

NEW HOMES REGISTRY REPORT



Report Context

The *Monthly New Homes Registry Report* provides information on new home registrations, which occur before the issuance of building permits and housing starts. As new home registrations are subject to change, they should be considered as planned or proposed projects. The report is intended for use by the residential construction industry, real estate community and researchers.

General Highlights

- In the first nine months of 2024, 33,150 new homes were registered¹ in B.C., including 4,542 single detached² and 28,608 multi-unit homes³.
- So far in 2024, total home registrations¹ are down 2.7% from 2023. Registrations for multi-unit homes³ decreased 1.4%, while registrations for single detached homes² decreased 10.3%.
- In September, 2,412 new homes were registered¹ in B.C., a 36.6% decrease compared with September 2023.
- Using a 12-month moving average⁴, there were 3,685 new registered homes¹ in September, a 3.0% decline from August for all registered new homes.
- Metro Vancouver accounted for 45.4% of all new homes registered¹ in September. Vancouver (454), Duncan (214) and Coquitlam (205) were the top three cities in registered new homes this month.
- In September, there were more multi-unit homes than single detached homes in Hornby Island, Langford, Bowser, Squamish, Port Coquitlam, Maple Ridge, Duncan, Coquitlam, Abbotsford, Revelstoke, Chilliwack, Vancouver, Kelowna, Canal Flats, Campbell River, Lake Country, Mission, Victoria, Kamloops, Terrace, Langley*, Richmond, Chase, Oliver, Penticton and Salmon Arm.
- So far in 2024, 12,537 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2023, the number of registered rental units decreased 6.2%.

Figure 1: Registered New Homes¹ by Building Type, 2002–2024 Year-to-Date

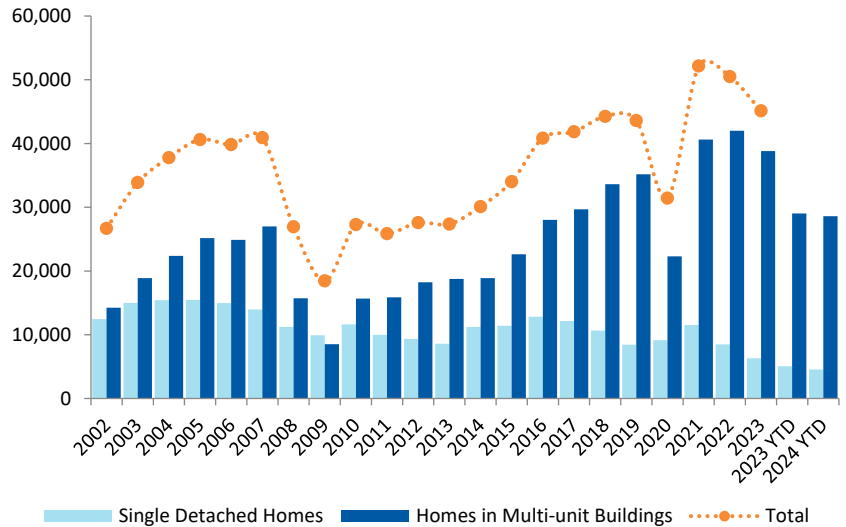
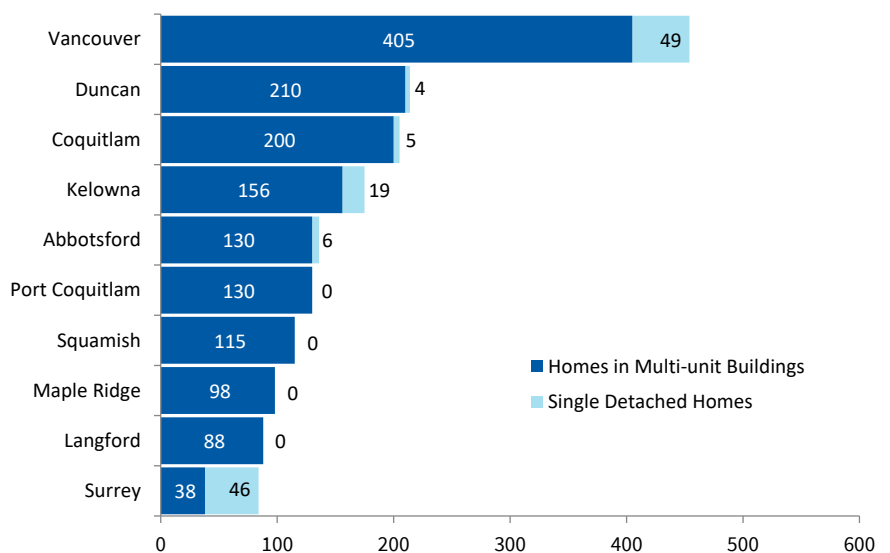
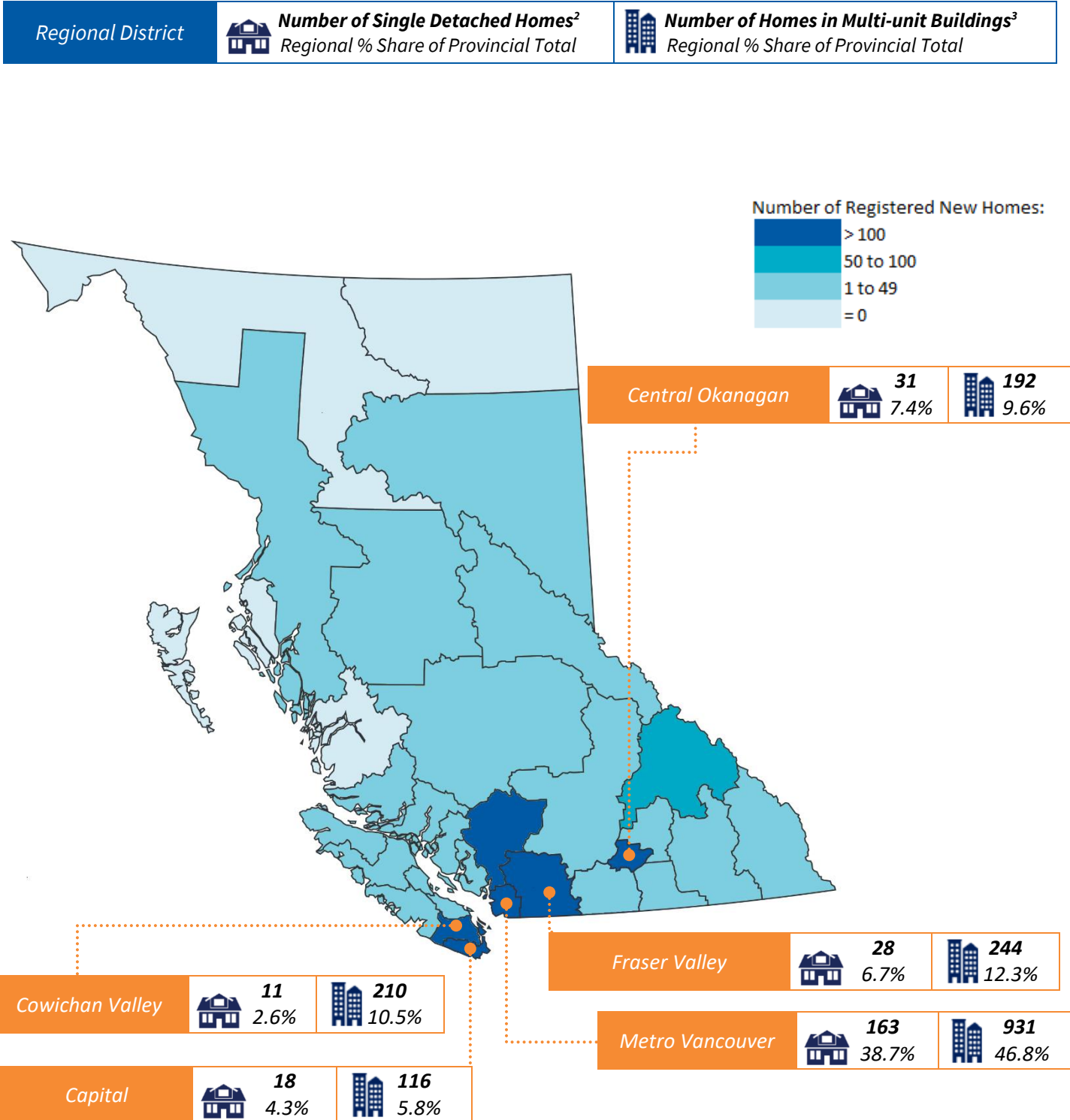


