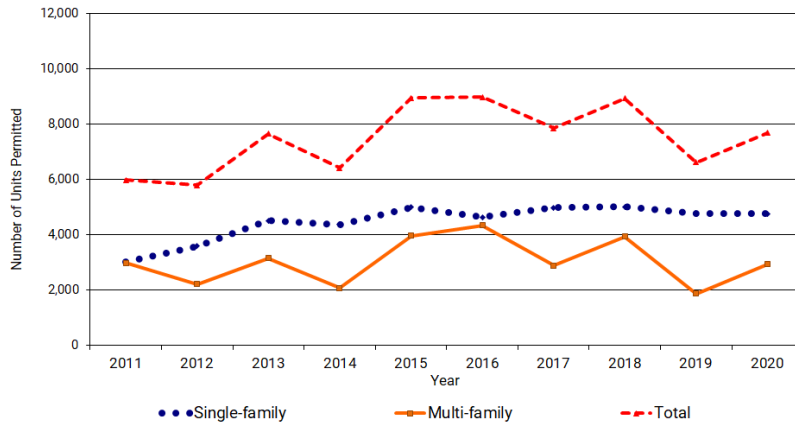


The COVID-19 pandemic has had a profound impact upon the economy and people across the country and within the Baltimore region. While the reverberations of the pandemic have been felt economy-wide, note that the purpose of this report is to provide information on building permit activity in 2020, and not to speculate on the proportion of change that might be directly attributable to the pandemic.

In 2020, a total of 7,689 new residential units were permitted in the Baltimore Region. This figure represents an 11 percent increase when compared to the previous year. The multi-family share of the total equaled 38.1 percent of all units authorized. Non-residential investment decreased by 36.4 percent from a year ago, to a value of \$3.3 billion.

### RESIDENTIAL MARKET

**Exhibit 1: New Residential Units Permitted, Baltimore Region, 2011 - 2020**



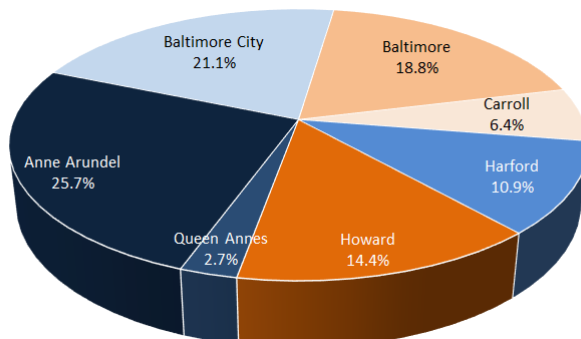
New **single-family** home permits issued totaled 4,758 units in the Baltimore region, a decrease of 4.9 percent from 2019. Anne Arundel County led the region by permitting 1,953 new units, up 2.8 percent from 2019. Baltimore County ranked second, permitting 749 new units, down 14.1 percent from 2019. Harford County (3rd), experienced a 3.5 percent decrease, Howard County (4th) experienced an 18 percent decrease in single-family units permitted in 2020. Ranked 5<sup>th</sup>, the number of single-family units permitted in Carroll County increased 29 percent. Queen Anne's County and Baltimore City ranked (6th and 7th) experienced decreases of 17.4 percent and 54 percent respectively.

**Exhibit 2: Permitted New Residential Units by Type, Baltimore Region, 2020-YTD**

Jurisdiction	Single-Family	Multi-Family	Total Units
Anne Arundel	1,953	24	1,977
Baltimore City	59	1,562	1,621
Baltimore	749	698	1,447
Carroll	444	45	489
Harford	708	128	836
Howard	651	459	1,110
Queen Anne's	194	15	209
<b>Region</b>	<b>4,758</b>	<b>2,931</b>	<b>7,689</b>

The following regional planning districts (RPD) were in the top-5 in terms of single-family unit authorizations; Crofton (513 Units), Aberdeen/Havre De Grace (353 Units), Jessup/Severn (260 Units), Marley Neck (242 Units) and Elkridge (211 Units). The Crofton RPD experienced an increase of 17.6 percent when compared to the number of single-family units permitted in 2019, and was ranked 1st in 2019.

**Exhibit 3: Share of New Residential Units Permitted by Jurisdiction, 2020-YTD**

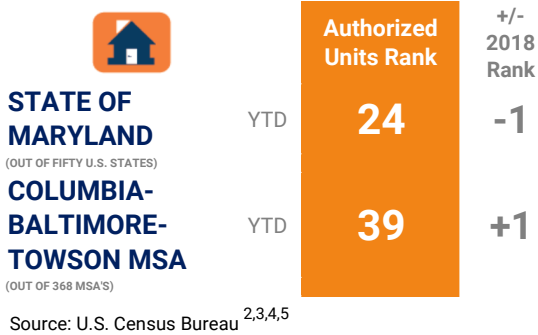


A total of 2,931 new **multi-family** units were permitted in the Baltimore region during 2020, registering a 52.3 percent increase from 2019. Baltimore City led the region by permitting 1,562 units, a figure 3 times higher than the number of permits issued in 2019. Baltimore County (2nd) issued permits for 698 units, an increase of 11 percent when compared to the previous year. Howard County issued 459 units ranking the jurisdiction third in the region. The following three RPD's permitted the most multi-family units in 2020; Canton (500 units), Elkridge (345 units), and Highlandtown (327 units).

Source: Building Permit Data System - Baltimore Metropolitan Council

The estimated value of **residential alterations, additions and repairs (AARs)** permitted during 2020 for the Baltimore region amounted to \$495.9 million, an increase of 15.2 percent from the previous year. Baltimore City authorized AARs with a total estimated value of \$210.1 million, representing a 75.6 percent increase from 2019. Anne Arundel County ranked second in the region having authorized permits for an estimated \$98.1 million, marking a 10 percent decrease from the previous year. Baltimore County ranked third in the region having authorized permits with construction costs estimated at \$86.3 million.

**Exhibit 4: U.S. Census Bureau, 2020 New Privately Owned Housing Units Authorized**



**Nationally** for December 2020, the seasonally adjusted annual rate of new residential construction authorized by building permits was estimated at 1,709,000, a figure that is 17.3 percent above the December 2019 annual rate of 1,457,000. Single-family housing authorized by building permits was 1,226,000 a rate that is 33.8 percent above the December 2019 annual figure. Permitted units in multi-family structures was estimated at 437,000, 4.6% below the December 2019 seasonally adjusted annual estimate of 458,000.<sup>1</sup> There was an estimated inventory of 302,000 new homes available for sale at the end of December 2020, this inventory represents a 7.6 percent decrease to the supply of new homes from the previous year.<sup>6</sup> Nationally, the median price was \$309,800 for all home types, marking the 95th month-over-month increase.<sup>7</sup>

**Exhibit 5: National Economic Indicators**

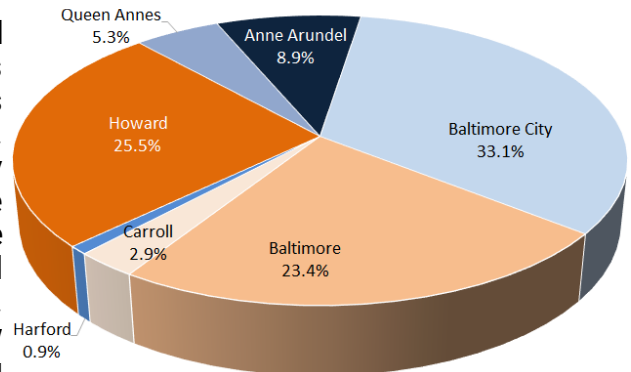
2020	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	Q1				Q2			Q3			Q4	
GDP (Annual Rate)		-5.0			-31.4			33.4			4.3	
Unemployment Rate	4.0	3.8	4.5	14.4	13.0	11.2	10.5	8.5	7.7	6.6	6.4	6.5

Data presented for the GDP (annual rate) is the percent change from the preceding period  
Source: U.S. Bureau of Economic Analysis <sup>8,9</sup>

**NON-RESIDENTIAL MARKET**

The **value of new non-residential construction** decreased in the Baltimore region. In 2020 the permitted value was \$493.7 million, down 55.6 percent from the previous year's total and 44.1 percent below the 2018 total. Baltimore City was the regional leader in this category with an estimated permitted value of \$163.7 million, while Howard County was second with \$125.9 million. See Exhibit 6 for the share of new non-residential construction value across the region's jurisdictions. Exhibit 7 provides a listing of several of the largest new non-residential projects permitted in the region during 2019.

