

REPORT

Metropolitan Building Activity Report

November 2021



Building Activity Report

November, 2021

Region

Permit data excludes Baltimore County as of November 2021. Due to a change in software at Baltimore County, permit information was not available at the time of data collection.

Residential Construction Overview

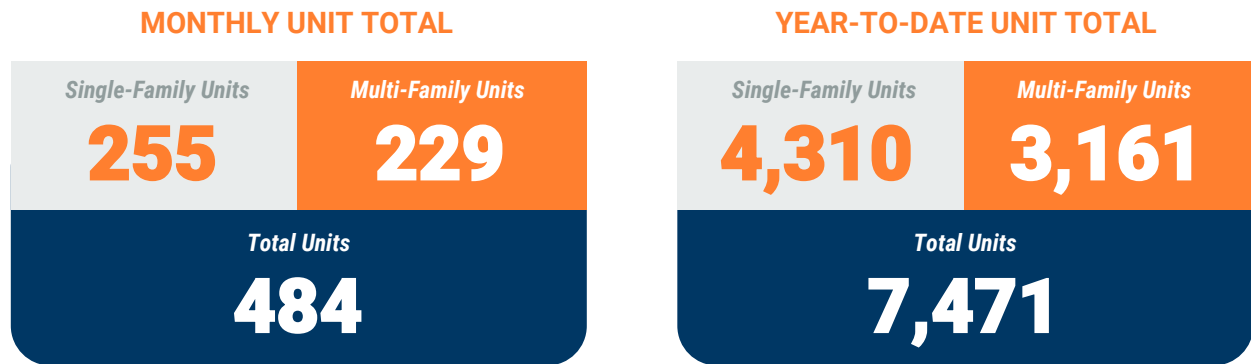
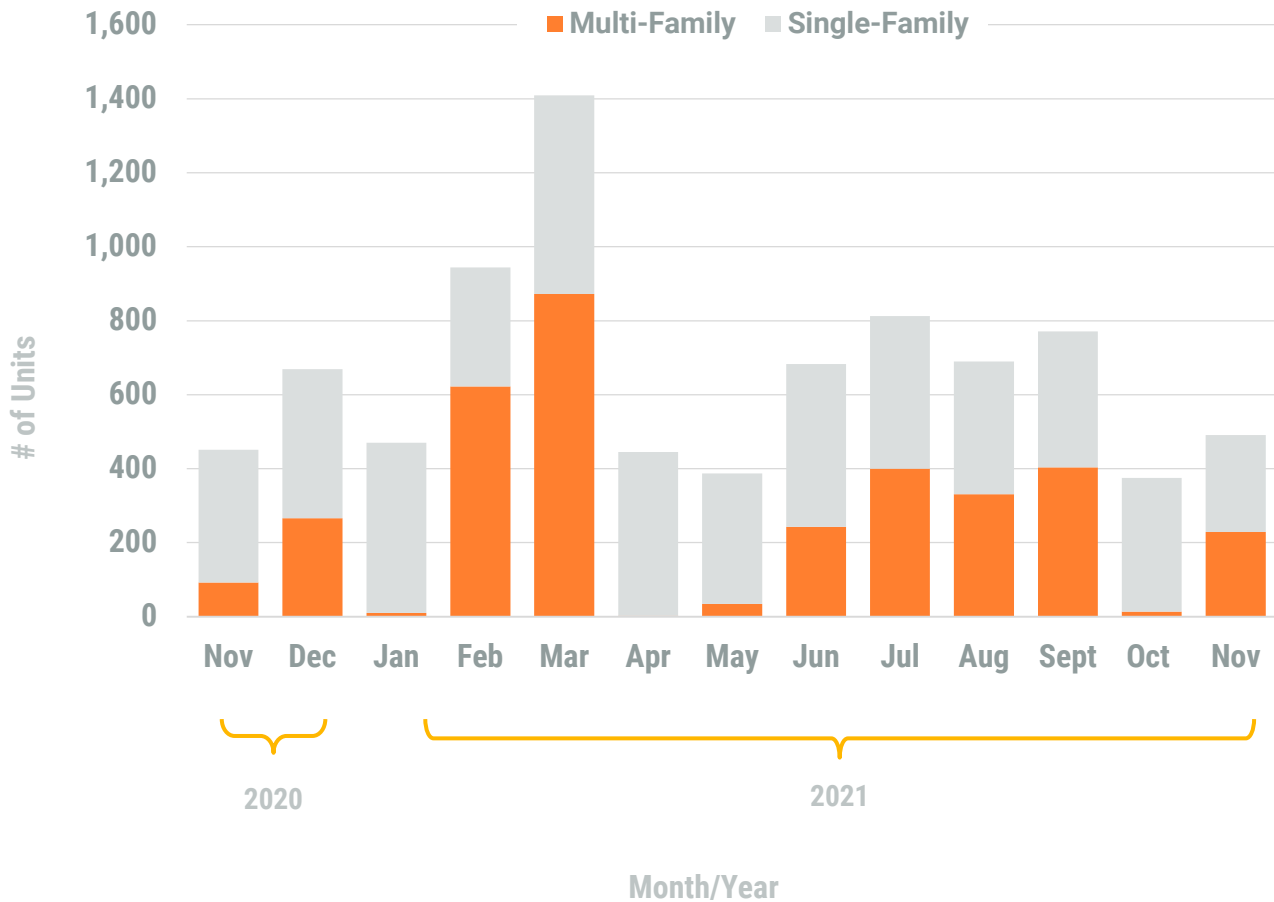


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

November, 2021

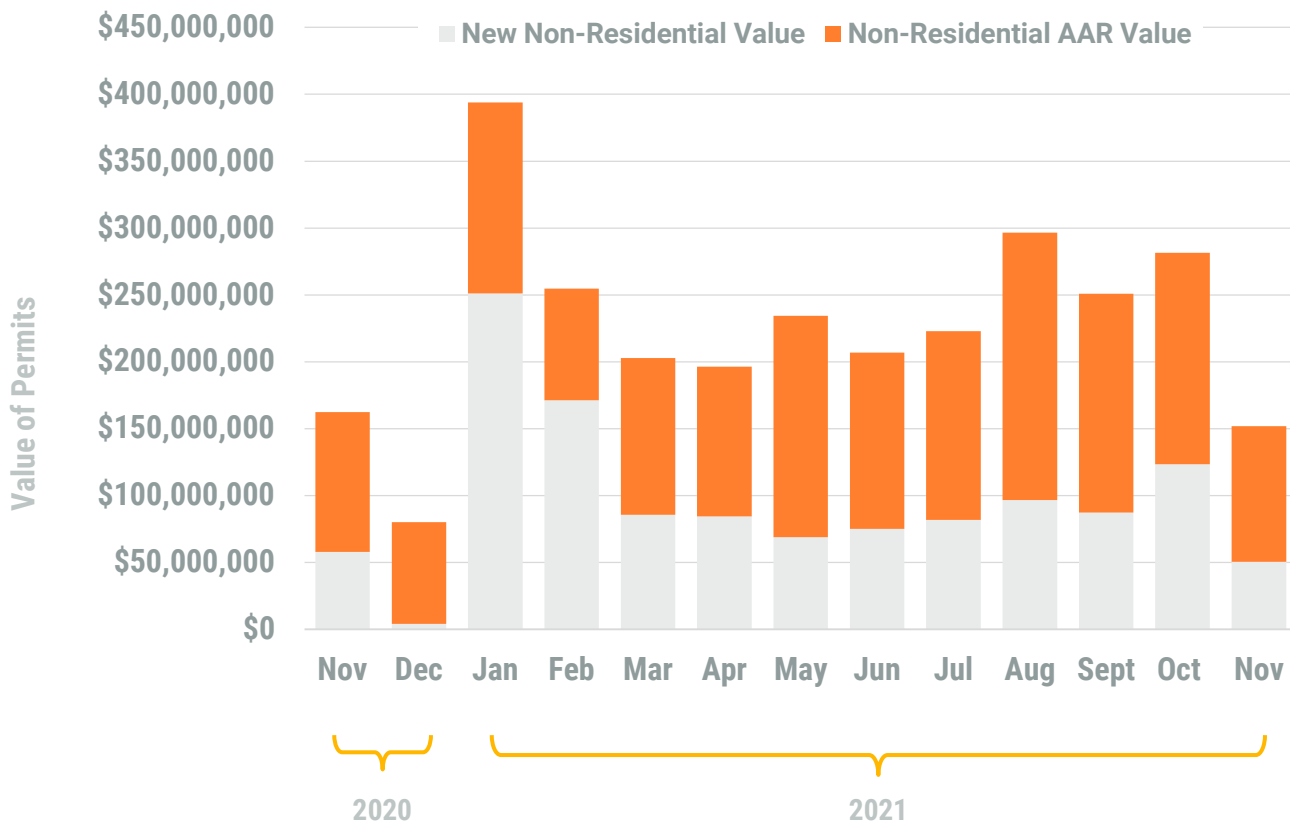
Region

Permit data excludes Baltimore County as of November 2021. Due to a change in software at Baltimore County, permit information was not available at the time of data collection.

