

REPORT

Metropolitan Building Activity Report

2021 - Year in Review



In 2021, a total of 7,864 new residential units were permitted in the Baltimore Region. This figure represents a 2.3 percent increase when compared to the previous year. The multi-family share of total units permitted during 2021 equaled 40.9 percent of all units authorized. The residential remodeling (AAR) category in 2021 totaled \$607.4 million marking a 30.4 percent increase from the previous year. Investments made in new non-residential structures increased to \$1.2 billion (up \$735.0 million, a 142.9 percent increase). Non-residential remodeling investment increased by 14.2 percent from a year ago, to a value of \$1.8 billion.

RESIDENTIAL MARKET

New **single-family** home permits issued totaled 4,646 units in the Baltimore region, a decrease of 2.4 percent from 2020. Anne Arundel County led the region by permitting 1,405 new units, down 28.1 percent from 2020. Howard County ranked second, permitting 881 new units, up 35.3 percent from 2020. Baltimore County (3rd), experienced a 13.2 percent increase, Carroll County (4th) experienced an 19.1 percent increase in single-family units permitted in 2021. Ranked 5th, the number of single-family units permitted in Harford County decreased 32.6 percent. Queen Anne’s County and Baltimore City ranked (6th and 7th) experienced increases of 55.7 percent and 245.8 percent respectively.

A total of 3,218 new **multi-family** units were permitted in the Baltimore region during 2021, registering a 9.8 percent increase from 2020. Baltimore City led the region by permitting 1,549 units, a decrease of 0.9 percent from the number of permitted units issued in 2020. Howard County (2nd) issued permits for 889 units, an increase of 93.7 percent when compared to the previous year. Anne Arundel County issued 340 units ranking the jurisdiction third in the region.

Exhibit 1: New Residential Units Permitted, Baltimore Region, 2012 - 2021

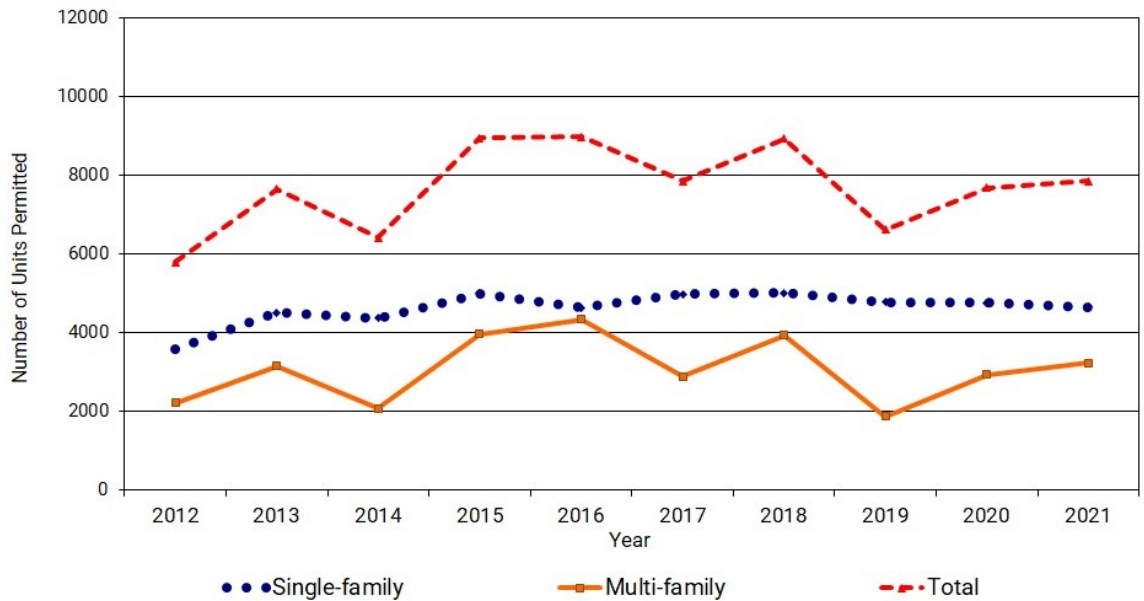
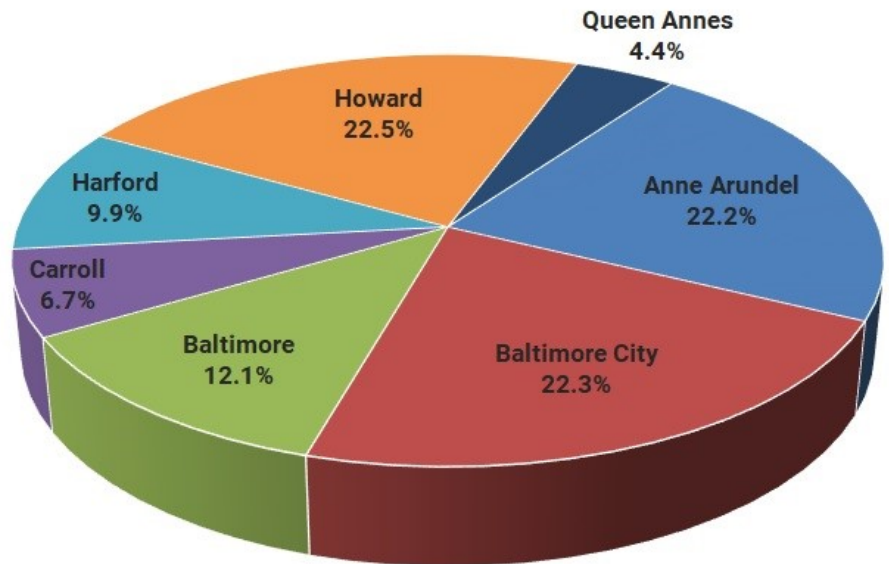


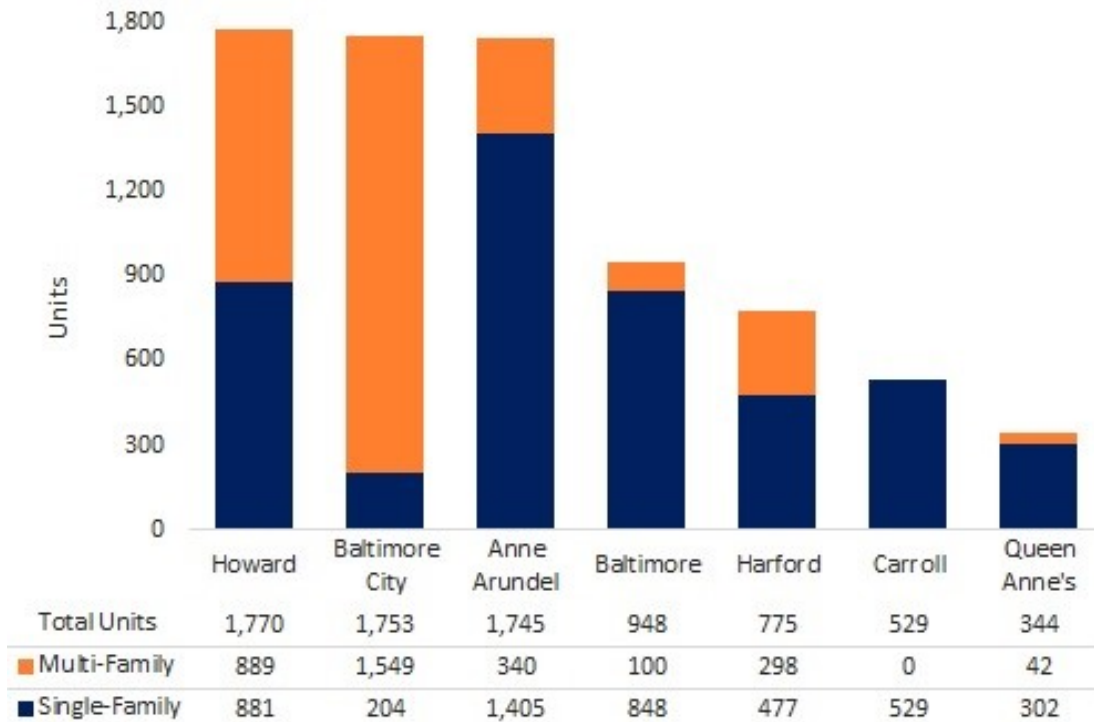
Exhibit 2: Share of New Residential Units Permitted by Jurisdiction, 2021



