

Ivory-Boyer CONSTRUCTION REPORT

Sustained Growth through the Third Quarter of 2017

Utah's construction industry is on pace for a very good year. The total value of construction for the first three quarters of the year rose to \$6.3 billion, a nine percent increase over 2016. Through the third quarter the number of permits issued for residential dwelling units was 17,681, a 26 percent increase over 2016 and the highest level since 2007.

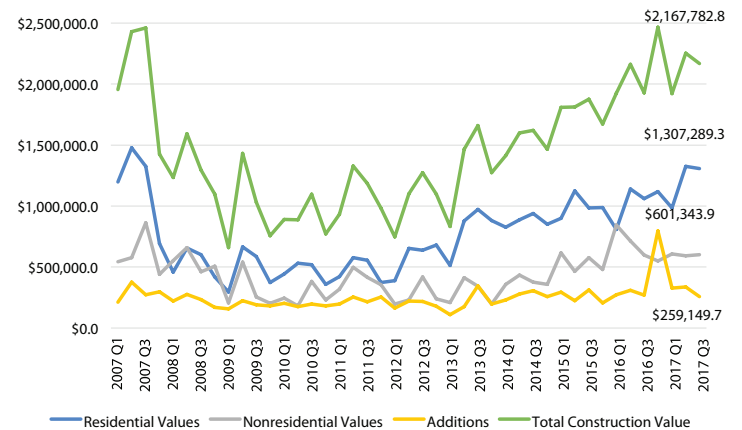
Third Quarter 2017 Highlights

- \$6,345 million in total construction value from January – September 2017, the second year in a row over \$6 billion.
- Utah County tops the state in total residential permits with 5,185 units, followed closely by Salt Lake County with 5,100 units.
- Nearly two-thirds of new dwelling units in Salt Lake County are multifamily units.
- 3,306 Condo/Townhome permits have been issued from January – September 2017, the highest number in recent history.
- The value of nonresidential construction through nine months of 2017 is down nearly ten percent to \$1.8 billion.

Typically the third quarter of the years is the slowest quarter for construction activity. All sectors declined in value compared to the second quarter (see Figure 1). The largest decline was in additions, alterations, and repairs dropping 23 percent from second quarter. Residential construction saw the smallest decline at only one and a half percent from \$1,326.7 million to \$1,307.3 million.

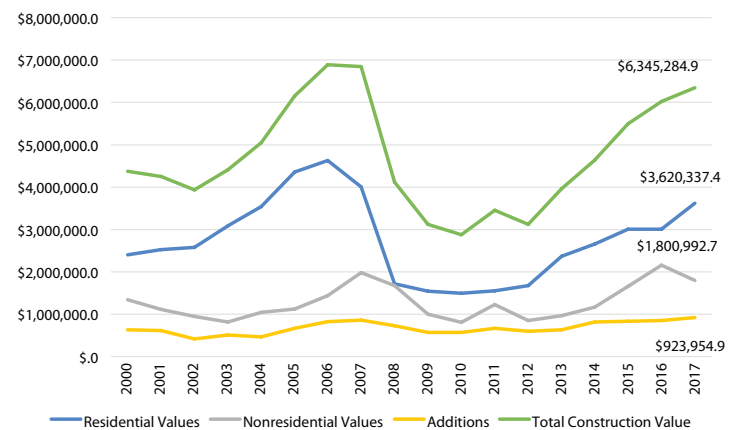
The first three quarters of 2017 experienced an increase in construction value of \$608.7 million over the same period in 2016. This increase was led by residential value, which was up nearly 22 percent followed by an increase in the value of additions, alterations, repairs of ten percent (see Figure 2).

Figure 1: Single Quarter Construction Value of Authorized Permits (2017 Dollars in Thousands)



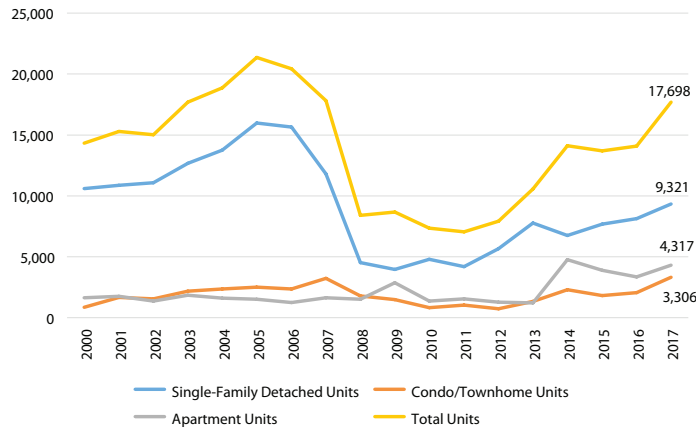
Source: Ivory-Boyer Construction Database

Figure 2: Value of Permit Authorized Construction in Utah by Major Construction Category, January - September (2017 Dollars in Thousands)



Source: Ivory-Boyer Construction Database

Figure 3: Building Permits Issued by Type of Residential Units in Utah, January - September, 2000 - 2017



Note: Units do not sum to total because Duplex/Twin Homes, Mobile/Manufactured Homes, Cabins, Group Quarters, and "Other" Residential units are not included in this chart. Source: Ivory-Boyer Construction Database

Residential Construction

The number of permits issued for dwelling units in Utah through the first three quarters of 2017 totaled 17,698, 25.7 percent higher than the third quarter numbers in 2016 (see Figure 3). August saw the most dwelling units permitted at 2,229, a 17 percent increase from August 2016.

Single-family: Single-family dwelling units continued to outnumber all other unit types combined however, in 2017 single-family detached units comprise only 53 percent of all residential permits. In contrast, they comprised 66 percent ten years ago in 2007, and as high as 77 percent in 2006.

