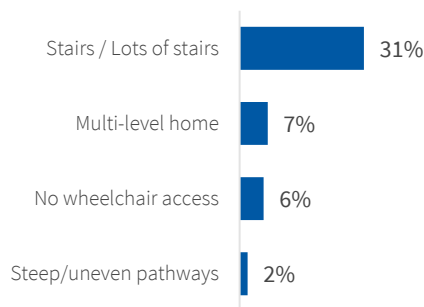
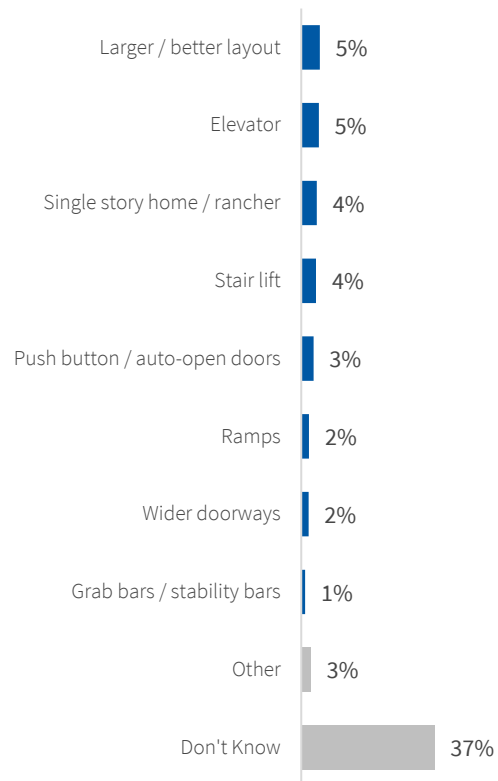


Figure 50: Reported Accessibility Barriers, 2022



Base: (among those who have homes with inaccessible home design elements n=157)

Figure 51: Design Elements That Would Improve Accessibility, 2022



Base: (among those who have homes with inaccessible home design elements n=157)

Appendix 1: Methodology

NEW HOME REGISTRATION

BC Housing is responsible for the *Homeowner Protection Act*, mandated to increase consumer protection for new home buyers and help bring about improvement to the quality of residential construction. Under the *Act*, all new homes in B.C. must be registered prior to the issuance of building permits and housing starts. The new home registration data measures residential construction activities at the beginning of a project before construction commences.

New home registration data are collected from Licensed Residential Builders and owner builders through the New Home Registration forms and Owner Builder Authorization applications. Over time, 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 and Owner Builder Authorizations. 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.

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](#).

The Monthly New Homes Registry Report is available on the BC Housing's Research Centre [website](#). Home registration data are available upon request. Data inquiries should be directed by email to: technicalresearch@bchousing.org.

LICENSED RESIDENTIAL BUILDER SURVEY

The *Licensed Residential Builder Survey* is a province-wide quantitative survey covering the typical builder¹⁵ profile (industry experience, type of builder), their construction activities, and their satisfaction and perceptions related to research and education projects.

The survey was conducted in odd years between 2003 and 2011 and every year between 2012 and 2021. For the 2022 survey, a list of 8,554 builders in B.C. was provided. Email invitations to the survey were sent out to 6,897 builders who were in good standing and did not have an expired, suspended, or cancelled license. Three reminder emails were sent on: (1) October 27, 2022, (2) November 10, 2022, and (3) December 12, 2022, to those builders who had not yet completed the survey at the stated dates.

Phone and text reminders were made between November 18 and December 7, 2022, to those builders who had not yet completed the survey. There were 8 builders who elected to complete the survey over the telephone with an interviewer at that time. A total of 1,295 surveys were completed online by the builders, representing a response rate of 18.8%.

To ensure the final sample of builders accurately reflected the total population and composition of B.C. builders, mathematical weights were applied based on region (for example, the area of B.C. where they primarily build) and the number of homes built or started in the past year. The following table shows the original unweighted sample sizes for these two factors, the actual proportions needed, and the final weighted sample sizes.

Sample Surveyed and After Weighting		
	Sample Surveyed	Sample After Weighting
Region		
MV/FV/SC to Whistler	787	888
Vancouver Island/Gulf Islands	213	206
Okanagan	172	126
Kootenays	54	46
Central and Northern B.C.	69	29
Homes Built or Started in Past Year		
<6 units	1,093	1,211
6 to 20 units	139	41
21 to 50 units	33	10
51+ units	30	33

The following table shows the maximum margins of error at 95% level of confidence for this survey's single sample sizes found in this study. Margins of error have been rounded to full percentages to correspond with the data presented in this report.

