

Ivory-Boyer Construction Report

In Partnership with The Ivory-Boyer Real Estate Center

First Quarter 2016

Summary of Utah's first quarter, permit authorized construction activity:

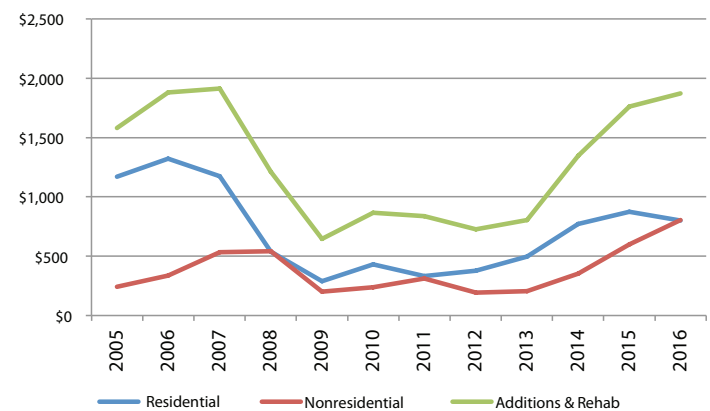
- \$1.87 billion in total construction value, an increase of seven percent over the first quarter of 2015.
- \$806.3 million in nonresidential construction value, up of 36 percent over 2015.
- \$801.3 million in residential construction value, a decline of nearly eight percent from 2015.
- 3,690 permits issued for dwelling units, up sixteen percent over first quarter of 2015.
- 2,297 permits issued for single-family units, an increase of 7 percent.
- 1,373 permits issued for multifamily units, an increase of 37 percent.
- \$264 million in additions, alterations and repairs, down nearly eight percent from first quarter 2015.

Table 1
Value of First Quarter Permit Authorized Construction in Utah
 (Million 2016 dollars)

Year	Residential	Non residential	Additions & Rehabilitation	Total
2005	\$1,168.8	\$243.3	\$168.26	\$1,580.2
2006	\$1,320.6	\$337.8	\$222.25	\$1,880.7
2007	\$1,172.3	\$533.8	\$207.61	\$1,914.2
2008	\$538.2	\$543.2	\$217.91	\$1,210.4
2009	\$289.1	\$202.2	\$154.59	\$646.0
2010	\$431.8	\$238.6	\$197.29	\$867.7
2011	\$333.9	\$310.4	\$192.18	\$836.5
2012	\$376.0	\$192.7	\$159.01	\$727.8
2013	\$494.9	\$203.2	\$106.67	\$804.8
2014	\$770.2	\$352.6	\$222.99	\$1,345.8
2015	\$875.8	\$599.7	\$287.52	\$1,763.1
2016	\$801.8	\$806.4	\$263.70	\$1,871.8

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

Figure 1
First Quarter Value of Construction in Utah



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

The value of construction in Utah in the first quarter 2016 was \$1.87 billion, only two percent below the all-time high of \$1.91 billion (inflation adjusted dollars) in 2007 (see Table 1 and Figure 1.) 2016 is the fourth consecutive year of increases in the value of first quarter construction. 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 is off to a great start in 2016. The value of nonresidential construction in the first quarter of 2016 actually exceeded the value of residential construction; \$806.4 million to \$801.8 million. This rarely happens. Typically, nonresidential construction, in terms of value, is a little more than half the level of residential construction, but by the end of 2016 it is very likely that the share of nonresidential to residential construction will be more in line with the historic ratio. Throughout the year, nonresidential construction can be quite volatile or lumpy as large projects receive permits. This volatility smooths out over the year.

