

British Columbia's Monthly NEW HOMES REGISTRY REPORT



Leading Housing Market Indicator for B.C.

Registered new homes data are a leading indicator of housing and economic¹ activity in British Columbia. The *Monthly New Homes Registry Report* provides information on registered new homes by building type, building size and location, and is intended for use by the residential construction industry, real estate community and researchers.

General Highlights

- In the first seven months of 2020, 18,370 new homes were registered² in B.C., which included 5,434 single detached³ and 12,936 multi-unit homes⁴.
- So far in 2020, total home registrations² are down 26.8% from 2019. While registrations for multi-unit homes⁴ decreased 34.7%, registrations for single detached homes increased 2.7%³.
- In July, 3,007 new homes were registered² in B.C., a 2.5% decrease compared with July 2019.
- Using a 12-month moving average⁵, there were 3,070 new registered homes² in July, a 0.2% decrease from June for all registered new homes.
- Metro Vancouver accounted for 53.6% of all new homes registered² in July. Vancouver (598), Surrey (497) and Victoria (387) were the top three cities in registered new homes this month.
- In July, there were more multi-unit homes than single detached homes in Gibsons, Harrison Hot Springs, Penticton, Victoria, Qualicum Beach, Powell River, Vancouver, Kamloops, Maple Ridge, Surrey, Langley*, Invermere, Sparwood, Chemainus, Smithers, Lumby, North Vancouver*, Prince George, Chilliwack, Saanich, Sooke, Campbell River, Delta* and Kelowna.
- So far in 2020, 5,409 purpose-built rental units⁶ were registered in B.C. Compared with the same period in 2019, the number of registered rental units decreased 25.7%.

* North Vancouver includes the City of North Vancouver as well as the District of North Vancouver. Langley includes the City of Langley and the Township of Langley. Delta also includes multi-units on Tsawwassen First Nation Lands.

