

REPORT

Metropolitan Building Activity Report

October 2021



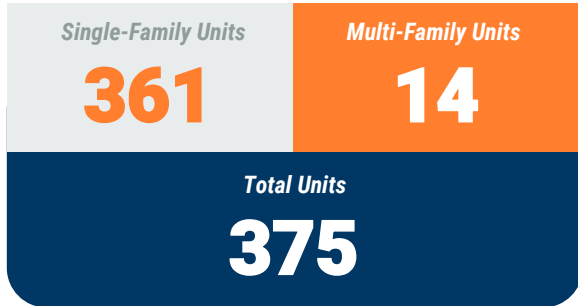
Building Activity Report

October, 2021

Region

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

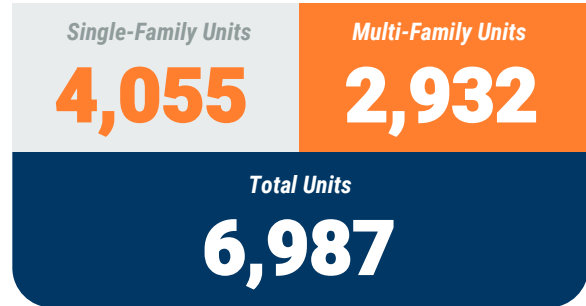
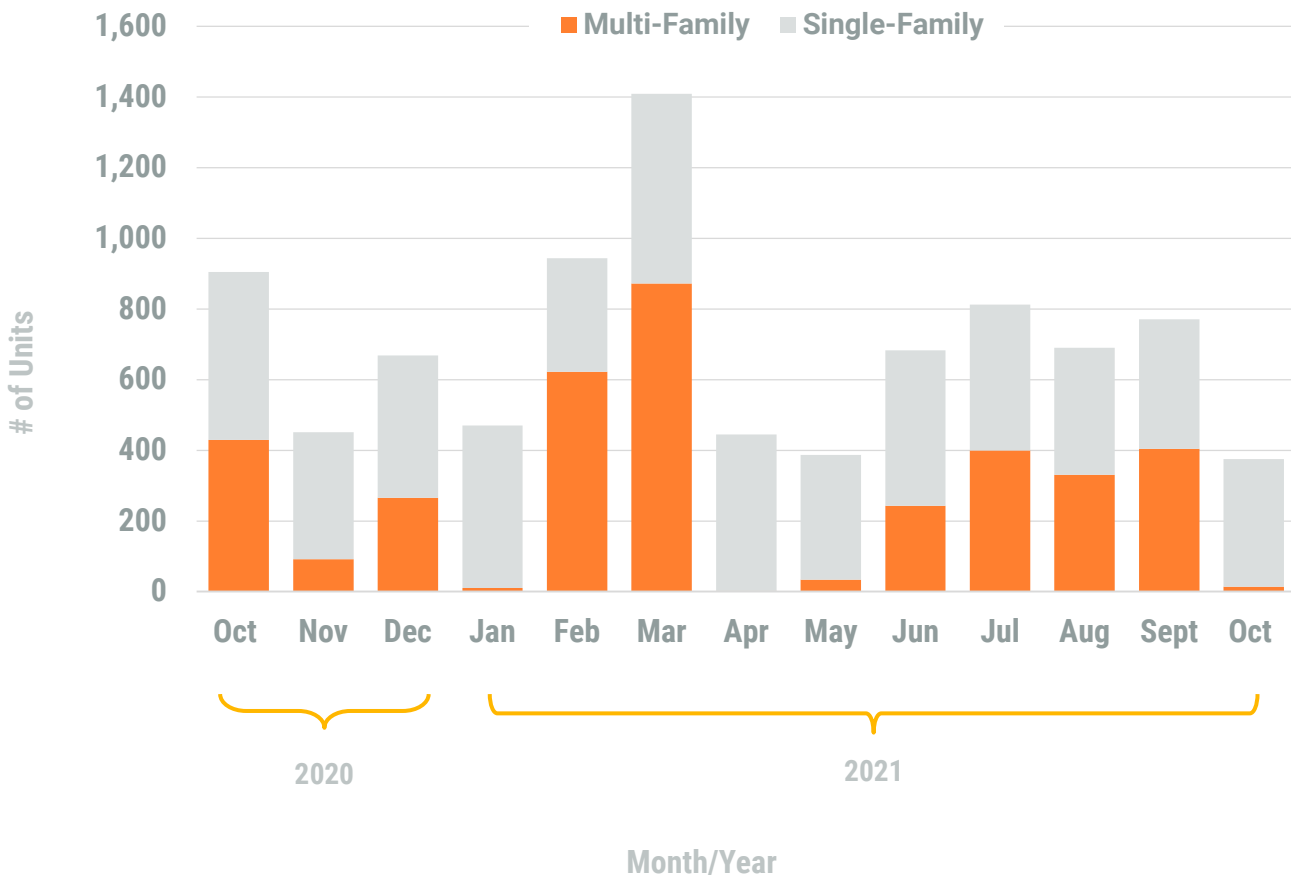


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

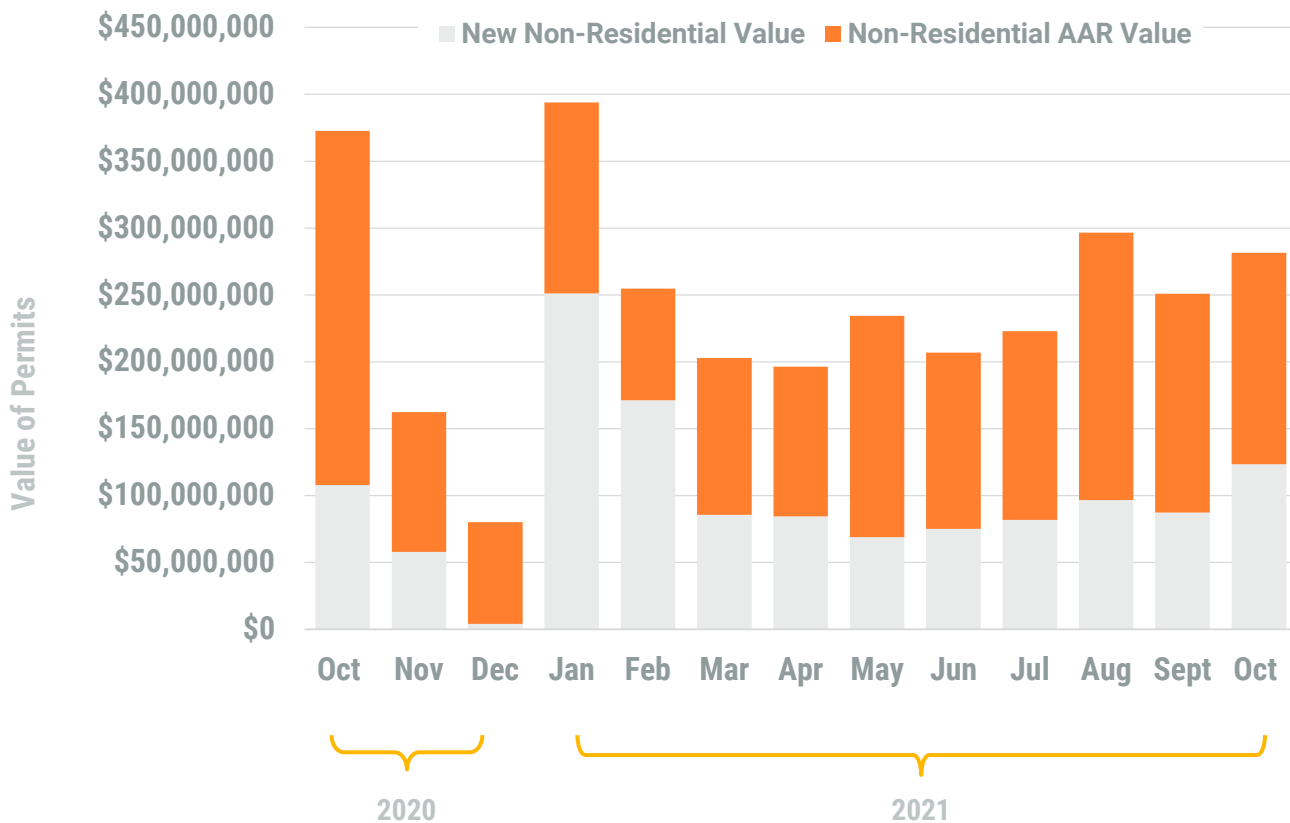
October, 2021

Region

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$123,340,000	\$1,125,695,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$158,138,000	\$1,415,164,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



* As of Aug 2020, Queen Anne's County is included in the Regional BPDS
 ** 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 cannot be apportioned and are not included in Non-Residential Value totals.
 Source: BPDS at the Baltimore Metropolitan Council



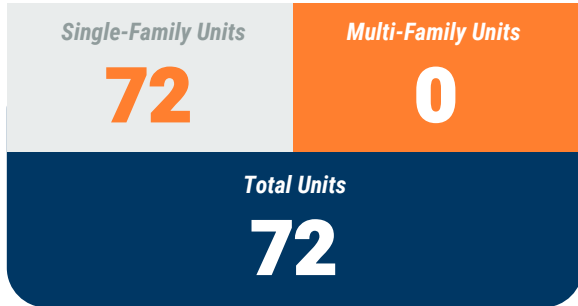
Building Activity Report

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Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

