

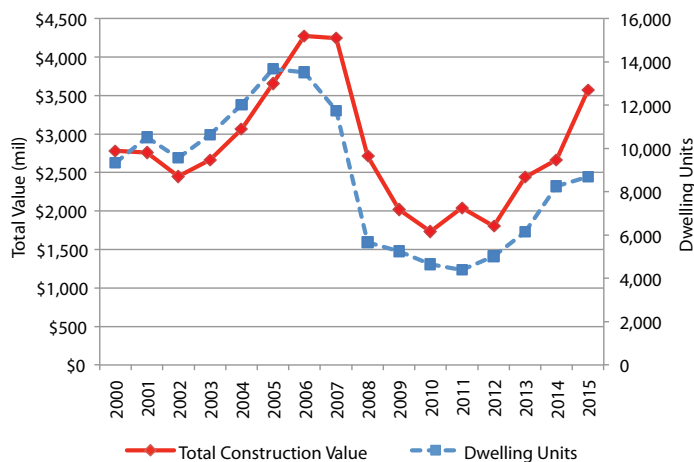
# Ivory-Boyer Construction Report

*In Partnership with The Ivory-Boyer Real Estate Center*

**Second Quarter 2015**

Construction activity in Utah continues to gain momentum through the second quarter of 2015. Both the value of construction and the number of building permits issued for new dwelling units are at their highest levels in seven years. The value of permit authorized construction through June 2015 was \$3.6 billion and the number of residential units receiving building permits was 8,600 (Figure 1).

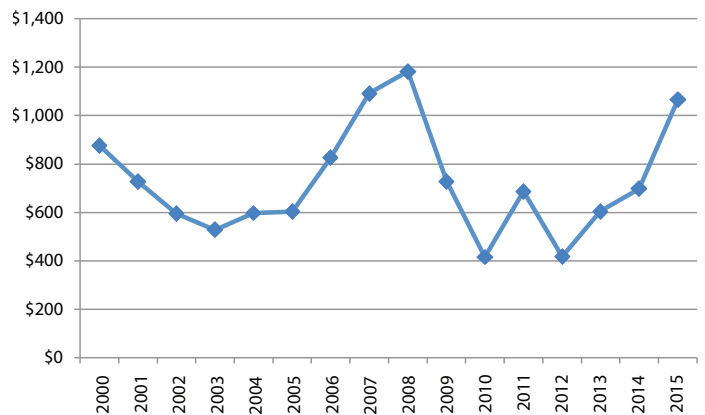
**Figure 1**  
**Total Construction Value and Permits for Dwelling Units in Utah**  
 (January-June)



Source: The Kem C. Gardner Policy Institute, University of Utah

The strong performance of the construction sector has been led by the nearly full recovery of nonresidential construction and a twenty year high for apartment construction. Nonresidential construction valuation is at \$1.06 billion through June, the highest since 2007 and the number of permits issued for new apartments is 2,504 units.

**Figure 2**  
**Value of Nonresidential Construction in Utah – January through June** (millions of 2015 dollars)



Source: The Kem C. Gardner Policy Institute, University of Utah

The value for industrial and office buildings along with hotels and motels are up sharply in the first half of the year (Table 1). The industrial building sector received a substantial boost from the expansion of the HollyFrontier Corporation's refinery in Woods Cross. The \$216 million expansion will increase refining capacity from 31,000 bpd to 45,000 bpd.

**Table 1**  
**Valuation of Permit Authorized Nonresidential Construction (000)**

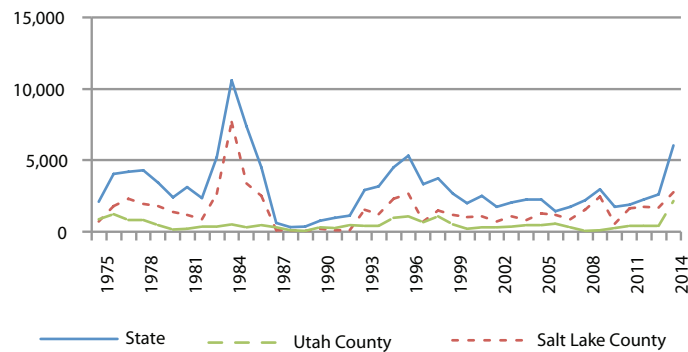
	2014 Jan-June	2015 Jan-June	% Chg.
Industrial/Warehouse/Manufacturing Bldgs.	\$129,135.7	\$357,866.7	177.1%
Hotels & Motels	\$13,979.3	\$35,073.6	150.9%
Office, Bank, Professional Bldgs.	\$168,331.9	\$239,089.1	42.2%
Hospital & Institutional Bldgs.	\$89,745.3	\$106,822.4	19.0%
Other Nonresidential Bldgs.	\$178,472.1	\$207,539.8	16.3%
Retail, Mercantile, Restaurant	\$111,658.1	\$102,215.3	-8.5%
New Nonresidential Construction	\$691,322.4	\$1,064,120.9	54.0%

Source: The Kem C. Gardner Policy Institute, University of Utah

Compared to 2014 office construction has increased by \$71 million through the second quarter of 2015. New office construction is highly localized in three cities; Lehi, Salt Lake City, and Midvale. Three quarters of office construction value in 2015 statewide is in these three cities. The level of office development in Lehi's Thanksgiving Point area has been remarkable. Thirty percent or \$71 million of the \$239 million in new office construction statewide is located in Lehi. Salt Lake City ranks second with \$68 million followed by Midvale at \$42 million.

