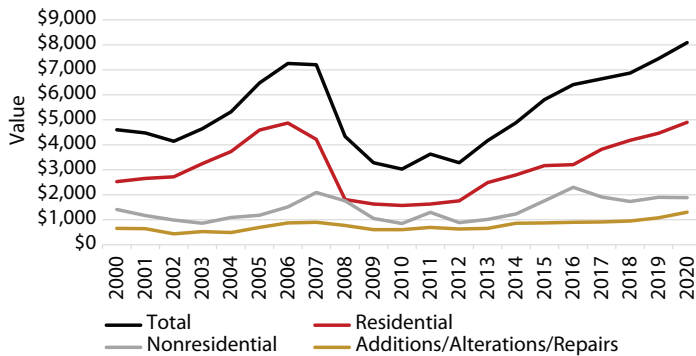


Ivory-Boyer CONSTRUCTION REPORT

Construction activity continued its momentum into the third quarter. Total permitted construction reached \$8.01 billion for the period of January through September, a record and an increase of 9.4% from the same time period last year (Table 1). Residential construction values also set a record, increasing 10.7% from 2019 to \$4.9 billion. Nonresidential construction overcame its slump in the first half of the year. Through September, permitted value reached \$1.88 billion, a slight decrease of 0.3% compared with

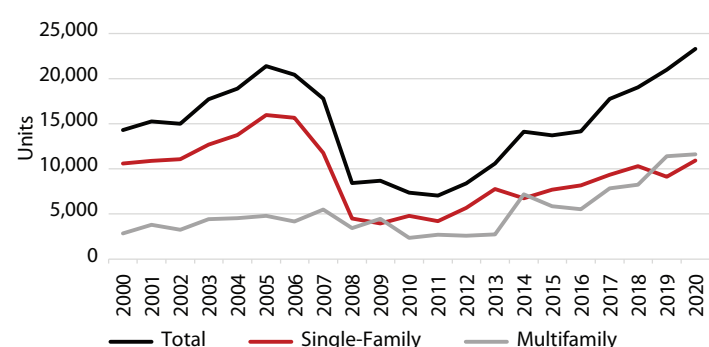
Figure 1: Value of Permit-Authorized Construction in Utah, January–September

(Million 2020 dollars)



Source: Ivory-Boyer Construction Database

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



Source: Ivory-Boyer Construction Database

Table 1: Third Quarter (January–September)

Construction Highlights

(All values compared with third quarter 2019, in billion dollars)

	Value	Change
Total Construction Value	\$8.01	9.4%
Residential Values	\$4.90	10.7%
Nonresidential Values	\$1.88	-0.3%
Additions, Alterations, and Repairs	\$1.30	21.5%

Total Units	23,296	10.9%
Single-Family Detached Units	10,945	20.0%
Condo/Townhome/Duplex	5,458	28.7%
Apartment Units	6,158	-14.1%
All Other Units (w/ group quarters)	735	54.4%

Source: Ivory-Boyer Construction Database

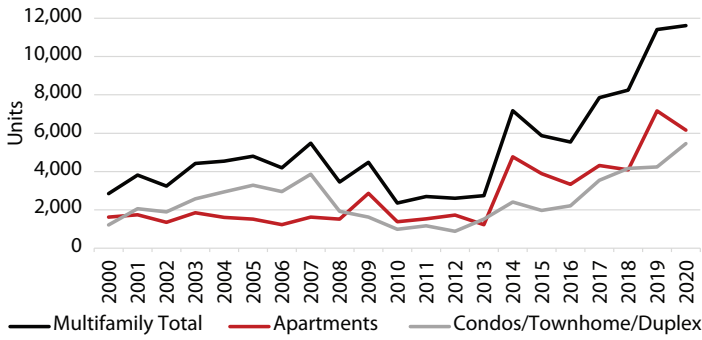
2019, but an improvement from being 8.0% down at mid-year. Additions, alterations, and repairs permitted values reached \$1.3 billion, increasing 21.5% from last year.

Residential permitted units also set a record through the third quarter with 23,296 units, a 10.9% increase over 2019. Single-family permitted units increased 20.0% from last year to 10,945, a number not seen since 2007. Condos, townhomes, and duplexes continued a three-year record streak with 5,458 units permitted, an increase of 28.7% over last year. While apartment activity is down 14.1% from last year, the 6,158 permitted units is the second highest of all time for the time period.

Residential Construction

The decrease of existing for-sale supply, low mortgage rates, and record demand has pushed residential construction to new records in 2020. The 23,296 permitted units is a record for the January to September time period, beating out the previous record set in 2005 (see Figure 2). Single-family permits broke into the 10,000 range for the second time since 2007. By the end of September, 10,945 new units were permitted for the year, an increase of 20.0% from 2019. Permitted multifamily units

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



Source: Ivory-Boyer Construction Database

increased 1.84% from last year, adding 11,616, a new record through the third quarter.

Utah County continues to lead the state in single-family permits, approving 3,562 new units, an increase of 22.1% over 2019 (see Table 2). Washington County issued 1,857 single-family permits, a rise of 21.9%. Among cities, St. George leads the state in single-family permits through the third quarter, permitting 878 units, an increase of 17.7% from last year. Eagle Mountain is a close second; the city added 868 single-family units, an increase of 32.1% over the same period in 2019 (see Table 3).

