

Ivory-Boyer CONSTRUCTION REPORT

Construction activity continued its record-setting pace in an unconventional economic environment. Through the first three months of 2021 total permitted construction value reached \$3.4 billion, a record and a 37.1% increase over the same time period from 2020. The record-breaking quarter was led by a surge in residential construction activity. Residential construction value reached \$2.0 billion in the first quarter of 2021, surpassing last year's record by 32.2%. Nonresidential construction value surged by 47.1% from Q1 2020 to \$0.8 billion. Additions, alterations, and repairs permitted values increased 41.5% from 2020 to \$0.6 billion, also a record.

Permit-authorized dwelling units continued their record-setting pace from last year into 2021. Residential permitted units reached 8,563, increasing 17.3% over Q1 2020 and setting a record for the first quarter. Single-family permitted units increased 58.6% from last year, reaching 4,771 units, a second best for the first quarter. Condos, townhomes, and duplexes also set a record with 1,959 units permitted, an increase of 1.7% over last year. Apartment activity is down 13.6% from last year, with 1,756 units permitted.

Table 1: First Quarter (Jan.–Mar.) Construction Highlights

(All values compared with first quarter 2020, in billion dollars)

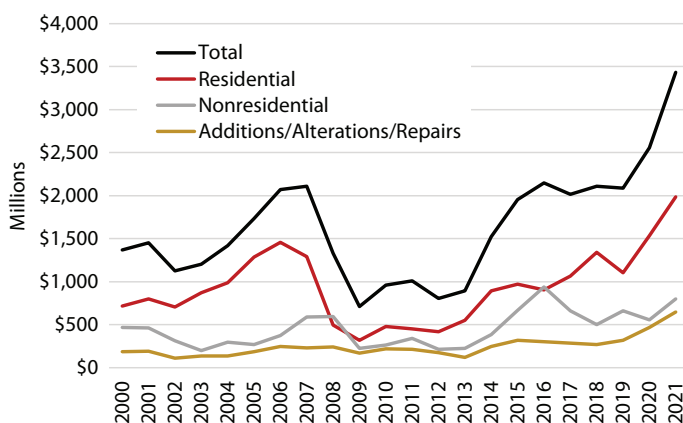
	Value	Change
Total Construction Value	\$3.4	37.1%
Residential Valuation	\$2.0	32.2%
Nonresidential Valuation	\$0.8	47.1%
Additions, Alterations, and Repairs	\$0.6	41.5%

Total New Dwelling Units	8,563	17.3%
Single Family	4,771	58.6%
Condo/Townhome/Duplex	1,959	1.7%
Apartments (3+ units)	1,756	-13.6%
All Other Units	77	-76.8%

Source: Ivory-Boyer Construction Database

Figure 1: Value of Permit-Authorized Construction in Utah, January–March 2000–2021

(Million 2021 dollars)



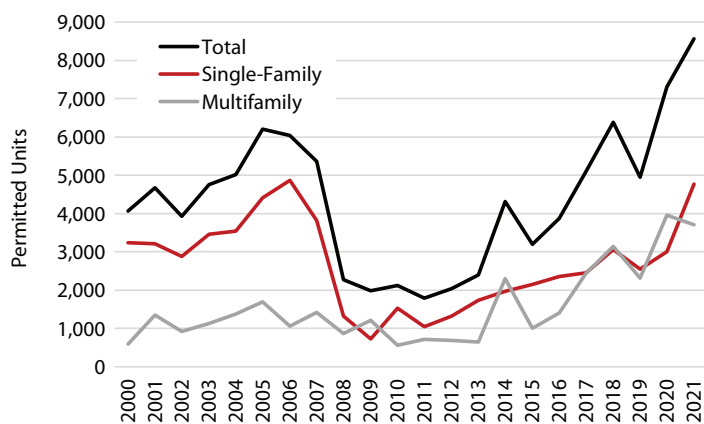
Source: Ivory-Boyer Construction Database

Residential Construction

The pressures from low existing for-sale supply, low mortgage rates, and record demand continued to drive residential construction to new records in early 2021. The 8,563 permitted units is a record for the January-to-March time period, beating out the previous record set in 2020 by 17.3% (see Figure 2). Single-family permitted units increased 58.6% from 2020, hitting 4,771 in the first three months. This is the second-strongest first quarter on record for single-family. Permitted multifamily units decreased 6.2% from 2020, with 3,715 units in the first quarter.

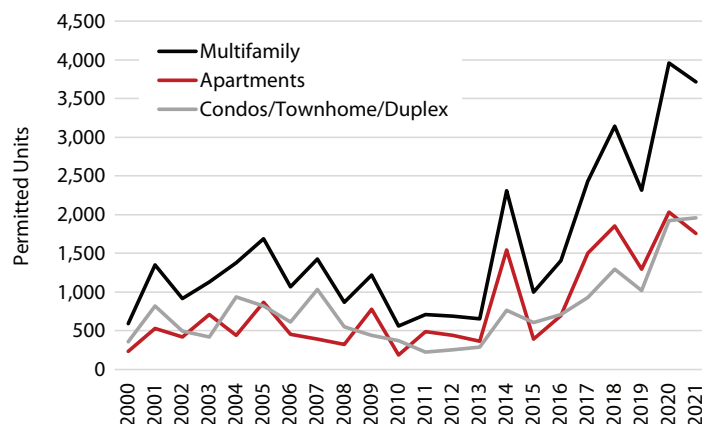
Utah County continues to lead the state in single-family permits, approving 1,659 new units in the first quarter, an increase of 78.8% over 2020 (see Table 2). Washington County issued 862 single-family permits, a rise of 63.3%. Among cities, Eagle Mountain leads the state in single-family permits through the first quarter, permitting 417 units, an increase of 61.6% from last year (see Table 3). St. George is second, permitting 379 single-family units, an increase of 59.2% over the first quarter of 2020.

