

Ivory-Boyer CONSTRUCTION REPORT

The momentum of a record-setting first quarter continued into the second quarter of the year. While COVID-19 ravaged the economy and led to all-time high unemployment, construction activity held on. Total permit-authorized construction value in Utah during the first half of 2020 is \$4.8 billion, a slight increase of 0.4% over last year and a year-to-date record (see Table 1 and Figure 1). While both residential and nonresidential construction value decreased slightly, the 19.0% increase in additions, alterations, and repairs made sure construction value for the first two quarters of 2020 remained nearly identical to 2019. Total permitted residential units also remained similar to 2019, with 13,792 units between January and June of 2020. While apartment activity decreased by 25.8%, single-family units increased 9.6% and condos, townhomes, and duplexes increased 17.5%.

Residential Construction

Residential construction is one of the few sectors of the economy that has not been drastically impacted by the COVID-19 health crisis. While we won't know the long-term impact of COVID-19 on the residential market for a while, the short-term impacts seem to show a shift toward more space for both social distancing and work-from-home purposes. Single-family permits have increased while multifamily decreased (see Figure 2). Through mid-year 2020, 13,792 dwelling units were permitted, a 1.0% increase from last year. Overall, 2020 ranks as the highest in units permitted between January and June. There were 6,422 single-family permits, an increase of 9.6% from last year, and 6,760 multifamily units, a decrease of 10.3% from mid-year 2019.

The hesitation of existing homeowners to put their properties on the market has led to a record low inventory. This shortage continues to add woes to an already tight housing market. The low inventory, combined with historically low mortgage rates, has propelled an increase in construction of both single-family and townhome/condominium units.

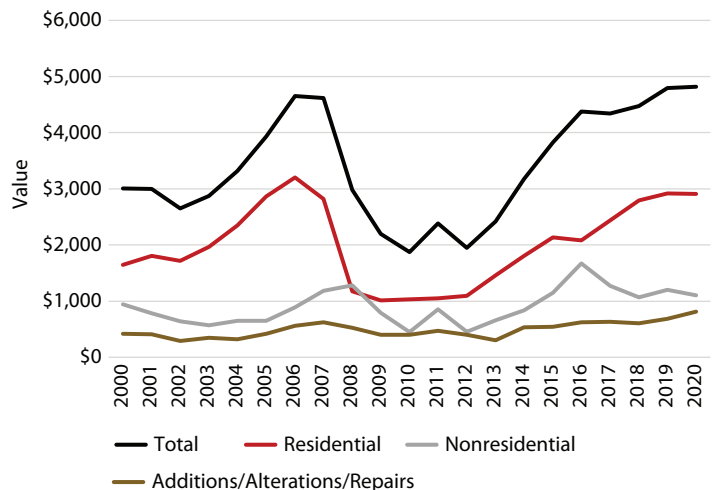
Table 1: Mid-year (January–June) Construction Highlights
 (All values compared with mid-year 2019, in billion dollars)

	Value	Change
Total Construction Value	\$4.82	0.4%
Residential Construction	\$2.90	-0.5%
Nonresidential Construction	\$1.10	-8.0%
Additions, Alterations, and Repairs	\$0.81	19.0%
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Total Dwelling Units Permitted	13,792	1.0%
Single-Family	6,422	9.6%
Apartment	3,585	-25.8%
Condo, Townhome, Duplex	3,175	17.5%

Source: Ivory-Boyer Construction Database

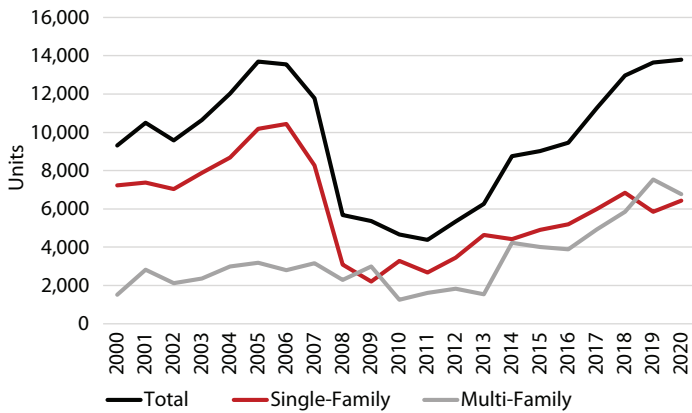
Figure 1: Value of Permit-Authorized Construction in Utah, January–June

(Million 2020 dollars)



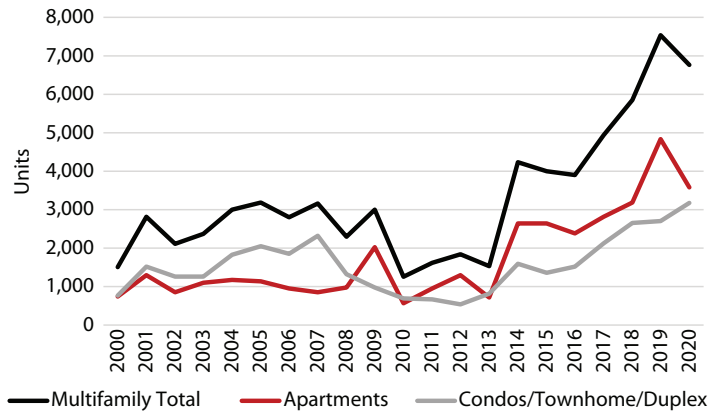
Source: Ivory-Boyer Construction Database

Figure 2: Permits Issued for Residential Units in Utah, January–June



Source: Ivory-Boyer Construction Database

Figure 3: Permits Issued for Multifamily Units by Type, January–June



Source: Ivory-Boyer Construction Database

Utah County continues to lead the state in single-family permits, approving 2,161 new units, an increase of 18.0% over last year (see Table 2). Salt Lake County issued 1,110 single-family permits, a rise of 14.3%. Among cities, Eagle Mountain leads the state in single-family permits through the second quarter, increasing by 51.5%. St. George is a close second; the city added 521 single-family units, an increase of 6.1% over mid-year 2019 (see Table 3).