Multifamily permits experienced a modest 1.8% increase through the third quarter when compared with the same time period in 2019. A record-setting 11,616 new units were permitted through the first nine months of the year, shaking off the mid-year slump. While the 6,158 new apartments are a decrease of 14.1% from last year, it is the second highest number of permitted units

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

County	2019	2020	Change
Utah	2,917	3,562	22.1%
Washington	1,523	1,857	21.9%
Salt Lake	1,467	1,753	19.5%
Davis	965	1,084	12.3%
Weber	543	645	18.8%

Source: Ivory-Boyer Construction Database

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

City	2019	2020	Change
St. George	746	878	17.7%
Eagle Mountain	657	868	32.1%
Lehi	579	533	-7.9%
Saratoga Springs	416	578	38.9%
South Jordan	364	469	28.8%

Source: Ivory-Boyer Construction Database

through the third quarter. The 5,458 condominium/townhome/duplex permits resulted in a 28.7% increase over 2019.

Salt Lake County continues to lead the state for multifamily permits, authorizing 6,290 units between January and September of 2020, an increase of 1.7% over the same period last year (see Table 4). Utah County ranks second, permitting 2,084 multifamily units, a 12.7% drop over 2019. Davis County increased 56.1%, permitting 859 multifamily units. Washington County added 764 multifamily units, a decrease of 25.1%, and Weber County permitted 580 units, an increase of 3.3% over last year. The four Wasatch Front counties account for 84.5% of the multifamily units permitted statewide to date in 2020. Table 5 presents the top cities for authorized multifamily units.

Nonresidential Construction

Commercial construction tends to be volatile from quarter to quarter, with a few significant projects having large impacts. Therefore, large rates of change are expected. Nonresidential construction value through September 2020 was \$1.9 billion, a 0.3% decrease over last year (see Figure 4). Commercial real estate was heavily impacted in the first half of 2020 as a result of COVID-19; however, by the end of the third quarter, permitted construction activity had nearly recovered to 2019 levels.

The industrial, warehouse, and manufacturing sector added \$508.7 million in new activity, a decrease of 5.6% over the first nine months of 2019 (see Table 6). While a downward trend, the year ranks as the second highest for the January–September timeframe. The office sector recovered some of its decline earlier in the year. By the end of September, the sector permitted \$354.9 million in construction value, an 18.5% decline from 2019. While

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

County	Apartment Units	Condo, Townhome, and Duplex Units	Total Multifamily Units
Salt Lake	4,159	2,131	6,290
Utah	398	1,686	2,084
Davis	538	321	859
Washington	429	335	764
Weber	199	381	580

Source: Ivory-Boyer Construction Database

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

County	Apartment Units	Condo, Townhome, and Duplex Units	Total Multifamily Units
Salt Lake City	1,160	417	1,577
West Valley City	1,014	76	1,090
Millcreek	502	59	561
Draper	434	102	536
Saratoga Springs	0	489	489

Source: Ivory-Boyer Construction Database

Figure 4: Value of Nonresidential Construction, January–September

(Million 2020 dollars)



Source: Ivory-Boyer Construction Database

the hotel sector had a strong start in the first half of 2020, permitting \$202.5 million in activity, between July and September there was no activity. However, the sector is still up 423.1% through the first nine months of the year.

Several major projects were permitted in Q3:

- An \$82.4 million education building in Provo
- A \$79.7 million office building in Salt Lake City
- A \$59.0 million public building in Provo
- A \$50.0 million office building in Salt Lake City
- A \$39.0 million public building in Salt Lake City
- A \$37.4 million warehouse in West Jordan
- An \$18.9 million parking structure in Draper

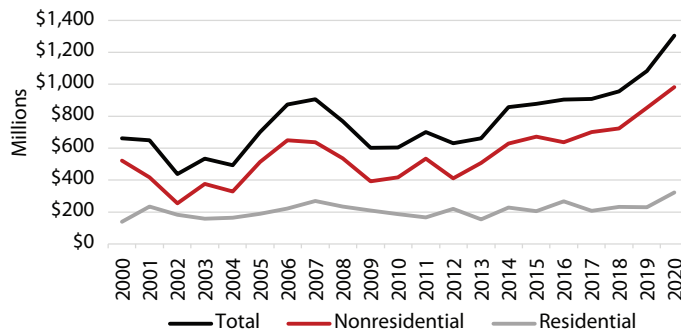
Salt Lake County led the state’s nonresidential construction activity, permitting \$827.3 million through September of 2020, a slight increase of 0.4% over 2019 (see Table 7). Utah County ranks second, permitting \$595.4 million, an increase of 41.1%. Davis County ranks third, permitting \$129.7 million in nonresidential construction, growing 37.4% over last year. Washington County’s permitted nonresidential construction value decreased by 14.0% from last year to \$103.1 million, and Cache County experienced a decline of 61.1% to \$49.4 million.