Figure 2: Permits Issued for Residential Units in Utah, January–March 2000–2021



Source: Ivory-Boyer Construction Database

Figure 3: Permits Issued for Multifamily Units by Type, January–March 2000–2021



Source: Ivory-Boyer Construction Database

Table 2: Top-Ranked Counties for Detached Single-Family Home Permits, January–March 2020 and 2021

County	2020	2021	Change
Utah	928	1,659	78.8%
Washington	528	862	63.3%
Salt Lake	572	698	22.0%
Davis	307	405	31.9%
Weber	193	187	-3.1%

Source: Ivory-Boyer Construction Database

Table 3: Top-Ranked Cities for Detached Single-Family Home Permits, January–March 2020 and 2021

City	2020	2021	Change
Eagle Mountain	258	417	61.6%
St. George	238	379	59.2%
Saratoga Springs	118	310	162.7%
Washington	159	223	40.3%
South Jordan	169	209	23.7%

Source: Ivory-Boyer Construction Database

Multifamily permitted units decreased 6.2% in the first quarter of 2021 to 3,715. Despite this decrease, it was the second-highest first quarter on record (see Figure 3). The decline was driven by a reduction in permitted apartment units. Apartment activity shrank by 13.6% to 1,756 permitted units. Condominiums/townhomes/duplexes set a record for the first quarter, with 1,959 permitted new units, a 1.7% increase over last year.

Salt Lake County led the state in multifamily permits in the first three months of 2021, approving 1,197 units, a notable decrease of 65.2% from 2020 (see Table 4). Utah County ranks second, permitting 1,075 multifamily units, a 11.9% rise over 2020. Davis County increased 32.7%, permitting 480 multifamily units. Box Elder County added 274 multifamily units, a decrease of 91.2%, and Weber County permitted 221 units, an increase of 39.8% over

Table 4: Top-Ranked Counties for Multifamily Permits, January–March 2021

County	Apartment Units	Condo, Townhome, & Duplex Units	Total Multifamily Units
Salt Lake	575	622	1,197
Utah	398	677	1,075
Davis	202	278	480
Box Elder	244	30	274
Weber	141	80	221

Source: Ivory-Boyer Construction Database

Table 5: Top-Ranked Cities for Multifamily Permits, January–March 2021

City	Apartment Units	Condo, Townhome, & Duplex Units	Total Multifamily Units
Salt Lake City	412	29	441
North Salt Lake	124	175	299
Tremonton	232	30	262
Lehi	42	184	226
South Jordan	32	170	202

Source: Ivory-Boyer Construction Database

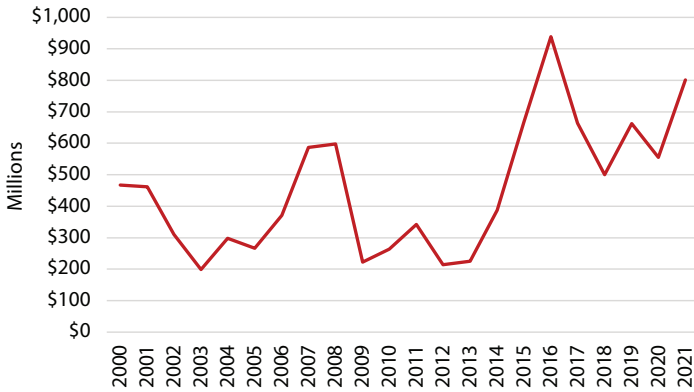
last year. The four Wasatch Front counties (Weber, Davis, Salt Lake, and Utah) account for 80.0% of the multifamily units permitted statewide to date in 2021. Table 5 presents the top cities for authorized multifamily units.

Nonresidential Construction

Nonresidential construction value through March 2021 was \$800.1 million, a 47.1% increase over last year (see Figure 4). While commercial real estate was heavily impacted in the first half of 2020 as a result of COVID-19, first quarter 2021 permitted construction activity was the second highest on record.

Figure 4: Value of Nonresidential Construction, January–March 2000–2021

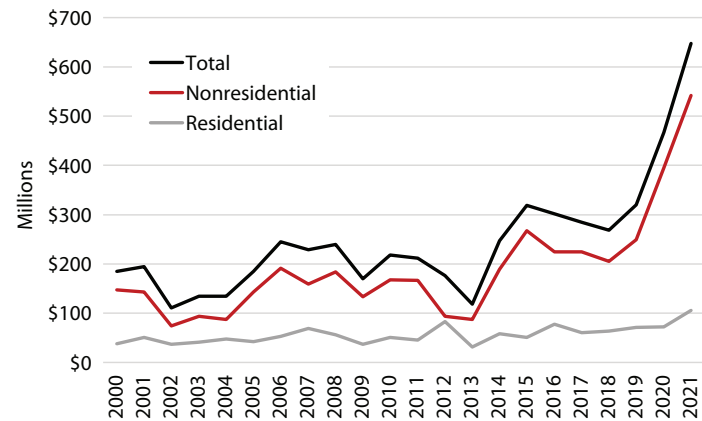
(Million 2021 dollars)



Source: Ivory-Boyer Construction Database

Figure 5: Value of Additions, Alterations & Repairs in Utah, January–March 2000–2021

(Million 2021 dollars)



Source: Ivory-Boyer Construction Database

The industrial, warehouse, and manufacturing sector set a record, with \$363.3 million in new construction value between January and March, an increase of 114.6% over the first three months of 2020 (see Table 6). The office sector experienced modest growth of 2.5%, with \$150.0 million in construction value. Hospital and institutional construction value for the first three months of 2021 was \$70.6 million, an exponential increase over 2020. Retail permitted construction value was \$32.4 million in the first quarter, a 28.6% decrease from last year.

