

Ivory-Boyer CONSTRUCTION REPORT

Utah's construction activity remains strong through September 2018. The year-to-date statewide value of construction in 2018 eclipsed \$6.5 billion, a five percent increase over third quarter 2017. Residential construction remains the principle driver at \$4 billion statewide, 61 percent of total construction value, a share not seen since 2006 (Figure 1). Year-to-date, 18,761 permits have been issued for residential units, over 1,000 more units than this time last year (Table 1). Third quarter permits for residential units in 2018 are eight percent less than third quarter 2017. It is likely the state will see more growth in 2018 than 2017 and could reach as many as 24,000 new residential units by year end.

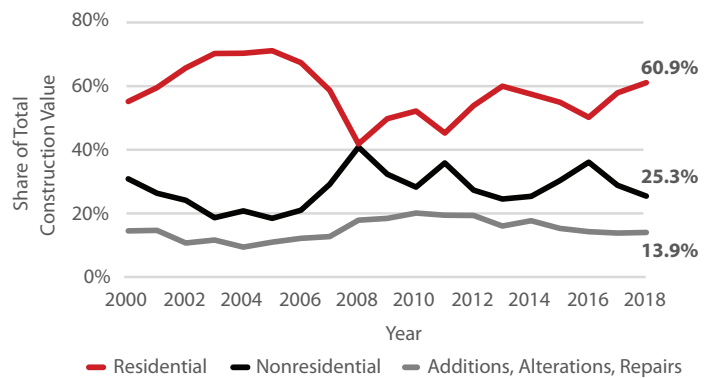
Table 1: Building Permits Issued by Type of Residential Unit, January – September

Year	Detached Single-Family	Multifamily	Other	Total
2000	10,607	2,843	872	14,322
2001	10,873	3,817	584	15,274
2002	11,089	3,248	667	15,004
2003	12,674	4,422	612	17,708
2004	13,762	4,545	569	18,876
2005	15,968	4,797	614	21,379
2006	15,647	4,189	588	20,424
2007	11,787	5,487	531	17,805
2008	4,516	3,453	444	8,413
2009	3,957	4,475	250	8,682
2010	4,796	2,357	202	7,355
2011	4,200	2,691	146	7,037
2012	5,661	2,145	110	7,916
2013	7,763	2,702	111	10,576
2014	6,752	7,175	179	14,106
2015	7,663	5,850	180	13,693
2016	8,149	5,534	445	14,128
2017	9,330	7,855	534	17,719
2018	10,179	8,125	457	18,761

Other includes: Group quarters, mobile homes, manufactured homes, cabins, accessory dwelling units and any other dwelling unit type not covered by apartments, condominiums, townhomes, duplexes, or detached single-family homes.

Source: Ivory-Boyer Construction Database

Figure 1: Share of Total Construction Value by Building Permit Type, January – September



Third Quarter Construction Highlights:

- \$6.59 billion in total construction value, \$2.3 billion from the third quarter.
- \$4.01 billion in residential construction value, 60.9 percent of total construction value in 2018.
- \$1.66 billion in nonresidential construction value, \$648.6 million from the third quarter.
- 18,761 permits issued for dwelling units, 5.9 percent increase from 2017.
- 10,179 permits issued for single-family units, 9.1 percent increase from 2017.
- 3,974 permits issued for apartments, less than half of statewide multifamily units in 2018.
- 4,151 condominium/townhome/duplex permits issued January through September 2018, the most in Utah's history.
- \$913.83 million in additions, alterations, and repairs, \$330.2 million from the third quarter.

Residential Construction

Residential construction started strong through the first half of the year, but tapered off in the third quarter. The total value of residential construction in the third quarter is \$1.3 billion, for a year-to-date total of \$4 billion. Utah County (\$1.28 billion) surpassed Salt Lake County (\$1.12 billion) for year-to-date residential construction value. Together these counties account for 60 percent of statewide residential construction value. The top ranked counties for residential construction through the third quarter 2018 are listed in Table 2.

Detached Single-Family Homes: Detached single-family home permits increased nine percent over this time last year. This is a slowdown from mid-year 2018 when there were 13 percent more detached single-family units than mid-year 2017. However, 2018 year-to-date has the most single-family permits since 2007 with 10,179 new units (Figure 2).

Condominiums, Townhomes, and Duplexes: This year is on pace to set a new record for condominium, townhome, and duplex permits. This quarter marks the sixth consecutive quarter of more than 1,000 new condominium, townhome, and duplex permits, and a record number of units issued permits from January through September (Figure 3). With a 17 percent increase over this time last year, and continued demand for more affordable options to detached single-family homes along the Wasatch Front, Utah could see more than 5,000 new condominium, townhome, and duplex permits by year end.

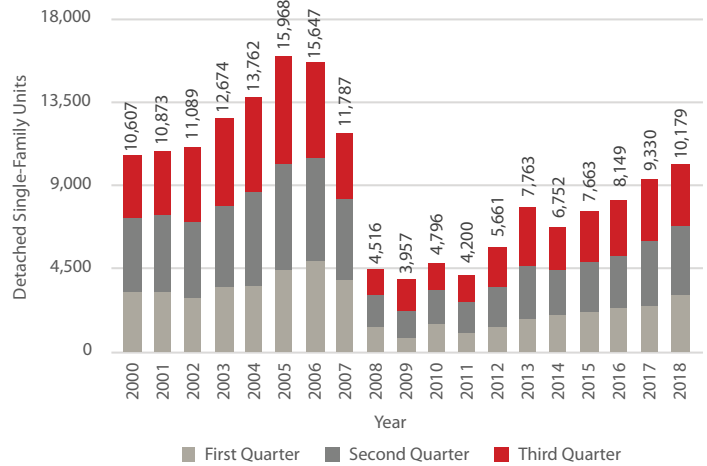
Since January 2014, 71 percent of new condominium, townhome, and duplex permits in the state are in Salt Lake and Utah counties. A majority of these units are in the Silicon Slopes region of the counties (northern Utah County and southern Salt Lake County), with nine of the top 10 ranked cities located between Orem and South Jordan (Table 3). Half of all permits for condominiums, townhomes, and duplexes since 2014 are in these nine cities; one in every three is located in either Herriman, South Jordan, Lehi, or Vineyard.

