

RESIDENTIAL BUILDING PERMITS ISSUED IN THE TWIN CITIES AREA JANUARY-DECEMBER 2001

Mid-year, building permits for new housing were 13 percent behind their year-ago level. Construction levels regained some ground the second half of the year, despite economic difficulties and the events of September 11. Housing remained something of a bright spot in the nation's economy as low mortgage interest rates sustained demand. In the Minneapolis-St. Paul area, the housing growth rate ranked better than average among large U.S. metropolitan areas: 9th among the 25 largest metros, when adjusted for population size.

Multifamily construction just topped its year 2000 level, with 4,537 new units authorized. This is the highest annual total reported since 1989, though not large compared to levels seen in the 1980s.

Single-family permits slipped 3 percent, numbering 11,572.

With 16,109 units in total, the region was down only 2 percent.

A surge in multifamily construction in Minneapolis drove it to the #2 spot in total housing permits, second only to Shakopee. Other top permit issuers ringed Minneapolis although the west and south were dominant.

Highest in multifamily permits:

Minneapolis	519 units
Plymouth	397 units
Apple Valley	376 units
Oakdale	278 units
Eden Prairie	251 units

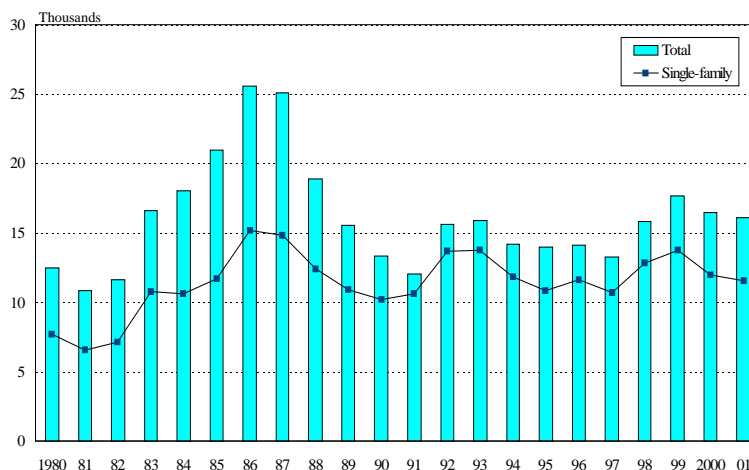
Highest in single-family permits:

Shakopee	676
Blaine	667
Lakeville	513
Maple Grove	481
Woodbury	403

Construction costs continued to rise, as indicated by average building permit valuations. Single-family value, at \$180,700 per unit, was up 7.6 percent over the year. The multifamily average rose by a moderate 2.5 percent, to \$87,400 per unit (figures do not include all costs, most notably land costs).

Six other counties neighboring the Twin Cities region are also included in the federally-designated Metropolitan Statistical Area (MSA) for Minneapolis-St. Paul, based on population size and density, and commuting patterns. The pace of housing construction in these counties continued to pick up, and permits rose to account for 1 out of 4 of the 13-county total.

**Twin Cities Metropolitan Area
Residential Permits, January-December, 1980-2001**



ABOUT THIS REPORT

This report provides an update of new residential building authorized by cities in the Minneapolis-St. Paul area during January through December 2001. It includes information on the number and location of single-family and multifamily building permits issued, and building permit valuations. The data used in this report was collected by the U.S. Department of Commerce, Bureau of the Census, from local governmental units. Housing permit data for individual cities appear in a table at the end of the report. *Monthly totals shown in the Census Bureau data may not add to the year-to-date figures, since the Census Bureau makes corrections and additions to the data as the year progresses.*

Questions about this information may be directed to Regan Carlson in the Metropolitan Council's Research Office, at (651) 602-1407 or regan.carlson@metc.state.mn.us.

The Metropolitan Council collects additional housing construction data through an annual survey of cities and townships in the Metropolitan Area, which is compared to the reports from the Commerce Department and used to prepare final data. The annual survey also asks for separate reporting of townhouse units, which is not available from the Commerce Department reports.

The Council also produces regular reports on construction activity other than housing. Questions about these and other reports can be directed to Metropolitan Council's Data Center at (651) 602-1140.