**Exhibit 6: Share of New Non-Residential Construction (Value) by Jurisdiction, YTD-2020**



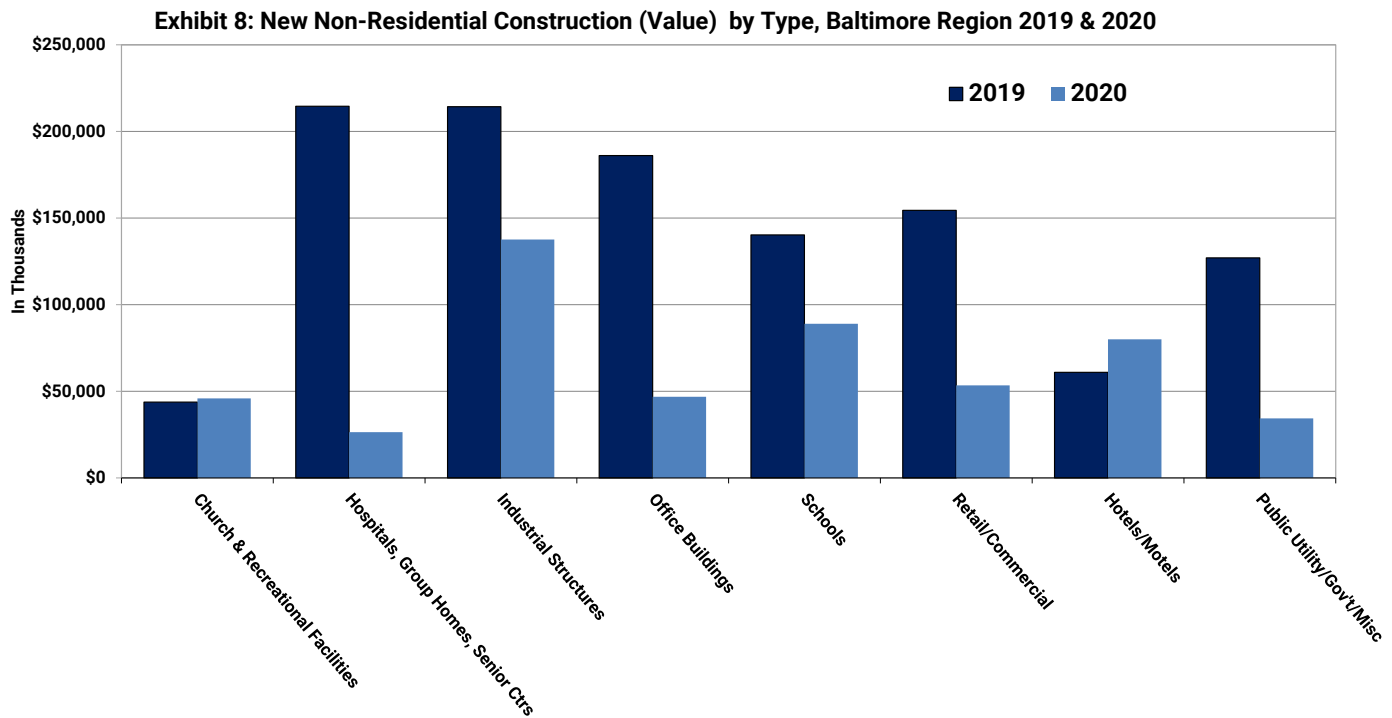
Source: Building Permit Data System – Baltimore Metropolitan Council

**Exhibit 7: Baltimore Region Permitted New Non-Residential Construction Projects by Value, YTD-2020**

Amount	County/City	Location	Description	Owner Name
\$ 46,000,000	Baltimore City	Metro Center	New 12-Sty Mixed Use (Retail and Hotel) Bldg, Parking	State Of Maryland
\$ 32,904,000	Howard	Columbia	New School - Talbott Springs Elementary	Howard County Board Of Ed
\$ 30,000,000	Howard	Laurel	New Anaerobic Digestion Facility (Bioenergy Devco)	Maryland Food Ctr Authority
\$ 26,000,000	Baltimore City	Cherry Hill	New Parks/Rec Bldg w Indoor Pool, Parking	Mayor & City Council
\$ 23,000,000	Baltimore City	Metro Center	New 2-Sty Market Bldg, Pedestrian Plaza	Mayor & City Council
\$ 20,000,000	Baltimore	Towson/Loch Raven	New 3-Sty Middle School - Bakersfield	Loyola High School
\$ 20,000,000	Harford	Bel Air/Fallston	New 2-Sty Fleet Maintenance Facility	Harford County
\$ 19,000,000	Queen Anne's	Kent Island/Grasonville	New 4-Sty Hyatt Hotel	
\$ 18,915,000	Baltimore City	West Baltimore	New 3-Sty K-12 School, Parking, Fields, Play Area	Catholic Community School
\$ 16,000,000	Baltimore	Perry Hall/White Marsh	New 2-Sty Factory Bldg	Thomasland Schadie LLC
\$ 15,000,000	Baltimore	Reisterstown/Owings Mills	New 10-Sty Shell Hotel	Mass Transit Administration
\$ 12,696,000	Howard	Clarksville	New 4-Sty Shell Ofc Bldg	Maple Lawn Office 7 LLC
\$ 12,000,000	Baltimore	Greenspring Valley/Pikesville	New 1-Sty Bank, Drive-Thru w/Canopy.	Hotel Pikesville LLC
\$ 11,450,000	Baltimore City	Govans/Northwood	New Hospice - 22 Beds	GHC Holdings, LLC
\$ 10,300,000	Baltimore	Catonsville	New 2-Sty Private High School	Mount De Sales High School Inc

Source: Building Permit Data System – Baltimore Metropolitan Council

Further analysis of permitted new non-residential construction activity can be observed in Exhibit 8. The Hotels/Motels and Church & Recreational Facilities categories experienced growth. All other categories decreased in estimated value. It is important to note that as the permitted value for new non-residential buildings tends to be substantial, a single building can have a dramatic impact upon the distribution of investment across building types and between time periods.



Source: Building Permit Data System - Baltimore Metropolitan Council

Thirty-three permits were issued for industrial structures, with a combined construction value of \$137.6 million (category rank first). This figure marked a decrease of 35.8 percent from 2019. The highest value permit in this category during the year was a \$30.0 million Anaerobic Digestion Facility at the Maryland Food Center Authority development in Howard County. The second highest value permit in this category was \$16.0 million for a 2-Sty factory building in the Perry Hall/White Marsh area of Baltimore County.

The estimated value of School buildings permitted in 2020 decreased 36.6 percent from 2019, with a total investment of \$89.0 million (second). A new public elementary school permitted in Howard County had a construction cost of \$32.9 million, the highest permitted value in this category. In Baltimore County, two new private school buildings were permitted, with a combined construction cost of \$30.3 million. In Baltimore City, a private K – 12 elementary school was permitted with a value of \$18.9 million.

There were three permits issued in 2020 for Hotels/Motels totaling \$80.0 million in estimated construction value (third), representing a 31.1 percent increase from 2019. At Baltimore City Metro Center a new 158 room hotel was permitted with a value of \$46.0 million. On Kent Island in Queen Anne’s County, a new 120 room hotel was permitted at \$19.0 million. At Owings Mills Town Center in Baltimore County, a new 229 room hotel was permitted with a value of \$15.0 million.