Table 2: Counties Ranked by Value of Residential Permit Authorized Construction, January – September 2018
(Millions of dollars)

County	Year-to-Date Value	Third Quarter Residential Value
Utah County	\$1,277.2	\$459.2
Salt Lake County	\$1,124.9	\$320.4
Washington County	\$383.1	\$110.6
Davis County	\$338.0	\$109.9
Weber County	\$195.6	\$68.4
Wasatch County	\$187.4	\$49.3
Cache County	\$178.4	\$97.6
Iron County	\$97.8	\$32.4
Summit County	\$45.9	\$19.2
Box Elder County	\$45.3	\$12.5
State	\$4,009.3	\$1,327.5

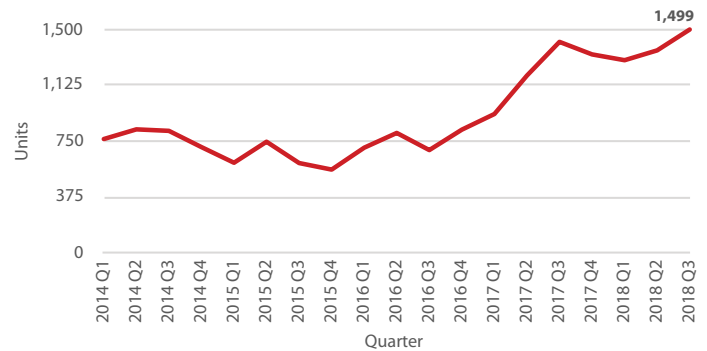
Source: Ivory-Boyer Construction Database

Figure 2: Detached Single-Family Building Permits, January - September



Source: Ivory-Boyer Construction Database

Figure 3: Condominium, Townhome, and Duplex Building Permits by Quarter, First Quarter 2014 – Third Quarter 2018



Source: Ivory-Boyer Construction Database

Table 3: Cities Ranked by Condominium, Townhome, and Duplex Building Permits, January 2014 – September 2018

City	Units	Share of State
Herriman	2,733	15.5%
South Jordan	1,335	7.5%
Lehi	1,064	6.0%
Vineyard	857	4.8%
St. George	653	3.7%
Saratoga Springs	619	3.5%
Orem	613	3.5%
Bluffdale	543	3.1%
Eagle Mountain	534	3.0%
American Fork	419	2.4%
State	17,684	100.0%

Source: Ivory-Boyer Construction Database

Apartments: Nearly 4,000 new permits have been issued for apartments, the third highest number of units issued from January through September since 2010 (Figure 4). Despite this volume, apartment permits are down eight percent from September 2017. This is also the second time since 2000 that apartments have made up less than half of statewide multifamily permits.

Apartment permits in 2018 so far are heavily concentrated, two out of every three apartments permitted since January are in Salt Lake County; one in five is in Utah County. Over half of new apartment permits in Utah are located in the top five ranked cities (Table 4).

Nonresidential Construction

Nonresidential construction picked up this quarter. The value rose nearly 20 percent from the second quarter. However, nonresidential construction value remains down 7.6 percent from 2017 (Table 6). Six of the 16 types of nonresidential construction have surpassed \$100 million in value (Figure 5). Nearly half of total nonresidential value is in two categories: industrial, warehouse, and manufacturing buildings; and office, banks and professional buildings. The remaining types of nonresidential types account for another 30 percent of nonresidential construction.

Nonresidential construction activity in 2018 is concentrated in the Wasatch Front counties and Washington County. Through September, these five counties account for 85 percent of nonresidential construction activity in the state (Figure 6). The top five ranked cities for nonresidential construction so far this year are in Salt Lake, Utah, Washington counties; combined, the top five cities (Salt Lake City, Lehi, West Valley City, St. George, and Pleasant Grove) account for almost half of statewide nonresidential construction value (Table 5).

Table 4: Counties and Cities Ranked by Apartment Building Permits, January – September 2018

County	Units	County's Share
Salt Lake County	2,532	63.7%
Utah County	760	19.1%
Washington County	252	6.3%
Weber County	191	4.8%
Cache County	71	1.6%
State	3,974	100.0%

City	Units	City's Share
Draper	593	14.9%
Salt Lake City	565	14.2%
Millcreek	378	9.5%
Bluffdale	337	8.5%
Vineyard	294	7.4%
State	3,974	100.0%

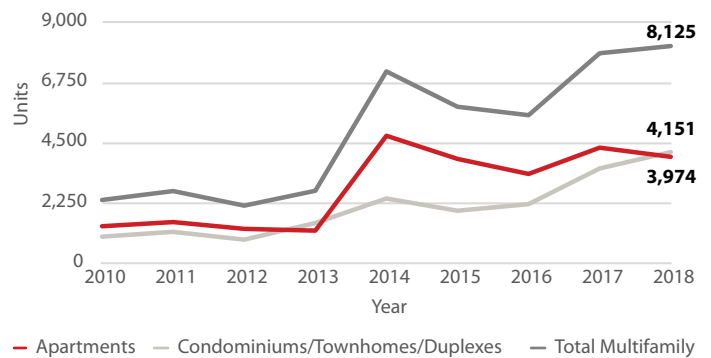
Source: Ivory-Boyer Construction Database

Table 5: Cities Ranked by Value of Nonresidential Permit Authorized Construction, January – September 2018

City	Value	Share of Value
Salt Lake City	\$269.4	16.2%
Lehi	\$156.2	9.4%
West Valley City	\$127.0	7.6%
St. George	\$121.4	7.3%
Pleasant Grove	\$90.4	5.4%
State	\$1,664.2	100.0%

