



Ivory-Boyer CONSTRUCTION REPORT

The value of all permit authorized construction in Utah during the first quarter of 2017 was \$1.92 billion, a three percent decrease from the first quarter of 2016 (see Table 1). While a relatively minor decrease, it is the first decline in first quarter total construction value since 2012 (see Figure 1). The slowdown in overall construction was attributable to the 30 percent decline in nonresidential construction value.

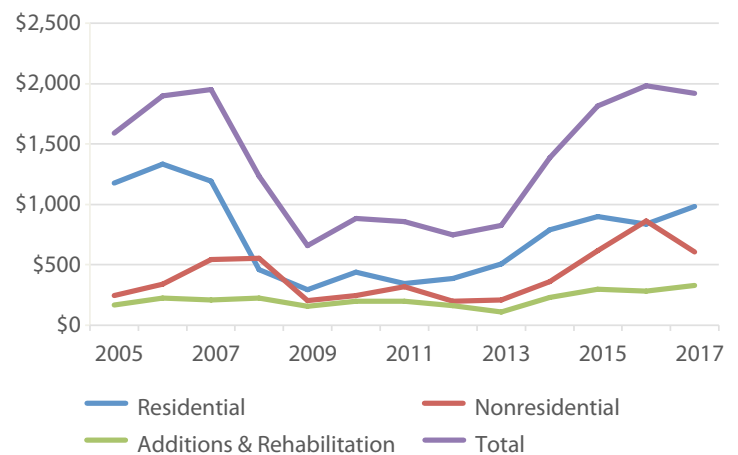
So far in 2017, Salt Lake City leads the state in total construction value at \$303 million. Lehi has the second highest value at just less than half Salt Lake City's value, and South Jordan, Herriman and American Fork round out the top five (see Table 2). In total, these cities account for about 18 percent of Utah's new construction value in the first quarter. A brief discussion of nonresidential and residential construction is given below followed by detailed construction data for Utah's counties and cities.

Table 1
Value of First Quarter 2017 Permit Authorized Construction in Utah (Million 2017 dollars)

Year	Residential	Nonresidential	Additions & Rehabilitation	Total
2005	\$1,177.2	\$245.1	\$169.9	\$1,592.2
2006	\$1,334.6	\$341.4	\$224.7	\$1,900.7
2007	\$1,193.4	\$543.7	\$211.4	\$1,948.6
2008	\$458.6	\$554.9	\$222.7	\$1,236.2
2009	\$294.4	\$205.9	\$157.4	\$657.7
2010	\$440.5	\$243.5	\$201.3	\$885.3
2011	\$343.2	\$319.1	\$197.5	\$859.8
2012	\$386.4	\$198.1	\$163.4	\$747.9
2013	\$507.9	\$208.6	\$109.5	\$826.0
2014	\$791.7	\$362.5	\$229.1	\$1,383.3
2015	\$900.4	\$617.6	\$296.4	\$1,814.4
2016	\$838.8	\$863.3	\$279.9	\$1,982.0
2017	\$982.4	\$607.3	\$328.3	\$1,918.0

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

Figure 1
First Quarter 2017 Value of Construction in Utah
(Millions 2017 dollars)



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

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

- \$1.92 billion in total construction value, a decrease of about three percent from the first quarter of 2016.
- \$982.4 million in residential construction value, an increase of 17 percent over 2016.
- \$607.3 million in nonresidential construction value, a decrease of nearly 30 percent from 2016.
- 5,087 permits issued for dwelling units, up 33 percent over the first quarter of 2016.
- 2,439 permits issued for single-family units, an increase of four percent.
- 2,572 permits issued for multifamily units, nearly doubling from first quarter 2016.
- 1,640 permits issued for apartments, up from 694 in first quarter 2016.
- \$328.3 million in additions, alterations and repairs, up 17 percent over first quarter 2016.

Table 2
Cities Ranked by Value of Permit Authorized Construction in First Quarter 2017 (Million dollars)

City	Value
Salt Lake City	\$303.4
Lehi	\$148.3
South Jordan	\$124.8
Herriman	\$75.3
American Fork	\$65.1

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

Nonresidential Construction

The value of Utah's first quarter nonresidential construction was \$607.3 million, the lowest total construction value since 2014 (inflation adjusted dollars). Not surprisingly, first quarter nonresidential construction value saw a significant decline from the all-time high set in 2016. While nonresidential construction can be quite volatile, it is likely that nonresidential activity will continue at levels below 2016.

