

RESIDENTIAL BUILDING PERMITS ISSUED IN THE TWIN CITIES AREA JANUARY-DECEMBER 2002

In 2002, the number of new housing units authorized by building permits rose to a 15-year high in the Twin Cities area. Single-family activity outpaced last year's level by only a few units, according to data collected from local officials by the U.S. Commerce Department. However, the number of units reported as multifamily construction shot up by 58 percent, making up a 38 percent share of all new housing construction.

2002 totals for the seven-county region:

Single-family units	11,608	+0.3%
Multifamily units	7,186	+58.4%
Total	18,794	+16.7%

Nationally, the increase in housing permits was smaller—6 percent. The Minneapolis-St. Paul MSA (Metropolitan Statistical Area) ranked 8th in growth rate among the 25 largest metropolitan areas, as measured by new housing units per capita. The top-ranked growth areas continued to be southern cities.

Permit trends were far from uniform among the region's seven counties. Washington County dipped 15 percent compared to 2001. Anoka and Carver Counties saw minimal increases, Dakota rose 12 percent, and Ramsey and Carver gained 25-26 percent. Hennepin County activity expanded by a strong 43 percent.

Three Hennepin County cities reported more than 1000 new housing units: Minneapolis (1,604), Eden Prairie (1,197), and Plymouth (1,167)—due in large part to multifamily projects.

Highest in single-family units:

Blaine	813
Farmington	566
Shakopee	527
Prior Lake	474
Eden Prairie and Lakeville	472

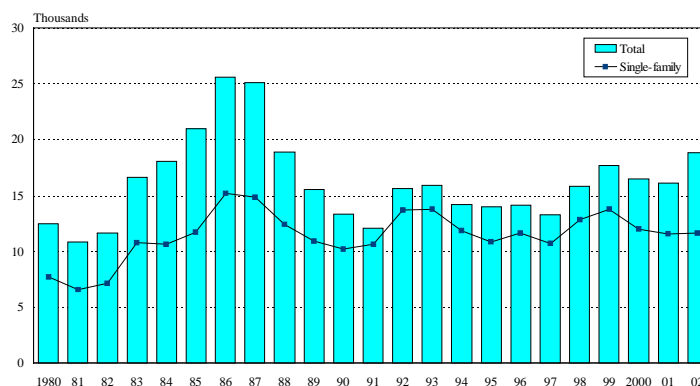
Highest in multifamily units:

Minneapolis	1,367
Plymouth	887
Eden Prairie	725
St. Paul	501
St. Louis Park	323

In the six other MSA counties adjacent to the seven-county Twin Cities area, permit issuance declined slightly, but still accounted for 22 percent of the 13-county total, with 5,390 units authorized.

Per-unit construction cost for single-family homes rose less steeply than last year, only 2.5 percent, to an average of \$185,200. In the multifamily sector, average valuation was relatively flat last year but increased by 12 percent in 2002, to \$97,800.

**Twin Cities Metropolitan Area
Residential Permits, January-December, 1980-2002**



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 2002. 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.