Survey Margins of Error	
	Margins of Error (95% confidence)
Total	+/-3%
Metro Van/Fraser Valley/Sunshine Coast to Whistler	+/-4%
Vancouver Island/Gulf Islands	+/-7%
Okanagan	+/-8%
Kootenays	+/-14%
Central/Northern B.C.	+/-13%

¹⁵ Includes licensed developers, custom-home builders, general contractors, building envelope renovators, project/construction managers, and others.

CURRENT NEW HOMEOWNERS SURVEY

The Current New Homeowners Survey is a province-wide survey of people who recently bought a new or nearly new home. The survey covers the current homeowners’ profile (age, type of home buyer, length of residency), their confidence level about their home purchase, satisfaction with the quality of construction and building process, and their outlook on housing market conditions.

Historically for this survey, telephone numbers (landlines) were matched to address listings provided by BC Housing. However, the dwindling presence of landlines and the low success rate in matching landlines to addresses (typically 40% or less) meant the historical methodology was no longer sustainable. In 2014, the survey was changed to a mixed-mode design (mail-to-online and phone) with the aim of obtaining a more representative sample of homeowners. The lack of an incentive hindered mail-out response rates and telephone follow-up calls were hindered by a low proportion of addresses that could be matched to a landline.

To determine the most sustainable method moving forward, a mail-to-online methodology and a general access panel was used in 2016, and in 2018, 2020 and 2022 only a mail-to-online method was used. Since 2018, an incentive was included to encourage survey participation.

In 2022, a total of 6,400 notification letters were mailed on November 9th, 2022, to a random sample of owners of homes covered by warranty insurance under the *Homeowner Protection Act* inviting them to participate in the online survey. A listing of homes with home warranty insurance was provided by BC Housing, and homeowners contacted were further screened to ensure they met the criteria, including that their home was no more than 10 years old and that they had lived in their home for at least six months. The survey was open for participation until December 12th, 2022. A total of 710 surveys were received, representing a response rate of 11%.

At the data processing stage, the sample was weighted to match the actual proportions of homes with home warranty insurance that are single detached or in multi-unit buildings in Metro Vancouver, the Capital Regional District, and the rest of B.C.

Sample Surveyed and After Weighting

	Sample Surveyed	Sample After Weighting
Metro Van – single detached	171	97
Metro Van – multi-unit	236	364
CRD – single detached	49	18
CRD – multi-unit	31	36
Rest of B.C. – single detached	177	100
Rest of B.C. – multi-unit	46	96

At the 95% level of confidence, the maximum margins of error on the total sample of 710 is +/- 4.2% and for the sub-samples of 200 are +/-7%.