Source: Building Permit Data System - Baltimore Metropolitan Council

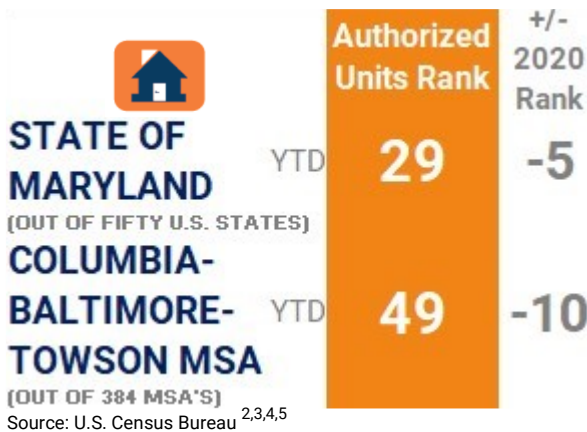


Exhibit 3: New Residential Units Permitted by Type, Baltimore Region, 2021



The estimated value of **residential alterations, additions and repairs (AARs)** permitted during 2021 for the Baltimore region amounted to \$607.4 million, an increase of 30.4 percent from the previous year. Baltimore City authorized AARs with a total estimated value of \$234.2 million, representing a 30.1 percent increase from 2020. Anne Arundel County ranked second in the region having authorized permits for an estimated \$128.2 million, marking a 30.7 percent increase from the previous year. Baltimore County ranked third in the region having authorized permits with construction costs estimated at \$102.8 million.

Exhibit 4: National Rank, New Privately Owned Housing Units Authorized, 2021



Nationally for December 2021, the seasonally adjusted annual rate of new residential construction authorized by building permits was estimated at 1,873,000, a figure that is 6.5 percent above the December 2020 annual rate of 1,758,000. Single-family housing authorized by building permits was 1,128,000 a rate that is 8.0 percent below the December 2020 annual figure. Permitted units in multi-family structures was estimated at 675,000, 55.0% above the December 2020 seasonally adjusted annual estimate of 437,000.¹ There was an estimated inventory of 403,000 new homes available for sale at the end of December 2021, this inventory represents a 33.4 percent increase to the supply of new homes from the previous year.⁶ Nationally, the median price was \$358,000 for all home types, marking the 118th month of year-over-year gain.⁷

Exhibit 5: National Economic Indicators

2021	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		Q1			Q2			Q3			Q4	
GDP (Annual Rate)		6.3			6.7			2.3			6.9	
Unemployment Rate	6.4	6.2	6.0	6.0	5.8	5.9	5.4	5.2	4.7	4.6	4.2	3.9

Data presented for the GDP (annual rate) is the percent change from the preceding period

Sources: U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics

**New Residential Units Permitted by Regional Planning District****Table 1-A. New Residential Units Permitted in 2021 - RPDs Ranked By Total Units Permitted**

Rank	Location	Single-Family	Multi-Family	Total Units
1	Columbia	172	472	644
2	South Baltimore	18	531	549
3	Jessup/Severn	193	300	493
4	Elkridge	152	311	463
5	East Baltimore	14	441	455
6	Crofton	433	-	433
7	Aberdeen/Havre De Grace	138	288	426
8	Canton	70	227	297
9	Kent Island	247	42	289
10	Ellicott City	170	42	212
11	Taneytown	191	-	191
12	Laurel	145	32	177
13	Chase/Bowleys Quarters	159	-	159
14	Edgewood/Joppa	159	-	159
15	Highlandtown	15	140	155
16	Maryland City	153	-	153
17	Security	150	-	150
18	Essex	138	-	138
19	Severna Park	125	10	135
20	Randallstown	30	100	130
21	Marley Neck	129	-	129
22	Bel Air/Fallston	110	10	120
23	West Friendship	78	32	110
24	Mount Airy	108	-	108
25	Clarksville	105	-	105
26	Fort Meade	86	18	104
27	Reisterstown/Owings Mills	100	-	100
28	Upper Park Heights	3	96	99
29	Brooklyn Park/Linthicum	78	-	78
30	Lower Park Heights	1	75	76
31	Westminster	73	-	73
32	Eldersburg	66	-	66
33	Perry Hall/White Marsh	59	-	59
34	Cooksville	59	-	59
35	Hampden	55	-	55
36	Annapolis Neck/Edgewater/Mayo	50	-	50
37	Chestnut Ridge	49	-	49
38	Odenton	42	-	42
39	Centreville	41	-	41
40	Cardiff/Darlington	37	-	37
41	Jarrettsville/Norrisville	33	-	33
42	Edgemere	29	-	29

Rank	Location	Single-Family	Multi-Family	Total Units
43	Pasadena/Lake Shore	27	-	27
44	Hereford/Maryland Line	23	-	23
45	Deale/Lothian	22	-	22
46	Finksburg	22	-	22
47	Manchester	21	-	21
48	Druid Hill	-	20	20
49	Annapolis	8	12	20
50	Fowlesburg	20	-	20
51	Jacksonville	20	-	20
52	Broadneck	19	-	19
53	Rosemont	-	18	18
54	Davidsonville/Harwood	18	-	18
55	West Baltimore	15	-	15
56	Grasonville-Queenstown	14	-	14
57	Crownsville	13	-	13
58	Fork	11	-	11
59	Glen Burnie	9	-	9
60	Greenspring Valley/Pikesville	9	-	9
61	Catonsville	9	-	9
62	Dundalk/Turners Station	9	-	9
63	Kingsville	7	-	7
64	Liberty/Lochearn	7	-	7
65	Prettyboy	6	-	6
66	Arbutus/Lansdowne	6	-	6
67	North Point	6	-	6
68	Sparks	5	-	5
69	Harrisonville	5	-	5
70	Parkville	5	-	5
71	Rossville	5	-	5
72	Hamilton	4	-	4
73	Forest Park	4	-	4
74	Lutherville	3	-	3
75	Cockeysville/Timonium	3	-	3
76	Ruxton	3	-	3
77	Roland Park	2	-	2
78	Towson/Loch Raven	2	-	2
79	Rosedale	2	-	2
80	Middle River	2	-	2
81	Govans/Northwood	1	-	1
82	Ten Hills	1	-	1
83	Morrell Park	1	-	1
84	Carroll Park	-	1	1

Source: Building Permit Data System—Baltimore Metropolitan Council



The Crofton RPD (433 Units), ranked 1st in single-family unit authorizations in 2021. Crofton experienced a decrease of 15.6 percent when compared to the number of single-family units permitted in 2020, and was ranked 1st in 2020.