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$43,348,000	\$1,169,042,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$98,819,000	\$1,513,753,000

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



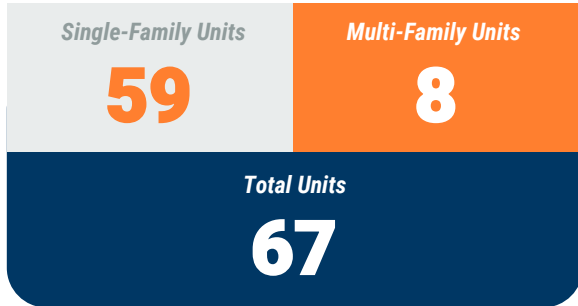
Building Activity Report

November, 2021

Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

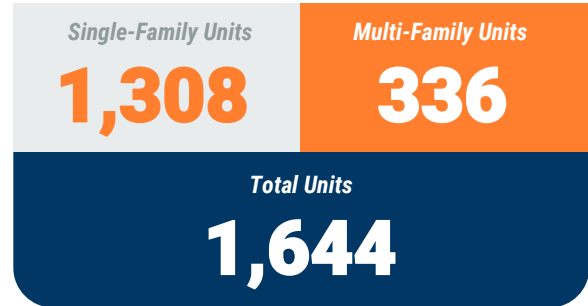
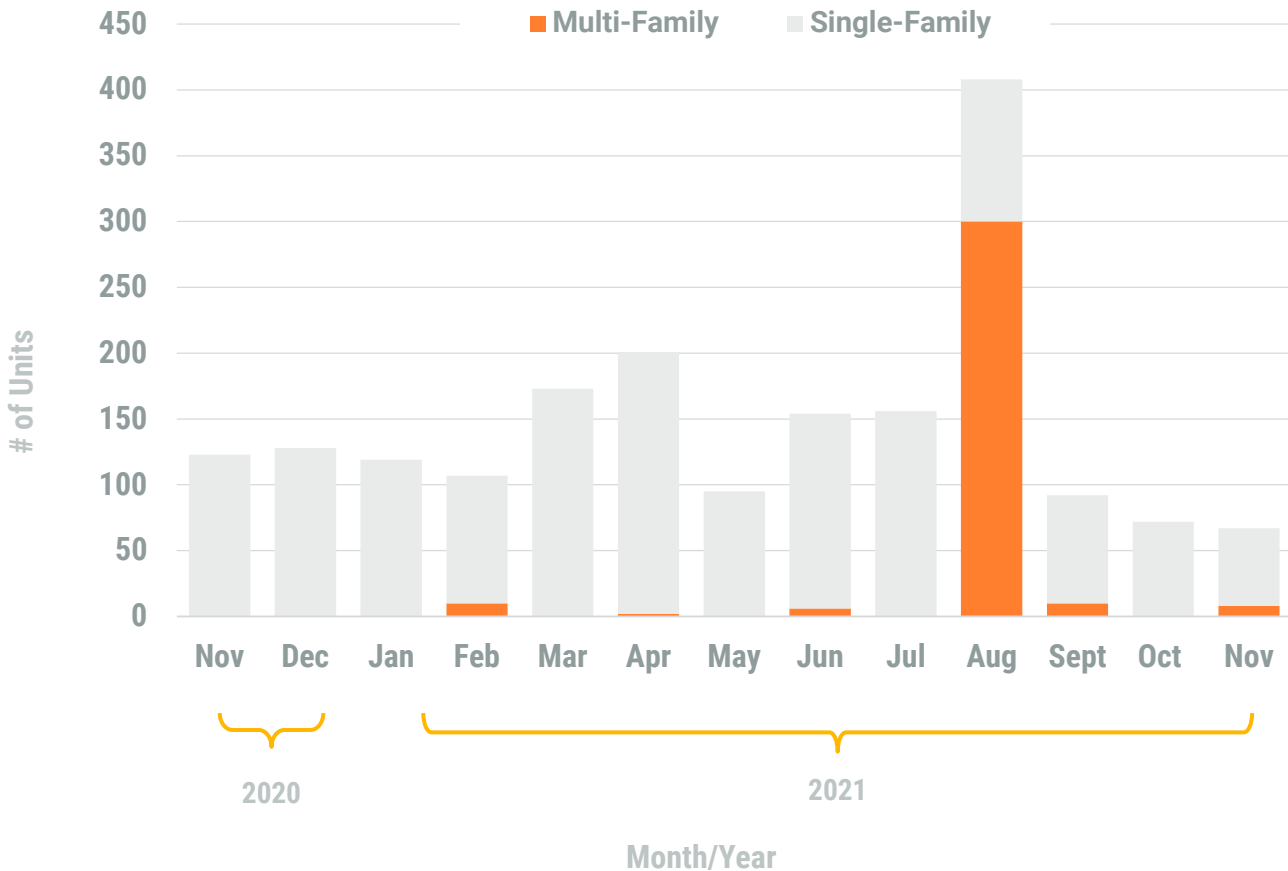


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

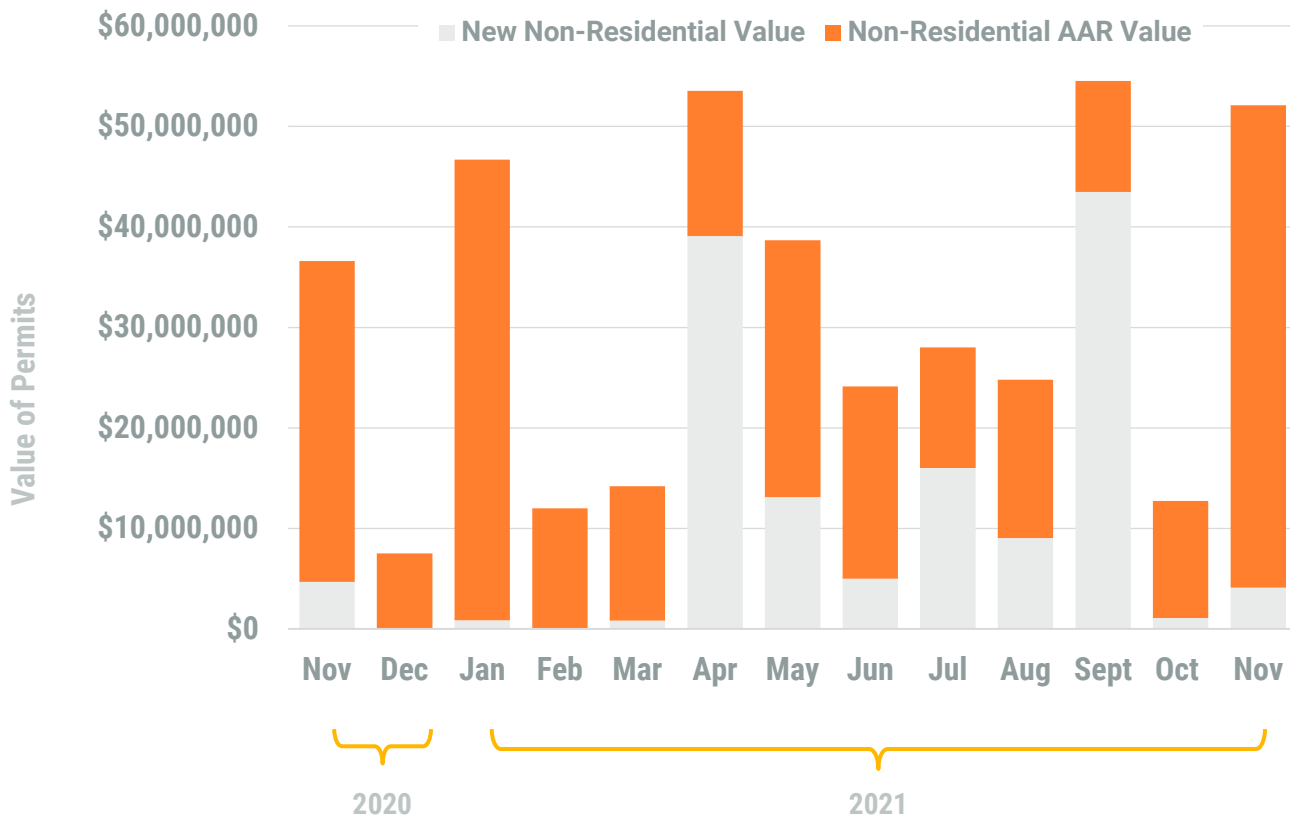
November, 2021

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$4,115,000	\$132,603,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$47,995,000	\$228,844,000