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

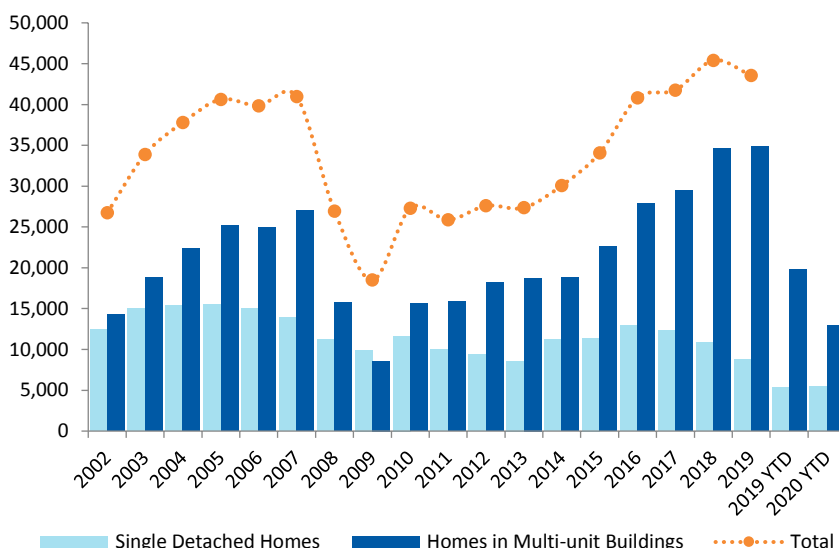


Figure 2: Registered New Homes² by Building Type and Selected City⁷, July 2020

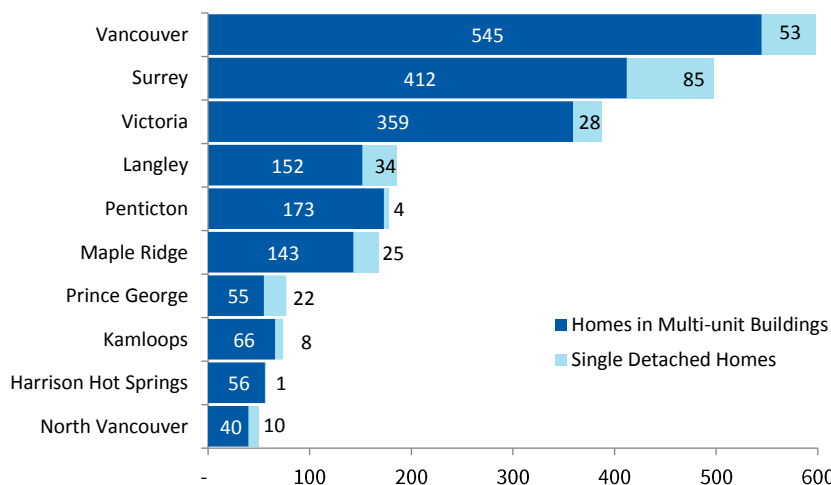
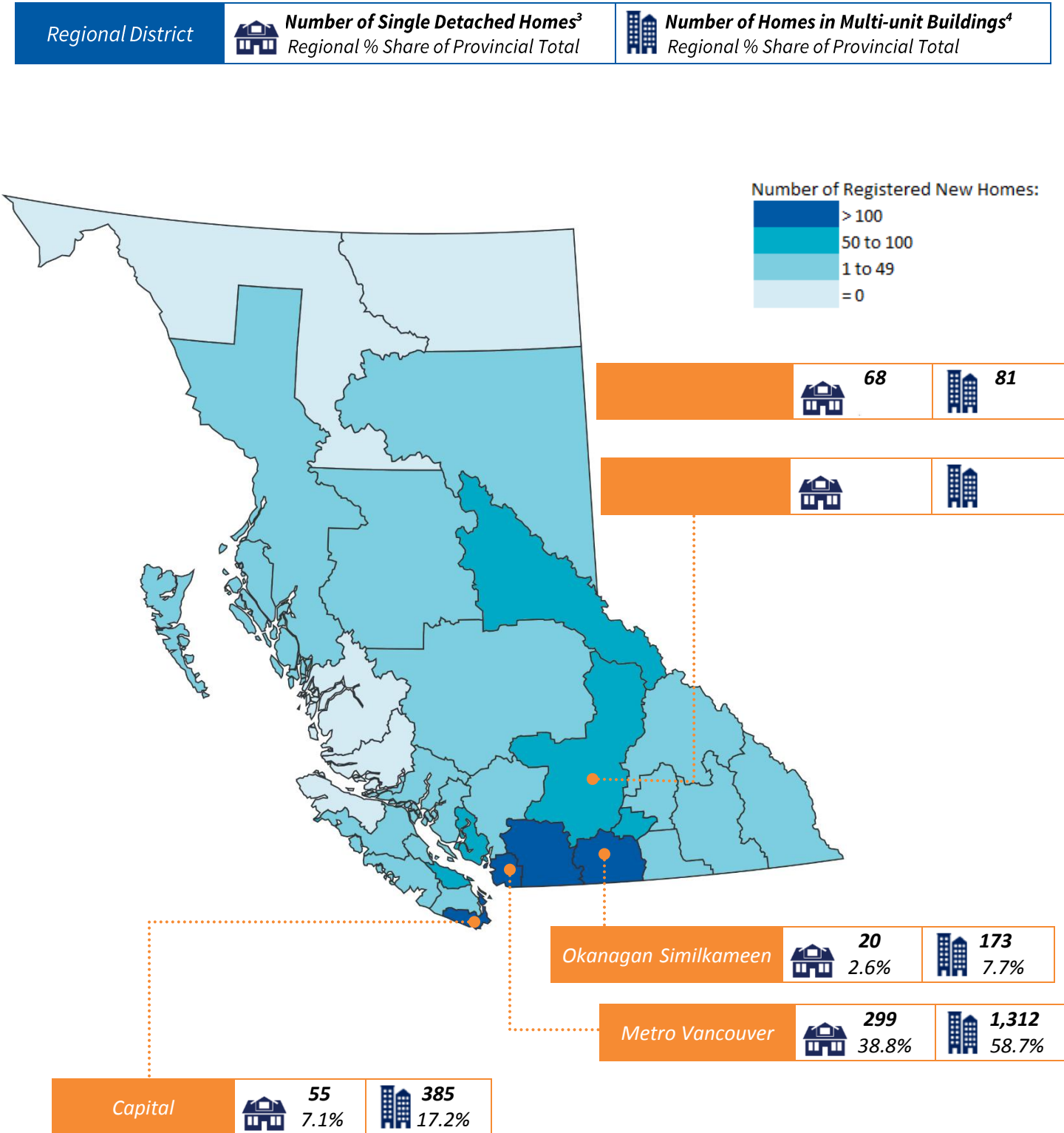


Figure 3: Registered New Homes² by Regional District⁸, July 2020



Single Detached Highlights

- In the first seven months of 2020, 5,434 new single detached homes were registered³ in B.C. Compared with the same period in 2019, single detached registrations increased 2.7%.
- In July, 771 single detached homes were registered³. Compared with July 2019, the number of single detached registrations decreased 0.4%.
- Using a 12-month moving average⁵, there were 740 new single detached registered homes³ in July, representing no change from June.
- Using a 36-month moving average⁵, there were 828 new single detached registered homes³ in July, trending at a 0.8% decrease from June.
- Surrey (85), Vancouver (53) and Langley (34) had the largest number of single detached homes registered³ in July.

