

Ivory-Boyer Construction Report

In Partnership with The Ivory-Boyer Real Estate Center

Year End Brief 2015

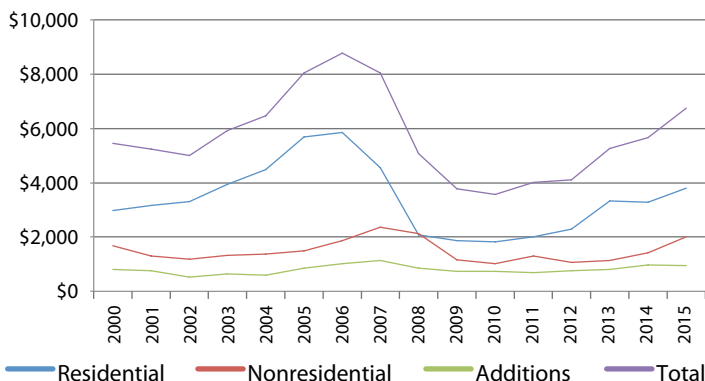
For the fifth consecutive year, permit authorized construction increased in Utah. The value for all types of construction totaled \$6.75 billion, the fourth highest level ever. The residential sector was mixed as single family construction improved, while apartment and condominium construction declined. Most impressive was nonresidential construction, which was up 38 percent over 2014, an increase of \$550 million (see Table 1 and Figure 1).

Table 1
Change in Major Construction Indicators in Utah
(in billion 2015 dollars)

	2014	2015	% Chg.
Total Construction Value	\$5.82	\$6.75	16.0%
Residential Value	\$3.34	\$3.80	13.8%
Single Family Value	\$2.30	\$2.90	26.1%
Single Family Units	8,702	9,744	12.0%
Multifamily Value	\$1.00	\$0.89	-11.0%
Condominiums/Town Homes Units	3,076	2,492	-19.0%
Apartment Units	6,701	5,000	-25.4%
Nonresidential Value	\$1.45	\$2.00	37.9%
Additions, Alterations and Repairs	\$1.02	\$0.96	-5.9%

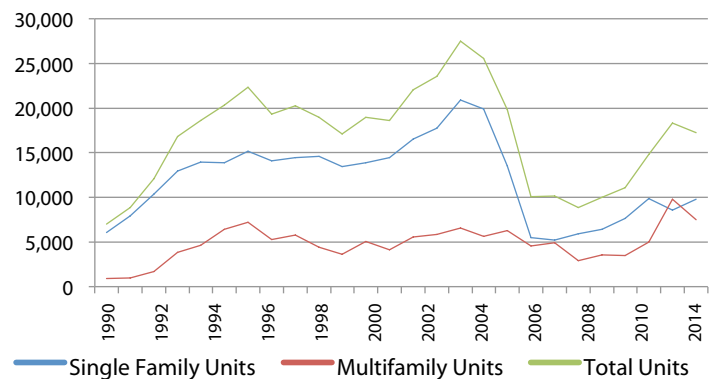
Source: Ivory-Boyer Construction Database, Kem C. Gardner Policy Institute.

Figure 1
Value of Permit Authorized Construction in Utah
(in million 2015 dollars)



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

Figure 2
Residential Permits Issued in Utah by Type of Unit



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

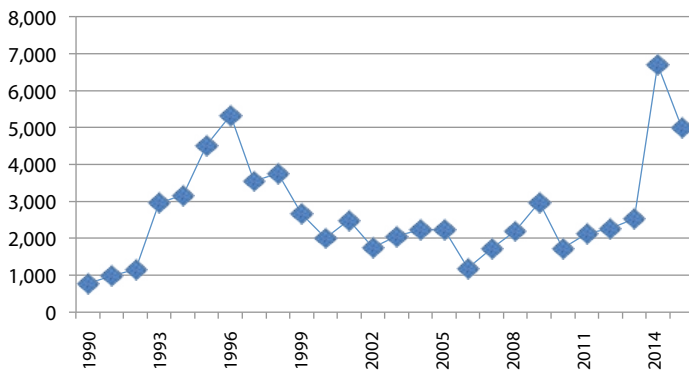
This report includes a narrative summary of the past year for residential and nonresidential construction as well as a forecast for 2016. In addition, a summary table on statewide activity is included as well as detailed data on construction activity in counties and cities.

Residential Construction

In 2015, the value of residential construction increased to \$3.8 billion, 13 percent higher than 2014. The increase in value was achieved despite a five percent decline in new residential units. The number of residential units dropped from 18,700 in 2014 to 17,400 in 2015. The impact of fewer residential units on total residential value was more than offset by increasing construction costs plus a shift from apartment and condominium units to much higher value single family homes. Single family construction increased from 8,700 units to 9,750 units while the number of multifamily units dropped from 9,800 in 2014 to 7,500 in 2015 (see Figure 2).

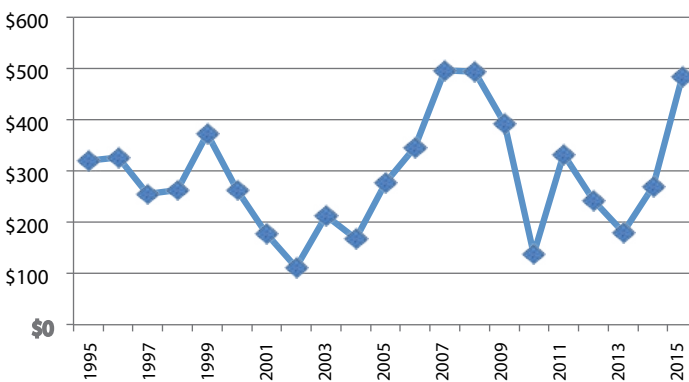
Eighty percent of all residential construction in the state in 2015 was located in four counties. Salt Lake County with 6,041 new dwelling units accounted for 35 percent of all new residential units statewide. Utah County (4,457 units) ranked second with a 26 percent share, followed by Davis County (1,690 units) with a 9.7 percent share and Washington County (1,630 units) with a 9.4 percent share.