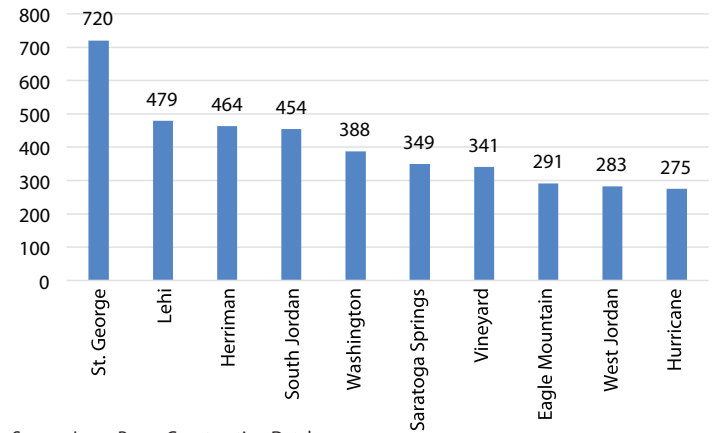
St. George remained dominant in single-family units issuing an additional 239 permits during the third quarter, bringing the year-to-date total to 720 single-family units. This is 241 more single-family permits than the next highest city, Lehi (see Figure 4). Overall, the top 10 highest single-family permit issuing cities accounted for 77 percent of all single-family permits in the state.

Multifamily: The third quarter of 2017 tied the record for the highest number of condominium and townhome permits for any single quarter with 1,316 dwelling units. Through three quarters, 3,306 permits for condominiums have been issued, also all-time high through three quarters (see Figure 5).

In the top counties for residential activity, apartments outnumber condominiums and townhomes. Along the Wasatch Front, only Weber County permitted more condos and townhomes than apartment units (see Figure 6). Davis, Salt Lake, Utah, and Weber Counties account for 84 percent of Utah's new apartment units and 72 percent of all residential construction. In Washington County apartments also outnumbered condo/townhomes. Of the 112 other units in the county, 64 were for an assisted living facility in Hurricane.

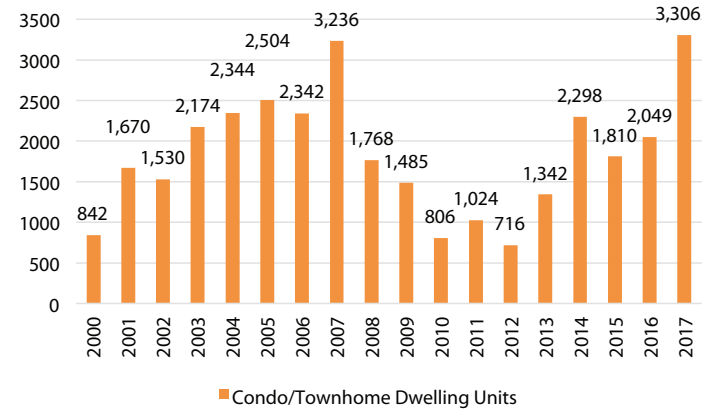
Residential Composition of New Construction: Utah, Salt Lake, and Washington Counties are the three top ranked counties for residential construction (see Table 1). While Utah and Salt Lake Counties have a higher share of multifamily units, 48 percent and

Figure 4: Top 10 Cities Issuing Single-Family Detached Dwelling Units, January - September 2017



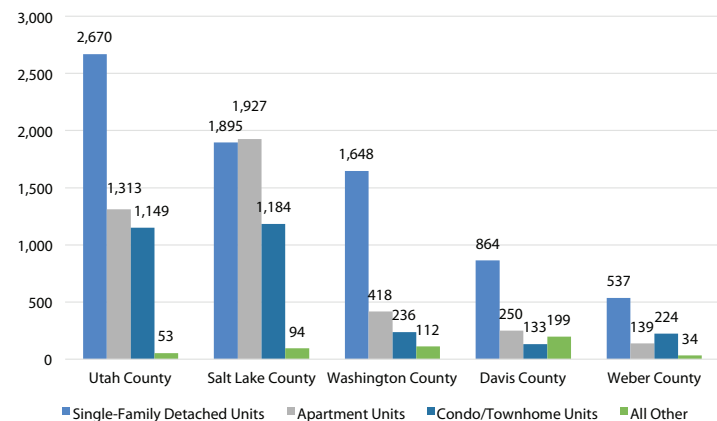
Source: Ivory-Boyer Construction Database

Figure 5: Condo/Townhome Dwelling Units Permitted January - September, 2000 - 2017



Source: Ivory-Boyer Construction Database

Figure 6: Top 5 Counties Issuing Dwelling Unit Permits, January - September 2017



Source: Ivory-Boyer Construction Database

Table 1: Top 10 Counties Issuing Dwelling Unit Permits for Single-Family vs Multifamily, January – September 2017

	Single-Family Detached Units	Multifamily	All Others	Total	Percent Multifamily
Utah County	2,670	2,510	5	5,185	48%
Salt Lake County	1,895	3,200	5	5,100	63%
Washington County	1,648	720	46	2,414	30%
Davis County	864	544	38	1,446	38%
Weber County	537	379	18	934	41%
Cache County	373	330	26	729	45%
Wasatch County	279	55	-	334	16%
Iron County	233	59	5	297	20%
Box Elder County	176	56	8	240	23%
Summit County	72	136	1	209	65%

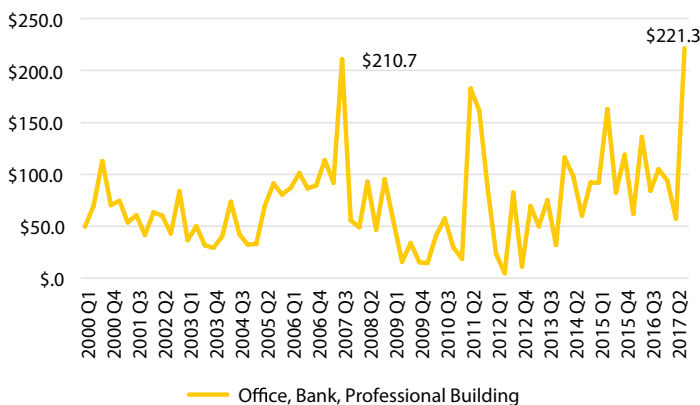
Source: Ivory-Boyer Construction Database

Table 2: Value of Construction in Utah by Type of Nonresidential Construction, January - September 2017 (in Millions)

