

Ivory-Boyer Construction Report

In Partnership with The Ivory-Boyer Real Estate Center

Third Quarter 2016

The following is a summary of Utah's permit authorized construction activity through the third quarter of 2016.

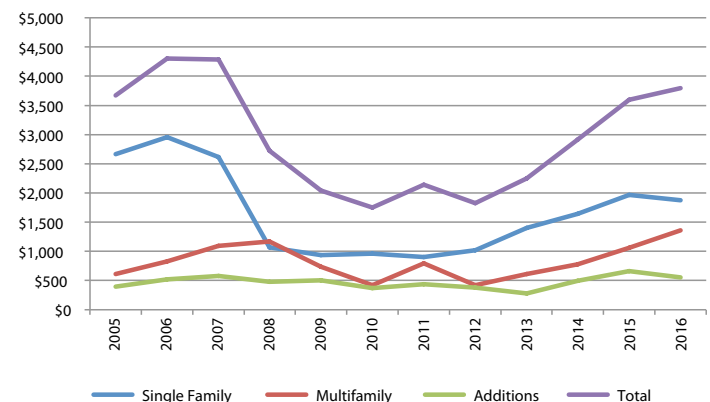
- Total construction value increased for the fourth consecutive year, totaling \$5.9 billion in construction value, 7.3 percent higher than the first nine months of 2015.
- Nonresidential construction value is at an all-time high, totaling \$2.1 billion in nonresidential construction, up 31 percent over 2015. This sector was led by \$362 million in hospital expansion at IHC's Dixie Regional Medical Center (\$148 million) and IHC's Utah Valley Hospital (\$214 million).
- Residential construction value was flat at \$3 billion, a slight decline of 2.4 percent from 2015.
- The number of permits issued for residential units is virtually unchanged from 2015. 13,777 permits were issued for dwelling units, only 111 permits above 2015.
- There were modest gains for single-family units. 8,093 permits were issued for single-family units, an increase of nearly six percent. Twenty-five percent of all single family homes receiving building permits through September were in five cities: Bluffdale, Lehi, Herriman, Saratoga Springs, and South Jordan.
- Multifamily units (apartment and condominium) declined for the second consecutive year. 5,546 permits were issued for multifamily units, a decline of 5.1 percent.
- Apartment permits are down but condominium permits are up. The number of permits issued for apartment units dropped 14 percent to 3,333 units while condominium permits were up 13 percent to 2,213 units. Nearly 40 percent of all permits for apartments units were issued by Salt Lake City.
- The value of additions, alterations and repairs were off slightly but still at a very high level: \$840.4 million in additions, alterations and repairs, down three percent from 2015.

Table 1
Value of Permit Authorized Construction in Utah – January through September
(Million 2016 dollars)

Year	Residential	Non-Residential	Additions, Alterations & Repairs	Total	% Change
2005	\$4,278.6	\$1,106.8	\$655.0	\$6,040.4	---
2006	\$4,497.3	\$1,399.5	\$807.9	\$6,704.8	11.0%
2007	\$3,909.8	\$1,943.0	\$843.6	\$6,696.3	-0.1%
2008	\$1,651.9	\$1,614.0	\$703.7	\$3,969.7	-40.7%
2009	\$1,507.3	\$983.9	\$559.4	\$3,050.8	-23.1%
2010	\$1,466.7	\$795.6	\$565.1	\$2,827.5	-7.3%
2011	\$1,442.8	\$1,039.1	\$652.2	\$3,134.0	10.8%
2012	\$1,646.9	\$836.2	\$591.6	\$3,074.7	-1.9%
2013	\$2,311.4	\$946.4	\$617.3	\$3,874.9	26.0%
2014	\$2,556.9	\$1,146.0	\$795.5	\$4,498.7	16.1%
2015	\$3,060.8	\$1,619.3	\$867.2	\$5,500.6	23.5%
2016	\$2,956.5	\$2,104.3	\$840.4	\$5,901.3	7.3%
% Chg. 2015-16	-2.4%	31.3%	-3.1%	7.3%	

Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute, University of Utah.

Figure 1
Value of Construction in Utah—January through September
(Million of 2016 dollars)



Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute, University of Utah.

INFORMED DECISIONS™

Table 2
Cities Ranked by Value of Permit Authorized Construction

(January through September 2016) (Million dollars)

City	Value
Provo	\$588.8
Salt Lake City	\$544.4
St. George	\$334.5
South Jordan	\$317.0
Lehi	\$234.0

Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute, University of Utah.

The value of construction in Utah through the third quarter of 2016 was \$5.9 billion. In inflation adjusted dollars, only the three pre-recession years of 2005-2007 had higher levels of construction value through the first nine months of the year (see Table 1 and Figure 1). A brief discussion of nonresidential and residential construction is given below followed by detailed construction data for Utah's counties and cities.