Figure 3
Building Permits Issued in Utah for Apartment Units



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

Figure 4
Value of New Industrial Building Construction in Utah (in million 2015 dollars)



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

Home building in 2015 continued its slow recovery from the Great Recession. Typically five years out from a construction trough residential activity has fully recovered to the pre-recession peak. In this cycle, however, despite historically low interest rates, the recovery is only at about 60 percent of the pre-recession peak—17,400 new residential units in 2015 versus 28,300 units in 2006.

The demand for housing has not been as strong as in the past due to a number of demographic and economic factors affecting the rate of new household formations. It appears that some structural changes in the demand for housing are underway, which could very well reduce the long-term growth rate for new residential units. This reduced level of demand, as well as changing housing preference, are affecting the demand for traditional single-family homes. The number of new homes receiving permits in the past few years has been around 10,000 units, which is well below the 15,000 unit level maintained throughout much of the 1990s (see Figure 2).

In 2014, the number of permits for new apartment units hit a 30-year high of 6,700 units. Activity slowed a bit in 2015 to 5,000 units, still the third highest level since 1990 (see Figure 3). Over the past two years, nearly 12,000

new apartment units have received building permits statewide, an extraordinarily high level of apartment construction. The growing preference for rental housing is one of the structural changes underway in the housing market. Vacancy rates in most rental markets throughout the state are below five percent, rental rates are increasing at four to five percent annually, and the absorption rate of new units is brisk. The apartment boom is concentrated in Salt Lake and Utah Counties, which together account for three-quarters of the new apartment construction over the past two years.

Nonresidential Construction

The most significant increase in construction activity in 2015 was in nonresidential construction, which was up 37 percent. Total value of nonresidential construction in 2015 was \$2.0 billion.

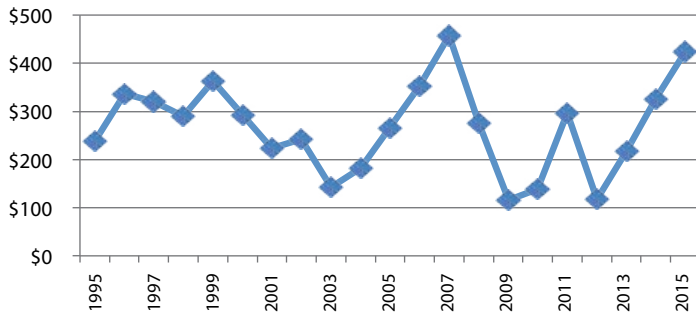
The strong performance of the nonresidential sector is due primarily to a few large energy related projects as well as high levels of office and industrial construction. The \$216 million expansion of the Holly Frontier oil refinery in Davis County is the single largest nonresidential project in 2015. Solar farms in Beaver and Iron Counties added another \$200 million in nonresidential value. These large energy projects were reported as industrial construction and helped drive the value of this sector to a near record level. In 2015, industrial construction totaled \$485.1 million just below the all-time record high of \$497 million in 2007 (see Figure 4).

The office sector also had a very strong year in 2015. The value of new office construction was \$424 million, ranking as the second highest year ever, surpassed only by the \$457 million in 2007 (see Figure 5). Construction of retail buildings did not fare as well in 2015 as industrial and office buildings. The reduced level of retail development is a reflection of weak retail sales as consumers have cut back on spending and internet sales have cut into traditional retail sales. Since the Great Recession, the retail sector has had seven years of relatively low levels of construction activity, less than \$200 million annually. Prior to the Great Recession, construction of retail buildings was at or above \$200 million for 14 consecutive years.

2016 Forecast

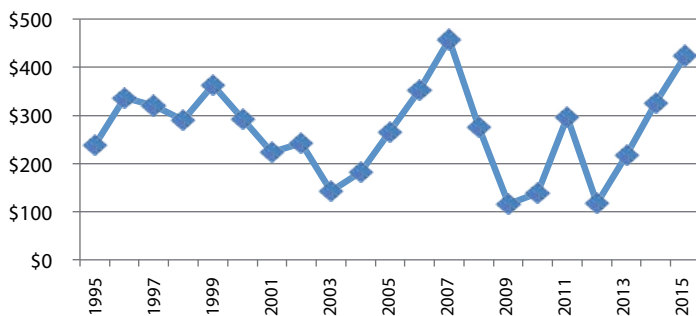
The forecast for permit authorized construction in Utah in 2016 is \$6.5 billion, down about four percent from 2015. The value of residential construction is expected to increase by 11 percent to \$4.2 billion. Cost increases will push residential value higher, but more important is the increase in the number of residential units, which is forecast to increase from 17,400 units in 2015 to

Figure 5
Value of New Office Construction in Utah
(in million 2015 dollars)



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

Figure 6
Value of New Industrial Building Construction in Utah
(in million 2015 dollars)



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

19,200 units in 2016. Most of the increase in residential construction will be concentrated in single-family homes, which will be up 16 percent to 11,000 units. Multifamily permits will increase slightly to 8,000 units and the number of cabins will be steady at 200 units.