Several major projects were permitted in Q1:

- A \$67.0 million hospital building in Millcreek
- A \$53.0 million office building in Salt Lake City
- A \$40.0 million warehouse in Salt Lake City
- A \$38.2 million industrial building in Spanish Fork
- A \$31.0 million manufacturing building in Logan
- A \$20.2 million office building in Midvale
- An \$18.9 million retail building in Orem
- A \$17.5 million public building in Washington County

Table 6: Value of First Quarter Nonresidential Construction by Permit Type, January–March 2020 and 2021

(Million dollars)

Category	2020	2021	Change
Industrial/Warehouse/Manufacturing	\$169.3	\$363.3	114.6%
Office, Bank, Professional	\$146.3	\$150.0	2.5%
Hospital & Institutional	\$2.5	\$70.6	2672.9%
Structures Other Than Buildings	\$57.9	\$66.1	14.1%
Retail, Mercantile, Restaurant	\$45.4	\$32.4	-28.6%
Churches & Other Religious	\$12.8	\$20.1	57.5%
Residential Garages/Carports	\$10.7	\$19.3	79.7%
Agricultural Bldg. & Sheds	\$3.6	\$18.9	422.3%
Public Buildings & Projects	\$20.8	\$18.2	-12.6%
Other Nonresidential Buildings	\$26.5	\$14.7	-44.7%
Parking Structures	\$1.2	\$14.1	1054.5%
Service Station/Repair Garages	\$17.4	\$6.0	-65.6%
School & Educational (Private)	\$0.4	\$2.8	640.9%
Amusement & Recreation	\$12.1	\$2.3	-81.3%
Public Utility (Private)	\$3.2	\$1.6	-50.0%
Hotels & Motels	\$13.9	\$0.3	-97.5%

Source: Ivory-Boyer Construction Database

Table 7: Top-Ranked Counties for Nonresidential Construction Value, January–March 2020 and 2021

(Million dollars)

County	2020	2021	Change
Salt Lake	\$190.5	\$337.4	77.1%
Utah	\$214.3	\$273.9	27.8%
Washington	\$34.9	\$50.3	44.0%
Davis	\$28.1	\$49.2	74.9%
Cache	\$13.9	\$39.4	184.0%

Source: Ivory-Boyer Construction Database

Salt Lake County led the state's nonresidential construction activity, permitting \$337.4 million through March of 2021, a major increase of 77.1% over 2020 (see Table 7). Utah County ranks second, permitting \$273.9 million, an increase of 27.8%. Washington County ranks a distant third, permitting \$50.3 million in nonresidential construction, growing 44.0% over last year. Davis County's permitted nonresidential construction value increased by 74.9% from last year to \$49.2 million, and Cache County increased 184.0% to \$39.4 million.

Additions, Alterations, and Repairs

The construction value of addition, alteration, and repair permits reached \$647.5 million in the first quarter of 2021, a 41.5% increase over 2020 and a record in terms of construction value. Both the nonresidential and residential sectors set records. There were \$541.9 million of permitted nonresidential additions, alterations, and repairs in 2021, an annual increase of 37.1% (see Figure 5).

Permits for residential additions, alterations, and repairs reached \$105.6 million, an increase of 47.0% from last year. The combination of low interest rates and limited for-sale supply has incentivized many homeowners to refinance and remodel existing homes.

State, County, and City Details

The following tables provide detailed data for permit-authorized construction in the first quarter of 2021. 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, First Quarter 2019–2021

(Million dollars)

January	Month			Percent Change 20–21	Year-to-date			Percent Change 20–21
	2019	2020	2021		2019	2020	2021	
Total New Dwelling Units	1,618	2,303	2,531	9.9%	1,618	2,303	2,531	9.9%
Single Family	771	982	1,330	35.4%	771	982	1,330	35.4%
Multifamily	815	1,037	1,178	13.6%	815	1,037	1,178	13.6%
Condo/Townhome/Duplex	375	621	702	13.0%	375	621	702	13.0%
Apartments (3+ units)	440	416	476	14.4%	440	416	476	14.4%
All Other Units	32	284	23	-91.9%	32	284	23	-91.9%
Residential Valuation	\$339.3	\$467.6	\$636.4	36.1%	\$339.3	\$467.6	\$636.4	36.1%
Nonresidential Valuation	\$303.3	\$201.5	\$214.0	6.2%	\$303.3	\$201.5	\$214.0	6.2%
Additions, Alterations, and Repairs	\$144.7	\$182.7	\$289.1	58.3%	\$144.7	\$182.7	\$289.1	58.3%
Total Construction Value	\$787.3	\$851.8	\$1,139.5	33.8%	\$787.3	\$851.8	\$1,139.5	33.8%