In 2014 apartment construction hit its highest level in thirty years with 6,000 units receiving building permits (Figure 3). One third of all residential building permits issued in 2014 were for apartments. The only years with greater levels of apartment construction are 1984 and 1985. The record level of construction in these two years was not due to high demand for rental housing but rather impending changes in federal tax code regarding depreciation allowance for investment property "placed in service" after 1986.

**Figure 3**  
Permits Issued for Apartment Units in Utah



Source: The Policy Institute, University of Utah

The 2015 quarterly summary table shows that construction activity in every *major* category with the exception of condominiums has increased over 2014 (Table 2). The number of manufactured homes and cabins is lower but this is a minor sector will very little activity.

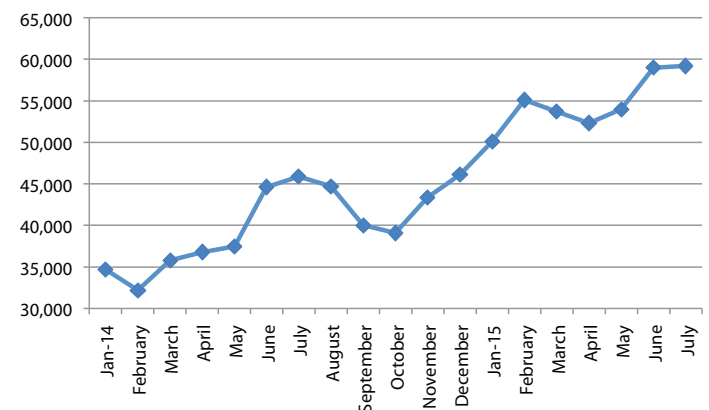
Total construction value for all types of construction is up thirty-five percent compared to 2014 and fifty-one percent above 2013. Single family permits are up 7.8 percent through the second quarter to 4,661 permits but this sector has had a very slow recovery, in fact the

slowest of any housing market recovery in the past sixty years. The level of new single family construction through June 2015 is only forty-five percent of the peak year 2006. Further evidence of the slow home building recovery is distance in number of years from the 2009 trough, six long years. Also puzzling is the lack of response in the home building sector to the rapid increase in housing prices. In the past a rapid rise in housing prices has always led to higher levels of new home construction but this cycle seems to be the exception.

Sixty percent of the \$3.6 billion in new permit authorized construction occurred in two counties; Salt Lake County with \$1.2 billion and Utah County with \$990 million (Table 3). Salt Lake City leads all cities in new residential construction with 1,033 units followed by Orem with 691 units, then Lehi 450 units and West Jordan with 444 units. Salt Lake County also accounts for nearly forty percent of the value of new nonresidential construction.

The construction sector's gathering momentum is due in part to the exceptionally strong job growth in Utah. In each of the last six months (February-July) Utah has led the county in job growth. Job growth has consistently been above 50,000 new jobs and in July hit a year-over all-time high of 59,100 jobs, an increase of 4.5 percent (Figure 4). The strength of the office, industrial and apartment markets is directly related to Utah's remarkable job growth.

**Figure 4**  
Employment Change in Utah (year-over)



Source: Utah Department of Workforce Services

**Table 2**  
**Summary Table – Permit Authorized Construction**

Utah

April	Month			Percent Change 14-15	Year-to-date			Percent Change 14-15
	2013	2014	2015		2013	2014	2015	
Total New Dwelling Units	1,192	1,247	1,726	38.4%	3,555	5,198	4,790	-7.8%
Single Family	933	763	950	24.5%	2,646	2,700	2,997	11.0%
Multifamily	248	453	754	66.4%	877	2,427	1,728	-28.8%
Condos/Twin Homes	110	233	225		394	833	824	-1.1%
Apartments (3+ units)	138	220	529		483	1,594	904	-43.3%
Mobile Homes/Manufactured/Cabins	11	31	22	-29.0%	32	71	65	-8.5%
Residential Valuation	\$ 266,961.0	\$ 265,547.1	\$ 326,093.8	22.8%	\$ 747,309.5	\$ 981,780.9	\$ 1,172,297.7	19.4%
Nonresidential Valuation	\$ 117,356.1	\$ 96,313.3	\$ 125,442.4	30.2%	\$ 316,085.8	\$ 445,023.7	\$ 964,748.7	116.8%
Additions, Alterations, and Repairs	\$ 38,308.3	\$ 59,179.7	\$ 78,420.7	32.5%	\$ 142,309.9	\$ 273,704.4	\$ 360,885.7	31.9%
Total Construction Value	\$ 422,625.4	\$ 421,040.1	\$ 529,956.9	25.9%	\$ 1,205,705.2	\$ 1,700,509.0	\$ 2,497,859.2	46.9%