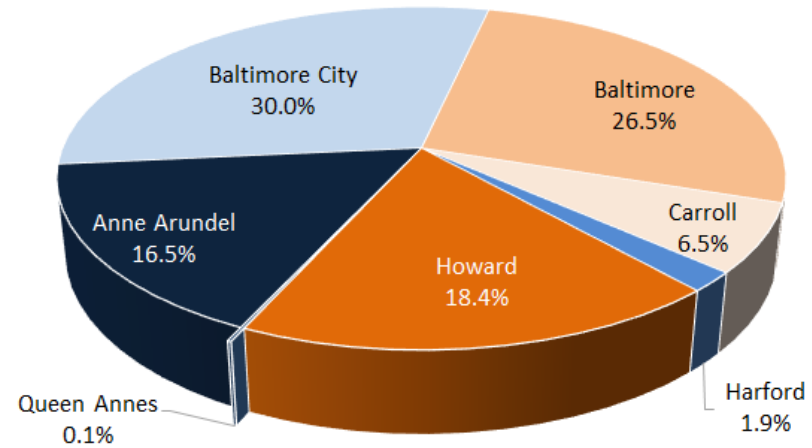
The Retail/Commercial category accounted for \$53.4 million (fourth) in new non-residential permitting activity. The permitted amount reflects a 65.4 percent decrease in value over retail/commercial projects from 2019. The highest value permit in this category during the year was \$23.0 million for a new market building and pedestrian plaza in the Metro Center area in Baltimore City.

The Office Buildings category experienced a 74.8 percent decrease from 2019, with estimated construction costs of \$46.9 million (fifth). A new shell office building was permitted at the Maple Lawn development in Howard County, valued at \$12.7 million, the highest valued office permit authorized in the region during 2020. A new bank building in Baltimore County had the second highest office value at 12.0 million.

The Church/Recreational Facilities category totaled \$45.9 million in construction value (sixth). The highest value permit in this category is for a new parks and recreation facility in the Cherry Hill area of Baltimore City valued at \$26.0 million. At the Inner Harbor area of Baltimore City a new skate park, play area, and shade area was permitted, valued at \$16.0 million.

*The value of non-residential additions, alterations, and repairs (AARs) decreased to \$1.6 billion in 2020, down 27.0 percent from the 2019 level of \$2.2 billion. Baltimore City led the region with values totaling \$485.6 million, a decrease of 18.0 percent from 2019. Baltimore County followed with \$428.9 million, a decrease of 36.0 percent from 2019. Howard County had the third highest value for this category at \$297.5 million, down 50.0 percent from the 2019 value. A selection of the largest non-residential AAR projects in the region in 2019 are listed below:*

**Exhibit 9: Share of Non-Residential AAR Construction (Value) by Jurisdiction, YTD-2020**



Source: Building Permit Data System—Baltimore Metropolitan Council

**Exhibit 10: Baltimore Region Permitted Non-Residential AAR Projects By Value, YTD-2020**

Amount	County/City	Location	Description	Owner Name
\$ 84,743,000	Howard	Columbia	Addtn/Alts - Hammond High School	Howard County Board Of Ed
\$ 65,000,000	Baltimore	Edgemere	Int/Ext Alts: Reno Ofc, Warehse	TPA Properties 2 LLC
\$ 61,841,000	Carroll	Westminster	Addtn/Reno: "Carroll County Votech"	Board Of Education Of CC
\$ 60,000,000	Anne Arundel	Jessup/Severn	Alts: Fit Out - Warehse	Harmans Road Assoc LLC
\$ 35,000,000	Baltimore	Reisterstown/Owings Mills	Int Alts (to Complete Hotel)	Mass Transit Administration
\$ 30,000,000	Baltimore City	East Baltimore	Ext Alts: Reinforce Bldg for Cooling System	Johns Hopkins Hospital
\$ 27,000,000	Baltimore City	Roland Park	Addtn/Reno - Beatty Hall Bldg, Rplc Cooling - Donnelly Hall Bldg	Loyola University Maryland
\$ 23,000,000	Howard	Ellicott City	Int Reno (Life Bridge Health)	PR FPR North Ridge LLC
\$ 23,000,000	Baltimore City	Highlandtown	Int/Ext Alts: Generator, Mech, Roof Insulation, Plumbing, Electric	The Johns Hopkins Hospital
\$ 20,000,000	Baltimore City	West Baltimore	Int Reno: Lvl 1, 3 of Bon Secours Bldg	Bon Secours Hospital
\$ 20,000,000	Baltimore City	West Baltimore	Alts: Fire Alarm Upgrades	Bon Secours Hospital
\$ 18,000,000	Baltimore City	Waverly	Addtn/Reno - Rec Center. New Site Layout	Chuck Hilseberg
\$ 17,000,000	Howard	Elkridge	Int Alts: Reno Medstar Specialty Pharmacy	Hill Management Services
\$ 16,000,000	Howard	Clarksville	Int Alts (Bldg MP8/JHU): Floors, HVAC, Electric, Walls	TC Montpelier LLC
\$ 15,000,000	Baltimore	Cockeysville/Timonium	Addtn/Alts: Stud, Partitns, Ceiling, HVAC, ADA Restrtrms	Merritt SC11 LLC
\$ 13,108,000	Baltimore City	Metro Center	Int/Ext Alt: Change Ofc Bldg to Hotel	Hmcharmcity, LLC
\$ 12,850,000	Baltimore City	Canton	Int/Ext Alts (Proposed Amazon Distribution Center)	Sm Design & Consulting PC
\$ 12,500,000	Anne Arundel	Maryland City	Alts: Tenant Fit Out Of 4 Sty Ofc Bldg	AJ Lot 8 LLC
\$ 12,500,000	Baltimore City	Metro Center	Int Alts: Fit Out - Partitns, Finishes, Mech, Electric	Mercy Medical Center, Inc.
\$ 12,000,000	Howard	Elkridge	Int/Ext Alts: Completion (Bldg A, Amazon)	Dct Mears LLC
\$ 12,000,000	Baltimore	Reisterstown/Owings Mills	Alts: HVAC, Cold Water Pipe	Board Of Education Of Baltimore

Source: Building Permit Data System—Baltimore Metropolitan Council

## NEW MIXED-USE MARKET

There was a total of 1,003 residential units authorized and \$207.5 million in estimated construction cost permitted in eleven mixed-use projects during 2020. The mixed-use category experienced an increase of 360.0 percent from 2019 in terms of units permitted, and was up 381.4 percent in terms of estimated value permitted. Characteristics of the new mixed-use projects are provided in the table below. The mixed-use residential units are included in the residential unit totals for the year. The estimated construction costs for mixed-use permits have not been split into residential and non-residential components. For this reason, the construction costs for mixed-use permits are not included in the residential and non-residential annual totals.