February	Month			Percent Change 20–21	Year-to-date			Percent Change 20–21
	2019	2020	2021		2019	2020	2021	
Total New Dwelling Units	1,655	1,927	2,553	32.5%	3,273	4,230	5,084	20.2%
Single Family	821	866	1,432	65.4%	1,592	1,848	2,762	49.5%
Multifamily	817	1,049	1,102	5.1%	1,632	2,086	2,280	9.3%
Condo/Townhome/Duplex	302	581	490	-15.7%	677	1,202	1,192	-0.8%
Apartments (3+ units)	515	468	612	30.8%	955	884	1,088	23.1%
All Other Units	17	12	19	58.3%	49	296	42	-85.8%
Residential Valuation	\$353.2	\$390.8	\$547.9	40.2%	\$692.5	\$858.4	\$1,184.3	38.0%
Nonresidential Valuation	\$194.6	\$91.8	\$296.9	223.3%	\$497.9	\$293.3	\$510.9	74.2%
Additions, Alterations, and Repairs	\$63.4	\$177.1	\$198.4	12.0%	\$208.1	\$359.8	\$487.5	35.5%
Total Construction Value	\$611.3	\$659.6	\$1,043.1	58.1%	\$1,398.6	\$1,511.5	\$2,182.6	44.4%

March	Month			Percent Change 20–21	Year-to-date			Percent Change 20–21
	2019	2020	2021		2019	2020	2021	
Total New Dwelling Units	1,670	3,070	3,479	13.3%	4,943	7,300	8,563	17.3%
Single Family	955	1,161	2,009	73.0%	2,547	3,009	4,771	58.6%
Multifamily	686	1,873	1,435	-23.4%	2,318	3,959	3,715	-6.2%
Condo/Townhome/Duplex	346	724	767	5.9%	1,023	1,926	1,959	1.7%
Apartments (3+ units)	340	1,149	668	-41.9%	1,295	2,033	1,756	-13.6%
All Other Units	29	36	35	-2.8%	78	332	77	-76.8%
Residential Valuation	\$376.4	\$643.8	\$801.5	24.5%	\$1,069.0	\$1,502.2	\$1,985.8	32.2%
Nonresidential Valuation	\$143.6	\$250.9	\$289.8	15.5%	\$641.5	\$544.2	\$800.7	47.1%
Additions, Alterations, and Repairs	\$101.5	\$98.0	\$160.0	63.3%	\$309.6	\$457.7	\$647.5	41.5%
Total Construction Value	\$621.6	\$992.6	\$1,251.4	26.1%	\$2,020.2	\$2,504.1	\$3,434.1	37.1%

Source: Ivory-Boyer Construction Database

Table 9: Permit-Authorized Construction, January–March 2021*(Thousand dollars)*

	New Dwelling Units	New Residential Valuation	New Nonresidential Valuation	Additions/Alterations/Repairs		Total Construction Value
				Residential Valuation	Nonresidential Valuation	
Beaver County						
Beaver	3	\$460.8	\$104.2	\$0.0	\$0.0	\$565.0
Milford	1	\$196.0	\$275.1	\$0.0	\$0.0	\$471.1
Other Beaver Co	6	\$844.9	\$249.7	\$24.1	\$0.0	\$1,118.7
Total	10	\$1,501.8	\$629.0	\$24.1	\$0.0	\$2,154.9
Percent Change	100.0%	20.9%	977.0%	4.8%	*NA	62.8%
Box Elder County						
Brigham City	23	\$3,330.0	\$409.8	\$716.1	\$1,798.0	\$6,254.0
Corinne	1	\$183.3	\$0.0	\$0.0	\$0.0	\$183.3
Deweyville	0	\$0.0	\$20.0	\$0.0	\$0.0	\$20.0
Elwood	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Garland	2	\$228.6	\$55.0	\$35.0	\$0.0	\$318.6
Howell	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mantua	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Box Elder Co	6	\$1,971.2	\$92.3	\$114.3	\$0.0	\$2,177.8
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	301	\$32,582.7	\$2,242.2	\$654.9	\$0.0	\$35,479.8
Willard	5	\$1,659.9	\$187.2	\$248.8	\$0.0	\$2,095.8
Total	338	\$39,955.7	\$3,006.5	\$1,769.0	\$1,798.0	\$46,529.2
Percent Change	397.1%	83.6%	-18.4%	92.2%	81627.3%	76.4%
Cache County						
Amalga	1	\$335.0	\$0.0	\$0.0	\$0.0	\$335.0
Clarkston	1	\$398.0	\$0.0	\$0.0	\$0.0	\$398.0
Cornish	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Hyde Park	24	\$9,608.2	\$1,392.8	\$26.8	\$337.0	\$11,364.8
Hyrum	41	\$11,627.0	\$1,985.4	\$359.4	\$0.0	\$13,971.8
Lewiston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Logan	37	\$9,400.4	\$32,909.4	\$14,427.8	\$31,636.2	\$88,373.8
Mendon	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Millville	3	\$1,102.7	\$72.6	\$0.0	\$1,198.8	\$2,374.1
Newton	2	\$346.4	\$0.0	\$50.5	\$0.0	\$396.9
Nibley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
North Logan	48	\$7,908.1	\$14.7	\$122.3	\$188.5	\$8,233.6
Other Cache Co	9	\$3,944.7	\$385.9	\$112.3	\$0.0	\$4,442.9
Paradise	3	\$1,028.6	\$0.0	\$10.4	\$0.0	\$1,038.9
Providence	46	\$16,846.2	\$864.6	\$77.0	\$1,306.2	\$19,094.0
Richmond	4	\$1,030.2	\$77.4	\$46.3	\$0.0	\$1,154.0
River Heights	0	\$0.0	\$31.8	\$108.6	\$0.0	\$140.3
Smithfield	23	\$6,243.8	\$1,555.7	\$192.7	\$0.0	\$7,992.1
Trenton	1	\$189.1	\$22.8	\$0.0	\$0.0	\$211.9
Wellsville	7	\$2,628.7	\$38.2	\$0.0	\$0.0	\$2,666.9
Total	250	\$72,637.0	\$39,351.4	\$15,534.0	\$34,666.7	\$162,189.2
Percent Change	-15.0%	36.2%	184.0%	575.2%	510.0%	115.8%
Carbon County						
East Carbon	1	\$60.5	\$43.2	\$44.0	\$6.3	\$154.0
Helper	0	\$0.0	\$0.0	\$62.9	\$1,009.0	\$1,071.9
Other Carbon Co	8	\$1,638.2	\$703.7	\$127.9	\$0.0	\$2,469.9
Price	6	\$1,335.5	\$101.7	\$295.1	\$100.7	\$1,832.9
Scofield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Sunnyside	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wellington	0	\$0.0	\$0.0	\$38.9	\$0.0	\$38.9
Total	15	\$3,034.2	\$848.6	\$568.8	\$1,116.0	\$5,567.5
Percent Change	400.0%	337.4%	-66.7%	52.9%	123.8%	35.4%

