

Building permits, November 2023

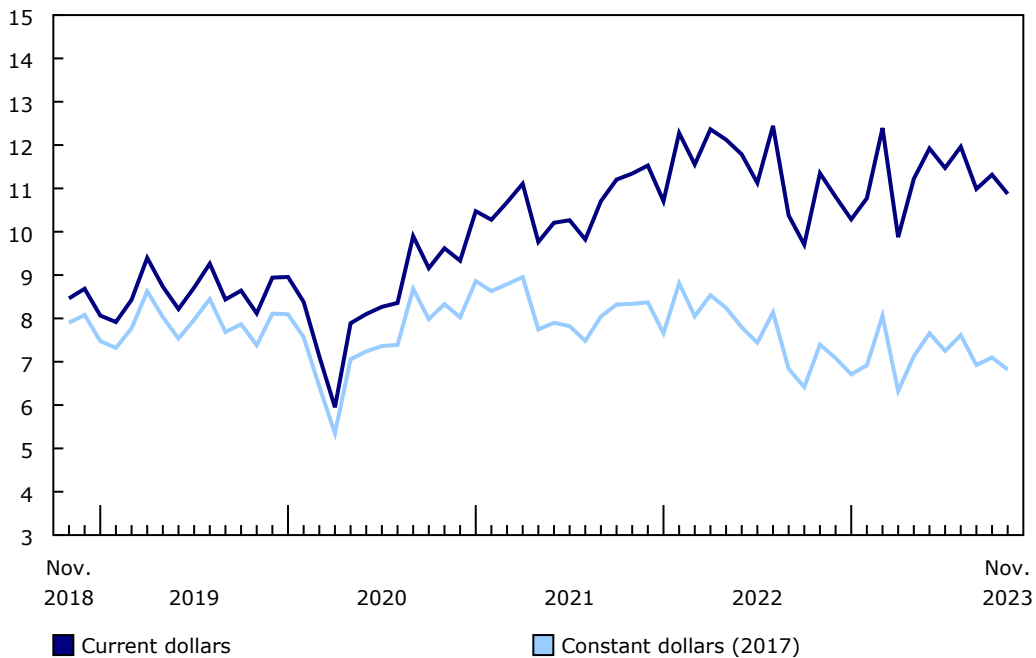
Released at 8:30 a.m. Eastern time in *The Daily*, Tuesday, January 9, 2024

The total monthly value of building permits in Canada decreased 3.9% from October to \$10.9 billion in November, with declines posted across almost all building type components.

On a constant dollar basis (2017=100), the total value of building permits declined 3.9% to \$6.8 billion in November.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



Source(s): Table 34-10-0285-01.

Infographic 1 – Building permits, November 2023

November 2023

Building permits

Figure 1 Month-to-month change in total value of building permits (seasonally adjusted)