Nonresidential Construction

Utah's nonresidential construction sector was at an all-time high of \$2.1 billion through September 2016. The exceptionally strong year to date was due to a few large projects: the \$148 million expansion of the Dixie Regional Medical Center in St. George, the \$214 million expansion of the Utah Valley Hospital in Provo, the \$78 million student housing project at BYU, and the \$140 million expansion of the Missionary Training Center in Provo. The three large projects in Provo have pushed the city into first place among all cities in value of new construction with \$589 million (see Table 2). Ninety percent of the construction value in Provo City was in nonresidential buildings. Salt Lake City ranks second in total construction value at \$544 million. Nonresidential construction accounts for 65 percent of the construction value in the Salt Lake City.

As expected, hospitals dominate the value of "construction by type", through the third quarter the value of construction for hospitals totaled \$499 million (see Table 3). Office buildings ranked second at \$278.2 million followed by private education buildings with \$251.9 million then retail at \$210 million, and finally industrial buildings at \$157 million.

Residential Construction

The value of residential construction is down two percent through the first nine months of 2016. However, the number of building permits issued is up six percent signaling a decline in the permit value for residential units.

Table 3
Value of Construction in Utah by Type of Nonresidential Construction Through June 2016

(January through September 2016) (Million dollars)

Type	Value
Hospital	\$498.9
Office	\$278.2
Education (Private)	\$251.9
Retail	\$210.1
Industrial	\$157.0
Churches	\$75.1

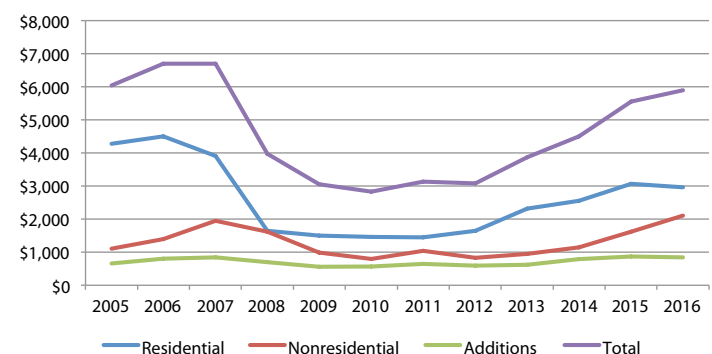
Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute, University of Utah.

Permit value/residential unit has declined from \$221,750/unit in 2015 to \$214,600/unit in 2016.

Through September of 2016, the number of residential building permits issued for new units was 13,777 compared to 13,666 in 2015 (see Figure 2). While the total number of units is flat, the mix of units has changed. The number of multifamily units (apartments, town homes and condominiums) has dropped from half of all residential units two years ago to 40 percent in 2016. Historically, the ratio of multifamily units to total residential units is about one-third to two-thirds. The market is gradually heading toward a reduced share of multifamily units and an increased share of single family units.

The number of multifamily units (apartments and condominiums) receiving building permits through September is off five percent from last year; 5,546 units compared to 5,847. Apartments had the largest share of multifamily activity with 3,333 units compared to 2,213 condominium and town home units (see Table 4). Apartment permits appear to have peaked in 2014 as this sector has steadily declined in the past two years. In 2016, permits were issued for 3,333 units through September, down 14

Figure 2
Building Permits Issued for Residential Units in Utah – (January through September)



Source: Ivory-Boyer Construction Database, Kem Gardner Policy Institute, University of Utah.

Table 4
Residential Building Permits Issued in Utah
 (January through September)

	Total Units	Single Family Units	Twin Homes Units	Condominiums Units	Apartment Units	Other Units
2005	21,347	15,938	774	2,502	1,519	614
2006	20,387	15,614	610	2,342	1,233	588
2007	17,774	11,756	630	3,236	1,621	531
2008	8,411	4,514	162	1,768	1,523	444
2009	8,581	3,952	128	1,485	2,766	250
2010	7,343	4,786	176	806	1,373	202
2011	7,030	4,193	138	1,024	1,529	146
2012	7,874	5,646	148	710	1,260	110
2013	10,558	7,747	150	1,342	1,208	111
2014	14,046	6,733	114	2,298	4,722	179
2015	13,670	7,646	144	1,810	3,893	188
2016	14,043	8,093	164	2,049	3,333	404
% Chg.	2.7%	5.8%	13.9%	13.2%	-14.3%	2.2%

Source: Ivory-Boyer Construction Database, Kem Gardner Policy Institute, University of Utah.

percent from 2015. Market conditions remain strong for apartments but land cost, land availability, and tighter lending conditions have reduced activity despite strong demand for the product.

The number of building permits issued through September for single family units increased 5.8 percent in 2016. New home construction is concentrated in five cities clustered at the extreme southern end of Salt Lake County and northern end of Utah County: South Jordan, Herriman, Bluffdale, Lehi, and Saratoga Springs (see Tables 5 and 6). These five cities account for 25 percent of all single family building permits issued in Utah in the first nine months of 2016.

Table 5
Top Ranked Cities in Value Residential Construction –
 (January through September 2016)

City	Value (million)	Dwelling Units
South Jordan	\$169.9	661
Herriman	\$165.2	889
Salt Lake City	\$163.0	1,308
Lehi	\$131.6	469
Saratoga Springs	\$123.1	611
St. George	\$112.3	689
Bluffdale	\$89.5	417

Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute, University of Utah.