Figure 4: Registered Single Detached Homes³, July 2020

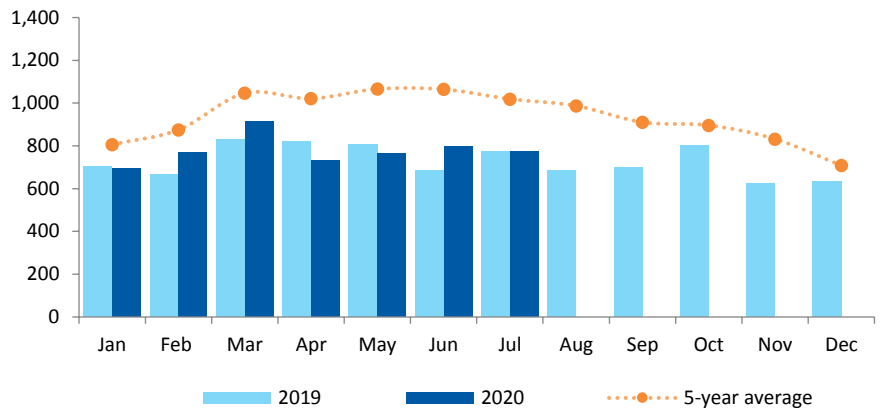


Figure 5: Registered Owner-built Homes⁹, 2002–2020 Year-to-Date

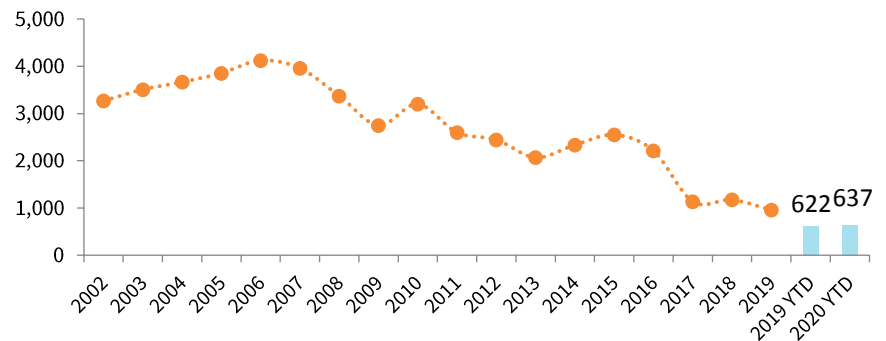


Figure 6: Registered Single Detached Homes³ by Selected City¹⁰ in Metro Vancouver, 2019-2020 Year-to-Date

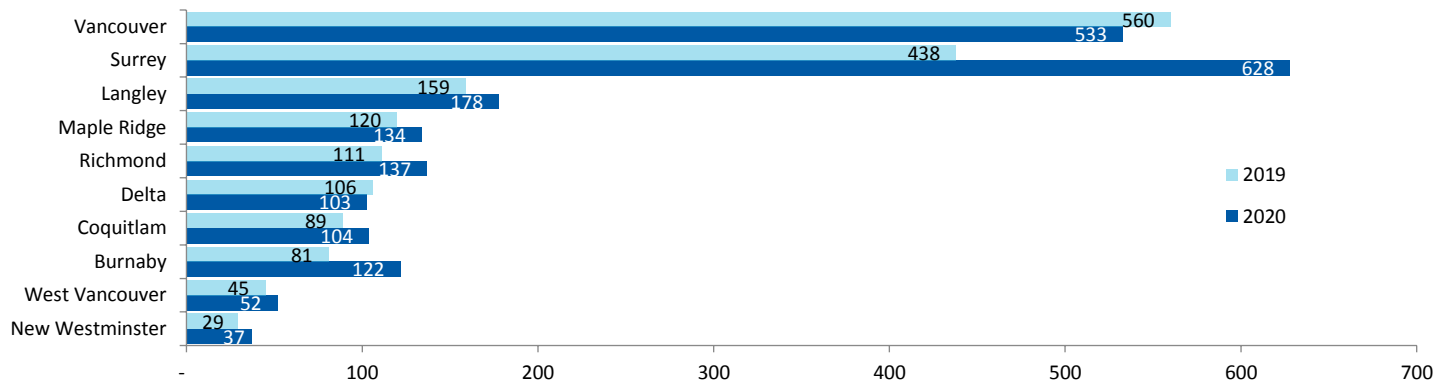
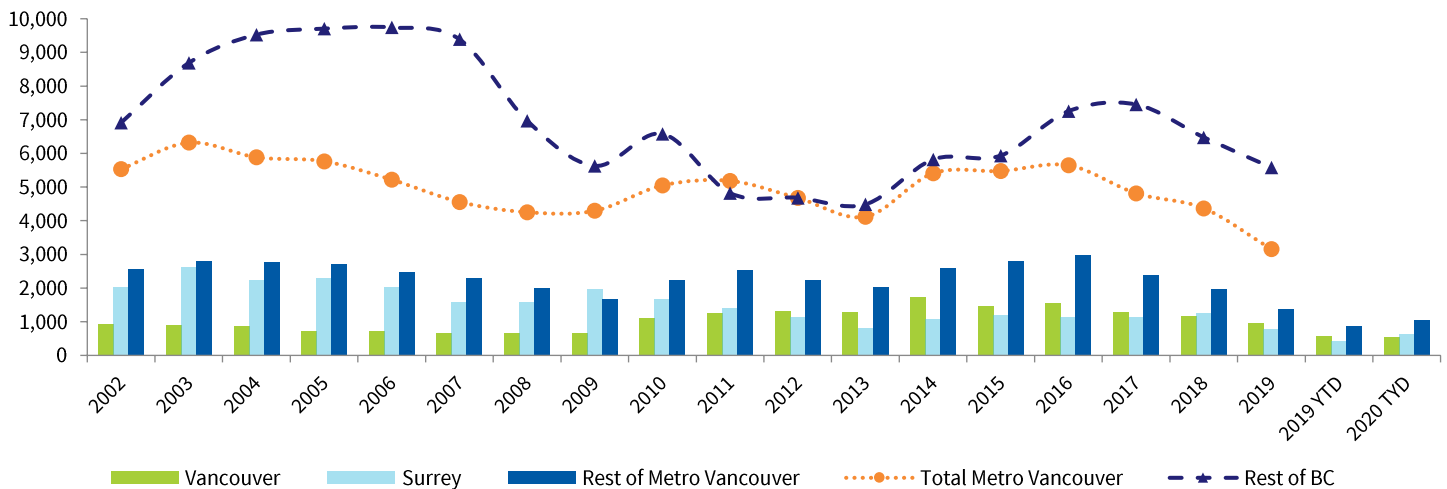