Table 1-B. New Residential Units Permitted in 2021 - RPDs Ranked By Single-Family Units Permitted

Rank	Location	Single-Family	Multi-Family	Total Units
1	Crofton	433	-	433
2	Kent Island	247	42	289
3	Jessup/Severn	193	300	493
4	Taneytown	191	-	191
5	Columbia	172	472	644
6	Ellicott City	170	42	212
7	Chase/Bowleys Quarters	159	-	159
8	Edgewood/Joppa	159	-	159
9	Maryland City	153	-	153
10	Elkridge	152	311	463
11	Security	150	-	150
12	Laurel	145	32	177
13	Aberdeen/Havre De Grace	138	288	426
14	Essex	138	-	138
15	Marley Neck	129	-	129
16	Severna Park	125	10	135
17	Bel Air/Fallston	110	10	120
18	Mount Airy	108	-	108
19	Clarksville	105	-	105
20	Reisterstown/Owings Mills	100	-	100
21	Fort Meade	86	18	104
22	West Friendship	78	32	110
23	Brooklyn Park/Linthicum	78	-	78
24	Westminster	73	-	73
25	Canton	70	227	297
26	Eldersburg	66	-	66
27	Perry Hall/White Marsh	59	-	59
28	Cooksville	59	-	59
29	Hampden	55	-	55
30	Annapolis Neck/Edgewater/Mayo	50	-	50
31	Chestnut Ridge	49	-	49
32	Odenton	42	-	42
33	Centreville	41	-	41
34	Cardiff/Darlington	37	-	37
35	Jarrettsville/Norrisville	33	-	33
36	Randallstown	30	100	130
37	Edgemere	29	-	29
38	Pasadena/Lake Shore	27	-	27
39	Hereford/Maryland Line	23	-	23
40	Deale/Lothian	22	-	22
41	Finksburg	22	-	22
42	Manchester	21	-	21

Rank	Location	Single-Family	Multi-Family	Total Units
43	Fowlesburg	20	-	20
44	Jacksonville	20	-	20
45	Broadneck	19	-	19
46	South Baltimore	18	531	549
47	Davidsonville/Harwood	18	-	18
48	Highlandtown	15	140	155
49	West Baltimore	15	-	15
50	East Baltimore	14	441	455
51	Grasonville-Queenstown	14	-	14
52	Crownsville	13	-	13
53	Fork	11	-	11
54	Glen Burnie	9	-	9
55	Greenspring Valley/Pikesville	9	-	9
56	Catonsville	9	-	9
57	Dundalk/Turners Station	9	-	9
58	Annapolis	8	12	20
59	Kingsville	7	-	7
60	Liberty/Lochearn	7	-	7
61	Prettyboy	6	-	6
62	Arbutus/Lansdowne	6	-	6
63	North Point	6	-	6
64	Sparks	5	-	5
65	Harrisonville	5	-	5
66	Parkville	5	-	5
67	Rossville	5	-	5
68	Hamilton	4	-	4
69	Forest Park	4	-	4
70	Upper Park Heights	3	96	99
71	Lutherville	3	-	3
72	Cockeysville/Timonium	3	-	3
73	Ruxton	3	-	3
74	Roland Park	2	-	2
75	Towson/Loch Raven	2	-	2
76	Rosedale	2	-	2
77	Middle River	2	-	2
78	Lower Park Heights	1	75	76
79	Govans/Northwood	1	-	1
80	Ten Hills	1	-	1
81	Morrell Park	1	-	1
82	Druid Hill	-	20	20
83	Rosemont	-	18	18
84	Carroll Park	-	1	1

Source: Building Permit Data System—Baltimore Metropolitan Council



The South Baltimore RPD (531 Units), ranked 1st in multi-family unit authorizations in 2021. South Baltimore experienced an increase of 93.1 percent when compared to the number of multi-family units permitted in 2020.

Table 1-C. New Residential Units Permitted in 2021 - RPDs Ranked By Multi-Family Units Permitted

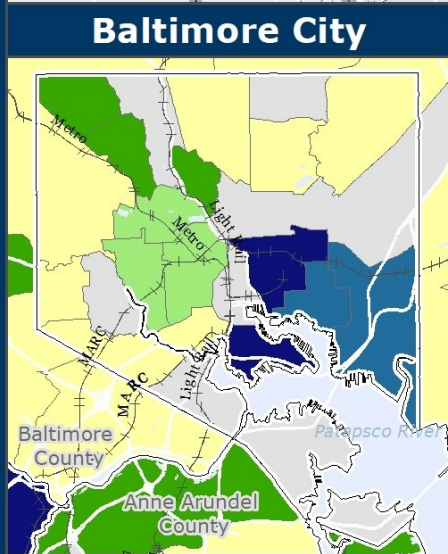
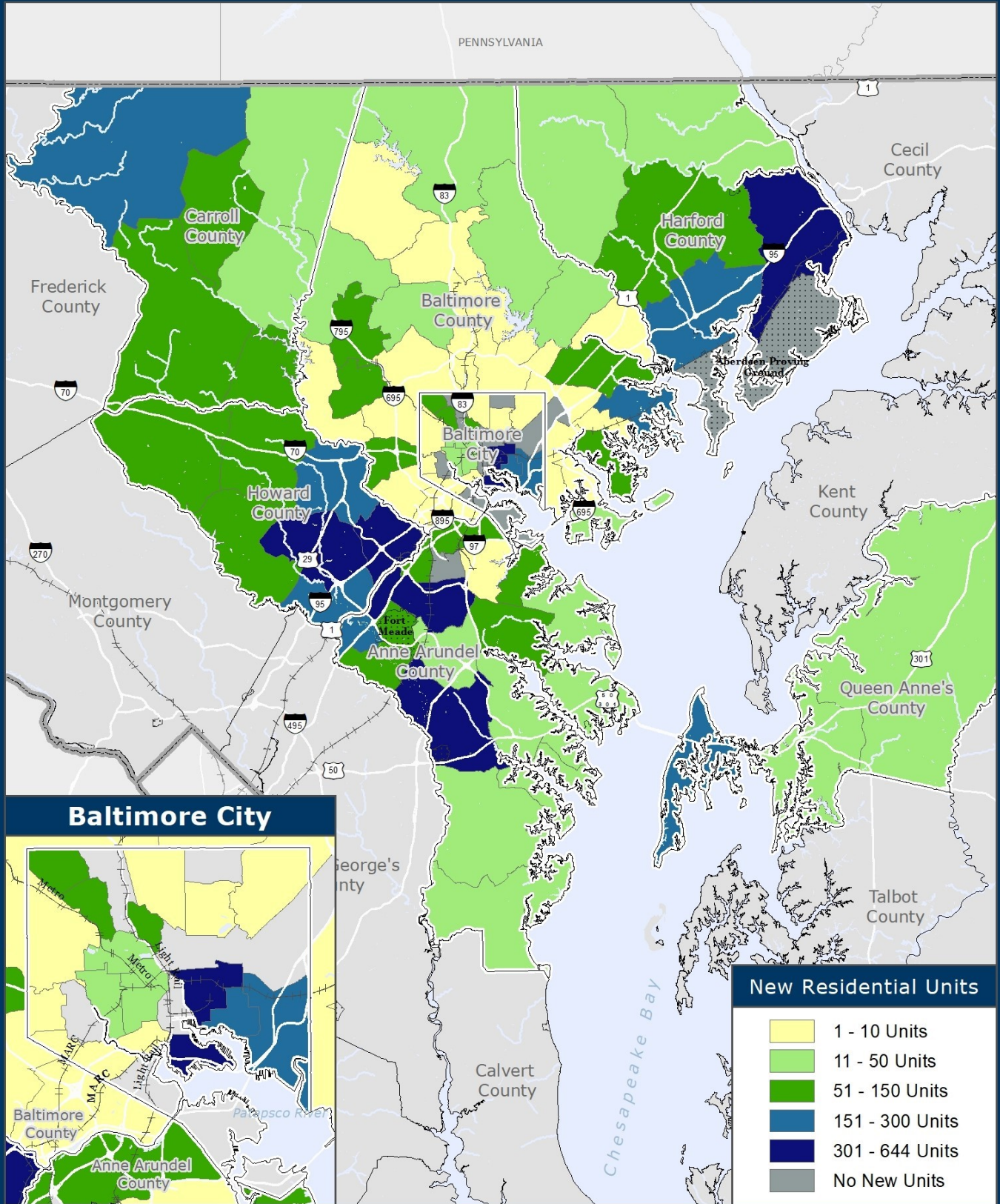
Rank	Location	Single-Family	Multi-Family	Total Units
1	South Baltimore	18	531	549
2	Columbia	172	472	644
3	East Baltimore	14	441	455
4	Elkridge	152	311	463
5	Jessup/Severn	193	300	493
6	Aberdeen/Havre De Grace	138	288	426
7	Canton	70	227	297
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9	Randallstown	30	100	130
10	Upper Park Heights	3	96	99
11	Lower Park Heights	1	75	76
12	Kent Island	247	42	289
13	Ellicott City	170	42	212
14	Laurel	145	32	177
15	West Friendship	78	32	110
16	Druid Hill	-	20	20
17	Fort Meade	86	18	104
18	Rosemont	-	18	18
19	Annapolis	8	12	20
20	Severna Park	125	10	135
21	Bel Air/Fallston	110	10	120
22	Carroll Park	-	1	1
23	Crofton	433	-	433
24	Taneytown	191	-	191
25	Chase/Bowleys Quarters	159	-	159
26	Edgewood/Joppa	159	-	159
27	Maryland City	153	-	153
28	Security	150	-	150
29	Essex	138	-	138
30	Marley Neck	129	-	129
31	Mount Airy	108	-	108
32	Clarksville	105	-	105
33	Reisterstown/Owings Mills	100	-	100
34	Brooklyn Park/Linthicum	78	-	78
35	Westminster	73	-	73
36	Eldersburg	66	-	66
37	Perry Hall/White Marsh	59	-	59
38	Cooksville	59	-	59
39	Hampden	55	-	55
40	Annapolis Neck/Edgewater/Mayo	50	-	50
41	Chestnut Ridge	49	-	49
42	Odenton	42	-	42

