

Ivory-Boyer Construction Report

In Partnership with The Ivory-Boyer Real Estate Center

Third Quarter 2015

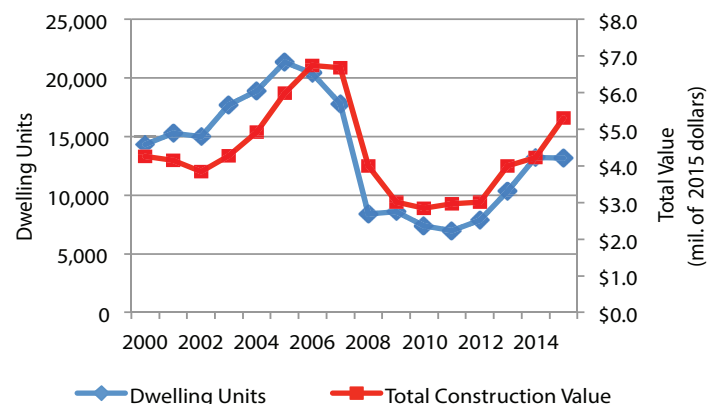
Third quarter construction numbers show strong improvement across most major construction sectors. The noteworthy third quarter (year-over) results are:

- Total value of construction is at its highest level in eight years; \$5.2 billion, up 24 percent (see Figure 1).
- The number of single-family permits issued is 7,305 units, a 10 percent increase.
- The number of multifamily units is down 8.7 percent; which includes a 10.4 percent decline in condominium units and a 7.7 percent decline in apartment units.
- The number of permits issued for apartment units is 3,700. By year-end the number of permits issued is projected to be about 5,000, the second highest year in the past 19 years.
- The number of residential permits (single-family and multifamily) is flat at 13,100 units.
- The value of residential construction is up 16 percent to \$2.8 billion. Value is increasing as market shifts slightly from lower value apartment units to higher value single-family units.
- The value of nonresidential construction (new and rehab/additions) is at \$2.2 billion; a 40 percent increase. A \$216 million expansion of an oil refinery (West Bountiful) and \$200 million in solar collection systems (Iron and Beaver Counties) added significantly to the value of nonresidential construction.
- Office construction is at \$300 million, which represents the second highest year ever. One-third of the value of new office construction is in Lehi, near Thanksgiving Point.

The strong performance of the construction sector is led by the nearly full recovery of nonresidential construction. Nonresidential construction valuation is at \$2.2 billion through September, the highest third quarter valuation since 2007 (see Figure 2). Construction of industrial buildings is particularly active. The value of industrial buildings is double what it was through the third quarter of 2014; \$433 million compared to \$216 million (see Table 1). The increase is due entirely to the expansion of the HollyFrontier Corporation's refinery in West Bountiful.

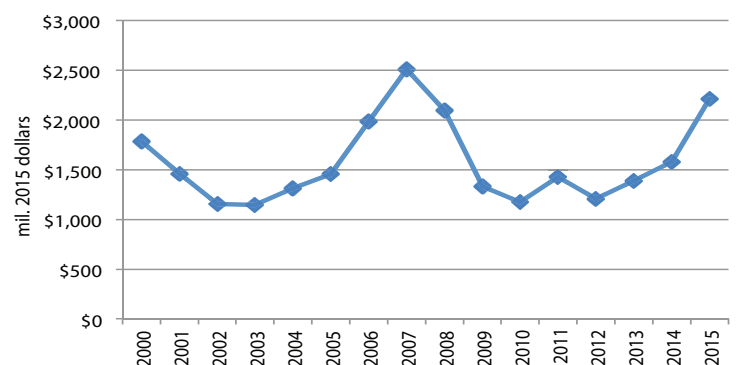
The value of "other nonresidential" construction increased 94 percent, the second largest nonresidential increase of any nonresidential sector. This sector received a substantial boost from large solar energy projects; a \$145 million solar collection facility by Escalante Solar in unincorporated Beaver County and another \$55 million in solar collection facilities in Iron County.

Figure 1
Total Construction Value and Permits for Dwelling Units in Utah – January through September (2015 dollars)



Source: Kem C. Gardner Policy Institute, University of Utah.

Figure 1
Value of Nonresidential Construction in Utah – January through September* (2015 dollars)



* Includes new construction plus additions, alterations and repairs.

Source: Kem C. Gardner Policy Institute, University of Utah.