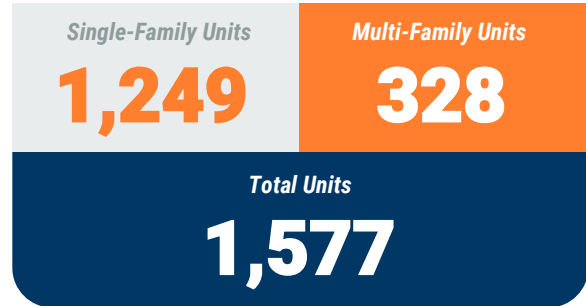
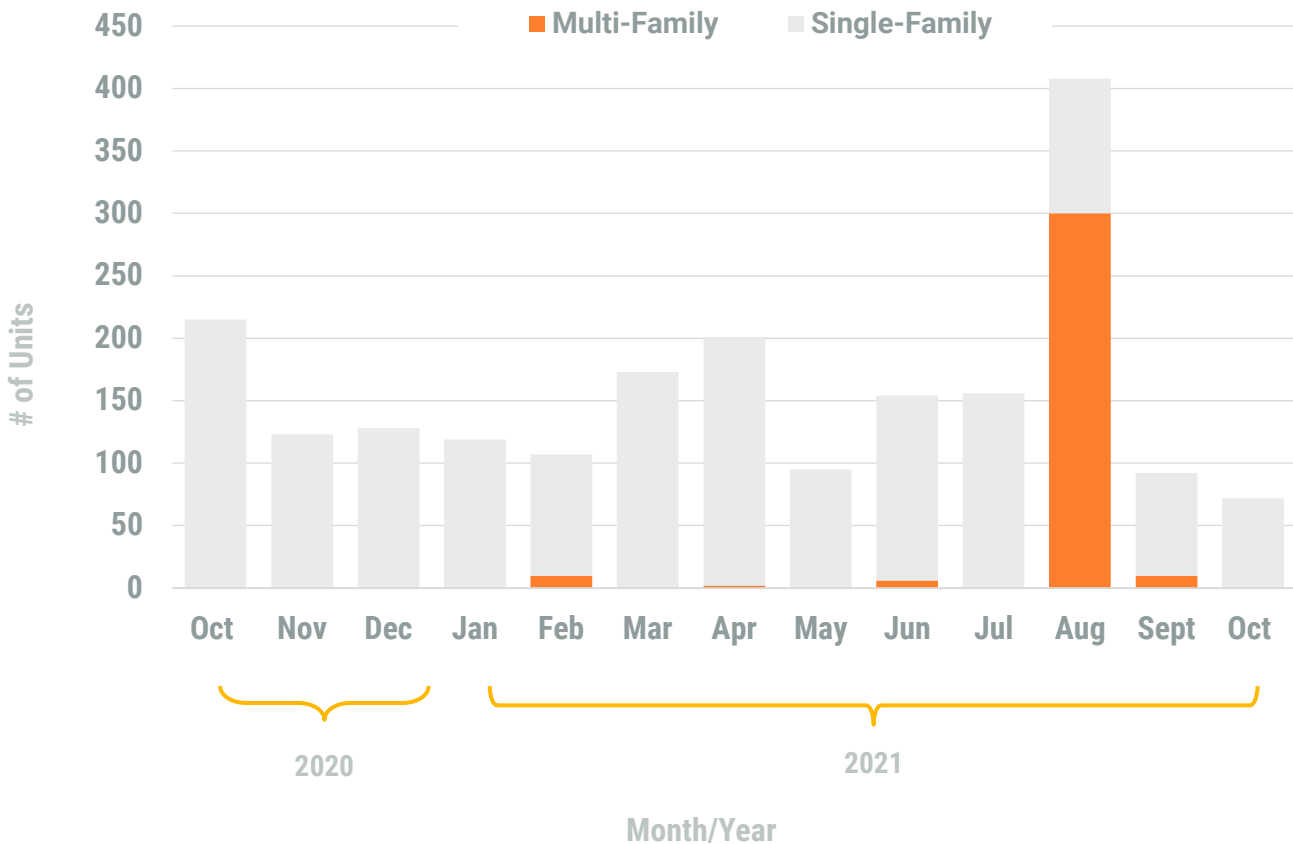


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Building Activity Report

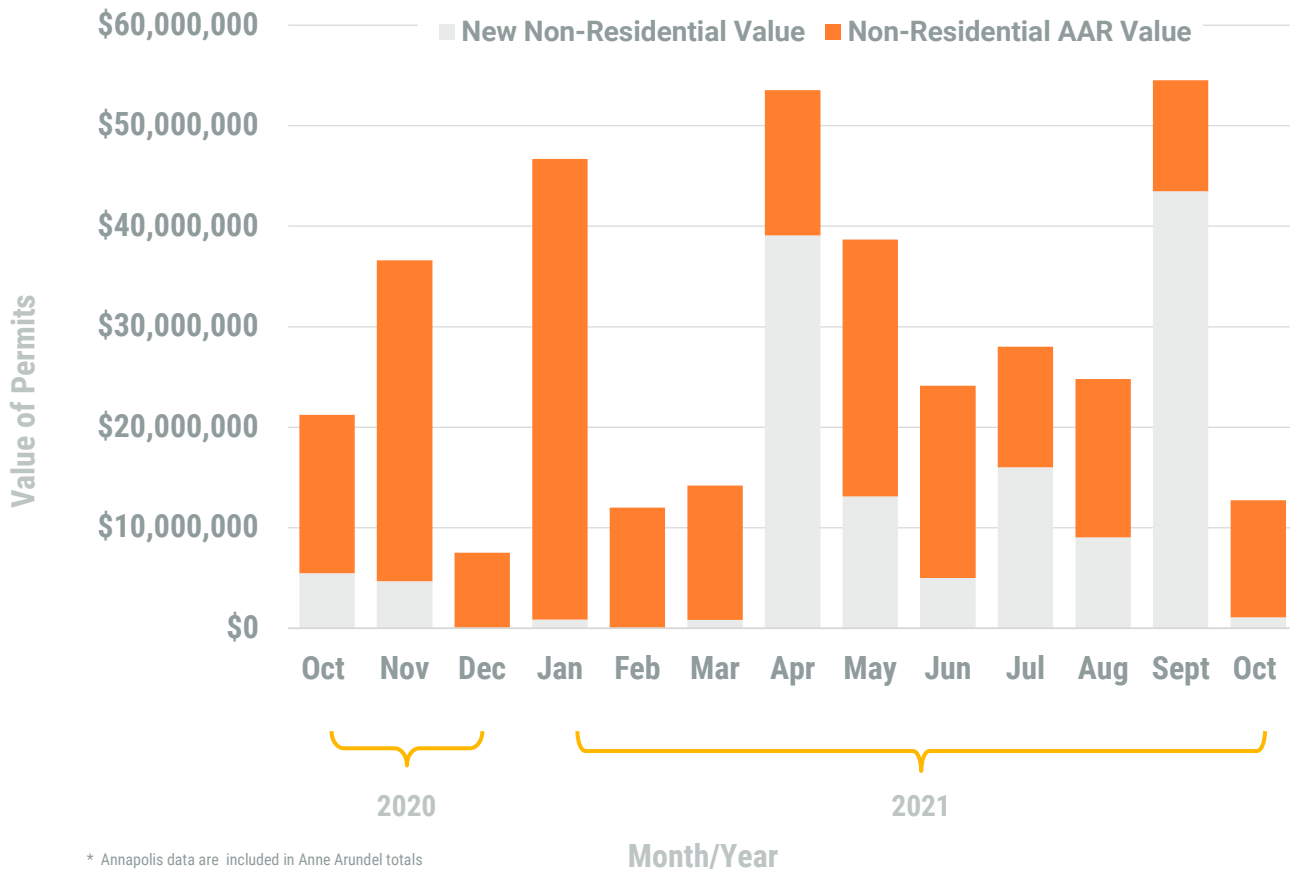
October, 2021

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,086,000	\$128,489,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$11,652,000	\$180,849,000

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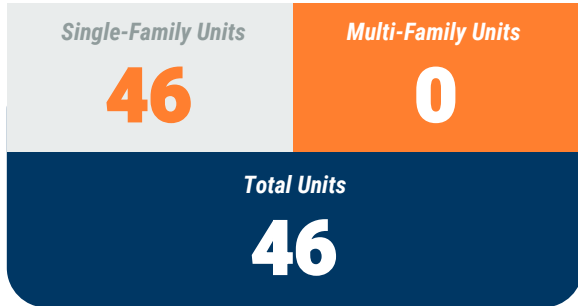
Building Activity Report

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Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