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



* 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



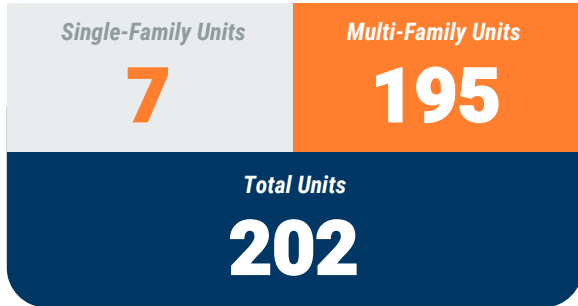
Building Activity Report

November, 2021

Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

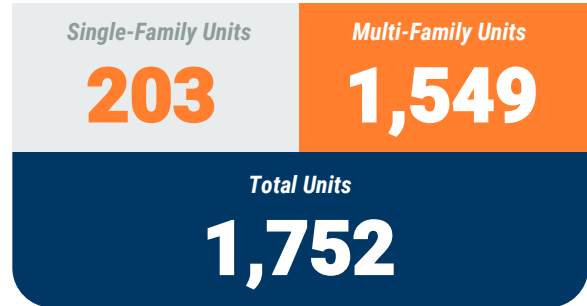
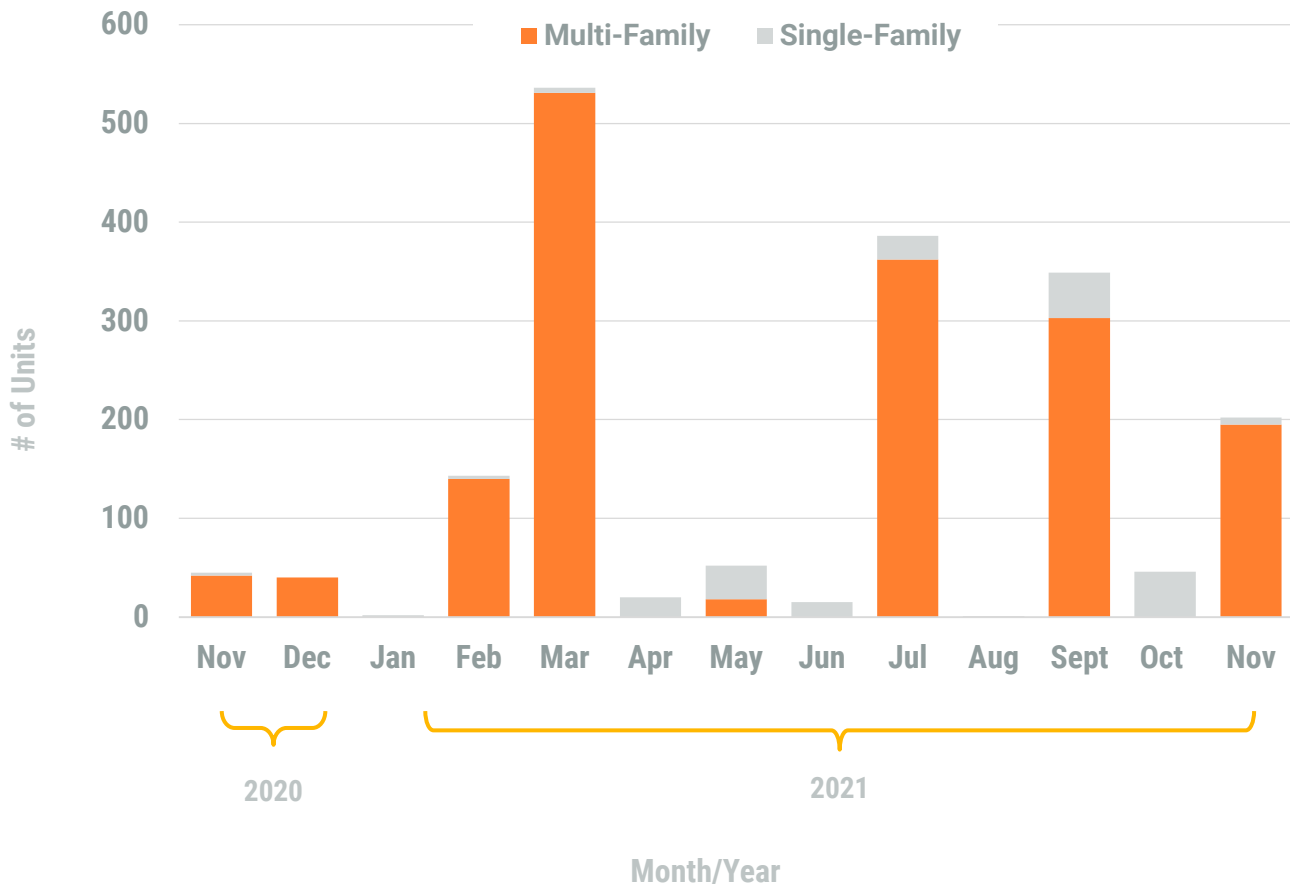


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

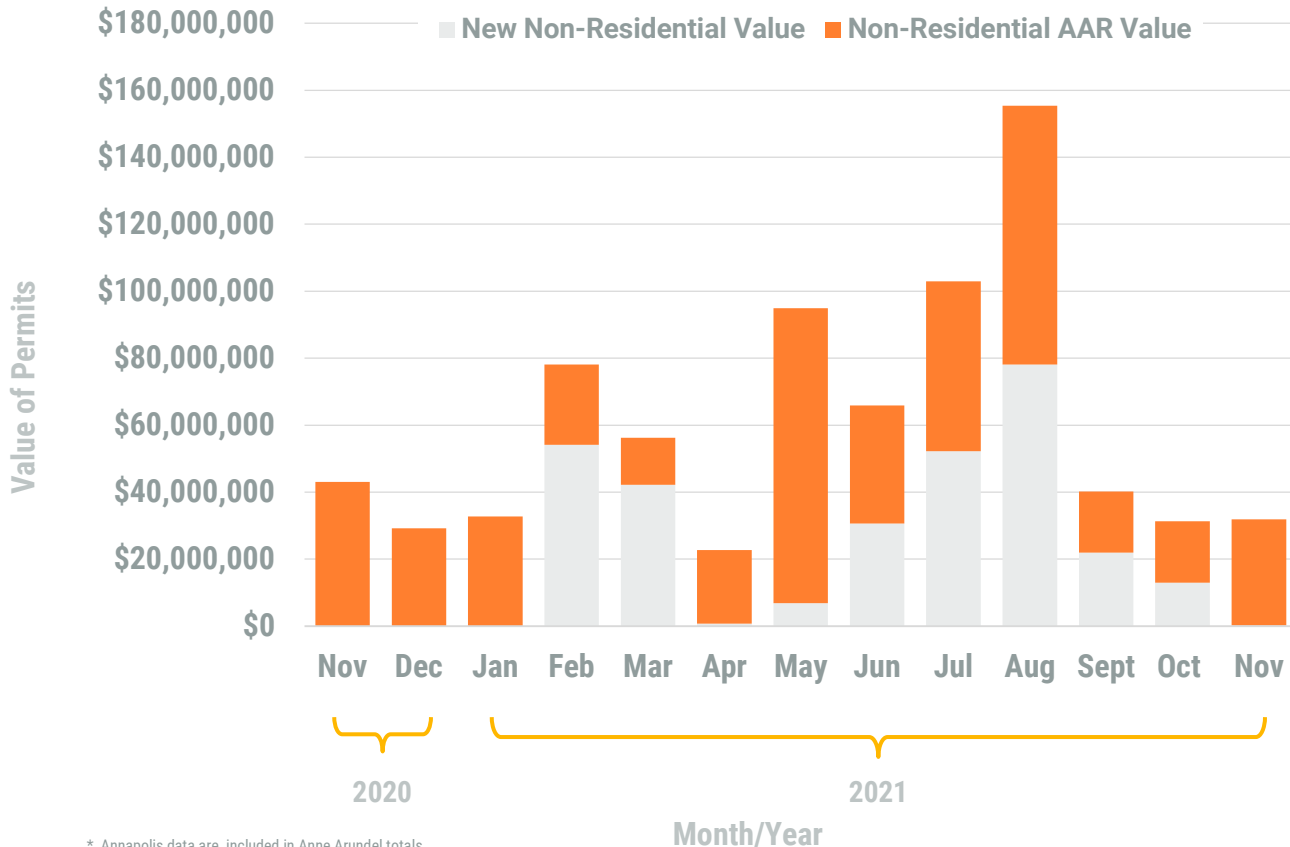
November, 2021

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$175,000	\$299,712,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$31,726,000	\$412,596,000

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



* 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

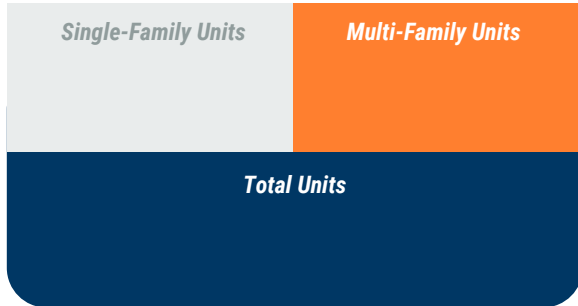
November, 2021

Baltimore County

Permit data excludes Baltimore County as of November 2021. Due to a change in software at Baltimore County, permit information was not available at the time of data collection.

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

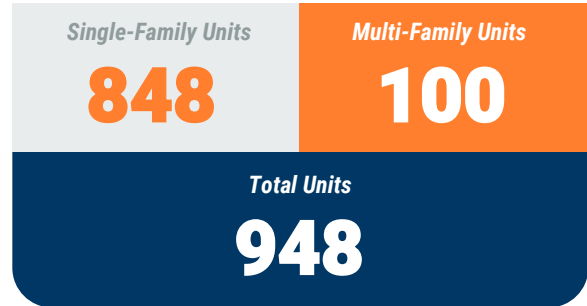
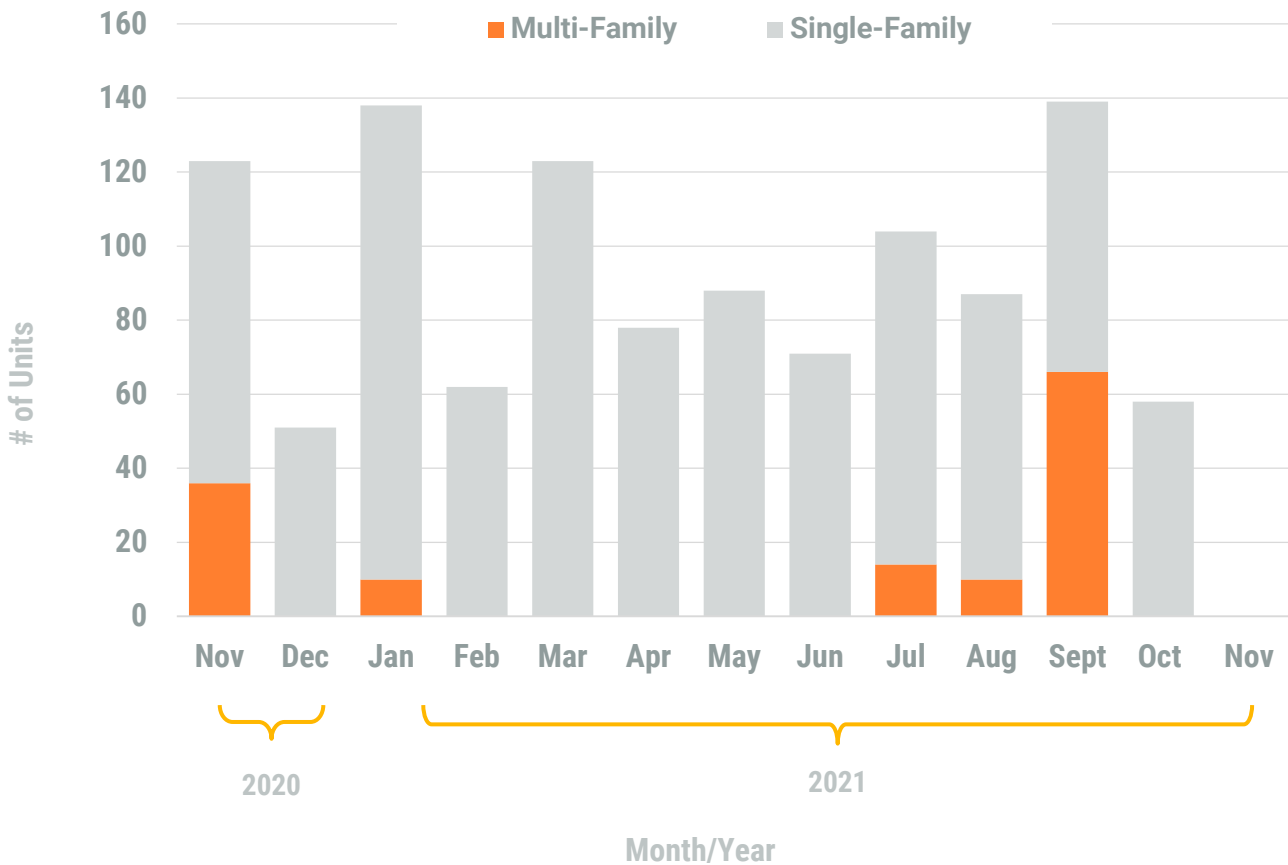