May	Month			Percent Change 14-15	Year-to-date			Percent Change 14-15
	2013	2014	2015		2013	2014	2015	
Total New Dwelling Units	1,441	1,713	1,342	-21.7%	4,996	6,911	6,132	-11.3%
Single Family	1,010	806	846	5.0%	3,656	3,506	3,843	9.6%
Multifamily	416	758	479	-36.8%	1,293	3,185	2,207	-30.7%
Mobile Homes/Manufactured/Cabins	15	149	17	-88.6%	47	220	82	-62.7%
Condos/Twin Homes	235	339	293		629	1,172	1,117	-4.7%
Apartments (3+ units)	181	419	186		664	2,013	1,090	-45.9%
Residential Valuation	\$ 309,832.2	\$ 290,524.9	\$ 290,514.4	0.0%	\$ 1,057,141.7	\$ 1,272,305.8	\$ 1,462,812.1	15.0%
Nonresidential Valuation	\$ 73,103.2	\$ 107,992.4	\$ 123,720.1	14.6%	\$ 389,189.0	\$ 553,016.1	\$ 1,088,395.9	96.8%
Additions, Alterations, and Repairs	\$ 60,021.3	\$ 89,883.4	\$ 64,074.2	-28.7%	\$ 202,331.2	\$ 363,587.8	\$ 424,949.9	17.0%
Total Construction Value	\$ 442,956.7	\$ 488,400.7	\$ 478,298.7	-2.1%	\$ 1,648,661.9	\$ 2,188,909.7	\$ 2,976,157.9	36.0%

June	Month			Percent Change 14-15	Year-to-date			Percent Change 14-15
	2013	2014	2015		2013	2014	2015	
Total New Dwelling Units	1,155	1,339	2,486	85.7%	6,151	8,250	8,618	4.5%
Single Family	934	816	818	0.2%	4,590	4,322	4,661	7.8%
Multifamily	196	508	1,654	225.6%	1,489	3,693	3,861	4.5%
Condos/Twin Homes	166	212	240		795	1,384	1,357	-2.0%
Apartments (3+ units)	30	296	1,414		694	2,309	2,504	8.4%
Mobile Homes/Manufactured/Cabins	25	15	14	-6.7%	72	235	96	-59.1%
Residential Valuation	\$ 469,646.3	\$ 272,638.2	\$ 421,104.8	54.5%	\$ 1,526,788.0	\$ 1,544,944.0	\$ 1,883,916.9	21.9%
Nonresidential Valuation	\$ 201,413.2	\$ 138,306.3	\$ 140,516.7	1.6%	\$ 590,602.2	\$ 691,322.4	\$ 1,228,912.6	77.7%
Additions, Alterations, and Repairs	\$ 66,297.5	\$ 64,347.6	\$ 70,933.1	10.2%	\$ 268,628.7	\$ 427,935.4	\$ 495,883.0	16.0%
Total Construction Value	\$ 737,357.0	\$ 475,292.1	\$ 632,554.6	33.1%	\$ 2,386,018.9	\$ 2,664,201.8	\$ 3,608,712.5	35.5%

**Table 3**  
**Year to Date Permit Authorized Construction by County and City**  
*(January – June)*

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
<b>Beaver County</b>						
Beaver	0	\$0.0	\$738.5	\$133.7	\$817.9	\$1,690.1
Milford	0	\$0.0	\$0.0	\$118.9	\$3.6	\$122.5
Other Beaver Co	6	\$1,065.0	\$29,113.5	\$71.0	\$639.5	\$30,889.0
<b>Total</b>	<b>6</b>	<b>\$1,065.0</b>	<b>\$29,852.0</b>	<b>\$323.6</b>	<b>\$1,461.0</b>	<b>\$32,701.6</b>
<b>Percent Change</b>	<b>50.0%</b>	<b>39.6%</b>	<b>2084.7%</b>	<b>32.7%</b>	<b>-71.8%</b>	<b>333.0%</b>

**Box Elder County**

Brigham City	20	\$4,006.8	\$141.6	\$612.2	\$645.6	\$5,406.2
Corinne	1	\$165.5	\$24.6	\$0.0	\$0.0	\$190.1
Deweyville	1	\$393.9	\$0.0	\$0.0	\$0.0	\$393.9
Elwood	1	\$185.1	\$55.2	\$13.0	\$0.0	\$253.3
Garland	3	\$564.7	\$0.0	\$0.0	\$0.0	\$564.7
Howell	2	\$370.4	\$0.0	\$0.0	\$0.0	\$370.4
Mantua	3	\$1,170.7	\$61.4	\$30.3	\$0.0	\$1,262.4
Perry	14	\$3,313.8	\$119.1	\$32.7	\$0.0	\$3,465.6
Plymouth	1	\$270.0	\$41.6	\$16.0	\$0.0	\$327.6
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	\$4,710.6	\$1,596.7	\$118.7	\$384.4	\$6,810.4
Willard	1	\$267.5	\$16.5	\$10.3	\$0.0	\$294.3
Other Box Elder Co	30	\$7,193.3	\$362.0	\$595.6	\$60.0	\$8,210.9
<b>Total</b>	<b>115</b>	<b>\$22,612.3</b>	<b>\$2,461.8</b>	<b>\$1,428.8</b>	<b>\$1,090.0</b>	<b>\$27,592.9</b>
<b>Percent Change</b>	<b>46%</b>	<b>83%</b>	<b>-65%</b>	<b>107%</b>	<b>1090%</b>	<b>30%</b>