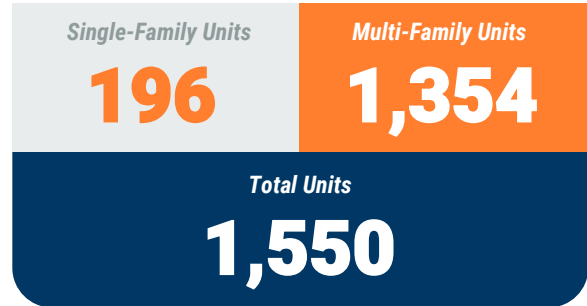
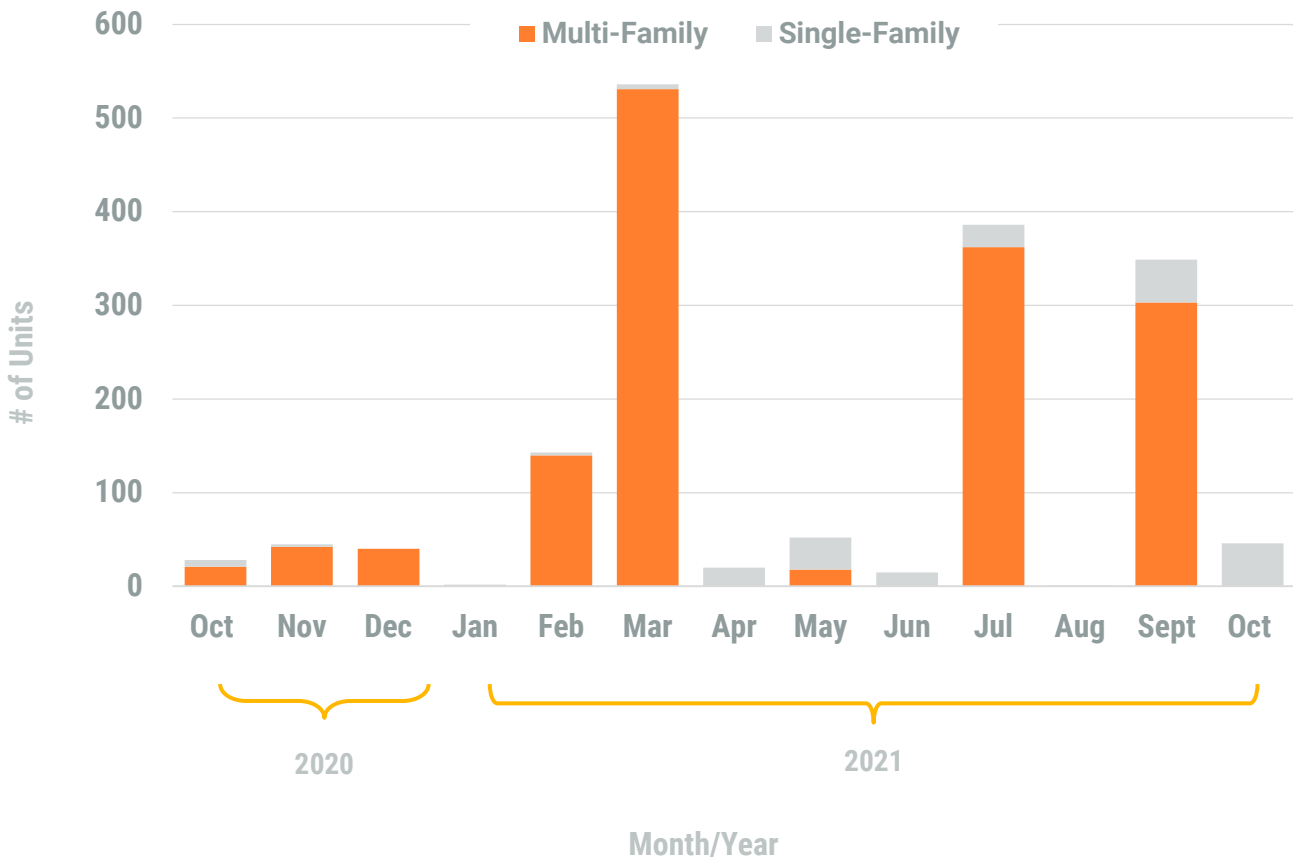


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Building Activity Report

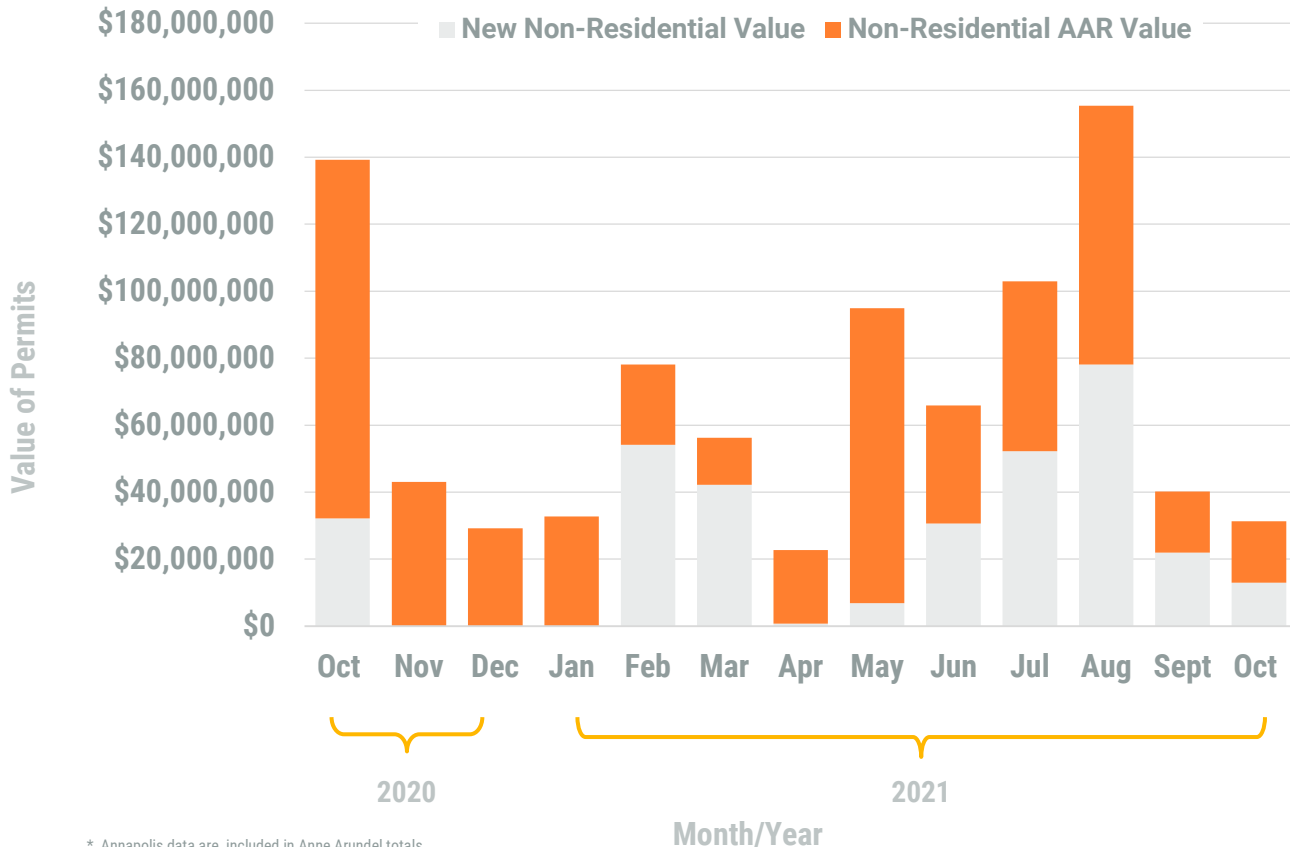
October, 2021

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$13,000,000	\$299,537,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$18,296,000	\$380,870,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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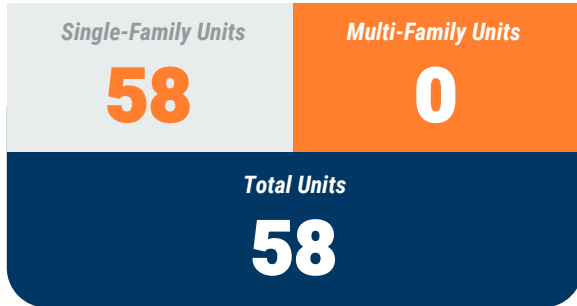
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Baltimore County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

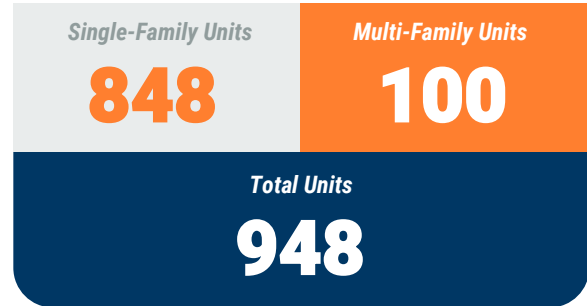
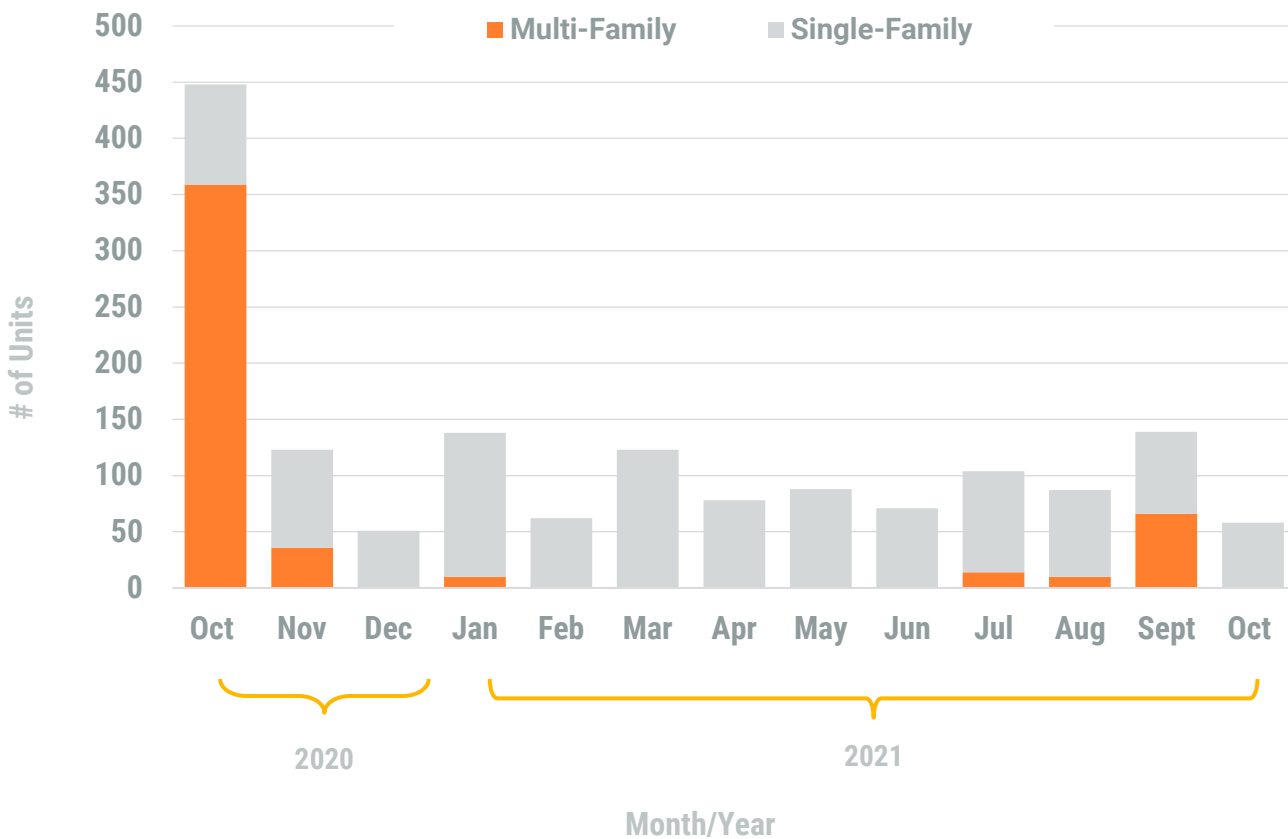