Type	2016	2017	Percent Change
Office, Bank, Professional	\$276.5	\$372.3	34.7%
Industrial/Warehouse/Manufacturing	\$156.9	\$355.8	126.8%
Structures Other Than Buildings	\$339.9	\$193.5	-43.1%
Parking Structures	\$7.7	\$141.7	1739.2%
Retail, Mercantile, Restaurant	\$208.8	\$141.1	-32.4%
School & Educational (Private)	\$251.9	\$105.5	-58.1%
Hotels & Motels	\$93.1	\$89.4	-3.9%
Amusement & Recreation	\$27.5	\$83.7	204.7%
Hospital & Institutional	\$498.9	\$65.4	-86.9%
Churches & Other Religious	\$75.1	\$64.5	-14.1%
Public Buildings & Projects	\$41.3	\$60.8	47.3%
Other Nonresidential Buildings	\$36.0	\$47.1	30.9%
Residential Garages/Carports	\$32.0	\$37.3	16.6%
Agricultural Bldg. & Sheds	\$17.4	\$15.0	-13.5%
Public Utility (Private)	\$33.7	\$14.9	-55.8%
Service Station/Repair Garages	\$17.6	\$12.9	-26.3%
Total	\$2,114.1	\$1,801.0	-14.8%

Source: Ivory-Boyer Construction Database

Figure 7: Single Quarter Value of Office, Bank, and Professional building Construction (2017 Dollars in Millions)



Source: Ivory-Boyer Construction Database

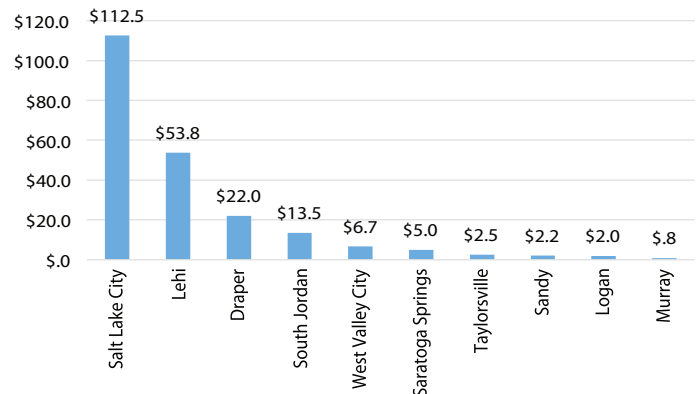
63 percent respectively, Washington County and non-Wasatch Front counties have a higher percentage share of single-family homes. The exceptions are Cache County where 45 percent of dwelling unit permits issued are for multifamily units, Summit County where 65 percent are multifamily, and Sevier County with 73 percent multifamily units (duplex/twin homes).

Nonresidential Construction

The first nine months of 2017 nonresidential construction values saw a decrease of \$313.1 million dollars, which is not surprising considering January – September 2016 was a record high. Office, bank, and professional buildings have the highest year-to-date value in 2017 at \$372.3 million, a 34.7 percent increase over 2016, followed by industrial/warehouse/manufacturing permits at \$355.8 million (see Table 2).

The third quarter of 2017 set an all-time high for office building value surpassing the previous single quarter high set in the third quarter of 2007 (see Figure 7). Eighty-five percent of the office building construction was concentrated in three cities: Salt Lake City, Lehi, and Draper (see Figure 8).

Figure 8: Top 10 Cities for Office Building Construction in the Third Quarter of 2017 (in Millions)



Source: Ivory-Boyer Construction Database

Table 3: Top Cities for Nonresidential Construction Value, January - September (in Millions)

City	2016	2017	Percent Change
Salt Lake City	\$216.5	\$387.7	79.1%
Lehi	\$76.4	\$147.2	92.7%
Provo	\$471.2	\$133.9	-71.6%
South Jordan	\$99.1	\$111.5	12.5%
Draper	\$6.5	\$88.1	1253.3%
Herriman	\$22.8	\$61.6	170.5%
Murray	\$79.5	\$57.8	-27.3%
St. George	\$199.0	\$56.5	-71.6%
Spanish Fork	\$22.6	\$51.2	127.1%
Pleasant Grove	\$14.7	\$44.3	201.6%

Source: Ivory-Boyer Construction Database

The top cities for nonresidential construction are almost entirely in Salt Lake and Utah Counties, with a majority of the cities seeing an increase when compared to 2016 (see Table 3). St. George remains the city with the highest nonresidential activity outside of the Wasatch Front and drives much of the activity in southwestern Utah.

Additions/Alterations/Repairs

Year-to-date additions, alterations, and repair permit values increased slightly from \$853 million to \$924 million statewide, in 2017 inflation adjusted dollars (see Table 4). This eight percent increase, while small, is the third highest increase since the recession in 2008. The trend in the past few years for higher levels of additions, alterations, and repairs indicates a slight shift to renovation from new construction.

Tables 8 and 9 show a quarterly and year-to-date summary of construction activity throughout the state for the third quarter of 2017.

Table 4: Additions, Alterations, and Repairs Construction Value, January - September (2017 Dollars in Millions)

	Residential Additions/Alterations/Repairs Value	Nonresidential Additions/Alterations/Repairs Value	Total Value	Year-Over Percent Change
2000	\$132.1	\$496.1	\$628.1	—
2001	\$221.5	\$395.9	\$617.4	-1.7%
2002	\$174.2	\$241.8	\$416.0	-32.6%
2003	\$150.6	\$356.9	\$507.5	22.0%
2004	\$156.7	\$312.1	\$468.7	-7.6%
2005	\$178.6	\$487.2	\$665.7	42.0%
2006	\$211.4	\$617.2	\$828.6	24.5%
2007	\$256.4	\$604.5	\$860.9	3.9%
2008	\$222.0	\$508.4	\$730.4	-15.2%
2009	\$198.8	\$372.1	\$571.0	-21.8%
2010	\$177.6	\$396.4	\$574.0	0.5%
2011	\$157.9	\$507.4	\$665.3	15.9%
2012	\$209.3	\$390.5	\$599.8	-9.9%
2013	\$146.9	\$481.8	\$628.7	4.8%
2014	\$215.6	\$597.8	\$813.4	29.4%
2015	\$195.3	\$637.4	\$832.7	2.4%
2016	\$252.5	\$600.8	\$853.3	2.5%
2017	\$261.3	\$662.7	\$924.0	8.3%