**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	\$0.0	\$55.7	\$0.0	\$55.7
Hyde Park	15	\$3,218.1	\$2,993.5	\$167.6	\$11.0	\$6,390.2
Hyrum	20	\$2,950.5	\$11,221.8	\$199.4	\$0.0	\$14,371.7
Lewiston	4	\$950.9	\$0.0	\$134.7	\$0.0	\$1,085.6
Logan	75	\$8,526.1	\$2,652.3	\$915.8	\$7,005.4	\$19,099.6
Mendon	2	\$351.5	\$44.6	\$5.8	\$0.0	\$401.9
Millville	3	\$606.1	\$0.0	\$1.7	\$0.0	\$607.8
Newton	0	\$0.0	\$13.0	\$9.5	\$0.0	\$22.5
Nibley	12	\$2,351.5	\$71.6	\$96.7	\$726.8	\$3,246.6
North Logan	49	\$11,865.6	\$4,673.3	\$32.9	\$145.0	\$16,716.8
Paradise	3	\$337.0	\$118.5	\$0.7	\$27.9	\$484.1
Providence	11	\$2,875.6	\$195.4	\$315.4	\$434.2	\$3,820.6
Richmond	3	\$476.8	\$323.1	\$6.8	\$220.0	\$1,026.7
River Heights	5	\$823.5	\$11,773.2	\$16.7	\$0.0	\$12,613.4
Smithfield	33	\$5,373.9	\$792.9	\$22.2	\$0.8	\$6,189.8
Trenton	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wellsville	9	\$1,911.7	\$39.1	\$215.4	\$0.0	\$2,166.2
Other Cache Co	17	\$3,700.7	\$741.4	\$165.6	\$334.5	\$4,942.2
<b>Total</b>	<b>262</b>	<b>\$46,659.9</b>	<b>\$35,653.7</b>	<b>\$2,362.6</b>	<b>\$8,905.6</b>	<b>\$93,581.8</b>
<b>Percent Change</b>	<b>-19%</b>	<b>-11%</b>	<b>-10%</b>	<b>-66%</b>	<b>31%</b>	<b>-16%</b>

	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	\$19.6	\$0.0	\$19.6
Helper	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Price	0	\$0.0	\$219.3	\$172.4	\$383.9	\$775.6
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	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>Total</b>	<b>0</b>	<b>\$0.0</b>	<b>\$219.3</b>	<b>\$192.0</b>	<b>\$383.9</b>	<b>\$795.2</b>
<b>Percent Change</b>	<b>-100%</b>	<b>-100%</b>	<b>178%</b>	<b>-17%</b>	<b>216%</b>	<b>-61%</b>

### 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
<b>Total</b>	<b>0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

### Davis County

Bountiful	5	\$3,279.7	\$1,457.4	\$1,690.0	\$653.0	\$7,080.1
Centerville	5	\$1,556.6	\$984.5	\$492.1	\$1,502.9	\$4,536.1
Clearfield	36	\$4,376.4	\$784.2	\$809.8	\$1,515.8	\$7,486.2
Clinton	24	\$5,772.2	\$2,887.8	\$1,361.3	\$697.5	\$10,718.8
Farmington	72	\$16,567.0	\$24,337.8	\$1,614.8	\$4,062.8	\$46,582.4
Fruit Heights	17	\$5,966.0	\$99.1	\$526.5	\$15.0	\$6,606.6
Kaysville	108	\$32,097.6	\$4,403.7	\$1,835.8	\$234.4	\$38,571.5
Layton	175	\$35,677.5	\$4,751.1	\$2,963.9	\$7,190.9	\$50,583.4
North Salt Lake	85	\$16,470.0	\$595.4	\$720.5	\$12,195.6	\$29,981.5
South Weber	21	\$7,702.4	\$0.0	\$268.5	\$0.0	\$7,970.9
Sunset	0	\$0.0	\$1,100.0	\$32.9	\$0.0	\$1,132.9
Syracuse	116	\$25,367.6	\$36,550.9	\$542.1	\$305.1	\$62,765.7
West Bountiful	5	\$1,069.9	\$216,277.2	\$211.4	\$0.0	\$217,558.5
West Point	36	\$7,707.0	\$859.0	\$354.0	\$0.0	\$8,920.0
Woods Cross	12	\$3,121.5	\$3,910.7	\$210.4	\$227.8	\$7,470.4
Other Davis Co	0	\$0.0	\$13,388.9	\$27.0	\$0.0	\$13,415.9
<b>Total</b>	<b>717</b>	<b>\$166,731.4</b>	<b>\$312,387.7</b>	<b>\$13,661.0</b>	<b>\$28,600.8</b>	<b>\$521,380.9</b>
<b>Percent Change</b>	<b>1.6%</b>	<b>-0.8%</b>	<b>369.6%</b>	<b>41.3%</b>	<b>47.2%</b>	<b>97.7%</b>