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

November, 2021

Baltimore County

Permit data excludes Baltimore County as of November 2021. Due to a change in software at Baltimore County, permit information was not available at the time of data collection.

Non-Residential Construction Overview

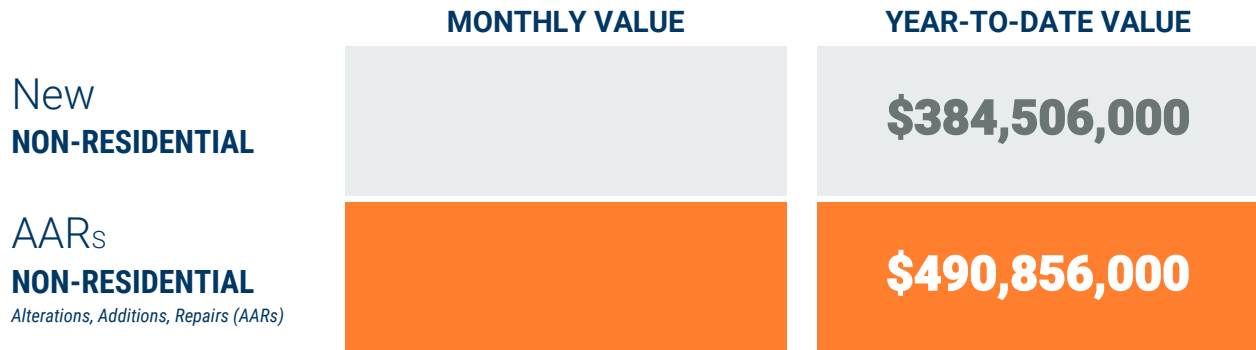
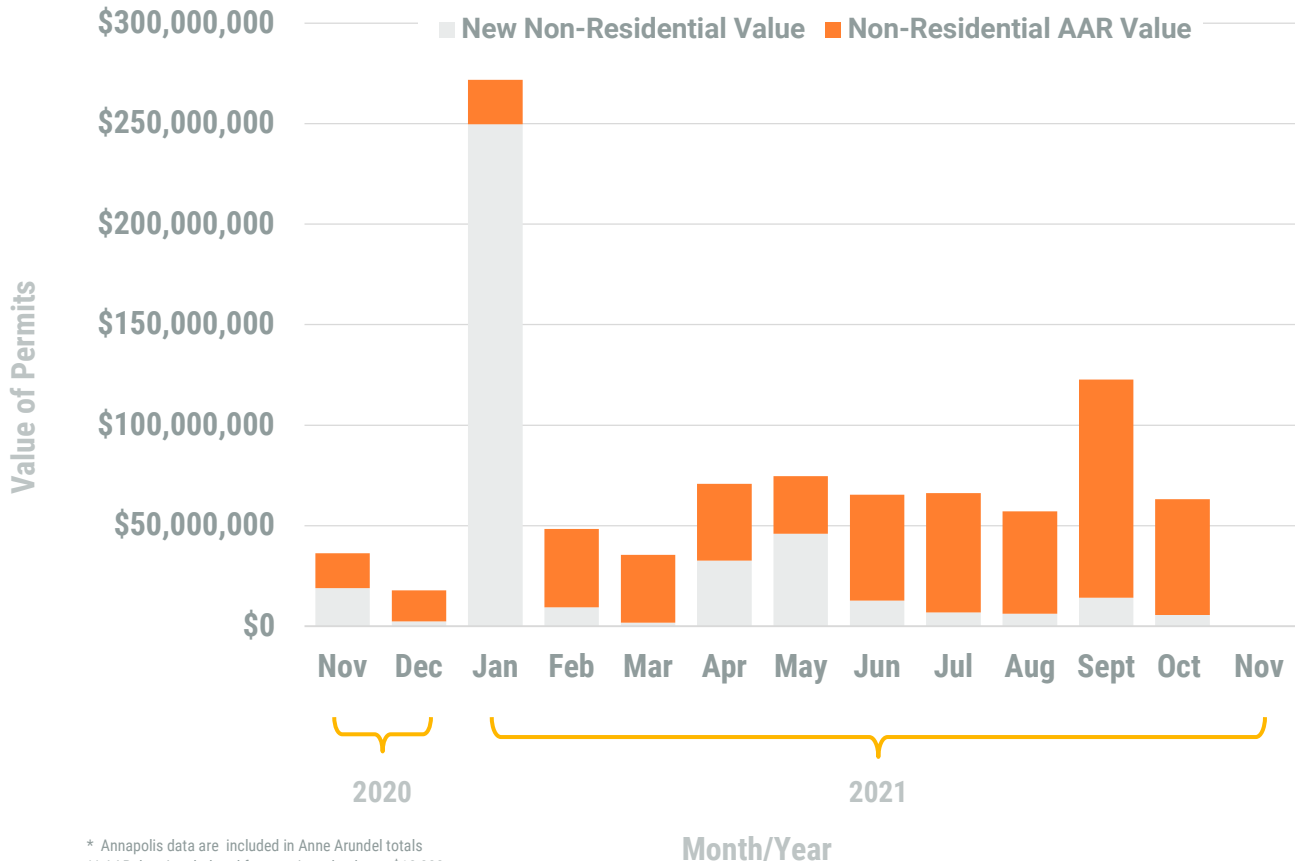


Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



* 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



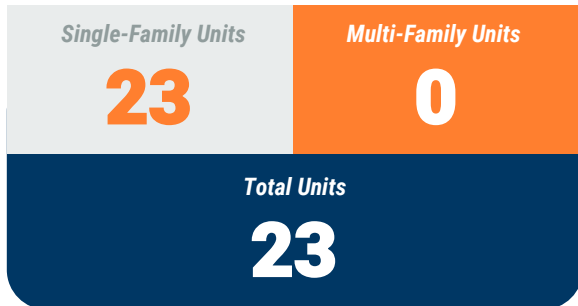
Building Activity Report

November, 2021

Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

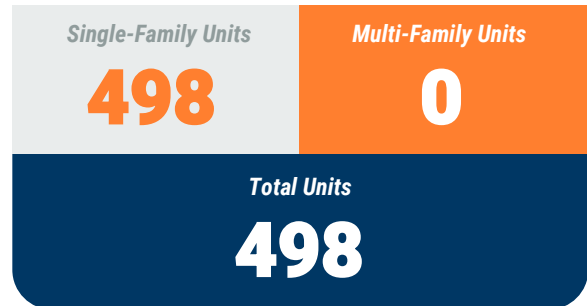
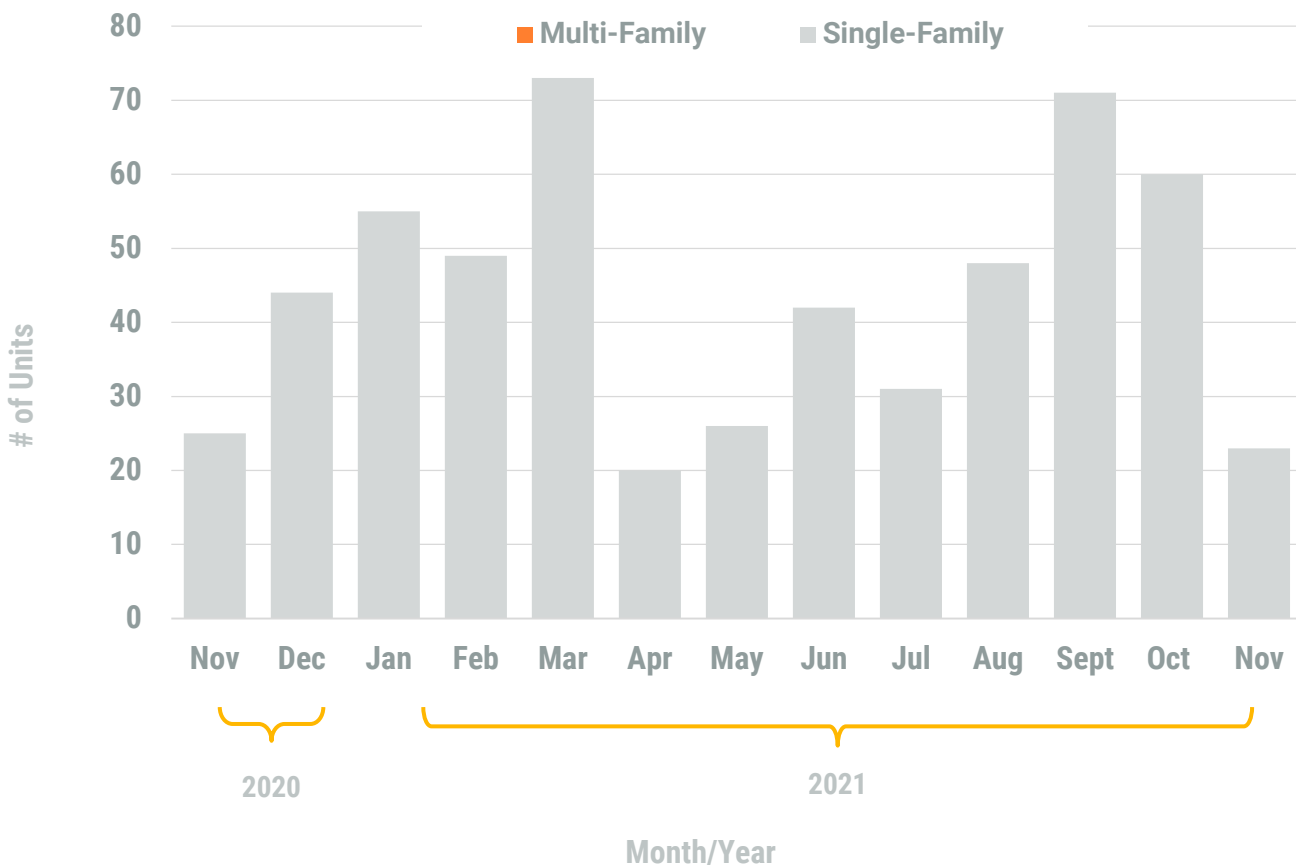