The value of permit authorized nonresidential construction in 2016 is forecast to fall by 25 percent to \$1.5 billion in 2016. This decline does not signal weakness in the overall nonresidential market, but rather the absence of a few large, projects such as the \$416 million in energy projects in 2015 that pushed nonresidential valuation to \$2.0 billion. In 2016, the traditional sectors of nonresidential construction—office, industrial, retail, hospitals, and churches—will have solid growth, benefitting from Utah’s strong job market and expanding population.

In summary, the \$6.5 billion in permit authorized construction activity in 2016 will include \$4.2 billion of residential construction, \$1.5 billion of nonresidential construction and \$800 million of additions, alterations and repairs.

Table 2
Permit Authorized Construction
Summary Table 2015

October	Month			Percent Change 14-15	Year-to-date			Percent Change 14-15
	2013	2014	2015		2013	2014	2015	
Total New Dwelling Units	1,285	1,405	1,385	-1.4%	11,808	15,430	14,919	-3.3%
Single Family	909	771	829	7.5%	8,649	7,517	8,368	11.3%
Multifamily	332	605	541	-10.6%	3,032	7,693	6358	-17.4%
Condos/Twin Homes	177	255	189		1,669	2,621	2,132	-18.7%
Apartments (3+ units)	155	350	352		1,363	5,072	4,226	-16.7%
Mobile Homes/Manufactured/Cabins	17	29	15	-48.3%	127	220	173	-21.4%
Residential Valuation	\$ 294,497.1	\$ 276,833.8	\$ 96,273.2	7.0%	\$ 2,754,144.5	\$ 2,799,798.1	\$3,161,029.9	12.9%
Nonresidential Valuation	\$ 82,752.3	\$ 139,607.6	\$ 129,486.9	-7.2%	\$ 1,000,044.4	\$ 1,240,615.2	\$1,703,572.2	37.3%
Additions, Alterations, and Repairs	\$ 54,975.2	\$ 62,310.5	\$ 74,358.5	19.3%	\$ 652,856.8	\$ 842,347.3	\$865,320.6	2.7%
Total Construction Value	\$ 432,224.6	\$ 78,751.9	\$ 500,118.6	4.5%	\$ 4,407,045.7	\$ 4,882,760.6	\$5,729,922.7	17.4%

November	Month			Percent Change 14-15	Year-to-date			Percent Change 14-15
	2013	2014	2015		2013	2014	2015	
Total New Dwelling Units	1,741	1,926	1,553	-19.4%	13,549	17,356	16,472	-5.1%
Single Family	685	614	690	12.4%	9,334	8,131	9,078	11.6%
Multifamily	1,046	1,295	854	-34.1%	4,078	8,988	7212	-19.8%
Mobile Homes/Manufactured/Cabins	444	181	153		2,113	2,802	2285	-18.5%
Condos/Twin Homes	602	1,114	701		1,965	6,186	4,927	-20.4%
Apartments (3+ units)	10	17	9	(0)	137	236	182	-22.9%
Residential Valuation	\$ 81,211.6	\$ 11,607.2	\$ 33,202.3	39.0%	\$ 3,035,356.1	\$ 3,111,405.3	\$ 3,594,232.2	15.5%
Nonresidential Valuation	\$ 43,750.7	\$ 80,387.1	\$ 94,303.2	141.7%	\$ 1,043,795.1	\$ 1,321,002.3	\$ 1,897,875.4	43.7%
Additions, Alterations, and Repairs	\$ 52,724.3	\$ 105,814.6	\$ 43,326.4	-59.1%	\$ 705,581.1	\$ 948,161.9	\$ 908,647.0	-4%
Total Construction Value	\$ 77,686.6	\$ 97,808.9	\$ 70,831.9	34.8%	\$ 4,784,732.3	\$ 5,380,569.5	\$ 6,400,754.6	19.0%

December	Month			Percent Change 14-15	Year-to-date			Percent Change 14-15
	2013	2014	2015		2013	2014	2015	
Total New Dwelling Units	1,394	1,369	951	-30.5%	14,943	18,724	17,423	-6.9%
Single Family	496	571	666	16.6%	9,830	8,702	9,744	12.0%
Multifamily	892	789	280	-64.5%	4,970	9,777	7,492	-23.4%
Condos/Twin Homes	336	274	207		2,449	3,076	2,492	-19.0%
Apartments (3+ units)	556	515	73		2,521	6,701	5,000	-25.4%
Mobile Homes/Manufactured/Cabins	6	9	5	-44.4%	143	246	187	-24.0%
Residential Valuation	\$ 08,522.4	\$ 34,342.7	\$ 01,376.8	-14.1%	\$ 3,243,878.5	\$ 3,345,748.0	\$ 3,795,609.0	13.4%
Nonresidential Valuation	\$ 62,165.2	\$ 26,270.5	\$ 91,187.4	-27.8%	\$ 1,105,960.3	\$ 1,447,272.8	\$ 1,989,062.8	37.4%
Additions, Alterations, and Repairs	\$ 79,180.0	\$ 79,230.3	\$ 55,883.4	-29.5%	\$ 784,761.1	\$ 1,027,392.2	\$ 964,530.4	-6%
Total Construction Value	\$ 49,867.6	\$ 39,843.5	\$ 48,447.6	-20.8%	\$ 5,134,599.9	\$ 5,820,413.0	\$ 6,749,202.2	16.0%