Figure 2: Registered New Homes¹ by Building Type and Selected City⁶, September 2024



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

Figure 3: Registered New Homes¹ by Regional District², September 2024



Single Detached Highlights

- In the first nine months of 2024, 4,542 new single detached homes were registered² in B.C. Compared with the same period in 2023, single detached registrations decreased 10.3%.
- In September, 421 single detached homes were registered². Compared with September 2023, the number of single detached registrations decreased 18.6%.
- Using a 12-month moving average⁴, there were 483 new single detached registered homes² in September, trending at a 1.6% decrease from August.
- Using a 36-month moving average⁴, there were 605 new single detached registered homes² in September, which is a 2.1% decrease from August.
- Vancouver (49), Surrey (46) and Burnaby (22) had the largest number of single detached homes registered² in September.

Figure 4: Registered Single Detached Homes², September 2024

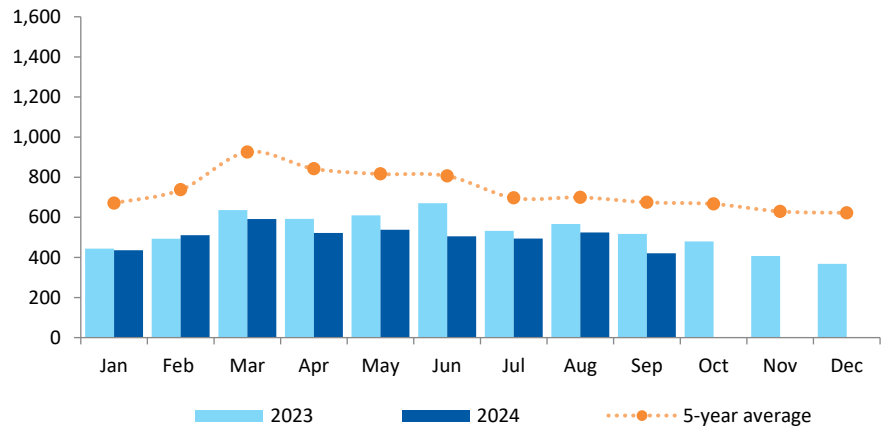


Figure 5: Registered Owner-built Homes⁸, 2002 -2024 Year-to-Date

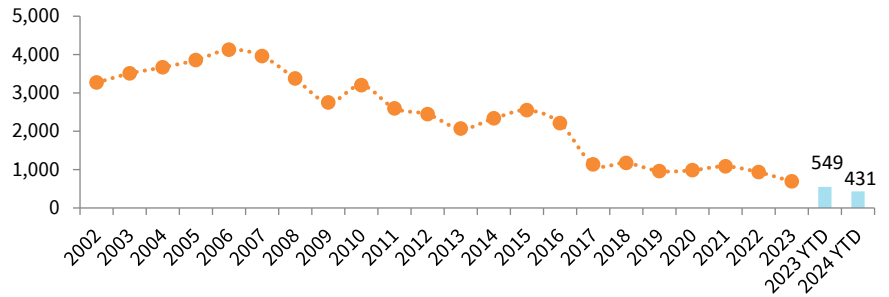


Figure 6: Registered Single Detached Homes² by Selected City⁹ in Metro Vancouver, 2023-2024 Year-to-Date

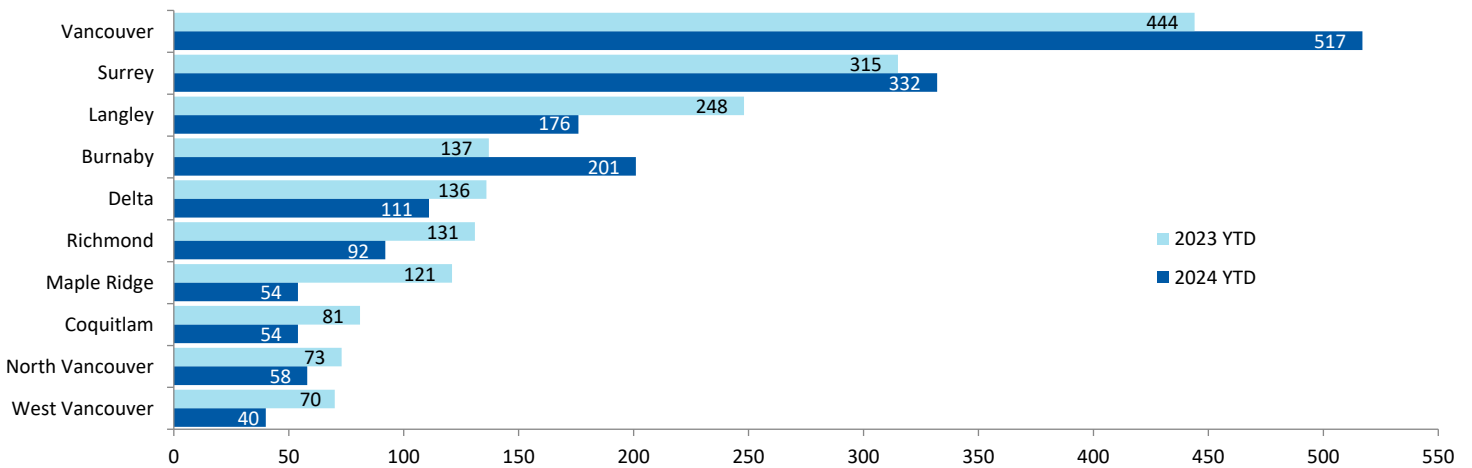
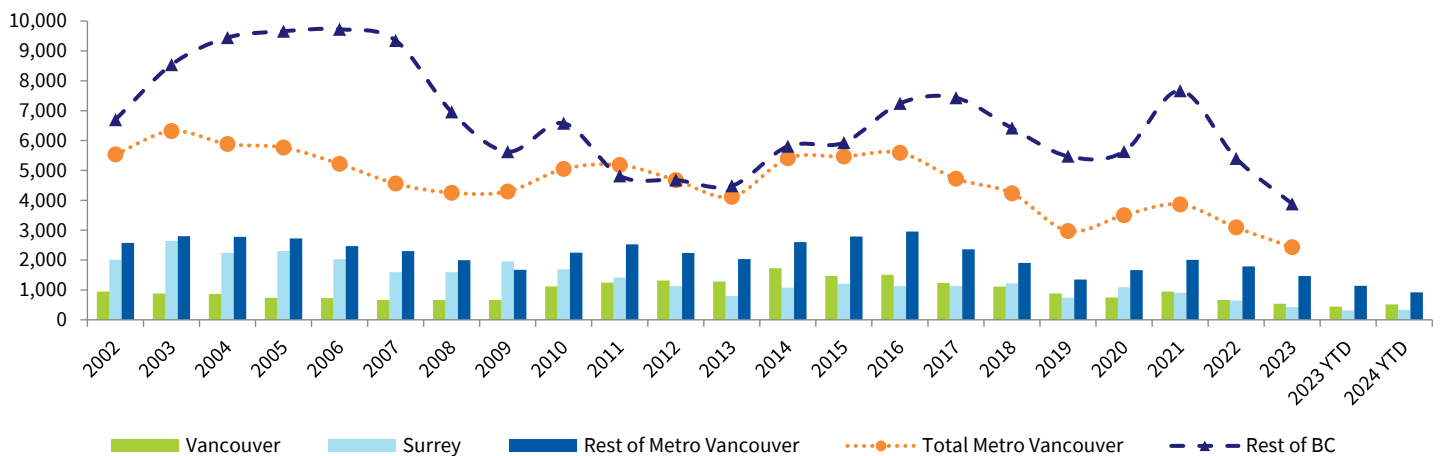