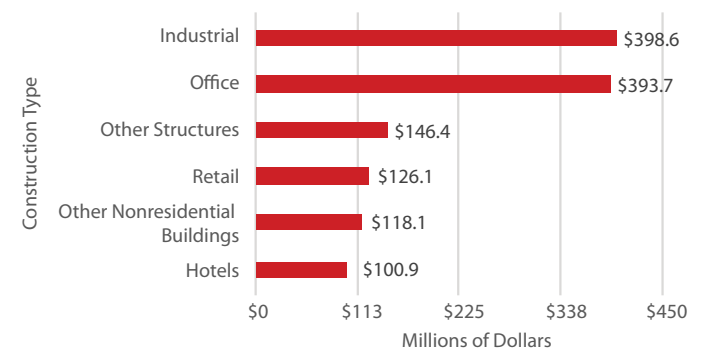
Source: Ivory-Boyer Construction Database

Figure 4: Multifamily Building Permits by Type, January - September



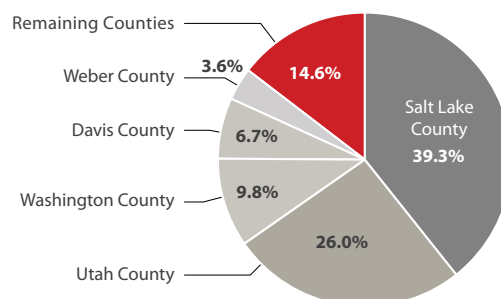
Source: Ivory-Boyer Construction Database

Figure 5: Value of Nonresidential Construction by Type, January – September, 2018



Source: Ivory-Boyer Construction Database

Figure 6: Percent Share of Value of Nonresidential Construction by County, January – September, 2018



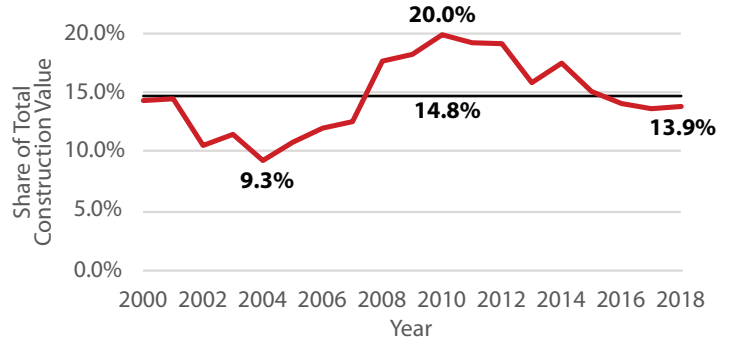
Additions, Alterations, and Repairs

The statewide value of additions, alterations, and repairs through the third quarter of 2018 is \$913.8 million, up six percent from 2017. Additions, alterations, and repairs account for 13.9 percent of total construction value so far in 2018. This is below the January through September average since 2000 of 14.8 percent. Additions, alterations, and repairs haven't fallen from the peak of one-fifth of total construction value, but remains almost five percentage points higher than the trough in 2004 (Figure 7).

State, County, and City Details

Detailed data on select construction indicators is shown in the following tables. For monthly data on residential type and construction value in the third quarter, see Table 6. For year-to-date data on total units and construction value by city and county, see Table 7.

Figure 7: Additions, Alterations, and Repairs Share of Total Construction Value, January – September 2018



Source: Ivory-Boyer Construction Database

Table 6
Summary Table, Third Quarter 2016-2018

(Values in thousands of dollars)

July	Month			Percent Change 17-18	Year-to-date			Percent Change 17-18
	2016	2017	2018		2016	2017	2018	
Total New Dwelling Units	1,337	2,114	1,934	-8.5%	10,765	13,348	14,707	10.2%
Single Family	889	1,061	1,085	2.3%	6,067	7,039	7,859	11.6%
Multifamily	433	1,027	825	-19.7%	4,587	6,104	6,660	9.1%
Condos/Townhome/Duplex	157	422	408	-3.3%	1,668	2,544	3,060	20.3%
Apartments (3+ units)	252	588	417	-29.1%	2,634	3,406	3,495	2.6%
Group Quarters	24	17	0	-100.0%	285	154	105	-31.8%
Mobile Homes/Manufactured/Cabins	15	26	24	-7.7%	111	205	188	-8.3%
Residential Valuation	\$298,716.6	\$433,951.5	\$428,570.7	-1.2%	\$2,237,510.4	\$2,746,999.7	\$3,109,410.2	13.2%
Nonresidential Valuation	\$185,821.1	\$295,157.8	\$204,326.3	-30.8%	\$1,739,929.9	\$1,494,854.4	\$1,219,917.0	-18.4%
Additions, Alterations, and Repairs	\$49,063.7	\$72,380.4	\$99,722.0	37.8%	\$624,574.7	\$672,796.6	\$683,334.9	1.6%
Total Construction Value	\$533,601.4	\$801,489.8	\$732,619.0	-8.6%	\$4,602,014.9	\$4,914,650.7	\$5,012,662.1	2.0%

August	Month			Percent Change 17-18	Year-to-date			Percent Change 17-18
	2016	2017	2018		2016	2017	2018	
Total New Dwelling Units	1,795	2,233	2,502	12.0%	12,560	15,581	17,209	10.4%
Single Family	1,095	1,285	1,287	0.2%	7,162	8,324	9,146	9.9%
Multifamily	675	896	1,114	24.3%	5,262	7,000	7,774	11.1%
Condos/Townhome/Duplex	193	595	657	10.4%	1,861	3,139	3,717	18.4%
Apartments (3+ units)	482	277	429	54.9%	3,116	3,683	3,924	6.5%
Group Quarters	0	24	28	16.7%	285	178	133	-25.3%
Mobile Homes/Manufactured/Cabins	25	52	101	94.2%	136	257	289	12.5%
Residential Valuation	\$388,990.1	\$476,312.6	\$525,824.8	10.4%	\$2,626,500.5	\$3,223,312.3	\$3,635,235.1	12.8%
Nonresidential Valuation	\$184,448.0	\$167,022.8	\$251,964.1	50.9%	\$1,924,377.8	\$1,661,877.2	\$1,471,881.1	-11.4%
Additions, Alterations, and Repairs	\$97,886.7	\$94,126.7	\$146,937.1	56.1%	\$722,461.4	\$766,923.3	\$830,272.0	8.3%
Total Construction Value	\$671,324.8	\$737,462.2	\$924,726.0	25.4%	\$5,273,339.7	\$5,652,112.9	\$5,937,388.2	5.0%