Table 2
Cities Ranked by Value of Permit Authorized Construction in First Quarter 2016
(Million dollars)

City	Value
Provo	\$422.2
Salt Lake City	\$138.6
Lehi	\$20.6
Murray	\$19.8
West Valley City	\$17.3

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

Table 3
First Quarter Value of Construction in Utah by Type of Nonresidential Construction
(Million dollars)

Type	Value
Hospital	\$224.1
Education (Private)	\$199.2
Retail	\$97.5
Other Structures	\$87.5
Office	\$48.6
Churches	\$47.8
Industrial	\$35.6

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

Table 4
Top Ranked Cities in Residential Construction - First Quarter 2016
(Million dollars)

City	Value	Dwelling Units
South Jordan	\$60.6	234
Herriman	\$48.5	285
Saratoga Springs	\$45.2	220
Lehi	\$43.0	148
Salt Lake City	\$33.0	299
Bluffdale	\$31.6	146
St. George	\$31.1	202

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

That said, a closer look at the strong first quarter numbers is in order. The nonresidential sector benefitted from the \$214 million expansion of the Utah Valley Regional Medical Center and \$59 million in new construction for student housing at BYU. These two projects led to Provo’s record first quarter construction total of \$422 million (including residential construction), which far outdistanced construction activity in any other city (see Table 2). Salt Lake City ranked second with \$138.6 million.

The hospital expansion and new student housing also helped pushed overall nonresidential construction value to a record high first quarter of \$806.4 million, a 36 percent increase over 2015 (see Table 2.) As expected, the categories of hospitals and private education dominate “construction by type” (see Table 3.) The first quarter numbers for retail buildings were strong with \$97.5 million in construction but both office and industrial construction were at relatively modest levels of \$48.6 million and \$35.6 million respectively. Utah’s economic and demographic growth supports the acceleration in nonresidential construction. Certainly Utah County’s recent and potential growth played a key role in the decision of Intermountain Health Care to invest millions in expansion of the Utah Valley Regional Medical Center.

Residential Construction

The value of residential construction declined by eight percent in the first quarter; however, the number of building permits issued increased by 16 percent. The increase in units accompanied by a decline in value is explained by the increasing share of lower value multifamily units (apartments and condominiums). Multifamily units include condominiums, town homes, twin homes, duplexes, and apartments.

The number of first quarter multifamily units increased from 1,000 in 2015, to 1,373 in 2016. Condominiums had the largest share of multifamily activity with 717 units, up 18 percent over 2015. New apartment construction was up 67 percent to 661 units. But like nonresidential construction, multifamily construction is subject to quarter-to-quarter volatility due to the size of projects. This volatility has been quite common in the past few years as multifamily construction and particularly apartment construction has been very active. Since 2011, nearly 20,000 new apartment units have received building permits, accounting for 25 percent of all new dwelling units in the past five years.

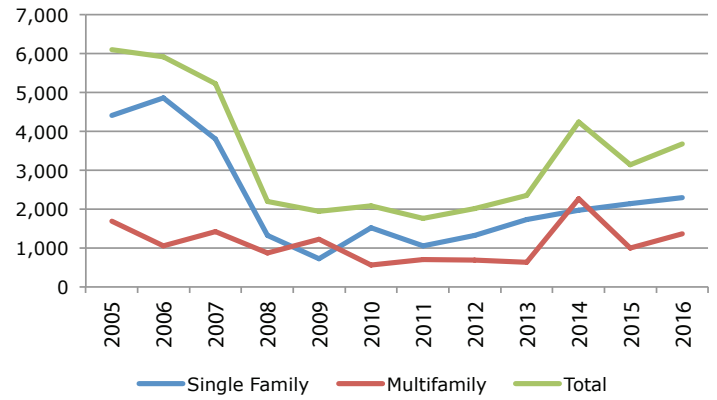
The number of first quarter building permits issued for single family units increased by seven percent in 2016. New home construction is concentrated in five cities clustered at the extreme southern end of Salt Lake County and northern end of Utah County—South Jordan, Herriman, Bluffdale, Lehi, and Saratoga Springs (see Table 4). These five cities account for 25 percent of all single family building permits issued in Utah in the first quarter of 2016.

