

2019 Annual Building Permits

New Residential Construction

During 2019, local building permit offices in the 2014 Universe authorized the construction of 1,386,048 new privately-owned housing units with a total valuation of \$280.5 billion. This was 1.2 percent above the preliminary annual estimate of 1,370,347 housing units and is a 4.3 percent increase from the 2018 total of 1,328,827.

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

	Total Units 2018	Total Units 2019	Percent Change
Five states with the largest percent increase over 2018:			
New Jersey	27,942	36,505	30.6%
District of Columbia	4,615	5,945	28.8%
Arkansas	10,179	12,723	25.0%
Connecticut	4,815	5,854	21.6%
Alabama	14,824	17,748	19.7%
Five states with the largest percent decrease over 2018:			
North Dakota	3,211	2,495	-22.3%
Kansas	9,478	7,961	-16.0%
Kentucky	13,826	11,811	-14.6%
Vermont	2,080	1,801	-13.4%
Hawaii	4,659	4,093	-12.1%

	Total Units 2018	Total Units 2019	Percent Change
Five Metropolitan CBSAs with the largest percent increase over 2018:			
Charleston WV	106	318	200.0%
Victoria TX	70	201	187.1%
Napa CA	269	749	178.4%
Hinesville GA	398	959	141.0%
Odessa TX	740	1,782	140.8%
Five Metropolitan CBSAs with the largest percent decrease over 2018:			
Wheeling WV-OH	116	12	-89.7%
Morgantown WV	266	34	-87.2%
Danville IL	65	12	-81.5%
Bowling Green KY	2,199	762	-65.3%
Texarkana TX-AR	191	82	-57.1%

Top Place Level Changes in Units:

	Total Units 2018	Total Units 2019	Differences
Five places in the Northeast region with the largest increase in units over 2018:			
Jersey City, NJ	2,493	4,675	2,182
Manhattan borough, NY	3,584	5,512	1,928
Bronx borough, NY	3,698	5,541	1,843
Medford, MA	19	1,780	1,761
Philadelphia, PA	3,239	4,566	1,327
Five places in the Northeast region with the largest decrease in units over 2018:			
Upper Merion township, PA	964	55	-909
Boston, MA	3,602	2,993	-609
West Whiteland township, PA	624	140	-484
Framingham, MA	526	124	-402
Teaneck township, NJ	477	81	-396
Five places in the Midwest region with the largest increase in units over 2018:			
Chicago, IL	6,449	7,914	1,465
Minneapolis, MN	3,625	4,813	1,188
St. Paul, MN	706	1,575	869
Minnetonka, MN	240	953	713
Shakopee, MN	179	783	604
Five places in the Midwest region with the largest decrease in units over 2018:			
Columbus, OH	4,297	2,770	-1,527
Overland Park, KS	2,107	1,189	-918
Omaha, NE	2,887	2,144	-743
Fargo, ND	1,210	483	-727
Kansas City MO	2,154	1,498	-656

Top Place Level Changes in Units - continued:

	Total Units 2018	Total Units 2019	Differences
Five places in the South region with the largest increase in units over 2018:			
San Antonio, TX	5,929	9,196	3,267
Tampa, FL	1,788	4,777	2,989
Nashville-Davidson, TN	6,828	9,765	2,937
Houston, TX	13,237	15,463	2,226
Fort Worth, TX	9,310	11,339	2,029
Five places in the South region with the largest decrease in units over 2018:			
Atlanta, GA	6,496	3,283	-3,213
Raleigh, NC	4,211	1,207	-3,004
Orange County Unincorporated Area, FL	9,297	6,640	-2,657
Osceola County Unincorporated Area, FL	8,050	5,972	-2,078
Arlington County, VA	2,756	743	-2,013
Five places in the West region with the largest increase in units over 2018:			
Seattle, WA	7,918	10,784	2,866
Phoenix, AZ	7,262	9,898	2,636
Salt Lake City, UT	902	3,486	2,584
Clark County Unincorporated Area, NV	3,934	5,884	1,950
Hayward, CA	287	1,348	1,061
Five places in the West region with the largest decrease in units over 2018:			
San Francisco, CA	5,178	3,200	-1,978
Los Angeles, CA	16,299	14,387	-1,912
Oakland, CA	3,639	1,862	-1,777
Redmond, WA	2,193	455	-1,738
Kirkland, WA	2,644	1,383	-1,261

In 2019, 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	5,683	5,945	95.6%
New York	34,016	45,219	75.2%
New Jersey	22,981	36,505	63.0%
Massachusetts	10,086	17,365	58.1%
Connecticut	3,153	5,854	53.9%
Illinois	10,454	20,524	50.9%
Minnesota	14,501	28,586	50.7%

Ranking by Activity: Top 10 States

<u>State</u>	2019		2018	
	<u>Rank</u>	<u>Units</u>	<u>Rank</u>	<u>Units</u>
Texas	1	209,895	1	192,878
Florida	2	154,302	2	144,427
California	3	110,197	3	113,502
North Carolina	4	71,307	4	71,691
Georgia	5	53,823	5	59,315
Washington	6	48,424	6	47,746
Arizona	7	46,580	8	41,664
New York	8	45,219	9	37,778
Tennessee	9	41,361	10	37,169
Colorado	10	38,633	7	42,627

Ranking by Activity: Top 20 Metropolitan CBSAs

<u>CBSA</u>	2019		2018	
	<u>Rank</u>	<u>Units</u>	<u>Rank</u>	<u>Units</u>
Houston CBSA	1	63,672	2	57,288
Dallas CBSA	2	62,708	1	63,893
New York CBSA	3	61,168	3	49,692
Phoenix CBSA	4	35,873	5	31,343
Atlanta CBSA	5	32,836	4	39,441
Austin CBSA	6	32,037	6	30,035
Los Angeles CBSA	7	30,554	7	29,524
Washington CBSA	8	26,804	11	25,757
Seattle CBSA	9	26,599	9	28,186
Charlotte CBSA	10	24,637	10	26,209
Orlando CBSA	11	24,470	8	28,882
Tampa CBSA	12	23,540	17	17,452
Nashville CBSA	13	22,702	14	19,159
Minneapolis CBSA	14	22,414	15	18,206
Miami CBSA	15	20,688	13	19,553
Denver CBSA	16	19,308	12	21,729
Chicago CBSA	17	18,085	16	17,681
Portland CBSA	18	16,815	23	14,180
San Antonio CBSA	19	15,895	26	11,497
Philadelphia CBSA	20	15,607	24	13,156

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

In 2018, the following CBSAs were ranked:

San Francisco CBSA	25	13,881	18	17,421
Raleigh CBSA	26	13,320	19	15,950
Jacksonville CBSA	22	14,687	20	15,450