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Beaver County						
Beaver	7	\$1,575.5	\$21,331.2	\$150.1	\$885.4	\$23,942.2
Milford	7	\$825.6	\$0.0	\$159.4	\$3.6	\$988.6
Other Beaver Co	14	\$2,910.2	\$181,807.6	\$119.6	\$185.0	\$185,022.4
Total	28	\$5,311.3	\$203,138.8	\$429.1	\$1,074.0	\$209,953.2
Percent Change	75.0%	88.3%	2175.8%	19.5%	-79.3%	1114.7%
Box Elder County						
Brigham City	36	\$7,422.8	\$785.6	\$766.4	\$725.6	\$9,700.4
Corinne	2	\$357.5	\$121.4	\$0.0	\$543.7	\$1,022.6
Deweyville	1	\$393.9	\$5.5	\$0.0	\$0.0	\$399.4
Elwood	4	\$758.6	\$100.2	\$36.3	\$0.0	\$895.1
Garland	6	\$1,131.7	\$29.0	\$0.0	\$0.0	\$1,160.7
Howell	2	\$370.4	\$0.0	\$0.0	\$0.0	\$370.4
Mantua	14	\$4,016.8	\$252.3	\$30.3	\$10.0	\$4,309.4
Perry	27	\$7,469.9	\$35.7	\$25.2	\$0.0	\$7,530.8
Plymouth	4	\$836.3	\$12,000.0	\$16.0	\$0.0	\$12,852.3
Portage	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Snowville	0	\$0.0	\$43.1	\$0.0	\$0.0	\$43.1
Tremonton	38	\$4,657.0	\$2,446.4	\$259.2	\$739.4	\$8,102.0
Willard	5	\$1,295.7	\$74.5	\$156.3	\$26.1	\$1,552.6
Other Box Elder Co	43	\$14,684.0	\$837.5	\$740.4	\$60.0	\$16,321.9
Total	182	\$43,394.6	\$16,731.2	\$2,030.1	\$2,104.8	\$64,260.7
Percent Change	28.2%	70.6%	83.3%	13.8%	-45.1%	60.0%
Cache County						
Amalga	1	\$340.4	\$0.0	\$0.0	\$0.0	\$340.4
Clarkston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cornish	0	\$0.0	\$18.0	\$55.7	\$0.0	\$73.7
Hyde Park	30	\$7,475.5	\$3,082.9	\$290.6	\$857.5	\$11,706.5
Hyrum	43	\$6,325.5	\$11,503.7	\$262.5	\$20,309.1	\$38,400.8
Lewiston	7	\$1,591.8	\$102.3	\$291.5	\$0.0	\$1,985.6
Logan	153	\$15,657.8	\$14,394.0	\$2,462.3	\$13,631.5	\$46,145.6
Mendon	8	\$1,419.9	\$75.3	\$133.6	\$0.0	\$1,628.8
Millville	4	\$799.9	\$1,499.9	\$53.9	\$0.0	\$2,353.7
Newton	3	\$519.6	\$284.1	\$45.6	\$0.0	\$849.3
Nibley	39	\$7,875.0	\$140.6	\$446.1	\$726.8	\$9,188.5
North Logan	98	\$21,968.5	\$4,685.5	\$122.0	\$207.0	\$26,983.0
Paradise	9	\$1,740.4	\$179.9	\$208.7	\$27.9	\$2,156.9
Providence	21	\$4,831.6	\$284.0	\$528.2	\$434.2	\$6,078.0
Richmond	8	\$1,359.4	\$373.9	\$110.3	\$220.0	\$2,063.6
River Heights	14	\$2,416.1	\$12,784.0	\$16.7	\$0.0	\$15,216.8
Smithfield	81	\$13,759.4	\$1,369.7	\$195.8	\$6.9	\$15,331.8
Trenton	2	\$366.2	\$0.0	\$92.7	\$0.0	\$458.9
Wellsville	14	\$3,035.3	\$3,605.1	\$468.1	\$0.0	\$7,108.5
Other Cache Co	27	\$5,791.5	\$1,691.4	\$290.9	\$372.9	\$8,146.7
Total	562	\$97,273.8	\$56,074.3	\$6,075.2	\$36,793.8	\$196,217.1
Percent Change	-5.9%	-0.3%	-9.7%	-38.2%	100.5%	4.5%