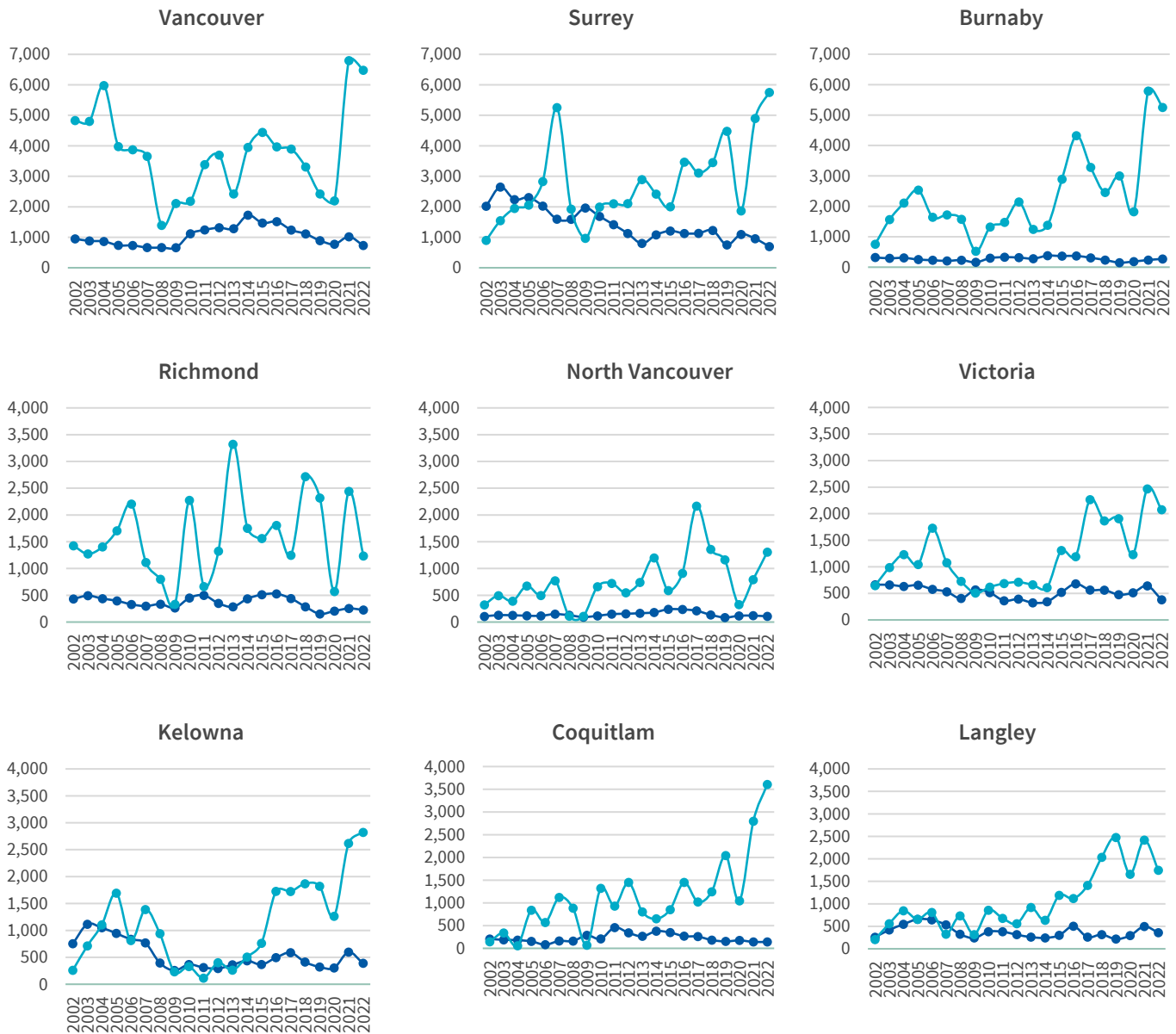
Given the change in methodology for 2016, percentage-to-percentage comparisons cannot be made between results prior to 2016 to results from 2016 and later. Instead, only broader-based, directional comparisons should be made. Results between 2016, 2018, 2020 and 2022 are comparable.

Appendix 2: Glossary

Type of Home	Description	Enrolled in Home Warranty Insurance
Enrolled Single Detached Home	Registered single detached homes with home warranty insurance.	Yes
Owner Built	Individuals building a single detached home for their own personal use and who directly manage the construction of the new home and who pass an examination may obtain an Owner Builder Authorization and be exempt from licensing and home warranty insurance requirements.	No
Enrolled Multi-Unit Home	Registered new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance. Does not include purpose-built rentals.	Yes
Purpose-Built Rental	New homes in multi-unit buildings that qualify for the rental exemption from home warranty insurance. Homes constructed under a rental exemption 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.	No