Table 1**Valuation of Permit Authorized Nonresidential Construction** (Millions)

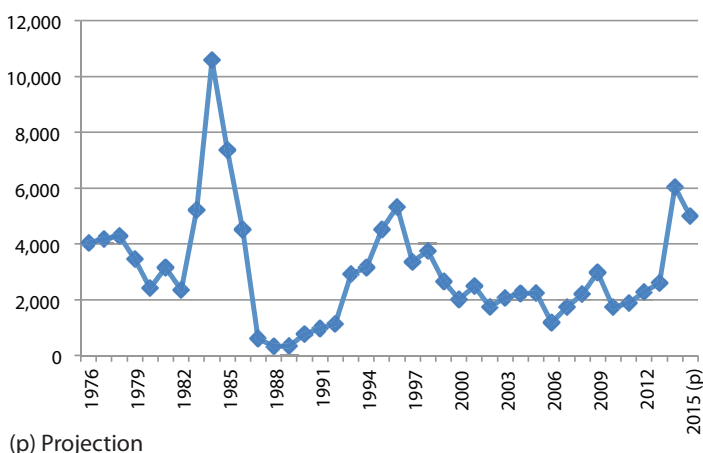
	2014 Jan.-Sept.	2015 Jan.-Sept.	% Chg.	Numeric Change
Industrial Buildings	\$215.9	\$433.6	100.8%	\$217.7
Other Nonresidential Bldgs.	\$293.1	\$568.7	94.0%	\$275.6
Office and Professional Bldgs.	\$226.7	\$296.0	30.6%	\$69.3
Hospital & Institutional Bldgs.	\$129.1	\$147.5	14.3%	\$18.4
Rehabilitation, Additions, and Repairs	\$525.5	\$596.7	13.5%	\$71.2
Hotels & Motels	\$34.3	\$36.5	6.4%	\$2.2
Retail Buildings	\$154.1	\$134.7	-12.6%	-\$19.4
Total	\$1,578.7	\$2,213.7	40.2%	\$635.0

Source: Kem C. Gardner Policy Institute, University of Utah.

Office building construction, at \$296 million, is up 31 percent over 2014. Office construction this year will rank second in value to the all-time high in 2007 of \$460 million. New office construction is highly localized in three cities: Lehi, Salt Lake City, and Midvale. Nearly three quarters of office construction value statewide is in these three cities. The level of office development in Lehi's Thanksgiving Point area has been remarkable. Thirty percent, or \$103 million of the \$296 million in new office construction statewide, is located in Lehi. Salt Lake City ranks second with \$72 million followed by Midvale at \$43 million.

In 2014 apartment construction hit its highest level in 30 years with 6,000 units receiving building permits (see Figure 3). In 2015, however, apartment construction has slowed slightly. Through the first three quarters, 3,700 permits for rental units have been issued, or about eight percent below last year. By year end, the number of permits issued is projected to be about 5,000, which would be the second highest year for apartment construction in the past 19 years. The historic spike in

Figure 3
Permits Issued for Apartment Units in Utah



Source: Kem C. Gardner Policy Institute, University of Utah.

apartment activity in 1984 was *not* due to high demand for rental housing but rather impending changes in federal tax code regarding depreciation allowance that disadvantaged investment property "placed in service" after 1986.

The strength of the construction sector differs markedly among Utah's five major counties. The value of construction in Davis County is up 63.7 percent while Weber County has seen only a 1.3 percent increase. Salt Lake and Utah Counties dominate in terms of value with \$1.54 billion and \$1.43 billion respectively. These two counties account for 56 percent of construction activity statewide through the third quarter.

Table 2
Total Permit Authorized Construction Valuation in Selected Counties (January-September)

County	2014	2015	% Change	Numeric Change
Davis	\$406.7	\$665.8	63.7	\$259.1
Salt Lake	\$1,342.6	\$1,538.0	14.5	\$195.4
Utah	\$1,061.0	\$1,434.1	35.2	\$373.1
Washington	\$259.7	\$293.0	12.8	\$33.3
Weber	\$210.1	\$212.8	1.3	\$2.7

Source: Kem C. Gardner Policy Institute, University of Utah.

At the city level, Salt Lake City leads all cities in new residential construction with 1,330 units followed by Sandy (795 units), Orem (792 units), Herriman (634 units), and St. George (589 units). Salt Lake City ranks first due to new apartment construction. Ninety-five percent of the new residential units in Salt Lake City are apartment units. Through September the city has issued only 22 permits for single family homes.

A summary of statewide data is shown in Table 3 and detailed city data is shown in Table 4.

Table 3
Summary Table – Permit Authorized Construction
Utah

July	Month				Percent Change 14-15	Year-to-date			Percent Change 14-15
	2013	2014	2015			2013	2014	2015	
Total New Dwelling Units	1,476	1,906	1,852	-2.8%		7,661	10,234	10,532	2.9%
Single Family	1,039	762	857	12.5%		5,663	5,106	5,546	8.6%
Multifamily	422	1,126	983	-12.7%		1,911	4,879	4878	0.0%
Condos/Twin Homes	340	139	206			1,135	1,583	1,581	-0.1%
Apartments (3+ units)	82	987	777			776	3,296	3,297	0.0%
Mobile Homes/Manufactured/Cabins	15	18	12	-33.3%		87	249	108	-56.6%
Residential Valuation	\$ 324,674.1	\$ 294,929.5	\$ 333,138.1	13.0%		\$ 1,856,363.8	\$ 1,857,612.6	\$ 2,235,654.9	20.4%
Nonresidential Valuation	\$ 115,002.3	\$ 160,746.5	\$ 241,033.1	49.9%		\$ 706,868.2	\$ 851,991.0	\$ 1,305,154.0	53.2%
Additions, Alterations, and Repairs	\$ 118,726.2	\$ 114,770.4	\$ 94,845.5	-17.4%		\$ 411,215.4	\$ 544,746.6	\$ 592,019.6	8.7%
Total Construction Value	\$ 580,582.6	\$ 570,446.4	\$ 669,016.7	17.3%		\$ 2,974,447.4	\$ 3,254,350.2	\$ 4,132,828.5	27.0%