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

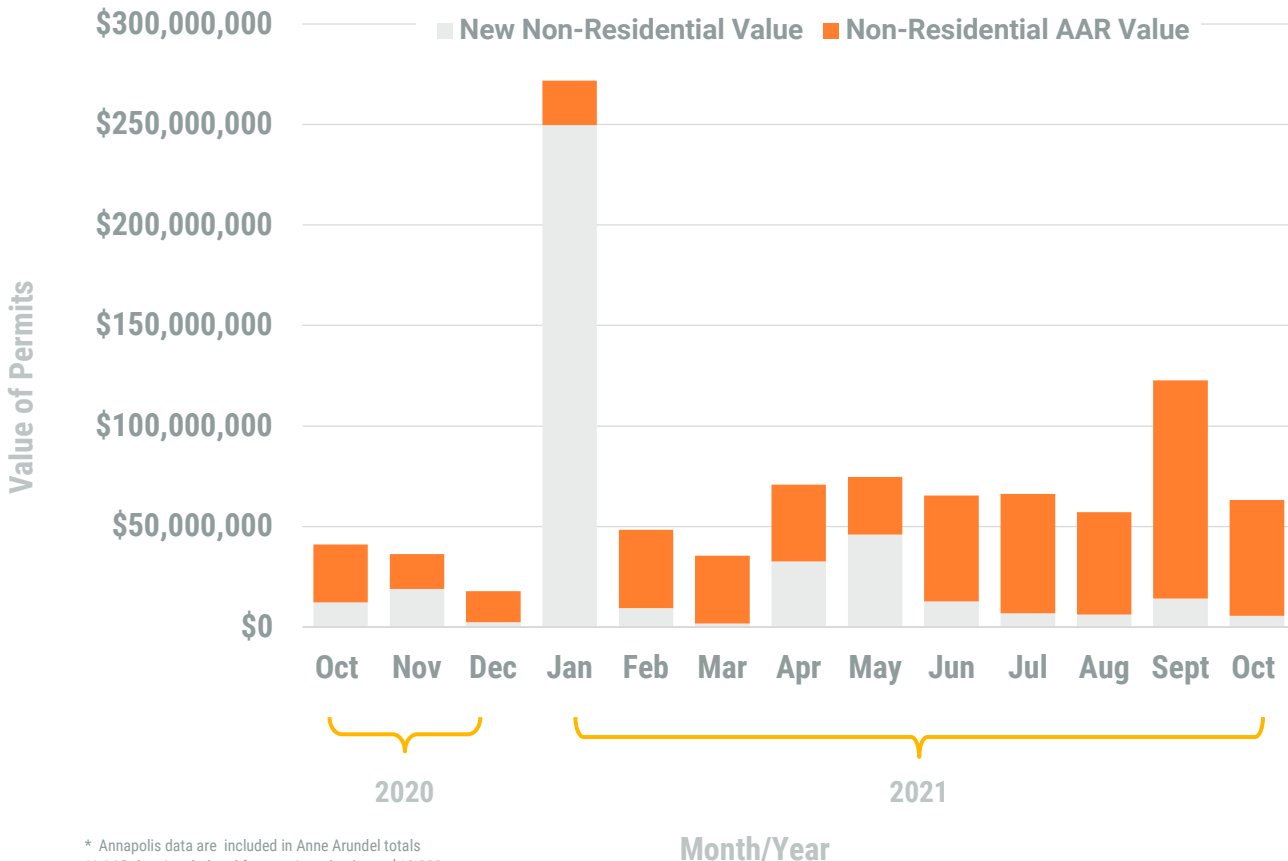
October, 2021

Baltimore County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$5,560,000	\$384,506,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$57,599,000	\$490,856,000

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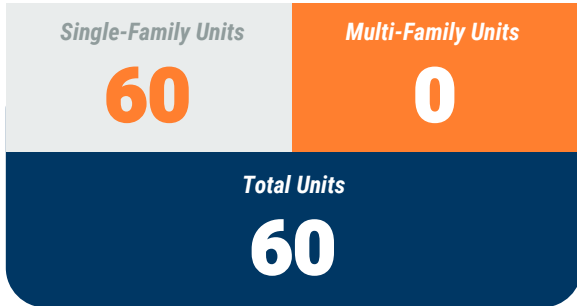
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Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

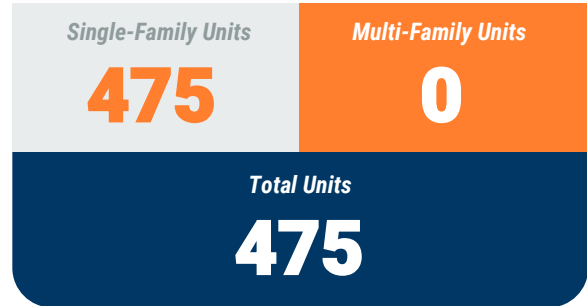
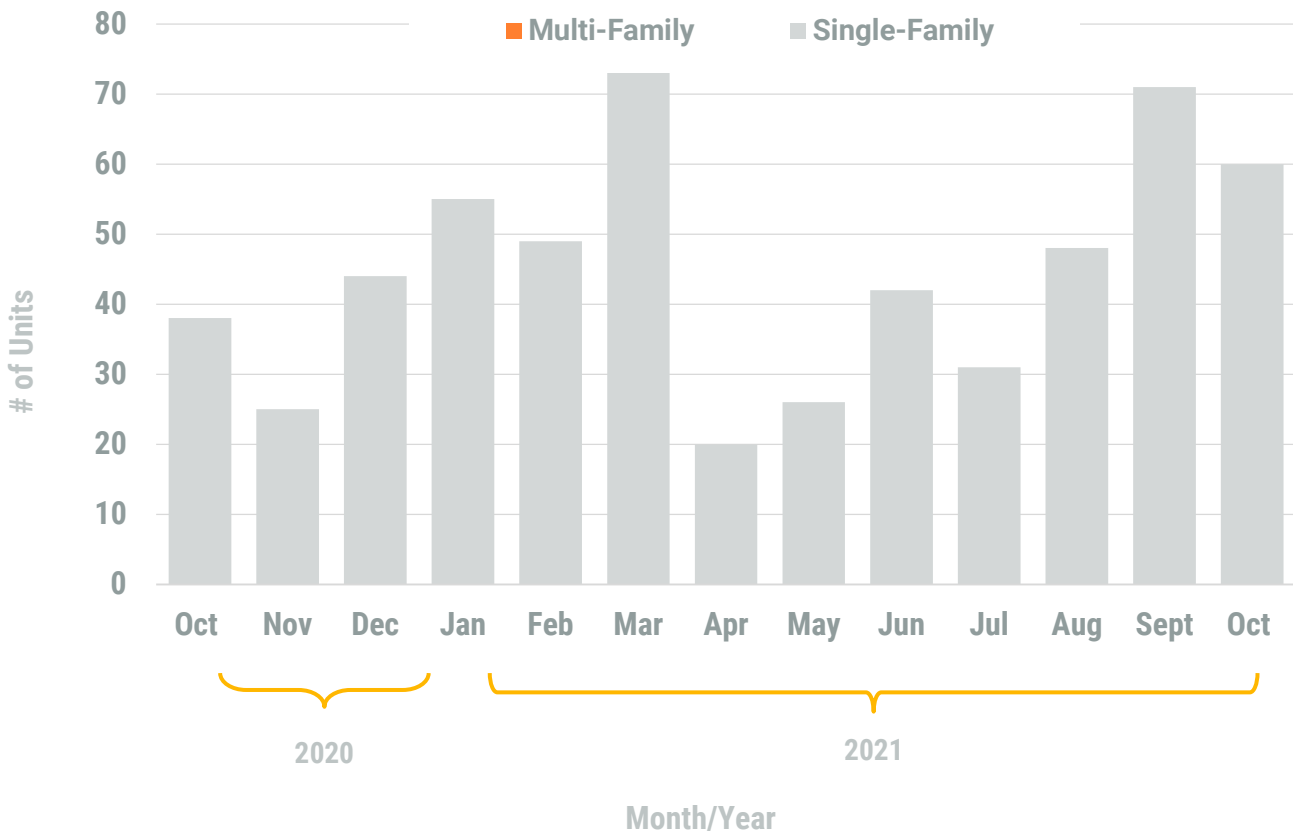