### Duchesne County

Duchesne	1	\$83.1	\$40.7	\$0.0	\$0.0	\$123.8
Roosevelt	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Duchesne Co	26	\$5,621.5	\$1,199.8	\$619.1	\$0.0	\$7,440.4
<b>Total</b>	<b>27</b>	<b>\$5,704.6</b>	<b>\$1,240.5</b>	<b>\$619.1</b>	<b>\$0.0</b>	<b>\$7,564.2</b>
<b>Percent Change</b>	<b>-58.5%</b>	<b>-57.7%</b>	<b>-93.1%</b>	<b>44.2%</b>	<b>-100.0%</b>	<b>-76.4%</b>

### Emery County

Castle Dale	0	\$0.0	\$6.0	\$61.3	\$0.0	\$67.3
Clawson	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cleveland	0	\$0.0	\$16.4	\$110.0	\$1.9	\$128.3
Elmo	0	\$0.0	\$0.0	\$15.5	\$0.0	\$15.5
Emery	1	\$120.0	\$53.0	\$0.0	\$0.0	\$173.0
Ferron	1	\$340.0	\$0.0	\$54.5	\$0.0	\$394.5

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Green River	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntington	1	\$157.7	\$21.0	\$8.0	\$0.0	\$186.7
Orangeville	0	\$0.0	\$26.8	\$29.8	\$58.0	\$114.6
Other Emery Co	1	\$172.5	\$0.0	\$93.3	\$0.0	\$265.8
<b>Total</b>	<b>4</b>	<b>\$790.2</b>	<b>\$123.2</b>	<b>\$372.4</b>	<b>\$59.9</b>	<b>\$1,345.7</b>
<b>Percent Change</b>	<b>-42.9%</b>	<b>14.2%</b>	<b>-53.8%</b>	<b>28.5%</b>	<b>3893.3%</b>	<b>7.7%</b>

#### 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
<b>Total</b>	<b>0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
<b>Percent Change</b>	<b>-20.0%</b>	<b>116.2%</b>	<b>1.5%</b>	<b>164.7%</b>	<b>26.3%</b>	<b>86.9%</b>

#### Grand County

Moab	8	\$2,418.7	\$332.4	\$436.0	\$367.0	\$3,554.1
Other Grand Co	9	\$1,852.5	\$257.8	\$422.7	\$866.4	\$3,399.4
<b>Total</b>	<b>17</b>	<b>\$4,271.2</b>	<b>\$590.2</b>	<b>\$858.7</b>	<b>\$1,233.4</b>	<b>\$6,953.5</b>
<b>Percent Change</b>	<b>-52.8%</b>	<b>-31.5%</b>	<b>-81.5%</b>	<b>38.1%</b>	<b>269.0%</b>	<b>-33.1%</b>

#### Iron County

Cedar City	92	\$16,670.3	\$3,099.5	\$952.5	\$1,720.0	\$22,442.3
Enoch	20	\$3,010.6	\$77.5	\$80.4	\$0.0	\$3,168.5
Paragonah	0	\$0.0	\$0.0	\$0.0	\$9.3	\$9.3
Parowan	2	\$598.8	\$257.3	\$28.7	\$0.0	\$884.8
Other Iron Co	37	\$6,168.6	\$31,540.2	\$347.2	\$47.4	\$38,103.4
<b>Total</b>	<b>151</b>	<b>\$26,448.3</b>	<b>\$34,974.5</b>	<b>\$1,408.8</b>	<b>\$1,776.7</b>	<b>\$64,608.3</b>
<b>Percent Change</b>	<b>10.2%</b>	<b>11.5%</b>	<b>0.0%</b>	<b>-12.0%</b>	<b>-43.5%</b>	<b>0.0%</b>

#### Juab County

Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	17	\$5,201.3	\$2,081.2	\$103.3	\$0.0	\$7,385.8
Other Juab Co	8	\$2,624.3	\$413.5	\$72.6	\$5.0	\$3,115.4
<b>Total</b>	<b>25</b>	<b>\$7,825.6</b>	<b>\$2,494.7</b>	<b>\$175.9</b>	<b>\$5.0</b>	<b>\$10,501.2</b>
<b>Percent Change</b>	<b>79%</b>	<b>128%</b>	<b>112%</b>	<b>-72%</b>	<b>5%</b>	<b>94%</b>

#### Kane County

Glendale	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Kanab	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Orderville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Kane Co	11	\$6,481.8	\$225.4	\$484.3	\$42.9	\$7,234.4
<b>Total</b>	<b>11</b>	<b>\$6,481.8</b>	<b>\$225.4</b>	<b>\$484.3</b>	<b>\$42.9</b>	<b>\$7,234.4</b>
<b>Percent Change</b>	<b>-15%</b>	<b>138%</b>	<b>136%</b>	<b>56%</b>	<b>-90%</b>	<b>104%</b>

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	

### Millard County

Delta	6	\$6,214.0	\$175.0	\$0.0	\$50.0	\$6,439.0
Fillmore	1	\$245.0	\$4.0	\$11.0	\$42.5	\$302.5
Hinckley	0	\$0.0	\$5.2	\$74.0	\$0.0	\$79.2
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	6	\$1,327.6	\$68.4	\$0.0	\$0.0	\$1,396.0
<b>Total</b>	<b>15</b>	<b>\$8,301.8</b>	<b>\$348.7</b>	<b>\$100.3</b>	<b>\$92.5</b>	<b>\$8,843.3</b>
<b>Percent Change</b>	<b>36.4%</b>	<b>353.0%</b>	<b>-32.5%</b>	<b>-75.7%</b>	<b>-53.3%</b>	<b>198.7%</b>