Figure 7: Registered Single Detached Homes² in Metro Vancouver, 2002-2024 Year-to-Date



Enrolled Multi-unit Highlights

- In the first nine months of 2024, 16,071 new multi-unit homes were enrolled¹⁰ in B.C. Compared with the same period in 2023, multi-unit enrollments increased 2.7%.
- In September, 1,154 multi-unit homes were enrolled¹⁰. Compared with September 2023, the number of multi-unit enrollments decreased 53.3%.
- Using a 12-month moving average⁴, there were 1,673 new multi-unit enrolled homes¹⁰ in September, trending at a 6.2% decrease from August.
- Using a 36-month moving average⁴, there were 1,939 new multi-unit enrolled homes¹⁰ in September, which is a 1.4% decrease from August.
- There were 204 new multi-unit buildings enrolled¹⁰ in September. Most of these were duplexes (58.8%) and buildings of 5 to 50 units (18.6%). The largest building of 79 units was proposed to be built in Squamish.
- In September, Vancouver (229), Coquitlam (200) and Abbotsford (130) had the largest number of multi-unit enrolled homes¹⁰ in B.C.

Figure 8: Enrolled Homes in Multi-unit Buildings¹⁰, September 2024

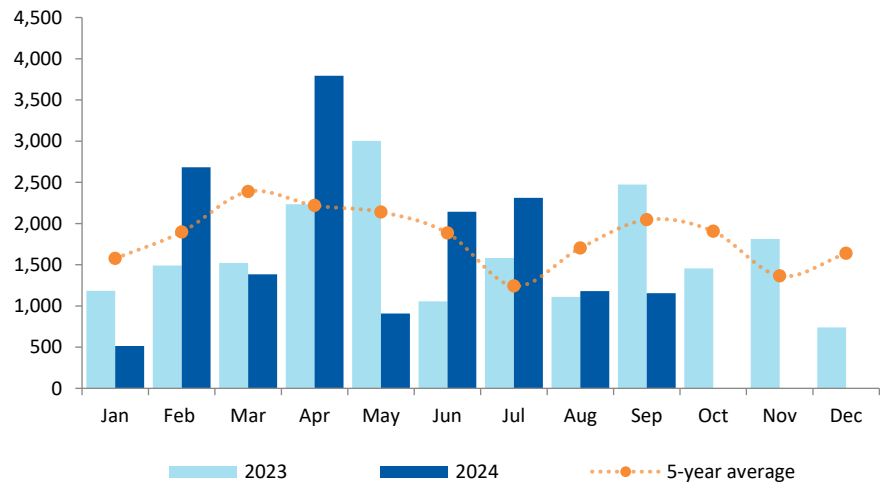


Figure 9: Enrolled Multi-unit Buildings¹⁰ by Building Size¹¹, September 2024

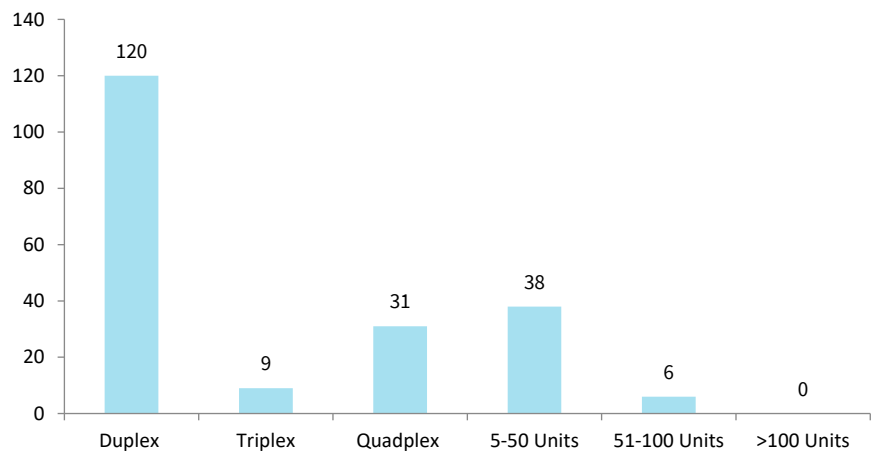
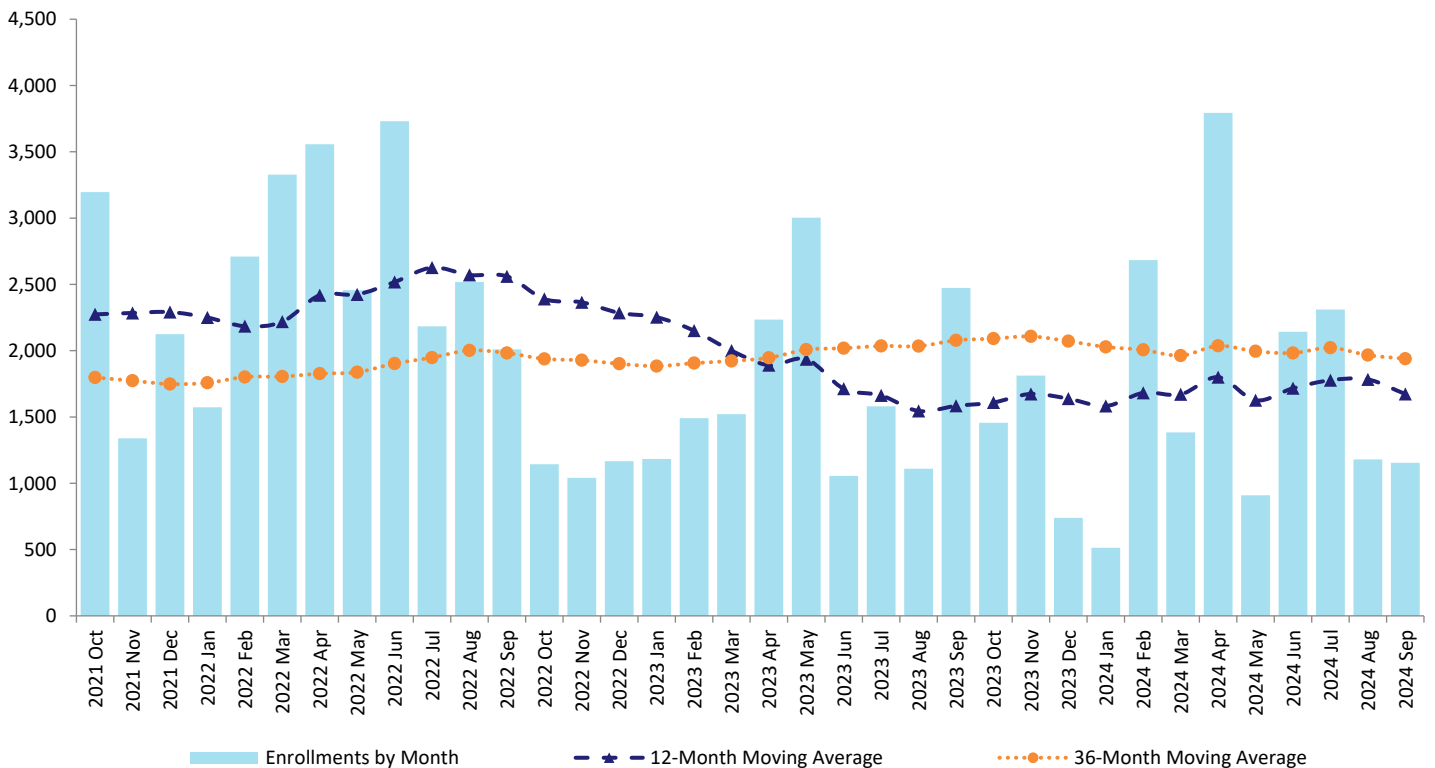