**Exhibit 11: Permitted New Mixed-Use Buildings, YTD-2020**

Amount	Unit Count	Jurisdiction	Location	Description	Owner Name
\$ 60,000,000	231	Baltimore	Towson/Loch Raven	New 8-Sty Multi-Family Bldg, Parking, Retail, Shell Grocery	Crossroads Towson Row LLC
\$ 60,000,000	275	Baltimore City	South Baltimore	New Multi-Family Bldg, Parking, Retail	Alta Federal Hill, LLC
\$ 60,000,000	285	Baltimore City	Highlandtown	New 5-Sty Multi-Family Bldg, Amenity, Parking	Are-2001 Aliceanna Street, LLC
\$ 13,155,475	84	Baltimore City	Lower Park Heights	New 4-Sty Multi-Family Bldg, Ofcs w Separate Entrance	Mayor And City Council
\$ 5,000,000	54	Baltimore City	Metro Center	New 6-Sty Multi-Family Bldg, Parking, Amenity, Retail	725 Pratt LLC
\$ 3,500,000	31	Baltimore City	Highlandtown	New 5-Sty Multi-Family Bldg, Amenity, 2 Comm Shell	520 S Caroline, LLC
\$ 1,804,535	8	Baltimore City	Metro Center	New 3-Sty Multi-Family Bldg, Grnd Fl Gallery Spc	Four Ten Lofts, LLC
\$ 1,750,000	21	Baltimore City	East Baltimore	New 5-Sty Multi-Family Bldg, 1St Fl Comm Shell	KC Ashland LLC
\$ 1,100,000	11	Baltimore City	Highlandtown	New 3-Sty Multi-Family Bldg, 1St Fl Comm	1707 Nemo LLC
\$ 700,000	2	Howard	Ellicott City	New Mixed Use Bldg, 2 Comm Units, 2 Apts	Demirel Plaza LLC
\$ 500,000	1	Queen Anne's	Kent Island/Grasonville	New Auto Service Bldg w 2nd Fl Apt	

Source: Building Permit Data System—Baltimore Metropolitan Council

## RESIDENTIAL UNITS FROM CONVERSIONS

The table below lists the projects that produced (3 or more) residential units in 2020 through the conversion of existing non-residential buildings to residential structures. A total of 566 conversion units were permitted in 2020, a figure that is 444.5 percent above the 110 unit total permitted in 2019. Residential conversion units were again concentrated in the Metro Center area of Baltimore City during 2020.

**Exhibit 12: Permitted Residential Units from Conversions, YTD-2020**

Amount	Unit Count	Jurisdiction	Location	Description	Owner Name
\$ 28,000,000	395	Baltimore City	Metro Center	Conv 11-Sty Office Bldg to Apts	Redwood Campus Center, LLC
\$ 2,500,000	26	Baltimore	Towson/Loch Raven	Conv 2nd - 5th Flr from Ofc to Apts	Towson 17 LLC
\$ 1,750,000	25	Baltimore City	Metro Center	Conv Ofc Bldg to Apts, (2) Commercial Shells	CS 211 Saint Paul Place LLC
\$ 1,500,000	25	Baltimore City	Metro Center	Conv 2nd - 5th Flr to Apts, (3) Ofcs	19 E Fayette Apartments, LLC
\$ 1,750,000	23	Baltimore City	Highlandtown	Conv Ofc Bldg to Apts, Comm Shell	CS 1709 Fleet Street LLC
\$ 500,000	15	Baltimore City	East Baltimore	Conv Comm Structure to Apts, Grnd Flr Retail	1509 Baltimore LLC
\$ 1,503,000	10	Baltimore City	Metro Center	Conv 3-Sty Shell House to Apt Bldg w First Flr Retail	417 N Howard Properties, LLC
\$ 1,000,000	8	Baltimore City	Highlandtown	Conv 1St Flr Rstrnt to (2) Comm Shells. Upper Flrs to Apts	631 S Broadway LLC
\$ 400,000	7	Baltimore City	Metro Center	Alts: Reno Fl 1 to (2) Comm Shells, 7 New Apts on Fl 2, 3	Falls Road Properties LLC
\$ 200,000	5	Baltimore City	Druid Hill	Int/Ext Alts: Create Apts	Timothy Kennedy III Emmett
\$ 120,000	5	Baltimore City	East Baltimore	Int/Ext Alts: Create Apts w Addtn	In Good Company LLC
\$ 100,000	4	Baltimore City	Hamilton	Addtn: For Apt Bldg	Lutherville Prabhakar & Prahak
\$ 75,000	3	Baltimore City	Waverly	Int/Ext Rehab: Convert to 3 Apts, Ofc	UHP-Bp25 LLC
\$ 65,000	3	Baltimore City	Highlandtown	Int Reno: Add 3 New Apts On 2nd Fl	Fastax Properties Of Baltimore

Source: Building Permit Data System—Baltimore Metropolitan Council

**Table 1-A. Residential Construction Activity - December and YTD: 2019 and 2020**

	Single-Family Units				Multi-Family Units				Total Units			
	December 2019	December 2020	YTD 2019	YTD 2020	December 2019	December 2020	YTD 2019	YTD 2020	December 2019	December 2020	YTD 2019	YTD 2020
Anne Arundel	121	128	1,899	1,953	293	-	755	24	414	128	2,654	1,977
Annapolis*	(5)	(1)	(41)	(49)	(42)	-	(45)	-	(47)	(1)	(86)	(49)
Baltimore City	6	-	128	59	-	40	380	1,562	6	40	508	1,621
Baltimore	49	51	872	749	-	-	629	698	49	51	1,501	1,447
Carroll	13	44	342	444	-	-	12	45	13	44	354	489
Harford	39	49	734	708	-	-	65	128	39	49	799	836
Howard	56	103	794	651	16	226	18	459	72	329	812	1,110
Queen Anne's	13	28	235	194	14	-	66	15	27	28	301	209
<b>Region</b>	<b>297</b>	<b>403</b>	<b>5,004</b>	<b>4,758</b>	<b>323</b>	<b>266</b>	<b>1,925</b>	<b>2,931</b>	<b>620</b>	<b>669</b>	<b>6,929</b>	<b>7,689</b>
Regional Change 2019-2020		106		(246)		(57)		1,006		49		760
As a Percent		35.7%		-4.9%		-17.6%		52.3%		7.9%		11.0%
	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	December 2019	December 2020	YTD 2019	YTD 2020	December 2019	December 2020	YTD 2019	YTD 2020	December 2019	December 2020	YTD 2019	YTD 2020
Anne Arundel	163	172	2,459	2,095	63,404	21,715	439,190	350,264	6,399	7,609	109,346	98,050
Annapolis*	(22)	(32)	(256)	(311)	(17,991)	485	(27,608)	20,329	(1,778)	(1,459)	(18,685)	(18,096)
Baltimore City	129	99	1,245	1,229	645	5,000	48,259	140,134	26,930	4,706	119,659	210,069
Baltimore	93	126	1,847	1,570	12,483	12,346	290,405	266,957	3,858	9,024	101,911	86,278
Carroll	18	59	908	854	2,335	10,108	81,465	99,237	486	2,967	36,657	30,339
Harford	5	6	100	40	9,036	15,073	185,258	208,125	147	219	4,231	1,790
Howard	131	180	1,551	1,603	15,078	55,161	188,919	202,944	4,695	14,336	55,626	64,445
Queen Anne's	2	8	39	76	5,210	5,375	53,800	42,518	35	384	2,891	4,901
<b>Region</b>	<b>541</b>	<b>650</b>	<b>8,149</b>	<b>7,467</b>	<b>108,191</b>	<b>124,778</b>	<b>1,287,296</b>	<b>1,310,179</b>	<b>42,550</b>	<b>39,245</b>	<b>430,321</b>	<b>495,872</b>
Regional Change 2019-2020		109		(682)		16,587		22,883		(3,305)		65,551
As a Percent		20.1%		-8.4%		15.3%		1.8%		-7.8%		15.2%

**Table 1-B. Non-Residential Construction Activity - December and YTD: 2019 and 2020**

	Number of AAR Permits**				Value of New Non-Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	December 2019	December 2020	YTD 2019	YTD 2020	December 2019	December 2020	YTD 2019	YTD 2020	December 2019	December 2020	YTD 2019	YTD 2020
Anne Arundel	108	81	1,406	1,164	450	-	91,563	43,933	15,979	7,516	244,879	267,298
Annapolis*	(12)	(12)	(144)	(184)	-	-	(2,326)	(75)	(1,782)	(881)	(28,353)	(26,121)
Baltimore City	54	47	787	641	-	-	152,611	163,651	37,282	29,192	591,883	485,640
Baltimore	81	97	1,668	1,175	55,835	2,400	382,100	115,707	36,276	15,359	667,712	428,869
Carroll	6	15	180	129	148	704	11,642	14,083	1,225	13,553	82,615	104,405
Harford	6	2	47	28	500	-	53,420	4,422	3,774	97	20,844	30,209
Howard	40	32	518	488	38,650	893	417,138	125,870	13,053	10,381	595,551	297,533
Queen Annes	2	2	28	41	140	-	4,170	26,051	37	46	2,502	2,364
<b>Region</b>	<b>297</b>	<b>276</b>	<b>4,634</b>	<b>3,666</b>	<b>95,723</b>	<b>3,997</b>	<b>1,112,644</b>	<b>493,717</b>	<b>107,626</b>	<b>76,144</b>	<b>2,205,986</b>	<b>1,616,318</b>
Regional Change 2019-2020		(21)		(968)		(91,726)		(618,927)		(31,482)		(589,668)
As a Percent		-7.1%		-20.9%		-95.8%		-55.6%		-29.3%		-26.7%