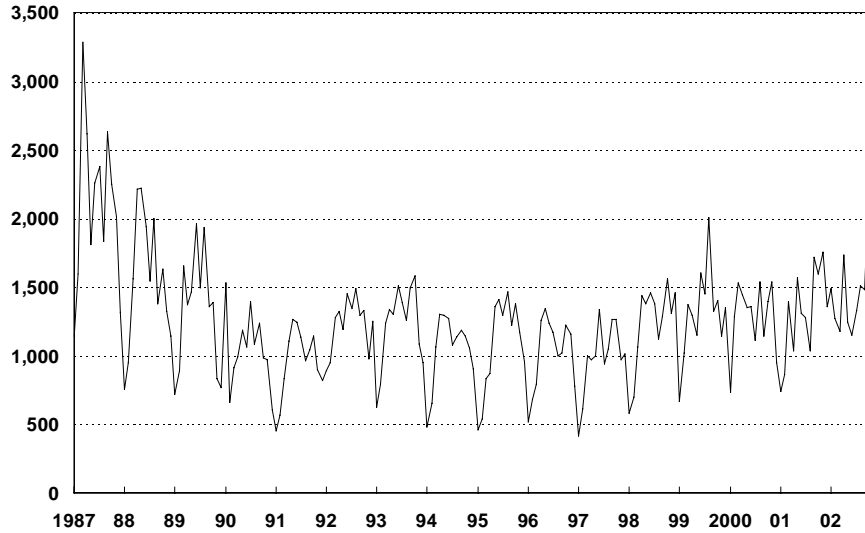
DEFINITIONS

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.**

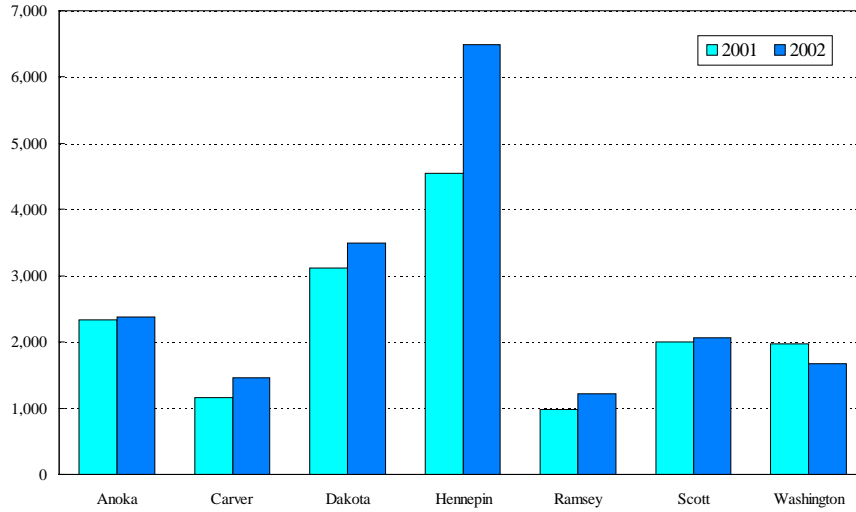
**Twin Cities Metropolitan Area
Residential Building Permits, January 1987-December 2002**



RESIDENTIAL BUILDING PERMITS FOURTH QUARTER 2002						
	OCTOBER		NOVEMBER		DECEMBER	
COUNTY	SINGLE FAMILY	MULTI- FAMILY	SINGLE FAMILY	MULTI- FAMILY	SINGLE FAMILY	MULTI- FAMILY
Anoka	248	2	167	0	180	10
Carver	95	43	80	32	73	142
Dakota	123	185	95	139	216	142
Hennepin	237	180	168	213	312	508
Ramsey	46	423	44	13	33	90
Scott	230	191	119	52	125	3
Washington	100	119	103	10	89	34
REGION	1,079	1,143	776	459	1,028	929
Chisago	66	0	23	4.0	9	0
Isanti	58	0	41	8.0	17	0
Pierce (Wisc.)	11	19	6	48.0	16	0
St. Croix (Wisc.)	80	30	65	12.0	46	0
Sherburne	83	0	80	0.0	80	4
Wright	148	42	112	4.0	69	4
MSA	1,525	1,234	1,103	535	1,265	937