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	22	\$8,831.9	\$602.3	\$2,321.5	\$964.0	\$12,719.7
Centerville	5	\$1,419.6	\$1,246.0	\$459.3	\$597.5	\$3,722.4
Clearfield	89	\$11,829.3	\$2,484.8	\$0.0	\$161.7	\$14,475.8
Clinton	50	\$14,297.0	\$1,939.7	\$1,043.1	\$356.0	\$17,635.8
Farmington	22	\$7,269.1	\$4,408.6	\$944.0	\$8,799.9	\$21,421.6
Fruit Heights	1	\$489.7	\$54.9	\$340.9	\$0.0	\$885.5
Kaysville	41	\$16,599.1	\$3,381.3	\$2,852.9	\$346.3	\$23,179.6
Layton	175	\$39,748.5	\$3,549.9	\$1,180.8	\$3,947.9	\$48,427.1
North Salt Lake	321	\$29,841.7	\$4,132.0	\$706.0	\$1,740.0	\$36,419.6
Other Davis Co	0	\$0.0	\$2,883.8	\$15.2	\$0.0	\$2,899.0
South Weber	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Sunset	0	\$0.0	\$48.0	\$82.7	\$5.0	\$135.8
Syracuse	84	\$17,997.3	\$4,530.8	\$551.7	\$417.8	\$23,497.6
West Bountiful	6	\$2,953.2	\$132.8	\$0.0	\$0.0	\$3,086.0
West Point	59	\$12,830.0	\$504.0	\$262.1	\$0.0	\$13,596.1
Woods Cross	13	\$5,589.7	\$19,294.6	\$490.7	\$469.4	\$25,844.4
Total	888	\$169,696.0	\$49,193.5	\$11,250.9	\$17,805.5	\$247,946.0
Percent Change	39.8%	26.3%	74.9%	25.4%	-15.7%	28.7%
Duchesne County						
Duchesne	3	\$716.9	\$147.4	\$0.0	\$0.0	\$864.3
Other Duchesne Co	9	\$1,934.0	\$148.6	\$423.7	\$0.0	\$2,506.2
Roosevelt	1	\$681.0	\$66.0	\$15.0	\$0.0	\$762.0
Total	13	\$3,331.9	\$361.9	\$438.7	\$0.0	\$4,132.5
Percent Change	1,200.0%	2,25.4%	1394.3%	1,118.5%	*NA	1,868.4%
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	*NA	*NA	*NA	*NA
Garfield County						
Antimony	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Boulder	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bryce Canyon City	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cannonville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Escalante	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Hatch	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Henrieville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Garfield Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Panguitch	2	\$250.0	\$39.0	\$0.0	\$0.0	\$289.0
Tropic	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	2	\$250.0	\$39.0	\$0.0	\$0.0	\$289.0
Percent Change	100.0%	93.8%	-73.6%	-100.0%	*NA	-31.0%