Source: Ivory-Boyer Construction Database

Table 8
Summary Table, Third Quarter 2015-2017
(Values in thousands of dollars)

July	Month			Percent Change 16-17	Year-to-date			Percent Change 16-17
	2015	2016	2017		2015	2016	2017	
Total New Dwelling Units	1,875	1,337	2,114	58.1%	10,882	10,720	13,348	24.5%
Single-Family	971	889	1,061	19.3%	5,866	6,059	7,039	16.2%
Multifamily	882	433	1,027	137.2%	4,873	4,554	6,104	34.0%
Condos/Twin Homes	218	157	422	168.8%	3,304	2,634	3,406	29.3%
Apartments (3+ units)	664	252	588	133.3%	1,569	1,668	2,544	52.5%
Group Quarters	0	24	17	-29.2%	0	252	154	-38.9%
Mobile Homes/Manufactured/Cabins	22	15	26	73.3%	143	107	205	91.6%
Residential Valuation	\$365,078.3	\$298,716.6	\$433,951.5	45.3%	\$2,325,552.5	\$2,207,120.6	\$2,746,999.7	24.5%
Nonresidential Valuation	\$242,875.6	\$185,821.1	\$295,157.8	58.8%	\$1,288,600.9	\$1,714,198.2	\$1,494,806.6	-12.8%
Additions, Alterations, and Repairs	\$103,407.6	\$49,063.7	\$72,380.4	47.5%	\$605,676.3	\$619,772.6	\$737,185.6	18.9%
Total Construction Value	\$711,361.6	\$533,601.4	\$801,489.8	50.2%	\$4,219,829.6	\$4,541,091.3	\$4,978,991.9	9.6%

August	Month			Percent Change 16-17	Year-to-date			Percent Change 16-17
	2015	2016	2017		2015	2016	2017	
Total New Dwelling Units	1,538	1,795	2,229	24.2%	12,420	12,515	15,577	24.5%
Single-Family	967	1,095	1,281	17.0%	6,833	7,154	8,320	16.3%
Multifamily	556	675	896	32.7%	5,429	5,229	7,000	33.9%
Mobile Homes/Manufactured/Cabins	176	193	595	208.3%	3,684	3,116	3,683	18.2%
Condos/Twin Homes	380	482	277	-42.5%	1,745	1,861	3,139	68.7%
Apartments (3+ units)	0	0	24		0	252	178	-29.4%
Group Quarters	15	25	52	108.0%	158	132	257	94.7%
Residential Valuation	\$312,837.5	\$388,990.1	\$475,203.9	22.2%	\$2,638,390.0	\$2,596,110.7	\$3,222,203.5	24.1%
Nonresidential Valuation	\$127,624.2	\$184,448.0	\$166,982.2	-9.5%	\$1,416,225.1	\$1,898,646.1	\$1,661,788.9	-12.5%
Additions, Alterations, and Repairs	\$101,166.9	\$97,886.7	\$94,154.4	-3.8%	\$706,843.2	\$717,659.3	\$831,340.0	15.8%
Total Construction Value	\$541,628.6	\$671,324.8	\$736,340.5	9.7%	\$4,761,458.2	\$5,212,416.0	\$5,715,332.4	9.6%

September	Month			Percent Change 16-17	Year-to-date			Percent Change 16-17
	2015	2016	2017		2015	2016	2017	
Total New Dwelling Units	1,273	1,568	2,121	35.3%	13,693	14,083	17,698	25.7%
Single-Family	830	987	1,001	1.4%	7,663	8,141	9,321	14.5%
Multifamily	421	557	1,085	94.8%	5,850	5,786	8,085	39.7%
Condos/Twin Homes	209	340	387	13.8%	3,896	3,333	4,317	29.5%
Apartments (3+ units)	212	217	634	192.2%	1,954	2,201	3,526	60.2%
Group Quarters	0	0	64		0	252	242	-4.0%
Mobile Homes/Manufactured/Cabins	22	24	35	45.8%	180	156	292	87.2%
Residential Valuation	\$274,186.8	\$351,857.7	\$398,133.9	13.2%	\$2,912,576.7	\$2,947,968.3	\$3,620,337.4	22.8%
Nonresidential Valuation	\$188,919.1	\$215,481.1	\$139,203.8	-35.4%	\$1,605,144.2	\$2,114,127.3	\$1,800,992.7	-14.8%
Additions, Alterations, and Repairs	\$99,257.2	\$118,807.1	\$92,614.9	-22.0%	\$806,100.4	\$836,466.4	\$923,954.9	10.5%
Total Construction Value	\$562,363.1	\$686,145.9	\$629,952.5	-8.2%	\$5,323,821.3	\$5,898,561.9	\$6,345,284.9	7.6%