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

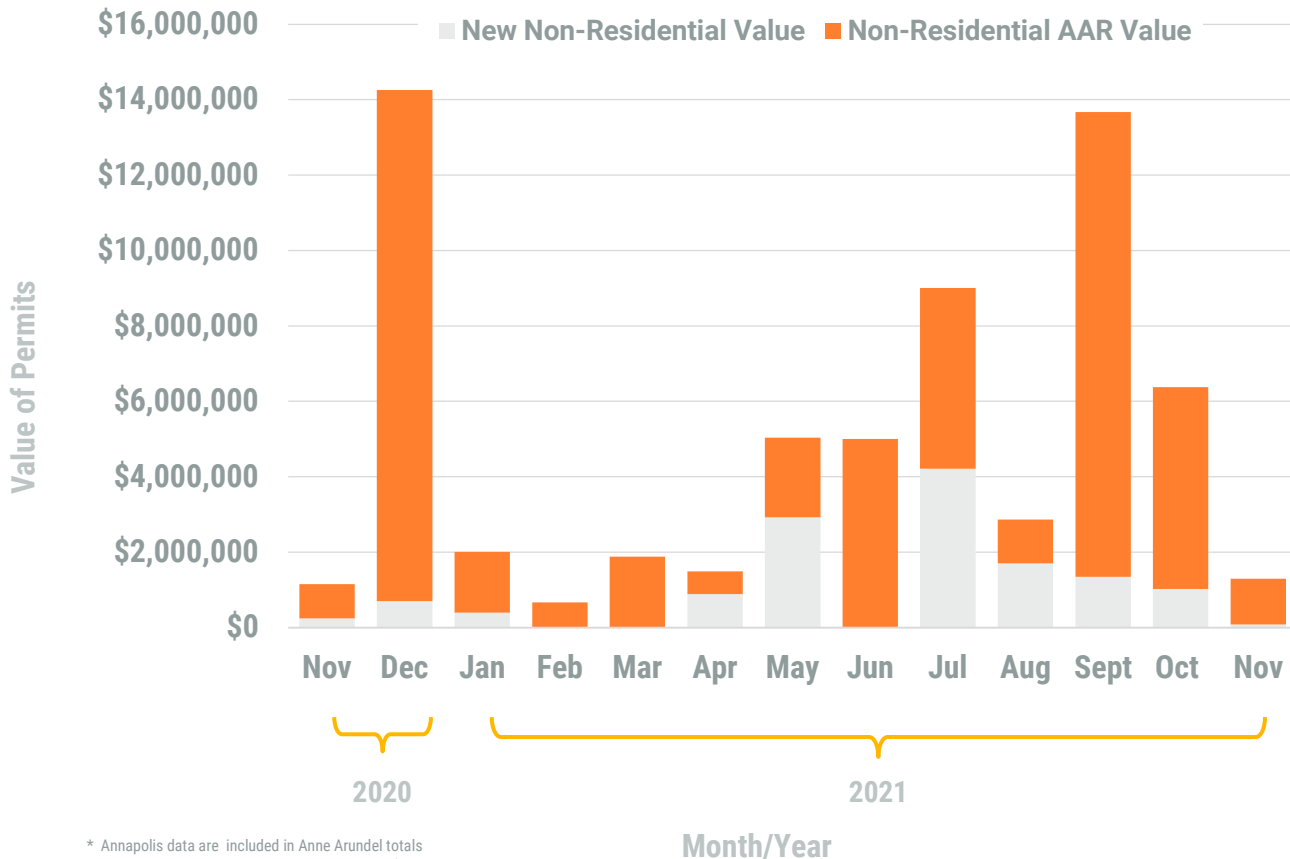
November, 2021

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$85,000	\$12,579,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$1,212,000	\$36,724,000

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



* 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



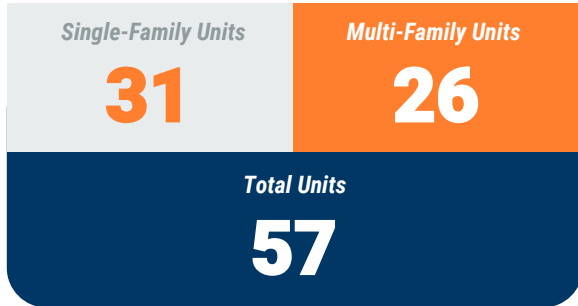
Building Activity Report

November, 2021

Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

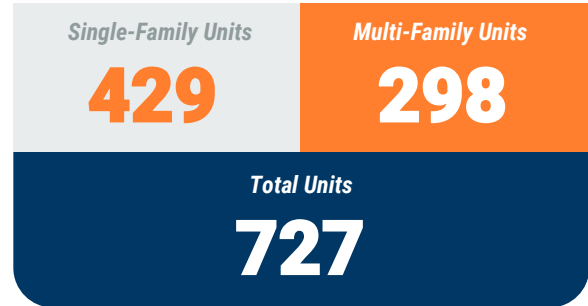
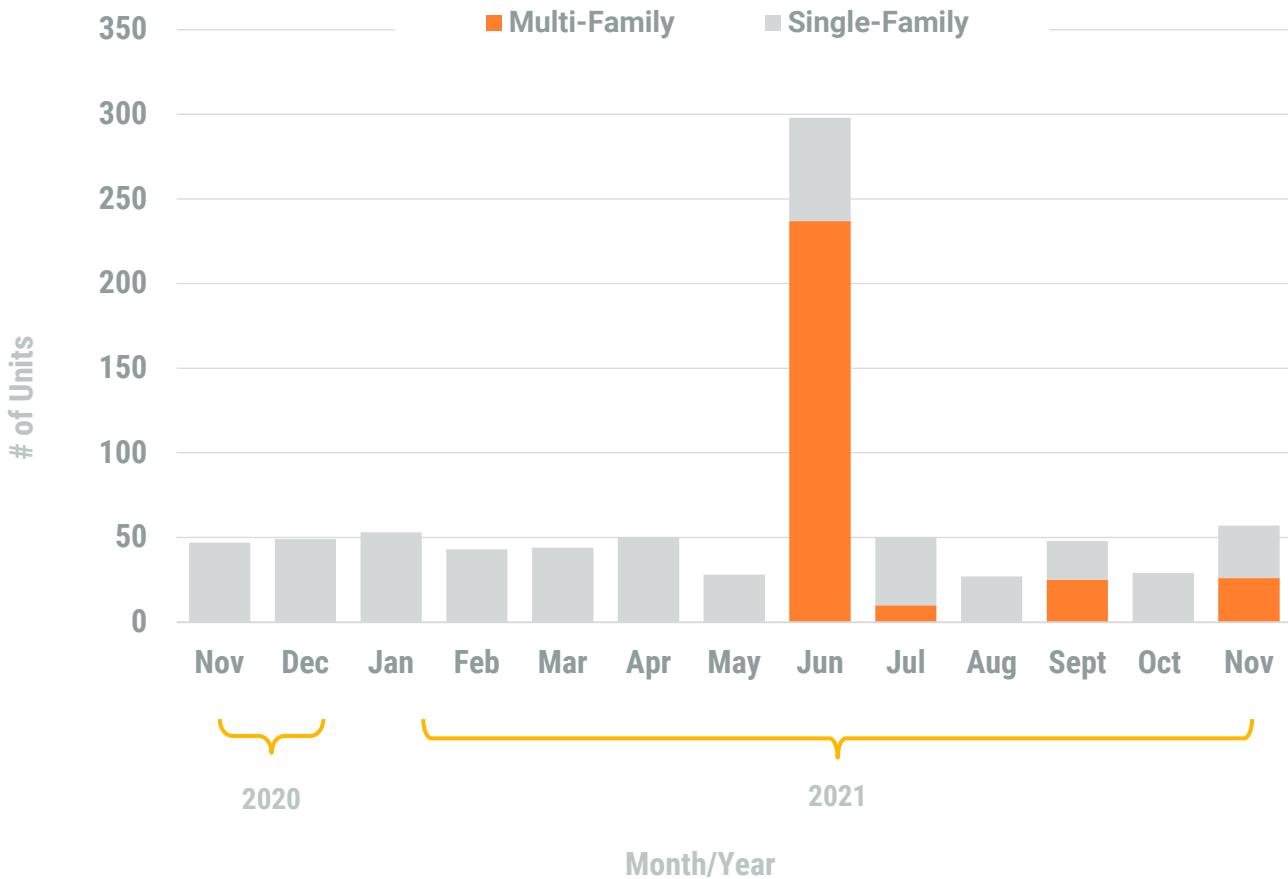