**Table 1-C. Mixed-Use Construction Activity - December and YTD: 2019 and 2020**

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	December 2019	December 2020	YTD 2019	YTD 2020	December 2019	December 2020	YTD 2019	YTD 2020
Anne Arundel	42	-	42	-	7,866	-	7,866	-
Annapolis*	(42)	-	(42)	-	(7,866)	-	(7,866)	-
Baltimore City	-	-	174	769	-	-	34,600	146,510
Baltimore	-	-	-	231	-	-	-	60,000
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	2	2	-	-	600	700
Queen Annes	-	-	38	1	-	-	6,320	500
<b>Region</b>	<b>42</b>	<b>-</b>	<b>256</b>	<b>1,003</b>	<b>7,866</b>	<b>-</b>	<b>49,386</b>	<b>207,710</b>
Regional Change 2019-2020		(42)		747		(7,866)		158,324
As a Percent		-100.0%		291.8%		-100.0%		320.6%

\* Annapolis data are included in Anne Arundel totals.  
 \*\* AAR data is tabulated for permits valued over \$10,000.  
 Note: Residential units in mixed-use permits are included in residential unit totals.  
 Value of mixed-use permits cannot be apportioned. The values listed above are for all uses.  
 Source: BPDS at the Baltimore Metropolitan Council

**Table 2-A. Building Permit Activity Fourth Quarter 2020 - Permit Type By Jurisdiction**

	Fourth Quarter 2019										Fourth Quarter 2020				
	ANNE ARUNDEL	BALTIMORE CITY	BALTIMORE COUNTY	CARROLL COUNTY	HARFORD COUNTY	HOWARD COUNTY	QUEEN ANNE'S	ANNE ARUNDEL	BALTIMORE CITY	BALTIMORE COUNTY	CARROLL COUNTY	HARFORD COUNTY	HOWARD COUNTY	QUEEN ANNE'S	
SINGLE-FAMILY UNITS	388	11	194	40	188	203	39	466	10	227	107	136	216	75	
MULTI-FAMILY UNITS	271	3	-	0	8	16	14	-	103	395	-	-	276	14	
TOTAL UNITS	659	14	194	40	196	219	53	466	113	622	107	136	492	89	
VALUE OF NEW CONSTR - RESIDENTIAL	\$ 105,267	\$ 1,665	\$ 49,357	\$ 8,601	\$ 46,118	\$ 49,478	\$ 9,640	\$ 85,440	\$ 9,578	\$ 103,168	\$ 26,455	\$ 40,371	\$ 86,715	\$ 18,520	
VALUE OF AAR - RESIDENTIAL	\$ 27,497	\$ 39,460	\$ 21,782	\$ 10,332	\$ 1,249	\$ 16,440	\$ 499	\$ 26,634	\$ 25,097	\$ 26,775	\$ 8,380	\$ 322	\$ 24,043	\$ 1,660	
NUMBER OF AAR - RESIDENTIAL	682	326	381	166	21	444	10	590	330	499	233	9	457	30	
VALUE OF NEW CONSTR - NON-RESIDENTIAL	\$ 7,868	\$ 34,000	\$ 98,638	\$ 2,425	\$ 21,325	\$ 209,053	\$ 140	\$ 10,138	\$ 32,140	\$ 33,455	\$ 1,286	\$ -	\$ 67,857	\$ 24,832	
VALUE OF AAR - NON-RESIDENTIAL	\$ 54,257	\$ 115,104	\$ 95,980	\$ 13,762	\$ 4,538	\$ 64,704	\$ 1,163	\$ 55,213	\$ 179,289	\$ 61,670	\$ 24,562	\$ 345	\$ 123,381	\$ 945	
NUMBER OF AAR - NON-RESIDENTIAL	329	186	361	28	16	149	7	272	169	340	42	8	111	11	

**Table 2-B. Building Permit Activity Fourth Quarter 2020 - Permit Type By Month**

	Fourth Quarter 2019					Fourth Quarter 2020					% CHANGE YTD 19 - '20	% CHANGE YTD 19 - '20
	OCT	NOV	DEC	TOTAL 4TH QTR	YTD 2019	OCT	NOV	DEC	TOTAL 4TH QTR	YTD 2020		
SINGLE-FAMILY UNITS	360	406	297	1,063	5,004	475	359	403	1,237	4,758	16.4%	-4.9%
MULTI-FAMILY UNITS	8	23	281	312	1,925	430	92	266	788	2,931	152.6%	52.3%
TOTAL UNITS	368	429	578	1,375	6,929	905	451	669	2,025	7,689	47.3%	11.0%
VALUE OF NEW CONSTR - RESIDENTIAL	\$ 79,374	\$ 90,427	\$ 100,325	\$ 270,126	\$ 1,279,430	\$ 153,734	\$ 91,735	\$ 124,778	\$ 370,247	\$ 1,310,180	37.1%	2.4%
VALUE OF AAR - RESIDENTIAL	\$ 43,569	\$ 31,140	\$ 42,550	\$ 117,259	\$ 430,322	\$ 35,379	\$ 38,287	\$ 39,245	\$ 112,911	\$ 495,872	-3.7%	15.2%
NUMBER OF AAR - RESIDENTIAL	859	630	541	2,030	8,149	822	676	650	2,148	7,467	5.8%	-8.4%
VALUE OF NEW CONSTR - NON-RESIDENTIAL	\$ 62,703	\$ 215,023	\$ 95,723	\$ 373,449	\$ 1,112,644	\$ 107,836	\$ 57,875	\$ 3,997	\$ 169,708	\$ 493,717	-54.6%	-55.6%
VALUE OF AAR - NON-RESIDENTIAL	\$ 129,994	\$ 111,888	\$ 107,626	\$ 349,508	\$ 2,205,986	\$ 264,848	\$ 104,413	\$ 76,144	\$ 445,405	\$ 1,616,318	27.4%	-26.7%
NUMBER OF AAR - NON-RESIDENTIAL	482	297	297	1,076	4,634	388	289	276	953	3,666	-11.4%	-20.9%

Notes:  
 -Value in \$1,000  
 -AAR-Additions, Alterations, and Repairs  
 -Residential unit totals include residential units from mixed-use permits.