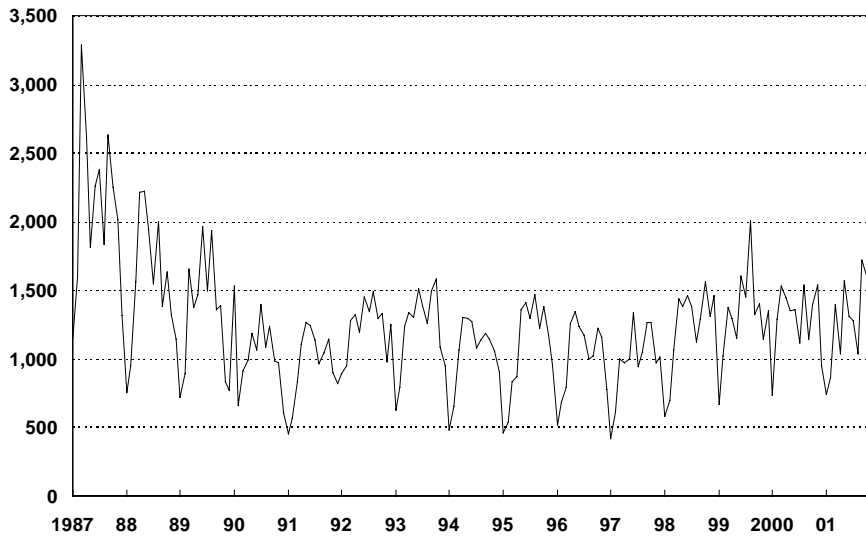
DEFINITIONS

Residential activity in this report is measured in terms of *residential units* (housing units). A residential unit is defined as a house or apartment unit intended for occupancy as separate living quarters, having either a kitchen or cooking facilities for the exclusive use of the occupant(s) and direct access from the outside or through a common hall. Residential units do not include group quarters such as institutions, dormitories, hotels, and motels. **Townhouse units are included in the single-family category.**

The Twin Cities *Metropolitan Area*, or Region, includes seven counties under the jurisdiction of the Metropolitan Council: Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties. The Minneapolis-St. Paul *Metropolitan Statistical Area (MSA)* includes the seven metropolitan area counties, plus the adjacent counties of Chisago, Isanti, Sherburne, and Wright Counties in Minnesota and Pierce and St. Croix Counties in Wisconsin. Metropolitan statistical areas are defined by the federal government for the purpose of standardized data collection and analysis.

Building cost refers to the valuation assigned to a building permit at the time the permit is issued. Generally, the building permit valuation is determined by the local governmental official on the basis of average square footage costs for various types of construction, according to Minnesota Administration Department guidelines. Consideration is also given to other factors. It is intended to measure the cost of construction, and in the majority of cases is lower than actual sales price. For instance, **the cost of the lot is typically not included.**

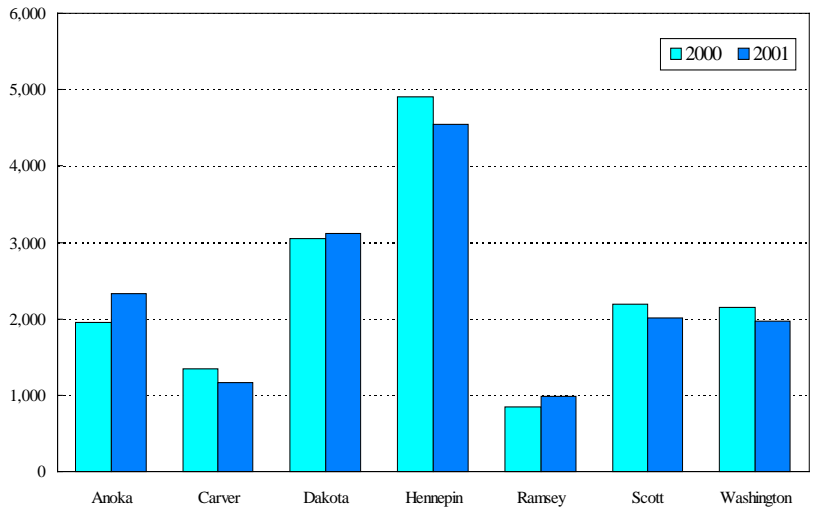
**Twin Cities Metropolitan Area
Residential Building Permits, January 1987-December 2001**