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

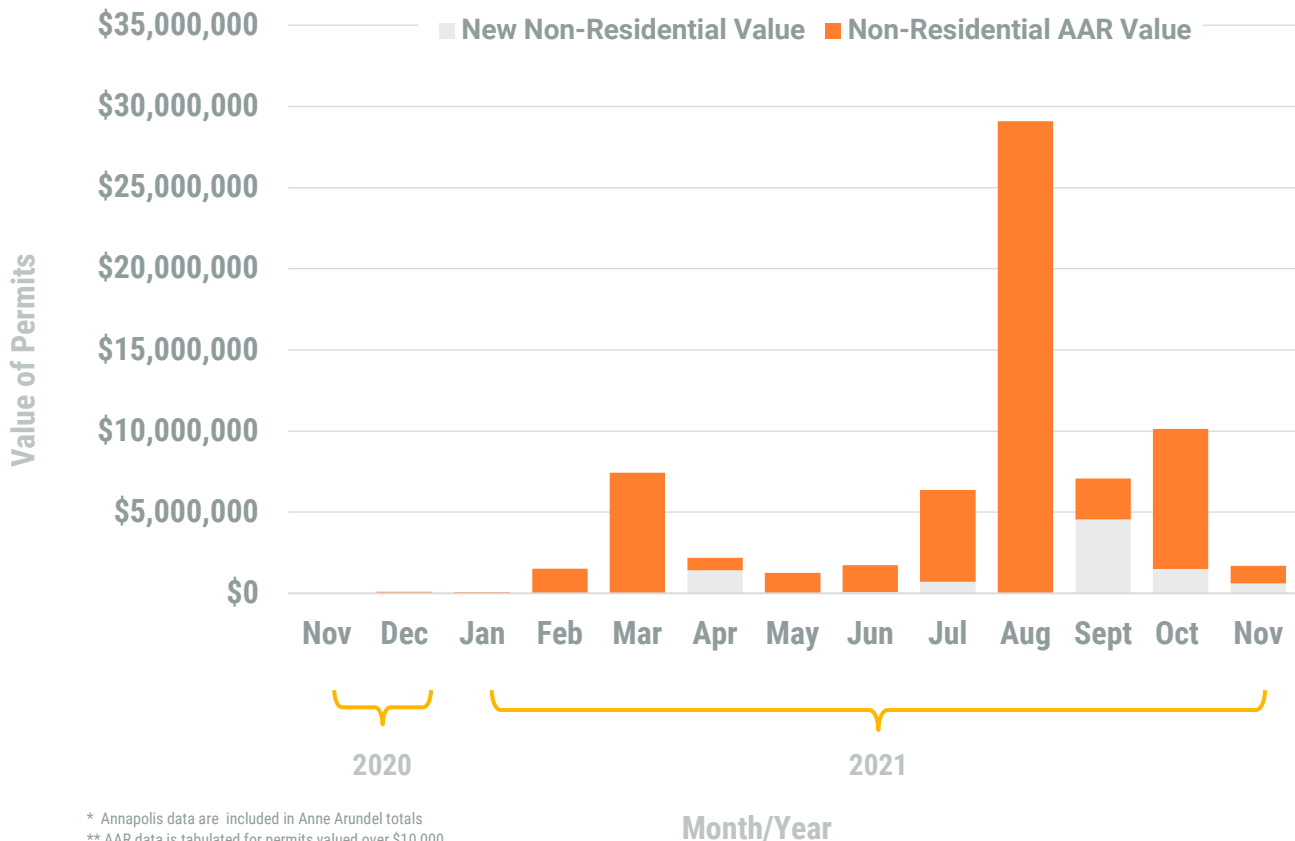
November, 2021

Harford County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$610,000	\$8,856,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$1,073,000	\$59,440,000

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



* 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



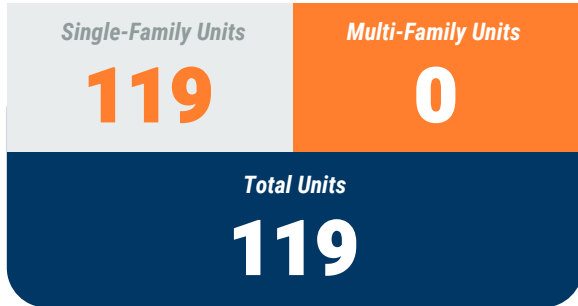
Building Activity Report

November, 2021

Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

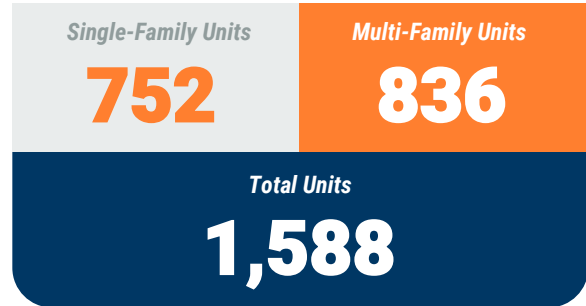
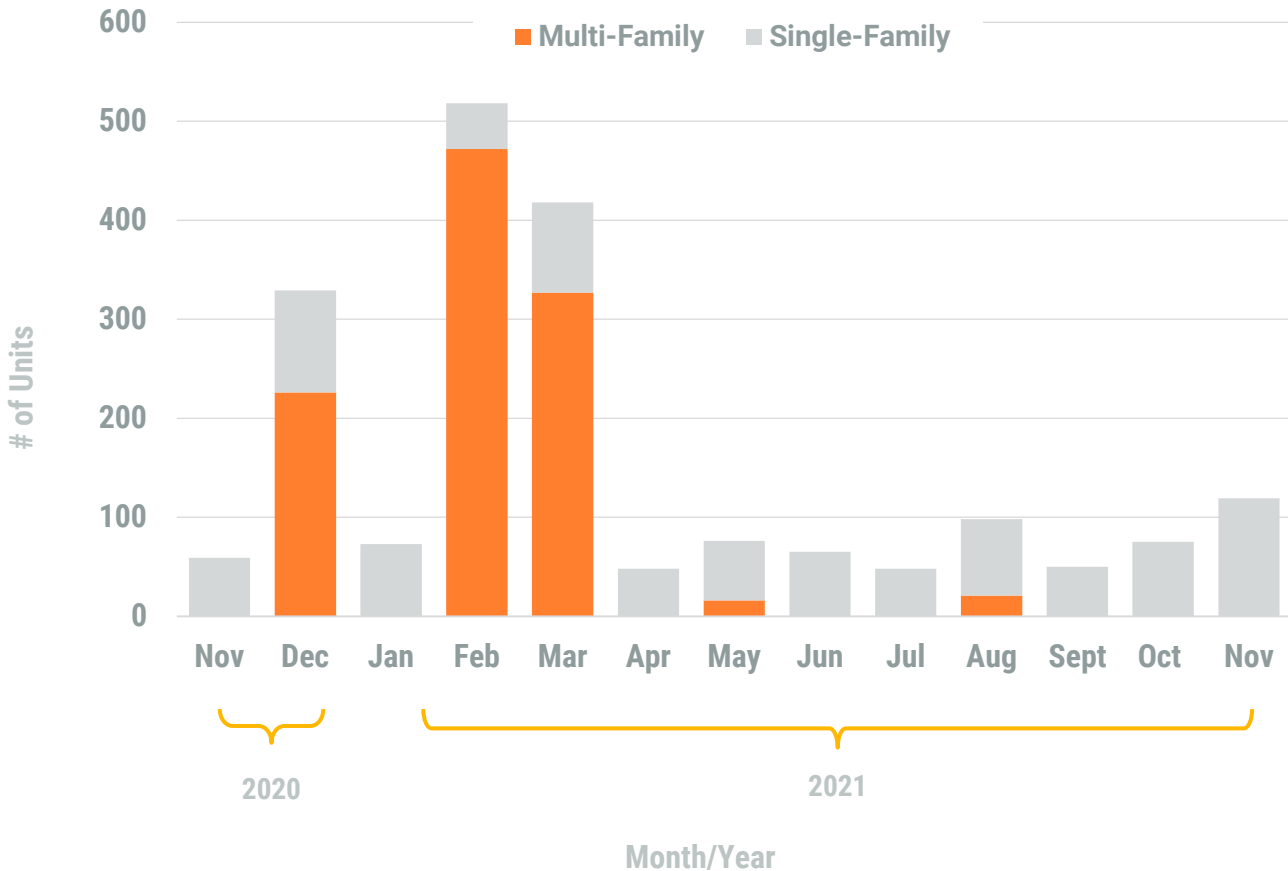