### Morgan County

Morgan	2	\$566.8	\$0.0	\$75.4	\$0.0	\$642.2
Other Morgan Co	22	\$8,559.5	\$1,324.5	\$231.9	\$177.8	\$10,293.7
<b>Total</b>	<b>24</b>	<b>\$9,126.3</b>	<b>\$1,324.5</b>	<b>\$307.3</b>	<b>\$177.8</b>	<b>\$10,935.9</b>
<b>Percent Change</b>	<b>-46.7%</b>	<b>-41.6%</b>	<b>-56.0%</b>	<b>0.1%</b>	<b>0.0%</b>	<b>-42.3%</b>

### 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
<b>Total</b>	<b>0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

### Rich County

Garden City	3	\$685.0	\$191.9	\$403.5	\$857.0	\$2,137.4
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
<b>Total</b>	<b>3</b>	<b>\$685.0</b>	<b>\$474.3</b>	<b>\$403.5</b>	<b>\$857.0</b>	<b>\$2,419.8</b>
<b>Percent Change</b>	<b>-50.0%</b>	<b>-59.4%</b>	<b>665.0%</b>	<b>1868.3%</b>	<b>312.0%</b>	<b>22.4%</b>

### Salt Lake County

Alta	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bluffdale	148	\$37,414.0	\$6,661.5	\$530.6	\$231.8	\$44,837.9
Draper	63	\$17,403.2	\$14,181.3	\$1,041.6	\$14,185.6	\$46,811.7
Midvale	85	\$14,302.2	\$309,372.6	\$1,188.8	\$1,938.1	\$326,801.7
Murray	39	\$10,166.9	\$17,525.5	\$1,151.6	\$7,981.3	\$36,825.3
Riverton	80	\$20,251.7	\$4,631.2	\$1,180.1	\$927.0	\$26,990.0
Salt Lake City	1,033	\$118,043.0	\$40,341.6	\$14,444.8	\$80,286.1	\$253,115.5
Sandy	314	\$28,342.3	\$39,677.6	\$1,881.3	\$4,305.6	\$74,206.8
South Jordan	352	\$88,862.0	\$11,419.8	\$2,514.0	\$38,605.5	\$141,401.3
South Salt Lake	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
West Jordan	444	\$76,880.6	\$4,479.7	\$3,800.2	\$8,491.8	\$93,652.3
West Valley City	133	\$16,414.4	\$3,356.2	\$1,228.3	\$21,544.6	\$42,543.5
Taylorsville	31	\$6,293.2	\$7,452.9	\$1,119.9	\$4,845.4	\$19,711.4
Herriman	373	\$82,243.0	\$1,174.5	\$556.4	\$140.5	\$84,114.4
Holladay	13	\$5,923.6	\$316.0	\$1,889.9	\$1,901.9	\$10,031.4
Other Salt Lake Co	23	\$8,210.6	\$340.4	\$1,501.5	\$1,327.3	\$11,379.8
<b>Total</b>	<b>3,131</b>	<b>\$530,750.7</b>	<b>\$460,930.8</b>	<b>\$34,029.0</b>	<b>\$186,712.5</b>	<b>\$1,212,423.0</b>
<b>Percent Change</b>	<b>19%</b>	<b>18%</b>	<b>142%</b>	<b>2%</b>	<b>35%</b>	<b>49%</b>

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	

### 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
<b>Total</b>	<b>13</b>	<b>\$1,442.1</b>	<b>\$644.3</b>	<b>\$22.6</b>	<b>\$38.6</b>	<b>\$2,147.6</b>
<b>Percent Change</b>	<b>-13%</b>	<b>-49%</b>	<b>-48%</b>	<b>-73%</b>	<b>-98%</b>	<b>-65%</b>

### Sanpete County

Centerfield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Ephraim	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fairview	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fayette	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fountain Green	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Gunnison	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Manti	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mayfield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Moroni	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mt. Pleasant	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Spring City	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Sterling	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wales	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Sanpete Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>Total</b>	<b>0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
<b>Percent Change</b>	<b>-100%</b>	<b>-100%</b>	<b>-100%</b>	<b>-100%</b>	<b>-100%</b>	<b>-100%</b>

### 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	1	\$474.0	\$3,013.0	\$87.0	\$28.1	\$3,602.1
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
<b>Total</b>	<b>1</b>	<b>\$474.0</b>	<b>\$3,013.0</b>	<b>\$87.0</b>	<b>\$28.1</b>	<b>\$3,602.1</b>
<b>Percent Change</b>	<b>-50%</b>	<b>-4%</b>	<b>120420%</b>	<b>-66%</b>	<b>-99%</b>	<b>-37%</b>