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	3	\$1,015.0	\$2,041.4	\$722.0	\$621.9	\$4,400.4
Other Grand Co	21	\$4,371.0	\$531.6	\$291.0	\$68.0	\$5,261.5
Total	24	\$5,386.0	\$2,573.0	\$1,013.0	\$689.9	\$9,661.9
Percent Change	20.0%	67.2%	-48.3%	56.6%	-50.7%	-5.7%
Iron County						
Cedar City	170	\$34,562.6	\$1,406.3	\$717.2	\$1,347.0	\$38,033.1
Enoch	27	\$9,130.2	\$5,612.5	\$421.1	\$1.0	\$15,164.8
Other Iron Co	9	\$1,704.7	\$42.1	\$7.5	\$0.0	\$1,754.4
Paragonah	0	\$0.0	\$14.7	\$377.3	\$0.0	\$392.0
Parowan	8	\$1,428.7	\$685.8	\$101.4	\$0.0	\$2,215.9
Total	214	\$46,826.3	\$7,761.4	\$1,624.5	\$1,348.0	\$57,560.2
Percent Change	50.7%	53.8%	54.4%	100.2%	-79.6%	34.2%
Juab County						
Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	2	\$704.2	\$191.4	\$0.0	\$0.0	\$895.6
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	16	\$4,109.8	\$129.1	\$57.9	\$25.0	\$4,321.8
Other Juab Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	18	\$4,814.1	\$320.4	\$57.9	\$25.0	\$5,217.5
Percent Change	200.0%	133.3%	481.2%	-64.8%	*NA	128.5%
Kane County						
Glendale	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Kanab	22	\$6,399.2	\$492.0	\$267.4	\$50.0	\$7,208.6
Orderville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Kane Co	21	\$5,708.5	\$127.0	\$100.0	\$0.0	\$5,935.5
Total	43	\$12,107.7	\$619.0	\$367.4	\$50.0	\$13,144.1
Percent Change	87.0%	203.5%	-48.8%	56.8%	-45.7%	138.0%
Millard County						
Delta	0	\$0.0	\$62.3	\$0.0	\$565.0	\$627.3
Fillmore	2	\$590.0	\$101.0	\$25.7	\$0.0	\$716.7
Hinckley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Kanosh	1	\$123.3	\$52.0	\$40.0	\$0.0	\$215.3
Lynndyl	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Oak City	2	\$424.4	\$15.0	\$0.0	\$0.0	\$439.4
Other Millard Co	9	\$2,199.0	\$493.8	\$65.0	\$0.0	\$2,757.7
Total	14	\$3,336.6	\$724.1	\$130.7	\$565.0	\$4,756.4
Percent Change	55.6%	109.1%	-93.5%	-52.2%	756.1%	-63.5%
Morgan County						
Morgan	23	\$7,106.0	\$162.2	\$242.1	\$0.0	\$7,510.3
Other Morgan Co	3	\$852.0	\$0.0	\$0.0	\$0.0	\$852.0
Total	26	\$7,958.0	\$162.2	\$242.1	\$0.0	\$8,362.3
Percent Change	550.0%	719.9%	-95.7%	2320.6%	-100.0%	76.4%
Piute County						
Kingston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Piute Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Percent Change	*NA	*NA	*NA	*NA	*NA	*NA
Rich County						
Garden City	64	\$14,531.6	\$1,266.5	\$130.5	\$0.0	\$15,928.6
Other Rich Co	0	\$0.0	\$0.0	\$124.0	\$0.0	\$124.0
Randolph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	64	\$14,531.6	\$1,266.5	\$254.5	\$0.0	\$16,052.6
Percent Change	3100.0%	1276.1%	336.7%	43.8%	*NA	954.0%

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	82	\$23,787.2	\$1,252.7	\$970.1	\$2,001.0	\$28,011.0
Cottonwood Heights	10	\$4,826.0	\$955.1	\$2,367.9	\$0.0	\$8,148.9
Draper	66	\$31,870.1	\$4,143.8	\$2,943.0	\$12,899.2	\$51,856.1
Herriman	174	\$40,502.0	\$5,609.9	\$1,272.0	\$692.0	\$48,075.9
Holladay	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Midvale	39	\$11,395.2	\$34,088.3	\$1,367.5	\$2,481.9	\$49,332.9
Millcreek	44	\$13,734.5	\$69,957.4	\$5,051.8	\$1,982.0	\$90,725.7
Murray	117	\$19,849.0	\$28,283.0	\$75.0	\$6,059.7	\$54,266.7
Other Salt Lake Co	205	\$21,700.0	\$90.0	\$321.0	\$230.0	\$22,341.0
Riverton	28	\$7,155.1	\$251.0	\$345.4	\$61.5	\$7,813.0
Salt Lake City	455	\$98,802.8	\$150,169.9	\$10,312.4	\$375,512.3	\$634,797.4
Sandy	16	\$3,465.7	\$865.5	\$941.7	\$5,798.0	\$11,070.9
South Jordan	411	\$91,454.0	\$23,518.0	\$2,683.0	\$4,834.0	\$122,489.0
South Salt Lake	1	\$410.1	\$420.3	\$195.0	\$2,447.1	\$3,472.5
Taylorsville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
West Jordan	153	\$42,961.1	\$13,981.0	\$1,116.8	\$13,525.3	\$71,584.1
West Valley City	100	\$24,984.9	\$3,808.0	\$2,236.4	\$5,040.3	\$36,069.6
Total	1,901	\$436,897.8	\$337,393.8	\$32,199.0	\$433,564.3	\$1,240,054.8
Percent Change	-25.7%	-16.7%	77.1%	21.1%	82.9%	26.7%
San Juan County						
Blanding	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Monticello	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other San Juan 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	-100.0%	-100.0%	-100.0%	*NA	-100.0%
Sanpete County						
Centerfield	1	\$294.0	\$0.0	\$0.0	\$0.0	\$294.0
Ephraim	2	\$229.7	\$0.0	\$30.5	\$3.0	\$263.2
Fairview	0	\$0.0	\$30.1	\$48.0	\$0.0	\$78.1
Fayette	0	\$0.0	\$0.0	\$2.9	\$0.0	\$2.9
Fountain Green	2	\$314.6	\$22.8	\$0.0	\$0.0	\$337.4
Gunnison	0	\$0.0	\$7,235.3	\$0.0	\$0.0	\$7,235.3
Manti	7	\$966.9	\$11.9	\$15.0	\$0.0	\$993.9
Mayfield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Moroni	0	\$0.0	\$28.5	\$0.0	\$0.0	\$28.5
Mount Pleasant	1	\$134.7	\$28.5	\$0.0	\$0.0	\$163.2
Other Sanpete Co	10	\$2,410.6	\$653.9	\$0.0	\$0.0	\$3,064.5
Spring City	0	\$0.0	\$27.4	\$0.0	\$0.0	\$27.4
Sterling	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wales	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	23	\$4,350.6	\$8,038.4	\$96.4	\$3.0	\$12,488.4
Percent Change	43.8%	51.6%	20,260.6%	94.7%	*NA	322.0%
Sevier County						
Annabella	2	\$741.0	\$45.6	\$13.0	\$0.0	\$799.6
Aurora	1	\$238.0	\$310.0	\$160.0	\$0.0	\$708.0
Central Valley	0	\$0.0	\$0.0	\$5.0	\$0.0	\$5.0
Elsinore	0	\$0.0	\$70.0	\$0.0	\$0.0	\$70.0
Glenwood	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Joseph	0	\$0.0	\$20.0	\$0.0	\$0.0	\$20.0
Koosharem	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Monroe	5	\$903.0	\$288.8	\$75.7	\$0.0	\$1,267.5
Other Sevier Co	0	\$0.0	\$0.0	\$15.0	\$0.0	\$15.0
Redmond	0	\$0.0	\$8.0	\$0.0	\$0.0	\$8.0