September	Month			Percent Change 17-18	Year-to-date			Percent Change 17-18
	2016	2017	2018		2016	2017	2018	
Total New Dwelling Units	1,568	2,138	1,552	-27.4%	14,128	17,719	18,761	5.9%
Single-Family	987	1,006	1,033	2.7%	8,149	9,330	10,179	9.1%
Multifamily	557	1,097	484	-55.9%	5,819	8,097	8,258	2.0%
Condos/Twin Homes	340	399	434	8.8%	2,201	3,538	4,151	17.3%
Apartments (3+ units)	217	634	50	-92.1%	3,333	4,317	3,974	-7.9%
Group Quarters	0	64	0	-100.0%	285	242	133	-45.0%
Mobile Homes/Manufactured/Cabins	24	35	35	0.0%	160	292	324	11.0%
Residential Valuation	\$351,857.7	\$401,396.3	\$373,075.1	-7.1%	\$2,978,358.2	\$3,624,708.6	\$4,008,310.2	10.6%
Nonresidential Valuation	\$215,481.1	\$139,260.3	\$192,291.6	38.1%	\$2,139,859.0	\$1,801,137.6	\$1,664,172.8	-7.6%
Additions, Alterations, and Repairs	\$118,807.1	\$92,661.9	\$83,558.7	-9.8%	\$841,268.5	\$859,585.2	\$913,830.7	6.3%
Total Construction Value	\$686,145.9	\$633,318.5	\$648,925.4	2.5%	\$5,959,485.6	\$6,285,431.4	\$6,586,313.6	4.8%

Source: Ivory-Boyer Construction Database

Table 7
Third Quarter 2018 Permit Authorized Construction

(Values in thousands of dollars)

	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	4	\$1,060.5	\$244.7	\$72.7	\$600.0	\$1,977.9
Milford	0	\$0	\$1,193.6	\$11.7	\$4.6	\$1,209.9
Other Beaver Co	8	\$2,403.0	\$34,572.1	\$256.6	\$29.3	\$37,261.0
Total	12	\$3,463.5	\$36,010.4	\$341.0	\$633.9	\$40,448.8
Percent Change	-58.6%	-43.7%	1,307.3%	5.5%	360.8%	341.3%

Box Elder County

Brigham City	31	\$0	\$8,244.9	\$0	\$7,902.3	\$0
Corinne	5	\$0	\$812.2	\$0	\$135.9	\$0
Deweyville	2	\$0	\$495.7	\$0	\$75.5	\$0
Elwood	1	\$0	\$207.6	\$0	\$10.0	\$0
Garland	12	\$0	\$1,824.6	\$0	\$0	\$0
Howell	0	\$0	\$0	\$0	\$0	\$0
Mantua	4	\$0	\$1,338.2	\$0	\$16.0	\$0
Perry	15	\$0	\$3,255.9	\$0	\$435.0	\$0
Plymouth	0	\$0	\$0	\$0	\$0	\$0
Portage	1	\$0	\$380.1	\$0	\$0	\$0
Snowville	0	\$0	\$0	\$0	\$0	\$0
Tremonton	93	\$13,385.5	\$6,353.2	\$1,253.7	\$85.0	\$21,077.4
Willard	8	\$2,043.9	\$197.0	\$101.8	\$0	\$2,342.7
Other Box Elder Co	53	\$13,356.4	\$2,145.3	\$360.7	\$250.0	\$16,112.4
Total	225	\$45,345.0	\$17,270.2	\$3,688.7	\$11,510.1	\$77,813.9
Percent Change	-6.3%	2.6%	65.9%	-47.5%	377.0%	21.5%

Cache County

Amalga	0	\$0	\$32.4	\$76.5	\$0	\$108.9
Clarkston	0	\$0	\$0	\$0	\$0	\$0
Cornish	0	\$0	\$0	\$0	\$0	\$0
Hyde Park	38	\$11,578.6	\$5,039.5	\$255.7	\$105.0	\$16,978.8
Hyrum	108	\$33,621.2	\$910.9	\$54.7	\$149.6	\$34,736.5
Lewiston	0	\$0	\$0	\$0	\$0	\$0
Logan	175	\$24,769.6	\$38,859.9	\$625.5	\$18,520.0	\$82,775.0
Mendon	0	\$0	\$18.0	\$15.0	\$0	\$33.0
Millville	26	\$16,441.7	\$153.7	\$14.4	\$0	\$16,609.9
Newton	2	\$541.0	\$66.7	\$267.0	\$0	\$874.7
Nibley	16	\$4,366.1	\$466.9	\$302.6	\$2,635.3	\$7,770.9
North Logan	60	\$13,235.0	\$1,029.3	\$85.7	\$395.4	\$14,745.4
Paradise	6	\$1,928.5	\$224.5	\$285.5	\$0	\$2,438.5
Providence	49	\$21,220.7	\$1,069.8	\$1,275.9	\$205.2	\$23,771.6
Richmond	10	\$2,384.2	\$132.8	\$69.9	\$0	\$2,587.0
River Heights	7	\$1,483.5	\$23.4	\$70.9	\$6.8	\$1,584.6
Smithfield	106	\$23,864.1	\$3,286.3	\$353.0	\$133.5	\$27,636.8
Trenton	3	\$503.2	\$0	\$0	\$0	\$503.2
Wellsville	9	\$2,415.0	\$854.0	\$142.2	\$0	\$3,411.2
Other Cache Co	40	\$20,023.0	\$1,792.3	\$313.5	\$79.8	\$22,208.5
Total	655	\$178,375.4	\$53,960.4	\$4,208.1	\$22,230.5	\$258,774.4
Percent Change	-10.2%	50.1%	2.6%	10.0%	103.3%	39.0%