Source: Ivory-Boyer Construction Database

Table 9
Third 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	20	\$4,033.5	\$1,110.2	\$134.3	\$23.3	\$5,301.4
Milford	1	\$192.6	\$109.1	\$40.6	\$114.2	\$456.6
Other Beaver Co	8	\$1,920.4	\$1,339.5	\$148.3	\$0	\$3,408.3
Total	29	\$6,146.5	\$2,558.8	\$323.3	\$137.5	\$9,166.2
Percent Change	141.7%	161.2%	121.8%	-23.4%	-85.9%	86.9%
Box Elder County						
Brigham City	78	\$0	\$11,091.9	\$0	\$6,917.2	\$0
Corinne	3	\$0	\$437.6	\$0	\$150.5	\$0
Deweyville	2	\$0	\$335.0	\$0	\$60.0	\$0
Elwood	2	\$0	\$262.5	\$0	\$51.1	\$0
Garland	3	\$0	\$472.6	\$0	\$36.0	\$0
Howell	0	\$0	\$0	\$0	\$64.0	\$0
Mantua	4	\$0	\$1,475.2	\$0	\$73.8	\$0
Perry	17	\$0	\$4,491.3	\$0	\$144.7	\$0
Plymouth	0	\$0	\$0	\$0	\$0	\$0
Portage	0	\$0	\$0	\$0	\$8.4	\$0
Snowville	0	\$0	\$0	\$0	\$0	\$0
Tremonton	72	\$11,101.5	\$1,470.1	\$337.3	\$25.0	\$12,933.8
Willard	16	\$3,867.0	\$535.0	\$303.6	\$0	\$4,705.6
Other Box Elder Co	43	\$10,677.6	\$897.0	\$623.1	\$256.8	\$12,454.4
Total	240	\$44,212.2	\$10,407.8	\$7,029.9	\$2,413.3	\$64,063.1
Percent Change	42.0%	25.6%	-31.4%	267.5%	-64.4%	8.5%
Cache County						
Amalga	0	\$0	\$154.7	\$0	\$0	\$154.7
Clarkston	0	\$0	\$0	\$0	\$0	\$0
Cornish	0	\$0	\$0	\$0	\$0	\$0
Hyde Park	35	\$9,162.1	\$869.2	\$355.2	\$230.0	\$10,616.5
Hyrum	76	\$10,956.7	\$399.8	\$127.5	\$17.9	\$11,501.9
Lewiston	0	\$0	\$0	\$0	\$0	\$0
Logan	263	\$27,402.8	\$24,153.9	\$1,349.9	\$9,757.5	\$62,664.3
Mendon	9	\$2,799.4	\$89.1	\$0	\$0	\$2,888.5
Millville	10	\$2,180.5	\$855.6	\$0	\$182.7	\$3,218.9
Newton	1	\$281.0	\$121.7	\$83.6	\$0	\$486.3
Nibley	23	\$4,692.2	\$2,897.2	\$93.0	\$0	\$7,682.4
North Logan	41	\$12,612.7	\$13,282.9	\$128.0	\$170.0	\$26,193.6
Paradise	1	\$150.1	\$153.3	\$2.0	\$0	\$305.3
Providence	26	\$6,639.3	\$994.1	\$331.7	\$18.0	\$7,983.1
Richmond	23	\$4,237.5	\$486.6	\$53.7	\$30.0	\$4,807.9
River Heights	6	\$1,174.4	\$132.3	\$218.3	\$0	\$1,525.1
Smithfield	153	\$19,603.8	\$4,926.5	\$256.3	\$224.6	\$25,011.2
Trenton	2	\$266.9	\$114.1	\$50.0	\$0	\$431.1
Wellsville	11	\$2,313.4	\$252.1	\$263.4	\$0	\$2,828.9
Other Cache Co	49	\$14,365.5	\$2,701.0	\$513.8	\$306.0	\$17,886.3
Total	729	\$118,838.4	\$52,584.2	\$3,826.5	\$10,936.8	\$186,185.9
Percent Change	45.5%	15.0%	110.8%	-2.0%	-24.6%	26.9%

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
Helper	2	\$314.8	\$102.6	\$304.6	\$85.3	\$807.3
Price	1	\$15.0	\$14,226.8	\$587.7	\$1,408.6	\$16,238.0
Scofield	0	\$0	\$14.5	\$5.9	\$0	\$20.4
Sunnyside	0	\$0	\$0	\$0	\$0	\$0
Wellington	1	\$77.0	\$12.0	\$41.9	\$0	\$130.9
Other Carbon Co	9	\$2,322.0	\$1,005.4	\$1,170.3	\$40.0	\$4,537.7
Total	13	\$2,728.9	\$15,361.3	\$2,110.3	\$1,533.9	\$21,734.4
Percent Change	333.3%	223.9%	3,656.4%	139.8%	60.5%	604.0%
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	45	\$10,768.3	\$1,132.2	\$2,996.1	\$2,630.3	\$17,526.9
Centerville	29	\$7,471.3	\$4,317.3	\$541.9	\$1,113.1	\$13,443.6
Clearfield	236	\$18,236.5	\$25,005.8	\$1,186.3	\$4,446.2	\$48,874.8
Clinton	109	\$27,019.2	\$15,848.8	\$1,691.8	\$272.4	\$44,832.2
Farmington	251	\$41,932.3	\$17,416.2	\$2,199.2	\$9,353.0	\$70,900.7
Fruit Heights	13	\$3,560.5	\$1,629.7	\$463.9	\$70.0	\$5,724.0
Kaysville	92	\$34,215.5	\$6,393.1	\$2,506.7	\$401.5	\$43,516.8
Layton	265	\$54,265.8	\$14,854.5	\$2,584.4	\$11,781.1	\$83,485.8
North Salt Lake	105	\$21,049.0	\$10,523.6	\$610.0	\$581.2	\$32,763.7
South Weber	30	\$10,966.1	\$2,725.8	\$45.1	\$0	\$13,737.0
Sunset	27	\$1,792.1	\$464.0	\$208.6	\$35.0	\$2,499.8
Syracuse	197	\$48,647.7	\$16,250.3	\$1,160.6	\$493.9	\$66,552.6
West Bountiful	16	\$4,484.5	\$230.0	\$277.7	\$402.5	\$5,394.7
West Point	27	\$6,047.0	\$2,257.8	\$346.0	\$80.0	\$8,730.8
Woods Cross	2	\$428.5	\$4,747.8	\$702.8	\$2,838.3	\$8,717.4
Other Davis Co	2	\$633.9	\$2,888.1	\$105.2	\$0	\$3,627.2
Total	1,446	\$291,518.4	\$126,684.9	\$17,626.3	\$34,498.6	\$470,328.1
Percent Change	4.7%	-1.2%	-14.5%	-27.4%	-27.8%	-8.7%
Duchesne County						
Duchesne	0	\$0	\$0	\$0	\$0	\$0
Roosevelt	0	\$0	\$0	\$0	\$0	\$0
Other Duchesne Co	37	\$8,135.9	\$1,705.7	\$750.6	\$0	\$10,592.3
Total	37	\$8,135.9	\$1,705.7	\$750.6	\$0	\$10,592.3
Percent Change	12.1%	-1.4%	-40.5%	-37.0%	0.0%	-14.0%
Emery County						
Castle Dale	0	\$0	\$0	\$68.1	\$8.0	\$76.1
Clawson	1	\$127.0	\$0	\$5	\$0	\$127.5
Cleveland	0	\$0	\$0	\$34.4	\$0	\$34.4
Elmo	1	\$275.0	\$10.0	\$0	\$0	\$285.0
Emery	2	\$42.0	\$25.0	\$12.0	\$0	\$79.0