While the number of residential units receiving building permits has been increasing, it has been a very slow recovery, in fact the slowest of any housing cycle since World War II. Figure 2 shows the first quarter trends since 2005 for single family and multifamily construction and illustrates just how labored the recovery has been. There are a number of reasons for this slow recovery, but perhaps most important are the falloff in the rate of household formations and changing housing preferences. The Great Recession seems to have had two important demographic and attitudinal impacts; (1) millennials (18 to 34 year olds) are not

forming households at the rate of past generations and (2) millennials seem to have a stronger preference for renting. Hence the residential construction sector has lower levels of overall construction activity with an increasing share of apartment construction.

See Tables 5 and 6 for construction data at state, county, and city level.

Figure 2
First Quarter Building Permits Issued for Residential Units in Utah



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

Table 5
First Quarter Permit Authorized Construction in Utah
(value in thousands)

January	Month				Percent Change 15-16	Year-to-date			Percent Change 15-16
	2014	2015	2016	2014		2015	2016		
Total New Dwelling Units	1,219	795	997	25.4%	1,219	795	997	25.4%	
Single Family	585	594	617	3.9%	585	594	617	3.9%	
Multifamily	630	181	375	107.2%	630	181	375	107.2%	
Condos/Twin Homes	164	142	219		164	142	219	54.2%	
Apartments (3+ units)	466	39	156		466	39	156	300.0%	
Mobile Homes/Manufactured/Cabins	4	20	5	-75.0%	4	20	5	-75.0%	
Residential Valuation	\$220,267.3	\$187,279.4	\$205,360.6	9.7%	\$220,267.3	\$187,279.4	\$205,360.6	9.7%	
Nonresidential Valuation	\$167,646.5	\$294,423.4	\$317,485.7	7.8%	\$167,646.5	\$294,423.4	\$317,485.7	7.8%	
Additions, Alterations, and Repairs	\$65,787.0	\$112,541.2	\$81,365.9	-27.7%	\$65,787.0	\$112,541.2	\$81,365.9	-27.7%	
Total Construction Value	\$453,700.8	\$594,244.0	\$604,212.2	1.7%	\$453,700.8	\$594,244.0	\$604,212.2	1.7%	

February	Month				Percent Change 15-16	Year-to-date			Percent Change 15-16
	2014	2015	2016	2014		2015	2016		
Total New Dwelling Units	1,615	968	1,147	18.5%	2,834	1,763	2,144	21.6%	
Single Family	624	658	793	20.5%	1,209	1,252	1,410	12.6%	
Multifamily	977	293	349	19.1%	1,607	474	724	52.7%	
Mobile Homes/Manufactured/Cabins	149	257	206		313	399	425	6.5%	
Condos/Twin Homes	828	36	143		1,294	75	299	298.7%	
Apartments (3+ units)	14	17	5	-70.6%	18	37	10	-73.0%	
Residential Valuation	\$262,851.5	\$385,252.6	\$286,530.3	-25.6%	\$483,118.8	\$572,532.0	\$491,890.9	-14.1%	
Nonresidential Valuation	\$125,053.3	\$202,480.0	\$168,181.4	-16.9%	\$292,699.8	\$496,903.4	\$485,667.1	-2.3%	
Additions, Alterations, and Repairs	\$62,000.1	\$53,694.5	\$93,386.6	73.9%	\$127,787.1	\$166,235.7	\$174,752.5	5.1%	
Total Construction Value	\$449,904.9	\$641,427.1	\$548,098.3	-14.6%	\$903,605.7	\$1,235,671.1	\$1,152,310.5	-6.7%	