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)	
Carbon County						
East Carbon	0	\$0	\$0	\$0	\$0	\$0
Helper	0	\$0	\$1,157.4	\$138.7	\$13.0	\$1,309.1
Price	0	\$0	\$117.7	\$737.0	\$580.1	\$1,434.9
Scofield	0	\$0	\$30.0	\$1.0	\$0	\$31.0
Sunnyside	0	\$0	\$0	\$0	\$0	\$0
Wellington	1	\$1.0	\$62.4	\$41.5	\$3.0	\$107.9
Other Carbon Co	14	\$3,330.4	\$1,641.6	\$598.8	\$206.5	\$5,777.3
Total	15	\$3,331.4	\$3,009.0	\$1,517.0	\$802.6	\$8,660.1
Percent Change	15.4%	22.1%	-80.4%	-28.1%	-47.7%	-60.2%
Daggett County						
Manila	0	\$0	\$0	\$0	\$0	\$0
Other Daggett Co	0	\$0	\$0	\$0	\$0	\$0
Total	0	\$0	\$0	\$0	\$0	\$0
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Davis County						
Bountiful	89	\$21,650.5	\$6,436.8	\$2,473.6	\$6,728.9	\$37,289.8
Centerville	12	\$5,126.6	\$5,347.0	\$971.3	\$4,331.1	\$15,776.1
Clearfield	70	\$5,968.6	\$3,593.9	\$1,120.7	\$8,173.5	\$18,856.7
Clinton	89	\$22,269.7	\$6,199.4	\$1,639.3	\$2,015.7	\$32,124.0
Farmington	63	\$21,785.3	\$9,797.6	\$3,426.6	\$786.2	\$35,795.7
Fruit Heights	11	\$4,701.3	\$895.0	\$997.9	\$156.7	\$6,751.0
Kaysville	139	\$48,526.0	\$24,642.0	\$6,836.7	\$655.4	\$80,660.1
Layton	391	\$77,917.3	\$12,297.6	\$4,771.6	\$8,757.6	\$103,744.1
North Salt Lake	68	\$17,457.0	\$6,827.2	\$1,008.0	\$2,943.5	\$28,235.7
South Weber	87	\$21,348.0	\$680.2	\$178.8	\$0	\$22,207.0
Sunset	12	\$855.1	\$10,573.0	\$237.7	\$26.9	\$11,692.6
Syracuse	292	\$64,694.2	\$6,021.7	\$1,013.8	\$637.5	\$72,367.1
West Bountiful	26	\$6,819.4	\$419.9	\$427.3	\$5.0	\$7,671.6
West Point	78	\$14,128.0	\$2,904.5	\$323.0	\$0	\$17,355.5
Woods Cross	4	\$1,722.5	\$3,554.1	\$1.0	\$0	\$5,277.6
Other Davis Co	17	\$3,073.6	\$11,195.9	\$561.8	\$2,424.6	\$17,255.9
Total	1,448	\$338,043.0	\$111,385.9	\$25,989.2	\$37,642.6	\$513,060.6
Percent Change	0.1%	15.8%	-12.2%	47.1%	9.2%	9.0%
Duchesne County						
Duchesne	0	\$0	\$0	\$0	\$0	\$0
Roosevelt	0	\$0	\$0	\$0	\$0	\$0
Other Duchesne Co	34	\$8,236.2	\$1,384.7	\$383.8	\$0	\$10,004.6
Total	34	\$8,236.2	\$1,384.7	\$383.8	\$0	\$10,004.6
Percent Change	-8.1%	1.2%	-18.8%	-48.9%	0.0%	-5.6%
Emery County						
Castle Dale	1	\$322.9	\$17.0	\$17.5	\$2.0	\$359.3
Clawson	0	\$0	\$0	\$0	\$0	\$0
Cleveland	0	\$0	\$0	\$0	\$0	\$0
Elmo	0	\$0	\$0	\$0	\$0	\$0
Emery	0	\$0	\$0	\$0	\$0	\$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	3	\$211.4	\$46.1	\$10.8	\$30.3	\$298.6
Green River	0	\$0	\$0	\$0	\$0	\$0
Huntington	5	\$983.3	\$721.4	\$10.6	\$86.1	\$1,801.4
Orangeville	0	\$0	\$101.6	\$219.7	\$0	\$321.3
Other Emery Co	0	\$0	\$0	\$0	\$0	\$0
Total	9	\$1,517.6	\$886.1	\$258.5	\$118.4	\$2,780.6
Percent Change	-25.0%	-19.5%	-44.0%	-54.2%	-72.6%	-37.7%

Garfield County

Antimony	0	\$0	\$0	\$0	\$0	\$0
Boulder	0	\$0	\$0	\$0	\$0	\$0
Cannonville	0	\$0	\$0	\$0	\$0	\$0
Escalante	0	\$0	\$0	\$0	\$0	\$0
Hatch	0	\$0	\$0	\$0	\$0	\$0
Henrieville	0	\$0	\$0	\$0	\$0	\$0
Panguitch	0	\$0	\$0	\$0	\$0	\$0
Tropic	1	\$14.0	\$0	\$0	\$0	\$14.0
Bryce Canyon City	0	\$0	\$0	\$0	\$0	\$0
Other Garfield Co	0	\$0	\$0	\$0	\$0	\$0
Total	1	\$14.0	\$0	\$0	\$0	\$14.0
Percent Change	-85.7%	-99.2%	-100.0%	-100.0%	0.0%	-99.5%

Grand County

Moab	0	\$0	\$0	\$0	\$0	\$0
Other Grand Co	0	\$0	\$0	\$0	\$0	\$0
Total	0	\$0	\$0	\$0	\$0	\$0
Percent Change	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%