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	2	\$400.0	\$17.0	\$28.1	\$0.0	\$445.1
Green River	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntington	0	\$0.0	\$362.0	\$13.1	\$424.2	\$799.3
Orangeville	0	\$0.0	\$318.0	\$111.3	\$0.0	\$429.3
Other Emery Co	6	\$1,039.9	\$850.8	\$297.2	\$0.0	\$2,188.0
Total	12	\$1,883.9	\$1,582.8	\$564.7	\$432.2	\$4,463.7
Percent Change	100.0%	56.1%	41.1%	52.0%	176.0%	56.3%

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	\$59.8	\$0.0	\$59.8
Henrieville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Panguitch	1	\$200.0	\$400.8	\$0.0	\$0.0	\$600.8
Tropic	4	\$844.4	\$514.0	\$0.0	\$0.0	\$1,358.4
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	\$1,720.6	\$914.8	\$59.8	\$0.0	\$2,695.1
Percent Change	0.0%	50.8%	177.8%	-48.1%	-100.0%	58.9%

Grand County

Moab	65	\$13,084.8	\$10,991.8	\$859.1	\$1,562.0	\$26,497.6
Other Grand Co	76	\$13,185.6	\$4,193.0	\$772.6	\$1,280.1	\$19,431.3
Total	141	\$26,270.3	\$15,184.8	\$1,631.7	\$2,842.0	\$45,928.9
Percent Change	29.4%	23.7%	20.3%	-17.7%	111.5%	23.5%

Iron County

Cedar City	131	\$24,916.9	\$2,843.5	\$839.9	\$2,395.2	\$30,995.5
Enoch	56	\$14,825.0	\$934.9	\$322.8	\$0.0	\$16,082.8
Paragonah	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Parowan	2	\$263.4	\$0.0	\$0.0	\$0.0	\$263.4
Other Iron Co	108	\$28,184.7	\$5,489.8	\$772.4	\$60.0	\$34,506.9
Total	297	\$68,190.0	\$9,268.1	\$1,935.2	\$2,455.2	\$81,848.5
Percent Change	5.7%	28.4%	-95.3%	-40.0%	-62.8%	-68.8%

Juab County

Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	3	\$616.7	\$106.1	\$0.0	\$0.0	\$722.7
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	32	\$7,891.3	\$1,426.4	\$458.3	\$3,557.5	\$13,333.5
Other Juab Co	11	\$3,740.1	\$1,465.8	\$154.5	\$0.0	\$5,360.4
Total	46	\$12,248.0	\$2,998.3	\$612.8	\$3,557.5	\$19,416.6
Percent Change	4.6%	18.2%	19.0%	125.9%	0.0%	47.7%

Kane County

Glendale	15	\$656.0	\$0.0	\$0.0	\$0.0	\$656.0
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	52	\$12,113.3	\$745.0	\$436.3	\$65.0	\$13,359.5
Total	67	\$12,769.3	\$745.0	\$436.3	\$65.0	\$14,015.5
Percent Change	191.3%	125.3%	-62.1%	-54.8%	-30.3%	61.3%

Millard County

Delta	4	\$1,022.0	\$540.0	\$158.0	\$456.0	\$2,176.0
Fillmore	10	\$1,633.0	\$164.2	\$106.3	\$137.0	\$2,040.5
Hinckley	0	\$0	\$0	\$0	\$0	\$0
Kanosh	1	\$81.2	\$0	\$0	\$0	\$81.2
Lynndyl	0	\$0	\$0	\$0	\$0	\$0
Oak City	1	\$217.0	\$0	\$230.4	\$0	\$447.4
Other Millard Co	16	\$2,926.1	\$775.3	\$493.9	\$0	\$4,195.3
Total	32	\$5,879.3	\$1,479.4	\$988.7	\$593.0	\$8,940.4
Percent Change	23.1%	40.5%	-85.8%	116.1%	759.4%	-41.0%

Morgan County

Morgan	3	\$871.7	\$549.6	\$40.0	\$591.6	\$2,052.9
Other Morgan Co	0	\$0	\$0	\$0	\$0	\$0
Total	3	\$871.7	\$549.6	\$40.0	\$591.6	\$2,052.9
Percent Change	-81.3%	-84.7%	6.1%	-88.5%	-60.5%	-74.5%

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	23	\$7,977.1	\$1,772.4	\$120.0	\$5.0	\$9,874.6
Randolph	0	\$0	\$0	\$0	\$0	\$0
Other Rich Co	6	\$1,369.2	\$105.0	\$0	\$210.0	\$1,684.2
Total	29	\$9,346.3	\$1,877.4	\$120.0	\$215.0	\$11,558.7
Percent Change	262.5%	464.4%	1,061.8%	-33.8%	0.0%	478.3%

Salt Lake County

Alta	0	\$0	\$0	\$0	\$0	\$0
Bluffdale	127	\$29,479.0	\$5,469.3	\$2,168.5	\$45.0	\$37,161.8
Draper	157	\$66,558.8	\$88,099.7	\$3,402.4	\$10,799.4	\$168,860.3
Midvale	56	\$10,696.7	\$706.9	\$2,744.9	\$15,621.2	\$29,769.7
Murray	282	\$55,339.3	\$57,763.2	\$4,323.1	\$16,914.3	\$134,339.9
Riverton	378	\$88,407.2	\$32,345.3	\$2,084.2	\$1,040.3	\$123,877.0
Salt Lake City	503	\$83,712.4	\$387,689.5	\$29,192.7	\$229,685.7	\$730,280.4
Sandy	399	\$54,451.3	\$11,509.3	\$3,224.3	\$12,721.5	\$81,906.4
South Jordan	820	\$186,729.0	\$111,536.0	\$3,743.0	\$14,493.0	\$316,501.0
South Salt Lake	0	\$0	\$0	\$0	\$0	\$0
West Jordan	806	\$147,769.9	\$23,548.7	\$2,283.8	\$18,333.2	\$191,935.6
West Valley City	178	\$22,912.6	\$36,056.0	\$1,536.8	\$38,172.2	\$98,677.7
Taylorsville	144	\$23,359.8	\$14,450.5	\$7,588.9	\$8,446.0	\$53,845.2
Herriman	1,222	\$229,747.6	\$61,628.2	\$2,824.8	\$1,073.0	\$295,273.7
Holladay	4	\$1,417.9	\$657.1	\$2,259.0	\$935.2	\$5,269.3