Figure 7: Registered Single Detached Homes³ in Metro Vancouver, 2002–2020 Year-to-Date



Enrolled Multi-unit Highlights

- In the first seven months of 2020, 7,527 new multi-unit homes were enrolled¹¹ in B.C. Compared with the same period in 2019, multi-unit enrollments decreased 39.9%.
- In July, 1,169 multi-unit homes were enrolled¹⁰. Compared with July 2019, the number of multi-unit enrollments increased 71.1%.
- Using a 12-month moving average⁵, there were 1,434 new multi-unit enrolled homes¹¹ in July, trending at a 2.9% increase from June.
- Using a 36-month moving average⁵, there were 1,823 new multi-unit enrolled homes¹¹ in July, which is a 1.7% decrease from June.
- There were 131 new multi-unit buildings enrolled¹¹ in July. Most of these buildings were duplexes (36.6%) and buildings of 5 to 50 units (28.2%). The largest building of 143 units was proposed to be built in Maple Ridge.
- In July, Surrey (412), Langley (152) and Maple Ridge (143) had the largest number of multi-unit enrolled homes¹¹ in B.C.

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

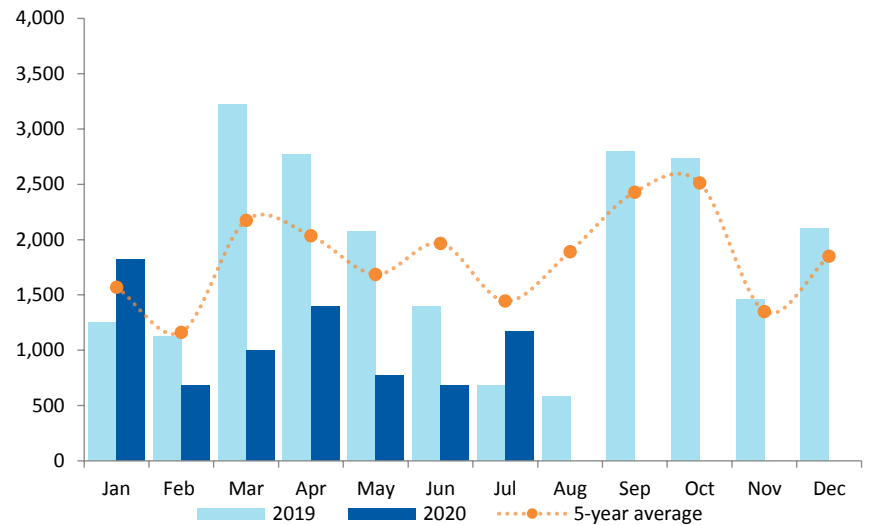


Figure 9: Enrolled Multi-unit Buildings¹¹ by Building Size¹², July 2020

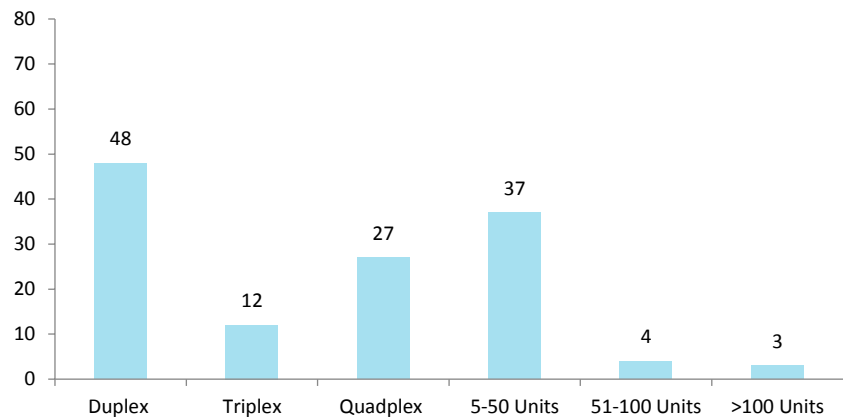
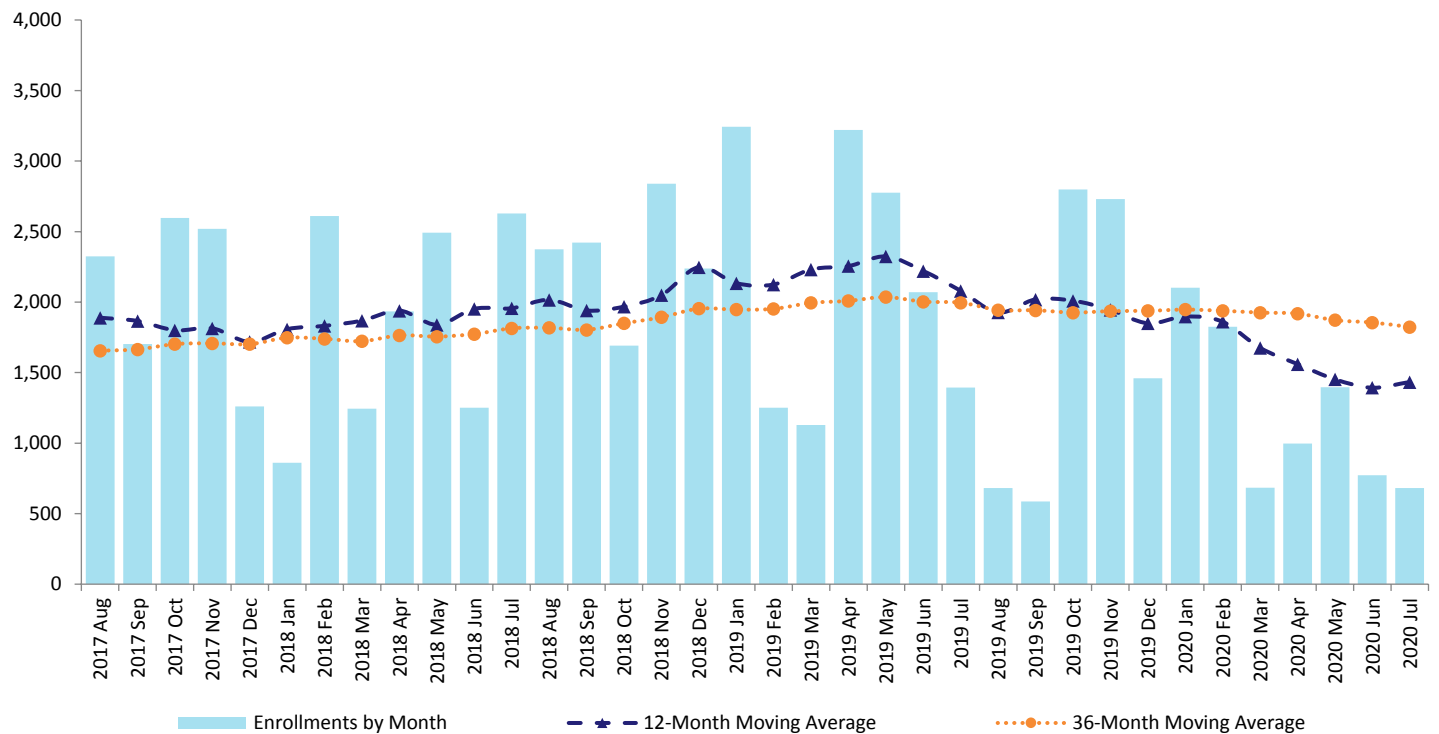


Figure 10: Enrolled Homes in Multi-unit Buildings¹¹ by 12-Month and 36-Month Moving Averages⁵, July 2020