Additions, Alterations, and Repairs

The construction value of addition, alteration, and repair permits totals \$1.3 billion for the first nine months of 2020, a 20.5% increase over 2019 and a record in terms of construction value. Both the nonresidential and residential sectors set records. There were \$982.3 million of permitted nonresidential additions, alterations, and repairs through September, an increase of 15.2% from the previous year. Permits for residential additions, alterations, and repairs also set a record value of \$322.4 million, an increase of 39.9% 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–September

(Million 2020 dollars)



Source: Ivory-Boyer Construction Database

Table 6: Value of Third Quarter Nonresidential Construction by Permit Type, January–September

(Million dollars)

Category	2019	2020	Change
Industrial/Warehouse/Manufacturing	\$539.0	\$508.7	-5.6%
Office, Bank, Professional	\$434.6	\$354.9	-18.3%
Hotels & Motels	\$38.7	\$202.5	423.1%
Structures Other Than Buildings	\$254.4	\$181.9	-28.5%
Public Buildings & Projects	\$51.9	\$140.9	171.5%
Retail, Mercantile, Restaurant	\$124.2	\$126.6	2.0%
School & Educational (Private)	\$3.5	\$108.1	2963.8%
Residential Garages/Carports	\$46.2	\$50.3	9.0%
Other Nonresidential Buildings	\$32.7	\$49.3	50.6%
Service Station/Repair Garages	\$30.1	\$36.6	21.6%
Parking Structures	\$74.8	\$31.0	-58.6%
Agricultural Bldg. & Sheds	\$41.2	\$26.6	-35.5%
Hospital & Institutional	\$61.4	\$20.1	-67.2%
Amusement & Recreation	\$31.5	\$20.0	-36.3%
Churches & Other Religious	\$23.2	\$13.8	-40.5%
Public Utility (Private)	\$102.4	\$13.4	-86.9%

Source: Ivory-Boyer Construction Database

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

(Million dollars)

City	2019	2020	Change
Salt Lake	\$823.9	\$827.3	0.4%
Utah	\$421.9	\$595.4	41.1%
Davis	\$94.4	\$129.7	37.4%
Washington	\$119.9	\$103.1	-14.0%
Cache	\$127.1	\$49.4	-61.1%

Source: Ivory-Boyer Construction Database

State, County, and City Details

The following tables provide detailed data for permit-authorized construction in the third quarter of 2020. For monthly and year-to-date data on residential type and construction value,

see Table 8. For third-quarter data on total units and construction value by city and county, see Table 9.

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

July	Month			Percent Change 19-20	Year-to-date			Percent Change 19-20
	2018	2019	2020		2018	2019	2020	
Total New Dwelling Units	1,951	2,250	2,653	17.9%	14,919	15,902	16,445	3.4%
Single Family	1,096	1,172	1,405	19.9%	7,942	7,033	7,827	11.3%
Multifamily	830	1,029	1,201	16.7%	6,675	8,564	7,969	-7.0%
Condo/Townhome/Duplex	413	447	719	60.9%	3,072	3,148	3,902	24.0%
Apartments (3+ units)	417	582	482	-17.2%	3,603	5,416	4,067	-24.9%
All Other Units	25	49	47	-4.1%	302	305	649	112.8%
Residential Valuation	\$432.1M	\$502.4M	\$583.6M	16.2%	\$3,155.3M	\$3,396.0M	\$3,523.5M	3.8%
Nonresidential Valuation	\$204.8M	\$204.7M	\$281.1M	37.4%	\$1,244.6M	\$1,391.5M	\$1,385.4M	-0.4%
Additions, Alterations, and Repairs	\$102.7M	\$122.9M	\$133.3M	8.4%	\$694.4M	\$799.6M	\$948.1M	18.6%
Total Construction Value	\$739.6M	\$829.9M	\$998.0M	20.3%	\$5,094.3M	\$5,587.1M	\$5,857.0M	4.8%

August	Month			Percent Change 19-20	Year-to-date			Percent Change 19-20
	2018	2019	2020		2018	2019	2020	
Total New Dwelling Units	2,554	2,524	4,148	64.3%	17,473	18,426	20,593	11.8%
Single Family	1,334	1,126	1,459	29.6%	9,276	8,159	9,286	13.8%
Multifamily	1,086	1,348	2,655	97.0%	7,761	9,912	10,624	7.2%
Condo/Townhome/Duplex	657	424	846	99.5%	3,729	3,572	4,748	32.9%
Apartments (3+ units)	429	924	1,809	95.8%	4,032	6,340	5,876	-7.3%
All Other Units	134	50	34	-32.0%	436	355	683	92.4%
Residential Valuation	\$537.5M	\$532.4M	\$741.4M	39.3%	\$3,692.8M	\$3,928.4M	\$4,264.9M	8.6%
Nonresidential Valuation	\$252.5M	\$280.7M	\$264.1M	-5.9%	\$1,497.1M	\$1,672.2M	\$1,649.5M	-1.4%
Additions, Alterations, and Repairs	\$150.6M	\$130.3M	\$104.7M	-19.7%	\$845.0M	\$929.9M	\$1,052.8M	13.2%
Total Construction Value	\$940.6M	\$943.4M	\$1,110.2M	17.7%	\$6,035.0M	\$6,530.6M	\$6,967.2M	6.7%

September	Month			Percent Change 19-20	Year-to-date			Percent Change 19-20
	2018	2019	2020		2018	2019	2020	
Total New Dwelling Units	1,568	2,576	2,703	4.9%	19,041	21,002	23,296	10.9%
Single Family	1,041	961	1,659	72.6%	10,317	9,120	10,945	20.0%
Multifamily	491	1,494	992	-33.6%	8,252	11,406	11,616	1.8%
Condo/Townhome/Duplex	441	669	710	6.1%	4,170	4,241	5,458	28.7%
Apartments (3+ units)	50	825	282	-65.8%	4,082	7,165	6,158	-14.1%
All Other Units	36	121	52	-57.0%	472	476	735	54.4%
Residential Valuation	\$377.2M	\$499.5M	\$635.0M	27.1%	\$4,070.1M	\$4,427.9M	\$4,900.0M	10.7%
Nonresidential Valuation	\$194.4M	\$217.6M	\$235.3M	8.1%	\$1,691.5M	\$1,889.8M	\$1,884.8M	-0.3%
Additions, Alterations, and Repairs	\$85.5M	\$144.1M	\$251.9M	74.8%	\$930.5M	\$1,074.1M	\$1,304.7M	21.5%
Total Construction Value	\$657.1M	\$861.2M	\$1,122.1M	30.3%	\$6,692.1M	\$7,391.7M	\$8,089.4M	9.4%