August	Month				Percent Change 14-15	Year-to-date			Percent Change 14-15
	2013	2014	2015			2013	2014	2015	
Total New Dwelling Units	1,445	1,229	1,417	15.3%		9,106	11,463	11,949	4.2%
Single Family	1,047	781	959	22.8%		6,710	5,887	6,505	10.5%
Multifamily	389	428	447	4.4%		2,300	5,307	5325	0.3%
Mobile Homes/Manufactured/Cabins	220	242	200			1,355	1,825	1781	-2.4%
Condos/Twin Homes	169	186	247			945	3,482	3,544	1.8%
Apartments (3+ units)	19	20	11	-45.0%		96	269	119	-55.8%
Residential Valuation	\$ 313,934.2	\$ 271,139.5	\$ 298,857.8	10.2%		\$ 2,170,298.0	\$ 2,128,752.1	\$ 2,534,512.7	19.1%
Nonresidential Valuation	\$ 136,790.8	\$ 100,796.7	\$ 117,035.3	16.1%		\$ 843,659.0	\$ 952,787.7	\$ 1,422,189.3	49.3%
Additions, Alterations, and Repairs	\$ 58,843.8	\$ 98,309.3	\$ 93,626.0	-4.8%		\$ 470,059.2	\$ 643,055.9	\$ 685,645.6	7.0%
Total Construction Value	\$ 509,568.8	\$ 470,245.5	\$ 509,519.1	8.4%		\$ 3,484,016.2	\$ 3,724,595.7	\$ 4,642,347.6	24.6%

September	Month				Percent Change 14-15	Year-to-date			Percent Change 14-15
	2013	2014	2015			2013	2014	2015	
Total New Dwelling Units	1,222	1,759	1,227	-30.2%		10,328	13,222	13,176	-0.3%
Single Family	1,015	750	800	6.7%		7,725	6,637	7,305	10.1%
Multifamily	194	975	413	-57.6%		2,494	6,282	5,738	-8.7%
Condos/Twin Homes	133	401	213			1,488	2,226	1,994	-10.4%
Apartments (3+ units)	61	574	200			1,006	4,056	3,744	-7.7%
Mobile Homes/Manufactured/Cabins	13	34	14	-58.8%		109	303	133	-56.1%
Residential Valuation	\$ 275,451.9	\$ 292,640.3	\$ 265,593.5	-9.2%		\$ 2,445,749.9	\$ 2,421,392.4	\$ 2,800,106.2	15.6%
Nonresidential Valuation	\$ 57,629.1	\$ 98,373.7	\$ 195,780.0	99.0%		\$ 901,288.1	\$ 1,051,161.4	\$ 1,617,969.3	53.9%
Additions, Alterations, and Repairs	\$ 126,295.5	\$ 82,957.5	\$ 98,080.4	18.2%		\$ 596,354.7	\$ 726,013.4	\$ 783,726.0	8.0%
Total Construction Value	\$ 459,376.5	\$ 473,971.5	\$ 559,453.9	18.0%		\$ 3,943,392.7	\$ 4,198,567.2	\$ 5,201,801.5	23.9%

Table 4
Year to Date Permit Authorized Construction by County and City (January – September)

