

REPORT

Metropolitan Building Activity Report

May 2023



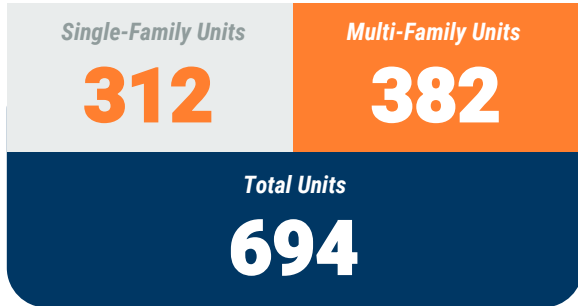
Building Activity Report

May, 2023

Region

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

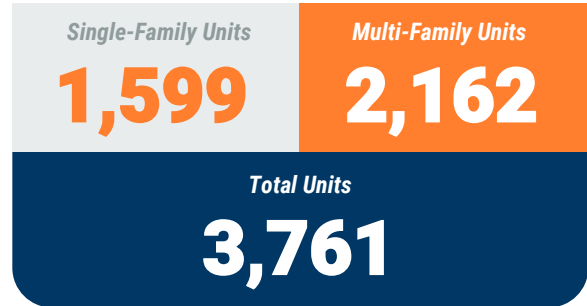
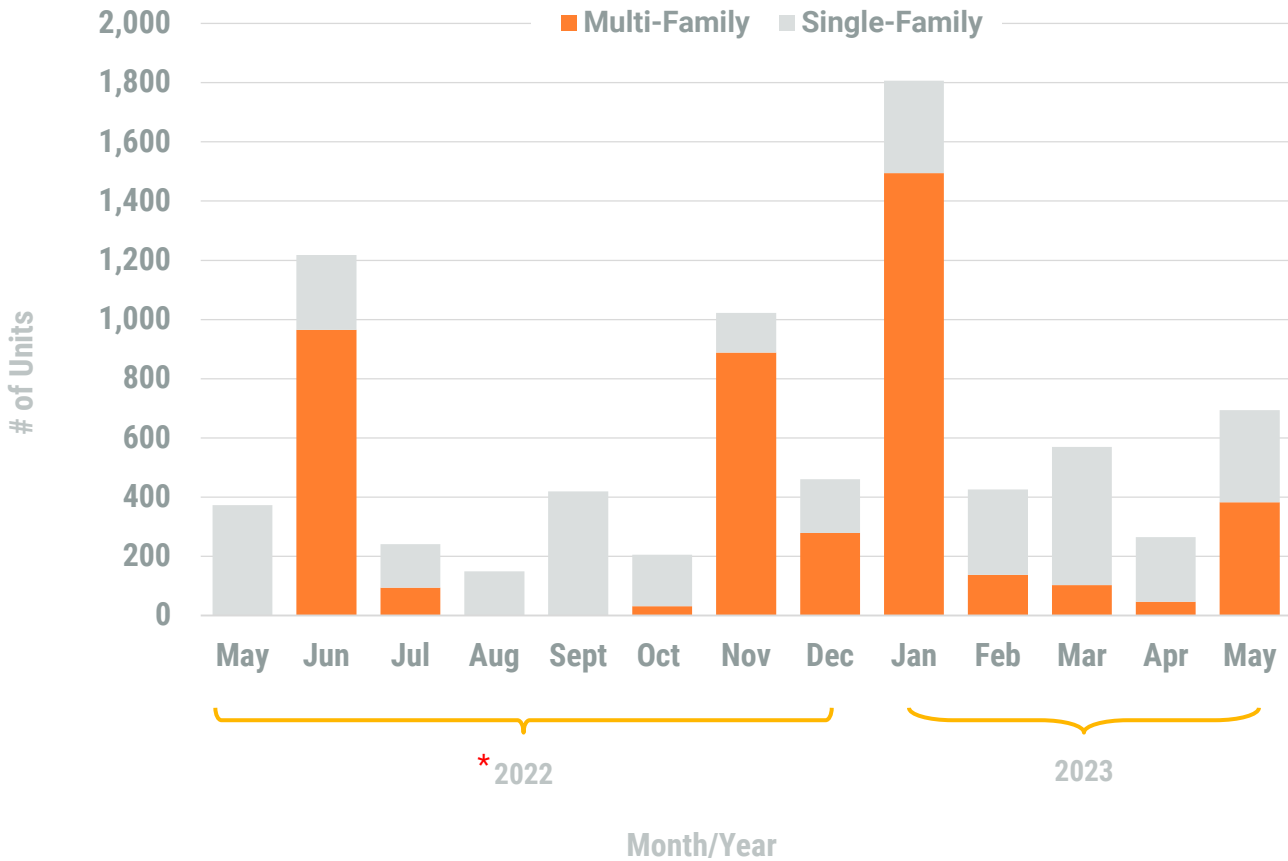


Exhibit 1: New Residential Unit Permit Activity (13-Month)

Chart excludes Baltimore County from 2022 regional totals. Due to a change in software at Baltimore County, permit information was not available.