Figure 10: Enrolled Homes in Multi-unit Buildings¹⁰ by 12-Month and 36-Month Moving Averages⁴, September 2024



Purpose-built Rental Highlights

- In the first nine months of 2024, 12,537 purpose-built rental units⁵ were registered in B.C. Compared with the same period in 2023, the number of registered rental units decreased 6.2%.
- So far in 2024, rental units⁵ represented 43.8% of all multi-unit registrations.
- This month 837 rental units were registered¹¹. Compared with September 2023, the number of rental units registered increased 4.9%.
- Using a 12-month moving average⁴, there were 1,529 rental units registered⁵ in September, trending at a 0.2% increase from August.
- Using a 36-month moving average⁴, there were 1,343 rental units registered⁵ in September, which is a 3.7% decrease from August.
- There were 19 rental buildings registered⁵ in September. Most of these were buildings of 5 to 50 units (36.8%), quadplexes (21.1%), and buildings of 51 to 100 units (21.1%). The largest building of 210 units was proposed to be built in Duncan.
- In September, Duncan (210), Vancouver (176) and Kelowna (139) had the largest number of rental units registered⁵ in B.C.

Figure 11: Purpose-built Rental Units⁵, September 2024

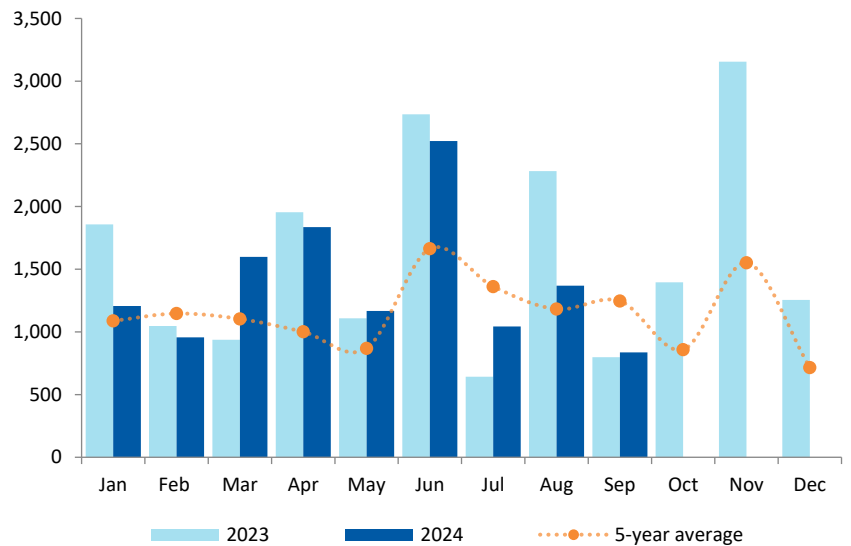


Figure 12: Purpose-built Rental Buildings⁵ by Building Size¹¹, September 2024

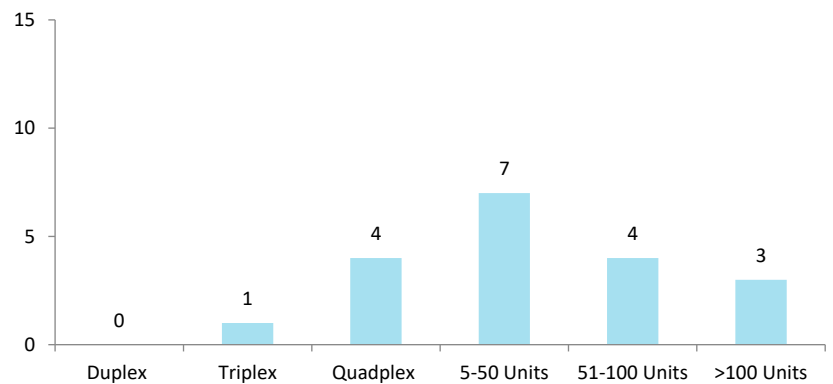
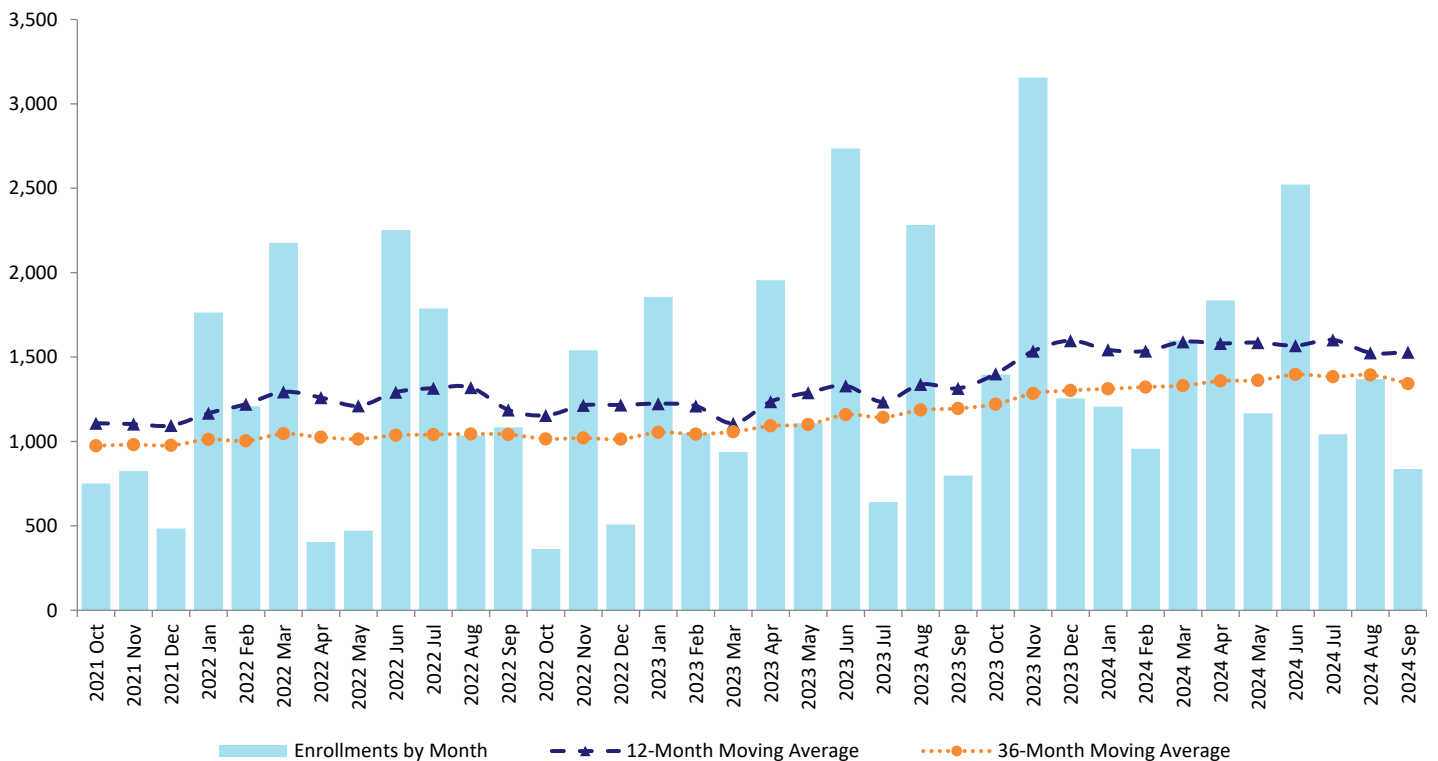


Figure 13: Purpose-built Rental Units⁵ by 12-Month and 36-Month Moving Averages⁴, September 2024