Table 6
Top Ten Cities Ranked by Permits Issued for Residential Units - 2016
 (January through September)

City	Total Units	Single-Family Units	Apartment Units	Condominium Units	Twin Homes Units
Salt Lake City	1,308	35	1,260	13	0
Herriman	889	414	148	285	2
St. George	689	579	56	52	0
South Jordan	661	443	0	204	14
Saratoga Springs	611	427	31	141	2
Sandy	478	35	440	0	0
Lehi	469	402	0	63	4
Bluffdale	417	165	0	252	0
West Jordan	307	259	0	48	0
Hurricane*	299	268	0	2	0

*Total includes 29 manufactured homes.

Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute, University of Utah.

Table 6
Third Quarter Permit Authorized Construction in Utah
(value in thousands)

July	Month				Percent Change 15-16	Year-to-date			Percent Change 15-16
	2014	2015	2016	2014		2015	2016		
Total New Dwelling Units	1,869	1,875	1,300	-30.7%	10,566	10,866	10,445	-3.9%	
Single Family	762	972	881	-9.4%	5,164	5,855	6,029	3.0%	
Multifamily	1,089	882	407	-53.9%	5,280	4,870	4,322	-11.3%	
Condos/Twin Homes	143	218	155		1,736	1,569	1,664	6.1%	
Apartments (3+ units)	946	664	252		3,544	3,301	2,658	-19.5%	
Mobile Homes/Manufactured/Cabins	18	21	12	-42.9%	122	141	94	-33.3%	
Residential Valuation	\$295,963.2	\$364,978.0	\$296,434.0	-18.8%	\$1,918,332.6	\$2,319,314.7	\$2,862,827.5	23.4%	
Nonresidential Valuation	\$146,211.3	\$242,707.9	\$186,036.8	-23.3%	\$915,140.2	\$1,288,051.1	\$1,705,012.5	32.4%	
Additions, Alterations, and Repairs	\$114,794.5	\$103,200.2	\$47,980.3	-53.5%	\$604,540.7	\$669,317.6	\$627,574.6	-6.2%	
Total Construction Value	\$556,969.0	\$710,886.1	\$530,451.1	-25.4%	\$3,438,013.5	\$4,276,683.4	\$5,195,414.6	21.5%	

August	Month				Percent Change 15-16	Year-to-date			Percent Change 15-16
	2014	2015	2016	2014		2015	2016		
Total New Dwelling Units	1,351	1,530	1,795	17.3%	11,917	12,396	12,240	-1.3%	
Single Family	798	961	1,091	13.5%	5,962	6,816	7,120	4.5%	
Multifamily	533	556	679	22.1%	5,813	5,426	5,001	-7.8%	
Mobile Homes/Manufactured/Cabins	238	176	201		1,974	1,745	1,865	6.9%	
Condos/Twin Homes	295	380	478		3,839	3,681	3,136	-14.8%	
Apartments (3+ units)	20	13	25	92.3%	142	154	119	-22.7%	
Residential Valuation	\$278,708.4	\$436,875.0	\$385,308.9	-11.8%	\$2,197,041.0	\$2,756,189.7	\$3,248,136.4	17.8%	
Nonresidential Valuation	\$115,554.2	\$126,279.1	\$183,277.0	45.1%	\$1,030,694.4	\$1,414,330.2	\$1,888,289.5	33.5%	
Additions, Alterations, and Repairs	\$106,179.6	\$99,701.8	\$96,920.6	-2.8%	\$710,720.3	\$769,019.4	\$724,495.2	-5.8%	
Total Construction Value	\$500,442.2	\$662,855.9	\$665,506.5	0.4%	\$3,938,455.7	\$4,939,539.3	\$5,860,921.1	18.7%	

September	Month				Percent Change 15-16	Year-to-date			Percent Change 15-16
	2014	2015	2016	2014		2015	2016		
Total New Dwelling Units	2,126	1,270	1,537	21.0%	14,043	13,666	13,777	0.8%	
Single Family	771	830	973	17.2%	6,733	7,646	8,093	5.8%	
Multifamily	1,321	421	545	29.5%	7,134	5,847	5,546	-5.1%	
Condos/Twin Homes	438	209	348		2,412	1,954	2,213	13.3%	
Apartments (3+ units)	883	212	197		4,722	3,893	3,333	-14.4%	
Mobile Homes/Manufactured/Cabins	34	19	19	0.0%	176	173	138	-20.2%	
Residential Valuation	\$330,202.9	\$274,089.8	\$347,467.8	26.8%	\$2,527,243.9	\$3,030,279.5	\$3,595,604.2	18.7%	
Nonresidential Valuation	\$102,038.2	\$188,851.2	\$215,874.8	14.3%	\$1,132,732.6	\$1,603,181.4	\$2,104,164.3	31.2%	
Additions, Alterations, and Repairs	\$75,660.0	\$98,175.4	\$115,952.0	18.1%	\$786,380.3	\$867,194.8	\$840,447.2	-3.1%	
Total Construction Value	\$507,901.1	\$561,116.4	\$679,294.6	21.1%	\$4,446,356.8	\$5,500,655.7	\$6,540,215.7	18.9%	