Multifamily permits set a record in the first quarter of 2020, but experienced their first mid-year decline since 2016, driven by a drop in apartment construction activity. Through June of 2020, 6,760 multifamily units received permits, a decrease of 10.3% over 2019. There were 3,585 apartments permitted, a reduction of 25.8%, but 3,175 condominiums/townhomes/duplexes were permitted, increasing 17.5% (see Figure 3). While the decrease in apartment

permits can be attributed to the impacts of the health crisis, it is important to note that the number of permits issued through the middle of 2020 ranks as the second-highest on record.

Salt Lake County continues to lead the state for multifamily permits, authorizing 3,269 units between January and June of this year, a decrease of 20.4% over the same period last year (see Table 4). Utah County ranks second, permitting 1,427 multifamily units, a 16.6% drop over 2019. Washington County increased 7.0%, permitting 611 multifamily units. Davis County added 427 multifamily units, an increase of 90.6%, and Cache County permitted 400 units, an increase of 43.9% over last year. The three Wasatch Front counties account for 75.8% of the multifamily units permitted statewide to date this year. Table 5 presents the top cities for authorized multifamily units.

Table 2: Top-Ranked Counties for Detached Single-Family Home Permits, January–June 2019 and 2020

County	2019	2020	Change
Utah	1,832	2,161	18.0%
Salt Lake	971	1,110	14.3%
Washington	981	1,082	10.3%
Davis	669	626	-6.4%
Weber	351	349	-0.6%

Source: Ivory-Boyer Construction Database

Table 3: Top-Ranked Cities for Detached Single-Family Home Permits, January–June 2019 and 2020

City	2019	2020	Change
Eagle Mountain	357	541	51.5%
St. George	491	521	6.1%
Saratoga Springs	295	339	14.9%
Lehi	372	312	-16.1%
South Jordan	230	305	32.6%

Source: Ivory-Boyer Construction Database

Table 4: Top-Ranked Counties for Multifamily Permits, January–June 2020

County	Apartment Units	Condo, Townhome, and Duplex Units	Total Multifamily Units
Salt Lake	2,291	978	3,269
Utah	265	1,162	1,427
Washington	391	220	611
Davis	221	206	427
Cache	240	160	400

Source: Ivory-Boyer Construction Database

Table 5: Top-Ranked Cities for Multifamily Permits, January–June 2020

County	Apartment Units	Condo, Townhome, and Duplex Units	Total Multifamily Units
Salt Lake City	813	291	1,104
Draper	434	9	443
South Jordan	130	260	390
Saratoga Springs	0	380	380
Millcreek	328	24	352

Source: Ivory-Boyer Construction Database

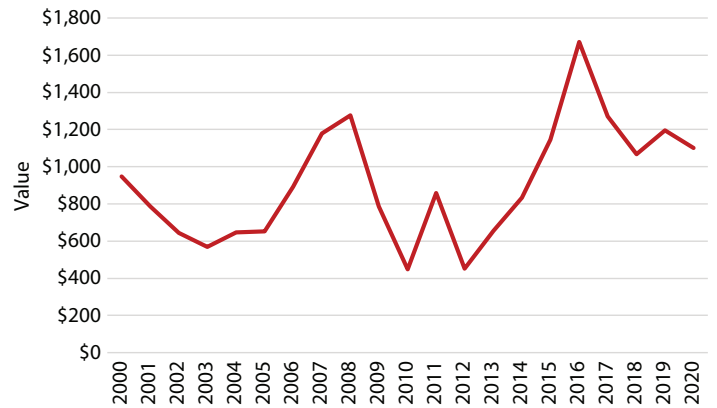
Nonresidential Construction

Commercial construction tends to be volatile from quarter to quarter, with a few significant projects having substantial impacts. Therefore large rates of change are expected. Nonresidential construction value through June 2020 is \$1.1 billion, an 8.0% decrease over last year (see Figure 4). COVID-19 is having both positive and negative impacts on nonresidential construction. On the plus side, the industrial, warehouse, and manufacturing sector added \$357.7 million in new activity in the first six months of 2020, a 19.1% increase over 2019 (see Table 6). The hotel sector ranked second, adding \$202.5 million in construction value, an exponential increase over the \$9.0 million of construction in the first half of 2019. Several hotel projects throughout the state added to the increase, including a \$175.8 million convention hotel in Salt Lake City. On the minus side, the office sector has been impacted by the shift to working from home. Year to date, office construction value is 50.9% below last year. More noticeable is the low activity that occurred between April and June, with only \$17.3 million of construction value permitted, the third-lowest second-quarter value on record.

Several major projects were permitted in the last three months:

- A \$30.1 million warehouse in West Jordan
- A \$25.6 million cold storage facility in Syracuse
- A \$15.0 million food processing plant in Eagle Mountain
- A \$14.9 million new elementary school in Layton
- Three office projects in Orem totaling \$36.0 million
- Three office projects in Lehi totaling \$32.5 million

Figure 4: Value of Nonresidential Construction, January–June
(Million 2020 dollars)



Source: Ivory-Boyer Construction Database

Table 7: Top-Ranked Counties for Nonresidential Construction Value, January–June, 2019 and 2020

(Million dollars)

City	2019	2020	Change
Salt Lake	\$473.6	\$470.8	-0.6%
Utah	\$339.9	\$336.8	-0.9%
Davis	\$66.9	\$99.1	48.0%
Washington	\$85.6	\$59.4	-30.5%
Weber	\$60.6	\$28.9	-52.4%

Source: Ivory-Boyer Construction Database

Table 6: Value of Second Quarter Nonresidential Construction by Permit Type

(Million Dollars)

