

2018 Annual Building Permits

New Residential Construction

During 2018, local building permit offices in the 2014 Universe authorized the construction of 1,328,827 new privately-owned housing units with a total valuation of \$271.1 billion. This was .83 percent above the preliminary annual estimate of 1,317,895 housing units and is a 3.7 percent increase from the 2017 total of 1,281,977.

Top State and Metropolitan Core-Based Statistical Area (CBSA) Percent Changes:

	Total Units 2017	Total Units 2018	Percent Change
Five states with the largest percent increase over 2017:			
New Hampshire	3,625	4,445	22.6%
Vermont	1,749	2,080	18.9%
Florida	122,719	144,427	17.7%
Minnesota	21,953	25,673	16.9%
Georgia	51,240	59,315	15.8%
Five states with the largest percent decrease over 2017:			
District of Columbia	6,037	4,615	-23.6%
Iowa	13,948	11,518	-17.4%
Michigan	23,623	19,580	-17.1%
Illinois	24,992	21,510	-13.9%
Nebraska	8,863	7,866	-11.2%

	Total Units 2017	Total Units 2018	Percent Change
Five Metropolitan CBSAs with the largest percent increase over 2017:			
Wheeling WV-OH	20	116	480.0%
Corvallis OR	136	622	357.4%
Kokomo IN	92	349	279.3%
Morgantown WV	77	266	245.5%
Santa Rosa CA	1,178	3,279	178.4%
Five Metropolitan CBSAs with the largest percent decrease over 2017:			
Columbia MO	1,634	557	-65.9%
Lima OH	224	86	-61.6%
Pine Bluff AR	74	30	-59.5%
Florence-Muscle Shoals AL	775	335	-56.8%
Albany GA	416	188	-54.8%

Top Place Level Changes in Units:

	Total Units 2017	Total Units 2018	Differences
Five places in the Northeast region with the largest increase in units over 2017:			
Brooklyn borough, NY	6,130	8,445	2,315
Jersey City, NJ	1,604	2,493	889
West Whiteland township, PA	8	624	616
Upper Merion township, PA	353	964	611
New Brunswick, NJ	65	619	554
Five places in the Northeast region with the largest decrease in units over 2017:			
Bronx borough, NY	5,401	3,698	-1,703
Boston, MA	5,085	3,602	-1,483
Harrison town, NJ	1,339	45	-1,294
Manhattan borough, NY	4,781	3,584	-1,197
Lakewood township, NJ	1,290	406	-884
Five places in the Midwest region with the largest increase in units over 2017:			
Minneapolis, MN	2,254	3,625	1,371
Overland Park, KS	827	2,107	1,280
Indianapolis, IN	1,559	2,286	727
West Lafayette, IN	398	1,124	726
Champaign, IL	506	1,107	601
Five places in the Midwest region with the largest decrease in units over 2017:			
Chicago, IL	8,939	6,449	-2,490
Columbia, MO	1,264	263	-1,001
Detroit, MI	1,029	170	-859
Madison, WI	2,188	1,443	-745
Des Moines, IA	1,297	571	-726

Top Place Level Changes in Units - continued:

	Total Units 2017	Total Units 2018	Differences
Five places in the South region with the largest increase in units over 2017:			
Harris County Unincorporated Area, TX	11,654	18,440	6,786
Osceola County Unincorporated Area, FL	3,413	8,050	4,637
Orange County Unincorporated Area, FL	5,657	9,297	3,640
Houston, TX	9,672	13,237	3,565
Mecklenburg County, NC	11,216	14,049	2,833
Five places in the South region with the largest decrease in units over 2017:			
Garland, TX	2,352	456	-1,896
Washington, DC	6,037	4,615	-1,422
Tampa, FL	3,175	1,788	-1,387
Irving, TX	1,672	550	-1,122
Fort Lauderdale, FL	1,274	339	-935
Five places in the West region with the largest increase in units over 2017:			
Kirkland, WA	349	2,644	2,295
Los Angeles, CA	14,846	16,299	1,453
Santa Rosa, CA	344	1,701	1,357
San Francisco, CA	4,034	5,178	1,144
Tempe, AZ	708	1,760	1,052
Five places in the West region with the largest decrease in units over 2017:			
Clark County Unincorporated Area, NV	6,942	3,934	-3,008
Denver, CO	10,525	7,878	-2,647
Seattle, WA	9,887	7,918	-1,969
San Diego, CA	5,692	4,452	-1,240
Sparks, NV	1,844	664	-1,180

In 2018, multifamily units (5 units or more) accounted for over half of the total number of housing units authorized in:

	Total 5+ Units	Total Units	Percent of Total Units
District of Columbia	4,463	4,615	96.7%
New York	25,814	37,778	68.3%
New Jersey	16,100	27,942	57.6%
Massachusetts	8,841	17,044	51.9%

Ranking by Activity: Top 10 States

<u>State</u>	2018		2017	
	<u>Rank</u>	<u>Units</u>	<u>Rank</u>	<u>Units</u>
Texas	1	192,878	1	175,112
Florida	2	144,427	2	122,719
California	3	113,502	3	114,780
North Carolina	4	71,691	4	67,047
Georgia	5	59,315	5	51,240
Washington	6	47,746	6	45,794
Colorado	7	42,627	7	40,673
Arizona	8	41,664	8	39,472
New York	9	37,778	9	39,350
Tennessee	10	37,169	10	37,912

Ranking by Activity: Top 20 Metropolitan CBSAs

<u>CBSA</u>	2018		2017	
	<u>Rank</u>	<u>Units</u>	<u>Rank</u>	<u>Units</u>
Dallas CBSA	1	63,893	1	62,524
Houston CBSA	2	57,288	3	42,395
New York CBSA	3	49,692	2	50,578
Atlanta CBSA	4	39,441	4	33,832
Phoenix CBSA	5	31,343	6	29,312
Austin CBSA	6	30,035	9	26,700
Los Angeles CBSA	7	29,524	5	31,084
Orlando CBSA	8	28,882	15	19,065
Seattle CBSA	9	28,186	7	27,334
Charlotte CBSA	10	26,209	10	22,869
Washington CBSA	11	25,757	8	27,265
Denver CBSA	12	21,729	11	22,735
Miami CBSA	13	19,553	14	19,723
Nashville CBSA	14	19,159	13	20,631
Minneapolis CBSA	15	18,206	19	15,100
Chicago CBSA	16	17,681	12	22,132
Tampa CBSA	17	17,452	16	18,268
San Francisco CBSA	18	17,421	17	16,952
Raleigh CBSA	19	15,950	22	14,180
Jacksonville CBSA	20	15,450	25	12,959

CBSA(s) dropped from the current year's rankings:

In 2017, the following CBSAs were ranked:

Portland CBSA	23	14,180	18	15,983
Boston CBSA	22	14,183	20	14,757