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Carbon County						
East Carbon	0	\$0.0	\$0.0	\$66.4	\$0.0	\$66.4
Helper	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Price	0	\$0.0	\$459.0	\$570.1	\$1,287.4	\$2,316.5
Scofield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Sunnyside	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wellington	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Carbon Co	9	\$2,570.8	\$425.8	\$555.6	\$60.0	\$3,612.2
Total	9	\$2,570.8	\$884.8	\$1,192.1	\$1,347.4	\$5,995.1
Percent Change	-64.0%	59.2%	123.8%	117.6%	97.2%	85.0%
Daggett County						
Manila	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Daggett Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Davis County						
Bountiful	84	\$17,989.8	\$6,310.7	\$3,480.5	\$2,633.5	\$30,414.5
Centerville	121	\$20,069.4	\$2,924.8	\$745.2	\$1,801.9	\$25,541.3
Clearfield	60	\$7,461.2	\$2,188.6	\$1,540.9	\$2,586.3	\$13,777.0
Clinton	59	\$14,298.4	\$7,643.8	\$2,664.6	\$1,186.0	\$25,792.8
Farmington	156	\$36,960.0	\$35,153.2	\$4,193.2	\$13,776.7	\$90,083.1
Fruit Heights	28	\$8,670.2	\$397.8	\$1,275.7	\$70.0	\$10,413.7
Kaysville	190	\$60,115.3	\$9,985.2	\$4,756.3	\$701.5	\$75,558.3
Layton	453	\$77,311.2	\$14,894.0	\$4,196.9	\$15,467.3	\$111,869.4
North Salt Lake	156	\$31,492.0	\$2,419.9	\$2,197.0	\$13,130.7	\$49,239.6
South Weber	64	\$20,650.4	\$51.5	\$274.2	\$0.0	\$20,976.1
Sunset	8	\$486.6	\$1,179.6	\$48.3	\$104.3	\$1,818.8
Syracuse	243	\$55,799.5	\$48,883.3	\$1,292.5	\$385.3	\$106,360.6
West Bountiful	15	\$3,138.1	\$216,982.3	\$398.3	\$500.0	\$221,018.7
West Point	44	\$9,434.6	\$956.0	\$486.7	\$0.0	\$10,877.3
Woods Cross	12	\$3,121.5	\$3,926.0	\$938.4	\$376.8	\$8,362.7
Other Davis Co	0	\$0.0	\$13,555.5	\$139.8	\$922.4	\$14,617.7
Total	1,693	\$366,998.2	\$367,452.2	\$28,628.5	\$53,642.7	\$816,721.6
Percent Change	3.0%	15.9%	163.2%	11.7%	33.1%	56.4%
Duchesne County						
Duchesne	2	\$698.1	\$260.3	\$322.5	\$0.0	\$1,280.9
Roosevelt	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Duchesne Co	76	\$13,195.6	\$4,740.4	\$1,337.2	\$0.0	\$19,273.2
Total	78	\$13,893.7	\$5,000.7	\$1,659.7	\$0.0	\$20,554.1
Percent Change	-38.6%	-47.5%	-79.9%	44.8%	-100.0%	-60.9%
Emery County						
Castle Dale	3	\$654.0	\$6.0	\$129.5	\$0.0	\$789.5
Clawson	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cleveland	1	\$306.4	\$16.4	\$113.4	\$1.9	\$438.1
Elmo	0	\$0.0	\$0.0	\$24.9	\$0.0	\$24.9
Emery	2	\$265.3	\$53.0	\$54.1	\$0.0	\$372.4

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Ferron	1	\$340.0	\$0.0	\$121.8	\$0.0	\$461.8
Green River	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntington	2	\$479.7	\$42.0	\$8.5	\$0.0	\$530.2
Orangeville	0	\$0.0	\$56.8	\$65.8	\$59.6	\$182.2
Other Emery Co	9	\$919.6	\$0.0	\$234.1	\$111.7	\$1,265.4
Total	18	\$2,965.0	\$174.2	\$752.1	\$173.2	\$4,064.5
Percent Change	-10.0%	23.0%	-87.7%	3.6%	-44.5%	-16.4%

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
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
Panguitch	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Tropic	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bryce Canyon City	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Garfield Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Grand County

Moab	10	\$2,550.2	\$1,921.4	\$461.0	\$588.6	\$5,521.2
Other Grand Co	15	\$3,568.7	\$322.0	\$432.7	\$966.4	\$5,289.8
Total	25	\$6,118.9	\$2,243.4	\$893.7	\$1,555.0	\$10,811.0
Percent Change	-77.3%	-60.1%	-54.0%	-53.3%	-6.0%	-54.6%

Iron County

Cedar City	188	\$35,803.9	\$11,293.0	\$1,581.4	\$5,094.9	\$53,773.2
Enoch	32	\$5,729.0	\$142.1	\$146.7	\$0.0	\$6,017.8
Paragonah	0	\$0.0	\$0.0	\$0.0	\$9.3	\$9.3
Parowan	8	\$1,559.1	\$329.6	\$28.7	\$180.7	\$2,098.1
Other Iron Co	85	\$12,794.2	\$77,547.4	\$8,226.5	\$1,709.6	\$100,277.7
Total	313	\$55,886.2	\$89,312.1	\$9,983.3	\$6,994.5	\$162,176.1
Percent Change	26.2%	24.7%	234.2%	312.2%	57.6%	106.9%

Juab County

Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	2	\$206.6	\$0.0	\$6.1	\$0.0	\$212.7
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	23	\$6,968.4	\$2,567.4	\$103.3	\$0.0	\$9,639.1
Other Juab Co	11	\$3,331.5	\$3,778.9	\$178.0	\$5.0	\$7,293.4
Total	36	\$10,506.5	\$6,346.3	\$287.4	\$5.0	\$17,145.2
Percent Change	38.5%	63.3%	97.0%	-71.7%	-97.4%	57.9%

Kane County

Glendale	0	\$0.0	\$20.0	\$0.0	\$0.0	\$20.0
Kanab	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Orderville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Other Kane Co	11	\$6,481.8	\$225.4	\$484.3	\$42.9	\$7,234.4
Total	11	\$6,481.8	\$245.4	\$484.3	\$42.9	\$7,254.4
Percent Change	-64.5%	-5.4%	-88.7%	-37.7%	-90.3%	-29.2%