Category	April–June			January–June (YTD)		
	2019	2020	Change	2019	2020	Change
Industrial/Warehouse/Manufacturing	\$100.2	\$188.4	88.0%	\$300.5	\$357.7	19.1%
Hotels & Motels	\$8.0	\$188.7	2258.3%	\$9.0	\$202.5	2146.7%
Office, Bank, Professional	\$129.9	\$17.3	-86.6%	\$333.0	\$163.6	-50.9%
Structures Other Than Buildings	\$62.6	\$54.8	-12.5%	\$107.7	\$112.8	4.7%
Retail, Mercantile, Restaurant	\$80.8	\$16.6	-79.5%	\$92.1	\$61.9	-32.7%
Public Buildings & Projects	\$24.8	\$16.0	-35.4%	\$39.6	\$36.8	-6.9%
Other Nonresidential Buildings	\$12.5	\$7.8	-37.4%	\$24.7	\$34.4	38.9%
Service Station/Repair Garages	\$20.9	\$5.3	-74.7%	\$23.5	\$21.2	-9.8%
School & Educational (Private)	\$1.3	\$16.8	1156.4%	\$1.5	\$17.2	1074.6%
Amusement & Recreation	\$13.2	\$4.4	-66.4%	\$17.8	\$16.6	-7.1%
Churches & Other Religious	\$5.1	\$0.5	-89.4%	\$21.1	\$13.3	-36.9%
Public Utility (Private)	\$4.5	\$9.1	101.8%	\$80.4	\$12.3	-84.7%
Agricultural Bldg. & Sheds	\$11.3	\$7.7	-32.3%	\$14.6	\$11.3	-22.6%
Hospital & Institutional	\$13.2	\$6.8	-48.5%	\$54.2	\$9.4	-82.7%
Parking Structures	\$37.6	\$4.4	-88.2%	\$38.9	\$5.7	-85.4%

Source: Ivory-Boyer Construction Database

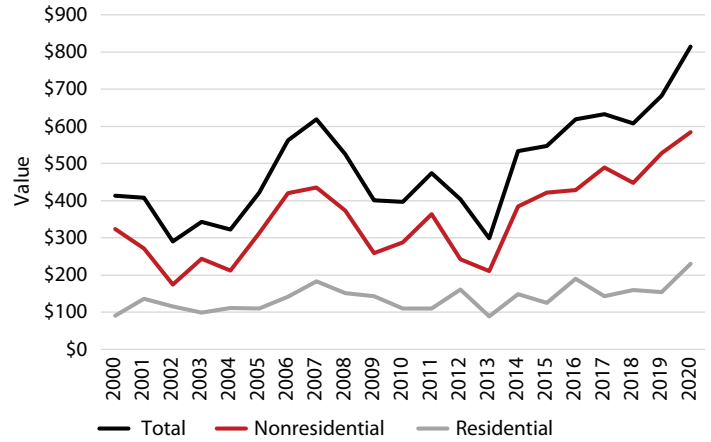
Salt Lake County led the state's nonresidential construction activity, permitting \$470.8 million in the first half of 2020, a slight decrease of 0.6% over the first half of 2019 (see Table 7). Utah County ranks second, permitting \$336.8 million, a minor decline of 0.9%. Davis County ranks third, permitting \$99.1 million in nonresidential construction, but ranks first in the percent change over last year, increasing 48.0%.

Additions, Alterations, and Repairs

The mid-year value of addition, alteration, and repair permits totals \$814.5 million, a 19.4% increase over mid-year 2019 and a record in terms of construction value. Both the nonresidential and residential sectors set records through mid-year. There was \$584.3 million of permitted nonresidential additions, alterations, and repairs through June, an increase of 10.7% from the previous year. Aside from two larger permits for the St. George (\$78.0 million) and Salt Lake City (\$77.0 million) temple remodels, there have been an additional 19 high-value permits ranging from \$5.3 to \$38.0 million and totaling \$184.9 million. Permits for residential additions, alterations, and repairs also set a record value of \$230.3 million, an increase of 48.9% from last year. The combination of low interest rates and limited for-sale supply has incentivized many homeowners to refinance and remodel existing homes.

Figure 5: Value of Additions, Alterations & Repairs in Utah, January–June

(Million 2020 dollars)



Source: Ivory-Boyer Construction Database

State, County, and City Details

The following tables provide detailed data for permit-authorized construction in the second quarter of 2020. For monthly and year-to-date data on residential type and construction value, see Table 8. For mid-year data on total units and construction value by city and county, see Table 9.

Table 8: Construction Permit Summary, Second Quarter 2018–2020*(Million dollars)*

April	Month			Percent Change 19-20	Year-to-date			Percent Change 19-20
	2018	2019	2020		2018	2019	2020	
Total New Dwelling Units	1,771	2,452	2,278	-7.1%	8,148	7,395	9,578	29.5%
Single Family	1,237	1,083	1,032	-4.7%	4,294	3,630	4,041	11.3%
Multifamily	500	1,249	1,065	-14.7%	3,646	3,567	5,024	40.9%
Condo/Townhome/Duplex	388	664	478	-28.0%	1,681	1,687	2,404	42.5%
Apartments (3+ units)	112	585	587	0.3%	1,965	1,880	2,620	39.4%
All Other Units	34	120	181	50.8%	208	198	513	159.1%
Residential Valuation	\$424.3	\$554.3	\$461.2	-16.8%	\$1,699.3	\$1,623.2	\$1,963.2	20.9%
Nonresidential Valuation	\$115.0	\$176.4	\$327.6	85.7%	\$590.1	\$818.0	\$870.3	6.4%
Additions, Alterations, and Repairs	\$117.7	\$128.5	\$107.9	-16.1%	\$373.3	\$438.2	\$565.3	29.0%
Total Construction Value	\$656.9	\$859.2	\$896.6	4.4%	\$2,662.7	\$2,879.4	\$3,398.8	18.0%