				Additions/Alterations/Repairs		
	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Residential Valuation (\$000)	Nonresidential Valuation (\$000)	Total Construction Value (\$000)
Beaver County						
Beaver	5	\$1,169.6	\$21,331.2	\$142.1	\$843.9	\$23,486.8
Milford	1	\$116.7	\$0.0	\$148.3	\$3.6	\$268.6
Other Beaver Co	13	\$2,572.5	\$180,005.7	\$117.8	\$639.5	\$183,335.5
Total	19	\$3,858.8	\$201,336.9	\$408.2	\$1,487.0	\$207,090.9
Percent Change	111.1%	130.5%	12004.7%	28.6%	-71.3%	2244.3%
Box Elder County						
Brigham City	34	\$6,846.8	\$735.4	\$738.0	\$645.6	\$8,965.8
Corinne	2	\$357.5	\$24.6	\$6.5	\$543.7	\$932.3
Deweyville	1	\$393.9	\$0.5	\$0.0	\$0.0	\$394.4
Elwood	3	\$572.6	\$60.2	\$30.7	\$0.0	\$663.5
Garland	5	\$915.7	\$29.0	\$0.0	\$0.0	\$944.7
Howell	2	\$370.4	\$0.0	\$0.0	\$0.0	\$370.4
Mantua	12	\$3,702.1	\$201.3	\$30.3	\$10.0	\$3,943.7
Perry	21	\$6,100.3	\$35.7	\$25.2	\$0.0	\$6,161.2
Plymouth	1	\$270.0	\$12,041.6	\$16.0	\$0.0	\$12,327.6
Portage	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Snowville	0	\$0.0	\$43.1	\$0.0	\$0.0	\$43.1
Tremonton	45	\$5,840.7	\$3,406.4	\$164.7	\$459.4	\$9,871.2
Willard	1	\$267.5	\$16.5	\$114.1	\$19.8	\$417.9
Other Box Elder Co	38	\$13,584.8	\$506.4	\$626.4	\$60.0	\$14,777.6
Total	165	\$39,222.3	\$17,100.7	\$1,751.9	\$1,738.5	\$59,813.4
Percent Change	48.6%	105.6%	100.0%	21.9%	-41.8%	86.6%
Cache County						
Amalga	1	\$340.4	\$0.0	\$0.0	\$0.0	\$340.4
Clarkston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cornish	0	\$0.0	\$0.0	\$55.7	\$0.0	\$55.7
Hyde Park	26	\$5,634.4	\$3,047.3	\$223.0	\$11.0	\$8,915.7
Hyrum	30	\$4,677.0	\$11,270.4	\$222.0	\$20,309.1	\$36,478.5
Lewiston	7	\$1,591.8	\$95.0	\$291.5	\$0.0	\$1,978.3
Logan	127	\$12,337.3	\$8,511.5	\$2,123.3	\$11,708.7	\$34,680.8
Mendon	6	\$1,116.5	\$75.3	\$122.9	\$0.0	\$1,314.7
Millville	3	\$606.1	\$1,499.9	\$36.1	\$0.0	\$2,142.1
Newton	1	\$189.6	\$42.6	\$9.5	\$0.0	\$241.7
Nibley	26	\$5,318.9	\$140.6	\$393.1	\$726.8	\$6,579.4
North Logan	71	\$18,397.3	\$4,678.9	\$105.0	\$145.0	\$23,326.2
Paradise	6	\$1,047.2	\$127.1	\$180.4	\$27.9	\$1,382.6
Providence	15	\$3,769.3	\$204.4	\$463.9	\$434.2	\$4,871.8
Richmond	7	\$1,190.8	\$364.0	\$32.9	\$220.0	\$1,807.7
River Heights	5	\$823.5	\$11,773.2	\$16.7	\$0.0	\$12,613.4
Smithfield	51	\$8,526.2	\$823.9	\$97.8	\$0.8	\$9,448.7
Trenton	2	\$366.2	\$0.0	\$92.7	\$0.0	\$458.9
Wellsville	13	\$2,831.9	\$39.1	\$298.9	\$0.0	\$3,169.9
Other Cache Co	25	\$5,450.7	\$1,660.4	\$191.3	\$334.5	\$7,636.9
Total	422	\$74,215.1	\$44,353.6	\$4,956.7	\$33,918.0	\$157,443.4
Percent Change	-3.4%	4.3%	-12.5%	-41.6%	128.8%	8.5%

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	

Carbon County

East Carbon	0	\$0.0	\$0.0	\$52.3	\$0.0	\$52.3
Helper	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Price	0	\$0.0	\$220.8	\$222.9	\$446.5	\$890.2
Scofield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Sunnyside	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wellington	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Carbon Co	3	\$1,288.0	\$86.6	\$246.2	\$0.0	\$1,620.8
Total	3	\$1,288.0	\$307.4	\$521.4	\$446.5	\$2,563.3
Percent Change	-88.0%	-20.2%	263.4%	35.0%	-11.2%	-1.0%

Daggett County

Manila	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Daggett Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Davis County

Bountiful	43	\$10,069.2	\$3,518.9	\$2,518.6	\$1,675.7	\$17,782.4
Centerville	107	\$16,920.8	\$2,764.1	\$666.6	\$1,737.9	\$22,089.4
Clearfield	48	\$5,929.4	\$1,389.6	\$1,095.5	\$2,036.9	\$10,451.4
Clinton	44	\$10,764.2	\$3,101.7	\$1,799.7	\$1,011.8	\$16,677.4
Farmington	119	\$28,120.0	\$25,226.1	\$2,957.6	\$8,639.7	\$64,943.4
Fruit Heights	21	\$7,356.8	\$236.1	\$792.3	\$54.4	\$8,439.6
Kaysville	152	\$46,378.4	\$7,890.8	\$2,732.3	\$283.9	\$57,285.4
Layton	348	\$58,828.2	\$5,206.1	\$4,195.4	\$8,133.9	\$76,363.6
North Salt Lake	132	\$26,157.0	\$1,473.4	\$1,163.1	\$12,970.4	\$41,763.9
South Weber	22	\$8,165.1	\$0.0	\$268.5	\$0.0	\$8,433.6
Sunset	0	\$0.0	\$1,170.0	\$32.9	\$0.0	\$1,202.9
Syracuse	177	\$39,953.5	\$48,660.6	\$101,128.9	\$380.3	\$190,123.3
West Bountiful	13	\$2,706.6	\$216,536.9	\$251.4	\$400.0	\$219,894.9
West Point	38	\$8,080.6	\$859.0	\$354.0	\$0.0	\$9,293.6
Woods Cross	12	\$3,121.5	\$3,926.0	\$526.1	\$307.8	\$7,881.4
Other Davis Co	0	\$0.0	\$13,388.9	\$90.8	\$0.0	\$13,479.7
Total	1,276	\$272,551.3	\$335,348.2	\$120,573.7	\$37,632.7	\$766,105.9
Percent Change	-5.8%	9.7%	219.1%	543.1%	9.4%	88.4%