Table 3
Cities Ranked by Value of Nonresidential Construction in First Quarter 2017 (Million dollars)

City	Value
Salt Lake City	\$183.2
South Jordan	\$75.3
Pleasant Grove	\$38.6
Murray	\$31.6
Draper	\$22.5

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

Table 4
First Quarter 2017 Value of Construction in Utah by Type of Nonresidential Construction (Million dollars)

Type	Value
Industrial	\$167.0
Parking structures	\$116.4
Office	\$93.7
Other structures	\$66.7
Retail	\$35.6
Hospital	\$35.1
Public buildings & projects	\$19.0

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

Salt Lake City led all cities in nonresidential construction value in the first quarter with a total of \$183.2 million (see Table 3). A major share of the nonresidential value in Salt Lake City was a result of a \$115.6 million parking structure at the Salt Lake City International Airport. In addition to the parking structure, a new \$69 million building owned by eBay, Inc. was permitted in South Jordan, the city with the second highest nonresidential construction value.

Industrial and parking structures are the two top categories of nonresidential construction, respectively (see Table 4). Other major categories of activity were office buildings and other nonresidential structures.

Residential Construction

Residential construction is off to a promising start in 2017. The value of residential construction is up 17 percent to \$982 million, and the number of permits issued for residential units is up 35 percent, an absolute increase of 1,310 dwelling units. The total number of residential units receiving building permits increased to 5,087, a level not seen since before the Great Recession. This increase was driven by an 84 percent increase in multifamily units. This surge in activity was concentrated primarily in cities along the Wasatch Front. American Fork, Herriman and Salt Lake City have the highest number of dwelling unit permits (see Table 5), while Herriman, Lehi and Salt Lake City had the highest residential construction value (see Table 6).

Table 5
Cities Ranked by Total Dwelling Units in First Quarter 2017

City	Dwelling Units
American Fork	517
Herriman	420
Salt Lake City	361
Lehi	227
Clearfield	225

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

Table 6
Top Ranked Cities in Value of Residential Construction in First Quarter 2017 (Million dollars)

City	Value	Dwelling Units
Herriman	\$71.6	420
Lehi	\$60.1	227
Salt Lake City	\$54.0	361
American Fork	\$52.0	517
Vineyard	\$48.5	190
South Jordan	\$40.2	156
Orem	\$30.9	170

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

Statewide, apartments accounted for 1,640 units, 32 percent of residential permits issued, while condos, townhomes, and twin homes with 932 units accounted for 18 percent. Utah County issued permits for 583 apartment units, the highest in the state, followed by Salt Lake County with 549, Davis with 364, and Weber with 156. Combined, these four counties accounted for 95 percent of all apartment permits issued statewide. The leading cities for apartment construction are: Salt Lake City with 348, American Fork with 341, Clearfield with 216, and Orem with 124 apartment units.

Single-family permits increased by four percent over first quarter 2016. This was the sixth straight year of an increase in first quarter activity. St. George led the state in single-family detached home construction with 162 units. Not surprisingly, southern Salt Lake County and northern Utah County cities round out the top five cities for single-family construction (see Table 7).

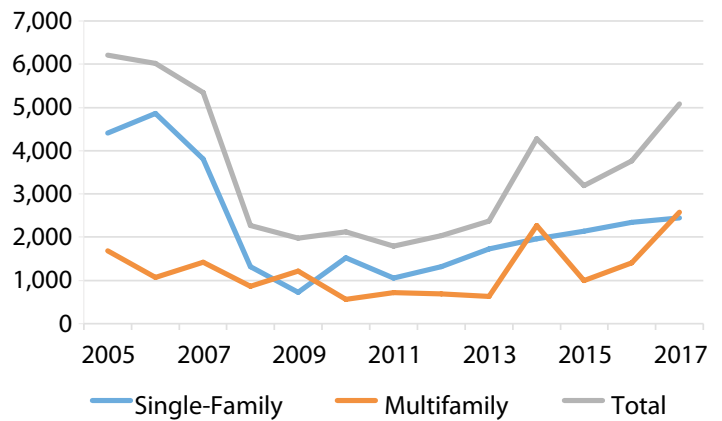
Table 7
Cities Ranked by Number of Single-Family Dwelling Units in First Quarter 2017

City	Dwelling Units
St. George	162
Herriman	152
Lehi	138
South Jordan	109
Saratoga Springs	95

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

Figure 2 shows the first quarter trends of residential unit construction dating back to 2005. As the spike in 2014 clearly shows, multifamily construction can be highly volatile based simply on the timing and size of projects. Nonetheless, there has been a trend of increasing numbers of multifamily units since 2013. For the second time since 2009, more multifamily units were issued permits during the first quarter than single-family units. The shift to a greater share of multifamily activity is an indicator of the demand for moderately priced housing alternatives.