May	Month			Percent Change 19-20	Year-to-date			Percent Change 19-20
	2018	2019	2020		2018	2019	2020	
Total New Dwelling Units	2,588	2,644	2,218	-16.1%	10,736	10,039	11,796	17.5%
Single Family	1,357	1,072	1,119	4.4%	5,651	4,702	5,160	9.7%
Multifamily	1,182	1,547	1,065	-31.2%	4,828	5,114	6,089	19.1%
Condo/Townhome/Duplex	421	517	365	-29.4%	2,102	2,204	2,769	25.6%
Apartments (3+ units)	761	1,030	700	-32.0%	2,726	2,910	3,320	14.1%
All Other Units	49	25	34	36.0%	257	223	547	145.3%
Residential Valuation	\$546.0	\$542.7	\$518.4	-4.5%	\$2,245.2	\$2,166.0	\$2,481.6	14.6%
Nonresidential Valuation	\$167.7	\$232.7	\$109.5	-52.9%	\$757.8	\$1,050.7	\$979.8	-6.7%
Additions, Alterations, and Repairs	\$125.0	\$108.8	\$79.8	-26.6%	\$498.3	\$546.9	\$645.1	18.0%
Total Construction Value	\$838.6	\$884.2	\$707.7	-20.0%	\$3,501.3	\$3,763.6	\$4,106.5	9.1%

June	Month			Percent Change 19-20	Year-to-date			Percent Change 19-20
	2018	2019	2020		2018	2019	2020	
Total New Dwelling Units	2,232	3,613	1,996	-44.8%	12,968	13,652	13,792	1.0%
Single Family	1,195	1,159	1,262	8.9%	6,846	5,861	6,422	9.6%
Multifamily	1,017	2,421	679	-72.0%	5,845	7,535	6,760	-10.3%
Condo/Townhome/Duplex	557	497	414	-16.7%	2,659	2,701	3,175	17.9%
Apartments (3+ units)	460	1,924	265	-86.2%	3,186	4,834	3,585	-25.8%
All Other Units	20	33	55	66.7%	277	256	602	135.2%
Residential Valuation	\$478.0	\$727.7	\$458.1	-37.1%	\$2,723.2	\$2,893.7	\$2,939.7	1.6%
Nonresidential Valuation	\$282.0	\$136.1	\$122.4	-10.0%	\$1,039.8	\$1,186.8	\$1,102.3	-7.1%
Additions, Alterations, and Repairs	\$93.4	\$129.8	\$169.4	30.5%	\$591.7	\$676.7	\$814.5	20.4%
Total Construction Value	\$853.4	\$993.6	\$749.9	-24.5%	\$4,354.7	\$4,757.2	\$4,856.5	2.1%

Source: Ivory-Boyer Construction Database

Table 9: Permit-Authorized Construction, January–June 2020*(Thousand dollars)*

	New Dwelling Units	New Residential Valuation	New Nonresidential Valuation	Additions/Alterations/Repairs		Total Construction Value
				Residential Valuation	Nonresidential Valuation	
Beaver County						
Beaver	2	\$379.1	\$65.9	\$94.1	\$0.0	\$539.2
Milford	0	\$0.0	\$11.0	\$251.1	\$10.0	\$272.1
Other Beaver Co	14	\$3,967.3	\$1,147.2	\$265.3	\$0.0	\$5,379.8
Total	16	\$4,346.5	\$1,224.1	\$610.5	\$10.0	\$6,191.1
Percent Change	33.3%	63.8%	146.4%	144.5%	-92.3%	75.4%
Box Elder County						
Brigham City	34	\$14,472.0	\$3,632.3	\$801.0	\$200.0	\$19,105.3
Corinne	7	\$1,224.2	\$200.0	\$0.0	\$0.0	\$1,424.2
Deweyville	2	\$401.8	\$0.0	\$0.0	\$0.0	\$401.8
Elwood	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Garland	2	\$311.3	\$54.6	\$0.0	\$0.0	\$365.9
Howell	3	\$372.2	\$8.0	\$0.0	\$0.0	\$380.2
Mantua	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Box Elder Co	22	\$4,999.3	\$976.4	\$431.8	\$0.0	\$6,407.5
Perry	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Plymouth	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Portage	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Snowville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Tremonton	81	\$16,083.7	\$1,263.8	\$611.3	\$52.2	\$18,011.0
Willard	13	\$3,290.6	\$1,640.8	\$200.4	\$0.0	\$5,131.8
Total	164	\$41,155.1	\$7,775.9	\$2,044.5	\$252.2	\$51,227.7
Percent Change	47.7%	100.8%	255.2%	15.1%	2702.2%	109.3%
Cache County						
Amalga	1	\$549.2	\$32.7	\$0.0	\$0.0	\$582.0
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	23	\$10,028.2	\$1,479.2	\$289.9	\$465.0	\$12,262.3
Hyrum	67	\$15,445.4	\$917.4	\$312.9	\$690.5	\$17,366.2
Lewiston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Logan	420	\$46,721.0	\$9,094.8	\$842.4	\$14,508.0	\$71,166.3
Mendon	1	\$302.1	\$35.0	\$10.0	\$0.0	\$347.1
Millville	8	\$3,313.3	\$1,373.0	\$112.6	\$39.7	\$4,838.6
Newton	1	\$229.0	\$20.0	\$0.0	\$7.5	\$256.5
Nibley	9	\$2,751.5	\$5.3	\$292.6	\$0.0	\$3,049.3
North Logan	17	\$5,331.0	\$2,050.2	\$292.8	\$193.1	\$7,867.1
Other Cache Co	7	\$2,808.7	\$689.7	\$1,015.3	\$0.0	\$4,513.7
Paradise	2	\$851.8	\$81.0	\$296.3	\$0.0	\$1,229.2
Providence	61	\$15,785.3	\$7,795.4	\$432.3	\$351.4	\$24,364.4
Richmond	1	\$431.1	\$389.6	\$43.8	\$0.0	\$864.4
River Heights	0	\$0.0	\$68.9	\$97.3	\$17.5	\$183.7
Smithfield	41	\$13,578.1	\$929.5	\$298.1	\$73.2	\$14,878.9
Trenton	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wellsville	6	\$1,498.6	\$308.7	\$308.8	\$0.0	\$2,116.1
Total	665	\$119,624.4	\$25,270.6	\$4,645.0	\$16,345.9	\$165,885.9
Percent Change	21.6%	-1.5%	-74.1%	38.4%	303.8%	-26.7%
Carbon County						
East Carbon	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Helper	0	\$0.0	\$235.3	\$157.4	\$0.0	\$392.8
Other Carbon Co	5	\$1,401.3	\$2,781.4	\$361.4	\$6.6	\$4,550.7
Price	0	\$0.0	\$235.7	\$289.9	\$779.6	\$1,305.2
Scofield	0	\$0.0	\$0.0	\$2.0	\$0.0	\$2.0
Sunnyside	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wellington	0	\$0.0	\$263.6	\$88.8	\$1.0	\$353.4
Total	5	\$1,401.3	\$3,516.1	\$899.6	\$787.2	\$6,604.1
Percent Change	-54.5%	-49.6%	181.4%	-3.5%	-58.8%	-3.9%