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

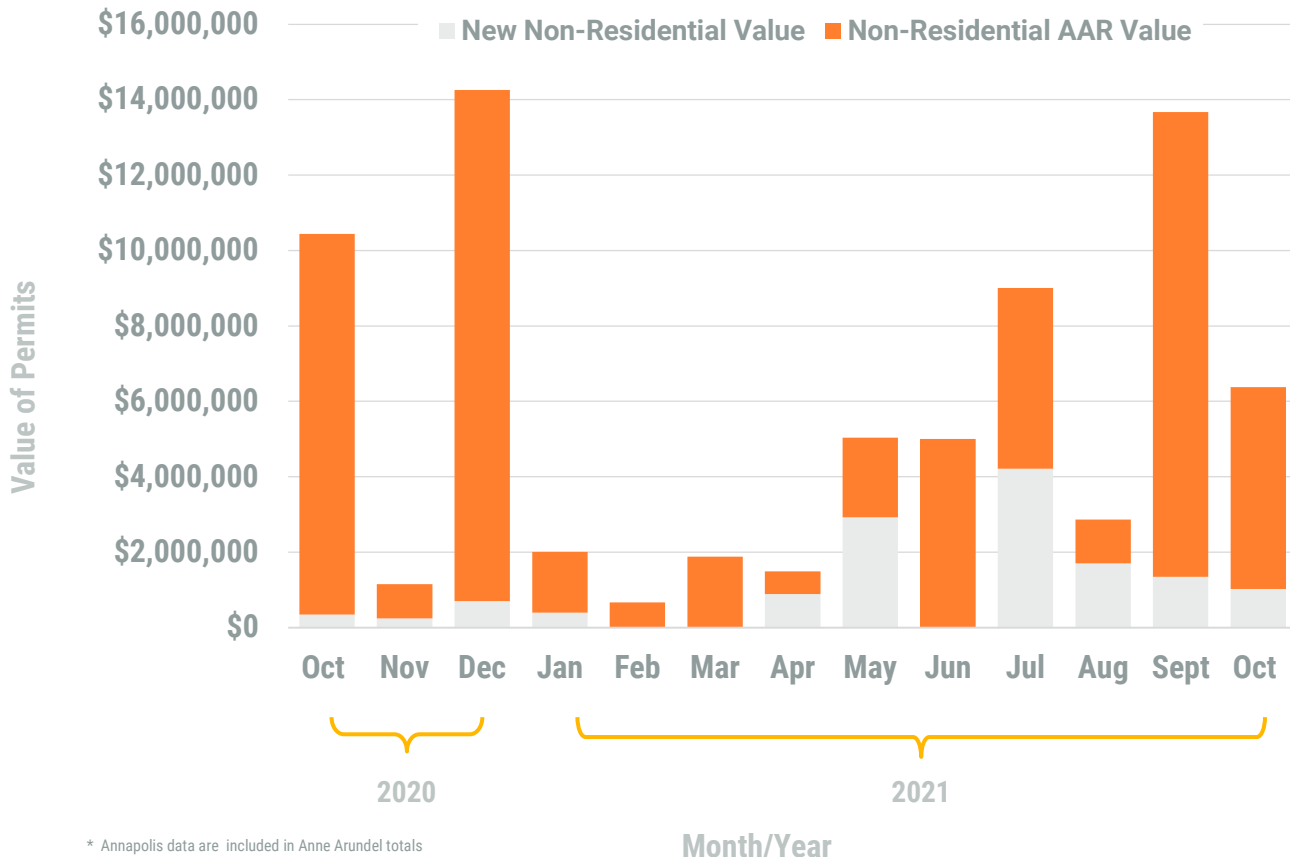
October, 2021

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,025,000	\$12,494,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$5,355,000	\$35,511,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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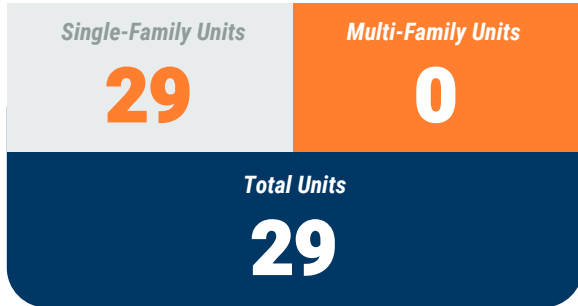
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Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

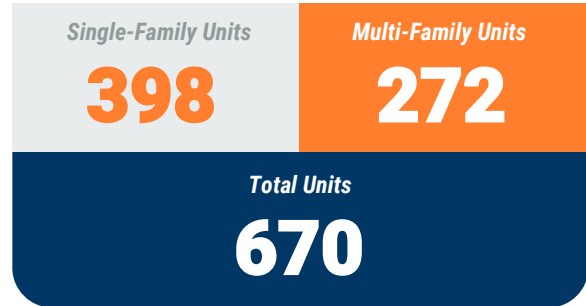
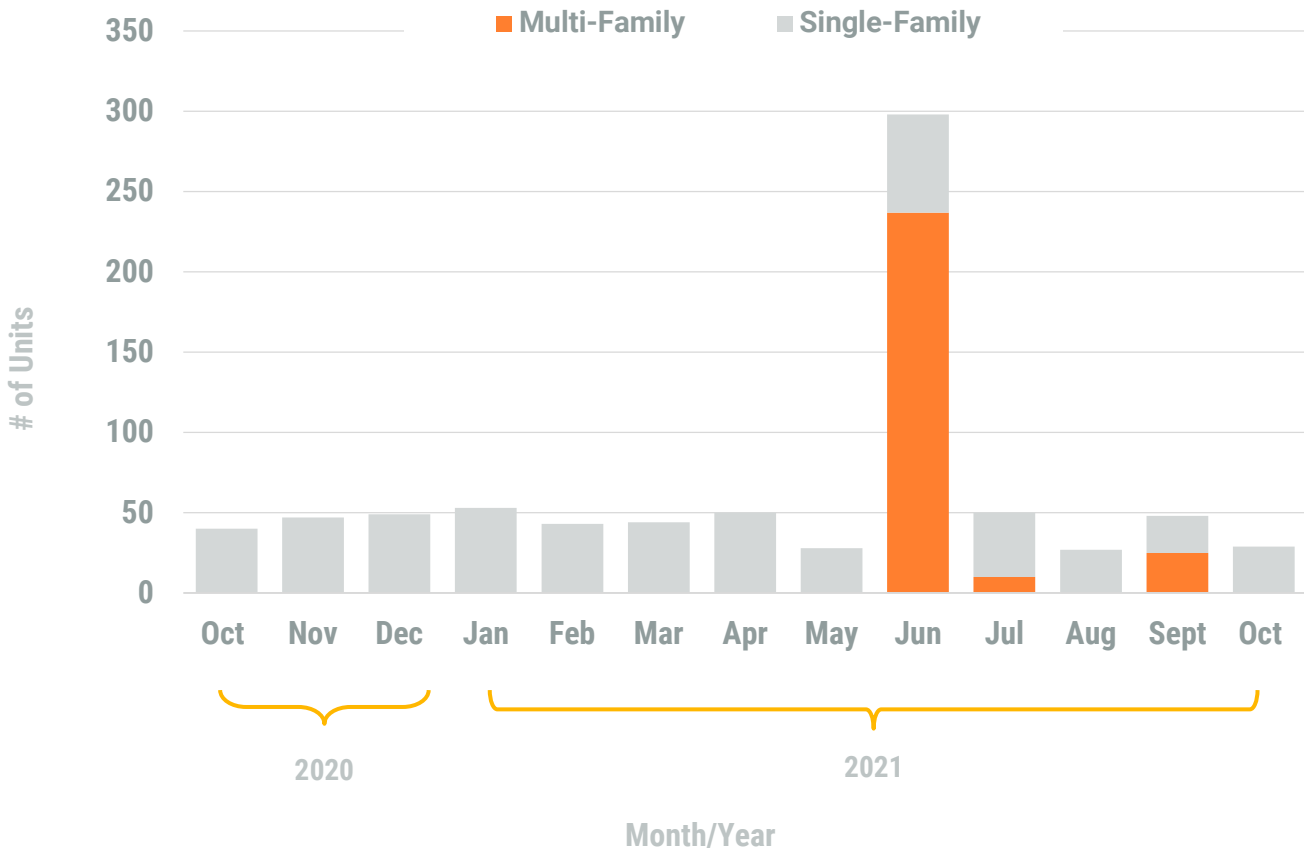