RESIDENTIAL BUILDING PERMITS FOURTH QUARTER 2001						
	OCTOBER		NOVEMBER		DECEMBER	
COUNTY	SINGLE FAMILY	MULTI- FAMILY	SINGLE FAMILY	MULTI- FAMILY	SINGLE FAMILY	MULTI- FAMILY
Anoka	215	4	195	14	128	8
Carver	42	24	63	4	51	50
Dakota	271	62	201	122	143	76
Hennepin	210	258	230	453	278	88
Ramsey	69	116	55	72	38	87
Scott	161	5	102	112	135	4
Washington	145	17	90	42	82	187
REGION	1,113	486	936	819	855	500
Chisago	46	0	53	0	30	0
Isanti	48	0	21	0	16	0
Pierce (Wisc.)	19	2	27	4	3	24
St. Croix (Wisc.)	52	30	53	12	31	2
Sherburne	54	10	75	0	55	0
Wright	162	10	129	5	83	12
MSA	1,494	538	1,294	840	1,073	538

(Monthly figures may not add exactly to the year-to-date total, since corrections are made to the data as the year progresses).

Twin Cities Metropolitan Area
RESIDENTIAL BUILDING PERMITS BY COUNTY
 JANUARY-DECEMBER, 2000 AND 2001



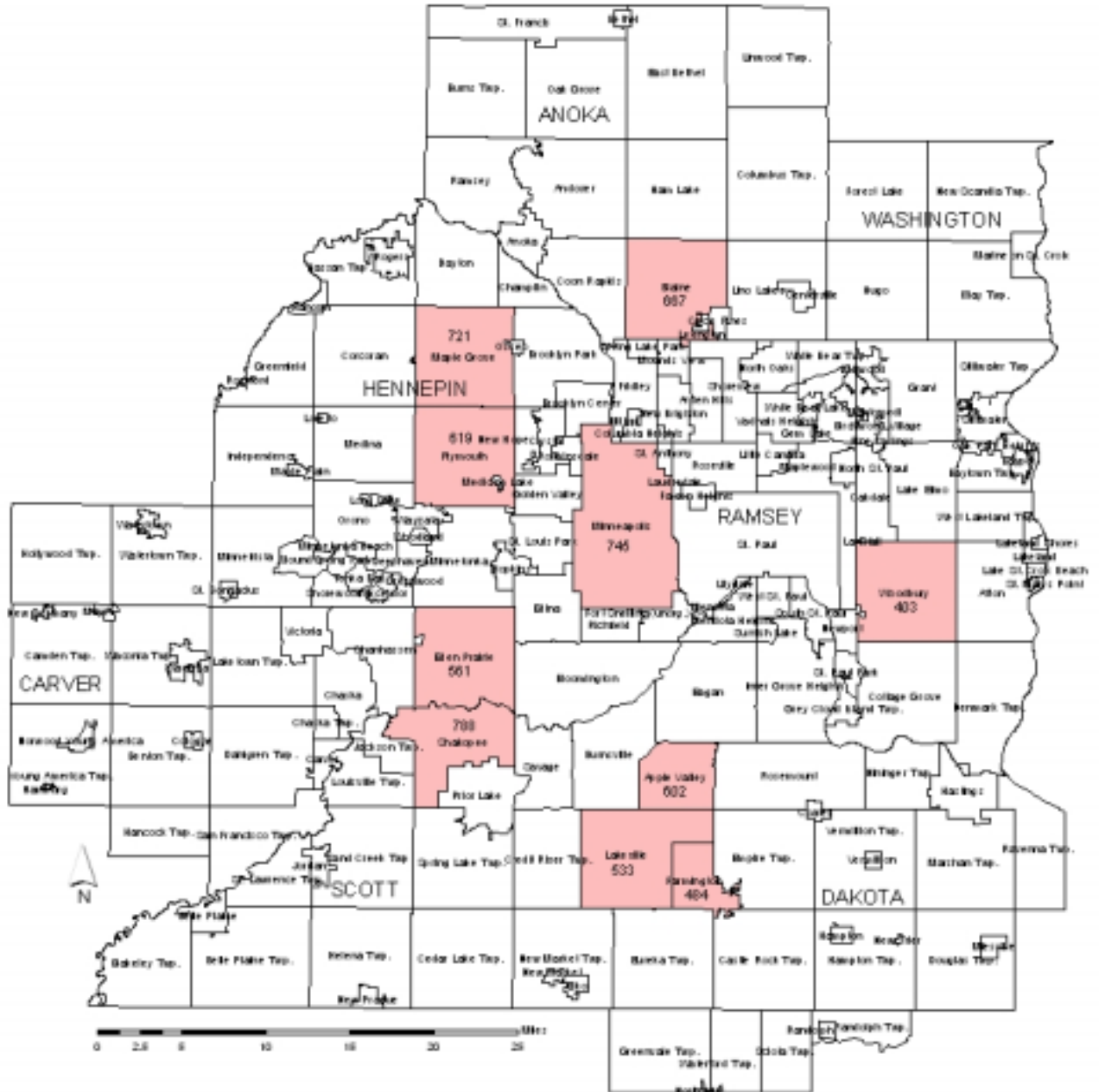
RESIDENTIAL PERMITS ISSUED, BY COUNTY
JANUARY-DECEMBER