Table 9 (continued)

	New Dwelling Units	New Residential Valuation	New Nonresidential Valuation	Additions/Alterations/Repairs		Total Construction Value
				Residential Valuation	Nonresidential Valuation	
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	NA	NA	NA	NA	NA	NA
Davis County						
Bountiful	23	\$7,761.2	\$2,739.1	\$2,303.4	\$3,163.0	\$15,966.7
Centerville	19	\$5,098.3	\$1,289.0	\$1,140.9	\$1,711.9	\$9,240.1
Clearfield	60	\$8,148.8	\$24,574.1	\$108.0	\$10,097.3	\$42,928.2
Clinton	39	\$13,794.4	\$2,260.2	\$1,553.2	\$268.2	\$17,875.9
Farmington	44	\$14,360.0	\$7,000.9	\$2,297.4	\$4,666.3	\$28,324.6
Fruit Heights	7	\$2,523.1	\$592.4	\$665.7	\$0.0	\$3,781.2
Kaysville	26	\$12,994.5	\$4,429.4	\$5,470.3	\$1,187.6	\$24,081.9
Layton	416	\$84,570.1	\$20,504.7	\$2,886.5	\$8,724.6	\$116,685.9
North Salt Lake	40	\$7,349.1	\$45.0	\$264.6	\$48.8	\$7,707.5
Other Davis Co	4	\$2,232.3	\$3,296.0	\$978.4	\$0.0	\$6,506.7
South Weber	41	\$15,970.3	\$0.0	\$0.0	\$0.0	\$15,970.3
Sunset	42	\$7,998.8	\$289.9	\$329.2	\$68.2	\$8,686.2
Syracuse	178	\$36,233.8	\$27,900.4	\$617.5	\$1,364.7	\$66,116.3
West Bountiful	12	\$2,722.0	\$2,257.3	\$0.0	\$0.0	\$4,979.3
West Point	75	\$11,498.0	\$1,013.0	\$399.0	\$0.0	\$12,910.0
Woods Cross	56	\$21,376.0	\$874.6	\$649.1	\$2,486.2	\$25,386.0
Total	1082	\$254,630.7	\$99,066.0	\$19,663.2	\$33,786.8	\$407,146.7
Percent Change	19.0%	15.7%	48.0%	5.5%	-9.8%	18.7%
Duchesne County						
Duchesne	1	\$149.7	\$24.2	\$36.0	\$0.0	\$209.9
Other Duchesne Co	5	\$1,328.2	\$195.8	\$19.7	\$0.0	\$1,543.8
Roosevelt	0	\$0.0	\$178.0	\$5.0	\$0.0	\$183.0
Total	6	\$1,478.0	\$398.1	\$60.7	\$0.0	\$1,936.7
Percent Change	0.0%	-12.9%	-54.7%	-74.1%	NA	-31.1%
Emery County						
Castle Dale	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Clawson	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cleveland	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Elmo	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Emery	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Ferron	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Green River	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntington	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Orangeville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Emery 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	NA	NA	-100.0%	-100.0%	NA	-100.0%
Garfield County						
Antimony	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Boulder	0	\$0.0	\$54.8	\$0.0	\$0.0	\$54.8
Bryce Canyon City	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cannonville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Escalante	1	\$129.0	\$322.7	\$211.1	\$0.0	\$662.7
Hatch	0	\$0.0	\$23.6	\$0.0	\$0.0	\$23.6
Henrieville	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
Panguitch	1	\$364.0	\$34.4	\$39.8	\$0.0	\$438.2
Tropic	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	2	\$493.0	\$435.4	\$250.9	\$0.0	\$1,179.3
Percent Change	100.0%	82.5%	638.0%	NA	NA	258.3%

Table 9 (continued)