March	Month				Percent Change 15-16	Year-to-date			Percent Change 15-16
	2014	2015	2016	2014		2015	2016		
Total New Dwelling Units	1,437	1,422	1,546	8.7%	4,271	3,185	3,690	15.9%	
Single Family	760	887	887	0.0%	1,969	2,139	2,297	7.4%	
Multifamily	659	526	649	23.4%	2,266	1,000	1,373	37.3%	
Condos/Twin Homes	451	206	287		764	605	712	17.7%	
Apartments (3+ units)	208	320	362		1,502	395	661	67.3%	
Mobile Homes/Manufactured/Cabins	18	9	10	11.1%	36	46	20	-56.5%	
Residential Valuation	\$281,309.9	\$295,854.0	\$309,389.7	4.6%	\$764,428.7	\$868,386.0	\$801,280.6	-7.7%	
Nonresidential Valuation	\$57,278.9	\$97,805.1	\$320,672.8	227.9%	\$349,978.7	\$594,708.5	\$806,339.9	35.6%	
Additions, Alterations, and Repairs	\$93,464.4	\$118,958.7	\$88,979.9	-25.2%	\$221,251.5	\$285,194.4	\$263,732.4	-7.5%	
Total Construction Value	\$432,053.2	\$512,617.8	\$719,042.4	40.3%	\$1,335,658.9	\$1,748,288.9	\$1,871,352.9	7.0%	

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

Table 6
First 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	\$11.6	\$37.5	\$0.0	\$49.1
Milford	1	\$159.7	\$41.9	\$5.5	\$18.9	\$226.0
Other Beaver Co	1	\$168.8	\$84.9	\$56.2	\$25.3	\$335.2
Total	2	\$328.5	\$138.4	\$99.2	\$44.2	\$610.3
Percent Change	100.0%	188.4%	-99.7%	-26.5%	-75.4%	-98.6%
Box Elder County						
Brigham City	13	\$2,015.2	\$38.7	\$116.0	\$5,645.0	\$7,814.9
Corinne	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Deweyville	1	\$199.2	\$0.0	\$10.2	\$0.0	\$209.4
Elwood	0	\$0.0	\$448.6	\$0.0	\$0.0	\$448.6
Garland	1	\$175.0	\$0.0	\$0.0	\$0.0	\$175.0
Howell	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mantua	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Perry	4	\$854.0	\$229.1	\$23.5	\$0.0	\$1,106.6
Plymouth	1	\$114.0	\$0.0	\$0.0	\$0.0	\$114.0
Portage	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Snowville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Tremonton	17	\$3,007.2	\$99.0	\$98.5	\$0.0	\$3,204.7
Willard	1	\$193.2	\$0.0	\$0.0	\$0.0	\$193.2
Other Box Elder Co	6	\$1,504.5	\$75.4	\$72.9	\$0.0	\$1,652.8
Total	44	\$8,062.3	\$890.8	\$321.1	\$5,645.0	\$14,919.2
Percent Change	22.2%	-8.3%	223.0%	-4.1%	895.2%	49.6%
Cache County						
Amalga	0	\$0.0	\$81.6	\$0.0	\$0.0	\$81.6
Clarkston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cornish	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Hyde Park	8	\$2,380.1	\$65.0	\$99.0	\$250.0	\$2,794.1
Hyrum	7	\$1,145.8	\$0.0	\$18.3	\$24.0	\$1,188.1
Lewiston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Logan	16	\$4,321.3	\$2,923.6	\$380.3	\$1,703.6	\$9,328.8
Mendon	1	\$278.7	\$0.0	\$0.0	\$0.0	\$278.7
Millville	5	\$905.6	\$67.5	\$13.4	\$0.0	\$986.5
Newton	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nibley	5	\$909.4	\$0.0	\$92.3	\$0.0	\$1,001.7
North Logan	57	\$13,166.7	\$618.6	\$0.0	\$70.8	\$13,856.1
Paradise	0	\$0.0	\$9.9	\$0.0	\$0.0	\$9.9
Providence	6	\$1,313.1	\$161.6	\$77.3	\$0.0	\$1,552.0
Richmond	2	\$337.9	\$36.0	\$6.6	\$0.0	\$380.5
River Heights	3	\$516.3	\$0.0	\$32.7	\$2,800.0	\$3,349.0
Smithfield	23	\$3,092.3	\$63.6	\$163.4	\$15.5	\$3,334.8
Trenton	0	\$0.0	\$0.0	\$48.9	\$0.0	\$48.9
Wellsville	5	\$876.7	\$35.9	\$22.2	\$0.0	\$934.8
Other Cache Co	4	\$1,029.7	\$136.9	\$50.7	\$0.0	\$1,217.3
Total	142	\$30,273.6	\$4,200.2	\$1,005.1	\$4,863.9	\$40,342.8
Percent Change	31.5%	63.5%	-66.1%	14.4%	75.4%	16.7%