(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, 2001 AND 2002

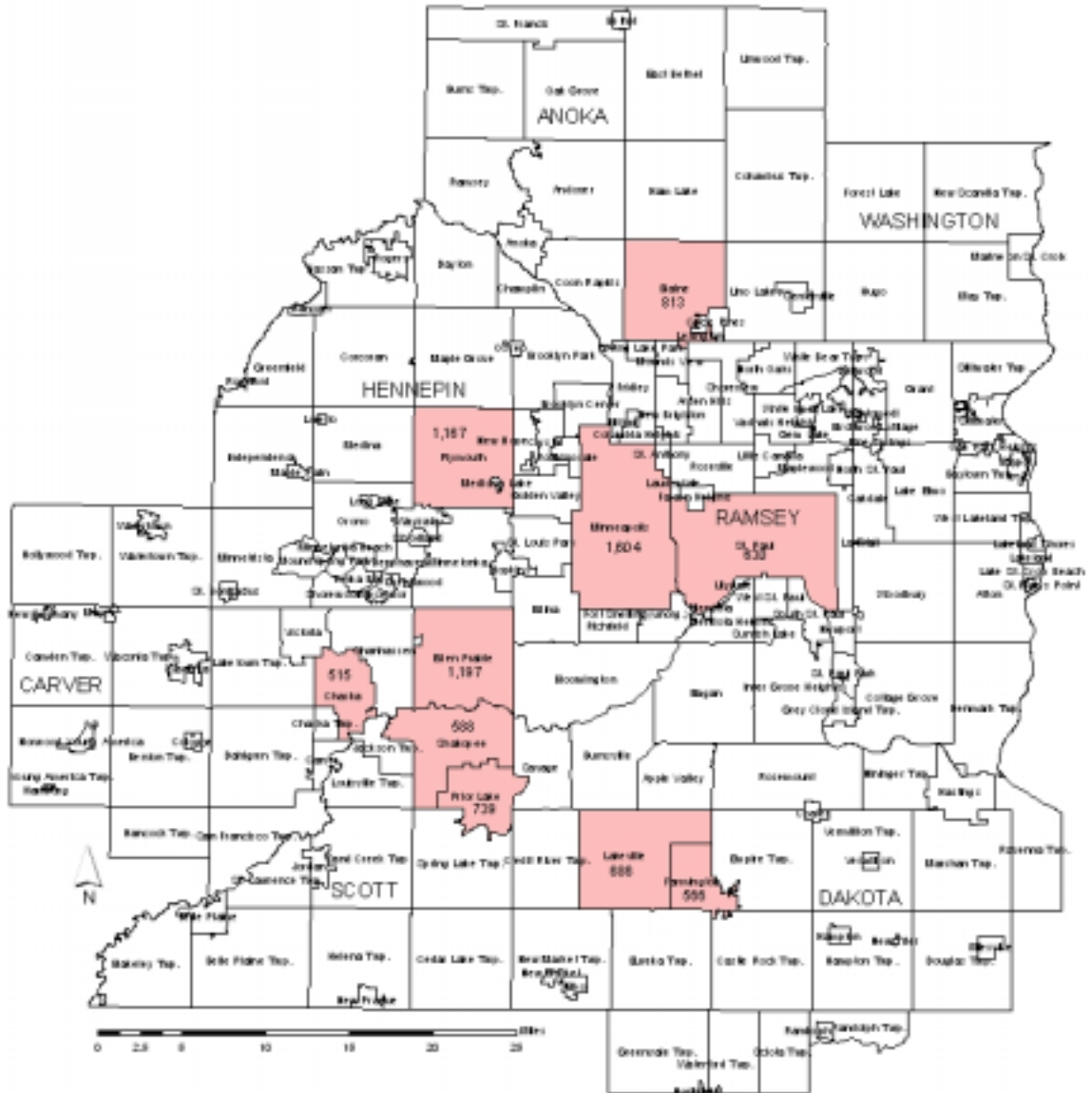


RESIDENTIAL PERMITS ISSUED, BY COUNTY JANUARY-DECEMBER				
COUNTY	2001	2002	CHANGE	PERCENT CHANGE
Anoka	2,333	2,379	46	2.0
Carver	1,160	1,467	307	26.5
Dakota	3,121	3,494	373	12.0
Hennepin	4,543	6,488	1,945	42.8
Ramsey	977	1,219	242	24.8
Scott	2,006	2,069	63	3.1
Washington	1,969	1,678	-291	-14.8
METROPOLITAN AREA	16,109	18,794	2,685	16.7

DISTRIBUTION OF BUILDING PERMITS BY COUNTY						
	SINGLE-FAMILY		MULTIFAMILY		TOTAL UNITS	
COUNTY	2001	2002	2001	2002	2001	2002
Anoka	17.5	19.3	6.8	1.9	14.5	12.7
Carver	7.1	9.5	7.4	5.1	7.2	7.8
Dakota	19.2	18.8	19.8	18.2	19.4	18.6
Hennepin	23.5	22.9	40.2	53.3	28.2	34.5
Ramsey	4.7	3.7	9.6	11.1	6.1	6.5
Scott	15.3	14.8	5.2	4.8	12.5	11.0
Washington	12.7	11.0	11.1	5.5	12.2	8.9
REGION	100%	100%	100%	100%	100%	100%