Rank	Location	Single-Family	Multi-Family	Total Units
43	Centreville	41	-	41
44	Cardiff/Darlington	37	-	37
45	Jarrettsville/Norrisville	33	-	33
46	Edgemere	29	-	29
47	Pasadena/Lake Shore	27	-	27
48	Hereford/Maryland Line	23	-	23
49	Deale/Lothian	22	-	22
50	Finksburg	22	-	22
51	Manchester	21	-	21
52	Fowblesburg	20	-	20
53	Jacksonville	20	-	20
54	Broadneck	19	-	19
55	Davidsonville/Harwood	18	-	18
56	West Baltimore	15	-	15
57	Grasonville-Queenstown	14	-	14
58	Crownsville	13	-	13
59	Fork	11	-	11
60	Glen Burnie	9	-	9
61	Greenspring Valley/Pikesville	9	-	9
62	Catonsville	9	-	9
63	Dundalk/Turners Station	9	-	9
64	Kingsville	7	-	7
65	Liberty/Lochearn	7	-	7
66	Prettyboy	6	-	6
67	Arbutus/Lansdowne	6	-	6
68	North Point	6	-	6
69	Sparks	5	-	5
70	Harrisonville	5	-	5
71	Parkville	5	-	5
72	Rossville	5	-	5
73	Hamilton	4	-	4
74	Forest Park	4	-	4
75	Lutherville	3	-	3
76	Cockeysville/Timonium	3	-	3
77	Ruxton	3	-	3
78	Roland Park	2	-	2
79	Towson/Loch Raven	2	-	2
80	Rosedale	2	-	2
81	Middle River	2	-	2
82	Govans/Northwood	1	-	1
83	Ten Hills	1	-	1
84	Morrell Park	1	-	1

Source: Building Permit Data System—Baltimore Metropolitan Council



Exhibit 6 Number of Permitted Residential Units by RPD 2021



Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2022, TIGER/Line®, MTA
 Printed - August 2022



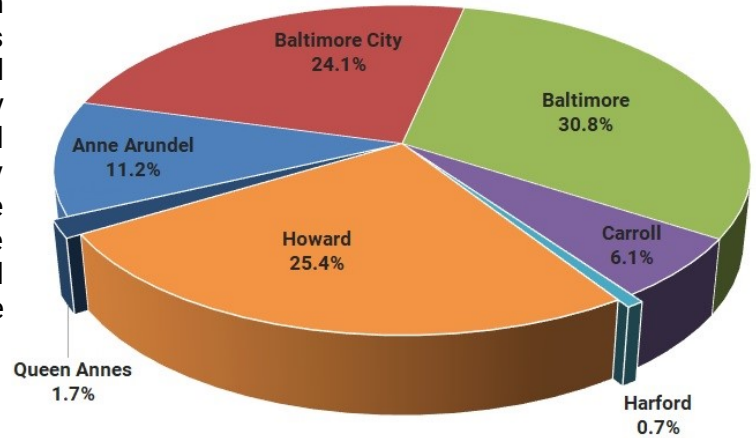
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 1 in = 10.3 miles



NON-RESIDENTIAL MARKET

In 2021 the value of new non-residential construction increased in the Baltimore region. The permitted value was \$1.2 billion, up 142.9 percent from the previous year’s total and 12.6 percent above the 2019 total. Baltimore County was the regional leader in this category with an estimated permitted value of \$384.5 million, while Howard County was second with \$317.6 million. See Exhibit 7 for the share of new non-residential construction value across the region’s jurisdictions. Table 2 provides a listing of several of the largest new non-residential projects permitted in the region during 2021.

Exhibit 7: Share of New Non-Residential Construction (Value) by Jurisdiction, 2021



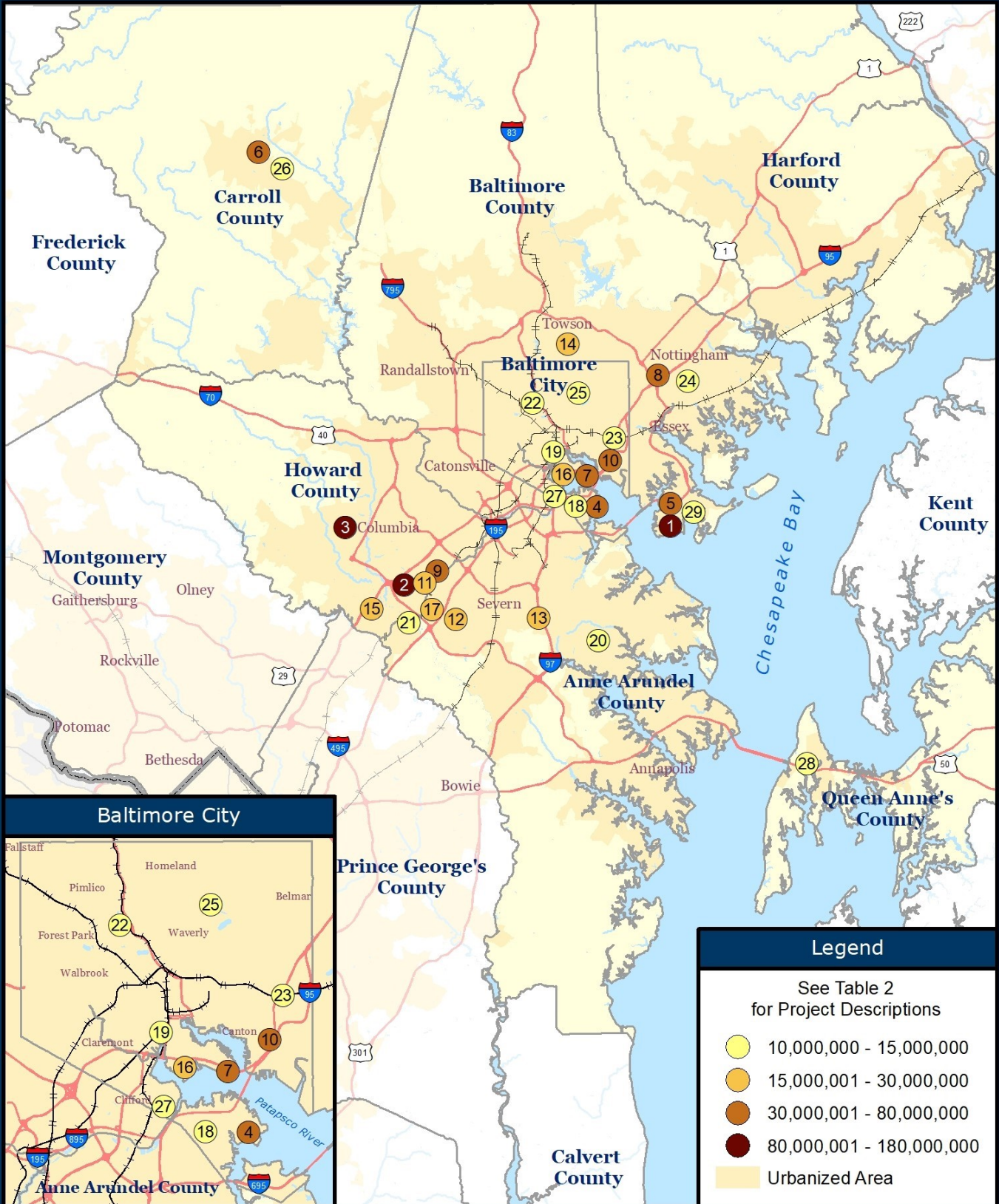
Source: Building Permit Data System – Baltimore Metropolitan Council