Figure 2
First Quarter 2017 Building Permits Issued for Residential Units in Utah



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

Additions, Alterations, and Repairs

Additions, alterations and repairs experienced a slight decline in month-over-month value in January 2017 while February and March both experienced an increase (see Table 8). Residential alterations increased 71 percent over first quarter 2017, but total value lagged behind nonresidential construction by about \$88 million (see Table 9). Overall, the state experienced a 20 percent increase in both residential and nonresidential addition, alteration, and repair value.

See Tables 8 and 9 for construction data at state, county, and city level.

Table 8
Summary Table, Fourth Quarter 2014-2016
(Values in thousands of dollars)

January	Month				Percent Change 16-17	Year-to-date			Percent Change 16-17
	2015	2016	2017	2015		2016	2017		
Total New Dwelling Units	795	1,011	1,147	13.5%	795	1,011	1,147	13.5%	
Single-Family	594	631	611	-3.2%	594	631	611	-3.2%	
Multifamily	181	375	515	37.3%	181	375	515	37.3%	
Condos/Twin Homes	142	219	327		142	219	327	49.3%	
Apartments (3+ units)	39	156	188		39	156	188	20.5%	
Mobile Homes/Manufactured/Cabins	20	5	21	320.0%	20	5	21	320.0%	
Residential Valuation	\$187,279.4	\$209,325.7	\$223,736.0	6.9%	\$187,279.4	\$209,325.7	\$223,736.0	6.9%	
Nonresidential Valuation	\$294,423.4	\$318,572.7	\$140,947.8	-55.8%	\$294,423.4	\$318,572.7	\$140,947.8	-55.8%	
Additions, Alterations, and Repairs	\$112,541.2	\$82,709.1	\$46,347.0	-44.0%	\$112,541.2	\$82,709.1	\$46,347.0	-44.0%	
Total Construction Value	\$594,244.0	\$610,607.5	\$411,030.8	-32.7%	\$594,244.0	\$610,607.5	\$411,030.8	7.2%	

February	Month				Percent Change 16-17	Year-to-date			Percent Change 16-17
	2015	2016	2017	2015		2016	2017		
Total New Dwelling Units	972	1,155	1,407	21.8%	1,767	2,177	2,554	17.3%	
Single-Family	662	804	776	-3.5%	1,256	1,445	1,387	-4.0%	
Multifamily	293	343	620	80.8%	474	718	1,135	58.1%	
Mobile Homes/Manufactured/Cabins	257	200	291		399	419	618	47.5%	
Condos/Twin Homes	36	143	329		75	299	517	72.9%	
Apartments (3+ units)	17	8	11	37.5%	37	14	32	128.6%	
Residential Valuation	\$385,688.4	\$289,187.0	\$288,088.8	-0.4%	\$572,967.8	\$501,331.6	\$511,824.8	2.1%	
Nonresidential Valuation	\$203,739.8	\$179,645.0	\$96,075.0	-46.5%	\$498,163.2	\$498,392.0	\$237,022.8	-52.4%	
Additions, Alterations, and Repairs	\$54,545.6	\$97,191.3	\$188,611.2	94.1%	\$167,086.8	\$179,981.5	\$234,958.2	30.5%	
Total Construction Value	\$643,973.8	\$566,023.3	\$572,775.0	1.2%	\$1,238,217.8	\$1,179,705.1	\$983,805.8	-16.6%	

March	Month				Percent Change 16-17	Year-to-date			Percent Change 16-17
	2015	2016	2017	2015		2016	2017		
Total New Dwelling Units	1,422	1,592	2,525	58.6%	3,189	3,769	5,079	34.8%	
Single-Family	887	898	1,052	17.1%	2,143	2,343	2,439	4.1%	
Multifamily	526	682	1,437	110.7%	1,000	1,400	2,572	83.7%	
Condos/Twin Homes	206	287	314		605	706	932	32.0%	
Apartments (3+ units)	320	395	1,123		395	694	1,640	136.3%	
Mobile Homes/Manufactured/Cabins	9	12	36	200.0%	46	26	68	161.5%	
Residential Valuation	\$295,854.0	\$316,725.3	\$470,530.5	48.6%	\$868,821.8	\$818,056.9	\$982,355.3	20.1%	
Nonresidential Valuation	\$97,805.1	\$343,558.7	\$370,300.0	7.8%	\$595,968.3	\$841,950.7	\$607,322.8	-27.9%	
Additions, Alterations, and Repairs	\$118,958.7	\$93,002.1	\$93,362.0	0.4%	\$286,045.5	\$272,983.6	\$328,320.2	20.3%	
Total Construction Value	\$512,617.8	\$753,286.1	\$934,192.5	24.0%	\$1,750,835.6	\$1,932,991.2	\$1,917,998.3	-0.8%	

Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute, University of Utah
Excludes "Other Residential Units"

Table 9
First Quarter 2017 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	7	\$1,363.5	\$770.1	\$77.6	\$23.3	\$2,234.5
Milford	0	\$0.0	\$69.4	\$0.0	\$90.7	\$160.1
Other Beaver Co	2	\$633.8	\$872.0	\$26.4	\$0.0	\$1,532.2
Total	9	\$1,997.3	\$1,711.5	\$104.0	\$114.0	\$3,926.8
Percent Change	350.0%	508.0%	1136.6%	4.8%	157.9%	543.4%
Box Elder County						
Brigham City	52	\$4,475.5	\$1,561.3	\$598.1	\$166.5	\$6,801.4
Corinne	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Deweyville	0	\$0.0	\$0.0	\$120.0	\$0.0	\$120.0
Elwood	0	\$0.0	\$36.1	\$20.3	\$0.0	\$56.4
Garland	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Howell	0	\$0.0	\$64.0	\$0.0	\$0.0	\$64.0
Mantua	3	\$1,141.0	\$32.6	\$0.0	\$0.0	\$1,173.6
Perry	5	\$1,582.7	\$10.0	\$34.5	\$0.0	\$1,627.2
Plymouth	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Portage	0	\$0.0	\$8.4	\$0.0	\$0.0	\$8.4
Snowville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Tremonton	7	\$1,098.2	\$304.6	\$112.2	\$25.0	\$1,540.0
Willard	6	\$1,304.9	\$212.3	\$147.0	\$0.0	\$1,664.2
Other Box Elder Co	13	\$2,629.5	\$203.7	\$67.9	\$256.8	\$3,157.9
Total	86	\$12,231.8	\$2,433.0	\$1,100.0	\$448.3	\$16,213.1
Percent Change	87.0%	42.5%	173.1%	242.6%	-92.1%	5.0%
Cache County						
Amalga	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
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	9	\$1,830.2	\$260.0	\$25.3	\$0.0	\$2,115.5
Hyrum	14	\$1,860.6	\$25.2	\$0.0	\$0.0	\$1,885.8
Lewiston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Logan	41	\$5,439.5	\$1,528.5	\$221.6	\$3,432.8	\$10,622.4
Mendon	3	\$891.1	\$9.0	\$0.0	\$0.0	\$900.1
Millville	3	\$756.4	\$30.7	\$0.0	\$0.0	\$787.1
Newton	0	\$0.0	\$12.5	\$64.5	\$0.0	\$77.0
Nibley	7	\$1,058.1	\$1,446.3	\$45.3	\$0.0	\$2,549.7
North Logan	10	\$3,310.4	\$4,743.4	\$19.0	\$30.0	\$8,102.8
Paradise	1	\$150.1	\$0.0	\$2.0	\$0.0	\$152.1
Providence	6	\$1,618.9	\$399.0	\$98.2	\$8.0	\$2,124.1
Richmond	3	\$477.1	\$272.4	\$0.0	\$0.0	\$749.5
River Heights	0	\$0.0	\$39.9	\$3.0	\$0.0	\$42.9
Smithfield	27	\$4,108.9	\$330.2	\$17.1	\$0.0	\$4,456.2
Trenton	0	\$0.0	\$0.0	\$50.0	\$0.0	\$50.0
Wellsville	4	\$790.8	\$83.8	\$34.8	\$0.0	\$909.4
Other Cache Co	6	\$1,849.2	\$456.8	\$281.7	\$0.0	\$2,587.7
Total	134	\$24,141.3	\$9,637.7	\$862.5	\$3,470.8	\$38,112.3
Percent Change	-5.6%	-20.3%	129.5%	-14.2%	-28.6%	-5.5%