Millard County

Delta	7	\$1,114.0	\$333.0	\$0.0	\$367.0	\$1,814.0
Fillmore	2	\$489.0	\$165.5	\$97.0	\$45.5	\$797.0
Hinckley	1	\$143.0	\$33.7	\$77.0	\$0.0	\$253.7
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	2	\$515.2	\$96.1	\$15.3	\$0.0	\$626.6
Other Millard Co	8	\$1,708.9	\$2,349.0	\$211.5	\$0.0	\$4,269.4
Total	20	\$3,970.1	\$2,977.3	\$400.8	\$412.5	\$7,760.7
Percent Change	0.0%	18.6%	-30.4%	-25.3%	106.2%	-7.2%

Morgan County

Morgan	7	\$1,868.4	\$41.4	\$213.6	\$0.0	\$2,123.4
Other Morgan Co	58	\$22,381.3	\$1,430.9	\$138.1	\$177.8	\$24,128.1
Total	65	\$24,249.7	\$1,472.3	\$351.7	\$177.8	\$26,251.5
Percent Change	-18.8%	-13.4%	-79.1%	-62.8%	0.0%	-27.1%

Piute County

Kingston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Piute Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Percent Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Rich County

Garden City	25	\$7,302.0	\$571.9	\$762.5	\$914.2	\$9,550.6
Randolph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Rich Co	0	\$0.0	\$282.4	\$0.0	\$0.0	\$282.4
Total	25	\$7,302.0	\$854.3	\$762.5	\$914.2	\$9,833.0
Percent Change	212.5%	248.4%	1277.9%	3619.5%	339.5%	312.0%

Salt Lake County

Alta	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bluffdale	235	\$60,685.0	\$12,079.8	\$1,931.3	\$979.8	\$75,675.9
Draper	63	\$17,403.2	\$14,181.3	\$1,041.6	\$14,209.1	\$46,835.2
Midvale	229	\$38,650.8	\$129,869.2	\$1,987.6	\$7,105.2	\$177,612.8
Murray	48	\$13,127.0	\$30,980.2	\$2,281.2	\$12,654.9	\$59,043.3
Riverton	290	\$66,339.0	\$11,596.1	\$2,189.1	\$3,287.2	\$83,411.4
Salt Lake City	1,343	\$157,378.5	\$175,010.4	\$33,294.6	\$175,323.8	\$541,007.3
Sandy	816	\$75,487.8	\$85,031.7	\$2,483.9	\$5,310.9	\$168,314.3
South Jordan	766	\$176,019.3	\$50,066.8	\$7,509.0	\$44,337.5	\$277,932.6
South Salt Lake	0	\$0.0	\$20.8	\$15.9	\$120.0	\$156.7
West Jordan	637	\$122,332.7	\$24,383.6	\$8,303.4	\$16,799.3	\$171,819.0
West Valley City	274	\$33,136.1	\$26,046.0	\$5,490.8	\$43,854.0	\$108,526.9
Taylorsville	50	\$10,930.4	\$9,935.2	\$3,772.7	\$5,736.9	\$30,375.2
Herriman	1,213	\$222,957.0	\$5,970.3	\$1,406.2	\$400.0	\$230,733.5
Holladay	33	\$15,217.0	\$650.2	\$4,520.8	\$3,743.1	\$24,131.1

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Other Salt Lake Co	44	\$15,007.9	\$2,589.9	\$3,920.8	\$3,640.0	\$25,158.6
Total	6,041	\$1,024,671.7	\$578,411.5	\$80,148.9	\$337,501.7	\$2,020,733.8
Percent Change	-7.5%	3.0%	11.7%	-15.8%	-19.9%	-0.5%

San Juan County

Blanding	0	\$0.0	\$17.6	\$22.6	\$38.6	\$78.8
Monticello	6	\$268.2	\$0.0	\$0.0	\$0.0	\$268.2
Other San Juan Co	7	\$1,173.9	\$626.7	\$0.0	\$0.0	\$1,800.6
Total	13	\$1,442.1	\$644.3	\$22.6	\$38.6	\$2,147.6
Percent Change	-45.8%	-61.1%	-90.9%	-83.0%	-98.0%	-83.4%

Sanpete County

Centerfield	1	\$94.9	\$18.4	\$0.0	\$0.0	\$113.3
Ephraim	4	\$528.4	\$33.3	\$92.2	\$0.0	\$653.9
Fairview	4	\$321.9	\$111.1	\$0.0	\$138.0	\$571.0
Fayette	0	\$0.0	\$0.0	\$23.5	\$0.0	\$23.5
Fountain Green	1	\$104.1	\$0.0	\$0.0	\$0.0	\$104.1
Gunnison	0	\$0.0	\$16.8	\$0.0	\$0.0	\$16.8
Manti	3	\$488.4	\$17.0	\$0.0	\$0.0	\$505.4
Mayfield	1	\$117.5	\$0.0	\$0.0	\$0.0	\$117.5
Moroni	0	\$0.0	\$86.0	\$0.0	\$33.0	\$119.0
Mt. Pleasant	5	\$885.3	\$59.2	\$69.3	\$0.0	\$1,013.8
Spring City	0	\$0.0	\$85.1	\$0.0	\$0.0	\$85.1
Sterling	1	\$118.9	\$0.0	\$0.0	\$0.0	\$118.9
Wales	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Sanpete Co	5	\$755.6	\$15.8	\$0.0	\$0.0	\$771.4
Total	25	\$3,415.0	\$442.7	\$185.0	\$171.0	\$4,213.7
Percent Change	212.5%	232.4%	545.3%	-6.0%	-14.5%	182.3%