Iron County

Cedar City	383	\$63,408.8	\$933.4	\$531.7	\$3,150.7	\$68,024.6
Enoch	40	\$10,227.2	\$724.1	\$77.1	\$0	\$11,028.4
Paragonah	1	\$115.7	\$51.0	\$0	\$10.0	\$176.7
Parowan	12	\$1,611.2	\$659.5	\$195.0	\$0	\$2,465.7
Other Iron Co	128	\$22,453.6	\$1,342.1	\$1,825.3	\$208.4	\$25,829.4
Total	564	\$97,816.4	\$3,710.1	\$2,629.1	\$3,369.1	\$107,524.7
Percent Change	89.9%	43.5%	-60.0%	35.9%	37.2%	31.4%

Juab County

Eureka	0	\$0	\$0	\$0	\$0	\$0
Levan	2	\$588.1	\$129.5	\$17.9	\$0	\$735.4
Mona	0	\$0	\$0	\$0	\$0	\$0
Nephi	46	\$11,226.3	\$14,298.3	\$428.2	\$0	\$25,952.8
Other Juab Co	11	\$3,947.5	\$2,247.3	\$175.2	\$0	\$6,370.1
Total	59	\$15,761.9	\$16,675.2	\$621.3	\$0	\$33,058.3
Percent Change	28.3%	28.7%	456.2%	1.4%	-100.0%	70.3%

Kane County

Glendale	4	\$438.0	\$25.0	\$12.5	\$54.6	\$530.1
Kanab	0	\$0	\$0	\$0	\$0	\$0
Orderville	0	\$0	\$0	\$0	\$0	\$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	49	\$13,612.7	\$2,444.5	\$508.3	\$5.0	\$16,570.5
Total	53	\$14,050.7	\$2,469.5	\$520.8	\$59.6	\$17,100.6
Percent Change	-20.9%	10.0%	231.5%	19.4%	-8.4%	22.0%

Millard County

Delta	3	\$598.0	\$1,219.0	\$133.0	\$35.0	\$1,985.0
Fillmore	10	\$1,469.0	\$1,172.8	\$333.9	\$256.0	\$3,231.7
Hinckley	0	\$0	\$0	\$0	\$0	\$0
Kanosh	1	\$137.8	\$81.0	\$0	\$0	\$218.8
Lynndyl	0	\$0	\$0	\$0	\$0	\$0
Oak City	0	\$0	\$0	\$0	\$0	\$0
Other Millard Co	12	\$2,302.2	\$246.7	\$15.5	\$86.6	\$2,651.0
Total	26	\$4,507.0	\$2,719.5	\$482.4	\$377.6	\$8,086.6
Percent Change	-18.8%	-23.3%	83.8%	-51.2%	-36.3%	-9.6%

Morgan County

Morgan	21	\$7,548.2	\$2,731.9	\$109.2	\$0	\$10,389.3
Other Morgan Co	0	\$0	\$0	\$0	\$0	\$0
Total	21	\$7,548.2	\$2,731.9	\$109.2	\$0	\$10,389.3
Percent Change	600.0%	765.9%	397.1%	173.1%	-100.0%	406.1%

Piute County

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

Rich County

Garden City	15	\$4,705.0	\$102.0	\$200.0	\$10.1	\$5,017.1
Randolph	0	\$0	\$0	\$0	\$0	\$0
Other Rich Co	0	\$0	\$0	\$0	\$0	\$0
Total	15	\$4,705.0	\$102.0	\$200.0	\$10.1	\$5,017.1
Percent Change	-48.3%	-49.7%	-94.6%	66.7%	-95.3%	-56.6%

Salt Lake County

Alta	0	\$0	\$0	\$0	\$0	\$0
Bluffdale	509	\$74,536.0	\$11,471.0	\$680.0	\$2,803.0	\$89,490.0
Draper	843	\$128,343.3	\$39,428.9	\$3,548.0	\$16,621.2	\$187,941.4
Midvale	87	\$15,412.9	\$24,336.1	\$2,153.2	\$9,562.8	\$51,465.0
Millcreek	398	\$39,545.2	\$5,147.2	\$3,164.5	\$2,364.4	\$50,221.3
Murray	226	\$45,425.2	\$13,597.5	\$1,968.2	\$11,534.3	\$72,525.2
Riverton	117	\$33,913.0	\$10,217.0	\$1,146.4	\$4,690.7	\$49,967.1
Salt Lake City	651	\$89,515.7	\$269,374.0	\$28,627.1	\$188,644.7	\$576,161.5
Sandy	180	\$32,149.7	\$11,787.0	\$2,736.0	\$77,860.3	\$124,532.9
South Jordan	890	\$206,732.0	\$86,712.0	\$2,604.0	\$13,061.0	\$309,109.0
South Salt Lake	0	\$0	\$0	\$0	\$0	\$0
West Jordan	541	\$111,598.2	\$25,182.7	\$2,925.0	\$49,494.2	\$189,200.0
West Valley City	191	\$48,874.6	\$126,992.8	\$2,833.1	\$27,947.5	\$206,648.0
Taylorsville	22	\$4,044.5	\$677.9	\$1,623.2	\$5,281.2	\$11,626.8
Herriman	1,492	\$275,188.0	\$23,977.8	\$2,211.4	\$2,314.0	\$303,691.2

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)	
Holladay	4	\$701.5	\$1,174.9	\$3,322.5	\$930.0	\$6,128.8
Cottonwood Heights	12	\$3,955.0	\$389.9	\$719.4	\$211.0	\$5,275.3
Other Salt Lake Co	53	\$14,989.9	\$4,098.6	\$5,322.8	\$4,703.5	\$29,114.8
Total	6,216	\$1,124,924.7	\$654,565.1	\$65,584.8	\$418,023.7	\$2,263,098.3
Percent Change	21.9%	10.4%	-21.4%	-4.7%	13.5%	-1.1%