Source: Building Permit Data System—Baltimore Metropolitan Council

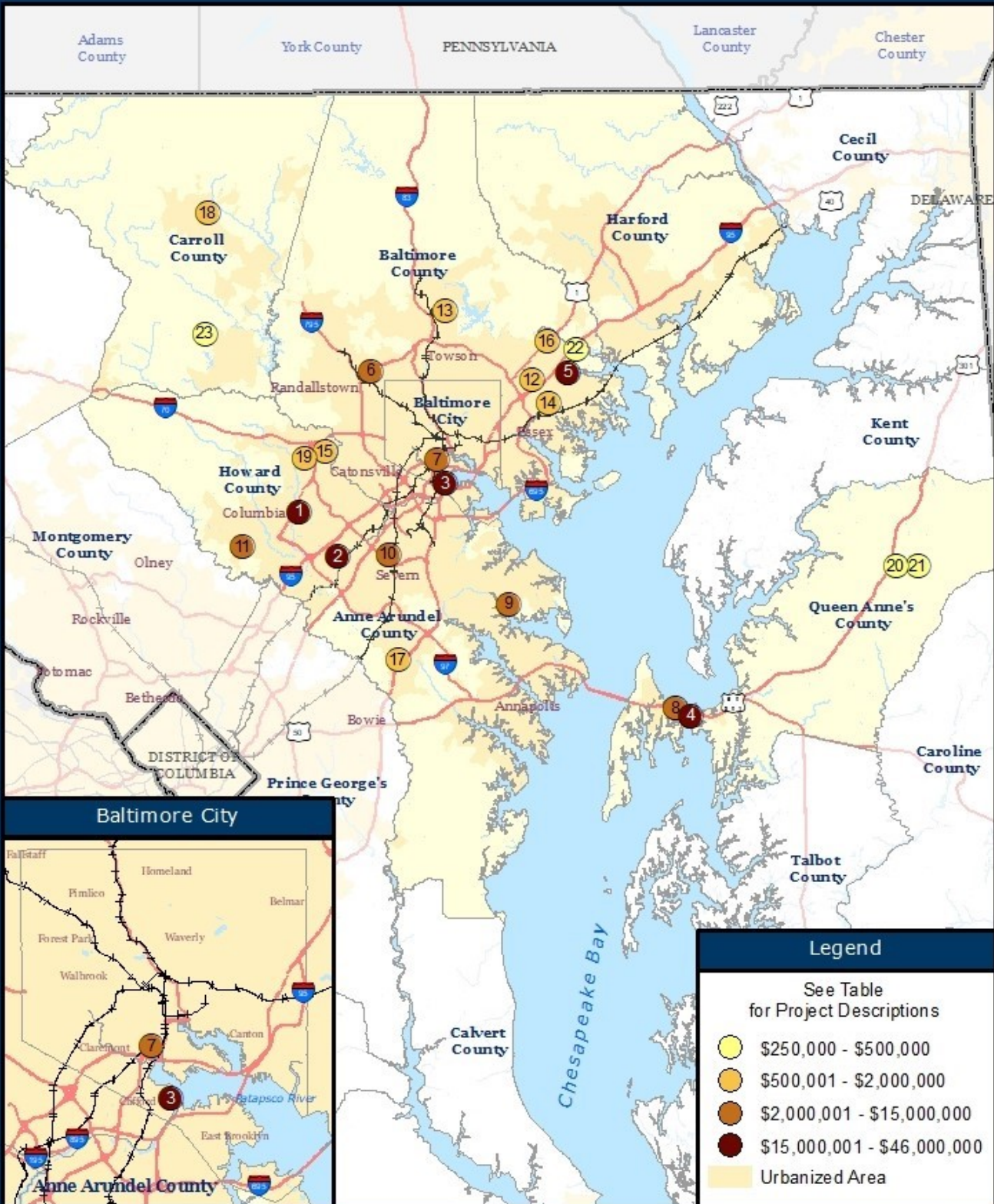
**Table 3. New Non-Residential Projects Valued at \$250,000 and Over, Quarter 4, 2020**

Jurisdiction	Location	Description	Owner Name	Map ID/Rank	Amount
Anne Arundel	Pasadena/Lake Shore	New 3-Sty Self-Storage Facility, Parking	Cromwell Farms Inc	9	\$ 4,760,000
Anne Arundel	Brooklyn Park/Linthicum	New Storage Facility	Safstor Dorsey LLC	10	\$ 4,670,000
Anne Arundel	Crofton	New Shell Bdg for Merchant Tenants	Lobs LLC	17	\$ 634,000
Baltimore	Perry Hall/White Marsh	New 2-Sty Factory Bldg	Thomasland Schadie LLC	5	\$ 16,000,000
Baltimore	Greenspring Valley/Pikesville	New 1-Sty Bank, Drive-Thru w/Canopy	Hotel Pikesville LLC	6	\$ 12,000,000
Baltimore	Rossville	New Church	Trustees Of Immanuel	12	\$ 1,500,000
Baltimore	Cockeysville/Timonium	New Pet and Human Crematory	Dulaney Valley Memorial	13	\$ 1,300,000
Baltimore	Middle River	Const 1-Sty Shop Bldg	Pulaski Properties LLC	14	\$ 1,200,000
Baltimore	Perry Hall/White Marsh	New 1-Sty Convenience Store Bldg	Shops At Perry Hall LLC	16	\$ 700,000
Baltimore	Perry Hall/White Marsh	New 2-Sty Shell Bldg for Ofcs	Mgk Realty LLC	22	\$ 400,000
Baltimore City	Cherry Hill	New Parks/Recs Bldg w Indoor Pool, Parking	Mayor & City Council	3	\$ 26,000,000
Baltimore City	Carroll Park	New 5-Sty Self Storage Facility, Ofc, Parking	1501 Ridgely Street LLC	7	\$ 6,000,000
Carroll	Westminster	New Bldg "7-Eleven"	Aero Realty Inc	18	\$ 632,000
Carroll	Mount Airy	New Bldg for Legacy School	Abar Partnership	23	\$ 342,000
Howard	Columbia	New School: Talbott Springs Elementary	Howard County Board Of Ed	1	\$ 32,904,000
Howard	Laurel	New Anaerobic Digestion Facility (Bioenergy Devco)	Maryland Food Ctr Authority	2	\$ 30,000,000
Howard	Clarksville	New 1-Sty Sewage Facility	Ashleigh Knolls Homeowners	11	\$ 3,400,000
Howard	Ellicott City	New 1-Sty Shell Bldg	Adelphine Center LLC	15	\$ 863,000
Howard	Ellicott City	New 7-Eleven #38567	PMIG 1027, LLC	19	\$ 600,000
Queen Anne's	Kent Island/Grasonville	New 4-Sty Hyatt Hotel - 120 Guest Rms		4	\$ 19,000,000
Queen Anne's	Kent Island/Grasonville	New Boatel (Phase 2): Boat Storage, Drive Aisle, Ofc	Jody Schulz	8	\$ 5,000,000
Queen Anne's		New Poultry House	Alex Moore	20	\$ 416,000
Queen Anne's		New Poultry House	Alex Moore	21	\$ 416,000

Source: Building Permit Data System - Baltimore Metropolitan Council

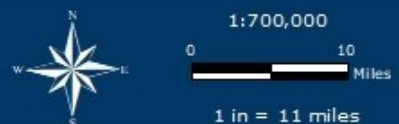


# New Non-Residential Projects Over \$250,000 in Quarter 4, 2020



**Baltimore Metropolitan Council**  
1500 Whetstone Way, Suite 300  
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www.BaltoMetro.org

Prepared by  
Transportation Planning Division  
Projected Coordinate System - NAD 1983 State Plane (ft.)  
Data Source - BMC, © HERE 2020, TIGER/Line®, MTA  
Printed - June 2021