Building Activity Report

May, 2023

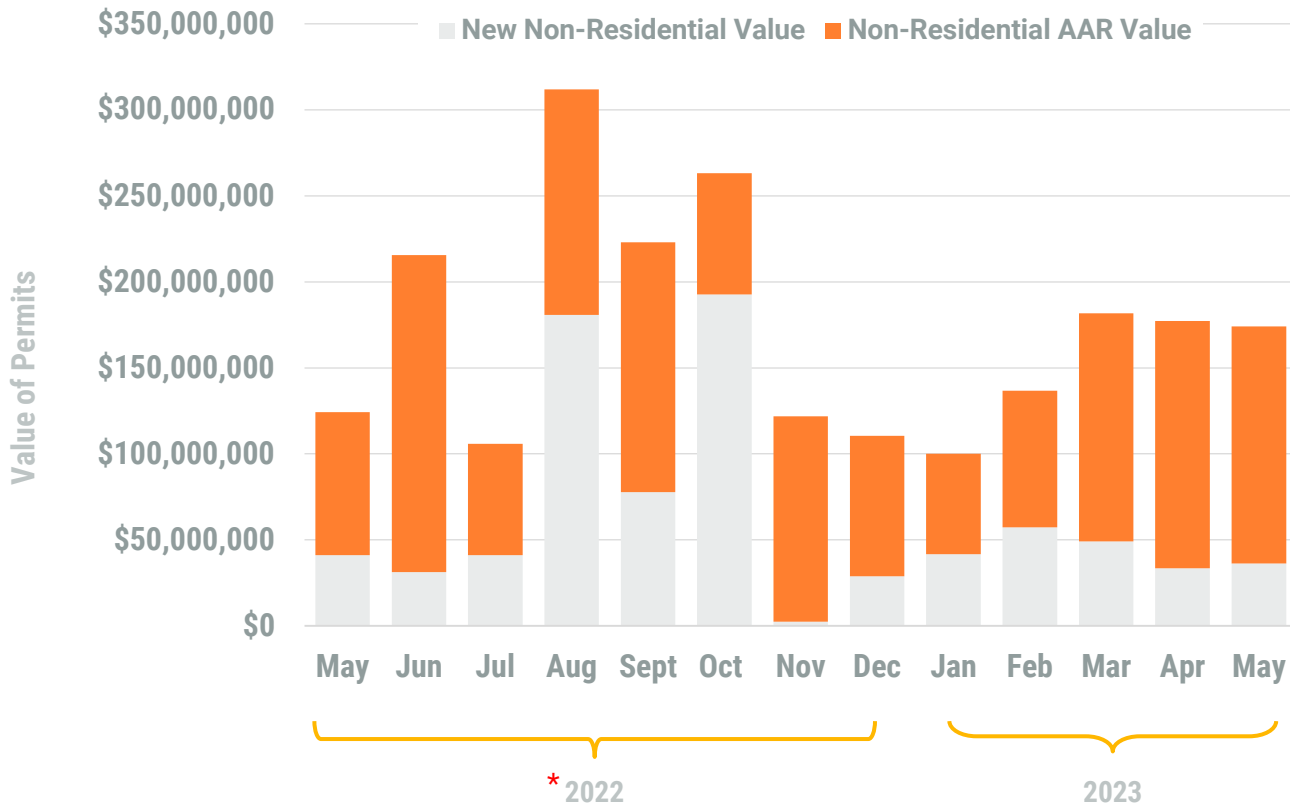
Region

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$36,181,000	\$217,683,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$137,964,000	\$554,368,000

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

Chart excludes Baltimore County from 2022 regional totals. Due to a change in software at Baltimore County, permit information was not available.