Table 2. New Non-Residential Projects Valued at \$10,000,000 and Over, 2021

Jurisdiction	Location	Description	Owner Name	Map ID/Rank	Amount
Anne Arundel	Jessup/Severn	New Data Center (Phase 1)	Clarks Hundred LLC	12	\$ 30,000,000
Anne Arundel	Odenton	New 3-Sty High School	Anne Arundel County	13	\$ 27,928,349
Anne Arundel	Jessup/Severn	New 6-Sty Ofc Bldg	Clarks Hundred LLC	17	\$ 15,386,726
Anne Arundel	Severna Park	New 3-Sty (102 Unit) Assited Living Facility	Riva Properties LLC	20	\$ 12,837,273
Anne Arundel	Jessup/Severn	New 4.5-Sty Parking Garage, Elevator, 2 Stairs	NBP 520 LLC	21	\$ 12,689,965
Baltimore City	Brooklyn	New Facilities and Bldg Renos at The Patapsco Wastewater Treatment Plant	Michael Hallmen	4	\$ 65,000,000
Baltimore City	South Baltimore	New Shell Development: 4 Sections: 3-Sty (Bldg A), 2-Sty (Bldg B), 4-Sty (Bldg C), 6-Sty (Bldg D)	301 East Cromwell Street, LLC	7	\$ 46,100,000
Baltimore City	Canton	New Warehouse Facility and Yard	40N Baltimore Q0Zb #1, LLC	10	\$ 30,340,605
Baltimore City	South Baltimore	New Bldg: Steel Structure, Masonry, Precast. 1st Flr Retail, Business on Upper Flrs	301 East Cromwell Street, LLC	16	\$ 21,200,000
Baltimore City	Brooklyn	New Warehouse (Bldg #1)	Scannell Properties #451, LLC	18	\$ 15,000,000
Baltimore City	Carroll Park	New 3-Sty Bldg For Driving Range, Entrtnmnt Facility (3 Bars, Event Spcs, Ofc Spc, Kitch)	MD Baltimore Warner LLC	19	\$ 14,000,000
Baltimore City	Mount Washington	New 5-Sty Self-Storage Facility	MSC Schenuit LLC	22	\$ 12,600,000
Baltimore City	Canton	New 3-Sty Medical Ofc Bldg (Part of the "Yard 56" Dev)	MCB Real Estate, LLC.	23	\$ 12,600,000
Baltimore City	Govans/Northwood	New 3-Sty Bldg For Morgan State Univ Campus Safety, Physical Plant Dpt	MCB Northwood, LLC	25	\$ 12,000,000
Baltimore City	Brooklyn	New Shell Industrial Warehouse	Scannell Properties #451, LLC	27	\$ 10,000,000
Baltimore	Edgemere	New Warehouse w Mezzanine	Tradepoint Atlantic LLC	1	\$ 180,000,000
Baltimore	Edgemere	New Warehouse 498,707Sf, Office Area	Tradepoint Atlantic LLC	5	\$ 53,778,069
Baltimore	Rossville	New 2-Sty Elementary School	Board Of Education	8	\$ 38,000,000
Baltimore	Towson/Loch Raven	New 10-Sty Hotel (224 Rms)	Towson Hotel LLC	14	\$ 26,000,000
Baltimore	Middle River	New 1-Sty W Mezzanine Motor Vehicle Maintenance Bldg	Pulaski Properties LLC	24	\$ 12,000,000
Baltimore	Edgemere	New 1-Sty Shell Warehse	Tradepoint Atlantic LLC	29	\$ 10,000,000
Carroll	Westminster	New Bldg For Classrms - Phase 1 - East Middle	Board Of Education	6	\$ 52,250,000
Carroll	Westminster	New 1-Sty Auto Dealership "Len Stoler Chevrolet"	Stoler Leonard	26	\$ 10,800,000
Howard	Laurel	New High School #13	Howard County Public Schools	2	\$ 107,932,041
Howard	Columbia	New Academic and Athletic Facility Bldg	Howard Community College	3	\$ 88,097,000
Howard	Laurel	New Footing and Foundation / NAFCO	Maryland Food Ctr Authority	9	\$ 36,000,000
Howard	Laurel	New Bldg, Concrete Tanks: Anaerobic Digester Facility	Maryland Food Ctr Authority	11	\$ 30,000,000
Howard	Laurel	New 1-Sty Shell Bldg / Emerson Data Center	Laurel Building LLC	15	\$ 23,000,000
Queen Anne's	Kent Island	New Water Treatment Plant w Lab, Ofc		28	\$ 10,000,000



Exhibit 8 New Non-Residential Projects Over \$10,000,000 in 2021



Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2022, TIGER/Line®, MTA
 Printed - August 2022