**Table 4-A. New Residential Units Permitted in 2020 - RPDs Ranked By Total Units Permitted**

Rank	Location	Single-Family	Multi-Family	Total Units	Rank	Location	Single-Family	Multi-Family	Total Units
1	Elkridge	211	345	556	40	Jarrettsville/Norrisville	32	-	32
2	Crofton	513	-	513	41	Annapolis	31	-	31
3	Canton	-	500	500	42	Cardiff/Darlington	31	-	31
4	Aberdeen/Havre De Grace	353	-	353	43	Essex	31	-	31
5	Highlandtown	8	327	335	44	Mount Washington	-	30	30
6	Reisterstown/Owings Mills	84	227	311	45	Manchester	29	-	29
7	Jessup/Severn	260	24	284	46	Deale/Lothian	29	-	29
8	Bel Air/Fallston	153	128	281	47	Eldersburg	29	-	29
9	Perry Hall/Whitemarsh	115	160	275	48	Waverly	4	22	26
10	South Baltimore	-	275	275	49	Randallstown	5	18	23
11	Towson/Loch Raven	12	231	243	50	Crownsville	21	-	21
12	Marley Neck	242	-	242	51	Davidsonville/Harwood	21	-	21
13	Severna Park	207	-	207	52	Jacksonville	16	-	16
14	Chase/Bowleys Quarters	165	36	201	53	Glen Burnie	13	-	13
15	Taneytown	175	10	185	54	Chestnut Ridge	13	-	13
16	Ellicott City	110	50	160	55	Cooksville	13	-	13
17	Kent Island/Grasonville	138	15	153	56	Harrisonville	12	-	12
18	Edgewood/Joppa	139	-	139	57	Parkville	11	-	11
19	Odenton	130	-	130	58	Security	11	-	11
20	Maryland City	128	-	128	59	Greenspring Valley/Pikesville	9	-	9
21	Laurel	107	16	123	60	Fowlesburg	9	-	9
22	Brooklyn Park/Linthicum	122	-	122	61	Prettyboy	7	-	7
23	Fort Meade	114	-	114	62	Rosedale	7	-	7
24	Westminster	70	35	105	63	Ruxton	7	-	7
25	Clarksville	91	-	91	64	Sparks	7	-	7
26	West Friendship	84	-	84	65	Kingsville	6	-	6
27	Columbia	35	48	83	66	Liberty/Lochearn	6	-	6
28	Mount Airy	81	-	81	67	Lutherville	6	-	6
29	Hampden	28	47	75	68	Arbutus/Lansdowne	5	-	5
30	Edgemere	75	-	75	69	Catonsville	5	-	5
31	Rossville	71	-	71	70	Upper Park Heights	5	-	5
32	East Baltimore	-	61	61	71	Forest Park	4	-	4
33	Eastern Queen Anne's	56	-	56	72	Fork	3	-	3
34	Finksburg	55	-	55	73	Hamilton	3	-	3
35	Annapolis Neck/Edgewater/Mayo	46	-	46	74	Middle River	3	-	3
36	Pasadena/Lake Shore	41	-	41	75	Overlea	3	-	3
37	Broadneck	35	-	35	76	Dundalk/Turners Station	2	-	2
38	Cockeysville/Timonium	8	26	34	77	North Point	1	-	1
39	Hereford/Maryland Line	34	-	34					

Source: Building Permit Data System—Baltimore Metropolitan Council

**Table 4-B. New Residential Units Permitted in 2020 - RPDs Ranked By Single-Family Units Permitted**

Rank	Location	Single-Family	Multi-Family	Total Units	Rank	Location	Single-Family	Multi-Family	Total Units
1	Crofton	513	-	513	40	Hampden	28	47	75
2	Aberdeen/Havre De Grace	353	-	353	41	Crownsville	21	-	21
3	Jessup/Severn	260	24	284	42	Davidsonville/Harwood	21	-	21
4	Marley Neck	242	-	242	43	Jacksonville	16	-	16
5	Elkridge	211	345	556	44	Glen Burnie	13	-	13
6	Severna Park	207	-	207	45	Chestnut Ridge	13	-	13
7	Taneytown	175	10	185	46	Cooksville	13	-	13
8	Chase/Bowleys Quarters	165	36	201	47	Towson/Loch Raven	12	231	243
9	Bel Air/Fallston	153	128	281	48	Harrisonville	12	-	12
10	Edgewood/Joppa	139	-	139	49	Parkville	11	-	11
11	Kent Island/Grasonville	138	15	153	50	Security	11	-	11
12	Odenton	130	-	130	51	Greenspring Valley/Pikesville	9	-	9
13	Maryland City	128	-	128	52	Fowlesburg	9	-	9
14	Brooklyn Park/Linthicum	122	-	122	53	Highlandtown	8	327	335
15	Perry Hall/Whitemarsh	115	160	275	54	Cockeysville/Timonium	8	26	34
16	Fort Meade	114	-	114	55	Prettyboy	7	-	7
17	Ellicott City	110	50	160	56	Rosedale	7	-	7
18	Laurel	107	16	123	57	Ruxton	7	-	7
19	Clarksville	91	-	91	58	Sparks	7	-	7
20	Reisterstown/Owings Mills	84	227	311	59	Kingsville	6	-	6
21	West Friendship	84	-	84	60	Liberty/Lochearn	6	-	6
22	Mount Airy	81	-	81	61	Lutherville	6	-	6
23	Edgemere	75	-	75	62	Randallstown	5	18	23
24	Rossville	71	-	71	63	Arbutus/Lansdowne	5	-	5
25	Westminster	70	35	105	64	Catonsville	5	-	5
26	Eastern Queen Anne's	56	-	56	65	Upper Park Heights	5	-	5
27	Finksburg	55	-	55	66	Waverly	4	22	26
28	Annapolis Neck/Edgewater/Mayo	46	-	46	67	Forest Park	4	-	4
29	Pasadena/Lake Shore	41	-	41	68	Fork	3	-	3
30	Columbia	35	48	83	69	Hamilton	3	-	3
31	Broadneck	35	-	35	70	Middle River	3	-	3
32	Hereford/Maryland Line	34	-	34	71	Overlea	3	-	3
33	Jarrettsville/Norrisville	32	-	32	72	Dundalk/Turners Station	2	-	2
34	Annapolis	31	-	31	73	North Point	1	-	1
35	Cardiff/Darlington	31	-	31	74	Canton	-	500	500
36	Essex	31	-	31	75	South Baltimore	-	275	275
37	Manchester	29	-	29	76	East Baltimore	-	61	61
38	Deale/Lothian	29	-	29	77	Mount Washington	-	30	30
39	Eldersburg	29	-	29					