Duchesne County

Duchesne	1	\$83.1	\$260.3	\$20.0	\$0.0	\$363.4
Roosevelt	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Duchesne Co	32	\$7,144.9	\$1,391.6	\$619.1	\$0.0	\$9,155.6
Total	33	\$7,228.0	\$1,651.9	\$639.1	\$0.0	\$9,519.0
Percent Change	-66.7%	-65.6%	-92.8%	-18.4%	-100.0%	-78.7%

Emery County

Castle Dale	1	\$210.0	\$6.0	\$69.4	\$0.0	\$285.4
Clawson	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cleveland	0	\$0.0	\$16.4	\$113.4	\$1.9	\$131.7
Elmo	0	\$0.0	\$0.0	\$15.5	\$0.0	\$15.5
Emery	1	\$120.0	\$53.0	\$9.2	\$0.0	\$182.2
Ferron	1	\$340.0	\$0.0	\$74.3	\$0.0	\$414.3

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Green River	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntington	1	\$157.7	\$21.0	\$8.5	\$0.0	\$187.2
Orangeville	0	\$0.0	\$26.8	\$61.8	\$58.0	\$146.6
Other Emery Co	6	\$610.8	\$0.0	\$107.4	\$0.0	\$718.2
Total	10	\$1,438.5	\$123.2	\$459.5	\$59.9	\$2,081.1
Percent Change	-23.1%	-6.0%	-83.3%	-24.8%	-79.7%	-34.5%

Garfield County

Antimony	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Boulder	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cannonville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Escalante	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Hatch	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Henrieville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Panguitch	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Tropic	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bryce Canyon City	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Garfield Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Grand County

Moab	10	\$2,550.2	\$1,921.4	\$461.0	\$588.6	\$5,521.2
Other Grand Co	15	\$3,568.7	\$322.0	\$432.7	\$966.4	\$5,289.8
Total	25	\$6,118.9	\$2,243.4	\$893.7	\$1,555.0	\$10,811.0
Percent Change	-58.3%	-33.2%	-33.7%	-46.1%	100.3%	-27.8%

Iron County

Cedar City	141	\$26,244.3	\$4,137.0	\$1,186.0	\$2,889.0	\$34,456.3
Enoch	30	\$5,386.0	\$142.1	\$103.9	\$0.0	\$5,632.0
Paragonah	0	\$0.0	\$0.0	\$0.0	\$9.3	\$9.3
Parowan	4	\$1,064.5	\$280.6	\$28.7	\$12.3	\$1,386.1
Other Iron Co	58	\$8,824.6	\$61,840.8	\$8,187.5	\$1,709.6	\$80,562.5
Total	233	\$41,519.4	\$66,400.5	\$9,506.1	\$4,620.2	\$122,046.2
Percent Change	18.9%	18.0%	396.2%	400.1%	6.1%	0.0%

Juab County

Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	1	\$46.0	\$0.0	\$0.0	\$0.0	\$46.0
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	23	\$6,968.4	\$2,567.4	\$103.3	\$0.0	\$9,639.1
Other Juab Co	11	\$3,331.5	\$2,901.5	\$72.6	\$5.0	\$6,310.6
Total	35	\$10,345.9	\$5,468.9	\$175.9	\$5.0	\$15,995.7
Percent Change	52.2%	89.0%	79.6%	-72.6%	-97.3%	71.1%

Kane County

Glendale	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Kanab	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Orderville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Kane Co	11	\$6,481.8	\$225.4	\$484.3	\$42.9	\$7,234.4
Total	11	\$6,481.8	\$225.4	\$484.3	\$42.9	\$7,234.4
Percent Change	-57.7%	12.7%	-66.7%	-26.3%	-90.3%	-3.9%

				Additions/Alterations/Repairs		Total Construction Value (\$000)
	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Residential Valuation (\$000)	Nonresidential Valuation (\$000)	