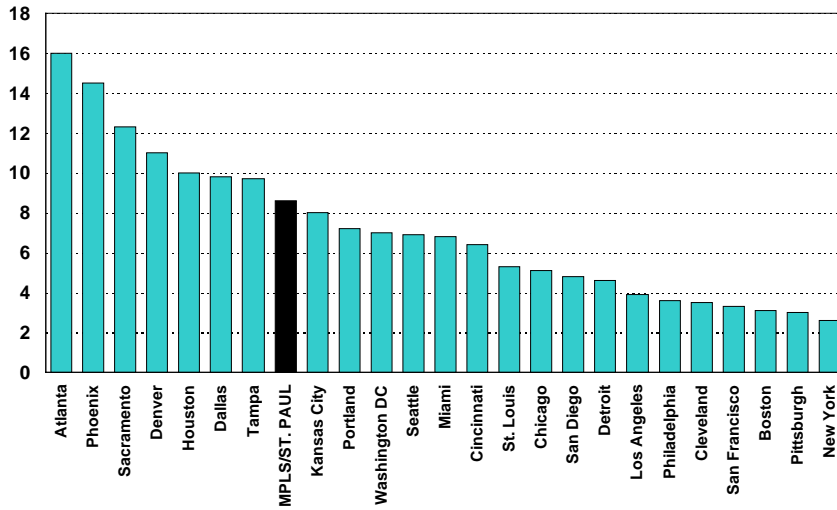
TOP 20 CITIES ISSUING NEW RESIDENTIAL BUILDING PERMITS JANUARY-DECEMBER 2002					
Single Family Leaders	# Units	Multifamily Leaders	# Units	Leading in Total Units	# Units
Blaine	813	Minneapolis	1367	Minneapolis	1604
Farmington	566	Plymouth	887	Eden Prairie	1197
Shakopee	527	Eden Prairie	725	Plymouth	1167
Prior Lake	474	St. Paul	501	Blaine	813
Lakeville	472	St. Louis Park	323	Prior Lake	739
Eden Prairie	472	Inver Grove Heights	273	Lakeville	686
Maple Grove	379	Prior Lake	265	St. Paul	630
Forest Lake	318	Apple Valley	250	Shakopee	588
Chaska	307	Lakeville	214	Farmington	566
Plymouth	280	Chaska	208	Chaska	515
Brooklyn Park	252	Hastings	195	Maple Grove	479
Eagan	243	Minnetonka	164	Apple Valley	434
Minneapolis	237	Stillwater	152	Inver Grove Heights	388
Andover	218	Cottage Grove	150	Forest Lake	380
Lino Lakes	218	Chanhassen	144	Eagan	357
Rogers	201	Burnsville	135	Hastings	346
Woodbury	200	Eagan	114	St. Louis Park	325
St. Francis	199	Maple Grove	100	Chanhassen	306
Apple Valley	184	Edina	100	Cottage Grove	296
Waconia	179	White Bear Lake	97	Stillwater	276
TOP 10 SUBTOTAL:	4,608		5,013		8,505
PCT. OF REGION	39.7%		69.8%		45.3%
TOP 20 SUBTOTAL:	6,560		6,364		12,092
PCT. OF REGION	56.5%		88.6%		64.3%

Twin Cities Metropolitan Area Top 10 Cities Issuing New Residential Permits January-December 2002



MULTI-UNIT PERMITS BY TYPE, 2002	Total Units	Duplex Units	Buildings with 3-4 units:		Buildings with 5+ units:	
			Bldgs.	Units	Bldgs.	Units
Minneapolis	1,367	4	9	30	37	1,333
Plymouth	887	0	3	12	35	875
Eden Prairie	725	4	0	0	8	721
St. Paul	501	20	7	23	9	458
St. Louis Park	323	0	0	0	5	323
Inver Grove Heights	273	10	20	70	15	193
Prior Lake	265	0	7	24	3	241
Apple Valley	250	2	1	4	20	244
Lakeville	214	4	17	67	19	143
Chaska	208	0	15	52	6	156
Hastings	195	42	13	50	12	103
Minnetonka	164	0	0	0	2	164
Stillwater	152	2	0	0	6	150
Cottage Grove	150	8	0	0	15	142
Chanhassen	144	0	1	4	22	140
Burnsville	135	2	4	16	11	117
Eagan	114	0	0	0	2	114
Maple Grove	100	0	4	16	10	84
Edina	100	0	0	0	1	100
White Bear Lake	97	4	0	0	1	93
Rosemount	88	0	10	40	1	48
North St. Paul	77	0	0	0	1	77
Forest Lake	62	0	0	0	2	62
Coon Rapids	62	6	0	0	3	56
Orono	62	0	0	0	1	62
Shakopee	61	0	0	0	3	61
Maplewood	60	0	2	8	6	52
Bloomington	49	2	0	0	1	47
Mounds View	42	16	0	0	2	26
Ramsey	38	2	1	4	5	32
Oakdale	29	16	2	7	1	6
Golden Valley	25	0	0	0	1	25
Ham Lake	22	22	0	0	0	0
South St. Paul	20	0	5	20	0	0
Norwood Young America	16	16	0	0	0	0
Jordan	14	0	2	8	1	6
Champlin	12	12	0	0	0	0
Empire township	12	0	0	0	2	12
White Bear township	12	12	0	0	0	0
Mound	8	0	1	3	1	5
Vadnais Heights	6	6	0	0	0	0
Columbia Heights	5	2	1	3	0	0
Lake St. Croix Beach, Lilydale, New Prague, St. Francis: 4 units each	16	16	0	0	0	0
Hampton	4	0	4	1	0	0
Maple Plain	4	0	4	1	0	0
Anoka	3	0	3	1	0	0
Scott County unincorporated area	3	0	3	1	0	0
Centerville, Fridley, Shorewood, Spring Lake Park, Watertown: 2 units each	10	10	0	0	0	0
7-COUNTY AREA TOTAL	7,186	240	129	475	270	6,471