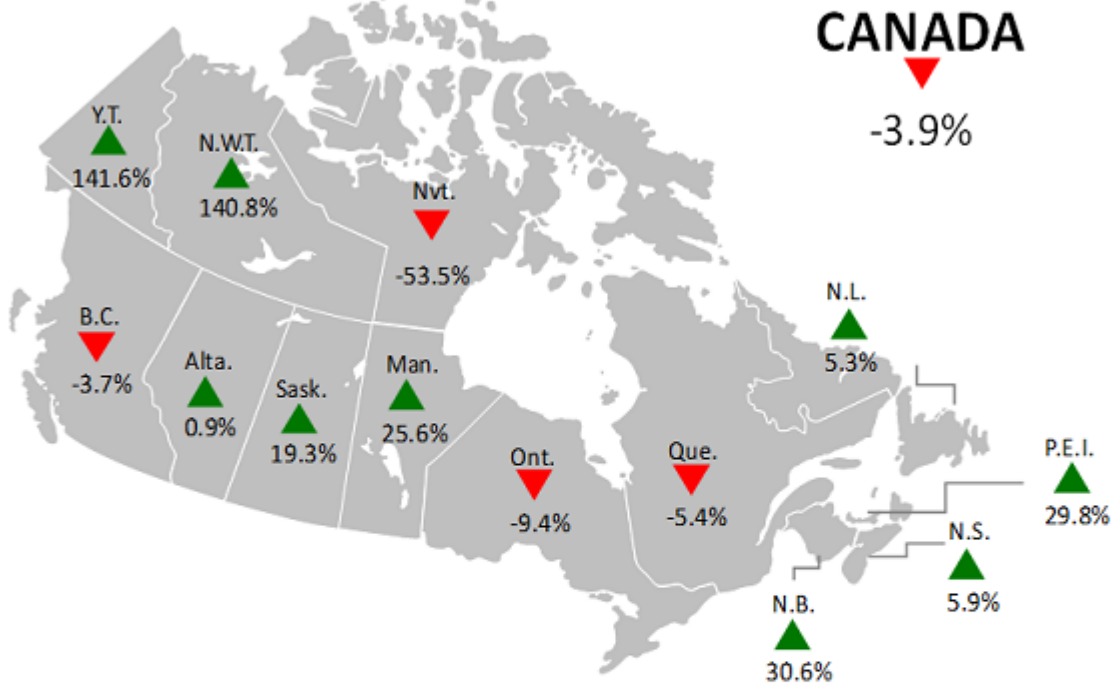
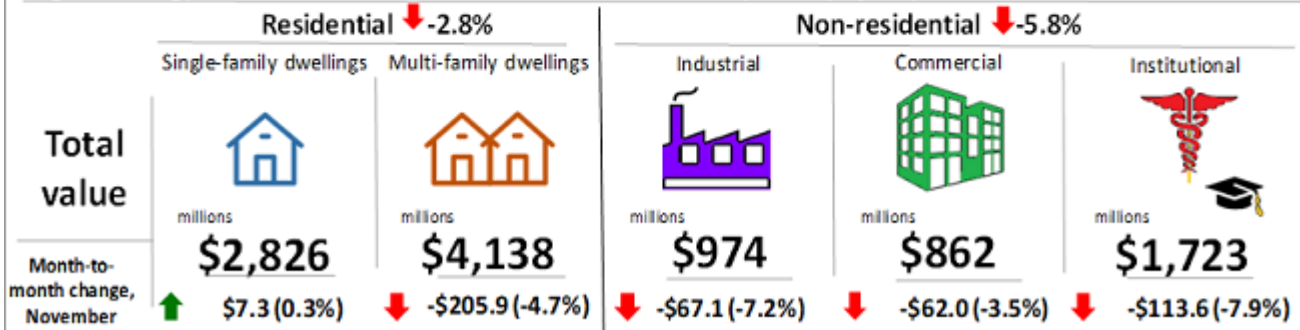


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



Source: Table 34-10-0285-01—Building permits, by type of structure and type of work.



Statistics Canada / Statistique Canada



Overall modest declines in residential sector

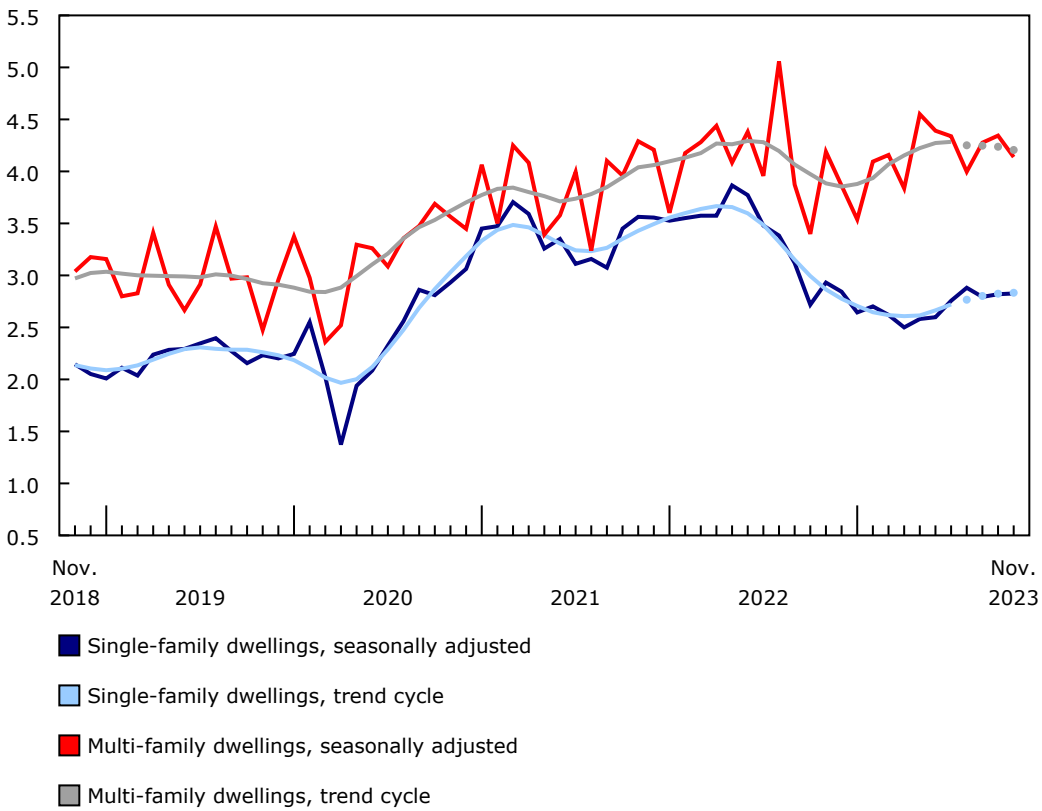
Despite eight provinces with monthly gains in residential construction intentions, the total value of residential permits declined 2.8% overall to \$7.0 billion in November.