Millard County

Delta	6	\$6,214.0	\$175.0	\$0.0	\$50.0	\$6,439.0
Fillmore	1	\$245.0	\$4.0	\$88.0	\$42.5	\$379.5
Hinckley	1	\$143.0	\$28.7	\$74.0	\$0.0	\$245.7
Kanosh	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Lynndyl	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Oak City	2	\$515.2	\$96.1	\$15.3	\$0.0	\$626.6
Other Millard Co	6	\$1,327.6	\$2,210.4	\$208.8	\$0.0	\$3,746.8
Total	16	\$8,444.8	\$2,514.2	\$386.1	\$92.5	\$11,437.6
Percent Change	-11.1%	175.5%	359.7%	-12.3%	-53.3%	169.1%

Morgan County

Morgan	7	\$1,868.4	\$25.0	\$213.6	\$0.0	\$2,107.0
Other Morgan Co	43	\$16,647.3	\$1,324.5	\$265.9	\$177.8	\$18,415.5
Total	50	\$18,515.7	\$1,349.5	\$479.5	\$177.8	\$20,522.5
Percent Change	-23.1%	-20.7%	-68.0%	-9.0%	0.0%	-26.9%

Piute County

Kingston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Piute Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Rich County

Garden City	7	\$1,929.0	\$466.9	\$663.5	\$857.0	\$3,916.4
Randolph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Rich Co	0	\$0.0	\$282.4	\$0.0	\$0.0	\$282.4
Total	7	\$1,929.0	\$749.3	\$663.5	\$857.0	\$4,198.8
Percent Change	0.0%	1.2%	1108.5%	3136.6%	312.0%	91.2%

Salt Lake County

Alta	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bluffdale	191	\$49,383.0	\$11,617.8	\$992.4	\$881.8	\$62,875.0
Draper	63	\$17,403.2	\$14,181.3	\$1,041.6	\$14,209.1	\$46,835.2
Midvale	122	\$21,501.4	\$45,846.1	\$1,514.4	\$3,097.3	\$71,959.2
Murray	45	\$11,893.9	\$18,786.1	\$1,568.3	\$9,910.1	\$42,158.4
Riverton	210	\$47,433.2	\$10,003.3	\$1,975.0	\$3,243.9	\$62,655.4
Salt Lake City	1,330	\$153,942.5	\$138,132.1	\$24,705.7	\$144,574.6	\$461,354.9
Sandy	795	\$69,621.9	\$50,693.5	\$2,358.2	\$8,015.9	\$130,689.5
South Jordan	558	\$136,900.0	\$27,297.1	\$3,988.1	\$41,269.7	\$209,454.9
South Salt Lake	0	\$0.0	\$20.8	\$15.9	\$120.0	\$156.7
West Jordan	539	\$100,071.7	\$21,617.7	\$5,226.2	\$12,967.2	\$139,882.8
West Valley City	229	\$27,582.8	\$22,618.6	\$2,622.7	\$40,235.9	\$93,060.0
Taylorsville	44	\$9,560.5	\$8,158.6	\$1,725.9	\$5,030.7	\$24,475.7
Herriman	634	\$139,394.5	\$1,560.7	\$1,013.8	\$162.0	\$142,131.0
Holladay	31	\$14,670.8	\$612.2	\$3,277.3	\$3,636.7	\$22,197.0
Other Salt Lake Co	36	\$11,947.8	\$9,210.6	\$3,366.9	\$3,599.5	\$28,124.8
Total	4,827	\$811,307.2	\$380,356.5	\$55,392.4	\$290,954.4	\$1,538,010.5
Percent Change	14.0%	17.5%	13.7%	-19.8%	17.1%	14.5%

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	

San Juan County

Blanding	0	\$0.0	\$17.6	\$22.6	\$38.6	\$78.8
Monticello	6	\$268.2	\$0.0	\$0.0	\$0.0	\$268.2
Other San Juan Co	7	\$1,173.9	\$626.7	\$0.0	\$0.0	\$1,800.6
Total	13	\$1,442.1	\$644.3	\$22.6	\$38.6	\$2,147.6
Percent Change	-31.6%	-55.9%	-70.8%	-83.0%	-98.0%	-71.6%

Sanpete County

Centerfield	1	\$94.9	\$0.0	\$0.0	\$0.0	\$94.9
Ephraim	3	\$409.1	\$33.3	\$92.2	\$0.0	\$534.6
Fairview	2	\$205.4	\$92.7	\$0.0	\$138.0	\$436.1
Fayette	0	\$0.0	\$0.0	\$23.5	\$0.0	\$23.5
Fountain Green	1	\$104.1	\$0.0	\$0.0	\$0.0	\$104.1
Gunnison	0	\$0.0	\$16.8	\$0.0	\$0.0	\$16.8
Manti	3	\$488.4	\$6.2	\$0.0	\$0.0	\$494.6
Mayfield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Moroni	0	\$0.0	\$86.0	\$0.0	\$0.0	\$86.0
Mt. Pleasant	5	\$885.3	\$59.2	\$69.3	\$0.0	\$1,013.8
Spring City	0	\$0.0	\$64.3	\$0.0	\$0.0	\$64.3
Sterling	1	\$118.9	\$0.0	\$0.0	\$0.0	\$118.9
Wales	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Sanpete Co	2	\$359.5	\$15.8	\$0.0	\$0.0	\$375.3
Total	18	\$2,665.6	\$374.3	\$185.0	\$138.0	\$3,362.9
Percent Change	125.0%	159.5%	445.6%	-6.0%	-31.0%	125.3%