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

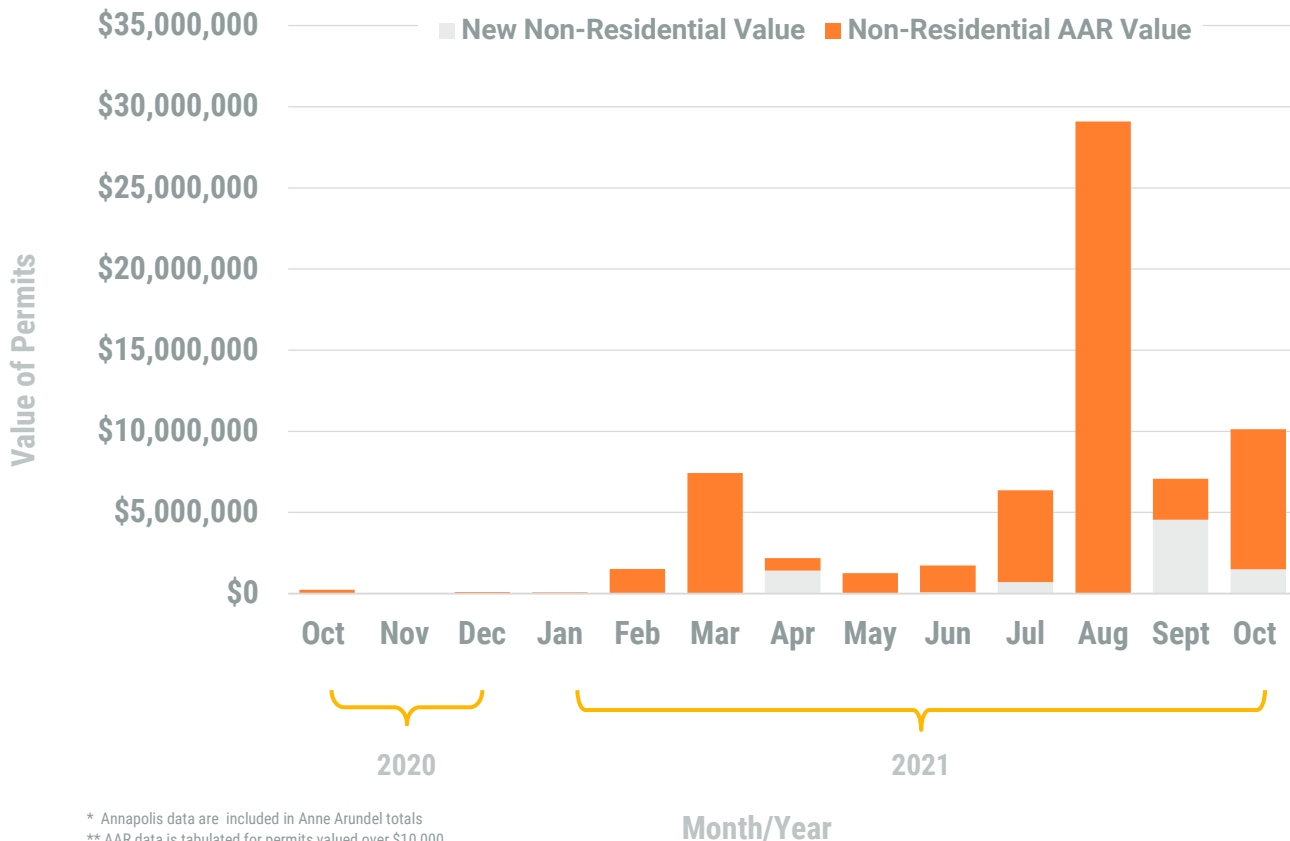
October, 2021

Harford County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,500,000	\$8,246,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$8,627,000	\$58,598,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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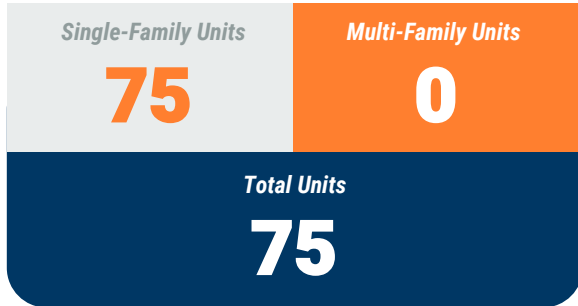
Building Activity Report

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Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

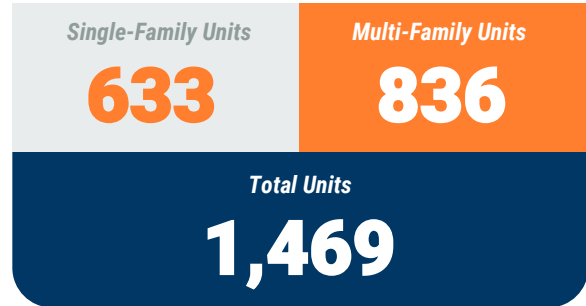
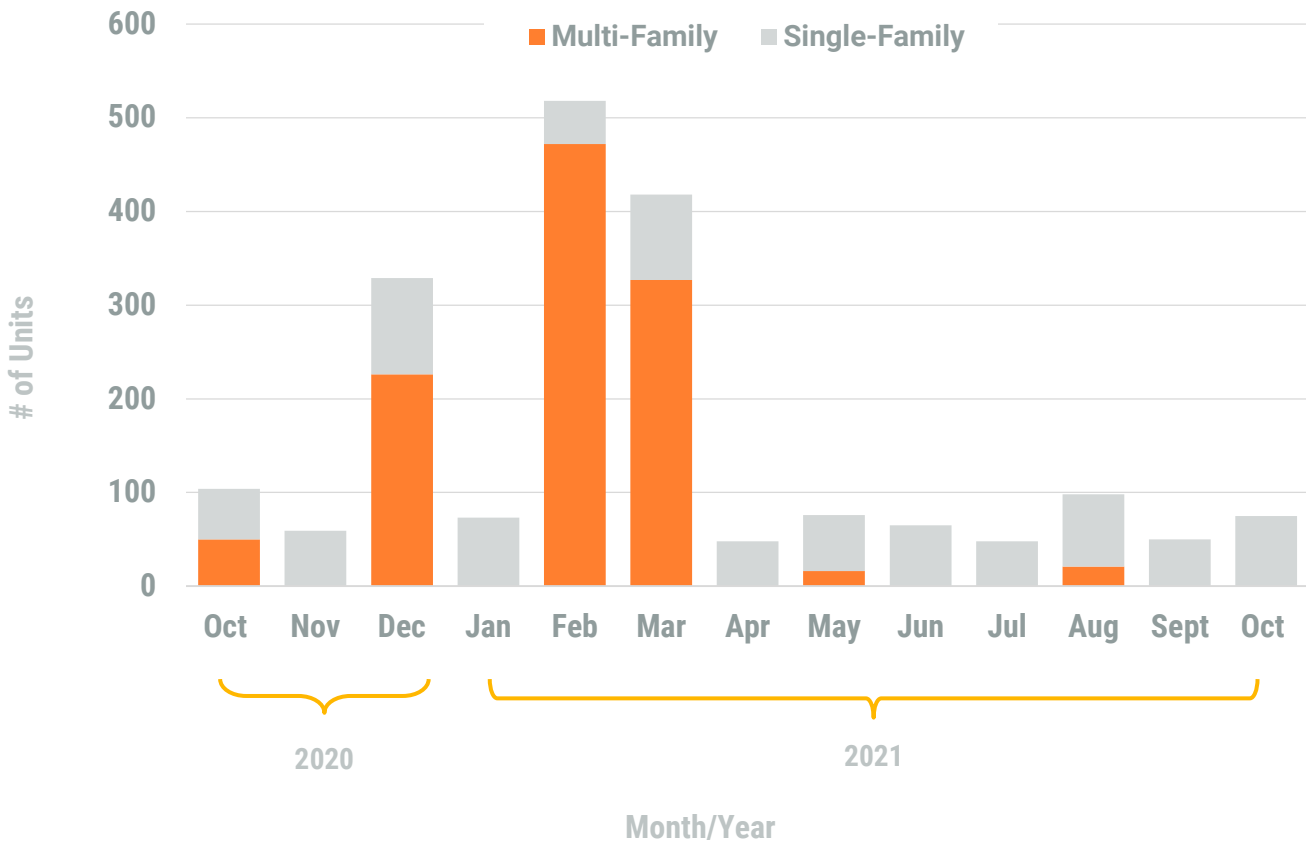


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

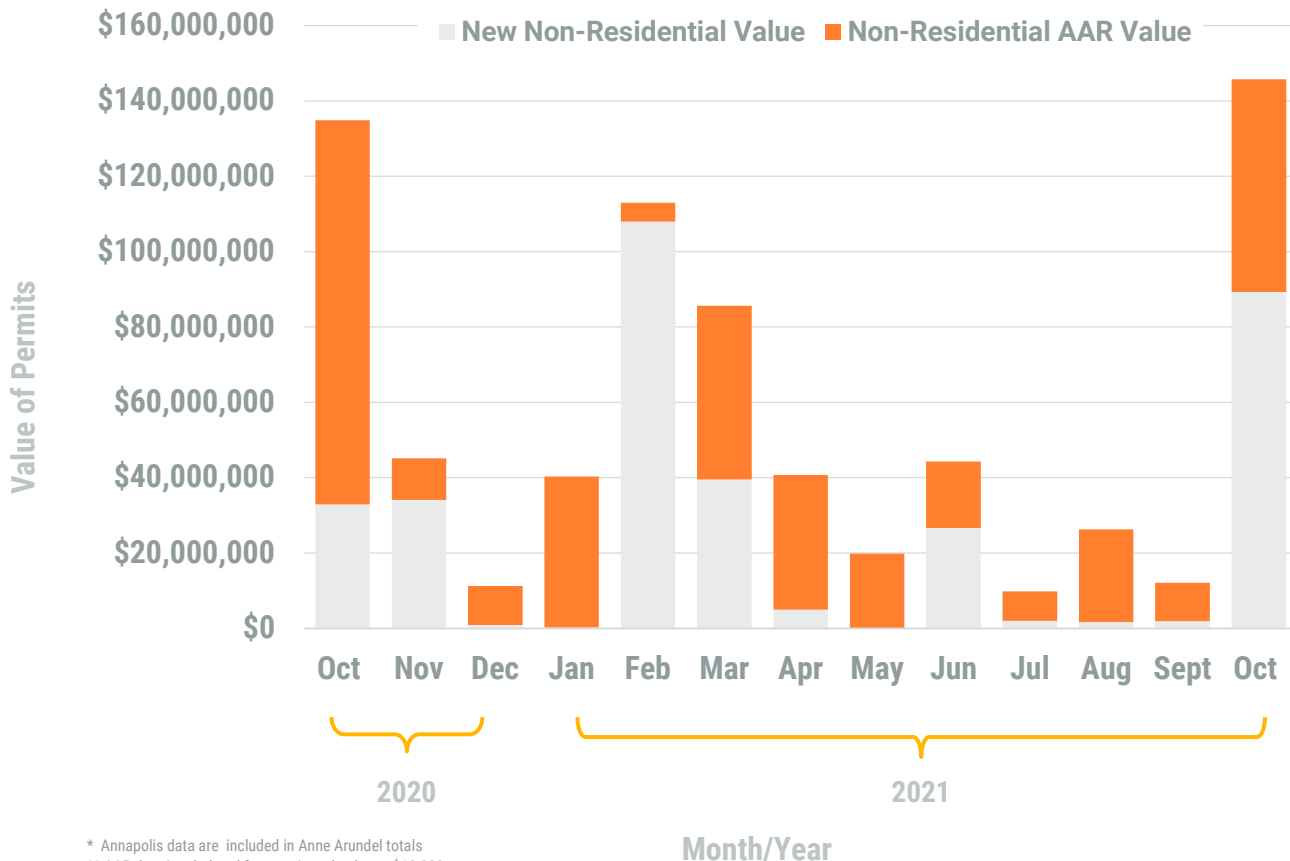
October, 2021

Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$89,297,000	\$274,076,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$56,465,000	\$263,534,000