Table 6 (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						
Helper	0	\$0.0	\$0.0	\$25.0	\$0.0	\$25.0
Price	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Scofield	0	\$0.0	\$47.9	\$297.2	\$337.8	\$682.9
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	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$26.0	\$75.5	\$0.0	\$101.5
Percent Change	0	\$0.0	\$73.9	\$397.7	\$337.8	\$809.4
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	0	\$0.0	\$0.0	\$315.7	\$105.0	\$420.7
Centerville	25	\$6,282.6	\$52.3	\$309.2	\$199.2	\$6,843.3
Clearfield	2	\$244.4	\$11.8	\$533.9	\$133.4	\$923.5
Clinton	20	\$5,207.2	\$401.1	\$550.8	\$349.8	\$6,508.9
Farmington	64	\$13,923.0	\$7,081.8	\$1,037.2	\$777.8	\$22,819.8
Fruit Heights	5	\$1,700.5	\$24.4	\$295.6	\$0.0	\$2,020.5
Kaysville	36	\$12,395.9	\$1,497.8	\$546.9	\$91.6	\$14,532.2
Layton	105	\$20,680.5	\$8,710.4	\$394.4	\$8,862.7	\$38,648.0
North Salt Lake	40	\$8,850.6	\$176.6	\$445.0	\$3,962.5	\$13,434.7
South Weber	13	\$3,349.8	\$0.0	\$77.2	\$0.0	\$3,427.0
Sunset	3	\$182.5	\$20.0	\$33.5	\$0.0	\$236.0
Syracuse	78	\$17,866.4	\$14,939.4	\$733.1	\$60.0	\$33,598.9
West Bountiful	6	\$1,292.1	\$35.1	\$26.5	\$150.0	\$1,503.7
West Point	4	\$999.0	\$1,644.0	\$316.0	\$60.5	\$3,019.5
Woods Cross	1	\$150.9	\$0.0	\$174.7	\$0.0	\$325.6
Other Davis Co	0	\$0.0	\$479.8	\$27.0	\$0.0	\$506.8
Total	402	\$93,125.4	\$35,074.5	\$5,816.7	\$14,752.5	\$148,769.1
Percent Change	10.7%	11.9%	-86.5%	-7.3%	-20.0%	-59.6%
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	4	\$672.9	\$1,064.9	\$629.5	\$0.0	\$2,367.3
Total	4	\$672.9	\$1,064.9	\$629.5	\$0.0	\$2,367.3
Percent Change	-69.2%	-67.8%	21.5%	278.3%	0.0%	-24.4%
Emery County						
Castle Dale	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Clawson	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cleveland	0	\$0.0	\$0.0	\$0.0	\$7.5	\$7.5
Elmo	0	\$0.0	\$0.0	\$1.0	\$0.0	\$1.0
Emery	0	\$0.0	\$0.0	\$9.3	\$0.0	\$9.3

Table 6 (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	\$44.8	\$0.0	\$44.8
Green River	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntington	0	\$0.0	\$0.0	\$0.0	\$24.6	\$24.6
Orangeville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Emery Co	0	\$0.0	\$700.0	\$10.5	\$0.0	\$710.5
Total	0	\$0.0	\$700.0	\$65.6	\$32.1	\$797.7
Percent Change	-100.0%	-100.0%	3233.3%	-71.2%	0.0%	47.3%

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	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Grand 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%