	New Dwelling Units	New Residential Valuation	New Nonresidential Valuation	Additions/Alterations/Repairs		Total Construction Value
				Residential Valuation	Nonresidential Valuation	
Grand County						
Moab	9	\$1,676.1	\$6,548.0	\$1,097.5	\$1,560.4	\$10,882.1
Other Grand Co	49	\$21,939.5	\$10,017.1	\$397.2	\$491.9	\$32,845.7
Total	58	\$23,615.7	\$16,565.1	\$1,494.8	\$2,052.2	\$43,727.8
Percent Change	5700.0%	8662.5%	NA	NA	NA	16125.0%
Iron County						
Cedar City	193	\$38,247.9	\$5,608.7	\$1,743.2	\$7,671.0	\$53,270.9
Enoch	58	\$14,626.0	\$465.2	\$379.9	\$5.4	\$15,476.5
Other Iron Co	65	\$8,951.2	\$850.6	\$450.1	\$0.0	\$10,251.8
Paragonah	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Parowan	0	\$0.0	\$24.5	\$9.0	\$0.0	\$33.5
Total	316	\$61,825.1	\$6,948.9	\$2,582.3	\$7,676.4	\$79,032.7
Percent Change	34.5%	37.3%	-46.6%	0.7%	1930.4%	29.6%
Juab County						
Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	0	\$0.0	\$151.2	\$395.5	\$0.0	\$546.7
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	25	\$6,450.7	\$1,500.8	\$322.1	\$631.8	\$8,905.5
Other Juab Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	25	\$6,450.7	\$1,652.1	\$717.6	\$631.8	\$9,452.2
Percent Change	-41.9%	-41.7%	-9.4%	121.5%	31490.0%	-28.4%
Kane County						
Glendale	1	\$450.0	\$39.0	\$0.0	\$0.0	\$489.0
Kanab	24	\$4,757.0	\$1,025.3	\$319.8	\$106.5	\$6,208.6
Orderville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Kane Co	30	\$6,409.9	\$1,552.7	\$412.8	\$2.0	\$8,377.4
Total	55	\$11,616.9	\$2,617.0	\$732.6	\$108.5	\$15,074.9
Percent Change	-16.7%	0.3%	10.0%	17.3%	-17.5%	2.4%
Millard County						
Delta	7	\$1,617.5	\$307.7	\$329.3	\$80.5	\$2,335.0
Fillmore	2	\$490.8	\$1,261.3	\$26.5	\$288.6	\$2,067.2
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	\$71.2	\$118.8	\$50.0	\$240.1
Other Millard Co	7	\$1,161.7	\$10,874.6	\$0.0	\$0.0	\$12,036.3
Total	16	\$3,270.0	\$12,514.9	\$474.6	\$419.1	\$16,678.6
Percent Change	-36.0%	-26.5%	71.1%	65.2%	-86.7%	9.7%
Morgan County						
Morgan	7	\$2,007.1	\$4,096.4	\$313.1	\$5.0	\$6,421.6
Other Morgan Co	2	\$938.3	\$103.3	\$81.5	\$30.0	\$1,153.0
Total	9	\$2,945.3	\$4,199.7	\$394.6	\$35.0	\$7,574.6
Percent Change	-47.1%	-37.8%	40515.6%	7792.7%	NA	59.4%
Piute County						
Kingston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Piute Co	2	\$535.0	\$0.0	\$0.0	\$0.0	\$535.0
Total	2	\$535.0	\$0.0	\$0.0	\$0.0	\$535.0
Percent Change	NA	NA	NA	NA	NA	NA
Rich County						
Garden City	6	\$2,335.0	\$376.0	\$208.0	\$0.0	\$2,919.0
Other Rich Co	1	\$200.0	\$10.0	\$5.0	\$0.0	\$215.0
Randolph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	7	\$2,535.0	\$386.0	\$213.0	\$0.0	\$3,134.0
Percent Change	-74.1%	-53.7%	50.8%	-10.3%	NA	-47.5%

Table 9 (continued)

	New Dwelling Units	New Residential Valuation	New Nonresidential Valuation	Additions/Alterations/Repairs		Total Construction Value
				Residential Valuation	Nonresidential Valuation	
Salt Lake County						
Alta	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bluffdale	61	\$15,343.7	\$2,610.3	\$599.6	\$109.0	\$18,662.6
Cottonwood Heights	12	\$5,174.0	\$2,414.5	\$1,991.4	\$643.2	\$10,223.2
Draper	554	\$136,885.4	\$11,953.3	\$3,027.5	\$36,737.5	\$188,603.7
Herriman	492	\$109,445.0	\$15,346.3	\$1,358.1	\$1,102.0	\$127,251.3
Holladay	1	\$138.8	\$282.7	\$747.4	\$1,736.8	\$2,905.7
Midvale	232	\$38,364.8	\$9,571.2	\$2,637.3	\$7,734.1	\$58,307.4
Millcreek	366	\$77,234.6	\$1,724.6	\$8,423.1	\$5,066.2	\$92,448.6
Murray	67	\$18,994.7	\$3,735.0	\$1,493.2	\$5,171.9	\$29,394.7
Other Salt Lake Co	183	\$34,954.8	\$450.0	\$945.0	\$220.0	\$36,569.8
Riverton	82	\$22,241.9	\$32,041.6	\$1,499.4	\$1,142.5	\$56,925.4
Salt Lake City	1,129	\$171,906.6	\$222,463.4	\$17,600.1	\$209,325.1	\$621,295.3
Sandy	29	\$6,878.2	\$10,894.1	\$2,890.5	\$8,135.9	\$28,798.5
South Jordan	695	\$154,582.0	\$32,143.0	\$2,331.0	\$29,727.0	\$218,783.0
South Salt Lake	0	\$0.0	\$0.0	\$0.0	\$255.0	\$255.0
Taylorsville	189	\$33,888.6	\$1,586.0	\$1,948.0	\$8,153.0	\$45,575.6
West Jordan	349	\$61,491.7	\$90,390.9	\$1,314.9	\$25,189.2	\$178,386.7
West Valley City	117	\$28,486.1	\$33,157.2	\$4,697.2	\$19,410.6	\$85,751.1
Total	4,558	\$916,011.0	\$470,764.2	\$53,503.6	\$359,859.0	\$1,800,137.9
Percent Change	-10.6%	0.3%	-0.6%	0.2%	13.6%	2.5%
San Juan County						
Blanding	0	\$0.0	\$0.0	\$30.0	\$0.0	\$30.0
Monticello	1	\$143.5	\$0.0	\$0.0	\$0.0	\$143.5
Other San Juan Co	1	\$293.0	\$1,758.2	\$0.0	\$1,890.4	\$3,941.6
Total	2	\$436.5	\$1,758.2	\$30.0	\$1,890.4	\$4,115.2
Percent Change	NA	NA	242.1%	-2.9%	NA	655.2%
Sanpete County						
Centerfield	0	\$0.0	\$30.0	\$0.0	\$0.0	\$30.0
Ephraim	2	\$400.0	\$31.4	\$54.5	\$0.0	\$485.9
Fairview	8	\$1,472.4	\$5.0	\$5.0	\$0.0	\$1,482.4
Fayette	0	\$0.0	\$20.0	\$0.0	\$0.0	\$20.0
Fountain Green	3	\$540.9	\$98.1	\$0.0	\$0.0	\$638.9
Gunnison	3	\$474.0	\$5.0	\$10.0	\$0.0	\$489.0
Manti	5	\$1,000.0	\$15.0	\$25.0	\$20.0	\$1,060.0
Mayfield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Moroni	6	\$1,013.3	\$100.0	\$5.0	\$0.0	\$1,118.3
Mount Pleasant	7	\$1,592.3	\$70.0	\$10.0	\$0.0	\$1,672.3
Other Sanpete Co	2	\$277.6	\$5.0	\$10.0	\$0.0	\$292.6
Spring City	5	\$927.9	\$170.0	\$20.0	\$0.0	\$1,117.9
Sterling	0	\$0.0	\$20.0	\$10.0	\$0.0	\$30.0
Wales	0	\$0.0	\$15.0	\$0.0	\$0.0	\$15.0
Total	41	\$7,698.3	\$584.5	\$149.5	\$20.0	\$8,452.3
Percent Change	-16.3%	-4.3%	-69.2%	-20.5%	-91.8%	-18.5%
Sevier County						
Annabella	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Aurora	0	\$0.0	\$82.0	\$0.0	\$0.0	\$82.0
Central Valley	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	4	\$912.0	\$72.0	\$90.0	\$0.0	\$1,074.0
Other Sevier Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Redmond	0	\$0.0	\$59.0	\$0.0	\$0.0	\$59.0
Richfield	7	\$1,604.5	\$1,162.0	\$107.2	\$15.0	\$2,888.8