Source: Ivory-Boyer Construction Database

Table 9: Permit-Authorized Construction, January–September 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	4	\$953.1	\$113.7	\$100.3	\$0.0	\$1,167.2
Milford	1	\$411.7	\$814.0	\$359.5	\$15.0	\$1,600.2
Other Beaver Co	26	\$7,176.9	\$1,574.6	\$710.1	\$0.0	\$9,461.6
Total	31	\$8,541.7	\$2,502.4	\$1,169.9	\$15.0	\$12,229.0
Percent Change	47.6%	72.8%	-97.8%	149.6%	-88.5%	-89.8%
Box Elder County						
Brigham City	40	\$16,957.6	\$4,412.3	\$1,081.2	\$278.0	\$22,729.1
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	\$8.5	\$0.0	\$374.4
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	36	\$8,878.5	\$1,071.0	\$638.3	\$358.0	\$10,945.8
Perry	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Plymouth	1	\$197.0	\$63.0	\$0.0	\$0.0	\$260.0
Portage	1	\$360.0	\$20.0	\$0.0	\$0.0	\$380.0
Snowville	0	\$0.0	\$0.0	\$175.0	\$0.0	\$175.0
Tremonton	134	\$23,724.7	\$2,732.7	\$996.1	\$104.2	\$27,557.8
Willard	28	\$7,507.3	\$1,960.5	\$350.1	\$0.0	\$9,817.9
Total	254	\$59,934.6	\$10,522.2	\$3,249.2	\$740.2	\$74,446.2
Percent Change	35.1%	73.9%	98.6%	14.8%	96.1%	73.2%
Cache County						
Amalga	2	\$897.7	\$78.3	\$0.0	\$0.0	\$976.0
Clarkston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cornish	0	\$0.0	\$15.0	\$0.0	\$0.0	\$15.0
Hyde Park	41	\$16,715.1	\$1,930.7	\$470.5	\$1,143.0	\$20,259.3
Hyrum	158	\$37,862.6	\$1,166.4	\$382.6	\$705.5	\$40,117.1
Lewiston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Logan	480	\$58,367.4	\$20,698.6	\$1,601.2	\$27,236.0	\$107,903.1
Mendon	1	\$302.1	\$35.0	\$10.0	\$0.0	\$347.1
Millville	13	\$5,214.0	\$1,675.3	\$147.1	\$39.7	\$7,076.2
Newton	1	\$229.0	\$55.0	\$107.0	\$7.5	\$398.5
Nibley	9	\$2,751.5	\$5.3	\$292.6	\$0.0	\$3,049.3
North Logan	29	\$9,827.3	\$8,401.6	\$830.2	\$218.1	\$19,277.2
Other Cache Co	27	\$10,991.3	\$1,286.2	\$1,495.6	\$10.0	\$13,783.1
Paradise	7	\$2,693.5	\$140.5	\$296.3	\$0.0	\$3,130.4
Providence	85	\$25,145.6	\$9,636.1	\$1,056.4	\$779.4	\$36,617.5
Richmond	5	\$2,344.8	\$490.1	\$43.8	\$0.0	\$2,878.8
River Heights	2	\$487.8	\$124.3	\$97.3	\$17.5	\$726.9
Smithfield	90	\$25,503.1	\$3,182.5	\$364.2	\$871.0	\$29,920.7
Trenton	2	\$484.5	\$25.1	\$0.0	\$0.0	\$509.6
Wellsville	8	\$2,332.4	\$445.9	\$607.5	\$0.0	\$3,385.9
Total	960	\$202,149.6	\$49,392.0	\$7,802.2	\$31,027.7	\$290,371.5
Percent Change	0.6%	-6.8%	-61.1%	56.3%	85.0%	-20.6%
Carbon County						
East Carbon	0	\$0.0	\$34.8	\$0.0	\$0.0	\$34.8
Helper	1	\$422.9	\$269.4	\$237.1	\$3.0	\$932.4
Other Carbon Co	14	\$3,655.9	\$3,864.9	\$503.4	\$90.6	\$8,114.8
Price	3	\$224.3	\$389.3	\$456.3	\$1,125.1	\$2,194.9
Scofield	0	\$0.0	\$0.0	\$4.0	\$0.0	\$4.0
Wellington	0	\$0.0	\$263.6	\$108.9	\$1.0	\$373.5
Total	18	\$4,303.0	\$4,822.0	\$1,309.6	\$1,219.7	\$11,654.4
Percent Change	-25.0%	-24.0%	154.5%	-2.6%	-61.2%	-3.3%