Iron County

Cedar City	51	\$10,325.0	\$4,905.4	\$623.1	\$1,781.9	\$17,635.4
Enoch	3	\$825.9	\$10.0	\$179.3	\$6.5	\$1,021.7
Paragonah	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Parowan	5	\$724.5	\$0.0	\$15.0	\$0.0	\$739.5
Other Iron Co	19	\$2,406.0	\$2,326.6	\$174.4	\$0.0	\$4,907.0
Total	78	\$14,281.4	\$7,242.0	\$991.8	\$1,788.4	\$24,303.6
Percent Change	0.0%	10.0%	-72.2%	-1.4%	981.9%	-39.5%

Juab County

Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	8	\$2,153.8	\$0.0	\$107.2	\$0.0	\$2,261.0
Other Juab Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	8	\$2,153.8	\$0.0	\$107.2	\$0.0	\$2,261.0
Percent Change	-27.3%	-35.8%	-100.0%	71.0%	0.0%	-37.8%

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

Table 6 (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	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%

Millard County

Delta	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fillmore	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Hinckley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
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	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Millard Co	3	\$356.8	\$4,118.7	\$182.8	\$0.0	\$4,658.3
Total	3	\$356.8	\$4,118.7	\$182.8	\$0.0	\$4,658.3
Percent Change	-62.5%	-70.2%	2344.3%	104.7%	-100.0%	201.2%

Morgan County

Morgan	0	\$0.0	\$0.0	\$148.0	\$50.0	\$198.0
Other Morgan Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$0.0	\$148.0	\$50.0	\$198.0
Percent Change	-100.0%	-100.0%	-100.0%	415.7%	-71.9%	-96.6%

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	2	\$376.0	\$0.0	\$145.0	\$0.0	\$521.0
Randolph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Rich Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	2	\$376.0	\$0.0	\$145.0	\$0.0	\$521.0
Percent Change	100.0%	31.9%	-100.0%	-63.8%	-100.0%	-66.7%

Salt Lake County

Alta	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bluffdale	146	\$31,674.0	\$6,846.5	\$578.0	\$56.5	\$39,155.0
Draper	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Midvale	111	\$25,299.7	\$613.4	\$1,363.0	\$1,008.2	\$28,284.3
Murray	8	\$3,197.9	\$19,756.0	\$337.6	\$7,541.2	\$30,832.7
Riverton	42	\$7,816.3	\$2,851.9	\$488.3	\$30.2	\$11,186.7
Salt Lake City	299	\$33,041.8	\$138,628.0	\$9,261.3	\$28,610.3	\$209,541.4
Sandy	1	\$100.0	\$0.0	\$16.5	\$314.3	\$430.8
South Jordan	234	\$60,587.0	\$5,474.0	\$2,848.0	\$29,504.0	\$98,413.0
South Salt Lake	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
West Jordan	78	\$21,791.1	\$2,638.5	\$1,844.5	\$18,728.0	\$45,002.1
West Valley City	35	\$4,236.9	\$17,305.6	\$1,657.2	\$3,968.5	\$27,168.2
Taylorsville	3	\$703.1	\$10,106.5	\$452.0	\$642.1	\$11,903.7
Herriman	285	\$48,505.1	\$16,111.8	\$471.4	\$0.0	\$65,088.3
Holladay	2	\$590.0	\$214.6	\$1,142.5	\$25.0	\$1,972.1

Table 6 (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	22	\$7,711.7	\$5,845.6	\$1,959.1	\$10,581.4	\$26,097.8
Total	1,266	\$245,254.6	\$226,392.4	\$22,419.4	\$101,009.7	\$595,076.1
Percent Change	39.4%	33.3%	80.5%	44.4%	-15.3%	33.9%

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	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fairview	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fayette	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fountain Green	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Gunnison	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Manti	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mayfield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Moroni	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mt. Pleasant	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Spring City	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Sterling	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wales	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Sanpete 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%

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	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
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	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%