Data Tables

Table 1: Registered New Homes¹, 2002 to 2024

| Calendar Year | Registered New Single Detached Homes ² | | Registered New Homes in Multi-unit Buildings ³ | |
|---------------|---|---|--|-----------------------------------|
| | Single Detached Homes Enrolled with Home Warranty Insurance | Owner Builder Authorizations ⁸ | Homes in Multi-unit Buildings with Home Warranty Insurance ¹⁰ | Purpose-built Rental ⁵ |
| 2002 | 9,179 | 3,268 | 12,075 | 2,178 |
| 2003 | 11,498 | 3,507 | 16,338 | 2,542 |
| 2004 | 11,746 | 3,666 | 19,732 | 2,654 |
| 2005 | 11,619 | 3,854 | 23,211 | 1,945 |
| 2006 | 10,837 | 4,124 | 23,393 | 1,488 |
| 2007 | 9,995 | 3,959 | 25,294 | 1,688 |
| 2008 | 7,848 | 3,373 | 14,924 | 801 |
| 2009 | 7,176 | 2,749 | 6,747 | 1,783 |
| 2010 | 8,432 | 3,199 | 13,949 | 1,712 |
| 2011 | 7,407 | 2,596 | 14,498 | 1,371 |
| 2012 | 6,912 | 2,445 | 16,279 | 1,948 |
| 2013 | 6,536 | 2,067 | 15,803 | 2,951 |
| 2014 | 8,886 | 2,335 | 15,929 | 2,962 |
| 2015 | 8,848 | 2,549 | 17,899 | 4,736 |
| 2016 | 10,625 | 2,211 | 22,749 | 5,272 |
| 2017 | 11,016 | 1,136 | 20,419 | 9,272 |
| 2018 | 9,481 | 1,173 | 25,926 | 7,688 |
| 2019 | 7,487 | 960 | 21,910 | 13,259 |
| 2020 | 8,152 | 984 | 13,527 | 8,775 |
| 2021 | 10,445 | 1,085 | 27,494 | 13,134 |
| 2022 | 7,564 | 932 | 27,419 | 14,595 |
| 2023 | 5,624 | 692 | 19,659 | 19,168 |
| 2023 YTD | 4,512 | 549 | 15,652 | 13,362 |
| 2024 YTD | 4,111 | 431 | 16,071 | 12,537 |

Table 2: Registered New Homes¹, 2023 to 2024 and 5-year Average, Monthly

| Month | Registered New Single Detached Homes ² | | | Registered New Homes in Multi-unit Buildings ³ | | |
|-------|---|------|------------------------------|---|-------|------------------------------|
| | 2024 | 2023 | 5-year Average ¹² | 2024 | 2023 | 5-year Average ¹² |
| Jan | 436 | 444 | 671 | 1,721 | 3,041 | 2,664 |
| Feb | 511 | 493 | 737 | 3,640 | 2,538 | 3,043 |
| Mar | 591 | 636 | 925 | 2,983 | 2,458 | 3,491 |
| Apr | 522 | 592 | 842 | 5,629 | 4,189 | 3,220 |
| May | 538 | 610 | 816 | 2,076 | 4,111 | 3,008 |
| Jun | 505 | 670 | 806 | 4,665 | 3,791 | 3,549 |
| Jul | 494 | 532 | 697 | 3,354 | 2,223 | 2,603 |
| Aug | 524 | 567 | 699 | 2,549 | 3,392 | 2,885 |
| Sep | 421 | 517 | 675 | 1,991 | 3,271 | 3,292 |
| Oct | | 480 | 666 | | 2,852 | 2,765 |
| Nov | | 407 | 629 | | 4,967 | 2,916 |
| Dec | | 368 | 622 | | 1,994 | 2,353 |

Table 3: Registered New Homes in Multi-unit Buildings³, 2023 to 2024, Monthly

| Month | Enrolled New Homes in Multi-unit Buildings ¹⁰ | | Purpose-built Rental ⁵ | | Registered New Homes in Multi-Unit Buildings ³ | |
|-------|--|-------|-----------------------------------|-------|---|-------|
| | 2024 | 2023 | 2024 | 2023 | 2024 | 2023 |
| Jan | 514 | 1,184 | 1,207 | 1,857 | 1,721 | 3,041 |
| Feb | 2,683 | 1,491 | 957 | 1,047 | 3,640 | 2,538 |
| Mar | 1,384 | 1,521 | 1,599 | 937 | 2,983 | 2,458 |
| Apr | 3,793 | 2,234 | 1,836 | 1,955 | 5,629 | 4,189 |
| May | 909 | 3,003 | 1,167 | 1,108 | 2,076 | 4,111 |
| Jun | 2,143 | 1,055 | 2,522 | 2,736 | 4,665 | 3,791 |
| Jul | 2,311 | 1,581 | 1,043 | 642 | 3,354 | 2,223 |
| Aug | 1,180 | 1,110 | 1,369 | 2,282 | 2,549 | 3,392 |
| Sep | 1,154 | 2,473 | 837 | 798 | 1,991 | 3,271 |
| Oct | | 1,456 | | 1,396 | | 2,852 |
| Nov | | 1,812 | | 3,155 | | 4,967 |
| Dec | | 739 | | 1,255 | | 1,994 |