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	27	\$12,521.4	\$5,237.5	\$2,762.7	\$4,238.6	\$24,760.1
Centerville	28	\$7,542.0	\$1,761.1	\$1,345.4	\$1,963.9	\$12,612.5
Clearfield	281	\$26,032.1	\$26,019.0	\$388.0	\$10,683.8	\$63,122.9
Clinton	82	\$25,368.5	\$3,982.0	\$2,335.2	\$581.0	\$32,266.6
Farmington	85	\$24,702.2	\$7,528.2	\$3,411.1	\$4,891.3	\$40,532.8
Fruit Heights	14	\$4,706.6	\$960.9	\$1,107.1	\$0.0	\$6,774.6
Kaysville	56	\$25,519.4	\$9,157.6	\$8,188.1	\$2,501.6	\$45,366.7
Layton	633	\$134,984.0	\$27,712.8	\$4,411.2	\$13,009.3	\$180,117.4
North Salt Lake	184	\$25,113.6	\$2,954.0	\$413.6	\$680.1	\$29,161.2
Other Davis Co	5	\$2,573.5	\$5,423.0	\$1,287.4	\$0.0	\$9,283.9
South Weber	66	\$24,535.7	\$0.0	\$0.0	\$0.0	\$24,535.7
Sunset	42	\$7,998.8	\$537.4	\$494.6	\$70.2	\$9,101.0
Syracuse	290	\$62,299.2	\$29,670.7	\$1,503.4	\$4,965.1	\$98,438.4
West Bountiful	14	\$3,411.7	\$3,957.2	\$81.3	\$0.0	\$7,450.3
West Point	111	\$20,032.0	\$1,514.0	\$740.0	\$0.0	\$22,286.0
Woods Cross	66	\$25,546.1	\$3,299.5	\$748.6	\$2,979.7	\$32,573.9
Total	1984	\$432,886.9	\$129,715.1	\$29,217.6	\$46,564.7	\$638,384.3
Percent Change	45.2%	32.4%	37.4%	7.3%	-15.8%	26.7%
Duchesne County						
Duchesne	4	\$852.4	\$670.0	\$80.5	\$0.0	\$1,602.8
Other Duchesne Co	20	\$4,822.4	\$621.1	\$93.6	\$0.0	\$5,537.1
Roosevelt	3	\$200.0	\$347.7	\$10.0	\$5.0	\$562.7
Total	27	\$5,874.8	\$1,638.7	\$184.1	\$5.0	\$7,702.6
Percent Change	125.0%	111.9%	-8.5%	-76.0%	*NA	44.5%
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	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Garfield County						
Antimony	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Boulder	2	\$1,104.0	\$54.8	\$0.0	\$46.3	\$1,205.0
Bryce Canyon City	1	\$60.0	\$0.0	\$0.0	\$0.0	\$60.0
Cannonville	2	\$142.9	\$98.3	\$520.9	\$0.0	\$762.0
Escalante	2	\$135.6	\$386.1	\$216.1	\$0.0	\$737.7
Hatch	1	\$133.1	\$59.2	\$0.0	\$0.0	\$192.3
Henrieville	0	\$0.0	\$59.8	\$0.0	\$0.0	\$59.8
Other Garfield Co	1	\$24.9	\$0.0	\$36.2	\$0.0	\$61.1
Panguitch	15	\$4,481.6	\$315.7	\$125.4	\$0.0	\$4,922.6
Tropic	1	\$125.7	\$38.9	\$7.0	\$0.0	\$171.7
Total	25	\$6,207.8	\$1,012.7	\$905.5	\$46.3	\$8,172.3
Percent Change	78.6%	98.8%	486.2%	533.9%	-60.5%	129.8%

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	10	\$1,849.2	\$6,548.0	\$1,337.8	\$1,634.4	\$11,369.5
Other Grand Co	71	\$28,148.5	\$11,144.4	\$532.9	\$516.9	\$40,342.7
Total	81	\$29,997.7	\$17,692.4	\$1,870.8	\$2,151.3	\$51,712.2
Percent Change	1057.1%	2185.3%	1025.1%	1422.6%	2349.2%	1570.4%
Iron County						
Cedar City	369	\$71,206.8	\$10,783.9	\$1,987.8	\$14,792.7	\$98,771.2
Enoch	98	\$25,455.7	\$753.6	\$710.1	\$5.4	\$26,924.8
Other Iron Co	68	\$10,869.4	\$962.0	\$457.1	\$150.0	\$12,438.5
Paragonah	18	\$222.8	\$20.0	\$0.0	\$0.0	\$242.8
Parowan	12	\$2,530.0	\$121.3	\$46.9	\$0.0	\$2,698.3
Total	565	\$110,284.7	\$12,640.8	\$3,201.9	\$14,948.2	\$141,075.6
Percent Change	70.2%	77.9%	-17.0%	-24.9%	677.6%	69.1%
Juab County						
Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	3	\$1,016.8	\$163.8	\$461.7	\$0.0	\$1,642.4
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	31	\$8,305.2	\$1,718.8	\$469.6	\$644.4	\$11,137.9
Other Juab Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	34	\$9,322.0	\$1,882.6	\$931.3	\$644.4	\$12,780.3
Percent Change	-34.6%	-33.9%	-78.6%	118.4%	219.0%	-45.7%
Kane County						
Glendale	1	\$450.0	\$142.0	\$87.0	\$0.0	\$679.0
Kanab	58	\$12,467.9	\$1,264.3	\$793.3	\$116.5	\$14,642.0
Orderville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Kane Co	60	\$16,930.6	\$2,821.6	\$607.3	\$2.0	\$20,361.4
Total	119	\$29,848.5	\$4,227.8	\$1,487.6	\$118.5	\$35,682.4
Percent Change	0.0%	29.5%	-9.8%	5.2%	-26.6%	21.7%
Millard County						
Delta	18	\$2,984.9	\$650.6	\$355.1	\$560.6	\$4,551.3
Fillmore	3	\$740.8	\$4,283.3	\$111.5	\$288.6	\$5,424.2
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	1	\$239.0	\$71.2	\$204.7	\$50.0	\$564.9
Other Millard Co	16	\$2,519.1	\$11,285.7	\$211.2	\$0.0	\$14,016.0
Total	38	\$6,483.7	\$16,290.9	\$882.4	\$899.2	\$24,556.3
Percent Change	0.0%	-4.6%	-35.0%	139.6%	-72.4%	-30.8%
Morgan County						
Morgan	26	\$9,753.7	\$4,415.5	\$609.7	\$5.0	\$14,784.0
Other Morgan Co	4	\$1,728.9	\$515.2	\$81.5	\$30.0	\$2,355.6
Total	30	\$11,482.6	\$4,930.7	\$691.2	\$35.0	\$17,139.6
Percent Change	25.0%	70.4%	10656.4%	13724.7%	*NA	152.5%
Piute County						
Kingston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Piute Co	4	\$1,098.5	\$0.0	\$0.0	\$0.0	\$1,098.5
Total	4	\$1,098.5	\$0.0	\$0.0	\$0.0	\$1,098.5
Percent Change	*NA	*NA	*NA	*NA	*NA	*NA
Rich County						
Garden City	21	\$8,993.1	\$846.1	\$630.5	\$0.0	\$10,469.8
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	22	\$9,193.1	\$856.1	\$635.5	\$0.0	\$10,684.8
Percent Change	-55.1%	-7.1%	-58.5%	167.6%	-100.0%	-14.3%