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)	
Cottonwood Heights	18	\$16,614.0	\$0.0	\$0.0	\$0.0	\$16,614.0
Other Salt Lake Co	6	\$1,802.6	\$1,250.0	\$1,425.2	\$147.8	\$4,625.5
Total	5,100	\$1,018,998.2	\$832,709.7	\$68,801.6	\$368,427.9	\$2,288,937.3
Percent Change	0.8%	9.6%	34.3%	-16.5%	22.9%	18.5%

San Juan County

Blanding	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Monticello	2	\$137.7	\$278.0	\$0.0	\$0.0	\$415.7
Other San Juan Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	2	\$137.7	\$278.0	\$0.0	\$0.0	\$415.7
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Sanpete County

Centerfield	3	\$626.7	\$150.4	\$0.0	\$0.0	\$777.1
Ephraim	12	\$2,026.6	\$1,586.1	\$174.7	\$115.0	\$3,902.4
Fairview	8	\$1,722.0	\$8.0	\$55.4	\$0.0	\$1,785.4
Fayette	0	\$0.0	\$0.0	\$31.4	\$0.0	\$31.4
Fountain Green	10	\$1,522.8	\$48.1	\$121.3	\$287.9	\$1,980.1
Gunnison	4	\$734.9	\$104.4	\$0.0	\$4,000.0	\$4,839.3
Manti	9	\$1,892.8	\$103.3	\$0.0	\$1,500.0	\$3,496.1
Mayfield	2	\$515.7	\$54.0	\$0.0	\$0.0	\$569.8
Moroni	5	\$991.8	\$327.9	\$26.4	\$40.0	\$1,386.1
Mt. Pleasant	17	\$2,207.8	\$2,197.4	\$22.5	\$336.0	\$4,763.7
Spring City	6	\$1,168.0	\$450.1	\$40.5	\$0.0	\$1,658.6
Sterling	3	\$603.5	\$49.5	\$0.0	\$0.0	\$653.0
Wales	1	\$144.2	\$0.0	\$0.0	\$0.0	\$144.2
Other Sanpete Co	21	\$3,190.8	\$145.6	\$19.0	\$0.0	\$3,355.4
Total	101	\$17,347.7	\$5,224.8	\$491.2	\$6,278.9	\$29,342.5
Percent Change	197.1%	312.6%	598.4%	117.9%	4,883.2%	453.3%

Sevier County

Annabella	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Aurora	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Elsinore	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Glenwood	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Joseph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Koosharem	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Monroe	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Redmond	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Richfield	64	\$10,578.8	\$1,595.3	\$193.5	\$134.3	\$12,501.9
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	64	\$10,578.8	\$1,595.3	\$193.5	\$134.3	\$12,501.9
Percent Change	1,500.0%	827.7%	-77.2%	760.1%	283.7%	52.4%

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	6	\$523.0	\$297.4	\$45.6	\$0.0	\$866.0
Kamas	0	\$0.0	\$136.3	\$42.1	\$0.0	\$178.4
Oakley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Park City	12	\$8,599.0	\$10,564.9	\$12,058.4	\$15,827.4	\$47,049.7
Other Summit Co	191	\$56,719.1	\$2,488.8	\$5,873.4	\$4,533.9	\$69,615.3
Total	209	\$65,841.1	\$13,487.4	\$18,019.6	\$20,361.3	\$117,709.4
Percent Change	-3.2%	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Tooele County						
Grantsville	112	\$21,202.0	\$9,366.7	\$511.5	\$149.0	\$31,229.2
Tooele	74	\$11,593.8	\$3,787.7	\$188.6	\$1,128.6	\$16,698.6
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	186	\$32,795.8	\$13,154.4	\$700.1	\$1,277.6	\$47,927.8
Percent Change	-5.6%	-3.4%	-22.4%	-65.2%	103.1%	-10.5%
Uintah County						
Ballard	0	\$0.0	\$126.1	\$0.0	\$58.5	\$184.6
Naples	1	\$239.2	\$0.0	\$0.0	\$0.0	\$239.2
Vernal	8	\$1,954.1	\$3,168.9	\$571.0	\$18,380.6	\$24,074.7
Other Uintah Co	25	\$6,161.0	\$1,659.6	\$1,230.7	\$2,923.0	\$11,974.3
Total	34	\$8,354.3	\$4,954.6	\$1,801.7	\$21,362.1	\$36,472.8
Percent Change	47.8%	43.0%	-22.8%	11.9%	791.9%	124.2%
Utah County						
Alpine	21	\$14,033.0	\$1,928.8	\$2,738.0	\$42.0	\$18,741.8
American Fork	1,124	\$129,511.9	\$25,287.0	\$2,180.0	\$7,033.3	\$164,012.1
Cedar Hills	8	\$4,888.7	\$819.0	\$426.5	\$0.0	\$6,134.2
Elk Ridge	20	\$5,595.0	\$40.2	\$10.0	\$0.0	\$5,645.2
Eagle Mountain	360	\$73,626.2	\$5,131.4	\$354.3	\$0.0	\$79,111.9
Goshen	1	\$73.0	\$0.0	\$0.0	\$0.0	\$73.0
Highland	116	\$49,886.2	\$3,729.4	\$2,145.1	\$797.9	\$56,558.6
Lehi	742	\$202,072.9	\$147,235.8	\$70,402.1	\$11,863.8	\$431,574.8
Lindon	33	\$12,530.3	\$7,701.3	\$1,163.0	\$7,445.1	\$28,839.7
Mapleton	117	\$38,816.0	\$1,408.0	\$1,003.5	\$0.0	\$41,227.5
Orem	293	\$58,692.5	\$34,149.3	\$4,456.5	\$17,881.6	\$115,179.9
Payson	41	\$7,242.7	\$3,261.0	\$565.5	\$385.5	\$11,454.7
Pleasant Grove	51	\$18,956.5	\$44,336.4	\$2,243.5	\$11,360.3	\$76,896.7
Provo	176	\$39,393.6	\$133,903.8	\$4,056.6	\$13,260.1	\$190,614.1
Salem	84	\$22,770.3	\$224.3	\$503.1	\$1,326.8	\$24,824.4
Santaquin	138	\$32,621.5	\$1,422.2	\$413.6	\$170.8	\$34,628.1
Spanish Fork	261	\$64,460.7	\$51,228.4	\$5,755.7	\$19,611.2	\$141,056.0
Springville	98	\$27,211.1	\$14,641.4	\$1,985.0	\$6,934.7	\$50,772.2
Vineyard	1,041	\$229,199.0	\$9,946.4	\$2,295.0	\$1,663.1	\$243,103.6
Woodland Hills	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Saratoga Springs	440	\$88,543.0	\$22,893.0	\$2,770.0	\$1,744.0	\$115,950.1
Other Utah Co	20	\$12,725.7	\$8,879.4	\$593.7	\$0.0	\$22,198.8
Total	5,185	\$1,132,850.0	\$518,166.6	\$106,060.7	\$101,520.2	\$1,858,597.4
Percent Change	69.2%	51.7%	-27.8%	113.7%	-30.8%	11.9%