British Columbia (-19.4%; -\$249.3 million) and Quebec (-17.3%; -\$231.0 million), both driven by month-over-month declines in the multi-unit component, more than offset the residential gains in the rest of the country in November.

The Atlantic provinces collectively increased 30.0% in residential permit values to \$421.8 million in November, the highest monthly value for the region in the first 11 months of 2023. Similarly, in November, the Prairie provinces (\$1.4 billion) posted their highest monthly level in the first 11 months of 2023, up 9.8% from October. To round out residential construction intentions in November, the territories increased 10.6% to \$7.4 million, while Ontario edged up 2.1% to \$3.0 billion.

Chart 2
Value of building permits for the single-family and multi-family components

billions of dollars

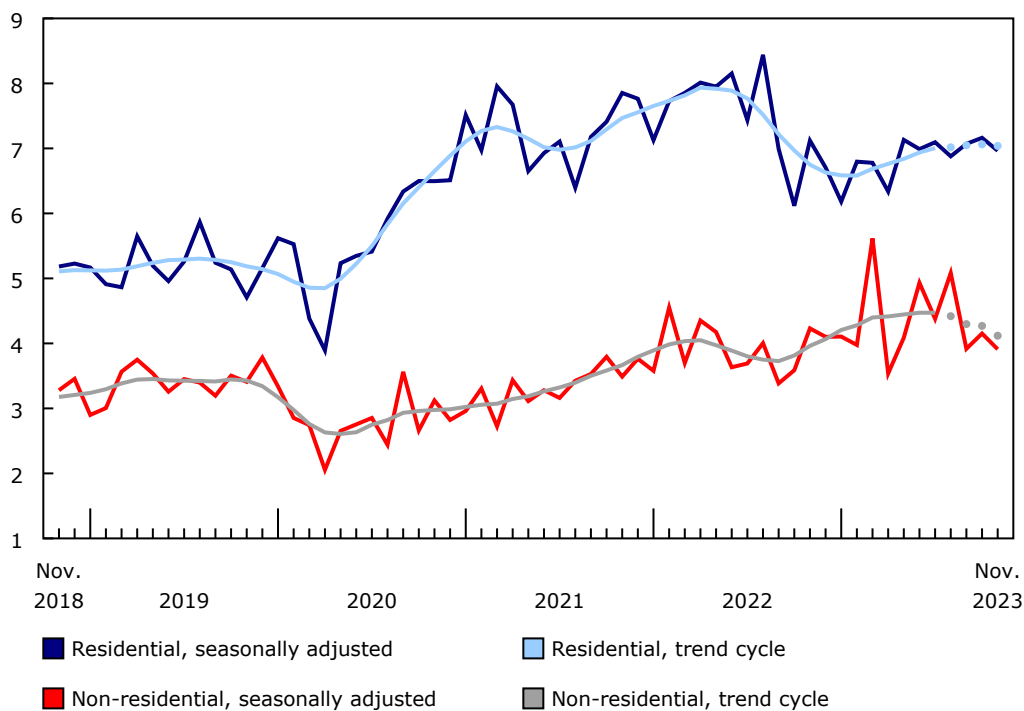


Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the previous three months. For more information, see the Note to readers.