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	459	\$76,745.4	\$18,926.7	\$1,819.2	\$605.0	\$98,096.3
Cottonwood Heights	20	\$7,701.0	\$4,831.0	\$3,903.2	\$1,381.7	\$17,816.9
Draper	707	\$183,263.1	\$46,703.4	\$6,967.4	\$60,379.9	\$297,313.9
Herriman	727	\$161,178.0	\$23,733.8	\$2,493.4	\$1,261.4	\$188,666.5
Holladay	1	\$138.8	\$282.7	\$747.4	\$1,736.8	\$2,905.7
Midvale	268	\$43,454.8	\$18,851.5	\$4,228.5	\$26,471.5	\$93,006.3
Millcreek	582	\$124,757.1	\$3,105.2	\$15,187.9	\$5,770.9	\$148,821.0
Murray	201	\$46,522.4	\$11,246.1	\$2,089.7	\$11,382.1	\$71,240.3
Other Salt Lake Co	278	\$52,354.8	\$618.0	\$1,160.0	\$315.0	\$54,447.8
Riverton	122	\$31,751.0	\$32,292.0	\$2,040.5	\$1,142.5	\$67,225.9
Salt Lake City	1626	\$255,449.9	\$409,660.8	\$25,041.0	\$383,597.5	\$1,073,749.1
Sandy	362	\$62,109.5	\$28,509.6	\$3,902.8	\$12,155.8	\$106,677.8
South Jordan	956	\$213,802.0	\$48,451.0	\$4,155.0	\$64,027.0	\$330,435.0
South Salt Lake	12	\$3,567.0	\$38.1	\$140.0	\$7,841.2	\$11,586.3
Taylorsville	189	\$33,888.6	\$1,586.0	\$1,948.0	\$8,153.0	\$45,575.6
West Jordan	556	\$101,479.8	\$129,641.2	\$2,589.7	\$36,697.0	\$270,407.7
West Valley City	1159	\$118,685.4	\$48,797.0	\$6,737.0	\$34,051.0	\$208,270.4
Total	8225	\$1,516,848.6	\$827,274.0	\$85,150.7	\$656,969.4	\$3,086,242.7
Percent Change	7.0%	8.8%	0.4%	3.1%	18.1%	8.0%
San Juan County						
Blanding	2	\$270.3	\$0.0	\$128.4	\$0.0	\$398.7
Monticello	1	\$541.4	\$2,049.8	\$441.6	\$0.0	\$3,032.8
Other San Juan Co	16	\$3,031.8	\$4,339.7	\$44.9	\$1,890.4	\$9,306.8
Total	19	\$3,843.5	\$6,389.5	\$615.0	\$1,890.4	\$12,738.4
Percent Change	*NA	*NA	1095.3%	1441.4%	*NA	2117.4%
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	-59.4%	-49.4%	-88.9%	-82.1%	-93.5%	-60.9%
Sevier County						
Annabella	2	\$536.0	\$91.0	\$0.0	\$0.0	\$627.0
Aurora	1	\$178.0	\$107.0	\$0.0	\$0.0	\$285.0
Central Valley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Elsinore	0	\$0.0	\$5.3	\$0.0	\$0.0	\$5.3
Glenwood	1	\$437.0	\$0.0	\$7.0	\$0.0	\$444.0
Joseph	6	\$357.0	\$70.6	\$8.0	\$0.0	\$435.6
Koosharem	1	\$286.0	\$40.0	\$0.0	\$0.0	\$326.0
Monroe	13	\$2,882.0	\$783.7	\$184.0	\$0.0	\$3,849.7
Other Sevier Co	7	\$762.0	\$102.5	\$306.0	\$0.0	\$1,170.5
Redmond	0	\$0.0	\$59.0	\$0.0	\$0.0	\$59.0
Richfield	19	\$4,903.0	\$5,050.2	\$107.2	\$808.4	\$10,869.0