1:560,000

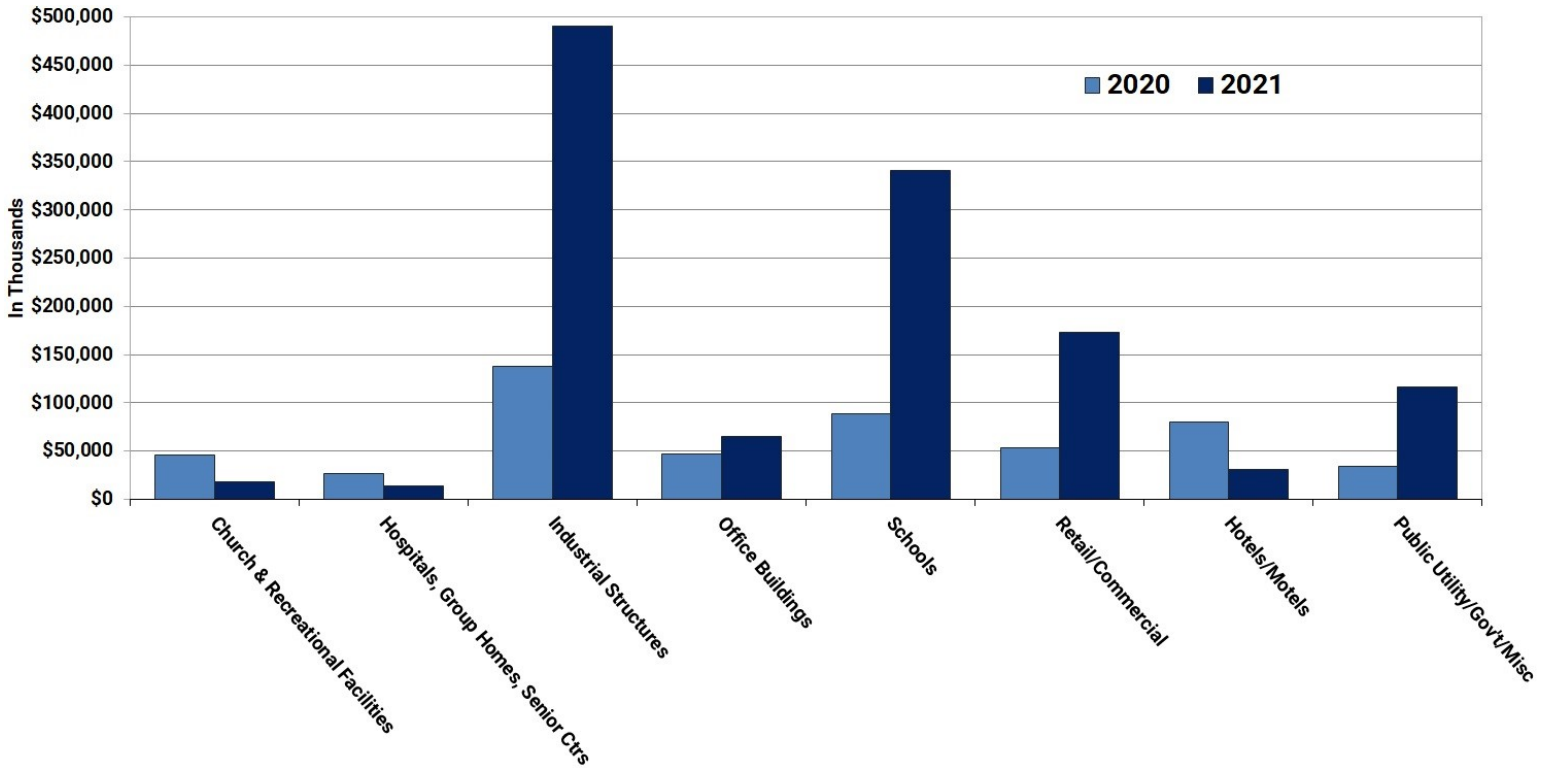
0 8.5 Miles

1 in = 8.8 miles



Further analysis of permitted new non-residential construction activity can be observed in Exhibit 9. The Church & Recreational Facilities, Hospitals/Group Homes/Senior Centers and Hotels/Motels categories experienced decline. All other categories increased in annual 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.

Exhibit 9: New Non-Residential Construction (Value) by Type, Baltimore Region 2020 & 2021



Source: Building Permit Data System - Baltimore Metropolitan Council

Forty-seven permits were issued for industrial structures in 2021, with a combined construction value of \$490.5 million (category rank first). This figure marked an increase of 256.4 percent from 2020. The top two highest value permits in this category during the year totaled \$233.8 million for two new Warehouses with offices and mezzanine at the Tradepoint Atlantic development in Baltimore County. The third highest value permit in this category was \$36.0 million for a footing and foundation for a commercial freezer building in the Laurel area of Howard County.

The estimated value of School buildings permitted in 2021 increased 283.0 percent from 2020, with a total investment of \$340.8 million (second). A new public high school permitted in Howard County had a construction cost of \$107.9 million, the highest permitted value in this category. A new Academic/Athletic facility building at Howard County Community College, was permitted, with a construction cost of \$88.1 million. In Carroll County, a new middle school building was permitted for East Middle School with a value of \$52.2 million.

The Retail/Commercial category accounted for \$173.0 million (third) in new non-residential permitting activity. The permitted amount reflects a 223.8 percent increase in value over retail/commercial projects from 2020. The top two highest value permits in this category during the year totaled \$67.3 million for a new multi-section, five-building commercial development at 200 E Cromwell Street in the South Baltimore area of Baltimore City.

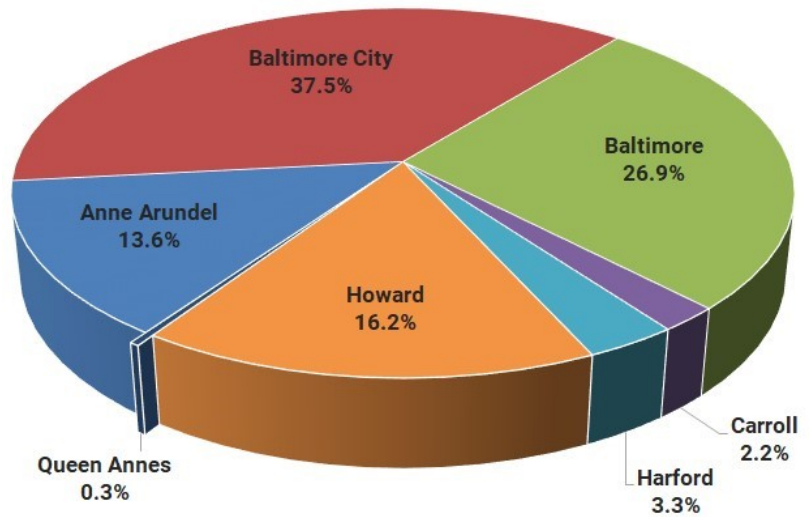


The Public Utilities/Government/Miscellaneous category totaled \$116.3 million in construction value (fourth). The highest value permit in this category is for a waste water treatment facility in the Brooklyn area of Baltimore City valued at \$65.0 million. In the Govans/Northwood area of Baltimore City a new campus safety and facilities building was permitted at Morgan State University, valued at \$12.0 million.

The Office Buildings category experienced a 39.6 percent increase from 2020, with estimated construction costs of \$65.4 million (fifth). A new shell office building was permitted at Emerson Data Center in Howard County, valued at \$23.0 million, the highest valued office permit authorized in the region during 2020. A new 6-Sty office building in Jessup/Severn, Anne Arundel County had the second highest office value at \$15.4 million.

There were two permits issued in 2021 for Hotels/Motels totaling \$30.6 million in estimated construction value (sixth), representing a 61.8 percent decrease from 2020. In Towson, Baltimore County a new 10-Sty, 224 room hotel was permitted with a value of \$26.0 million. On Kent Island in Queen Anne’s County, a new clubhouse at Four Season hotel was permitted at \$4.6 million.