Sevier County

Annabella	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Aurora	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Elsinore	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Glenwood	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Joseph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Koosharem	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Monroe	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Redmond	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Richfield	4	\$1,314.5	\$4,049.8	\$111.0	\$1,643.6	\$7,118.9
Salina	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Sigurd	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Central Valley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Sevier Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total	4	\$1,314.5	\$4,049.8	\$111.0	\$1,643.6	\$7,118.9
Percent Change	33.3%	55.7%	4581.8%	-59.7%	-67.5%	13.8%

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Summit County						
Coalville	5	\$779.4	\$16.4	\$91.0	\$0.0	\$886.8
Kamas	13	\$4,676.2	\$517.0	\$269.0	\$202.0	\$5,664.2
Oakley	5	\$1,790.8	\$60.8	\$0.0	\$0.0	\$1,851.6
Park City	103	\$53,136.4	\$19,416.2	\$23,135.9	\$29,832.9	\$125,521.4
Other Summit Co	122	\$57,283.7	\$7,785.4	\$3,043.6	\$1,341.4	\$69,454.1
Total	248	\$117,666.5	\$27,795.8	\$26,539.5	\$31,376.3	\$203,378.1
Percent Change	-17.1%	-16.4%	-21.6%	-35.2%	-37.4%	-23.9%

Tooele County						
Grantsville	107	\$20,186.9	\$1,988.0	\$586.9	\$30.5	\$22,792.3
Tooele	124	\$15,038.5	\$9,258.7	\$1,039.2	\$1,332.1	\$26,668.5
Wendover	2	\$500.7	\$1,727.7	\$0.1	\$63.4	\$2,291.9
Other Tooele Co	159	\$44,663.4	\$1,788.5	\$2,013.0	\$1,683.7	\$50,148.6
Total	392	\$80,389.5	\$14,762.9	\$3,639.2	\$3,109.7	\$101,901.3
Percent Change	8.0%	15.0%	-59.0%	14.0%	-90.7%	-28.5%

Uintah County						
Ballard	2	\$604.1	\$2,948.3	\$44.6	\$164.1	\$3,761.1
Naples	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Vernal	21	\$3,613.0	\$1,622.2	\$1,030.9	\$2,861.8	\$9,127.9
Other Uintah Co	55	\$13,592.9	\$5,802.5	\$641.8	\$2,385.1	\$22,422.3
Total	78	\$17,810.0	\$10,373.0	\$1,717.3	\$5,411.0	\$35,311.3
Percent Change	-76.4%	-69.9%	-81.8%	20.3%	17.6%	-71.1%

Utah County						
Alpine	31	\$18,452.0	\$2,785.8	\$294.0	\$0.0	\$21,531.8
American Fork	132	\$31,406.4	\$16,210.7	\$1,433.4	\$19,452.9	\$68,503.4
Cedar Hills	25	\$7,599.2	\$1,799.8	\$2,183.4	\$0.0	\$11,582.4
Elk Ridge	34	\$9,260.0	\$92.0	\$15.0	\$750.0	\$10,117.0
Eagle Mountain	490	\$265,548.9	\$9,084.1	\$580.5	\$318.5	\$275,532.0
Goshen	1	\$20.5	\$0.0	\$34.2	\$0.0	\$54.7
Highland	158	\$46,313.2	\$3,988.4	\$7,860.0	\$44.2	\$58,205.8
Lehi	709	\$165,030.1	\$189,018.2	\$5,716.6	\$68,131.7	\$427,896.6
Lindon	88	\$13,075.1	\$43,021.5	\$1,557.5	\$4,850.4	\$62,504.5
Mapleton	74	\$30,078.0	\$1,581.0	\$1,684.0	\$145.0	\$33,488.0
Orem	998	\$134,959.1	\$31,819.7	\$6,444.4	\$12,842.5	\$186,065.7
Payson	72	\$8,916.1	\$533.1	\$1,203.3	\$2,946.9	\$13,599.4
Pleasant Grove	185	\$46,355.6	\$9,755.8	\$6,326.7	\$1,894.0	\$64,332.1
Provo	319	\$42,794.2	\$57,916.4	\$7,606.6	\$36,112.8	\$144,430.0
Salem	107	\$173,715.7	\$16,972.3	\$445.5	\$98.0	\$191,231.5
Santaquin	128	\$35,419.0	\$397.8	\$988.3	\$0.0	\$36,805.1
Spanish Fork	220	\$63,014.2	\$10,426.8	\$8,705.8	\$15,122.3	\$97,269.1
Springville	199	\$32,001.0	\$19,704.4	\$1,251.5	\$2,358.8	\$55,315.7
Vineyard	111	\$26,727.1	\$3,823.6	\$521.2	\$128.6	\$31,200.5
Woodland Hills	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Saratoga Springs	357	\$77,711.6	\$17,673.4	\$6,015.2	\$1,578.0	\$102,978.2
Other Utah Co	19	\$7,317.5	\$5,374.9	\$1,146.2	\$700.0	\$14,538.6
Total	4,457	\$1,235,714.5	\$441,979.7	\$62,013.3	\$167,474.6	\$1,907,182.1
Percent Change	-14.0%	36.3%	21.9%	26.1%	40.0%	32.6%