Purpose-built Rental Highlights

- In the first seven months of 2020, 5,409 purpose-built rental units⁶ were registered in B.C. Compared with the same period in 2019, the number of registered rental units decreased 25.7%.
- So far in 2020, rental units⁶ represented 41.8% of all multi-unit registrations.
- This month 1,067 rental units were registered¹². Compared with July 2019, the number of rental units registered decreased 34.5%.
- Using a 12-month moving average⁵, there were 897 rental units registered⁶ in July, trending at a 5.0% decrease from June.
- Using a 36-month moving average⁵, there were 804 rental units registered⁶ in July, which is a 0.2% increase from June.
- There were 17 rental buildings registered⁶ in July. Most of these were buildings of over 100 units (29.4%), buildings of 5 to 50 units (23.5%) and duplexes (23.5%). The largest building of 245 units was proposed to be built in Victoria.
- In July, Vancouver (403), Victoria (317) and Penticton (165) had the largest number of rental units registered⁶ in B.C.

Figure 11: Purpose-built Rental Units⁶, July 2020

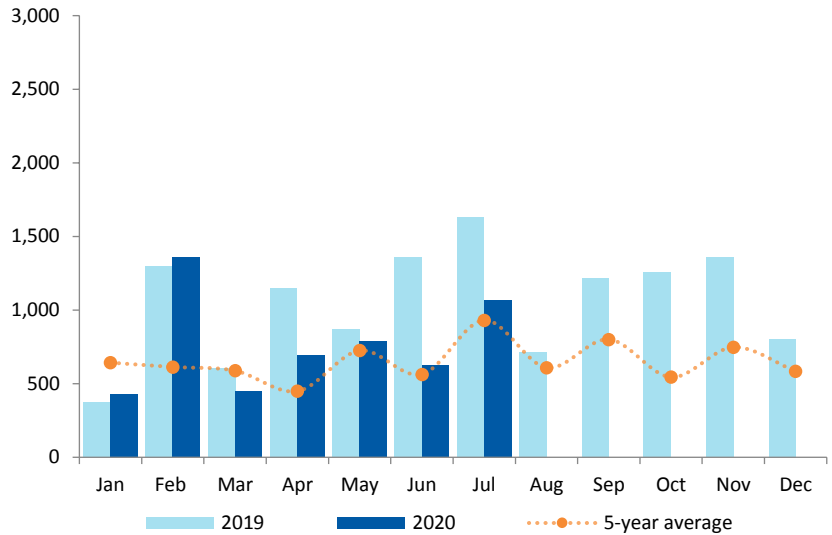


Figure 12: Purpose-built Rental Buildings⁶ by Building Size¹², July 2020

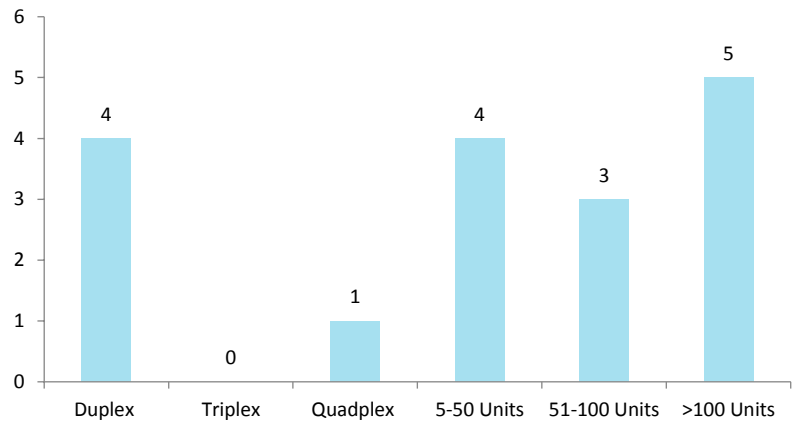
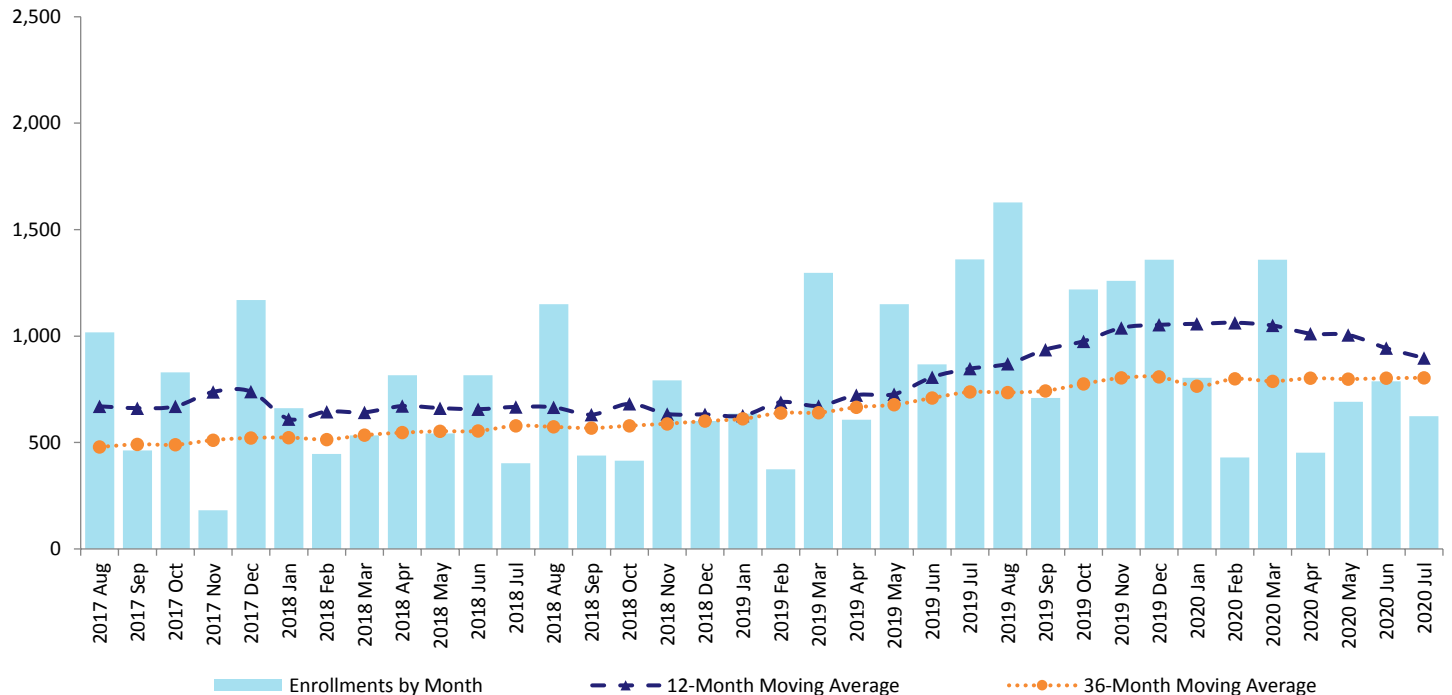