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

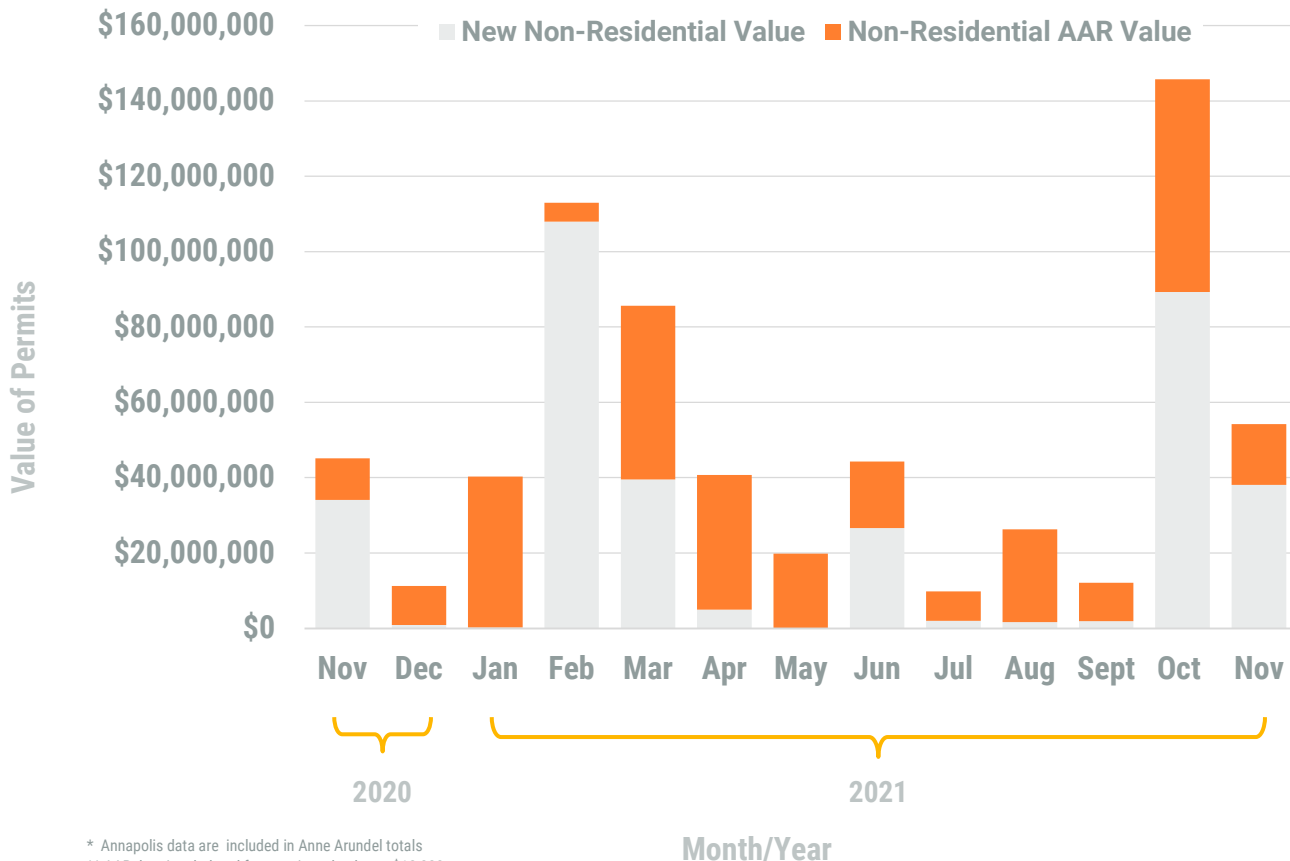
November, 2021

Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$38,063,000	\$312,139,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$16,173,000	\$279,707,000

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



* 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



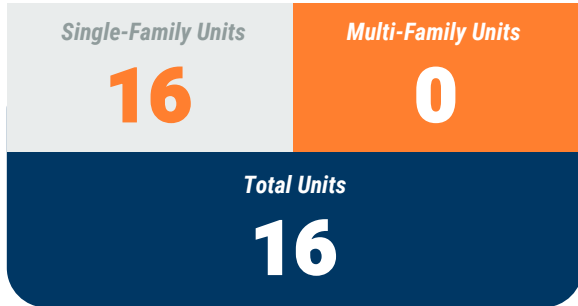
Building Activity Report

November, 2021

Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

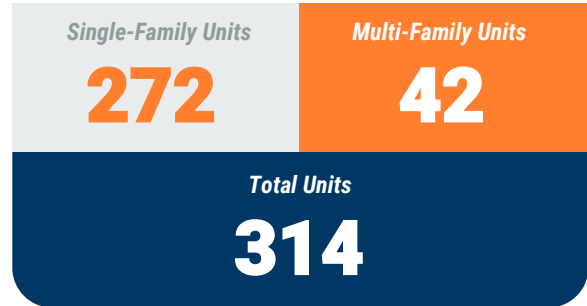
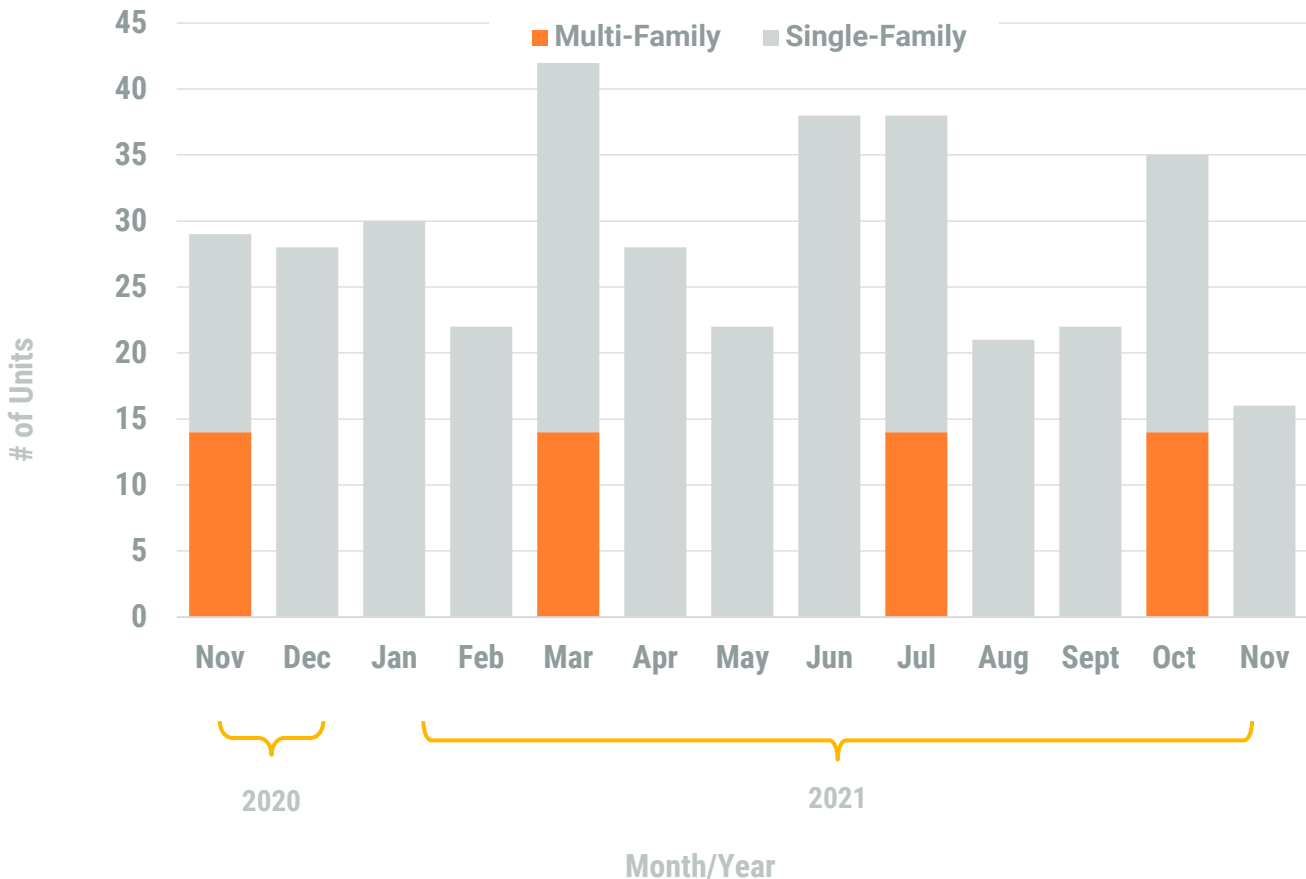