### Summit County

Coalville	2	\$245.0	\$0.0	\$16.0	\$0.0	\$261.0
Kamas	9	\$3,646.0	\$0.0	\$14.4	\$45.0	\$3,705.4
Oakley	2	\$731.6	\$38.9	\$0.0	\$0.0	\$770.5
Park City	69	\$29,738.0	\$17,998.1	\$10,272.8	\$26,381.3	\$84,390.2
Other Summit Co	76	\$34,002.7	\$4,972.5	\$1,412.3	\$900.0	\$41,287.5
<b>Total</b>	<b>158</b>	<b>\$68,363.3</b>	<b>\$23,009.5</b>	<b>\$11,715.5</b>	<b>\$27,326.3</b>	<b>\$130,414.6</b>
<b>Percent Change</b>	<b>114%</b>	<b>77%</b>	<b>-19%</b>	<b>-39%</b>	<b>4%</b>	<b>16%</b>



	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	

### Tooele County

Grantsville	29	\$5,685.3	\$846.0	\$154.6	\$0.0	\$6,685.9
Tooele	74	\$7,820.1	\$6,001.8	\$314.4	\$483.2	\$14,619.5
Wendover	1	\$0.7	\$1,693.0	\$0.1	\$63.4	\$1,757.2
Other Tooele Co	79	\$22,459.5	\$496.0	\$774.8	\$1,541.7	\$25,272.0
<b>Total</b>	<b>183</b>	<b>\$35,965.6</b>	<b>\$9,036.8</b>	<b>\$1,243.9</b>	<b>\$2,088.3</b>	<b>\$48,334.6</b>
<b>Percent Change</b>	<b>10%</b>	<b>9%</b>	<b>-68%</b>	<b>-23%</b>	<b>-94%</b>	<b>-49%</b>

### Uintah County

Ballard	2	\$604.1	\$2,783.1	\$44.6	\$164.1	\$3,595.9
Naples	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Vernal	8	\$973.1	\$872.2	\$226.5	\$41.1	\$2,112.9
Other Uintah Co	28	\$7,517.0	\$638.4	\$459.7	\$2,385.1	\$11,000.2
<b>Total</b>	<b>38</b>	<b>\$9,094.2</b>	<b>\$4,293.7</b>	<b>\$730.8</b>	<b>\$2,590.3</b>	<b>\$16,709.0</b>
<b>Percent Change</b>	<b>-81%</b>	<b>-73%</b>	<b>-64%</b>	<b>-5%</b>	<b>5%</b>	<b>-66%</b>

### Utah County

Alpine	13	\$7,457.0	\$2,288.8	\$229.0	\$0.0	\$9,974.8
American Fork	66	\$16,062.7	\$9,749.2	\$1,789.9	\$8,907.7	\$36,509.5
Cedar Hills	13	\$3,875.5	\$55.0	\$620.0	\$0.0	\$4,550.5
Elk Ridge	14	\$3,123.0	\$0.0	\$0.0	\$0.0	\$3,123.0
Eagle Mountain	237	\$215,630.0	\$3,709.2	\$251.7	\$318.5	\$219,909.4
Goshen	1	\$20.5	\$0.0	\$0.0	\$0.0	\$20.5
Highland	70	\$21,503.6	\$485.3	\$3,617.4	\$0.0	\$25,606.3
Lehi	450	\$80,311.9	\$106,222.5	\$3,614.0	\$48,032.0	\$238,180.4
Lindon	10	\$3,819.8	\$15,247.1	\$654.0	\$862.0	\$20,582.9
Mapleton	44	\$14,367.0	\$709.0	\$1,009.0	\$71.0	\$16,156.0
Orem	691	\$89,198.9	\$38,710.4	\$2,383.4	\$7,417.5	\$137,710.2
Payson	43	\$5,284.1	\$394.0	\$687.5	\$2,890.6	\$9,256.2
Pleasant Grove	103	\$25,970.8	\$1,813.4	\$2,332.9	\$751.4	\$30,868.5
Provo	68	\$9,706.1	\$13,093.5	\$3,077.1	\$27,743.8	\$53,620.5
Salem	51	\$12,886.1	\$16,872.4	\$251.6	\$37.5	\$30,047.6
Santaquin	68	\$19,240.2	\$107.0	\$363.4	\$0.0	\$19,710.6
Spanish Fork	95	\$27,282.3	\$2,528.2	\$2,579.6	\$2,392.8	\$34,782.9
Springville	103	\$15,177.4	\$4,604.0	\$690.0	\$1,883.0	\$22,354.4
Vineyard	92	\$21,131.0	\$698.6	\$256.7	\$0.0	\$22,086.3
Woodland Hills	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Saratoga Springs	171	\$38,299.6	\$6,116.8	\$2,146.6	\$502.0	\$47,065.0
Other Utah Co	10	\$3,834.1	\$3,909.5	\$414.4	\$0.0	\$8,158.0
<b>Total</b>	<b>2,413</b>	<b>\$634,181.6</b>	<b>\$227,313.9</b>	<b>\$26,968.2</b>	<b>\$101,809.8</b>	<b>\$990,273.5</b>
<b>Percent Change</b>	<b>10%</b>	<b>65%</b>	<b>5%</b>	<b>13%</b>	<b>153%</b>	<b>49%</b>