Source: Ivory-Boyer Construction Database

Table 7
Third Quarter Permit Authorized Construction

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Beaver County						
Beaver	0	\$0.0	\$24.0	\$228.2	\$175.0	\$427.2
Milford	2	\$406.5	\$59.4	\$14.2	\$188.8	\$668.9
Other Beaver Co	10	\$1,947.2	\$1,070.3	\$179.6	\$610.4	\$3,807.5
Total	12	\$2,353.7	\$1,153.7	\$422.0	\$974.2	\$4,903.6
Percent Change	-47.8%	-45.2%	-99.4%	1.8%	-5.6%	-97.6%
Box Elder County						
Brigham City	31	\$6,003.0	\$9,994.5	\$376.4	\$5,850.5	\$22,224.4
Corinne	3	\$721.8	\$80.0	\$149.3	\$0.0	\$951.1
Deweyville	3	\$663.6	\$0.0	\$10.2	\$0.0	\$673.8
Elwood	7	\$1,330.8	\$548.5	\$0.0	\$45.9	\$1,925.2
Garland	4	\$643.7	\$0.0	\$0.0	\$0.0	\$643.7
Howell	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mantua	11	\$1,880.5	\$103.8	\$0.0	\$0.0	\$1,984.3
Perry	18	\$4,818.0	\$1,036.8	\$85.1	\$0.0	\$5,939.9
Plymouth	2	\$310.6	\$0.0	\$0.0	\$0.0	\$310.6
Portage	1	\$135.7	\$0.0	\$0.0	\$0.0	\$135.7
Snowville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Tremonton	42	\$7,811.5	\$3,042.7	\$589.9	\$70.0	\$11,514.1
Willard	7	\$1,628.4	\$291.7	\$342.7	\$60.0	\$2,322.8
Other Box Elder Co	40	\$9,245.9	\$815.0	\$359.4	\$0.0	\$10,420.4
Total	169	\$35,193.5	\$15,913.1	\$1,913.0	\$6,026.4	\$59,046.0
Percent Change	9.0%	-8.6%	4.5%	9.2%	197.6%	2.6%
Cache County						
Amalga	1	\$188.1	\$88.9	\$0.0	\$0.0	\$277.0
Clarkston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cornish	0	\$0.0	\$17.3	\$0.0	\$0.0	\$17.3
Hyde Park	25	\$7,259.7	\$3,807.3	\$577.5	\$280.0	\$11,924.5
Hyrum	51	\$7,374.3	\$3,046.1	\$64.3	\$24.0	\$10,508.7
Lewiston	1	\$399.0	\$0.0	\$118.4	\$0.0	\$517.4
Logan	88	\$14,982.2	\$9,498.4	\$1,197.3	\$5,068.2	\$30,746.1
Mendon	3	\$540.2	\$0.0	\$0.0	\$0.0	\$540.2
Millville	17	\$3,562.9	\$97.3	\$98.0	\$0.0	\$3,758.2
Newton	1	\$229.3	\$0.0	\$14.4	\$0.0	\$243.7
Nibley	27	\$5,548.4	\$289.8	\$297.3	\$75.0	\$6,210.5
North Logan	96	\$24,815.8	\$1,791.9	\$44.2	\$5,525.1	\$32,177.0
Paradise	8	\$1,631.1	\$173.7	\$0.0	\$0.0	\$1,804.8
Providence	20	\$6,403.5	\$2,368.8	\$216.3	\$9.5	\$8,998.1
Richmond	14	\$2,207.1	\$1,535.2	\$6.6	\$15.0	\$3,763.9
River Heights	12	\$2,013.0	\$17.2	\$147.4	\$2,800.0	\$4,977.6
Smithfield	87	\$14,395.7	\$228.3	\$480.5	\$56.4	\$15,160.9
Trenton	1	\$116.9	\$0.0	\$61.4	\$0.0	\$178.3
Wellsville	13	\$1,949.0	\$110.6	\$165.2	\$0.0	\$2,224.8
Other Cache Co	35	\$9,980.5	\$1,121.0	\$421.2	\$14.4	\$11,537.1
Total	500	\$103,596.7	\$24,191.8	\$3,910.0	\$13,867.6	\$145,566.1
Percent Change	16.3%	36.7%	-45.8%	-24.0%	-62.0%	-10.2%

Table 7 (continued)