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	\$2,992.0	\$105.0	\$0.0	\$3,097.0
Sigurd	1	\$273.0	\$0.0	\$70.0	\$0.0	\$343.0
Total	51	\$10,614.0	\$9,301.3	\$787.2	\$808.4	\$21,511.1
Percent Change	183.3%	150.9%	1039.6%	104.2%	580.7%	287.6%

Summit County

Coalville	16	\$2,655.0	\$65.1	\$27.3	\$0.5	\$2,748.0
Kamas	3	\$600.0	\$30.0	\$95.0	\$75.0	\$800.0
Oakley	2	\$400.0	\$0.0	\$5.0	\$0.0	\$405.0
Other Summit Co	16	\$3,551.8	\$575.0	\$142.3	\$480.0	\$4,749.2
Park City	113	\$14,834.1	\$6,002.6	\$1,896.5	\$3,940.0	\$26,673.2
Total	150	\$22,040.9	\$6,672.7	\$2,166.2	\$4,495.5	\$35,375.4
Percent Change	-32.4%	-78.2%	-42.3%	-87.9%	63.7%	-73.5%

Tooele County

Grantsville	177	\$35,097.1	\$3,264.5	\$2,264.1	\$506.3	\$41,131.9
Other Tooele Co	66	\$16,227.9	\$350.5	\$56.6	\$109.0	\$16,744.0
Tooele	223	\$49,532.5	\$5,019.3	\$1,319.6	\$2,236.1	\$58,107.5
Wendover	0	\$0.0	\$0.0	\$0.0	\$1.3	\$1.3
Total	466	\$100,857.5	\$8,634.3	\$3,640.3	\$2,852.6	\$115,984.7
Percent Change	17.7%	80.0%	-42.9%	243.8%	145.3%	58.1%

Uintah County

Ballard	2	\$612.5	\$9.3	\$211.8	\$400.0	\$1,233.5
Naples	1	\$227.1	\$12.1	\$102.3	\$123.4	\$464.8
Other Uintah Co	28	\$8,414.8	\$4,696.4	\$1,274.5	\$20.0	\$14,405.7
Vernal	3	\$605.0	\$277.9	\$906.4	\$10,530.2	\$12,319.5
Total	34	\$9,859.3	\$4,995.6	\$2,495.0	\$11,073.6	\$28,423.5
Percent Change	-24.4%	4.8%	-10.4%	110.9%	367.3%	53.3%

Utah County

Alpine	7	\$5,477.0	\$1,058.0	\$537.0	\$0.0	\$7,072.0
American Fork	485	\$93,905.5	\$24,911.4	\$3,520.2	\$6,268.6	\$128,605.7
Cedar Hills	15	\$6,377.4	\$334.1	\$1,243.9	\$0.0	\$7,955.3
Eagle Mountain	998	\$269,703.0	\$96,889.2	\$2,342.3	\$363.0	\$369,297.5
Elk Ridge	6	\$2,316.4	\$107.8	\$154.9	\$0.0	\$2,579.2
Goshen	1	\$241.1	\$0.0	\$10.0	\$0.0	\$251.1
Highland	78	\$36,733.4	\$6,640.2	\$5,886.8	\$534.4	\$49,794.8
Lehi	876	\$237,885.4	\$85,066.1	\$8,388.0	\$16,834.7	\$348,174.2
Lindon	65	\$17,000.6	\$13,891.7	\$1,217.3	\$3,404.8	\$35,514.5
Mapleton	235	\$68,909.0	\$3,137.5	\$2,335.0	\$0.0	\$74,381.5
Orem	146	\$39,091.5	\$66,938.4	\$77,956.0	\$11,527.2	\$195,513.1
Other Utah Co	30	\$17,526.2	\$14,359.2	\$2,309.2	\$0.0	\$34,194.5
Payson	139	\$24,879.0	\$682.1	\$1,247.0	\$1,759.6	\$28,567.8
Pleasant Grove	72	\$29,248.9	\$11,030.0	\$3,503.2	\$2,190.2	\$45,972.3
Provo	132	\$27,907.3	\$173,043.7	\$10,768.2	\$18,098.5	\$229,817.7
Salem	112	\$35,629.5	\$2,856.4	\$1,404.9	\$18.6	\$39,909.4
Santaquin	279	\$76,764.0	\$7,431.4	\$2,026.7	\$40.7	\$86,262.9
Saratoga Springs	1067	\$214,154.7	\$45,468.4	\$4,873.7	\$837.0	\$265,333.8
Spanish Fork	334	\$77,358.8	\$31,595.3	\$8,147.1	\$10,488.7	\$127,589.9
Springville	246	\$63,604.4	\$6,611.8	\$1,920.9	\$16,382.6	\$88,519.5
Vineyard	346	\$96,653.1	\$3,307.9	\$5,156.6	\$2,307.1	\$107,424.6
Woodland Hills	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	5669	\$1,441,366.1	\$595,360.5	\$144,948.9	\$91,055.8	\$2,272,731.4
Percent Change	5.4%	8.4%	41.1%	180.6%	-35.5%	16.9%