Source(s): Table 34-10-0285-01.

Chart 3
Value of building permits for the residential and non-residential sectors

billions of dollars



Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the previous three months. For more information, see the Note to readers.

Source(s): Table 34-10-0285-01.

Less construction intentions in commercial, institutional, and industrial components

The total monthly value of non-residential building permits decreased 5.8% from October to \$3.9 billion in November. All three non-residential components declined, with the commercial component decreasing for the third consecutive month, down 3.5% from October.

Permit values in the commercial component have been trending down since the record high of \$2.9 billion in March 2023. Year over year, the \$1.7 billion value of commercial permits issued in November 2023 was 16.2% less than November 2022 levels.

On a constant dollar basis, commercial construction intentions were down 18.2% year over year in November, while the overall value of non-residential permits declined 10.1%.

To explore data using an interactive user interface, visit the [Building permits: Interactive Dashboard](#).

For more information on construction, please visit the [Construction statistics](#) portal.

For more information on housing, please visit the [Housing statistics](#) portal.

Statistics Canada has a [Housing Market Indicators](#) dashboard. This web application provides access to key housing market indicators for Canada, by province and by census metropolitan area. The indicators are updated automatically with new information from monthly releases, giving users access to the latest data.

Did you know we have a mobile app?

Get timely access to data right at your fingertips by downloading the [StatsCAN app](#), available for free on the [App Store](#) and on [Google Play](#).

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data with current dollar values, which facilitate month-to-month and quarter-to-quarter comparisons by removing the effects of seasonal variations. For information on seasonal adjustment, see [Seasonally adjusted data – Frequently asked questions](#).

With this release, table 34-10-0066 has been archived and replaced by table 34-10-0285. The information from January 2017 onwards that was in table 34-10-0066 is still available in the new table, except for the constant dollar series which have been rebased to 2017 = 100. As a result of the interpolation from the previous deflators to the current deflators (2012 vs. 2017), data for January and February 2017 represent a wedge between these two levels and should be used with caution. This irregularity will be corrected with the release of our annual revision.

Building components

- **Single-family dwellings:** Residential buildings containing only one dwelling unit (e.g., single-detached house, bungalow, linked home [linked at the foundation]).
- **Multi-family dwellings:** Residential buildings containing multiple dwelling units (e.g., apartment, apartment condominium, row house, semi-detached house).
- **Industrial buildings:** Buildings used in the processing or production of goods or related to transportation and communication.
- **Commercial buildings:** Buildings used in the trade or distribution of goods and services, including office buildings.
- **Institutional and government buildings:** Buildings used to house public and semi-public services, such as those related to health and welfare, education or public administration, and buildings used for religious services.

Revision

Data are subject to revisions based on late responses, methodological changes and classification updates. Unadjusted data have been revised for the previous month. Seasonally adjusted data have been revised for the previous three months.

For information on trend-cycle data, see the page [Trend-cycle estimates – Frequently asked questions](#).

Next release

Data on building permits for December 2023 will be released on February 6, 2024.

Table 1
Dwelling units, value of residential and non-residential building permits, Canada – Seasonally adjusted

	November 2022	September 2023 ^r	October 2023 ^r	November 2023 ^p	October to November 2023	November 2022 to November 2023
	millions of dollars				% change	
Total	11,350.7	10,987.0	11,315.3	10,874.0	-3.9	-4.2
Residential	7,119.6	7,069.6	7,163.1	6,964.5	-2.8	-2.2
Single ¹	2,930.8	2,793.5	2,818.9	2,826.2	0.3	-3.6
Multiple	4,188.8	4,276.1	4,344.2	4,138.3	-4.7	-1.2
Non-residential	4,231.1	3,917.5	4,152.2	3,909.5	-5.8	-7.6
Industrial	1,074.3	869.9	928.9	861.8	-7.2	-19.8
Commercial	2,055.9	1,984.0	1,784.6	1,722.6	-3.5	-16.2
Institutional	1,101.0	1,063.6	1,438.7	1,325.1	-7.9	20.4
	number of units				% change	
Total dwellings	22,531	21,764	22,911	22,286	-2.7	-1.1
Single ¹	4,772	4,590	4,652	4,712	1.3	-1.3
Multiple	17,760	17,175	18,259	17,575	-3.7	-1.0

^r revised

^p preliminary

1. Included in this category are the following types of dwellings: single detached, mobile home and cottage.

Note(s): Data may not add up to totals as a result of rounding.