	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	\$60.6	\$356.5	\$417.1
Helper	0	\$0.0	\$0.0	\$7.5	\$0.0	\$7.5
Price	0	\$0.0	\$227.1	\$672.7	\$645.8	\$1,545.6
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	\$7.0	\$0.0	\$7.0
Other Carbon Co	3	\$842.6	\$290.3	\$151.6	\$0.0	\$1,284.5
Total	3	\$842.6	\$517.4	\$899.4	\$1,002.3	\$3,261.7
Percent Change	-85.7%	-86.2%	-56.2%	-59.4%	86.9%	-67.5%
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	30	\$10,422.9	\$16,213.5	\$2,260.4	\$4,645.0	\$33,541.8
Centerville	114	\$18,782.9	\$1,157.8	\$928.0	\$1,991.7	\$22,860.4
Clearfield	171	\$17,612.0	\$1,874.4	\$1,946.9	\$9,391.8	\$30,825.1
Clinton	86	\$20,573.0	\$1,934.1	\$2,488.3	\$558.1	\$25,553.5
Farmington	191	\$39,399.3	\$13,596.1	\$3,679.8	\$3,086.1	\$59,761.3
Fruit Heights	12	\$5,513.7	\$528.7	\$1,600.9	\$0.0	\$7,643.3
Kaysville	108	\$37,305.8	\$7,296.3	\$2,550.2	\$774.8	\$47,927.1
Layton	248	\$692,390.8	\$66,918.1	\$1,725.2	\$13,806.3	\$774,840.4
North Salt Lake	68	\$16,715.9	\$8,755.9	\$1,395.3	\$9,125.5	\$35,992.6
South Weber	29	\$7,802.5	\$607.9	\$592.3	\$0.0	\$9,002.7
Sunset	20	\$1,216.4	\$618.3	\$125.3	\$0.0	\$1,960.0
Syracuse	253	\$57,192.9	\$21,199.8	\$1,836.9	\$843.0	\$81,072.6
West Bountiful	9	\$2,034.9	\$170.8	\$103.6	\$464.0	\$2,773.3
West Point	19	\$4,388.0	\$3,783.0	\$1,053.0	\$60.5	\$9,284.5
Woods Cross	2	\$188.9	\$2,611.9	\$1,109.0	\$2,820.4	\$6,730.2
Other Davis Co	1	\$339.0	\$1,217.5	\$164.8	\$101.6	\$1,822.9
Total	1,361	\$931,878.9	\$148,484.1	\$23,559.9	\$47,668.8	\$1,151,591.7
Percent Change	1.9%	225.4%	-55.8%	14.7%	20.4%	68.7%
Duchesne County						
Duchesne	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Roosevelt	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Duchesne Co	33	\$8,253.9	\$2,867.6	\$1,192.0	\$0.0	\$12,313.5
Total	33	\$8,253.9	\$2,867.6	\$1,192.0	\$0.0	\$12,313.5
Percent Change	-47.6%	-27.0%	-36.2%	-6.4%	0.0%	-27.9%
Emery County						
Castle Dale	0	\$0.0	\$11.5	\$57.0	\$13.8	\$82.3
Clawson	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cleveland	1	\$264.8	\$0.0	\$28.6	\$58.0	\$351.4
Elmo	0	\$0.0	\$0.0	\$6.6	\$0.0	\$6.6
Emery	0	\$0.0	\$52.7	\$9.3	\$0.0	\$62.0

Table 7 (continued)

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Ferron	0	\$0.0	\$0.0	\$93.8	\$0.0	\$93.8
Green River	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntington	2	\$172.4	\$166.9	\$16.0	\$24.6	\$379.9
Orangeville	0	\$0.0	\$56.5	\$110.5	\$0.0	\$167.0
Other Emery Co	3	\$769.5	\$834.0	\$49.8	\$60.2	\$1,713.5
Total	6	\$1,206.7	\$1,121.6	\$371.6	\$156.6	\$2,856.5
Percent Change	-53.8%	-36.2%	810.4%	-32.4%	161.4%	8.8%

Garfield County

Antimony	0	\$0.0	\$28.0	\$0.0	\$83.0	\$111.0
Boulder	1	\$206.0	\$202.0	\$0.0	\$0.0	\$408.0
Cannonville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Escalante	3	\$432.3	\$0.0	\$0.0	\$0.0	\$432.3
Hatch	0	\$0.0	\$0.0	\$20.0	\$0.0	\$20.0
Henrieville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Panguitch	2	\$378.7	\$99.3	\$95.2	\$20.0	\$593.2
Tropic	1	\$124.0	\$0.0	\$0.0	\$7.5	\$131.5
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	7	\$1,141.0	\$329.3	\$115.2	\$110.5	\$1,696.0
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Grand County

Moab	52	\$9,593.7	\$2,197.7	\$1,063.4	\$957.9	\$13,812.7
Other Grand Co	57	\$11,642.3	\$10,426.5	\$918.4	\$385.9	\$23,373.1
Total	109	\$21,236.0	\$12,624.2	\$1,981.8	\$1,343.8	\$37,185.8
Percent Change	49.3%	50.1%	-29.4%	18.4%	-35.6%	3.9%

Iron County

Cedar City	158	\$30,364.4	\$27,081.3	\$1,789.5	\$5,944.4	\$65,179.6
Enoch	20	\$5,835.0	\$577.5	\$504.7	\$138.0	\$7,055.2
Paragonah	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Parowan	8	\$966.6	\$62.9	\$15.0	\$10.0	\$1,054.5
Other Iron Co	95	\$15,946.7	\$20,990.7	\$917.8	\$499.7	\$38,354.9
Total	281	\$53,112.7	\$48,712.4	\$3,227.0	\$6,592.1	\$111,644.2
Percent Change	21.1%	28.4%	-26.2%	-95.1%	-26.6%	-38.7%