Table 9 (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	\$0.0	\$0.0	\$0.0
Helper	0	\$0.0	\$6.5	\$7.0	\$60.9	\$74.4
Price	0	\$0.0	\$12,396.6	\$122.3	\$356.8	\$12,875.7
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	1	\$362.9	\$138.1	\$237.4	\$40.0	\$778.4
Total	1	\$362.9	\$12,541.2	\$366.7	\$457.7	\$13,728.5
Percent Change	0.0%	0.0%	16870.5%	-7.8%	35.5%	1596.1%
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	3	\$1,293.8	\$205.2	\$867.0	\$1,879.0	\$4,245.0
Centerville	15	\$3,638.0	\$469.1	\$200.3	\$168.6	\$4,476.0
Clearfield	225	\$17,147.5	\$22,416.0	\$496.4	\$213.5	\$40,273.4
Clinton	28	\$6,955.5	\$549.8	\$297.5	\$172.0	\$7,974.8
Farmington	191	\$25,467.4	\$7,072.0	\$1,272.8	\$1,476.5	\$35,288.7
Fruit Heights	4	\$922.3	\$219.0	\$188.2	\$0.0	\$1,329.5
Kaysville	23	\$8,477.1	\$2,708.6	\$490.9	\$268.5	\$11,945.1
Layton	55	\$11,039.6	\$2,301.6	\$835.8	\$2,308.4	\$16,485.4
North Salt Lake	52	\$6,613.0	\$1,192.8	\$98.0	\$382.1	\$8,285.9
South Weber	6	\$2,250.5	\$2,136.1	\$0.0	\$0.0	\$4,386.6
Sunset	0	\$0.0	\$200.0	\$25.9	\$0.0	\$225.9
Syracuse	68	\$17,638.7	\$4,693.2	\$172.3	\$0.0	\$22,504.2
West Bountiful	3	\$732.8	\$22.5	\$0.0	\$40.0	\$795.3
West Point	5	\$1,129.0	\$458.0	\$145.0	\$0.0	\$1,732.0
Woods Cross	1	\$68.7	\$2,096.4	\$262.0	\$650.4	\$3,077.5
Other Davis Co	0	\$0.0	\$1,484.8	\$0.0	\$0.0	\$1,484.8
Total	679	\$103,373.9	\$48,225.1	\$5,352.1	\$7,559.0	\$164,510.1
Percent Change	67.7%	10.0%	37.5%	-11.6%	-48.7%	9.8%
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	7	\$1,759.8	\$577.0	\$170.7	\$0.0	\$2,507.5
Total	7	\$1,759.8	\$577.0	\$170.7	\$0.0	\$2,507.5
Percent Change	75.0%	161.5%	-45.8%	-72.9%	0.0%	5.9%
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	\$14.0	\$0.0	\$14.0
Elmo	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Emery	1	\$12.0	\$0.0	\$0.0	\$0.0	\$12.0

Table 9 (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	1	\$150.0	\$0.0	\$1.4	\$0.0	\$151.4
Green River	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntington	0	\$0.0	\$255.0	\$0.0	\$423.2	\$678.2
Orangeville	0	\$0.0	\$250.0	\$93.3	\$0.0	\$343.3
Other Emery Co	3	\$833.2	\$132.7	\$101.5	\$0.0	\$1,067.4
Total	5	\$995.2	\$637.7	\$210.2	\$423.2	\$2,266.3
Percent Change	0.0%	0.0%	-8.9%	220.4%	1218.4%	184.1%

Garfield County

Antimony	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Boulder	1	\$76.2	\$0.0	\$0.0	\$0.0	\$76.2
Cannonville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Escalante	1	\$600.0	\$0.0	\$0.0	\$0.0	\$600.0
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	\$300.3	\$0.0	\$0.0	\$300.3
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	2	\$676.2	\$300.3	\$0.0	\$0.0	\$976.5
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Grand County

Moab	11	\$1,989.1	\$644.8	\$116.9	\$324.2	\$3,075.0
Other Grand Co	26	\$3,497.4	\$3,254.7	\$177.8	\$1,196.5	\$8,126.4
Total	37	\$5,486.5	\$3,899.5	\$294.7	\$1,520.7	\$11,201.4
Percent Change	68.2%	18.7%	447.3%	-63.8%	60.8%	57.9%

Iron County

Cedar City	41	\$9,232.8	\$1,713.2	\$358.2	\$809.9	\$12,114.1
Enoch	15	\$3,773.0	\$192.3	\$58.1	\$0.0	\$4,023.4
Paragonah	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Parowan	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Iron Co	29	\$4,633.9	\$424.9	\$110.7	\$30.0	\$5,199.5
Total	85	\$17,639.7	\$2,330.4	\$527.0	\$839.9	\$21,337.0
Percent Change	9.0%	23.5%	-67.8%	-46.9%	-53.0%	-12.2%