Figure 13: Purpose-built Rental Units⁶ by 12-Month and 36-Month Moving Averages⁵, July 2020



Data Tables

Table 1: Registered New Homes², 2002 to 2020

Calendar Year	Registered New Single Detached Homes ³		Registered New Homes in Multi-unit Buildings ⁴	
	Single Detached Homes Enrolled with Home Warranty Insurance	Owner Builder Authorizations ⁹	Homes in Multi-unit Buildings with Home Warranty Insurance ¹¹	Purpose-built Rental ⁶
2002	9,179	3,268	12,075	2,196
2003	11,498	3,508	16,338	2,539
2004	11,747	3,666	19,732	2,654
2005	11,619	3,854	23,211	1,945
2006	10,838	4,124	23,393	1,484
2007	9,996	3,959	25,334	1,688
2008	7,853	3,373	14,924	801
2009	7,176	2,749	6,787	1,783
2010	8,432	3,199	13,949	1,712
2011	7,410	2,596	14,500	1,371
2012	6,915	2,445	16,281	1,948
2013	6,537	2,067	15,803	2,951
2014	8,895	2,335	15,929	2,921
2015	8,863	2,549	17,899	4,736
2016	10,689	2,212	22,750	5,173
2017	11,132	1,136	20,614	8,872
2018	9,675	1,173	26,969	7,586
2019	7,777	960	22,197	12,635
2019 YTD	4,671	622	12,521	7,283
2020 YTD	4,797	637	7,527	5,409

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

Month	Registered New Single Detached Homes ³			Registered New Homes in Multi-unit Buildings ⁴		
	2020	2019	5-year Average ¹³	2020	2019	5-year Average ¹³
Jan	692	706	807	2,255	1,626	2,213
Feb	767	668	875	2,044	2,425	1,776
Mar	913	831	1,046	1,449	3,827	2,765
Apr	729	819	1,021	2,088	3,925	2,485
May	763	808	1,066	1,559	2,937	2,412
Jun	799	687	1,065	1,305	2,755	2,532
Jul	771	774	1,019	2,236	2,309	2,377
Aug		684	987		1,296	2,501
Sep		699	910		4,018	3,232
Oct		800	896		3,991	3,060
Nov		625	832		2,818	2,099
Dec		636	708		2,905	2,435