Source(s): Table [34-10-0285-02](#).

Table 2
Value of building permits, by province and territory – Seasonally adjusted

	November 2022	September 2023 ^r	October 2023 ^r	November 2023 ^P	October to November 2023	November 2022 to November 2023
	millions of dollars				% change	
Canada	11,350.7	10,987.0	11,315.3	10,874.0	-3.9	-4.2
Residential	7,119.6	7,069.6	7,163.1	6,964.5	-2.8	-2.2
Non-residential	4,231.1	3,917.5	4,152.2	3,909.5	-5.8	-7.6
Newfoundland and Labrador	32.5	56.3	40.6	42.8	5.3	31.5
Residential	22.9	35.5	24.9	30.9	24.0	34.8
Non-residential	9.6	20.8	15.7	11.9	-24.4	23.8
Prince Edward Island	37.1	49.6	44.5	57.8	29.8	55.8
Residential	24.3	37.1	31.4	43.2	37.6	77.7
Non-residential	12.8	12.5	13.1	14.6	11.3	14.1
Nova Scotia	195.0	288.7	270.9	286.8	5.9	47.1
Residential	140.9	197.0	191.5	227.0	18.5	61.1
Non-residential	54.1	91.7	79.4	59.8	-24.6	10.6
New Brunswick	126.0	131.6	130.2	169.9	30.6	34.8
Residential	76.9	90.3	76.7	120.7	57.3	57.0
Non-residential	49.1	41.3	53.4	49.2	-7.9	0.2
Quebec	2,114.7	2,070.6	2,232.2	2,111.7	-5.4	-0.1
Residential	1,279.3	1,265.9	1,335.4	1,104.4	-17.3	-13.7
Non-residential	835.4	804.7	896.9	1,007.3	12.3	20.6
Ontario	5,220.2	4,393.1	4,946.3	4,478.9	-9.4	-14.2
Residential	3,046.2	2,686.1	2,969.9	3,031.7	2.1	-0.5
Non-residential	2,174.0	1,707.0	1,976.4	1,447.2	-26.8	-33.4
Manitoba	327.6	319.2	281.8	354.0	25.6	8.1
Residential	170.3	203.5	166.3	208.2	25.2	22.3
Non-residential	157.3	115.7	115.5	145.7	26.1	-7.3
Saskatchewan	135.2	224.4	208.4	248.6	19.3	83.9
Residential	64.1	106.6	91.9	120.0	30.5	87.3
Non-residential	71.1	117.8	116.4	128.6 ^E	10.4	80.9
Alberta	1,217.1	1,213.9	1,477.8	1,491.7	0.9	22.6
Residential	847.1	848.1	981.9	1,033.8	5.3	22.0
Non-residential	370.0	365.8	495.9	457.9	-7.7	23.7
British Columbia	1,921.8	2,221.1	1,673.3	1,611.5	-3.7	-16.1
Residential	1,424.8	1,597.0	1,286.6	1,037.2	-19.4	-27.2
Non-residential	497.0	624.1	386.7	574.3	48.5	15.6
Yukon	13.9	5.2	6.1	14.8	141.6	6.6
Residential	13.8	1.9	5.0	4.9	-2.0	-64.3
Non-residential	0.1	3.2	1.1	9.9	795.1	...
Northwest Territories	8.5	6.9	2.1	5.0	140.8	-40.6
Residential	8.4	0.4	1.4	2.0	34.9	-76.8
Non-residential	0.1	6.4	0.6	3.1	379.2	...
Nunavut	1.2 ^E	6.6	1.2	0.5	-53.6	-56.3
Residential	0.7 ^E	0.1	0.2	0.5	150.0	-23.1
Non-residential	0.6 ^E	6.5	1.0	0.0	-96.4	-94.0

^r revised

^P preliminary

... not applicable

^E use with caution

Note(s): Data may not add up to totals as a result of rounding.

Source(s): Table 34-10-0285-01.