Juab County

Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	2	\$0.0	\$31.4	\$0.0	\$0.0	\$31.4
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	36	\$8,849.4	\$1,430.0	\$271.3	\$0.0	\$10,550.7
Other Juab Co	6	\$1,509.2	\$1,057.3	\$0.0	\$0.0	\$2,566.5
Total	44	\$10,358.6	\$2,518.7	\$271.3	\$0.0	\$13,148.6
Percent Change	-2.2%	-20.6%	-59.2%	-3.6%	-100.0%	-33.0%

Kane County

Glendale	0	\$0.0	\$0.0	\$1.5	\$0.0	\$1.5
Kanab	3	\$657.1	\$64.3	\$125.0	\$0.0	\$846.4
Orderville	0	\$0.0	\$0.0	\$10.0	\$0.0	\$10.0

Table 7 (continued)

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Other Kane Co	20	\$5,010.6	\$1,901.2	\$827.9	\$93.3	\$7,833.0
Total	23	\$5,667.7	\$1,965.5	\$964.4	\$93.3	\$8,690.9
Percent Change	109.1%	-12.6%	700.9%	99.1%	117.5%	19.8%

Millard County

Delta	4	\$1,061.0	\$97.0	\$0.0	\$65.0	\$1,223.0
Fillmore	2	\$531.4	\$3,883.1	\$55.0	\$0.0	\$4,469.5
Hinckley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Kanosh	1	\$95.9	\$0.0	\$0.0	\$0.0	\$95.9
Lynndyl	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Oak City	1	\$279.0	\$17.2	\$10.4	\$0.0	\$306.6
Other Millard Co	13	\$1,738.6	\$6,279.5	\$384.5	\$0.0	\$8,402.6
Total	21	\$3,705.9	\$10,276.8	\$449.9	\$65.0	\$14,497.6
Percent Change	5.0%	-6.0%	260.9%	13.9%	-84.2%	90.8%

Morgan County

Morgan	4	\$1,089.1	\$282.0	\$194.6	\$1,312.0	\$2,877.7
Other Morgan Co	12	\$4,608.9	\$236.0	\$152.2	\$186.0	\$5,183.1
Total	16	\$5,698.0	\$518.0	\$346.8	\$1,498.0	\$8,060.8
Percent Change	-69.2%	-70.6%	-61.6%	46.1%	742.5%	-61.9%

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	8	\$1,656.0	\$111.6	\$181.3	\$0.0	\$1,948.9
Randolph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Rich Co	0	\$0.0	\$50.0	\$0.0	\$0.0	\$50.0
Total	8	\$1,656.0	\$161.6	\$181.3	\$0.0	\$1,998.9
Percent Change	-42.9%	-55.4%	-80.2%	-73.6%	-100.0%	-67.1%

Salt Lake County

Alta	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bluffdale	417	\$89,582.0	\$8,656.6	\$2,710.8	\$211.0	\$101,160.4
Draper	34	\$8,031.8	\$6,509.9	\$1,035.7	\$4,168.2	\$19,745.6
Midvale	202	\$40,130.8	\$5,926.4	\$3,608.0	\$20,284.8	\$69,950.0
Murray	209	\$38,237.1	\$79,452.5	\$1,722.7	\$17,301.2	\$136,713.5
Riverton	190	\$48,100.2	\$6,837.0	\$1,314.5	\$664.3	\$56,916.0
Salt Lake City	1,308	\$163,010.5	\$216,489.4	\$28,916.7	\$135,955.2	\$544,371.8
Sandy	478	\$45,222.8	\$61,091.9	\$2,522.6	\$13,054.2	\$121,891.5
South Jordan	661	\$169,979.0	\$99,110.0	\$9,808.0	\$38,111.0	\$317,008.0
South Salt Lake	89	\$7,230.0	\$0.0	\$0.0	\$0.0	\$7,230.0
West Jordan	307	\$80,175.9	\$45,533.2	\$4,944.2	\$33,992.1	\$164,645.4
West Valley City	122	\$15,555.1	\$34,644.3	\$5,512.3	\$16,238.7	\$71,950.4
Taylorsville	11	\$2,519.2	\$13,083.9	\$971.7	\$1,490.2	\$18,065.0
Herriman	849	\$165,221.1	\$22,779.0	\$3,497.0	\$487.0	\$191,984.1
Holladay	28	\$11,510.4	\$1,044.6	\$3,393.8	\$513.4	\$16,462.2

NR: Not Reporting

Table 7 (continued)

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Other Salt Lake Co	108	\$24,747.7	\$8,969.9	\$7,349.9	\$14,256.5	\$55,324.0
Total	5,013	\$909,253.6	\$610,128.6	\$77,307.9	\$296,727.8	\$1,893,417.9
Percent Change	4.0%	-4.5%	60.5%	35.4%	2.2%	12.7%

San Juan County

Blanding	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Monticello	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other San Juan 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	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%