Exhibit 10: Share of Non-Residential AAR Construction (Value) by Jurisdiction, 2021



Source: Building Permit Data System—Baltimore Metropolitan Council

The **value of non-residential additions, alterations, and repairs (AARs)** increased to \$1.8 billion in 2021, up 14.2 percent from the 2020 level of \$1.6 billion. Baltimore City led the region with values totaling \$683.1 million, an increase of 40.9 percent from 2020. Baltimore County followed with \$490.9 million, an increase of 14.5 percent from 2020. Howard County had the third highest value for this category at \$295.1 million, down 0.8 percent from the 2020 value. A selection of the largest non-residential AAR projects in the region in 2021 are listed below:

Exhibit 11: Baltimore Region Permitted Non-Residential AAR Projects By Value, 2021

Amount	County/City	Location	Description	Owner Name
\$ 231,900,000	Baltimore City	East Baltimore	Ext Alts: Facade. Excavate For Bldg Addtn: Foundations, Utilities, Sidewalk Mods, Curb, Gutter	Johns Hopkins Hospital
\$ 66,000,000	Baltimore	Towson/Loch Raven	Addtn (3-Sty): Patient Care Unit (30 Rms); Amenity Space, Chapel, Meeting Rms	Greater Baltimore Medical Center
\$ 60,000,000	Baltimore City	Brooklyn	Addtn to Main Switchgear Bldg - Patapsco Wastewater Treatment Plant	Mayor & City Council
\$ 54,000,000	Baltimore City	Metro Center	Int Alts: Reconfig 7th-10th Floors, HVAC	Maryland General Hospital
\$ 33,561,196	Anne Arundel	Fort Meade	Alts: Rplc Part of 2-Sty School (Ft Meade)	United States Government
\$ 30,000,000	Howard	Laurel	Alts: Bioenergy - Instl (2) Fermenters Tanks	Maryland Food Ctr Authority
\$ 30,000,000	Howard	Laurel	Int Alts: Completion of Shell Bldg /Amazon	Laurel Building LLC
\$ 30,000,000	Anne Arundel	Jessup/Severn	Alts: Fitout Data Ctr (Phase 1)	Sandy Farms Building LLC
\$ 30,000,000	Howard	Laurel	Alts: Bioenergy - Instal Tanks, Concrete Pipe Tunnel	Maryland Food Ctr Authority
\$ 28,900,000	Harford	Aberdeen/Havre De Grace	Alts: Fit Out New Upper Chesapeake Freestanding Medical Facility	
\$ 24,860,000	Baltimore City	Waverly	Addtn/Int Reno to University Bldg	Johns Hopkins
\$ 20,400,730	Baltimore	Edgemere	Int Alts: Instl Rack Sys (Glide In, Selective Pallet, Hanging Dock), Pick Tunnels	TPA Properties 23 LLC
\$ 20,000,000	Howard	Laurel	Int Alts: Nestle Dreyers Ice Cream/ Phase 1 / to Support 2 New Production Lines	Edys Grand Ice Cream
\$ 15,000,000	Baltimore City	Canton	Grading; Site, Structural Steel, Concrete Work, Architectural, Mech, Electric, HVAC	FSK Land Corp
\$ 15,000,000	Baltimore	Edgemere	Int Alts: Stud, Partitns, Restrms, Breakrm, Ceiling, Locker Rms, Dock Shelters, Patio, Finishes	TPA Properties 23 LLC
\$ 15,000,000	Baltimore	Towson/Loch Raven	Grading	Greater Baltimore Medical Center
\$ 15,000,000	Baltimore	Towson/Loch Raven	Storm Water Mgmt for Driveway, Parking, Bldg Addtn (3 Facilities)	Greater Baltimore
\$ 13,700,000	Baltimore City	Waverly	Alts (10-Sty Bldg): Change Occupancy from R-2 Apts to R-1 Hotel Rms	Charles & Blackstone Apartment
\$ 13,000,000	Baltimore City	Metro Center	Int Alts: Reno M&T Pavilion At The FMPAC. New Balconies, Restoration	Maryland Stadium Authority
\$ 12,000,000	Anne Arundel	Crownsville	Ext Reno (Hotel): New Porte Cochere, Build Out Main/Side Entries	C2 Land LP

Source: Building Permit Data System—Baltimore Metropolitan Council

**NEW MIXED-USE MARKET**

There was a total of 1,397 residential units authorized and \$217.5 million in estimated construction cost permitted in eleven mixed-use projects during 2021. The mixed-use category experienced an increase of 39.3 percent from 2020 in terms of units permitted, and was up 4.9 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 12: Permitted New Mixed-Use Buildings, 2021

Amount	Unit Count	Jurisdiction	Location	Description	Owner Name
\$ 65,250,000	156	Baltimore City	South Baltimore	New 8-Sty Mixed-Use Bldg: Retail, Residential, Parking Garage, Utilities	PC-EL, LLC
\$ 60,700,000	121	Baltimore City	South Baltimore	New Mixed-Use Bldg: Residential, Amenities, Retail	300 East Cromwell Street LLC
\$ 45,000,000	227	Baltimore City	Canton	New Mixed-Use Bldg: Residential, Retail, Amenity/Leasing Spc, Parking	MCB Y56 Mixed Use, LLC
\$ 21,500,000	140	Baltimore City	Highlandtown	New 5-Sty Mixed-Use Bldg: Multi-Family, Retail, Parking	Bank Street Apartments, LLC
\$ 13,700,000	20	Baltimore City	Druid Hill	New 3-Sty Mixed-Use Bldg: Multi-Family, Commercial (Zero Energy Housing)	West North Avenue 1600, LLC
\$ 5,500,431	472	Howard	Columbia	New Mixed-Use (Bldg C): Residential, 1st Fl Commercial, Parking Garage	
\$ 3,550,390	254	Baltimore City	South Baltimore	New Mixed-Use Bldg: Residential, Amenities, Retail	300 East Cromwell Street LLC
\$ 2,103,285	6	Annapolis	Annapolis	New Mixed-Use Bldg: Apts, Commercial	
\$ 200,000	1	Baltimore City	Carroll Park	New 3-Sty Mixed-Use Bldg: 1st Flr Retail, 1 SF Residence on Upper Flrs	Black Star Development LLC

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 2021 through the conversion of existing non-residential buildings to residential structures. A total of 272 conversion units were permitted in 2021, a figure that is 51.1 percent below the 556 unit total permitted in 2020. Residential conversion units were again concentrated in the Metro Center area of Baltimore City during 2021.