Table 9 (continued)

	New Dwelling Units	New Residential Valuation	New Nonresidential Valuation	Additions/Alterations/Repairs		Total Construction Value
				Residential Valuation	Nonresidential Valuation	
Richfield	2	\$1,440.0	\$1,400.0	\$328.0	\$55.0	\$3,223.0
Salina	1	\$200.0	\$62.8	\$0.0	\$0.0	\$262.8
Sigurd	0	\$0.0	\$40.7	\$40.0	\$0.0	\$80.7
Total	11	\$3,522.0	\$2,245.8	\$636.7	\$55.0	\$6,459.6
Percent Change	1,000.0%	1,000.6%	31,983.5%	*NA	266.7%	1,788.8%

Summit County

Coalville	0	\$0.0	\$128.0	\$10.0	\$0.0	\$138.0
Kamas	1	\$598.2	\$0.0	\$0.0	\$0.0	\$598.2
Oakley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Summit Co	42	\$5,300.0	\$65.0	\$100.0	\$225.0	\$5,690.0
Park City	19	\$3,800.0	\$1,075.0	\$340.0	\$690.0	\$5,905.0
Total	62	\$9,698.2	\$1,268.0	\$450.0	\$915.0	\$12,331.2
Percent Change	785.7%	589.2%	-5.9%	35.7%	632.0%	284.0%

Tooele County

Grantsville	79	\$22,497.4	\$2,920.4	\$837.0	\$341.6	\$26,596.4
Other Tooele Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Tooele	110	\$40,923.7	\$905.8	\$1,791.9	\$1,517.2	\$45,138.6
Wendover	0	\$0.0	\$0.0	\$0.0	\$4.8	\$4.8
Total	189	\$63,421.1	\$3,826.2	\$2,628.9	\$1,863.5	\$71,739.8
Percent Change	48.8%	160.1%	120.5%	543.9%	554.4%	167.6%

Uintah County

Ballard	0	\$0.0	\$128.0	\$0.0	\$0.0	\$128.0
Naples	0	\$0.0	\$310.3	\$45.6	\$2,013.0	\$2,368.9
Other Uintah Co	20	\$1,250.9	\$224.6	\$170.3	\$0.0	\$1,645.9
Vernal	5	\$1,320.0	\$2,082.9	\$454.2	\$882.7	\$4,739.8
Total	25	\$2,570.9	\$2,745.8	\$670.1	\$2,895.7	\$8,882.5
Percent Change	108.3%	-15.0%	770.8%	47.7%	389.7%	102.5%

Utah County

Alpine	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
American Fork	231	\$45,369.4	\$1,316.8	\$1,370.6	\$5,963.9	\$54,020.7
Cedar Hills	9	\$3,265.8	\$98.0	\$217.0	\$0.0	\$3,580.8
Eagle Mountain	440	\$117,727.8	\$109,942.2	\$569.7	\$210.9	\$228,450.5
Elk Ridge	11	\$4,402.4	\$83.1	\$251.7	\$0.0	\$4,737.2
Goshen	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Highland	41	\$22,882.5	\$3,212.1	\$1,855.4	\$0.0	\$27,949.9
Lehi	428	\$113,125.8	\$7,776.3	\$4,665.1	\$4,333.3	\$129,900.5
Lindon	23	\$7,182.2	\$14,721.6	\$778.7	\$3,753.8	\$26,436.4
Mapleton	92	\$30,419.0	\$2,033.0	\$1,100.0	\$0.0	\$33,552.0
Orem	55	\$12,866.4	\$37,263.0	\$1,639.7	\$4,781.5	\$56,550.6
Other Utah Co	9	\$6,820.0	\$8,149.2	\$332.3	\$0.0	\$15,301.6
Payson	112	\$17,591.4	\$630.3	\$549.9	\$128.4	\$18,899.9
Pleasant Grove	41	\$14,865.0	\$7,161.7	\$616.0	\$402.7	\$23,045.4
Provo	245	\$40,887.8	\$518.2	\$3,483.5	\$5,349.3	\$50,238.8
Salem	52	\$22,289.2	\$307.4	\$736.6	\$0.0	\$23,333.3
Santaquin	127	\$31,203.4	\$1,795.1	\$31.4	\$0.0	\$33,029.9
Saratoga Springs	381	\$95,323.0	\$8,396.8	\$3,776.1	\$351.3	\$107,847.2
Spanish Fork	181	\$41,697.5	\$56,399.2	\$1,989.5	\$4,276.8	\$104,363.1
Springville	108	\$26,258.4	\$14,085.6	\$794.2	\$4,877.3	\$46,015.4
Vineyard	157	\$45,241.5	\$51.7	\$1,760.3	\$792.1	\$47,845.6
Woodland Hills	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	2,743	\$699,418.5	\$273,941.4	\$26,517.7	\$35,221.2	\$1,035,098.9
Percent Change	46.0%	71.1%	27.8%	39.2%	52.6%	55.6%