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	164	\$53,389.7	\$18,547.8	\$2,316.5	\$1,041.4	\$75,295.4
Midway	68	\$27,528.1	\$2,867.4	\$1,842.0	\$35.5	\$32,273.0
Other Wasatch Co	102	\$77,187.6	\$11,012.9	\$1,118.2	\$5,524.4	\$94,843.0
Total	-42.1%	-26.5%	6.2%	-47.6%	0.0%	-19.3%
Percent Change	-21.4%	-15.7%	19.8%	-1.5%	717.9%	-8.3%
Washington County						
Enterprise	0	\$0	\$0	\$0	\$0	\$0
Hurricane	508	\$63,138.2	\$13,531.3	\$733.6	\$9,047.7	\$86,450.7
Ivins	95	\$24,490.6	\$6,089.6	\$1,211.4	\$0	\$31,791.7
La Verkin	28	\$5,008.0	\$745.3	\$272.0	\$0	\$6,025.3
Leeds	2	\$331.2	\$109.7	\$0	\$0	\$440.9
Santa Clara	146	\$28,370.3	\$1,812.8	\$1,144.4	\$0	\$31,327.4
Springdale	0	\$0	\$0	\$0	\$0	\$0
St. George	1,142	\$154,553.0	\$56,472.9	\$3,796.9	\$25,770.4	\$240,593.1
Virgin	1	\$157.9	\$243.8	\$0	\$0	\$401.8
Washington	419	\$99,983.3	\$5,406.6	\$1,068.9	\$1,933.7	\$108,392.4
Other Washington Co	73	\$16,501.4	\$3,446.9	\$1,448.8	\$350.0	\$21,747.1
Total	2,414	\$392,534.0	\$87,858.8	\$9,675.9	\$37,101.7	\$527,170.4
Percent Change	43.9%	51.7%	-60.9%	107.4%	164.3%	5.0%
Wayne County						
Hanksville	2	\$200.0	\$0	\$0	\$0	\$200.0
Loa	0	\$0	\$0	\$0	\$0	\$0
Torrey	4	\$692.0	\$210.0	\$76.2	\$0	\$978.2
Other Wayne Co	1	\$124.0	\$27.0	\$0	\$0	\$151.0
Total	7	\$1,016.0	\$237.0	\$76.2	\$0	\$1,329.2
Percent Change	-58.8%	-47.9%	106.5%	-19.8%	-100.0%	-38.6%
Weber County						
Farr West	53	\$14,876.6	\$1,283.3	\$803.5	\$1.5	\$16,964.9
Harrisville	0	\$0	\$0	\$0	\$0	\$0
Huntsville	24	\$6,150.6	\$1,006.6	\$482.9	\$12.3	\$7,652.4
North Ogden	143	\$31,600.5	\$2,895.6	\$648.9	\$256.3	\$35,401.3
Ogden	99	\$12,029.2	\$14,876.4	\$3,045.3	\$29,731.6	\$59,682.5
Plain City	90	\$24,993.0	\$7,889.5	\$269.8	\$190.0	\$33,342.3
Pleasant View	117	\$16,861.0	\$1,903.6	\$1,067.2	\$664.9	\$20,496.6
Riverdale	11	\$1,263.0	\$1,409.3	\$315.8	\$3,853.3	\$6,841.4
Roy	32	\$3,361.8	\$4,282.8	\$302.8	\$1,519.6	\$9,467.1
South Ogden	4	\$1,414.8	\$1,698.5	\$1,399.2	\$1,241.7	\$5,754.2
Uintah	12	\$1,526.5	\$1,713.8	\$228.0	\$0	\$3,468.3
Washington Terrace	16	\$3,983.7	\$297.9	\$113.0	\$415.0	\$4,809.6
West Haven	257	\$35,461.5	\$2,823.2	\$1,228.6	\$398.9	\$39,912.2
Other Weber Co	76	\$17,496.7	\$4,914.5	\$2,239.5	\$1,035.4	\$25,686.1
Total	934	\$171,018.8	\$46,995.1	\$12,144.5	\$39,320.4	\$269,478.8
Percent Change	25.5%	22.1%	-7.7%	-12.9%	15.0%	12.7%
State Total						
Total	17,698	\$3,620,337.4	\$1,800,992.7	\$261,297.8	\$662,657.0	\$6,345,284.9
Percent Change	25.7%	22.8%	-14.8%	5.6%	12.5%	7.6%

Source: Ivory-Boyer Construction Database



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