Table 6 (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	18	\$1,365.0	\$0.0	\$0.0	\$0.0	\$1,365.0
Kamas	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Oakley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Park City	8	\$4,007.5	\$54.8	\$5,962.9	\$1,176.2	\$11,201.4
Other Summit Co	14	\$6,435.0	\$533.3	\$1,095.1	\$75.0	\$8,138.4
Total	40	\$11,807.5	\$588.1	\$7,058.0	\$1,251.2	\$20,704.8
Percent Change	-31.0%	-53.1%	-97.0%	157.2%	-94.1%	-70.0%
Tooele County						
Grantsville	25	\$5,064.5	\$0.0	\$240.4	\$28.0	\$5,332.9
Tooele	25	\$3,469.0	\$23.6	\$259.2	\$12.0	\$3,763.8
Wendover	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Tooele Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	50	\$8,533.5	\$23.6	\$499.6	\$40.0	\$9,096.7
Percent Change	-59.0%	-62.3%	-99.0%	9.9%	-94.8%	-65.2%
Uintah County						
Ballard	0	\$0.0	\$57.5	\$53.1	\$0.0	\$110.6
Naples	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Vernal	3	\$535.0	\$0.0	\$177.1	\$119.4	\$831.5
Other Uintah Co	4	\$1,048.2	\$1,278.2	\$0.0	\$0.0	\$2,326.4
Total	7	\$1,583.2	\$1,335.7	\$230.2	\$119.4	\$3,268.5
Percent Change	-63.2%	-70.6%	-63.1%	40.1%	-95.4%	-72.2%
Utah County						
Alpine	1	\$775.0	\$1,180.0	\$61.0	\$0.0	\$2,016.0
American Fork	43	\$10,331.5	\$9,078.8	\$781.2	\$959.4	\$21,150.9
Cedar Hills	2	\$1,178.0	\$20.0	\$1,030.0	\$85.0	\$2,313.0
Elk Ridge	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Eagle Mountain	89	\$16,652.8	\$0.0	\$0.0	\$0.0	\$16,652.8
Goshen	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Highland	42	\$13,068.8	\$573.0	\$2,160.2	\$42.5	\$15,844.5
Lehi	148	\$43,007.6	\$20,672.4	\$1,566.0	\$12,102.6	\$77,348.6
Lindon	12	\$4,769.5	\$5,194.0	\$581.9	\$1,725.4	\$12,270.8
Mapleton	16	\$5,302.0	\$986.0	\$629.0	\$0.0	\$6,917.0
Orem	28	\$8,367.6	\$2,032.0	\$2,841.5	\$5,483.5	\$18,724.6
Payson	15	\$2,527.5	\$43.1	\$345.8	\$65.0	\$2,981.4
Pleasant Grove	40	\$8,206.5	\$1,470.3	\$1,826.5	\$577.4	\$12,080.7
Provo	28	\$5,332.4	\$422,238.3	\$1,699.5	\$11,752.7	\$441,022.9
Salem	23	\$6,815.2	\$468.6	\$476.4	\$0.0	\$7,760.2
Santaquin	32	\$8,050.7	\$0.0	\$438.8	\$0.0	\$8,489.5
Spanish Fork	72	\$17,826.7	\$3,531.2	\$1,621.5	\$18,041.5	\$41,020.9
Springville	22	\$3,341.7	\$10,838.0	\$266.3	\$202.3	\$14,648.3
Vineyard	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Woodland Hills	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Saratoga Springs	220	\$45,254.7	\$10,971.5	\$2,035.4	\$386.0	\$58,647.6
Other Utah Co	5	\$2,270.0	\$146.2	\$40.0	\$200.0	\$2,656.2
Total	838	\$203,078.2	\$489,443.4	\$18,401.0	\$51,623.3	\$762,545.9
Percent Change	-0.1%	-43.3%	636.0%	64.7%	-18.7%	52.7%