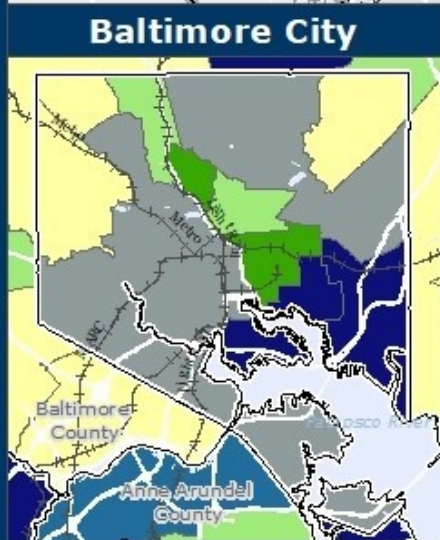
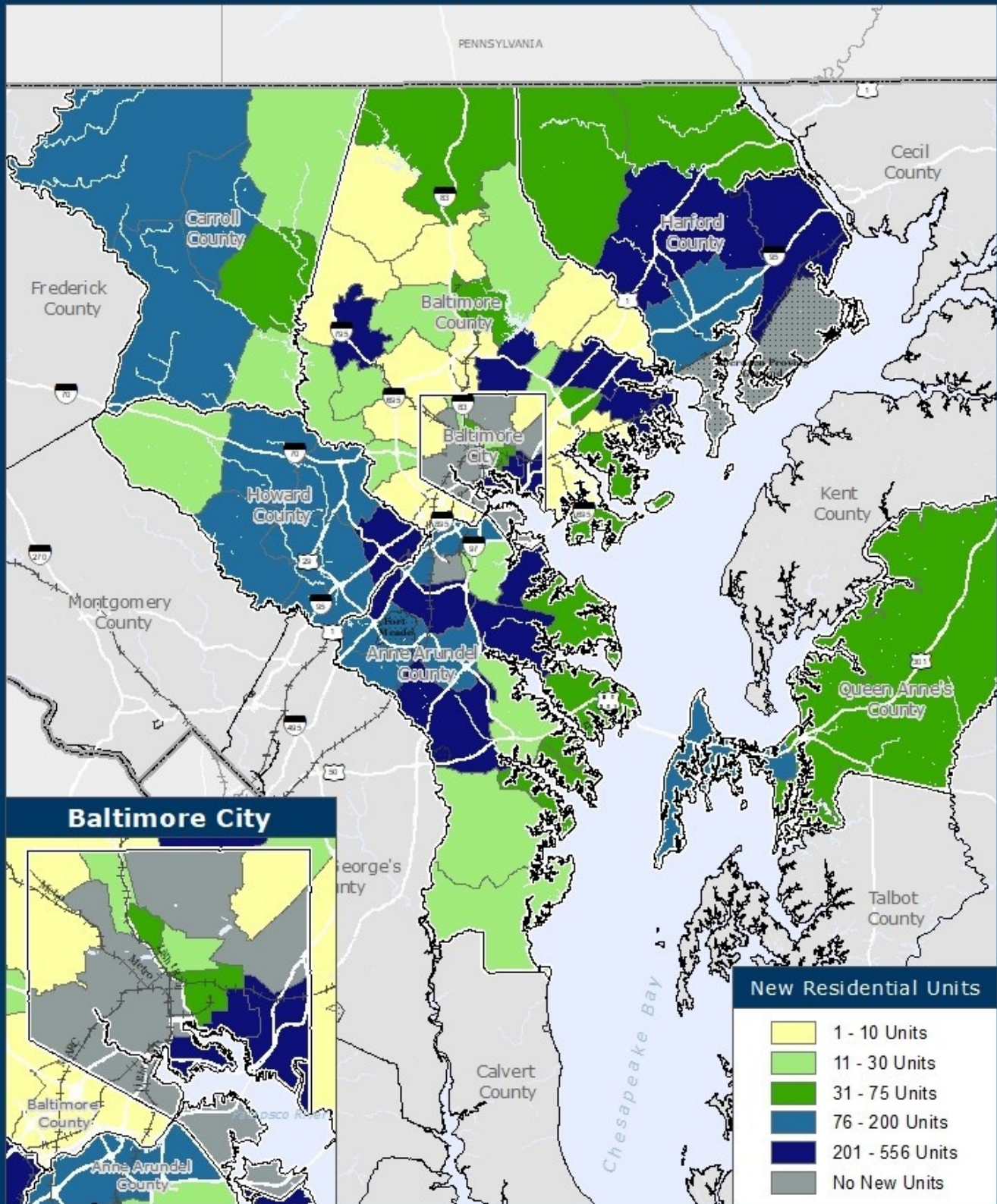
Source: Building Permit Data System—Baltimore Metropolitan Council

**Table 4-C. New Residential Units Permitted in 2020 - RPDs Ranked By Multi-Family Units Permitted**

Rank	Location	Single-Family	Multi-Family	Total Units	Rank	Location	Single-Family	Multi-Family	Total Units
1	Canton	-	500	500	40	Pasadena/Lake Shore	41	-	41
2	Elkridge	211	345	556	41	Broadneck	35	-	35
3	Highlandtown	8	327	335	42	Hereford/Maryland Line	34	-	34
4	South Baltimore	-	275	275	43	Jarrettsville/Norrisville	32	-	32
5	Towson/Loch Raven	12	231	243	44	Annapolis	31	-	31
6	Reisterstown/Owings Mills	84	227	311	45	Cardiff/Darlington	31	-	31
7	Perry Hall/Whitemarsh	115	160	275	46	Essex	31	-	31
8	Bel Air/Fallston	153	128	281	47	Manchester	29	-	29
9	East Baltimore	-	61	61	48	Deale/Lothian	29	-	29
10	Ellicott City	110	50	160	49	Eldersburg	29	-	29
11	Columbia	35	48	83	50	Crownsville	21	-	21
12	Hampden	28	47	75	51	Davidsonville/Harwood	21	-	21
13	Chase/Bowleys Quarters	165	36	201	52	Jacksonville	16	-	16
14	Westminster	70	35	105	53	Glen Burnie	13	-	13
15	Mount Washington	-	30	30	54	Chestnut Ridge	13	-	13
16	Cockeysville/Timonium	8	26	34	55	Cooksville	13	-	13
17	Jessup/Severn	260	24	284	56	Harrisonville	12	-	12
18	Waverly	4	22	26	57	Parkville	11	-	11
19	Randallstown	5	18	23	58	Security	11	-	11
20	Laurel	107	16	123	59	Greenspring Valley/Pikesville	9	-	9
21	Kent Island/Grasonville	138	15	153	60	Fowblesburg	9	-	9
22	Taneytown	175	10	185	61	Prettyboy	7	-	7
23	Crofton	513	-	513	62	Rosedale	7	-	7
24	Aberdeen/Havre De Grace	353	-	353	63	Ruxton	7	-	7
25	Marley Neck	242	-	242	64	Sparks	7	-	7
26	Severna Park	207	-	207	65	Kingsville	6	-	6
27	Edgewood/Joppa	139	-	139	66	Liberty/Lochearn	6	-	6
28	Odenton	130	-	130	67	Lutherville	6	-	6
29	Maryland City	128	-	128	68	Arbutus/Lansdowne	5	-	5
30	Brooklyn Park/Linthicum	122	-	122	69	Catonsville	5	-	5
31	Fort Meade	114	-	114	70	Upper Park Heights	5	-	5
32	Clarksville	91	-	91	71	Forest Park	4	-	4
33	West Friendship	84	-	84	72	Fork	3	-	3
34	Mount Airy	81	-	81	73	Hamilton	3	-	3
35	Edgemere	75	-	75	74	Middle River	3	-	3
36	Rossville	71	-	71	75	Overlea	3	-	3
37	Eastern Queen Anne's	56	-	56	76	Dundalk/Turners Station	2	-	2
38	Finksburg	55	-	55	77	North Point	1	-	1
39	Annapolis Neck/Edgewater/Mayo	46	-	46					

Source: Building Permit Data System—Baltimore Metropolitan Council

## Exhibit 14 Number of Permitted Residential Units by RPD 2020





### **Data Sources:**

1. Building Permit Data System at the Baltimore Metropolitan Council
2. U.S. Census Bureau New Residential Construction and New Residential Sales data

### **Reference:**

1. U.S. Census Bureau & U.S. Department of Housing and Urban Development. **“New Residential Construction in December 2020”**. January 21, 2021.
2. United States Census Bureau; <https://www.census.gov/construction/bps/>, **New Privately Owned Housing Units Authorized, Unadjusted Units by Metropolitan Area—December 2020 Year-to-Date**, January, 2021.
3. United States Census Bureau; <https://www.census.gov/construction/bps/>, **New Privately Owned Housing Units Authorized, Unadjusted Units by Metropolitan Area—December 2019 Year-to-Date**, January, 2020.
4. United States Census Bureau, <https://www.census.gov/construction/bps/>, **New Privately Owned Housing Units Authorized, Unadjusted Units by State—December 2020 Year-to-Date**, January, 2021.
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6. U.S. Census Bureau & U.S. Department of Housing and Urban Development. **“New Residential Sales in December 2020”**. January 28, 2021.
7. National Association of Realtors; [www.realtor.org](http://www.realtor.org), **“December 2020 Existing - Home Sales”**; January 22, 2021.
8. U.S. Bureau of Economic Analysis; U.S. Bureau of Labor Statistics. **Labor Force Statistics from the Current Population Survey**. Data Extracted on June 15, 2020.
9. U.S. Bureau of Economic Analysis; U.S. Department of Commerce. **Change From Preceding Period in Real Gross Domestic Product**. May 27, 2021

### **Metropolitan Building Activity Report Baltimore Region December 2020, Year-in-Review 2020**

#### **Produced by:**

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For historic reports (1974-present), subscription to the online building permit database and any comments or questions about this report may be directed to Crystal McDermott



**BALTIMORE  
METROPOLITAN  
COUNCIL**



**BRTB**  
Baltimore Regional Transportation Board

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