San Juan County

Blanding	0	\$0	\$0	\$0	\$0	\$0
Monticello	0	\$0	\$90.0	\$0	\$6.0	\$96.0
Other San Juan Co	0	\$0	\$0	\$0	\$0	\$0
Total	0	\$0	\$90.0	\$0	\$6.0	\$96.0
Percent Change	-100.0%	-100.0%	-67.6%	0.0%	0.0%	-76.9%

Sanpete County

Centerfield	4	\$709.5	\$135.6	\$0	\$0	\$845.1
Ephraim	15	\$2,354.0	\$100.5	\$0	\$100.0	\$2,554.5
Fairview	9	\$1,728.0	\$249.5	\$112.9	\$0	\$2,090.4
Fayette	2	\$307.6	\$61.7	\$0	\$0	\$369.3
Fountain Green	5	\$624.5	\$18.0	\$121.1	\$22.0	\$785.6
Gunnison	3	\$531.0	\$65.5	\$134.1	\$0	\$730.5
Manti	9	\$1,562.0	\$158.0	\$115.2	\$0	\$1,835.2
Mayfield	5	\$851.4	\$63.0	\$37.6	\$0	\$952.0
Moroni	3	\$393.7	\$120.8	\$87.0	\$0	\$601.5
Mt. Pleasant	21	\$2,731.3	\$332.5	\$5.0	\$0	\$3,068.8
Spring City	10	\$1,746.1	\$59.6	\$65.6	\$0	\$1,871.3
Sterling	1	\$206.1	\$19.4	\$0	\$0	\$225.5
Wales	1	\$16.6	\$20.4	\$0	\$0	\$37.0
Other Sanpete Co	14	\$3,171.8	\$144.9	\$80.6	\$0	\$3,397.3
Total	102	\$16,933.6	\$1,549.2	\$759.1	\$122.0	\$19,363.9
Percent Change	1.0%	-2.4%	-70.4%	54.6%	-98.1%	-34.0%

Sevier County

Annabella	1	\$282.0	\$0	\$0	\$0	\$282.0
Aurora	0	\$0	\$0	\$0	\$0	\$0
Elsinore	0	\$0	\$0	\$0	\$0	\$0
Glenwood	0	\$0	\$6.0	\$0	\$0	\$6.0
Joseph	0	\$0	\$7.0	\$0	\$0	\$7.0
Koosharem	0	\$0	\$0	\$0	\$0	\$0
Monroe	1	\$138.0	\$75.0	\$0	\$0	\$213.0
Redmond	0	\$0	\$0	\$0	\$0	\$0
Richfield	8	\$1,874.0	\$5,306.2	\$82.0	\$250.0	\$7,512.2
Salina	0	\$0	\$22.0	\$0	\$0	\$22.0
Sigurd	0	\$0	\$24.0	\$0	\$0	\$24.0
Central Valley	0	\$0	\$6.0	\$0	\$0	\$6.0
Other Sevier Co	2	\$1,178.0	\$3,832.1	\$0	\$0	\$5,010.1
Total	12	\$3,472.0	\$9,278.3	\$82.0	\$250.0	\$13,082.3
Percent Change	-81.3%	-67.2%	481.6%	-57.6%	86.2%	4.6%

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	8	\$502.4	\$95.0	\$59.2	\$0.0	\$656.6
Kamas	5	\$4,749.4	\$608.6	\$0.0	\$52.6	\$5,410.7
Oakley	0	\$0.0	\$23.3	\$0.0	\$0.0	\$23.3
Park City	64	\$36,684.0	\$49,538.7	\$27,025.7	\$6,339.0	\$119,587.4
Other Summit Co	5	\$3,987.0	\$259.9	\$696.9	\$45.0	\$4,988.7
Total	82	\$45,922.8	\$50,525.4	\$27,781.8	\$6,436.7	\$130,666.7
Percent Change	-60.8%	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Tooele County						
Grantsville	119	\$22,319.6	\$2,996.8	\$508.3	\$5,108.0	\$30,932.6
Tooele	137	\$18,193.8	\$2,138.2	\$378.5	\$228.6	\$20,939.1
Wendover	3	\$315.0	\$0.0	\$3.5	\$15.0	\$333.5
Other Tooele Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	259	\$40,828.4	\$5,135.0	\$890.3	\$5,351.6	\$52,205.3
Percent Change	39.3%	24.5%	-61.0%	27.2%	318.9%	8.9%
Uintah County						
Ballard	10	\$220.0	\$4.4	\$0.0	\$30.7	\$251.1
Naples	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Vernal	7	\$1,215.8	\$33.4	\$570.8	\$2,305.8	\$4,125.8
Other Uintah Co	27	\$7,153.5	\$1,319.4	\$1,302.9	\$5,007.4	\$14,783.2
Total	44	\$8,589.3	\$1,353.2	\$1,873.7	\$7,343.9	\$19,160.1
Percent Change	29.4%	2.8%	-72.7%	4.0%	-65.6%	-47.5%
Utah County						
Alpine	25	\$13,695.0	\$6,017.8	\$393.5	\$104.0	\$20,210.3
American Fork	275	\$65,806.5	\$21,809.7	\$2,506.8	\$7,508.0	\$97,630.9
Cedar Hills	4	\$2,210.4	\$232.4	\$900.3	\$562.3	\$3,905.3
Elk Ridge	21	\$6,711.0	\$0.0	\$0.0	\$0.0	\$6,711.0
Eagle Mountain	716	\$180,616.7	\$12,107.3	\$692.1	\$95.6	\$193,511.8
Goshen	0	\$0.0	\$207.9	\$0.0	\$0.0	\$207.9
Highland	51	\$23,697.2	\$7,341.5	\$3,206.5	\$850.2	\$35,095.5
Lehi	1,163	\$280,729.0	\$156,200.3	\$6,637.9	\$46,121.7	\$489,688.8
Lindon	74	\$17,127.7	\$34,597.8	\$1,001.4	\$7,371.0	\$60,097.9
Mapleton	150	\$47,473.0	\$3,126.0	\$2,251.0	\$317.0	\$53,167.0
Orem	526	\$103,026.1	\$18,788.9	\$3,937.7	\$11,347.7	\$137,100.4
Payson	198	\$21,724.7	\$1,901.7	\$898.3	\$1,569.6	\$26,094.3
Pleasant Grove	134	\$43,422.8	\$90,376.5	\$2,183.0	\$11,434.0	\$147,416.3
Provo	165	\$28,940.4	\$15,353.3	\$3,039.1	\$11,069.3	\$58,402.2
Salem	69	\$19,055.0	\$519.3	\$702.6	\$351.7	\$20,628.6
Santaquin	153	\$42,814.1	\$3,928.9	\$1,901.1	\$0.0	\$48,644.1
Spanish Fork	314	\$84,471.5	\$28,625.8	\$18,233.3	\$5,748.5	\$137,079.1
Springville	112	\$29,716.0	\$3,699.3	\$1,405.3	\$2,590.7	\$37,411.3
Vineyard	650	\$150,682.2	\$6,887.3	\$1,759.9	\$4,034.8	\$163,364.2
Woodland Hills	495	\$103,837.0	\$14,076.2	\$2,663.5	\$544.0	\$121,120.8
Saratoga Springs	24	\$11,446.3	\$6,879.8	\$321.9	\$87.5	\$18,735.5
Other Utah Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	5,319	\$1,277,202.6	\$432,677.7	\$54,635.0	\$111,707.7	\$1,876,223.0
Percent Change	2.2%	12.4%	-16.5%	31.1%	10.0%	4.3%