Sanpete County

Centerfield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Ephraim	7	\$864.4	\$29.7	\$0.0	\$126.0	\$1,020.1
Fairview	2	\$301.9	\$226.2	\$63.1	\$0.0	\$591.2
Fayette	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fountain Green	2	\$236.2	\$100.5	\$62.3	\$0.0	\$399.0
Gunnison	2	\$139.1	\$11.3	\$0.0	\$0.0	\$150.4
Manti	6	\$767.2	\$193.6	\$17.2	\$0.0	\$978.0
Mayfield	0	\$0.0	\$38.6	\$0.0	\$0.0	\$38.6
Moroni	1	\$99.9	\$5.0	\$0.0	\$0.0	\$104.9
Mt. Pleasant	2	\$266.9	\$64.1	\$82.8	\$0.0	\$413.8
Spring City	2	\$408.3	\$0.0	\$0.0	\$0.0	\$408.3
Sterling	1	\$91.2	\$12.5	\$0.0	\$0.0	\$103.7
Wales	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Sanpete Co	9	\$1,028.9	\$66.8	\$0.0	\$0.0	\$1,095.7
Total	34	\$4,204.0	\$748.3	\$225.4	\$126.0	\$5,303.7
Percent Change	88.9%	57.7%	99.9%	21.8%	-8.7%	57.7%

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	1	\$246.4	\$28.0	\$0.0	\$0.0	\$274.4
Richfield	3	\$893.9	\$6,976.3	\$22.5	\$35.0	\$7,927.7
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	4	\$1,140.3	\$7,004.3	\$22.5	\$35.0	\$8,202.1
Percent Change	33.3%	6.7%	73.4%	-79.7%	-96.6%	31.1%

Table 7 (continued)

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Summit County						
Coalville	23	\$1,902.9	\$169.0	\$132.4	\$0.0	\$2,204.3
Kamas	5	\$2,153.7	\$76.9	\$110.0	\$0.0	\$2,340.6
Oakley	1	\$534.5	\$83.7	\$10.5	\$0.0	\$628.7
Park City	92	\$41,472.1	\$4,450.3	\$40,371.6	\$6,854.2	\$93,148.2
Other Summit Co	95	\$42,327.3	\$15,244.2	\$6,471.3	\$2,591.6	\$66,634.4
Total	216	\$88,390.5	\$20,024.1	\$47,095.8	\$9,445.8	\$164,956.2
Percent Change	5.4%	-5.8%	-19.1%	97.8%	-69.8%	-5.0%
Tooele County						
Grantsville	87	\$16,901.1	\$451.4	\$555.4	\$80.0	\$17,987.9
Tooele	99	\$14,685.6	\$16,496.8	\$1,453.9	\$548.9	\$33,185.2
Wendover	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Tooele Co	11	\$2,359.9	\$0.0	\$0.0	\$0.0	\$2,359.9
Total	197	\$33,946.6	\$16,948.2	\$2,009.3	\$628.9	\$53,533.0
Percent Change	-44.2%	-54.1%	21.6%	-33.8%	-76.9%	-42.9%
Uintah County						
Ballard	0	\$0.0	\$57.5	\$53.1	\$0.0	\$110.6
Naples	0	\$0.0	\$3,432.0	\$17.0	\$50.0	\$3,499.0
Vernal	4	\$715.0	\$0.0	\$682.6	\$945.3	\$2,342.9
Other Uintah Co	19	\$5,128.6	\$2,930.4	\$799.0	\$1,319.5	\$10,177.5
Total	23	\$5,843.6	\$6,419.9	\$1,551.7	\$2,314.8	\$16,130.0
Percent Change	-61.0%	-57.0%	25.3%	15.9%	-55.5%	-36.1%
Utah County						
Alpine	12	\$7,863.0	\$4,611.4	\$61.0	\$4.0	\$12,539.4
American Fork	159	\$35,441.2	\$24,785.3	\$1,318.6	\$5,134.7	\$66,679.8
Cedar Hills	9	\$5,295.5	\$1,076.6	\$1,835.8	\$133.6	\$8,341.5
Elk Ridge	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Eagle Mountain	236	\$47,224.9	\$1,042.2	\$30.0	\$0.0	\$48,297.1
Goshen	0	\$0.0	\$0.0	\$6.0	\$0.0	\$6.0
Highland	105	\$36,867.9	\$3,194.2	\$4,259.3	\$42.5	\$44,363.9
Lehi	469	\$131,612.9	\$76,397.1	\$5,236.7	\$20,761.0	\$234,007.7
Lindon	32	\$11,159.0	\$16,785.6	\$2,268.8	\$9,067.7	\$39,281.1
Mapleton	75	\$26,571.0	\$1,517.0	\$1,201.0	\$0.0	\$29,289.0
Orem	289	\$58,516.7	\$25,379.7	\$8,218.3	\$11,210.8	\$103,325.5
Payson	36	\$6,120.8	\$5,353.3	\$907.8	\$814.0	\$13,195.9
Pleasant Grove	97	\$25,529.5	\$14,698.2	\$4,837.5	\$592.2	\$45,657.4
Provo	221	\$51,161.2	\$471,226.8	\$5,627.3	\$60,827.6	\$588,842.9
Salem	100	\$31,533.5	\$4,796.4	\$911.9	\$40.0	\$37,281.8
Santaquin	132	\$35,229.0	\$4,083.6	\$1,854.8	\$142.3	\$41,309.7
Spanish Fork	223	\$55,418.1	\$22,562.3	\$6,017.2	\$36,713.3	\$120,710.9
Springville	71	\$13,750.4	\$18,543.9	\$997.4	\$854.3	\$34,146.0
Vineyard	153	\$28,622.3	\$0.0	\$0.0	\$0.0	\$28,622.3
Woodland Hills	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Saratoga Springs	611	\$123,128.7	\$21,069.3	\$3,476.8	\$434.0	\$148,108.8
Other Utah Co	34	\$15,674.1	\$5,629.2	\$573.2	\$0.0	\$21,876.5
Total	3,064	\$746,719.7	\$722,752.1	\$49,639.4	\$146,772.0	\$1,665,883.2
Percent Change	-11.0%	-15.4%	111.3%	10.7%	-2.5%	17.3%