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

Month	Enrolled New Homes in Multi-unit Buildings ¹¹		Purpose-built Rental ⁶		Registered New Homes in Multi-Unit Buildings ⁴	
	2020	2019	2020	2019	2020	2019
Jan	1,825	1,252	430	374	2,255	1,626
Feb	685	1,128	1,359	1,297	2,044	2,425
Mar	997	3,220	452	607	1,449	3,827
Apr	1,397	2,775	691	1,150	2,088	3,925
May	772	2,070	787	867	1,559	2,937
Jun	682	1,395	623	1,360	1,305	2,755
Jul	1,169	681	1,067	1,628	2,236	2,309
Aug		586		710		1,296
Sep		2,799		1,219		4,018
Oct		2,731		1,260		3,991
Nov		1,459		1,359		2,818
Dec		2,101		804		2,905

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

Regional District	Registered New Single Detached Homes ³		Registered New Homes in Multi-unit Buildings ⁴		Total	
	Number of Homes	Regional % Share of Provincial Total	Number of Homes	Regional % Share of Provincial Total	Number of Homes	Regional % Share of Provincial Total
Alberni-Clayoquot	6	0.8%	0	0.0%	6	0.2%
Bulkley-Nechako	4	0.5%	8	0.4%	12	0.4%
Capital	55	7.1%	385	17.2%	440	14.6%
Cariboo	16	2.1%	0	0.0%	16	0.5%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	27	3.5%	0	0.0%	27	0.9%
Central Okanagan	39	5.1%	22	1.0%	61	2.0%
Columbia-Shuswap	21	2.7%	0	0.0%	21	0.7%
Comox Valley	28	3.6%	0	0.0%	28	0.9%
Cowichan Valley	22	2.9%	8	0.4%	30	1.0%
East Kootenay	20	2.6%	8	0.4%	28	0.9%
Fraser Valley	68	8.8%	81	3.6%	149	5.0%
Fraser-Fort George	23	3.0%	55	2.5%	78	2.6%
Kitimat-Stikine	7	0.9%	0	0.0%	7	0.2%
Kootenay-Boundary	3	0.4%	0	0.0%	3	0.1%
Metro Vancouver	299	38.8%	1,312	58.7%	1,611	53.6%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	40	5.2%	20	0.9%	60	2.0%
North Okanagan	13	1.7%	11	0.5%	24	0.8%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	20	2.6%	173	7.7%	193	6.4%
Peace River	7	0.9%	0	0.0%	7	0.2%
Powell River	1	0.1%	11	0.5%	12	0.4%
Skeena-Queen Charlotte	1	0.1%	0	0.0%	1	0.0%
Squamish-Lillooet	19	2.5%	0	0.0%	19	0.6%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	9	1.2%	10	0.4%	19	0.6%
Sunshine Coast	9	1.2%	66	3.0%	75	2.5%
Thompson-Nicola	14	1.8%	66	3.0%	80	2.7%
Total	771	100.0%	2,236	100.0%	3,007	100.0%

Background and Methodology

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

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

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

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

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

Research

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

End Notes

- ¹ Bank of Canada, 2016. New Housing Registrations as a Leading Indicator of the B.C. Economy. Details are available [here](#).
- ² Registered new homes includes: single detached and multi-unit homes enrolled in home warranty insurance, single detached homes constructed by an owner builder not covered by home warranty insurance, and purpose-built rental units that are exempt from home warranty insurance. Before August 2016, calculations of registered new homes in this report excluded purpose-built rental units.
- ³ Registered new single detached homes includes new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations issued by the Registrar.
- ⁴ Registered new homes in multi-unit buildings (two or more dwelling units) include new homes enrolled with home warranty insurance and new homes in purpose-built rental buildings with a home warranty insurance exemption. Before August 2016, calculations of registered new homes in multi-unit buildings in this report excluded purpose-built rental units.
- ⁵ The trend analysis with moving average is based on a twelve-month and 36-month simple moving average of the monthly new home registration data. Data are not seasonally adjusted.
- ⁶ Purpose-built rental refers to new rental homes in multi-unit buildings that qualify for exemption from home warranty insurance. These exempted homes must be constructed for rental purposes, including social housing, and have a restrictive covenant registered on title restricting the sale of any dwelling unit for a 10-year period. Rental homes with a covenant may however be captured under "enrolled new multi-unit homes" if the unit is voluntarily enrolled with home warranty insurance.
- ⁷ Selected cities are the 10 cities that had the highest numbers of registered new homes in the reference month.
- ⁸ The five regional districts with the highest numbers of registered new homes in the reference month.
- ⁹ Owner-built homes refers to Owner Builder Authorizations issued by the Registrar. New homes built under an Owner Builder Authorization are exempt from licensing and home warranty insurance.
- ¹⁰ Selected cities are the 10 cities that had the highest numbers of registered single detached homes in Metro Vancouver in 2019.
- ¹¹ Enrolled new multi-unit homes refers to new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance.
- ¹² Building size is measured by number of dwelling units, which is equivalent to new homes.
- ¹³ In this report, the five year average is the average of the most recently completed five years.

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Monthly New Home Registry Report