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	235	\$117,518.5	\$28,985.5	\$3,721.4	\$819.2	\$151,044.5
Midway	30	\$14,011.4	\$3,144.3	\$1,302.7	\$898.5	\$19,356.9
Other Wasatch Co	71	\$55,902.1	\$1,515.6	\$1,099.4	\$445.2	\$58,962.4
Total	-30.4%	-27.6%	-86.2%	-1.7%	-91.9%	-37.8%
Percent Change	0.6%	18.6%	3.8%	16.1%	-67.2%	13.3%
Washington County						
Enterprise	0	\$0	\$0	\$0	\$0	\$0
Hurricane	380	\$53,130.3	\$15,053.8	\$413.7	\$1,427.3	\$70,025.1
Ivins	116	\$34,133.3	\$2,672.6	\$810.3	\$0	\$37,616.2
La Verkin	22	\$3,957.0	\$2,203.4	\$13.9	\$730.0	\$6,904.3
Leeds	3	\$803.6	\$64.6	\$38.4	\$0	\$906.7
Santa Clara	79	\$21,461.9	\$4,159.4	\$283.7	\$66.0	\$25,970.9
Springdale	0	\$0	\$0	\$0	\$0	\$0
St. George	1,093	\$140,627.5	\$121,429.6	\$3,472.4	\$35,260.8	\$300,790.2
Virgin	0	\$0	\$89.1	\$0	\$0	\$89.1
Washington	480	\$117,176.4	\$13,984.4	\$780.6	\$630.8	\$132,572.2
Other Washington Co	60	\$11,852.6	\$2,620.0	\$1,015.2	\$8	\$15,488.6
Total	2,233	\$383,142.5	\$162,276.9	\$6,828.2	\$38,115.6	\$590,363.2
Percent Change	-7.5%	-2.4%	84.7%	-29.4%	2.7%	12.0%
Wayne County						
Hanksville	0	\$0	\$0	\$0	\$0	\$0
Loa	0	\$0	\$0	\$0	\$0	\$0
Torrey	5	\$1,070.0	\$50.0	\$236.4	\$0	\$1,356.4
Other Wayne Co	1	\$459.2	\$21.0	\$10.0	\$9.0	\$499.2
Total	6	\$1,529.2	\$71.0	\$246.4	\$9.0	\$1,855.6
Percent Change	-14.3%	50.5%	-70.0%	223.5%	0.0%	39.6%
Weber County						
Farr West	42	\$10,386.4	\$1,545.8	\$387.6	\$238.3	\$12,558.2
Harrisville	12	\$2,445.4	\$40.1	\$0	\$375.0	\$2,860.5
Huntsville	9	\$3,061.5	\$1,404.9	\$233.6	\$0	\$4,699.9
North Ogden	144	\$31,523.1	\$2,272.0	\$1,188.9	\$0	\$34,984.0
Ogden	55	\$10,359.1	\$18,392.2	\$7,035.6	\$15,904.0	\$51,690.9
Plain City	128	\$31,333.3	\$1,492.3	\$715.5	\$0	\$33,541.2
Pleasant View	31	\$9,667.8	\$19,938.8	\$272.3	\$3,057.0	\$32,935.9
Riverdale	10	\$1,713.8	\$1,373.3	\$458.2	\$1,730.0	\$5,275.2
Roy	97	\$8,887.4	\$2,423.2	\$670.0	\$704.3	\$12,684.8
South Ogden	174	\$14,133.1	\$2,816.8	\$2,000.8	\$1,357.1	\$20,307.8
Uintah	10	\$1,486.9	\$1,771.7	\$52.2	\$31.3	\$3,342.2
Washington Terrace	9	\$2,895.4	\$405.7	\$102.5	\$140.3	\$3,544.0
West Haven	197	\$37,284.6	\$3,952.8	\$371.9	\$172.0	\$41,781.3
Other Weber Co	97	\$30,440.1	\$2,861.0	\$2,725.0	\$1,869.6	\$37,895.8
Total	1,015	\$195,617.9	\$60,690.6	\$16,214.2	\$25,579.0	\$298,101.7
Percent Change	8.7%	14.4%	29.1%	33.5%	-35.0%	10.6%
State Total						
Total	18,761	\$4,008,310.2	\$1,664,172.8	\$221,968.2	\$691,862.5	\$6,586,313.6
Percent Change	5.9%	10.6%	-7.6%	12.7%	4.4%	4.8%

Source: Ivory-Boyer Construction Database



The Ivory-Boyer Real Estate Center partners with the Kem C. Gardner Policy Institute 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 professionals 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 801-581-5588.

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