Sevier County

Annabella	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Aurora	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Elsinore	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Glenwood	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Joseph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Koosharem	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Monroe	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Redmond	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Richfield	3	\$1,069.0	\$3,463.8	\$100.0	\$1,037.6	\$5,670.4
Salina	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Sigurd	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Central Valley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Sevier Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	3	\$1,069.0	\$3,463.8	\$100.0	\$1,037.6	\$5,670.4
Percent Change	50.0%	116.4%	138452.0%	-60.8%	-79.1%	-0.8%

Summit County

Coalville	3	\$373.4	\$16.4	\$16.0	\$0.0	\$405.8
Kamas	13	\$4,676.2	\$30.0	\$73.1	\$45.0	\$4,824.3
Oakley	2	\$731.6	\$38.9	\$0.0	\$0.0	\$770.5
Park City	86	\$39,597.1	\$18,717.1	\$18,102.5	\$28,549.3	\$104,966.0
Other Summit Co	97	\$45,840.9	\$5,914.3	\$2,142.9	\$950.6	\$54,848.7
Total	201	\$91,219.2	\$24,716.7	\$20,334.5	\$29,544.9	\$165,815.3
Percent Change	-6.9%	-3.9%	-25.4%	-37.5%	-9.6%	-14.2%

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	

Tooele County

Grantsville	65	\$12,228.7	\$1,316.0	\$226.7	\$0.0	\$13,771.4
Tooele	93	\$10,878.0	\$8,586.8	\$525.5	\$898.9	\$20,889.2
Wendover	1	\$0.7	\$1,693.0	\$0.1	\$63.4	\$1,757.2
Other Tooele Co	119	\$33,397.2	\$1,172.0	\$1,199.9	\$1,656.7	\$37,425.8
Total	278	\$56,504.6	\$12,767.8	\$1,952.2	\$2,619.0	\$73,843.6
Percent Change	4.9%	6.1%	-56.9%	-29.8%	-91.9%	-37.4%

Uintah County

Ballard	2	\$604.1	\$2,898.4	\$44.6	\$164.1	\$3,711.2
Naples	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Vernal	13	\$1,859.9	\$872.2	\$435.8	\$1,816.1	\$4,984.0
Other Uintah Co	39	\$10,101.8	\$1,351.4	\$627.3	\$2,385.1	\$14,465.6
Total	54	\$12,565.8	\$5,122.0	\$1,107.7	\$4,365.3	\$23,160.8
Percent Change	-79.3%	-73.0%	-85.7%	-0.5%	5.8%	-73.6%

Utah County

Alpine	21	\$13,898.0	\$2,288.8	\$294.0	\$0.0	\$16,480.8
American Fork	94	\$22,978.9	\$11,490.3	\$2,339.9	\$19,792.6	\$56,601.7
Cedar Hills	15	\$4,817.6	\$1,799.8	\$1,377.9	\$0.0	\$7,995.3
Elk Ridge	26	\$7,241.0	\$92.0	\$0.0	\$750.0	\$8,083.0
Eagle Mountain	352	\$239,444.2	\$3,870.7	\$580.5	\$318.5	\$244,213.9
Goshen	1	\$20.5	\$0.0	\$34.2	\$0.0	\$54.7
Highland	106	\$35,245.2	\$3,763.3	\$5,548.4	\$14.2	\$44,571.1
Lehi	585	\$133,148.2	\$159,923.3	\$4,865.8	\$54,245.4	\$352,182.7
Lindon	25	\$8,775.1	\$27,555.1	\$1,336.1	\$3,877.3	\$41,543.6
Mapleton	54	\$17,516.0	\$798.0	\$1,286.0	\$71.0	\$19,671.0
Orem	792	\$101,496.0	\$53,832.6	\$4,113.8	\$9,560.6	\$169,003.0
Payson	51	\$6,488.6	\$843.5	\$989.5	\$2,909.6	\$11,231.2
Pleasant Grove	131	\$34,318.8	\$2,052.0	\$4,108.8	\$1,746.8	\$42,226.4
Provo	96	\$16,236.8	\$64,088.8	\$4,782.6	\$33,771.3	\$118,879.5
Salem	79	\$20,289.4	\$16,888.8	\$361.1	\$37.5	\$37,576.8
Santaquin	106	\$29,337.4	\$130.6	\$631.3	\$0.0	\$30,099.3
Spanish Fork	191	\$55,246.8	\$8,702.6	\$6,427.4	\$14,493.9	\$84,870.7
Springville	145	\$23,310.9	\$11,037.0	\$985.2	\$3,104.2	\$38,437.3
Vineyard	107	\$25,403.0	\$917.6	\$311.6	\$128.6	\$26,760.8
Woodland Hills	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Saratoga Springs	265	\$58,419.6	\$8,802.3	\$4,018.1	\$633.0	\$71,873.0
Other Utah Co	17	\$6,210.1	\$4,480.9	\$691.6	\$415.0	\$11,797.6
Total	3,259	\$859,842.1	\$383,358.0	\$45,083.8	\$145,869.5	\$1,434,153.4
Percent Change	-8.9%	37.2%	29.2%	15.6%	47.8%	35.2%