Exhibit 13: Permitted Residential Units from Conversions, 2021

Amount	Unit Count	Jurisdiction	Location	Description	Owner Name
\$ 3,000,000	26	Baltimore City	Highlandtown	Addtn (3-Sty) on Top of Exstg 1-Sty Bldg. 1st Flr Retail, Apts	Cc 601 South Broadway LLC
\$ 2,500,000	25	Baltimore City	Metro Center	Addtn (2-Sty) on Top of Exstg Bldg. 5-Sty Side Addtn, Reno Exstg Structure, Apts	733 W Pratt Street LLC
\$ 1,300,000	18	Baltimore City	Waverly	Int/Ext Alts: Create Apts, Rplc Wndws, Selective Ext Rehab, Add 10 Parking Spcs	Charles Village Investors, LLC
\$ 1,000,000	16	Baltimore City	Metro Center	Int/Ext Reno of Existing Bldg to Apts, 1 Comm Shell. New Fire Stairs, Windows	801 N. Charles, LLC
\$ 4,500,000	15	Baltimore City	Metro Center	Alts: Convert Former Furniture Showroom to Apts, 2 Grnd Flr Retail Areas	B & B Baltimore LLC
\$ 900,000	15	Baltimore City	Metro Center	Int Reno of Existing Bldg to New Apts	6 S. Calvert Street Finance
\$ 500,000	14	Baltimore City	Waverly	Addtn/Int Reno: Vacant Bldg to Apts. Stairs, Mech, Electric, Plumbing, Roof Deck	Remington Realty LLC
\$ 500,000	12	Baltimore City	East Baltimore	Int/Ext Reno: Existing 2-Sty Warehouse to New Apts, New Wndws, Ext Paint	Baltimore Bell Foundry LLC
\$ 1,620,000	10	Baltimore City	Highlandtown	Reno: Church to Mixed-Use (Apts and B Use)	3127 E Baltimore St, LLC
\$ 350,000	9	Baltimore City	Hamilton	Alts: Conv Mixed-Use Apt Bldg to Apts only	13 N East LLC
\$ 350,000	9	Baltimore City	West Baltimore	Int/Ext Alts: Church to Apt Bldg	Bolton Hill Belfry, LLC
\$ 500,000	8	Baltimore City	Highlandtown	Addtn/Alts: Reno Existing Bldg to New Apts	611 S Fagley, LLC
\$ 400,000	8	Baltimore City	Highlandtown	Reno: Conv Vacant Bldg to New Apts	Stoney Creek Capital LLC
\$ 400,000	7	Baltimore City	East Baltimore	Int/Ext Alts, Addtn: 1st Flr Comm Shell, Apts on 3 Levels w Balconies	1234 S Carey St LLC
\$ 300,000	7	Baltimore City	Waverly	Alts: Reno Vacant Mixed Use Comm/Res Bldg to 7 Apts/4 Comm Shells	Waverly Arts, LLC
\$ 400,000	6	Baltimore City	West Baltimore	Reno Existing Apt Bldg to 6 Apts	Royal Homes, LLC
\$ 325,000	6	Baltimore City	Metro Center	Alts: 3-Sty Bldg, Ofcs to Res Units	812 Park Ave LLC
\$ 300,000	6	Baltimore City	Metro Center	Int Reno: Existing Bldg to New Apts, Mech, Electric, Plumbing	Smj Read Street LLC
\$ 250,000	5	Baltimore City	West Baltimore	Addtns. Int/Ext Reno of 2 Vacant Mixed-Use Bldgs. Comm, New Apts, Roof Deck	48 S Carrollton LLC
\$ 150,000	5	Baltimore City	Highlandtown	Int Reno: Exstg Storage Area to Res Units	900 South East, LLC
\$ 700,000	4	Baltimore City	Highlandtown	Int/Ext Alts: Rehab Bldg to Common Area, Residential Units	Vincent Delorenzo
\$ 300,000	4	Baltimore City	South Baltimore	Addtn: 4 New Apts w Roof Decks	Est Investments LLC
\$ 200,000	4	Baltimore City	Highlandtown	Addtn: First Flr Comm, Apts Abv	Briggs Aaron & Partners LLC
\$ 950,000	3	Howard	Ellicott City	Int Alts: 3 New Apts Abv Historical Society Reno / Pue-Fulton House	Dorsey'S Ridge LLC
\$ 350,000	3	Baltimore City	Mount Washington	Addtn: 2nd Lvl Deck, 3 New Apts, 1 Comm Shell	2087 Druid Park Drive LLC
\$ 150,000	3	Baltimore City	East Baltimore	Int Reno: Clean Out 1st Flr Comm Space, Add New Apts, Roof Deck, Mech, Elec	South High Street Properties

Source: Building Permit Data System—Baltimore Metropolitan Council



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.

Table 3-A. Residential Construction Activity - December and YTD: 2020 and 2021

	Single-Family Units				Multi-Family Units				Total Units			
	December 2020	December 2021	YTD 2020	YTD 2021	December 2020	December 2021	YTD 2020	YTD 2021	December 2020	December 2021	YTD 2020	YTD 2021
Anne Arundel	128	97	1,953	1,405	-	4	24	340	128	101	1,977	1,745
Annapolis*	(1)	(1)	(49)	(12)	-	(4)	-	(12)	(1)	(5)	(49)	(24)
Baltimore City	-	1	59	204	40	-	1,563	1,549	40	1	1,622	1,753
Baltimore	51	-	749	848	-	-	698	100	51	-	1,447	948
Carroll	44	31	444	529	-	-	45	-	44	31	489	529
Harford	49	48	708	477	-	-	128	298	49	48	836	775
Howard	103	129	651	881	226	53	459	889	329	182	1,110	1,770
Queen Annes	28	30	194	302	-	-	15	42	28	30	209	344
Region	403	336	4,758	4,646	266	57	2,932	3,218	669	393	7,690	7,864
Regional Change 2020-2021		(67)		(112)		(209)		286		(276)		174
As a Percent		-16.6%		-2.4%		-78.6%		9.8%		-41.3%		2.3%
	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	December 2020	December 2021	YTD 2020	YTD 2021	December 2020	December 2021	YTD 2020	YTD 2021	December 2020	December 2021	YTD 2020	YTD 2021
Anne Arundel	172	195	2,095	2,701	21,715	20,481	350,264	305,520	7,609	9,372	98,050	128,155
Annapolis*	(32)	(39)	(311)	(504)	(485)	2,908	(20,329)	8,614	(1,459)	(2,528)	(18,096)	(32,349)
Baltimore City	99	116	1,228	1,486	5,000	160	140,134	147,665	4,706	105,243	180,069	234,201
Baltimore	126	-	1,570	2,035	12,346	-	266,957	224,431	9,024	-	86,278	102,758
Carroll	59	77	854	1,178	10,108	8,392	99,237	128,755	2,967	3,235	30,339	47,321
Harford	6	6	40	128	15,073	13,376	208,125	198,692	219	199	1,790	4,580
Howard	180	150	1,603	1,925	55,161	40,939	202,944	226,309	14,336	8,624	64,445	85,222
Queen Annes	8	2	76	51	5,375	6,958	42,518	72,669	384	60	4,901	5,140
Region	650	546	7,466	9,504	124,778	90,306	1,310,179	1,304,041	39,245	126,733	465,872	607,377
Regional Change 2020-2021		(104)		2,038		(34,472)		(6,138)		87,488		141,505
As a Percent		-16.0%		27.3%		-27.6%		-0.5%		222.9%		30.4%

Table 3-B. Non-Residential Construction Activity - December and YTD: 2020 and 2021

	Number of AAR Permits**				Value of New Non-Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	December 2020	December 2021	YTD 2020	YTD 2021	December 2020	December 2021	YTD 2020	YTD 2021	December 2020	December 2021	YTD 2020	YTD 2021
Anne Arundel	81	122	1,165	1,366	-	7,262	43,933	139,865	7,516	19,301	267,498	248,146
Annapolis*	(12)	(16)	(185)	(198)	-	(1,040)	(75)	(1,200)	(881)	(1,643)	(26,321)	(34,570)
Baltimore City	47	48	641	646	-	1,250	163,651	300,962	29,192	270,518	484,987	683,114
Baltimore	97	-	1,175	1,259	2,400	-	115,707	384,506	15,359	-	428,869	490,856
Carroll	15	19	129	225	704	63,050	14,083	75,629	13,553	2,571	104,405	39,295
Harford	2	4	27	58	-	-	24,880	8,856	97	392	10,209	59,832
Howard	32	51	488	521	893	88,317	125,870	317,559	10,381	15,409	297,533	295,116
Queen Annes	2	7	41	83	-	3,098	26,051	21,746	46	553	2,364	6,139
Region	276	251	3,666	4,158	3,997	162,977	514,175	1,249,123	76,144	308,744	1,595,865	1,822,498
Regional Change 2020-2021		(25)		492		158,980		734,948		232,600		226,633
As a Percent		-9.1%		13.4%		3977.5%		142.9%		305.5%		14.2%

Table 3-C. Mixed-Use Construction Activity - December and YTD: 2020 and 2021

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

*Annapolis data is 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.

Source: Building Permit Data System—Baltimore Metropolitan Council



Data Sources:

1. Baltimore Metropolitan Council Member Jurisdictions
2. Building Permit Data System at the Baltimore Metropolitan Council
3. 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 2021”**. January 19, 2022.
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 2021 Year-to-Date**, January, 2022.
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7. National Association of Realtors; www.realtor.org, **“December 2021 Existing - Home Sales”**; January 21, 2022.
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9. U.S. Bureau of Economic Analysis; U.S. Department of Commerce. **Change From Preceding Period in Real Gross Domestic Product**. July 28, 2022.

Produced by:

Baltimore Metropolitan Council

Crystal McDermott
 410.732.0500 ext. 1024
cmcdermott@baltometro.org

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