COUNTY	2000	2001	CHANGE	PERCENT CHANGE
Anoka	1,952	2,333	381	19.5
Carver	1,348	1,160	-188	-13.9
Dakota	3,042	3,121	79	2.6
Hennepin	4,910	4,543	-367	-7.5
Ramsey	843	977	134	15.9
Scott	2,192	2,006	-186	-8.5
Washington	2,151	1,969	-182	-8.5
METROPOLITAN AREA	16,438	16,109	-329	-2.0

DISTRIBUTION OF BUILDING PERMITS BY COUNTY						
	SINGLE-FAMILY		MULTIFAMILY		TOTAL UNITS	
COUNTY	2000	2001	2000	2001	2000	2001
Anoka	15.8	17.5	1.3	6.8	11.9	14.5
Carver	7.3	7.1	10.6	7.4	8.2	7.2
Dakota	18.9	19.2	17.6	19.8	18.5	19.4
Hennepin	23.2	23.5	47.7	40.2	29.9	28.2
Ramsey	4.0	4.7	8.1	9.6	5.1	6.1
Scott	16.4	15.3	5.0	5.2	13.3	12.5
Washington	14.3	12.7	9.8	11.1	13.1	12.2
REGION	100%	100%	100%	100%	100%	100%

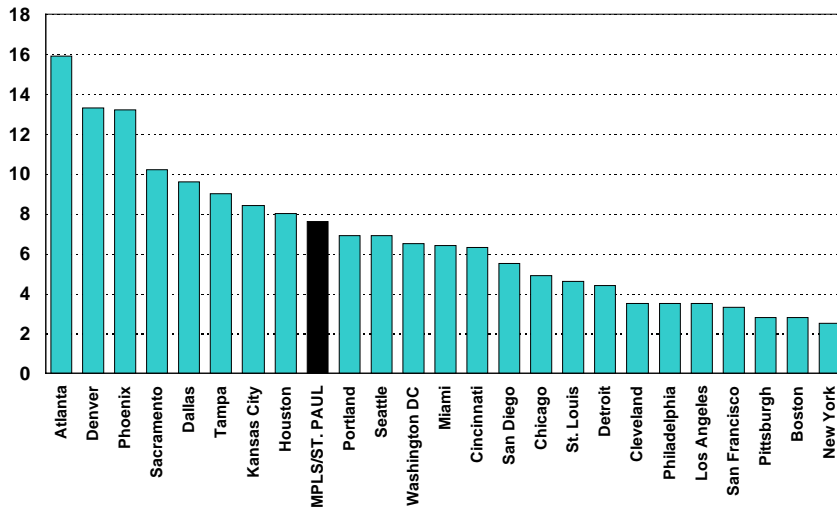
TOP 20 CITIES ISSUING NEW RESIDENTIAL BUILDING PERMITS JANUARY-DECEMBER 2001					
Single Family Leaders	# Units	Multifamily Leaders	# Units	Leading in Total Units	# Units
Shakopee	676	Minneapolis	519	Shakopee	788
Blaine	667	Plymouth	397	Minneapolis	745
Lakeville	513	Apple Valley	376	Maple Grove	721
Maple Grove	481	Oakdale	278	Blaine	667
Woodbury	403	Eden Prairie	251	Plymouth	619
Farmington	362	Maple Grove	240	Apple Valley	602
Rogers	352	St. Paul	231	Eden Prairie	561
Prior Lake	331	Chaska	208	Lakeville	533
Savage	329	Hastings	197	Farmington	484
Eden Prairie	310	Edina	172	Woodbury	403
Andover	285	Coon Rapids	165	Chaska	384
Rosemount	278	Inver Grove Heights	159	Prior Lake	374
Brooklyn Park	272	Farmington	122	Rogers	352
Apple Valley	226	Hugo	121	Oakdale	346
Minneapolis	226	Maplewood	116	St. Paul	346
Plymouth	222	Chanhassen	114	Savage	329
Eagan	216	Shakopee	112	Hugo	326
Hugo	205	Columbia Heights	90	Inver Grove Heights	318
Lino Lakes	201	White Bear Lake	82	Coon Rapids	317
Stillwater	198	Cottage Grove	76	Hastings	308
TOP 10 SUBTOTAL:	4,424		2,869		6,123
PCT. OF REGION	38.2%		63.2%		38.0%
TOP 20 SUBTOTAL:	6,753		4,026		9,523
PCT. OF REGION	58.4%		88.7%		59.1%