Table 7 (continued)

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Wasatch County						
Heber City	171	\$48,690.7	\$15,198.2	\$1,145.1	\$486.7	\$65,520.7
Midway	78	\$33,844.0	\$1,507.4	\$2,076.4	\$320.5	\$37,748.3
Other Wasatch Co	176	\$105,042.0	\$10,360.3	\$2,134.4	\$0.0	\$117,536.7
Total	425	\$187,576.7	\$27,065.9	\$5,355.9	\$807.2	\$220,805.7
Percent Change	16.1%	32.8%	162.6%	54.8%	-2.6%	41.7%
Washington County						
Enterprise	3	\$1,379.4	\$221.6	\$115.0	\$0.0	\$1,716.0
Hurricane	299	\$47,225.6	\$5,362.2	\$489.2	\$203.0	\$53,280.0
Ivins	242	\$33,645.9	\$15,709.9	\$450.4	\$37.7	\$49,843.9
La Verkin	17	\$3,357.0	\$5,064.3	\$274.0	\$10.0	\$8,705.3
Leeds	0	\$0.0	\$0.0	\$12.8	\$0.0	\$12.8
Santa Clara	139	\$12,895.9	\$382.2	\$505.2	\$1,294.0	\$15,077.3
Springdale	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
St. George	689	\$112,265.9	\$205,369.5	\$1,892.1	\$14,992.0	\$334,519.5
Virgin	1	\$152.7	\$0.0	\$0.0	\$0.0	\$152.7
Washington	249	\$63,806.6	\$4,455.7	\$474.6	\$648.8	\$69,385.7
Other Washington Co	45	\$9,264.1	\$1,551.9	\$1,267.1	\$23.3	\$12,106.4
Total	1,684	\$283,993.1	\$238,117.3	\$5,480.4	\$17,208.8	\$544,799.6
Percent Change	35.4%	23.7%	326.0%	-16.7%	51.4%	79.5%
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
Torrey	5	\$590.0	\$86.5	\$4.0	\$0.0	\$680.5
Other Wayne Co	12	\$1,881.0	\$1,304.0	\$95.0	\$5.0	\$3,285.0
Total	17	\$2,471.0	\$1,390.5	\$99.0	\$5.0	\$3,965.5
Percent Change	-19.0%	-23.1%	499.4%	-54.6%	-95.8%	4.8%
Weber County						
Farr West	28	\$7,352.8	\$8,513.8	\$251.3	\$89.5	\$16,207.4
Harrisville	1	\$197.7	\$0.0	\$0.0	\$0.0	\$197.7
Huntsville	18	\$4,474.2	\$638.6	\$310.7	\$0.0	\$5,423.5
North Ogden	96	\$31,052.4	\$2,056.9	\$3,436.6	\$1,306.9	\$37,852.8
Ogden	140	\$16,378.3	\$146,357.9	\$6,409.5	\$30,642.2	\$199,787.9
Plain City	74	\$19,268.1	\$4,006.4	\$551.1	\$0.0	\$23,825.6
Pleasant View	33	\$9,401.9	\$2,901.7	\$814.1	\$660.0	\$13,777.7
Riverdale	7	\$1,009.0	\$3,505.9	\$431.5	\$1,932.8	\$6,879.2
Roy	148	\$11,463.1	\$2,796.9	\$362.3	\$878.3	\$15,500.6
South Ogden	18	\$4,891.2	\$1,148.1	\$1,319.2	\$2,237.4	\$9,595.9
Uintah	0	\$0.0	\$671.1	\$376.8	\$0.0	\$1,047.9
Washington Terrace	4	\$1,445.8	\$507.5	\$402.5	\$2,681.4	\$5,037.2
West Haven	143	\$25,158.4	\$2,890.6	\$1,946.3	\$80.1	\$30,075.4
Other Weber Co	63	\$14,070.3	\$6,213.8	\$976.5	\$287.4	\$21,548.0
Total	773	\$146,163.2	\$182,209.2	\$17,588.4	\$40,796.0	\$386,756.8
Percent Change	21.2%	34.7%	170.4%	71.7%	42.5%	80.1%
State Total						
Total	14,043	\$3,595,604.2	\$2,104,164.3	\$246,181.3	\$594,265.9	\$6,540,215.7
Percent Change	2.7%	18.7%	31.2%	-2.5%	-3.3%	0.0%

1. For Garfield, Sanpete, Sevier, and Wayne Counties, no new units reported during the 2nd quarter of 2016

Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute, University of Utah



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