### Wasatch County

Heber City	62	\$19,497.0	\$41.6	\$829.2	\$129.6	\$20,497.4
Midway	38	\$15,532.6	\$147.4	\$275.2	\$0.0	\$15,955.2
Other Wasatch Co	139	\$56,331.6	\$2,833.1	\$935.1	\$0.0	\$60,099.8
<b>Total</b>	<b>239</b>	<b>\$91,361.2</b>	<b>\$3,022.1</b>	<b>\$2,039.5</b>	<b>\$129.6</b>	<b>\$96,552.4</b>
<b>Percent Change</b>	<b>6%</b>	<b>25%</b>	<b>-52%</b>	<b>-30%</b>	<b>-95%</b>	<b>14%</b>

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	

### Washington County

Enterprise	2	\$669.9	\$210.7	\$37.2	\$0.0	\$917.8
Hurricane	136	\$22,338.9	\$1,158.5	\$502.9	\$1,778.0	\$25,778.3
Ivins	40	\$10,213.3	\$1,144.3	\$347.6	\$20.0	\$11,725.2
La Verkin	5	\$685.0	\$13.4	\$93.0	\$0.0	\$791.4
Leeds	2	\$757.8	\$15.0	\$0.0	\$0.0	\$772.8
Santa Clara	34	\$8,095.9	\$97.0	\$133.3	\$9.0	\$8,335.2
Springdale	4	\$910.0	\$1,215.0	\$452.0	\$100.0	\$2,677.0
St. George	383	\$59,993.8	\$21,658.5	\$1,396.9	\$3,583.9	\$86,633.1
Virgin	0	\$0.0	\$0.0	\$5.0	\$0.0	\$5.0
Washington	153	\$35,977.1	\$5,046.9	\$755.8	\$266.0	\$42,045.8
Other Washington Co	27	\$6,854.3	\$1,607.8	\$564.3	\$178.0	\$9,204.4
<b>Total</b>	<b>786</b>	<b>\$146,496.0</b>	<b>\$32,167.1</b>	<b>\$4,288.0</b>	<b>\$5,934.9</b>	<b>\$188,886.0</b>
<b>Percent Change</b>	<b>5%</b>	<b>4%</b>	<b>55%</b>	<b>38%</b>	<b>1%</b>	<b>11%</b>

### 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	10	\$1,149.0	\$83.0	\$56.0	\$115.0	\$1,403.0
<b>Total</b>	<b>10</b>	<b>\$1,149.0</b>	<b>\$83.0</b>	<b>\$56.0</b>	<b>\$115.0</b>	<b>\$1,403.0</b>
<b>Percent Change</b>	<b>11%</b>	<b>-10%</b>	<b>-67%</b>	<b>-71%</b>	<b>0%</b>	<b>-18%</b>

### Weber County

Farr West	29	\$6,506.5	\$404.1	\$224.1	\$180.0	\$7,314.7
Harrisville	16	\$4,494.1	\$51.4	\$110.5	\$0.0	\$4,656.0
Huntsville	6	\$2,119.8	\$257.2	\$40.0	\$0.0	\$2,417.0
North Ogden	28	\$6,989.5	\$1,373.6	\$531.1	\$532.0	\$9,426.2
Ogden	50	\$6,165.3	\$37,240.8	\$954.5	\$7,985.7	\$52,346.3
Plain City	9	\$2,055.2	\$128.1	\$552.1	\$60.0	\$2,795.4
Pleasant View	48	\$12,326.9	\$1,390.8	\$467.6	\$70.0	\$14,255.3
Riverdale	1	\$185.6	\$372.6	\$431.0	\$2,884.9	\$3,874.1
Roy	15	\$2,033.4	\$273.3	\$463.6	\$1,565.5	\$4,335.8
South Ogden	10	\$3,710.9	\$202.9	\$463.6	\$489.7	\$4,867.1
Uintah	0	\$0.0	\$0.0	\$221.7	\$26.3	\$248.0
Washington Terrace	0	\$0.0	\$25.2	\$171.9	\$894.4	\$1,091.5
West Haven	39	\$7,434.8	\$878.7	\$264.0	\$47.6	\$8,625.1
Other Weber Co	18	\$3,913.8	\$429.2	\$839.7	\$72.8	\$5,255.5
<b>Total</b>	<b>269</b>	<b>\$57,935.8</b>	<b>\$43,027.9</b>	<b>\$5,735.4</b>	<b>\$14,808.9</b>	<b>\$121,508.0</b>
<b>Percent Change</b>	<b>-46%</b>	<b>-29%</b>	<b>27%</b>	<b>27%</b>	<b>-10%</b>	<b>-11%</b>

### State Total

<b>Total</b>	<b>8,618</b>	<b>\$1,883,916.9</b>	<b>\$1,228,912.6</b>	<b>\$109,614.2</b>	<b>\$386,268.8</b>	<b>\$3,608,712.5</b>
<b>Percent Change</b>	<b>5%</b>	<b>22%</b>	<b>78%</b>	<b>-3%</b>	<b>23%</b>	<b>36%</b>

Source: Utah Construction Information Database



The Kem C. Gardner Policy Institute partners with the Ivory-Boyer Real Estate Center to prepare this report. Both entities are located in the David Eccles School of Business. Together they seek to share data and analysis and train real estate professional to support a vibrant housing, construction, and real estate industry in Utah. To learn more visit [www.business.utah.edu](http://www.business.utah.edu) or contact the Eccles School at 801-585-5618.

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