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

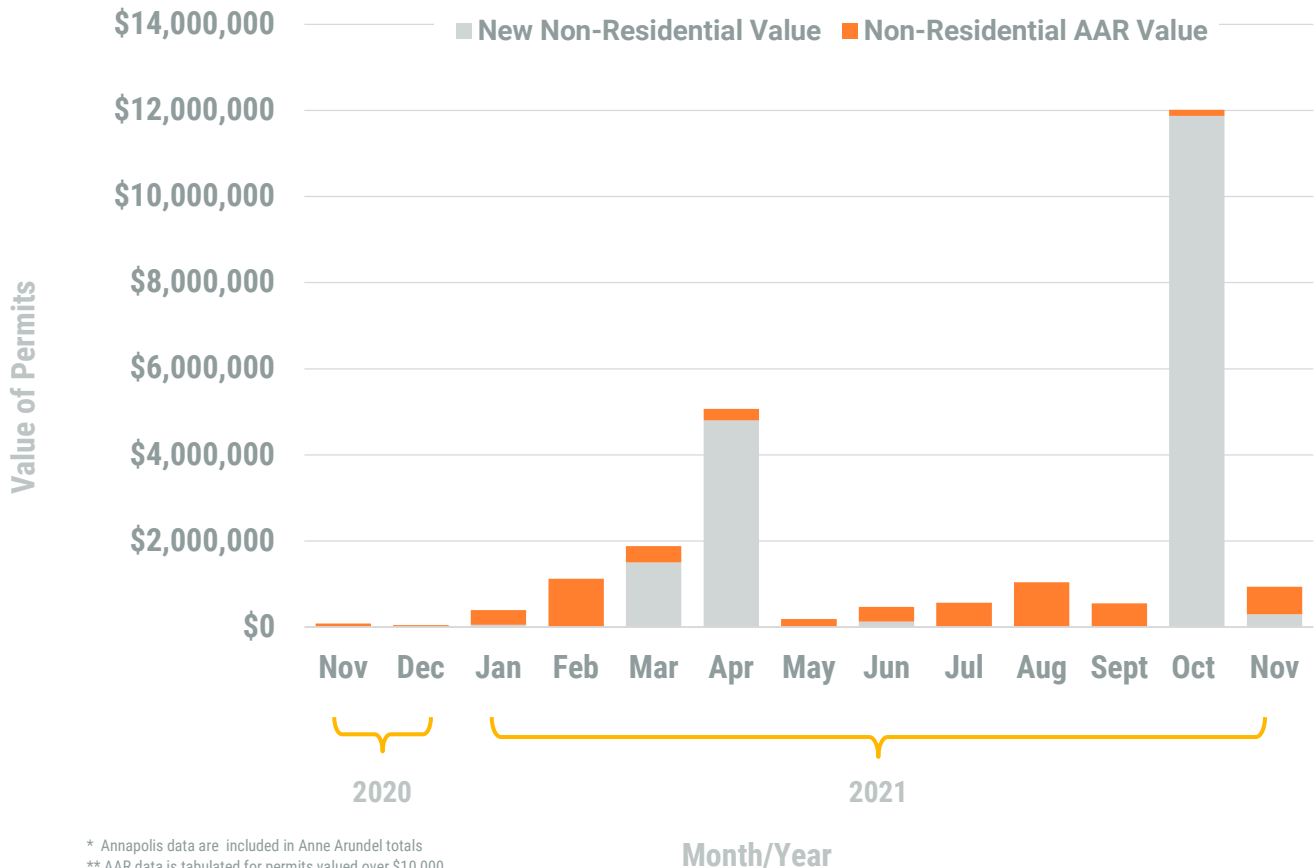
November, 2021

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$300,000	\$18,647,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$640,000	\$5,586,000

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



* 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

November, 2021

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

Amount	County/City	Location	Description	Owner Name
\$ 36,000,000	Howard	Laurel	New Footing and Foundation	Maryland Food Center Authority
\$ 2,105,510	Anne Arundel	Jessup/Severn	New 1 Sty: Senior Activity Ctr, Boys & Girls Club	Board Of Education
\$ 2,000,000	Howard	Ellicott City	New 2-Sty Ofc Bldg: Centennial Medical Group	First Call Medical Center, LLC
\$ 1,336,051	Anne Arundel	Brooklyn Park/Linthicum	New Bldg- Factory/Storage/Ofc	Form Services Inc
\$ 673,206	Anne Arundel	Glen Burnie	New 1-Sty Shell Bldg	Mie Cromwell Joint Venture LLP
\$ 310,000	Harford	Edgewood/Joppa	New Royal Farms Convenience Store - Lot 5	James Run LLC
\$ 300,000	Queen Anne's	Grasonville-Queenstown	New 2-Sty Brewery Bldg	
\$ 300,000	Harford	Aberdeen/Havre De Grace	New 1-Sty Shell Bldg	

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	Anne Arundel	Jessup/Severn	Alts: Fitout Data Ctr (Phase 1)	Sandy Farms Building LLC
\$ 13,000,000	Baltimore City	Metro Center	Int Alts: Reno M&T Pavilion at FMPAC: New Balconies, Restoration	Maryland Stadium Authority
\$ 7,500,000	Howard	Clarksville	Ext Alts: Bldg 13	JHU - APL
\$ 6,300,000	Annapolis	Annapolis	Alts: Stage, Auditorium	
\$ 6,000,000	Baltimore City	South Baltimore	Int Reno/Reconfig Workspace (Grnd Flr And Mezz)	UA Port Covington Holdings LLC
\$ 2,126,460	Anne Arundel	Davidsonville/Harwood	Ext Alts: Instal Solar Arrays, Fencing, Electric	Barksdale Trustee George L
\$ 2,000,000	Baltimore City	Metro Center	Int Alts- Ofc Fitout. 6,7, 8th Flrs (8492 Sf)	LP 1001 North Charles St
\$ 2,000,000	Howard	Clarksville	Alts: Bldg 13 - HVAC	JHU - APL
\$ 1,400,000	Howard	Columbia	Int/Ext Alts: Reinforce Roof. Suite 400/ Convergint Technologies	Morgate LLC C/O Reef America
\$ 1,091,000	Baltimore City	Waverly	Int/Ext Alts: Electric/Mech Upgrade, RFTP Generator for Back Up Power	Charles Street Healthcare, LLC
\$ 1,084,199	Howard	Laurel	Int Alts: Instal Conveyor System / National Retail Systems	Bentailgreenoak
\$ 1,000,000	Baltimore City	Waverly	Int Reno- Flr 2 Latrobe Hall: Floor, Wall, Ceiling Finishes, HVAC	Johns Hopkins Facilities
\$ 1,000,000	Howard	Elkridge	Int Alts: Northrop Grumman	Troy Hill Corporate Ctr

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

November, 2021

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	November 2020	November 2021	YTD 2020	YTD 2021	November 2020	November 2021	YTD 2020	YTD 2021	November 2020	November 2021	YTD 2020	YTD 2021
Anne Arundel	123	59	1,825	1,308	-	8	24	336	123	67	1,849	1,644
Annapolis*	(8)	-	(48)	(11)	-	-	-	(8)	(8)	-	(48)	(19)
Baltimore City	3	7	59	203	42	195	1,523	1,549	45	202	1,582	1,752
Baltimore	87		698	848	36		698	100	123		1,396	948
Carroll	25	23	400	498	-	-	45	-	25	23	445	498
Harford	47	31	659	429	-	26	128	298	47	57	787	727
Howard	59	119	548	752	-	-	233	836	59	119	781	1,588
Queen Annes	15	16	166	272	14	-	15	42	29	16	181	314
Region	359	255	4,355	4,310	92	229	2,666	3,161	451	484	7,021	7,471
Regional Change 2020-2021		(104)		(45)		137		495		33		450
As a Percent		-29.0%		-1.0%		148.9%		18.6%		7.3%		6.4%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	November 2020	November 2021	YTD 2020	YTD 2021	November 2020	November 2021	YTD 2020	YTD 2021	November 2020	November 2021	YTD 2020	YTD 2021
Anne Arundel	196	222	1,923	2,506	24,397	13,013	328,549	285,040	10,491	9,980	90,442	118,783
Annapolis*	(31)	(26)	(279)	(465)	(2,085)	-	(19,844)	5,707	(2,743)	(1,174)	(16,638)	(29,821)
Baltimore City	114	135	1,129	1,370	2,985	35,185	135,134	147,505	11,299	18,194	175,363	128,957
Baltimore	160		1,444	2,035	23,359		254,610	224,431	8,267		77,254	102,758
Carroll	81	74	795	1,101	7,473	5,851	89,129	120,364	3,053	2,647	27,372	44,086
Harford	1	15	34	122	13,130	15,487	193,052	185,316	67	681	1,571	4,382
Howard	114	173	1,423	1,775	13,127	25,352	147,784	185,370	4,471	7,787	50,109	76,598
Queen Annes	10	7	68	49	7,264	2,601	37,143	65,711	639	650	4,518	5,080
Region	676	626	6,816	8,958	91,735	97,489	1,185,401	1,213,737	38,287	39,939	426,629	480,644
Regional Change 2020-2021		(50)		2,142		5,754		28,336		1,652		54,015
As a Percent		-7.4%		31.4%		6.3%		2.4%		4.3%		12.7%

* 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



Appendix

November, 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)			
	November 2020	November 2021	YTD 2020	YTD 2021	November 2020	November 2021	YTD 2020	YTD 2021	November 2020	November 2021	YTD 2020	YTD 2021
Anne Arundel	80	110	1,084	1,244	4,670	4,115	43,933	132,603	31,928	47,995	259,982	228,844
Annapolis*	(10)	(16)	(173)	(182)	-	-	(75)	(160)	(886)	(8,446)	(25,441)	(32,927)
Baltimore City	53	66	594	598	-	175	163,651	299,712	43,033	31,726	455,795	412,596
Baltimore	100		1,078	1,259	18,905		113,307	384,506	17,417		413,510	490,856
Carroll	15	17	114	206	240	85	13,380	12,579	913	1,212	90,852	36,724
Harford	1	6	25	54	-	610	24,880	8,856	14	1,073	10,112	59,440
Howard	38	35	456	470	34,060	38,063	124,977	312,139	11,026	16,173	287,152	279,707
Queen Annes	2	7	39	76	-	300	26,051	18,647	82	640	2,318	5,586
Region	289	241	3,390	3,907	57,875	43,348	510,179	1,169,042	104,413	98,819	1,519,721	1,513,753
Regional Change 2020-2021		(48)		517		(14,527)		658,863		(5,594)		(5,968)
As a Percent		-16.6%		15.3%		-25.1%		129.1%		-5.4%		-0.4%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	November 2020	November 2021	YTD 2020	YTD 2021	November 2020	November 2021	YTD 2020	YTD 2021
Anne Arundel	-	-	-	6	-	-	-	2,103
Annapolis*	-	-	-	(6)	-	-	-	(2,103)
Baltimore City	-	20	769	919	-	13,700	146,310	209,900
Baltimore	-		231	-	-		60,000	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	2	472	-	-	700	5,500
Queen Annes	-	-	1	-	-	-	500	-
Region	-	20	1,003	1,397	-	13,700	207,510	217,503
Regional Change 2020-2021		20		394		13,700		9,993
As a Percent		-		39.3%		-		4.8%

* 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

November, 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.

The Baltimore Regional Transportation Board operates its programs and services without regard to race, color, or national origin in accordance with Title VI of the Civil Rights Act of 1964, and other applicable laws.



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