Table 6 (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	36	\$12,065.1	\$478.4	\$429.2	\$166.7	\$13,139.4
Midway	31	\$13,889.5	\$69.0	\$655.8	\$0.0	\$14,614.3
Other Wasatch Co	70	\$34,472.5	\$208.9	\$529.4	\$0.0	\$35,210.8
Total	137	\$60,427.1	\$756.3	\$1,614.4	\$166.7	\$62,964.5
Percent Change	50.5%	54.8%	-73.3%	124.0%	84.8%	47.5%
Washington County						
Enterprise	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Hurricane	85	\$13,453.6	\$1,251.5	\$396.3	\$119.0	\$15,220.4
Ivins	29	\$7,718.4	\$1,136.8	\$394.8	\$37.7	\$9,287.7
La Verkin	3	\$723.0	\$4,791.4	\$21.3	\$0.0	\$5,535.7
Leeds	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Santa Clara	52	\$5,153.0	\$184.0	\$177.3	\$1,294.0	\$6,808.3
Springdale	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
St. George	202	\$31,107.3	\$11,043.6	\$694.1	\$5,386.2	\$48,231.2
Virgin	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Washington	73	\$20,198.5	\$1,139.9	\$203.6	\$202.2	\$21,744.2
Other Washington Co	6	\$1,281.9	\$362.1	\$497.5	\$15.8	\$2,157.3
Total	450	\$79,635.7	\$19,909.3	\$2,384.9	\$7,054.9	\$108,984.8
Percent Change	38.5%	32.7%	-2.7%	25.5%	335.1%	29.8%
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	5	\$706.0	\$1,277.0	\$15.0	\$0.0	\$1,998.0
Total	5	\$706.0	\$1,277.0	\$15.0	\$0.0	\$1,998.0
Percent Change	-44.4%	-24.1%	2940.5%	-42.3%	-100.0%	82.0%
Weber County						
Farr West	7	\$2,063.5	\$4,047.5	\$177.5	\$0.0	\$6,288.5
Harrisville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntsville	1	\$151.7	\$0.0	\$104.1	\$0.0	\$255.8
North Ogden	10	\$2,561.2	\$1,046.2	\$628.5	\$597.0	\$4,832.9
Ogden	88	\$8,812.3	\$858.5	\$833.9	\$3,640.9	\$14,145.6
Plain City	31	\$7,874.4	\$550.6	\$32.8	\$0.0	\$8,457.8
Pleasant View	13	\$3,499.6	\$189.5	\$470.8	\$0.0	\$4,159.9
Riverdale	2	\$171.0	\$150.0	\$44.6	\$1,096.0	\$1,461.6
Roy	40	\$4,356.8	\$151.6	\$103.1	\$66.5	\$4,678.0
South Ogden	8	\$1,544.8	\$678.5	\$193.0	\$135.2	\$2,551.5
Uintah	0	\$0.0	\$0.0	\$112.0	\$0.0	\$112.0
Washington Terrace	1	\$367.5	\$166.5	\$143.8	\$2,676.1	\$3,353.9
West Haven	53	\$8,008.1	\$245.8	\$811.9	\$0.0	\$9,065.8
Other Weber Co	5	\$1,213.2	\$5,026.0	\$553.4	\$0.0	\$6,792.6
Total	259	\$40,624.1	\$13,110.7	\$4,209.4	\$8,211.7	\$66,155.9
Percent Change	78.6%	60.6%	374.4%	63.6%	69.0%	86.4%
State Total						
Total	3,737	\$801,280.6	\$806,339.9	\$66,741.6	\$196,990.8	\$1,871,352.9
Percent Change	17.3%	-7.7%	35.6%	45.0%	-17.6%	7.0%

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



The Kem C. Gardner Policy Institute partners with the Ivory-Boyer Real Estate Center to prepare this report. Both entities are located in the David Eccles School of Business. Together they seek to share data and analysis and train real estate professional to support a vibrant housing, construction, and real estate industry in Utah. To learn more visit www.eccles.utah.edu or contact the Eccles School at 801-587-8533.

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