Juab County

Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	2	\$306.1	\$0.0	\$0.0	\$0.0	\$306.1
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	2	\$531.8	\$21.6	\$0.4	\$270.0	\$823.8
Other Juab Co	0	\$0.0	\$70.0	\$0.0	\$0.0	\$70.0
Total	4	\$837.9	\$91.6	\$0.4	\$270.0	\$1,199.9
Percent Change	-50.0%	-61.1%	0.0%	-99.6%	0.0%	-46.9%

Kane County

Glendale	1	\$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 9 (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	11	\$1,588.6	\$52.5	\$71.2	\$0.0	\$1,712.3
Total	12	\$1,588.6	\$52.5	\$71.2	\$0.0	\$1,712.3
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Millard County

Delta	0	\$0.0	\$160.5	\$53.0	\$418.0	\$631.5
Fillmore	0	\$0.0	\$0.0	\$71.8	\$8.0	\$79.8
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	5	\$953.2	\$601.8	\$8.4	\$0.0	\$1,563.4
Total	5	\$953.2	\$762.3	\$133.2	\$426.0	\$2,274.7
Percent Change	0.0%	7.3%	-90.4%	-34.3%	0.0%	-74.9%

Morgan County

Morgan	0	\$0.0	\$45.0	\$0.0	\$0.0	\$45.0
Other Morgan Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$45.0	\$0.0	\$0.0	\$45.0
Percent Change	0.0%	0.0%	0.0%	-100.0%	-100.0%	-77.3%

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	1	\$295.0	\$40.0	\$0.0	\$0.0	\$335.0
Randolph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Rich Co	0	\$0.0	\$0.0	\$0.0	\$90.0	\$90.0
Total	1	\$295.0	\$40.0	\$0.0	\$90.0	\$425.0
Percent Change	-50.0%	-21.5%	0.0%	-100.0%	0.0%	-18.4%

Salt Lake County

Alta	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bluffdale	70	\$16,746.0	\$4,254.5	\$900.3	\$45.0	\$21,945.8
Draper	25	\$9,005.6	\$22,528.5	\$807.3	\$1,434.1	\$33,775.5
Midvale	8	\$2,024.1	\$207.6	\$678.0	\$3,314.5	\$6,224.2
Murray	35	\$8,796.5	\$31,556.9	\$551.6	\$6,123.9	\$47,028.9
Riverton	75	\$18,381.9	\$1,460.3	\$648.1	\$160.7	\$20,651.0
Salt Lake City	361	\$54,009.4	\$183,154.8	\$8,447.1	\$57,817.2	\$303,428.5
Sandy	61	\$9,984.9	\$829.8	\$670.7	\$1,551.7	\$13,037.1
South Jordan	156	\$40,241.0	\$75,322.0	\$1,902.0	\$7,366.0	\$124,831.0
South Salt Lake	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
West Jordan	93	\$23,836.7	\$5,312.9	\$693.5	\$2,817.2	\$32,660.3
West Valley City	36	\$4,351.1	\$5,217.8	\$479.0	\$25,821.7	\$35,869.6
Taylorsville	9	\$3,113.4	\$964.4	\$2,218.3	\$1,616.4	\$7,912.5
Herriman	420	\$71,622.3	\$3,180.2	\$668.3	\$265.0	\$75,735.8
Holladay	2	\$895.8	\$151.3	\$375.5	\$102.0	\$1,524.6

Table 9 (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	6	\$1,802.6	\$1,250.0	\$1,425.2	\$147.8	\$4,625.6
Total	1,357	\$264,811.3	\$335,391.0	\$20,464.9	\$108,583.2	\$729,250.4
Percent Change	3.5%	5.2%	30.8%	-13.1%	2.0%	14.3%

San Juan County

Blanding	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Monticello	0	\$0.0	\$8.2	\$0.0	\$0.0	\$8.2
Other San Juan Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$8.2	\$0.0	\$0.0	\$8.2
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Sanpete County