Twin Cities Metropolitan Area Top 10 Cities Issuing New Residential Permits January-December 2001



MULTI-UNIT PERMITS BY TYPE, 2001	Total Units	Duplex Units	Buildings with 3- 4 units:		Buildings with 5+ units:	
			Bldgs.	Units	Bldgs.	Units
			Minneapolis	519	6	6
Plymouth	397	0	0	0	8	397
Apple Valley	376	0	1	4	40	372
Oakdale	278	2	6	23	14	253
Eden Prairie	251	4	2	7	10	240
Maple Grove	240	0	10	40	18	200
St. Paul	231	22	9	32	6	177
Chaska	208	0	10	40	26	168
Hastings	197	20	4	14	4	163
Edina	172	0	0	0	1	172
Coon Rapids	165	8	2	7	4	150
Inver Grove Heights	159	4	4	13	10	142
Farmington	122	0	9	36	10	86
Hugo	121	48	7	27	6	46
Maplewood	116	10	0	0	7	106
Chanhassen	114	0	0	0	3	114
Shakopee	112	2	3	12	4	98
Columbia Heights	90	6	3	12	5	72
White Bear Lake	82	2	0	0	2	80
Cottage Grove	76	0	0	0	8	76
New Prague	73	8	3	10	1	55
Minnetonka	60	0	0	0	1	60
Golden Valley	55	0	0	0	1	55
Prior Lake	43	0	0	0	1	43
Hopkins	37	0	0	0	1	37
St. Louis Park	34	0	0	0	2	34
Champlin	28	28	0	0	0	0
Lakeville	20	6	0	0	2	14
Eagan	19	0	5	19	0	0
St. Bonifacius	18	0	0	0	2	18
Stillwater	16	0	0	0	2	16
St. Francis	12	0	3	12	0	0
Ramsey	12	4	2	8	0	0
Forest Lake	12	0	0	0	1	12
Fridley	12	0	4	12	0	0
Ham Lake	10	10	0	0	0	0
Long Lake	10	0	0	0	1	10
Spring Lake Park	8	0	2	8	0	0
Jordan	6	0	2	6	0	0
Cologne	6	2	1	4	0	0
Watertown	4	4	0	0	0	0
Lilydale	4	4	0	0	0	0
White Bear Twp, Norwood Young America, Little Canada, Mounds View, Bloomington, Shoreview: 2 units each	12	0	0	0	0	0
7-COUNTY AREA TOTAL	4,537	212	98	366	223	3,959