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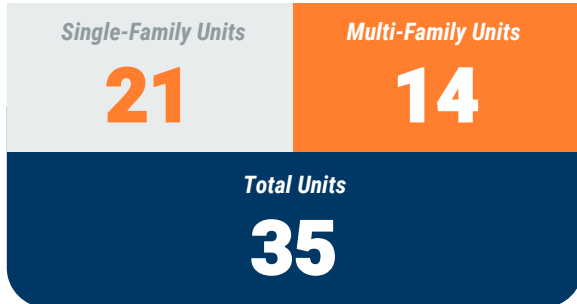
Building Activity Report

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Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

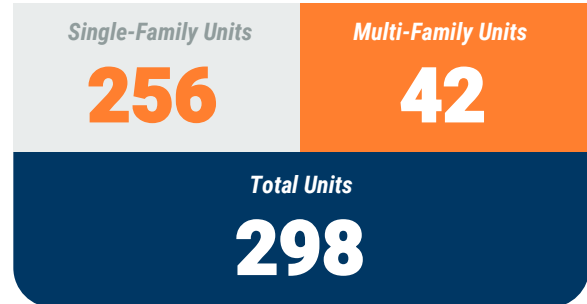
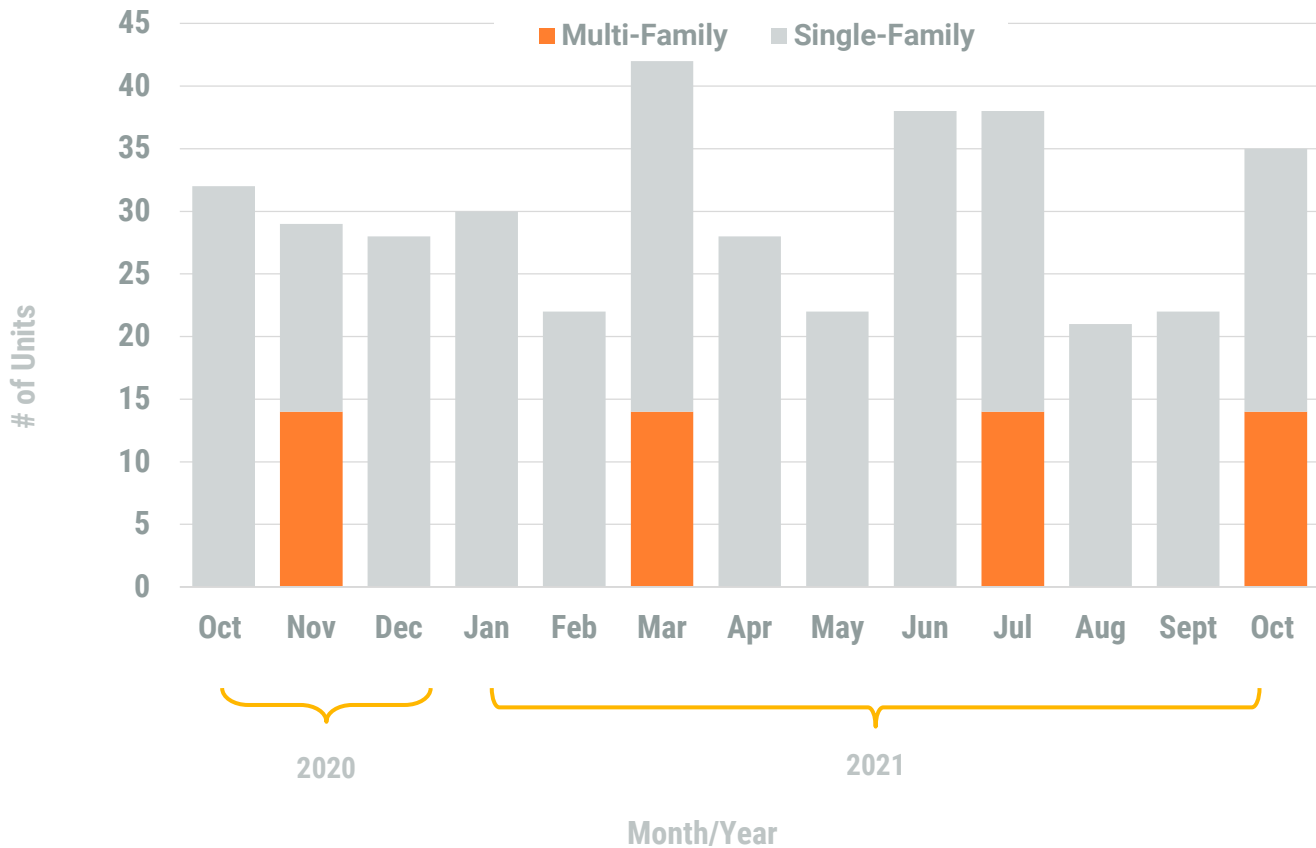


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

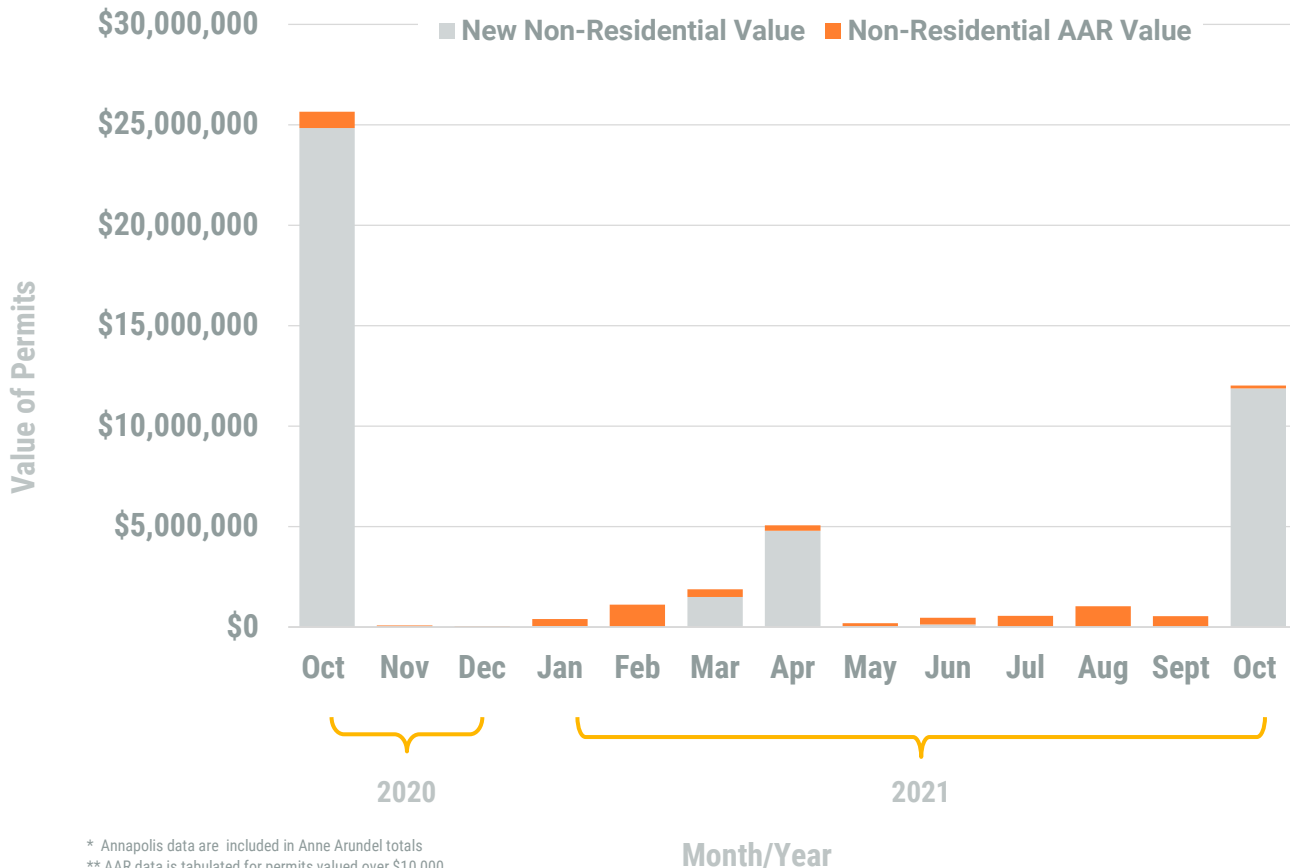
October, 2021

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$11,872,000	\$18,347,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$144,000	\$4,946,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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Building Activity Report

October, 2021

Table A. Region's Most Significant New Non-Residential Projects

Amount	County/City	Location	Description	Owner Name
\$ 88,097,000	Howard	Columbia	New Academic/Athletic Facility (Foundation Only)	Howard Community College
\$ 10,000,000	Baltimore City	Brooklyn	New Shell Industrial Warehouse (Between Church St. & Benhill)	Scannell Property #451, LLC
\$ 10,000,000	Queen Anne's	Kent Island	New Water Treatment Plant w Lab, Ofc	
\$ 3,700,000	Baltimore	Dundalk/Turners Station	New Medical Ofc Bldg	Mace Real Estate LLC
\$ 3,000,000	Baltimore City	Canton	New Retail Bldg (3900 Boston St)	Refinery Canton LLC
\$ 1,872,000	Queen Anne's	Kent Island	New Rstrnt, Deck, Cooler/Freezer, Mech Spce (Foundation Only)	
\$ 1,500,000	Harford	Edgewood/Joppa	New Community Center	Ot LLC
\$ 1,400,000	Baltimore	Reisterstown/Owings Mills	New Rstrnt w Drive Thru	Lakeshore Outparcel LLC
\$ 1,200,000	Howard	Elkridge	New Bldg - Taco Bell	Aks Inc
\$ 906,000	Anne Arundel	Davidsonville/Harwood	New 1-Sty Shell Bldg "Hitching Post Plaza"	Soco Station LLC
\$ 525,000	Carroll	Mount Airy	New Boardwalk for Town of Mt. Airy	Town Of Mount Airy
\$ 500,000	Carroll	Taneytown	New Clubhouse for "The Villages @ Meade's Crossing"	Meades Crossing LLC