Centerfield	1	\$207.6	\$150.4	\$0.0	\$0.0	\$358.0
Ephraim	3	\$663.8	\$30.0	\$0.0	\$35.0	\$728.8
Fairview	1	\$127.0	\$0.0	\$5.0	\$0.0	\$132.0
Fayette	0	\$0.0	\$0.0	\$31.4	\$0.0	\$31.4
Fountain Green	3	\$445.9	\$27.0	\$0.0	\$36.0	\$508.9
Gunnison	0	\$0.0	\$16.8	\$0.0	\$0.0	\$16.8
Manti	1	\$142.4	\$0.0	\$0.0	\$0.0	\$142.4
Mayfield	0	\$0.0	\$14.4	\$0.0	\$0.0	\$14.4
Moroni	3	\$602.2	\$9.9	\$26.4	\$40.0	\$678.5
Mt. Pleasant	2	\$260.8	\$51.4	\$22.5	\$0.0	\$334.7
Spring City	0	\$0.0	\$5.0	\$0.0	\$0.0	\$5.0
Sterling	1	\$166.3	\$0.0	\$0.0	\$0.0	\$166.3
Wales	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Sanpete Co	5	\$747.3	\$72.1	\$19.0	\$0.0	\$838.4
Total	20	\$3,363.3	\$377.0	\$104.3	\$111.0	\$3,955.6
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	8	\$3,156.0	\$391.3	\$94.6	\$10.0	\$3,651.9
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	8	\$3,156.0	\$391.3	\$94.6	\$10.0	\$3,651.9
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Table 9 (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	4	\$194.3	\$0.0	\$0.0	\$0.0	\$194.3
Kamas	0	\$0.0	\$29.3	\$25.0	\$0.0	\$54.3
Oakley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Park City	2	\$3,078.2	\$89.0	\$3,455.1	\$9,399.8	\$16,022.1
Other Summit Co	17	\$13,915.6	\$498.3	\$2,176.6	\$2,255.8	\$18,846.3
Total	23	\$17,188.1	\$616.6	\$5,656.7	\$11,655.6	\$35,117.0
Percent Change	-42.5%	45.6%	4.8%	-19.9%	831.6%	69.6%
Tooele County						
Grantsville	23	\$4,103.9	\$5,986.3	\$105.0	\$64.0	\$10,259.2
Tooele	22	\$3,841.0	\$1,318.6	\$81.7	\$210.6	\$5,451.9
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	45	\$7,944.9	\$7,304.9	\$186.7	\$274.6	\$15,711.1
Percent Change	-10.0%	-6.9%	30853.0%	-62.6%	586.5%	72.7%
Uintah County						
Ballard	0	\$0.0	\$10.2	\$0.0	\$58.5	\$68.7
Naples	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Vernal	1	\$225.0	\$100.0	\$148.8	\$17,896.5	\$18,370.3
Other Uintah Co	3	\$659.4	\$152.4	\$571.8	\$2,840.0	\$4,223.6
Total	4	\$884.4	\$262.6	\$720.6	\$20,795.0	\$22,662.6
Percent Change	-42.9%	-44.1%	-80.3%	213.0%	17316.2%	593.4%
Utah County						
Alpine	7	\$5,320.0	\$454.0	\$191.0	\$0.0	\$5,965.0
American Fork	517	\$52,058.0	\$11,465.6	\$398.3	\$1,174.0	\$65,095.9
Cedar Hills	1	\$615.9	\$73.5	\$238.4	\$0.0	\$927.8
Elk Ridge	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Eagle Mountain	70	\$14,776.8	\$69.8	\$35.0	\$0.0	\$14,881.6
Goshen	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Highland	35	\$12,440.4	\$1,158.6	\$587.8	\$229.2	\$14,416.0
Lehi	227	\$60,087.1	\$18,592.3	\$66,503.5	\$3,136.6	\$148,319.5
Lindon	10	\$2,933.9	\$6,425.9	\$141.3	\$785.0	\$10,286.1
Mapleton	28	\$9,628.0	\$356.0	\$298.0	\$0.0	\$10,282.0
Orem	170	\$30,945.5	\$3,702.0	\$850.6	\$7,327.7	\$42,825.8
Payson	9	\$1,745.1	\$474.5	\$130.2	\$183.4	\$2,533.2
Pleasant Grove	16	\$5,441.8	\$38,590.8	\$752.7	\$1,790.3	\$46,575.6
Provo	52	\$11,098.0	\$11,430.4	\$1,592.4	\$3,064.3	\$27,185.1
Salem	43	\$9,674.7	\$67.5	\$193.3	\$551.1	\$10,486.6
Santaquin	39	\$10,367.5	\$52.4	\$62.4	\$0.0	\$10,482.3
Spanish Fork	78	\$17,204.8	\$22,414.8	\$1,677.4	\$6,055.4	\$47,352.4
Springville	24	\$6,047.7	\$1,332.9	\$244.8	\$5,248.6	\$12,874.0
Vineyard	190	\$48,539.1	\$5,788.6	\$944.6	\$160.0	\$55,432.3
Woodland Hills	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Saratoga Springs	99	\$21,706.0	\$4,519.2	\$601.5	\$1,358.0	\$28,184.7
Other Utah Co	3	\$1,576.6	\$1,044.1	\$37.6	\$0.0	\$2,658.3
Total	1,618	\$322,206.9	\$128,012.9	\$75,480.8	\$31,063.6	\$556,764.2
Percent Change	94.7%	58.8%	-73.9%	292.4%	-39.1%	-27.1%