Table 9 (continued)

	New Dwelling Units	New Residential Valuation	New Nonresidential Valuation	Additions/Alterations/Repairs		Total Construction Value
				Residential Valuation	Nonresidential Valuation	
Salina	0	\$0.0	\$2,750.0	\$0.0	\$0.0	\$2,750.0
Sigurd	1	\$273.0	\$0.0	\$70.0	\$0.0	\$343.0
Total	12	\$2,789.5	\$4,125.0	\$267.2	\$15.0	\$7,196.8
Percent Change	-29.4%	-30.0%	411.7%	-6.2%	-87.4%	38.5%

Summit County

Coalville	3	\$757.2	\$0.0	\$0.0	\$0.0	\$757.2
Kamas	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Oakley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Summit Co	11	\$2,490.0	\$75.0	\$90.0	\$405.0	\$3,060.0
Park City	46	\$3,204.1	\$1,877.6	\$641.5	\$1,075.0	\$6,798.2
Total	60	\$6,451.3	\$1,952.6	\$731.5	\$1,480.0	\$10,615.4
Percent Change	-55.9%	-92.2%	-79.9%	-95.7%	-1.9%	-90.5%

Tooele County

Grantsville	99	\$18,927.1	\$730.4	\$1,882.5	\$499.8	\$22,039.7
Other Tooele Co	36	\$9,053.8	\$101.5	\$11.1	\$0.0	\$9,166.4
Tooele	138	\$29,519.3	\$3,238.2	\$432.6	\$1,514.3	\$34,704.4
Wendover	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	273	\$57,500.2	\$4,070.1	\$2,326.2	\$2,014.0	\$65,910.5
Percent Change	-8.1%	58.0%	-68.0%	192.2%	212.0%	30.4%

Uintah County

Ballard	1	\$360.5	\$9.3	\$211.8	\$25.0	\$606.6
Naples	0	\$0.0	\$11.5	\$61.7	\$113.4	\$186.5
Other Uintah Co	18	\$4,825.4	\$1,012.9	\$793.0	\$20.0	\$6,651.4
Vernal	2	\$375.0	\$139.7	\$535.8	\$2,604.8	\$3,655.2
Total	21	\$5,560.9	\$1,173.4	\$1,602.2	\$2,763.2	\$11,099.7
Percent Change	-12.5%	7.2%	-32.7%	104.0%	78.9%	19.8%

Utah County

Alpine	3	\$2,095.0	\$350.0	\$487.0	\$0.0	\$2,932.0
American Fork	400	\$68,266.0	\$13,926.0	\$1,559.0	\$5,349.1	\$89,100.1
Cedar Hills	6	\$2,570.4	\$92.1	\$818.1	\$0.0	\$3,480.6
Eagle Mountain	641	\$169,398.6	\$92,407.3	\$1,255.8	\$134.0	\$263,195.7
Elk Ridge	2	\$690.0	\$0.0	\$0.0	\$0.0	\$690.0
Goshen	1	\$241.1	\$0.0	\$10.0	\$0.0	\$251.1
Highland	48	\$20,938.8	\$2,568.6	\$4,045.2	\$459.4	\$28,011.9
Lehi	506	\$134,597.5	\$43,037.5	\$6,080.2	\$10,786.1	\$194,501.2
Lindon	48	\$11,778.9	\$10,124.2	\$466.4	\$1,778.8	\$24,148.3
Mapleton	163	\$45,038.0	\$2,245.5	\$1,259.0	\$0.0	\$48,542.5
Orem	78	\$19,847.6	\$59,940.9	\$76,563.7	\$7,914.6	\$164,266.8
Other Utah Co	13	\$8,027.1	\$12,037.5	\$1,501.0	\$0.0	\$21,565.5
Payson	89	\$16,907.9	\$272.2	\$742.6	\$611.8	\$18,534.5
Pleasant Grove	50	\$21,237.5	\$9,496.2	\$2,084.1	\$1,293.5	\$34,111.2
Provo	75	\$14,822.2	\$29,650.2	\$7,407.2	\$14,120.9	\$66,000.4
Salem	80	\$27,711.0	\$2,182.5	\$1,297.2	\$18.6	\$31,209.3
Santaquin	158	\$44,467.2	\$1,305.8	\$1,311.1	\$40.7	\$47,124.8
Saratoga Springs	719	\$131,695.7	\$38,393.9	\$3,318.8	\$57.0	\$173,465.4
Spanish Fork	215	\$47,686.1	\$12,440.8	\$6,878.3	\$7,343.6	\$74,348.9
Springville	137	\$32,532.0	\$4,605.3	\$1,101.4	\$1,362.1	\$39,600.8
Vineyard	171	\$52,714.8	\$1,747.9	\$3,016.2	\$1,292.2	\$58,771.1
Woodland Hills	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	3,603	\$873,263.2	\$336,824.3	\$121,202.2	\$52,562.5	\$1,383,852.2
Percent Change	1.4%	-1.5%	-0.9%	271.9%	-52.5%	1.0%