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	99	\$22,480.5	\$1,698.2	\$930.4	\$232.9	\$25,342.0
Midway	47	\$21,790.6	\$590.2	\$562.6	\$3,481.1	\$26,424.5
Other Wasatch Co	79	\$36,859.9	\$347.9	\$1,319.2	\$0.0	\$38,527.0
Total	225	\$81,131.1	\$2,636.2	\$2,812.3	\$3,714.0	\$90,293.5
Percent Change	275.0%	136.4%	-37.9%	9.6%	3990.3%	119.1%
Washington County						
Enterprise	14	\$3,446.7	\$130.6	\$5.7	\$0.0	\$3,583.0
Hurricane	196	\$32,168.0	\$4,519.9	\$381.5	\$212.0	\$37,281.4
Ivins	89	\$25,288.7	\$1,355.8	\$143.1	\$0.0	\$26,787.6
La Verkin	7	\$2,069.7	\$502.5	\$0.0	\$220.0	\$2,792.1
Leeds	1	\$282.2	\$0.0	\$0.0	\$0.0	\$282.2
Other Washington Co	13	\$6,457.0	\$21,865.7	\$237.7	\$0.0	\$28,560.5
Santa Clara	8	\$1,347.0	\$2,179.8	\$59.2	\$150.0	\$3,736.0
Springdale	1	\$587.9	\$0.0	\$0.0	\$0.0	\$587.9
St. George	462	\$74,162.7	\$15,751.1	\$1,589.5	\$2,685.5	\$94,188.7
Virgin	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Washington	258	\$63,315.5	\$3,975.6	\$220.5	\$85.0	\$67,596.6
Total	1,049	\$209,125.3	\$50,281.0	\$2,637.3	\$3,352.5	\$265,396.0
Percent Change	-4.1%	16.0%	44.0%	24.3%	-96.0%	-11.9%
Wayne County						
Hanksville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Loa	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Wayne Co	5	\$1,305.0	\$54.0	\$0.0	\$150.0	\$1,509.0
Torrey	1	\$386.0	\$64.0	\$0.0	\$10.0	\$460.0
Total	6	\$1,691.0	\$118.0	\$0.0	\$160.0	\$1,969.0
Percent Change	*NA	*NA	*NA	*NA	433.3%	6,463.3%
Weber County						
Farr West	37	\$11,386.2	\$873.7	\$234.9	\$1.0	\$12,495.7
Harrisville	0	\$0.0	\$45.0	\$10.0	\$0.0	\$55.0
Huntsville	1	\$896.2	\$0.0	\$60.0	\$0.0	\$956.2
North Ogden	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Ogden	14	\$5,739.2	\$670.0	\$186.2	\$0.0	\$6,595.3
Other Weber Co	35	\$12,687.7	\$1,927.3	\$1,246.2	\$150.0	\$16,011.3
Plain City	6	\$1,634.6	\$471.9	\$422.2	\$0.0	\$2,528.7
Pleasant View	16	\$8,356.4	\$333.0	\$192.4	\$233.0	\$9,114.8
Riverdale	2	\$453.3	\$0.0	\$35.0	\$320.0	\$808.3
Roy	19	\$3,858.3	\$837.8	\$953.5	\$557.0	\$6,206.5
South Ogden	142	\$18,130.4	\$1,748.4	\$213.7	\$160.0	\$20,252.5
Uintah	0	\$0.0	\$209.3	\$60.3	\$505.2	\$774.8
Washington Terrace	1	\$190.0	\$0.0	\$36.0	\$0.0	\$226.0
West Haven	137	\$25,295.2	\$4,228.8	\$37.4	\$190.0	\$29,751.5
Total	410	\$88,627.6	\$11,345.1	\$3,687.9	\$2,116.2	\$105,776.7
Percent Change	23.9%	31.5%	-44.3%	7.7%	-68.4%	8.0%
State Total						
Total	8,563	\$1,985,820.8	\$800,696.4	\$105,612.0	\$541,924.4	\$3,434,053.6
Percent Change	17.3%	32.2%	47.1%	50.1%	39.9%	37.1%

NA: The amount increased from zero in the previous period.

Source: Ivory-Boyer Construction Database



IVORY-BOYER REAL ESTATE CENTER

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