Table 3
Value of building permits, by census metropolitan area – Seasonally adjusted¹

	November 2022	September 2023 ^r	October 2023 ^f	November 2023 ^p	October to November 2023	November 2022 to November 2023
	millions of dollars				% change	
Total, census metropolitan areas	9,056.2	8,305.7	8,935.5	8,222.5	-8.0	-9.2
St. John's	17.5	40.3	23.6	24.4	3.7	39.5
Halifax	112.2	191.4	157.7	183.7	16.5	63.7
Moncton	27.5	38.6	43.3	66.5	53.5	141.8
Saint John	17.7	24.5	18.1	26.9	48.8	52.0
Fredericton	27.5	26.5	23.2	26.4	13.7	-3.8
Saguenay	31.3	36.4	62.7	62.2 ^E	-0.7	98.6
Québec	295.5	204.0	166.0	73.7	-55.6	-75.1
Sherbrooke	65.0	59.8	73.4	52.5	-28.5	-19.2
Trois-Rivières	46.8	80.2	99.3	139.5	40.4	198.1
Drummondville	28.9	24.5	23.4	16.1	-31.3	-44.3
Montréal	828.4	1,026.0	1,030.6	1,060.7	2.9	28.0
Ottawa–Gatineau, Ontario and Quebec	421.7	251.4	687.3	284.0	-58.7	-32.6
Gatineau part	143.2	52.2	76.1	34.9	-54.2	-75.6
Ottawa part	278.5	199.2	611.1	249.1	-59.2	-10.5
Kingston	41.4	114.7	40.4	47.8	18.3	15.4
Belleville–Quinte West	27.5	22.1	53.0	11.5	-78.2	-58.1
Peterborough	75.6	40.6	14.7	59.8	306.2	-21.0
Oshawa	101.6	92.0	168.7	55.8	-66.9	-45.1
Toronto	2,796.9	1,841.8	2,046.8	1,763.3	-13.9	-37.0
Hamilton	291.1	201.3	396.0	322.9	-18.4	10.9
St. Catharines–Niagara	186.1	105.7	119.0	132.0	11.0	-29.0
Kitchener–Cambridge–Waterloo	236.4	244.4	222.3	275.2	23.8	16.4
Brantford	27.8	52.0	69.1	22.1	-68.0	-20.5
Guelph	29.4	59.0	93.5	67.5	-27.8	129.6
London	182.0	143.4	200.9	135.6	-32.5	-25.5
Windsor	109.2	74.0	63.6	75.7	19.0	-30.6
Barrie	60.6	56.7	60.8	178.4	193.2	194.5
Greater Sudbury	15.5	24.0 ^E	22.2 ^E	32.8 ^E	47.6	110.8
Thunder Bay	8.4	15.1	26.0	18.6	-28.6	121.2
Winnipeg	209.2	208.2	177.2	240.9	35.9	15.1
Regina	26.4	55.6	37.9	52.5	38.5	98.8
Saskatoon	64.6	98.3	105.9	140.7 ^E	32.9	117.7
Lethbridge	27.8	25.4	23.7	43.0	81.5	54.3
Calgary	628.7	612.0	774.2	662.3	-14.5	5.3
Red Deer	5.9	5.2	3.5	11.1	22.7	87.2
Edmonton	388.2	411.2	447.9	559.9	25.0	44.2
Kelowna	155.5	295.4	194.0	150.7	-22.4	-3.1
Kamloops	27.2	10.0	6.3 ^E	7.9 ^E	26.1	-70.9
Chilliwack	29.6	26.1	10.6	44.7	319.5	50.7
Abbotsford–Mission	46.5	68.1	28.4	41.2	44.8	-11.5
Vancouver	1,163.7	1,164.6	950.7	843.5	-11.3	-27.5
Victoria	121.3	201.3	142.0	147.3	3.7	21.5
Nanaimo	51.9	33.5	27.8	61.4	120.8	18.4

^r revised

^p preliminary

^E use with caution

1. Go online to view the census subdivisions that make up the [census metropolitan areas](#).

Note(s): Data may not add up to totals as a result of rounding.

Source(s): Table [34-10-0285-01](#).

Available tables: table [34-10-0285-01](#).

Definitions, data sources and methods: survey number [2802](#).

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; 514-283-8300; infostats@statcan.gc.ca) or Media Relations (statcan.mediahotline-ligneinfomedias.statcan@statcan.gc.ca).