Source: Building Permit Data System at the Baltimore Metropolitan Council

Table B. Region's Most Significant Non-Residential AAR Projects

Amount	County/City	Location	Description	Owner Name
\$ 30,000,000	Howard	Laurel	Int Alts: Completion of Shell Bldg (Amazon)	Laurel Building LLC
\$ 20,401,000	Baltimore	Edgemere	Int Alts: Instl Rack System, Pick Tunnels	TPA Properties 23 LLC
\$ 8,600,000	Harford	Aberdeen/Havre De Grace	Int Alts: Storage Racks, Platform for Fanatics	
\$ 7,081,000	Howard	Laurel	Int Alts: Fitout 1st Flr (USACE-RSFO)	Emerson Development Viii LLC
\$ 6,800,000	Howard	Clarksville	Addtn (Johns Hopkins Library Service Center)	Johns Hopkins University
\$ 5,500,000	Baltimore	Lutherville	Int Alts (Flr 1, 4): Stud, Partitns, Ceilings, Rstrms, Lockers, Finishes, Fixturs	Johns Hopkins Subrban Health
\$ 5,250,000	Baltimore	Essex	Grading, Paving	Baltimore County
\$ 4,000,000	Baltimore	Reisterstown/Owings Mills	Int Alts (Retail to Self-Storage): Mezz, Doors, Stairs, Elevators, HVAC, Finishes, Fixturs	Tru 2005 Re li Trust
\$ 3,500,000	Howard	Columbia	Int Reno (AT&T): Conference Areas, Breakrm, Open Ofc Spc	Colgatedrive Associates LP
\$ 3,303,000	Baltimore City	East Baltimore	Int Alts: Reno Inpatient Unit of Halstead-Osler & Nelson-Harvey Bldg	Johns Hopkins Hospital
\$ 3,080,000	Baltimore	Edgemere	Alts: Instl Crane, Pallet Conveyors, Maintenance Platform, Operator Area	Tradepoint Atlantic Inc
\$ 3,000,000	Baltimore	Rosedale	Grading, Paving	Cosda Farm LLC
\$ 2,500,000	Anne Arundel	Jessup/Severn	Int Alts (Catalent Pharma Solutions)	Harmans Road Assoc LLC
\$ 2,000,000	Carroll	Manchester	Alts: Trash Conveyor, Instl Racking "Penguin Random House"	Stag Hampstead LLC
\$ 2,000,000	Baltimore City	West Baltimore	Int Reno: Extend Utilities to Upper Flrs	Bon Secours Hospital Baltimore
\$ 2,000,000	Baltimore City	West Baltimore	Int/Ext Reno: Stairs, Exit, Mech, Electric, Plumbing, Lobby, Bthrm, Elevator, Skylights	Calhoun Street Investments
\$ 1,900,000	Baltimore	Greenspring Valley/Pikesville	Int/Ext Alts: Stud, Partitns, Ceiling, HVAC, Floor, Break Rm, Restrms, Façade, Canopy	St Thomas Ggcal LLC
\$ 1,700,000	Annapolis	Annapolis	Addtn, Fitout	
\$ 1,500,000	Baltimore	Towson/Loch Raven	Int Alts: Millwork, Doors, Ceiling, HVAC, Rstrms, Fixturs, Finishes	University of Maryland St Jose
\$ 1,376,000	Carroll	Manchester	Int Alts: Instl Pallet Rack "Penguin Random House"	Stag Hampstead LLC
\$ 1,200,000	Baltimore City	Canton	Alts: Demo CMU Wall to Open Factory Up, Sprnkrls	2111 Van Deman Street LLC
\$ 1,000,000	Baltimore City	Carroll Park	Int Reno: Casino Game Floor, Carpet, Gaming Machines, Finishes	Mayor and City Council

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

October, 2021

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	October 2020	October 2021	YTD 2020	YTD 2021	October 2020	October 2021	YTD 2020	YTD 2021	October 2020	October 2021	YTD 2020	YTD 2021
Anne Arundel	215	72	1,702	1,249	-	-	24	328	215	72	1,726	1,577
Annapolis*	(12)	-	(40)	(11)	-	-	-	(8)	(12)	-	(40)	(19)
Baltimore City	7	46	56	196	21	-	1,481	1,354	28	46	1,537	1,550
Baltimore	89	58	611	848	359	-	662	100	448	58	1,273	948
Carroll	38	60	375	475	-	-	45	-	38	60	420	475
Harford	40	29	612	398	-	-	128	272	40	29	740	670
Howard	54	75	489	633	50	-	233	836	104	75	722	1,469
Queen Annes	32	21	151	256	-	14	1	42	32	35	152	298
Region	475	361	3,996	4,055	430	14	2,574	2,932	905	375	6,570	6,987
Regional Change 2020-2021		(114)		59		(416)		358		(530)		417
As a Percent		-24.0%		1.5%		-96.7%		13.9%		-58.6%		6.3%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	October 2020	October 2021	YTD 2020	YTD 2021	October 2020	October 2021	YTD 2020	YTD 2021	October 2020	October 2021	YTD 2020	YTD 2021
Anne Arundel	222	220	1,727	2,284	39,328	15,250	304,152	272,028	8,534	10,246	79,951	108,803
Annapolis*	(42)	(35)	(248)	(439)	(3,257)	-	(17,759)	5,707	(917)	(1,602)	(13,895)	(28,648)
Baltimore City	117	131	1,015	1,235	1,593	9,957	132,149	112,320	9,092	8,310	164,064	110,764
Baltimore	213	204	1,284	2,035	67,463	15,595	231,251	224,431	9,484	8,797	68,987	102,758
Carroll	93	120	714	1,027	8,874	13,851	81,656	114,513	2,360	5,008	24,319	41,439
Harford	2	15	33	107	12,168	9,062	179,922	169,829	36	317	1,504	3,700
Howard	163	166	1,309	1,602	18,427	17,067	134,656	160,019	5,236	8,078	45,638	68,810
Queen Annes	12	4	58	42	5,881	6,815	29,879	63,110	637	448	3,879	4,430
Region	822	860	6,140	8,332	153,734	87,597	1,093,665	1,116,250	35,379	41,204	388,342	440,704
Regional Change 2020-2021		38		2,192		(66,137)		22,585		5,825		52,362
As a Percent		4.6%		35.7%		-43.0%		2.1%		16.5%		13.5%

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Appendix

October, 2021

Table 1b. Non-Residential Construction Activity

	Number of AAR Permits**				Value of New Non-Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	October 2020	October 2021	YTD 2020	YTD 2021	October 2020	October 2021	YTD 2020	YTD 2021	October 2020	October 2021	YTD 2020	YTD 2021
Anne Arundel	111	118	1,004	1,134	5,468	1,086	39,263	128,489	15,769	11,652	228,054	180,849
Annapolis*	(19)	(20)	(163)	(166)	-	-	(75)	(160)	(1,309)	(3,210)	(24,555)	(24,481)
Baltimore City	69	60	541	532	32,140	13,000	163,651	299,537	107,064	18,296	412,762	380,870
Baltimore	143	128	978	1,259	12,150	5,560	94,402	384,506	28,894	57,599	396,093	490,856
Carroll	12	24	99	189	342	1,025	13,140	12,494	10,096	5,355	89,939	35,511
Harford	5	3	24	55	-	1,500	24,422	8,246	234	8,627	10,098	58,598
Howard	41	45	418	435	32,904	89,297	90,917	274,076	101,974	56,465	276,126	263,534
Queen Annes	7	4	37	69	24,832	11,872	26,051	18,347	817	144	2,236	4,946
Region	388	382	3,101	3,673	107,836	123,340	451,846	1,125,695	264,848	158,138	1,415,308	1,415,164
Regional Change 2020-2021		(6)		572		15,504		673,849		(106,710)		(144)
As a Percent		-1.5%		18.4%		14.4%		149.1%		-40.3%		0.0%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	October 2020	October 2021	YTD 2020	YTD 2021	October 2020	October 2021	YTD 2020	YTD 2021
Anne Arundel	-	-	-	6	-	-	-	2,103
Annapolis*	-	-	-	(6)	-	-	-	(2,103)
Baltimore City	21	-	769	899	1,750	-	146,310	196,200
Baltimore	-	-	231	-	-	-	60,000	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	2	-	2	472	700	-	700	5,500
Queen Annes	-	-	1	-	-	-	500	-
Region	23	-	1,003	1,377	2,450	-	207,510	203,803
Regional Change 2020-2021		(23)		374		(2,450)		(3,707)
As a Percent		-100.0%		37.3%		-100.0%		-1.8%

* As of Aug 2020, Queen Anne's County is included in the Regional BPDS
 ** 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 cannot be apportioned and are not included in Non-Residential Value totals.
 Source: BPDS at the Baltimore Metropolitan Council

METROPOLITAN



Building Activity Report

October, 2021

Produced by:

Baltimore Metropolitan Council

Crystal McDermott

410.732.0500 ext. 1024

cmcdermott@baltometro.org

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 at 410.732.0500 ext. 1049.

The preparation of this document has been financed through funds provided by the U.S. Department of Transportation, (the Federal Highway Administration, and the Federal Transit Administration) with matching shares provided by the Maryland Department of Transportation and the Baltimore Metropolitan Council.

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1500 Whetstone Way | Suite 300 | Baltimore, MD, 21230 | T (410) 732-0500 F (410) 732-8248 W baltometro.org