Table 9 (continued)

	New Dwelling Units	New Residential Valuation	New Nonresidential Valuation	Additions/Alterations/Repairs		Total Construction Value
				Residential Valuation	Nonresidential Valuation	
Wasatch County						
Heber City	50	\$17,341.2	\$2,260.8	\$1,854.6	\$429.3	\$21,885.9
Midway	66	\$30,820.2	\$697.1	\$492.3	\$242.6	\$32,252.2
Other Wasatch Co	28	\$20,382.2	\$7,024.9	\$1,521.9	\$74.7	\$29,003.7
Total	144	\$68,543.6	\$9,982.8	\$3,868.8	\$746.6	\$83,141.8
Percent Change	-36.0%	-33.4%	103.8%	-24.8%	-87.0%	-30.0%
Washington County						
Enterprise	3	\$903.9	\$9.8	\$0.0	\$0.0	\$913.7
Hurricane	310	\$40,118.1	\$13,230.6	\$703.3	\$276.5	\$54,328.4
Ivins	92	\$26,018.8	\$3,929.1	\$1,237.4	\$0.0	\$31,185.2
La Verkin	9	\$2,794.0	\$197.9	\$190.0	\$234.0	\$3,415.9
Leeds	1	\$521.3	\$40.0	\$0.0	\$0.0	\$561.3
Other Washington Co	29	\$5,335.6	\$2,204.4	\$210.8	\$0.0	\$7,750.8
Santa Clara	40	\$12,618.4	\$1,009.7	\$355.5	\$85.5	\$14,069.2
Springdale	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
St. George	1013	\$153,186.6	\$26,351.9	\$1,610.2	\$87,180.2	\$268,328.9
Virgin	1	\$181.0	\$0.0	\$0.0	\$0.0	\$181.0
Washington	478	\$92,713.8	\$12,463.2	\$962.6	\$1,008.9	\$107,148.5
Total	1976	\$334,391.4	\$59,436.6	\$5,269.8	\$88,785.1	\$487,882.8
Percent Change	25.8%	22.7%	-30.5%	19.6%	834.3%	31.1%
Wayne County						
Hanksville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Loa	0	\$0.0	\$6.0	\$0.0	\$0.0	\$6.0
Other Wayne Co	4	\$1,040.0	\$33.0	\$135.0	\$137.0	\$1,345.0
Torrey	0	\$0.0	\$116.0	\$0.8	\$0.0	\$116.8
Total	4	\$1,040.0	\$155.0	\$135.8	\$137.0	\$1,467.8
Percent Change	-50.0%	55.9%	-60.1%	59.7%	37.0%	18.3%
Weber County						
Farr West	24	\$7,864.0	\$2,689.0	\$311.6	\$38.8	\$10,903.4
Harrisville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntsville	1	\$531.3	\$0.0	\$201.4	\$0.0	\$732.7
North Ogden	47	\$12,132.9	\$1,208.6	\$815.0	\$0.0	\$14,156.6
Ogden	24	\$7,826.3	\$8,192.1	\$860.1	\$4,887.3	\$21,765.8
Other Weber Co	19	\$6,265.3	\$297.2	\$325.2	\$0.0	\$6,887.7
Plain City	71	\$18,021.8	\$1,698.0	\$559.0	\$3.0	\$20,281.7
Pleasant View	5	\$1,471.1	\$1,375.2	\$270.0	\$15.0	\$3,131.3
Riverdale	18	\$5,242.2	\$600.0	\$768.0	\$1,841.5	\$8,451.7
Roy	74	\$9,291.6	\$3,721.8	\$696.1	\$3,622.6	\$17,332.1
South Ogden	54	\$11,079.7	\$963.6	\$1,392.6	\$531.8	\$13,967.7
Uintah	0	\$0.0	\$668.3	\$11.0	\$20.8	\$700.1
Washington Terrace	26	\$4,955.6	\$21.1	\$51.9	\$155.0	\$5,183.7
West Haven	307	\$45,378.3	\$7,423.5	\$140.0	\$768.0	\$53,709.8
Total	670	\$130,060.2	\$28,858.5	\$6,401.9	\$11,883.7	\$177,204.3
Percent Change	1.5%	0.1%	-52.4%	-30.9%	-59.4%	-22.6%
State Total						
Total	13,792	\$2,939,668.8	\$1,102,254.8	\$230,272.7	\$584,261.7	\$4,856,458.0
Percent Change	1.0%	1.6%	-7.1%	50.1%	11.6%	2.1%

NA: The amount increased from zero in the previous period.
 Source: Ivory-Boyer Construction Database



IVORY-BOYER REAL ESTATE CENTER

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