**25 Largest Metropolitan Areas Ranked by
2002 December Year-to-Date Residential Building Permits
Per 1,000 Population**

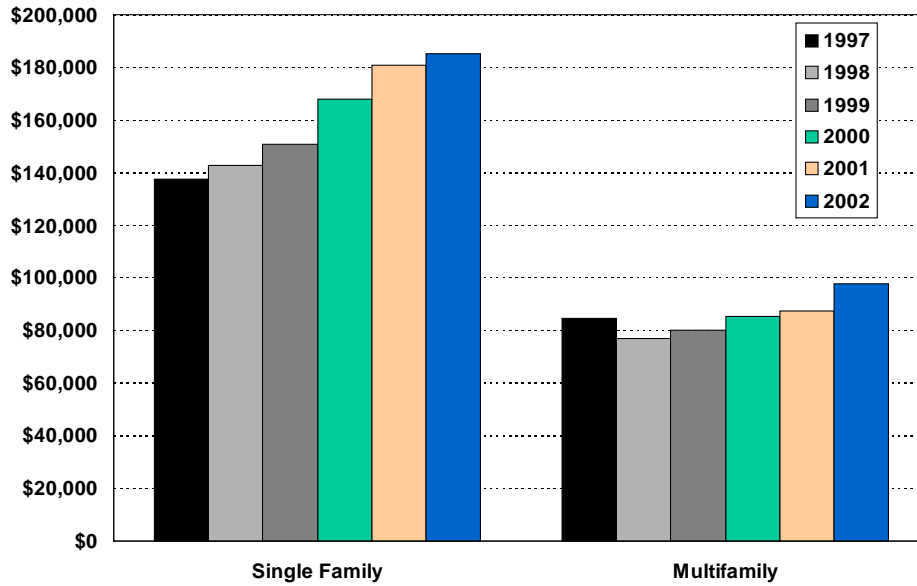


(Values in graph are based on population counts from the 2000 Decennial Census).

PERMITS ISSUED IN MSA COUNTIES ADJACENT TO THE TWIN CITIES AREA							
COUNTY	1996	1997	1998	1999	2000	2001	2002
Chisago	582	425	574	692	659	687	597
Isanti	266	173	319	294	283	807	503
Pierce (Wisc.)	293	283	292	317	303	372	446
St. Croix (Wisc.)	430	709	642	686	854	1,014	1,056
Sherburne	989	835	1,091	1,152	1,282	1,125	1,105
Wright	975	801	1,134	1,353	1,526	1,697	1,683
6-COUNTY TOTAL:	3,535	3,226	4,275	4,494	4,907	5,702	5,390
PERCENT OF THE 13-COUNTY MSA:	19.4%	19.2%	20.9%	19.2%	21.6%	25.7%	22.3%

(1992-2000 percentages are based on final data for the Twin Cities seven county area, from Metropolitan Council annual survey of communities, and revised/final annual data for the adjacent six counties from U.S. Commerce Department. Data for 2001 are final from U.S. Commerce Department. Data for 2002 are from U.S. Commerce Department, not final).

**Twin Cities Metropolitan Area
Average Building Permit Value, 1997-2002**



RESIDENTIAL BUILDING PERMITS 2002				
	SINGLE FAMILY		MULTIFAMILY	
COUNTY	Number of Units	Total Permit Valuation	Number of Units	Total Permit Valuation
Anoka	2,239	\$342,262,298	140	\$13,076,992
Carver	1,097	194,356,065	370	33,228,111
Dakota	2,185	375,575,936	1,309	127,829,091
Hennepin	2,660	586,024,123	3,828	393,226,055
Ramsey	424	82,867,240	795	70,898,769
Scott	1,722	315,197,785	347	28,555,752
Washington	1,281	253,251,631	397	36,233,580
METROPOLITAN AREA	11,608	\$2,149,535,078	7,186	\$703,048,350
Chisago	593	\$78,215,156	4	\$384,560
Isanti	495	54,244,449	8	901,000
Pierce (Wisc.)	349	54,183,679	97	5,957,600
St. Croix (Wisc.)	924	133,830,002	132	11,951,500
Sherburne	1,071	147,966,690	34	2,430,000
Wright	1,579	244,973,505	104	9,112,894
MSA	16,619	\$2,862,948,559	7,565	\$733,785,904

RESIDENTIAL BUILDING PERMITS 2001				
	SINGLE FAMILY		MULTIFAMILY	
COUNTY	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