**25 Largest Metropolitan Areas Ranked by
2001 December Year-to-Date Residential Building Permits
Per 1,000 Population**

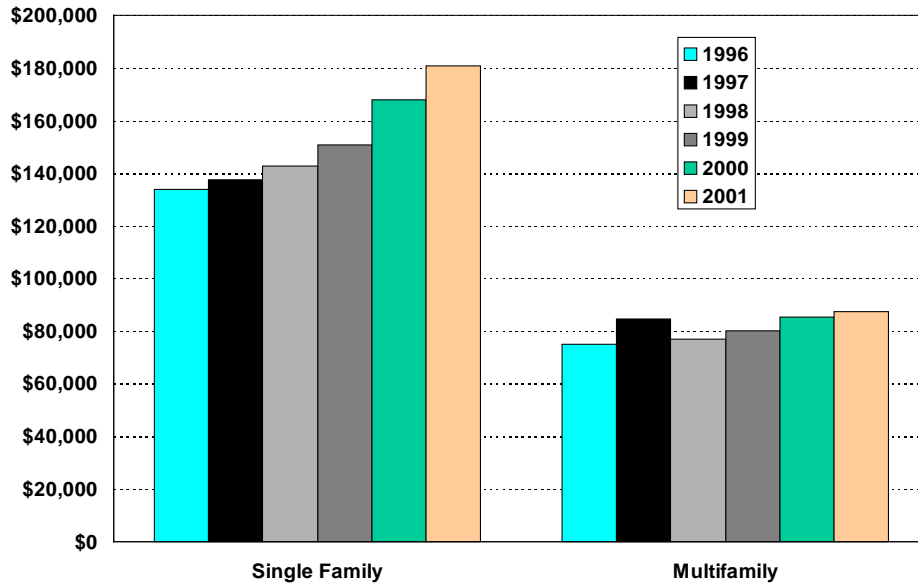


(Values in graph are based on population counts from the 2000 Decennial Census).

PERMITS ISSUED IN MSA COUNTIES ADJACENT TO THE TWIN CITIES AREA							
COUNTY	1995	1996	1997	1998	1999	2000	2001
Chisago	449	582	425	574	692	659	686
Isanti	217	266	173	319	294	283	651
Pierce (Wisc.)	303	293	283	292	317	303	353
St. Croix (Wisc.)	402	430	709	642	686	854	1,096
Sherburne	875	989	835	1,091	1,152	1,282	1,125
Wright	883	975	801	1,134	1,353	1,526	1,697
6-COUNTY TOTAL:	3,129	3,535	3,226	4,275	4,494	4,907	5,608
PERCENT OF THE 13-COUNTY MSA:	17.8%	19.4%	19.2%	20.9%	19.2%	21.6%	25.8%

(1992-2000 percentages are based on final data for the Twin Cities seven county area, from Metropolitan Council annual survey of communities, and final annual data for the adjacent six counties from U.S. Commerce Department. Data for 2001 are from U.S. Commerce Department, not final).

**Twin Cities Metropolitan Area
Average Building Permit Value, 1996-2001**



RESIDENTIAL BUILDING PERMITS 2001				
COUNTY	SINGLE FAMILY		MULTIFAMILY	
	Number of Units	Total Permit Valuation	Number of Units	Total Permit Valuation
Anoka	2,024	\$300,816,561	309	\$27,530,004
Carver	826	163,059,748	334	31,012,342
Dakota	2,224	375,566,154	897	80,078,850
Hennepin	2,720	557,795,560	1,823	163,775,126
Ramsey	540	93,279,374	437	36,251,600
Scott	1,772	323,048,682	234	16,417,693
Washington	1,466	277,095,269	503	41,488,791
METROPOLITAN AREA	11,572	\$2,090,661,348	4,537	\$396,554,406
Chisago	682	\$81,321,114	4	\$170,000
Isanti	507	56,928,854	144	6,480,000
Pierce (Wisc.)	298	42,972,529	55	4,321,519
St. Croix (Wisc.)	828	126,028,964	268	23,692,048
Sherburne	1,023	136,157,225	102	11,064,897
Wright	1,603	230,968,153	94	9,894,084
MSA	16,513	\$2,765,038,187	5,204	\$452,176,954

RESIDENTIAL BUILDING PERMITS 2000				
	SINGLE FAMILY		MULTIFAMILY	
COUNTY	Number of Units	Total Permit Valuation	Number of Units	Total Permit Valuation
Anoka	1,896	\$263,155,305	56	\$4,594,418
Carver	873	149,715,114	475	38,904,306
Dakota	2,257	363,925,030	785	58,705,054
Hennepin	2,778	515,053,776	2,132	192,113,273
Ramsey	483	88,469,259	360	26,636,255
Scott	1,968	324,423,740	224	19,653,629
Washington	1,715	304,648,820	436	40,535,254
METROPOLITAN AREA	11,970	\$2,009,391,044	4,468	\$381,142,189
Chisago	629	\$70,264,039	24	\$1,825,492
Isanti	274	28,441,568	4	380,000
Pierce (Wisc.)	273	34,997,934	30	2,598,400
St. Croix (Wisc.)	439	64,240,813	270	20,943,899
Sherburne	1,103	131,898,754	179	10,503,449
Wright	1,375	184,220,363	146	10,186,650
MSA	16,063	\$2,523,454,515	5,121	\$427,580,079