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	74	\$26,854.7	\$6,183.3	\$3,177.6	\$1,108.3	\$37,324.0
Midway	98	\$44,075.2	\$1,376.0	\$4,341.6	\$247.6	\$50,040.4
Other Wasatch Co	102	\$44,233.5	\$8,097.2	\$1,860.9	\$254.2	\$54,445.8
Total	274	\$115,163.3	\$15,656.5	\$9,380.1	\$1,610.2	\$141,810.1
Percent Change	-12.5%	-18.8%	84.1%	20.6%	-77.4%	-14.2%
Washington County						
Enterprise	8	\$1,990.7	\$257.7	\$0.0	\$0.0	\$2,248.4
Hurricane	529	\$74,131.9	\$18,390.8	\$937.4	\$281.2	\$93,741.2
Ivins	138	\$40,037.4	\$10,964.9	\$1,551.2	\$288.1	\$52,841.6
La Verkin	22	\$6,472.0	\$286.7	\$190.0	\$289.0	\$7,237.7
Leeds	1	\$521.3	\$127.3	\$0.0	\$0.0	\$648.5
Other Washington Co	54	\$10,459.2	\$4,062.2	\$470.4	\$3.0	\$14,994.7
Santa Clara	87	\$23,037.9	\$2,364.3	\$847.4	\$135.5	\$26,385.1
Springdale	1	\$315.0	\$0.0	\$0.0	\$0.0	\$315.0
St. George	1414	\$213,114.8	\$50,800.9	\$2,430.8	\$89,451.0	\$355,797.5
Virgin	1	\$181.0	\$50.0	\$37.6	\$0.0	\$268.6
Washington	662	\$136,070.0	\$15,792.4	\$1,391.1	\$1,229.2	\$154,482.7
Total	2917	\$506,331.0	\$103,097.2	\$7,856.0	\$91,676.9	\$708,961.1
Percent Change	16.0%	13.4%	-14.0%	19.5%	675.6%	21.2%
Wayne County						
Hanksville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Loa	1	\$550.0	\$6.0	\$0.0	\$0.0	\$556.0
Other Wayne Co	9	\$2,186.0	\$628.0	\$217.9	\$137.0	\$3,168.9
Torrey	0	\$0.0	\$116.0	\$0.8	\$0.0	\$116.8
Total	10	\$2,736.0	\$750.0	\$218.6	\$137.0	\$3,841.6
Percent Change	11.1%	256.8%	79.3%	157.2%	37.0%	180.3%
Weber County						
Farr West	60	\$17,379.2	\$3,652.5	\$732.2	\$38.8	\$21,802.7
Harrisville	0	\$0.0	\$75.6	\$0.0	\$0.0	\$75.6
Huntsville	3	\$1,284.0	\$48.7	\$351.1	\$0.0	\$1,683.7
North Ogden	127	\$29,453.5	\$1,763.7	\$1,505.0	\$7.0	\$32,729.3
Ogden	77	\$16,860.8	\$8,690.9	\$1,896.0	\$5,798.9	\$33,246.6
Other Weber Co	63	\$19,477.2	\$1,854.7	\$882.9	\$0.0	\$22,214.8
Plain City	89	\$23,044.8	\$2,227.1	\$787.8	\$3.0	\$26,062.7
Pleasant View	41	\$8,104.4	\$1,712.9	\$470.3	\$350.1	\$10,637.7
Riverdale	19	\$5,353.3	\$600.0	\$768.0	\$1,841.5	\$8,562.8
Roy	92	\$11,459.1	\$5,939.1	\$1,080.4	\$3,675.5	\$22,154.1
South Ogden	54	\$11,079.7	\$1,380.1	\$2,003.6	\$1,386.8	\$15,850.2
Uintah	1	\$444.5	\$2,959.7	\$21.1	\$26.6	\$3,451.9
Washington Terrace	29	\$5,586.5	\$7,588.1	\$105.9	\$7,211.4	\$20,491.9
West Haven	593	\$85,461.9	\$9,417.2	\$812.8	\$956.4	\$96,648.3
Total	1248	\$234,988.9	\$47,910.3	\$11,417.1	\$21,296.0	\$315,612.3
Percent Change	11.6%	12.0%	-35.3%	-16.5%	-47.5%	-6.6%
State Total						
Total	23296	\$4,899,956.8	\$1,884,753.0	\$322,363.7	\$982,301.0	\$8,089,374.4
Percent Change	10.9%	10.7%	-0.3%	41.1%	16.2%	9.4%

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



IVORY-BOYER REAL ESTATE CENTER

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Roger Boyer
Wilford Clyde
Sophia M. DiCaro
Cameron Diehl
Lisa Eccles
Spencer P. Eccles

Christian Gardner
Kem C. Gardner
Kimberly Gardner
Natalie Gochnour
Brandy Grace
Clark Ivory
Mike S. Leavitt
Derek Miller
Ann Millner
Sterling Nielsen
Cristina Ortega
Jason Perry
Ray Pickup
Gary B. Porter
Taylor Randall
Jill Remington Love

Brad Rencher
Josh Romney
Charles W. Sorenson
James Lee Sorenson
Vicki Varela
Ruth V. Watkins
Ted Wilson

Ex Officio (invited)

Governor Spencer Cox
Speaker Brad Wilson
Senate President Stuart Adams
Representative Brian King
Senator Karen Mayne
Mayor Jenny Wilson
Mayor Erin Mendenhall

Kem C. Gardner Policy Institute

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