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Wasatch County						
Heber City	150	\$46,932.3	\$8,777.3	\$1,154.4	\$365.4	\$57,229.4
Midway	94	\$38,945.5	\$717.9	\$721.2	\$0.0	\$40,384.6
Other Wasatch Co	221	\$113,913.8	\$4,911.1	\$2,433.8	\$511.2	\$121,769.9
Total	465	\$199,791.6	\$14,406.3	\$4,309.4	\$876.6	\$219,383.9
Percent Change	7.6%	23.5%	-21.3%	-22.5%	-84.2%	14.7%
Washington County						
Enterprise	6	\$1,590.3	\$607.3	\$37.2	\$114.5	\$2,349.3
Hurricane	307	\$48,126.6	\$6,734.5	\$993.6	\$2,252.3	\$58,107.0
Ivins	72	\$17,578.5	\$2,177.9	\$774.2	\$37.0	\$20,567.6
La Verkin	11	\$1,483.0	\$13.4	\$286.4	\$235.0	\$2,017.8
Leeds	3	\$1,117.0	\$15.0	\$0.0	\$0.0	\$1,132.0
Santa Clara	64	\$15,720.9	\$4,052.0	\$521.8	\$336.0	\$20,630.7
Springdale	4	\$910.0	\$1,273.1	\$452.0	\$100.0	\$2,735.1
St. George	765	\$121,354.8	\$43,904.2	\$3,430.5	\$9,232.9	\$177,922.4
Virgin	1	\$72.8	\$0.0	\$5.0	\$0.0	\$77.8
Washington	338	\$79,863.6	\$8,595.6	\$1,412.1	\$679.3	\$90,550.6
Other Washington Co	59	\$13,765.5	\$2,544.8	\$1,190.2	\$253.5	\$17,754.0
Total	1,630	\$301,583.0	\$69,917.8	\$9,103.0	\$13,240.5	\$393,844.3
Percent Change	13.0%	14.4%	39.2%	56.2%	19.7%	19.0%
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	26	\$3,946.0	\$691.7	\$248.0	\$145.0	\$5,030.7
Total	26	\$3,946.0	\$691.7	\$248.0	\$145.0	\$5,030.7
Percent Change	44.4%	31.8%	-4.3%	-9.2%	0.0%	26.1%
Weber County						
Farr West	40	\$8,440.7	\$914.5	\$601.8	\$186.0	\$10,143.0
Harrisville	18	\$4,896.0	\$51.4	\$110.5	\$0.0	\$5,057.9
Huntsville	6	\$1,670.5	\$250.3	\$66.3	\$0.0	\$1,987.1
North Ogden	98	\$21,086.7	\$2,037.7	\$1,747.6	\$741.0	\$25,613.0
Ogden	400	\$43,708.2	\$60,229.4	\$3,089.6	\$27,606.9	\$134,634.1
Plain City	50	\$11,533.1	\$619.4	\$350.1	\$60.0	\$12,562.6
Pleasant View	96	\$20,249.1	\$2,119.2	\$1,121.7	\$667.9	\$24,157.9
Riverdale	5	\$697.9	\$721.0	\$623.5	\$3,723.4	\$5,765.8
Roy	22	\$2,950.1	\$1,327.9	\$950.6	\$2,347.7	\$7,576.3
South Ogden	17	\$5,911.8	\$775.7	\$1,207.8	\$3,138.3	\$11,033.6
Uintah	5	\$1,235.0	\$79.1	\$409.7	\$26.3	\$1,750.1
Washington Terrace	1	\$386.5	\$54.2	\$452.1	\$3,041.2	\$3,934.0
West Haven	178	\$27,785.6	\$2,390.5	\$1,348.3	\$153.6	\$31,678.0
Other Weber Co	48	\$10,390.8	\$1,109.7	\$1,819.9	\$744.5	\$14,064.9
Total	984	\$160,942.0	\$72,680.0	\$13,899.5	\$42,436.8	\$289,958.3
Percent Change	-2.0%	0.3%	8.8%	12.6%	17.1%	5.1%
State Total						
Total	17,428	\$3,795,609.0	\$1,989,062.8	\$255,867.2	\$708,663.2	\$6,749,202.2
Percent Change	-6.9%	13.4%	37.4%	-2.4%	-7.4%	16.0%

Source: Ivory-Boyer Construction Database



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STAFF AND FACULTY ADVISORS

Natalie Gochmour, Director	Samantha Ball, Research Associate	Collen Huber, Administrative Manager
Jennifer Robinson, Associate Director	DJ Benway, Research Analyst	Shelley Kruger, Accounting and Finance Manager
James A. Wood, Ivory-Boyer Senior Fellow	Anna Bergevin, Research Associate	Jennifer Leaver, Research Analyst
Dianne Meppen, Director of Survey Research	Cathy Chambless, Senior Research Associate	Sara McCormick, Senior Research Associate
Pamela S. Perlich, Director of Demographic Research	John C. Downen, Senior Research Analyst	Levi Pace, Research Analyst
Juliette Tennert, Director of Economics and Public Policy	Ken Embley, Senior Research Associate	Nicholas Thiriot, Communications Specialist
Adam Meiowitz, Faculty Advisor	Emily Harris, Demographic Analyst	Effie Johnson Van Noy, Utah State Data Center Coordinator
Matt Burbank, Faculty Advisor	Michael T. Hogue, Senior Research Statistician	Natalie Young, Research Analyst
	Mike Hollingshaus, Demographer	

AN INITIATIVE OF THE DAVID ECCLES SCHOOL OF BUSINESS

Kem C. Gardner Policy Institute

David Eccles School of Business | 1655 E Campus Center Dr.
Salt Lake City, UT 84112-8939 | 801-587-3860 | gardner.utah.edu