Wasatch County

Heber City	109	\$33,759.4	\$6,033.6	\$783.9	\$317.9	\$40,894.8
Midway	72	\$29,747.4	\$692.9	\$721.2	\$0.0	\$31,161.5
Other Wasatch Co	185	\$77,774.7	\$3,581.4	\$1,954.8	\$511.2	\$83,822.1
Total	366	\$141,281.5	\$10,307.9	\$3,459.9	\$829.1	\$155,878.4
Percent Change	4.0%	15.2%	-16.3%	-24.4%	-80.3%	8.4%

				Additions/Alterations/Repairs		Total Construction Value (\$000)
	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Residential Valuation (\$000)	Nonresidential Valuation (\$000)	

Washington County

Enterprise	3	\$815.2	\$607.3	\$37.2	\$0.0	\$1,459.7
Hurricane	208	\$33,517.7	\$1,707.1	\$816.1	\$1,916.0	\$37,956.9
Ivins	64	\$16,565.7	\$1,515.2	\$735.6	\$114.0	\$18,930.5
La Verkin	6	\$835.0	\$13.4	\$224.6	\$0.0	\$1,073.0
Leeds	3	\$1,117.0	\$15.0	\$0.0	\$0.0	\$1,132.0
Santa Clara	48	\$11,794.9	\$117.0	\$260.7	\$9.0	\$12,181.6
Springdale	4	\$910.0	\$1,273.1	\$452.0	\$100.0	\$2,735.1
St. George	589	\$92,179.8	\$35,710.0	\$2,607.1	\$7,045.9	\$137,542.8
Virgin	1	\$72.8	\$0.0	\$5.0	\$0.0	\$77.8
Washington	243	\$58,203.8	\$6,847.9	\$1,181.9	\$585.6	\$66,819.2
Other Washington Co	42	\$9,724.6	\$2,383.1	\$808.6	\$178.0	\$13,094.3
Total	1,211	\$225,736.5	\$50,189.1	\$7,128.8	\$9,948.5	\$293,002.9
Percent Change	8.2%	8.1%	37.8%	41.5%	5.7%	12.8%

Wayne County

Hanksville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Loa	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Wayne Co	15	\$2,385.0	\$206.0	\$74.0	\$115.0	\$2,780.0
Total	15	\$2,385.0	\$206.0	\$74.0	\$115.0	\$2,780.0
Percent Change	7.1%	11.3%	-70.4%	-72.9%	0.0%	-10.7%

Weber County

Farr West	38	\$7,928.7	\$622.1	\$336.2	\$186.0	\$9,073.0
Harrisville	16	\$4,494.1	\$51.4	\$110.5	\$0.0	\$4,656.0
Huntsville	8	\$2,732.7	\$462.2	\$326.6	\$15.0	\$3,536.5
North Ogden	67	\$12,935.0	\$1,457.3	\$944.4	\$657.0	\$15,993.7
Ogden	189	\$20,001.4	\$57,636.7	\$2,334.5	\$16,472.8	\$96,445.4
Plain City	20	\$4,298.1	\$356.2	\$591.0	\$60.0	\$5,305.3
Pleasant View	92	\$19,246.7	\$2,119.2	\$1,041.7	\$667.9	\$23,075.5
Riverdale	4	\$695.9	\$407.6	\$517.5	\$3,345.3	\$4,966.3
Roy	15	\$2,033.4	\$407.1	\$879.0	\$2,277.1	\$5,596.6
South Ogden	16	\$5,481.3	\$708.5	\$1,053.4	\$1,548.4	\$8,791.6
Uintah	3	\$200.0	\$62.0	\$369.1	\$26.3	\$657.4
Washington Terrace	1	\$386.5	\$25.2	\$334.1	\$2,767.8	\$3,513.6
West Haven	123	\$18,320.3	\$2,144.5	\$597.2	\$153.6	\$21,215.6
Other Weber Co	36	\$7,576.0	\$829.8	\$1,145.4	\$420.5	\$9,971.7
Total	628	\$106,330.1	\$67,289.8	\$10,580.6	\$28,597.7	\$212,798.2
Percent Change	-11.8%	-13.3%	23.4%	18.0%	19.3%	1.3%

State Total

Total	13,178	\$2,805,506.2	\$1,617,969.3	\$287,321.1	\$596,690.6	\$5,307,487.2
Percent Change	-0.3%	15.9%	53.9%	43.3%	13.5%	26.4%

Source: Utah Construction Information Database



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