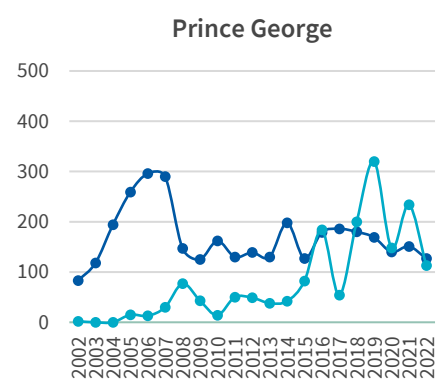
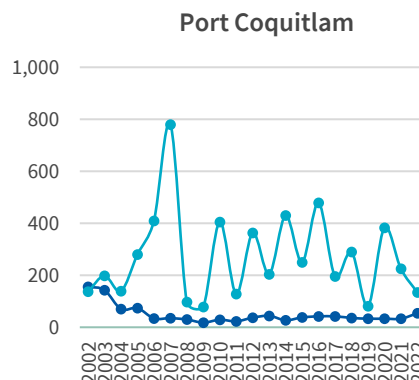
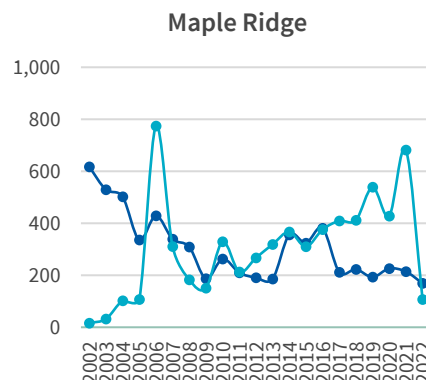
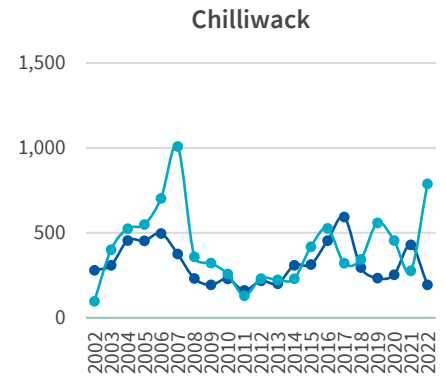
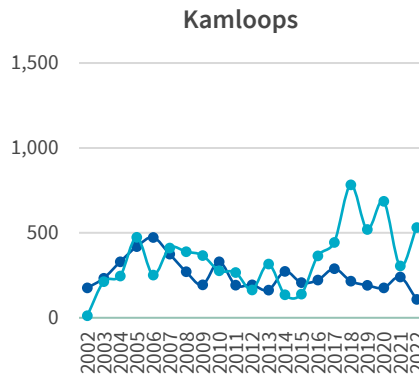
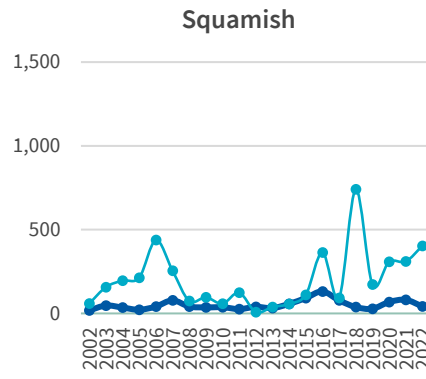
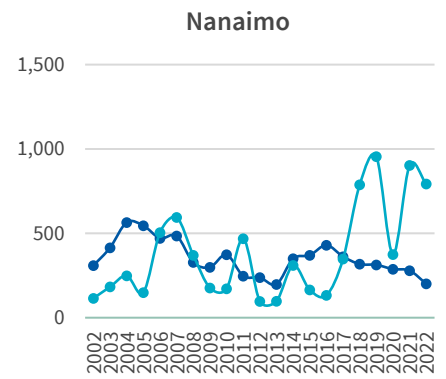
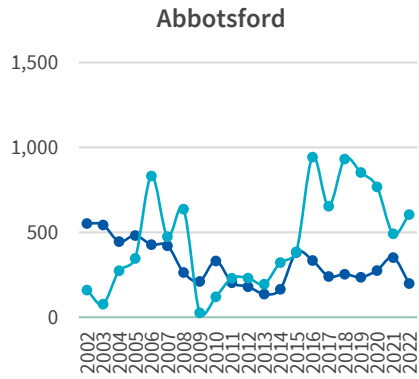
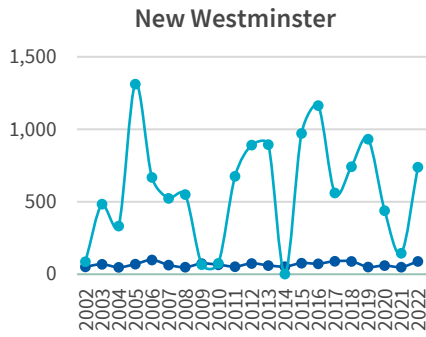
Appendix 3: Registered New Homes by Building Type for Select Cities, 2002-2022

—●— Single Detached Homes —●— Homes in Multi-unit Buildings



● Single Detached Homes

● Homes in Multi-unit Buildings



● Single Detached Homes

● Homes in Multi-unit Buildings