Table 9 (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	53	\$16,445.0	\$4,204.1	\$786.9	\$62.0	\$21,498.0
Midway	10	\$5,174.0	\$104.0	\$941.8	\$0.0	\$6,219.8
Other Wasatch Co	49	\$29,083.7	\$9,464.3	\$446.1	\$4,299.6	\$43,293.7
Total	112	\$50,702.7	\$13,772.4	\$2,174.8	\$4,361.6	\$71,011.5
Percent Change	-18.2%	-16.1%	1721.0%	34.7%	2516.4%	12.8%
Washington County						
Enterprise	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Hurricane	198	\$22,623.2	\$3,505.8	\$41.7	\$20.0	\$26,190.7
Ivins	30	\$6,793.1	\$4,181.8	\$332.9	\$0.0	\$11,307.8
La Verkin	8	\$1,072.0	\$410.9	\$243.0	\$0.0	\$1,725.9
Leeds	1	\$103.0	\$44.7	\$0.0	\$0.0	\$147.7
Santa Clara	44	\$7,991.9	\$127.2	\$268.5	\$0.0	\$8,387.6
Springdale	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
St. George	164	\$27,556.0	\$12,918.2	\$939.5	\$4,645.4	\$46,059.1
Virgin	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Washington	89	\$22,441.7	\$1,851.1	\$405.4	\$980.5	\$25,678.7
Other Washington Co	15	\$2,091.5	\$1,892.4	\$711.1	\$350.0	\$5,045.0
Total	549	\$90,672.4	\$24,932.1	\$2,942.1	\$5,995.9	\$124,542.5
Percent Change	21.7%	12.4%	25.2%	23.4%	-15.0%	13.2%
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	1	\$300.0	\$59.0	\$20.0	\$0.0	\$379.0
Other Wayne Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	1	\$300.0	\$59.0	\$20.0	\$0.0	\$379.0
Percent Change	-80.0%	-57.5%	-95.4%	33.3%	0.0%	-81.0%
Weber County						
Farr West	16	\$6,132.9	\$363.2	\$275.4	\$0.5	\$6,772.0
Harrisville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntsville	1	\$269.3	\$0.0	\$0.0	\$0.0	\$269.3
North Ogden	17	\$4,562.8	\$367.9	\$87.0	\$0.0	\$5,017.7
Ogden	54	\$5,436.2	\$2,493.0	\$626.2	\$6,006.4	\$14,561.8
Plain City	18	\$4,506.9	\$7,014.3	\$99.8	\$0.0	\$11,621.0
Pleasant View	108	\$14,257.8	\$639.0	\$461.6	\$349.9	\$15,708.3
Riverdale	3	\$404.0	\$138.3	\$180.0	\$1,596.8	\$2,319.1
Roy	7	\$918.7	\$671.3	\$105.0	\$666.0	\$2,361.0
South Ogden	3	\$1,258.6	\$36.2	\$527.8	\$376.6	\$2,199.2
Uintah	0	\$0.0	\$50.0	\$0.0	\$0.0	\$50.0
Washington Terrace	6	\$879.9	\$78.8	\$91.0	\$415.0	\$1,464.7
West Haven	41	\$8,160.8	\$614.8	\$129.4	\$0.0	\$8,905.0
Other Weber Co	9	\$1,998.1	\$443.2	\$527.5	\$290.0	\$3,258.8
Total	283	\$48,786.0	\$12,910.0	\$3,110.7	\$9,701.2	\$74,507.9
Percent Change	4.8%	12.3%	-2.8%	-31.6%	16.0%	7.0%
State Total						
Total	5,087	\$982,355.3	\$607,322.8	\$120,148.9	\$208,171.3	\$1,917,998.3
Percent Change	33.3%	20.1%	-27.9%	71.4%	2.6%	-0.8%

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



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