Table 4: Registered New Homes¹ by Regional District, September 2024

| Regional District | Registered New Single Detached Homes ² | | Registered New Homes in Multi-unit Buildings ³ | | 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 | 1 | 0.2% | 0 | 0.0% | 1 | 0.0% |
| Bulkley-Nechako | 2 | 0.5% | 0 | 0.0% | 2 | 0.1% |
| Capital | 18 | 4.3% | 116 | 5.8% | 134 | 5.6% |
| Cariboo | 14 | 3.3% | 0 | 0.0% | 14 | 0.6% |
| Central Coast | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Central Kootenay | 8 | 1.9% | 2 | 0.1% | 10 | 0.4% |
| Central Okanagan | 31 | 7.4% | 192 | 9.6% | 223 | 9.2% |
| Columbia-Shuswap | 13 | 3.1% | 41 | 2.1% | 54 | 2.2% |
| Comox Valley | 9 | 2.1% | 26 | 1.3% | 35 | 1.5% |
| Cowichan Valley | 11 | 2.6% | 210 | 10.5% | 221 | 9.2% |
| East Kootenay | 21 | 5.0% | 16 | 0.8% | 37 | 1.5% |
| Fraser Valley | 28 | 6.7% | 244 | 12.3% | 272 | 11.3% |
| Fraser-Fort George | 13 | 3.1% | 2 | 0.1% | 15 | 0.6% |
| Kitimat-Stikine | 2 | 0.5% | 4 | 0.2% | 6 | 0.2% |
| Kootenay-Boundary | 5 | 1.2% | 2 | 0.1% | 7 | 0.3% |
| Metro Vancouver | 163 | 38.7% | 931 | 46.8% | 1,094 | 45.4% |
| Mount Waddington | 1 | 0.2% | 0 | 0.0% | 1 | 0.0% |
| Nanaimo | 16 | 3.8% | 22 | 1.1% | 38 | 1.6% |
| North Okanagan | 16 | 3.8% | 6 | 0.3% | 22 | 0.9% |
| Northern Rockies | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Okanagan-Similkameen | 11 | 2.6% | 8 | 0.4% | 19 | 0.8% |
| Peace River | 5 | 1.2% | 0 | 0.0% | 5 | 0.2% |
| qathet | 3 | 0.7% | 0 | 0.0% | 3 | 0.1% |
| Skeena-Queen Charlotte | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Squamish-Lillooet | 6 | 1.4% | 117 | 5.9% | 123 | 5.1% |
| Stikine | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Strathcona | 4 | 1.0% | 20 | 1.0% | 24 | 1.0% |
| Sunshine Coast | 8 | 1.9% | 0 | 0.0% | 8 | 0.3% |
| Thompson-Nicola | 12 | 2.9% | 32 | 1.6% | 44 | 1.8% |
| Total | 421 | 100.0% | 1,991 | 100.0% | 2,412 | 100.0% |

Background and Methodology

BC Housing is responsible for the administration of the *Homeowner Protection Act*, with a mandate to help bring about improvements in the quality of residential construction and increase consumer protection for buyers of new homes in British Columbia (B.C.). Under the Act, all new homes in the province must be registered with BC Housing. The registration of new homes in the public registry must occur prior to the issuance of building permits and housing starts. The new homes registry data measures residential construction activities at the beginning of a project before construction commences. Therefore, information in the Monthly New Homes Registry Report is a leading indicator of housing activity in B.C.

New home registration data is collected from Licensed Residential Builders and owner builders through the New Home Registration forms and Owner Builder Authorization applications. Over time, some minor adjustments may be made to the new home registration data as registrations are withdrawn or cancelled from home warranty insurance.

This report provides information on registered new homes by building type, building size, and building location. Figures for registered new homes include both multi-unit and single detached new homes enrolled with home warranty insurance, Owner Builder Authorizations, and, since the August 2016 report, purpose-built rental buildings that are exempt from home warranty insurance.

CSA-approved manufactured homes (modular homes, mobile homes and factory-built homes), floating homes, non-stratified hotels, motels, dormitories and care facilities are excluded from the definition of new home and are not reflected in the report.

Geographical terms in this publication are based on Statistics Canada's 2006 Census area. In February 2009, the regional district of Comox-Strathcona was replaced by two successor regional districts, Comox Valley and Strathcona.

Research

In collaboration with BC Housing, the Bank of Canada conducted a study in 2016 to assess whether or not new home registration data can be used as a leading indicator for economic activity in B.C. Study findings reveal that quarterly increases in new registrations for single detached homes have statistically significant predictive content for growth in real Gross Domestic Product (GDP) over the next one to three quarters, providing stronger signals compared to housing starts and building permits over this forecast horizon. To view the report, go to the Staff Discussion Papers section on the Bank of Canada's [website](#).

End Notes

¹ Registered new homes includes: single detached and multi-unit homes enrolled in home warranty insurance, single detached homes constructed by an owner builder not covered by home warranty insurance, and purpose-built rental units that are exempt from home warranty insurance. Before August 2016, calculations of registered new homes in this report excluded purpose-built rental units.

² Registered new single detached homes includes new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations issued by the Registrar.

³ Registered new homes in multi-unit buildings (two or more dwelling units) include new homes enrolled with home warranty insurance and new homes in purpose-built rental buildings with a home warranty insurance exemption. Before August 2016, calculations of registered new homes in multi-unit buildings in this report excluded purpose-built rental units.

⁴ The trend analysis with moving average is based on a twelve-month and 36-month simple moving average of the monthly new home registration data. Data are not seasonally adjusted.

⁵ Purpose-built rental refers to new rental homes in multi-unit buildings that qualify for exemption from home warranty insurance. These exempted homes must be constructed for rental purposes, including social housing, and have a restrictive covenant registered on title restricting the sale of any dwelling unit for a 10-year period. Rental homes with a covenant may however be captured under "enrolled new multi-unit homes" if the unit is voluntarily enrolled with home warranty insurance.

⁶ Selected cities are the 10 cities that had the highest numbers of registered new homes in the reference month.

⁷ The five regional districts with the highest numbers of registered new homes in the reference month.

⁸ Owner-built homes refers to Owner Builder Authorizations issued by the Registrar. New homes built under an Owner Builder Authorization are exempt from licensing and home warranty insurance.

⁹ Selected cities are the 10 cities that had the highest numbers of registered single detached homes in Metro Vancouver in 2023.

¹⁰ Enrolled new multi-unit homes refers to new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance.

¹¹ Building size is measured by number of dwelling units, which is equivalent to new homes.

¹² In this report, the five year average is the average of the most recently completed five years.

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