* 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



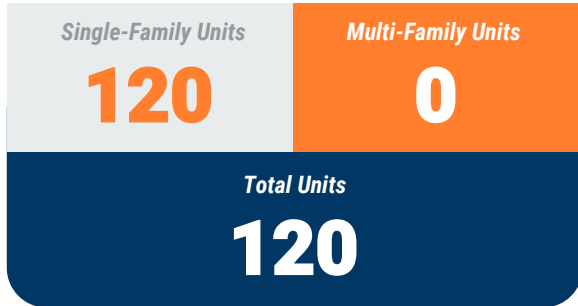
Building Activity Report

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Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

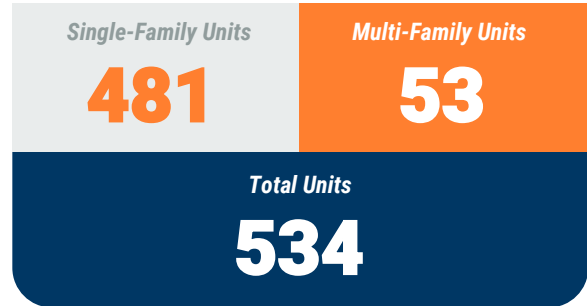
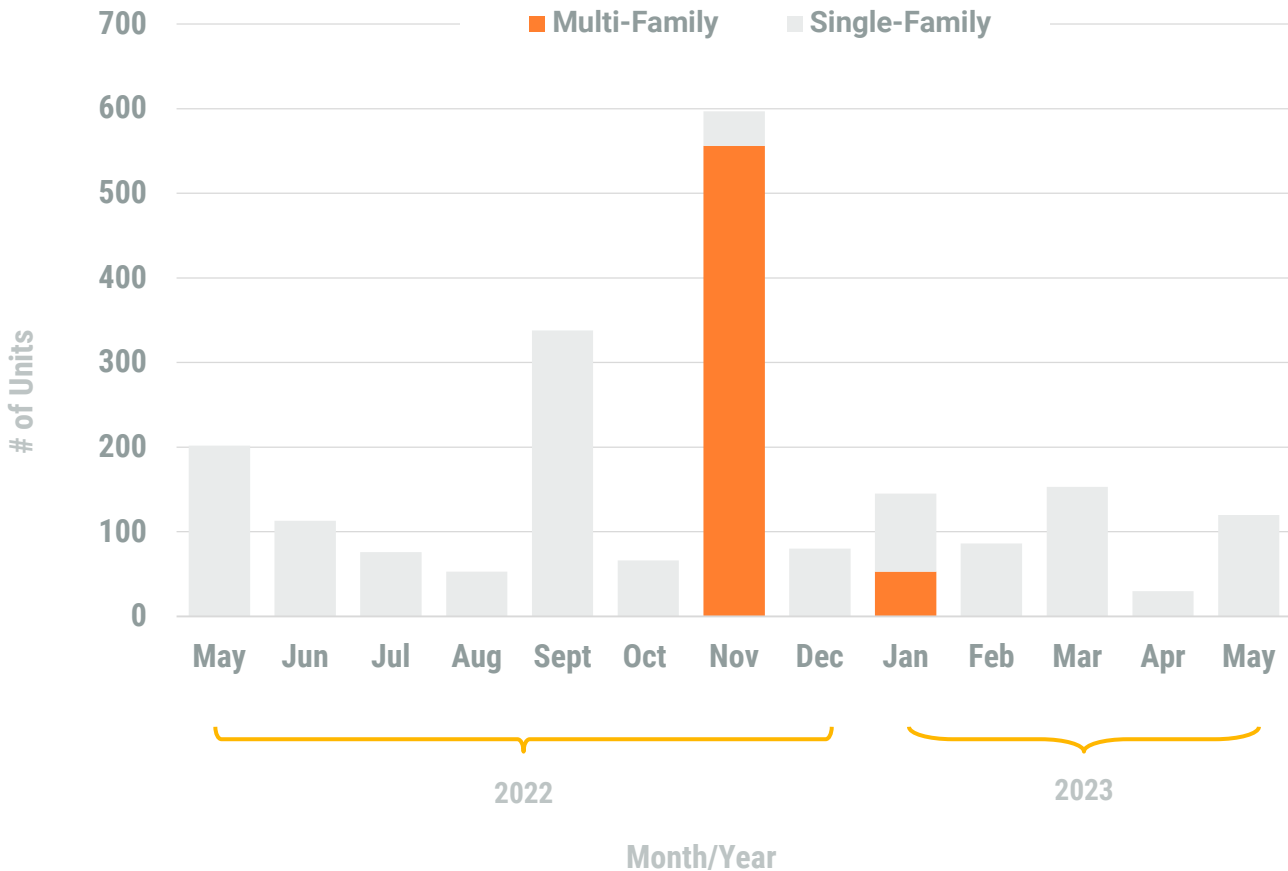


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

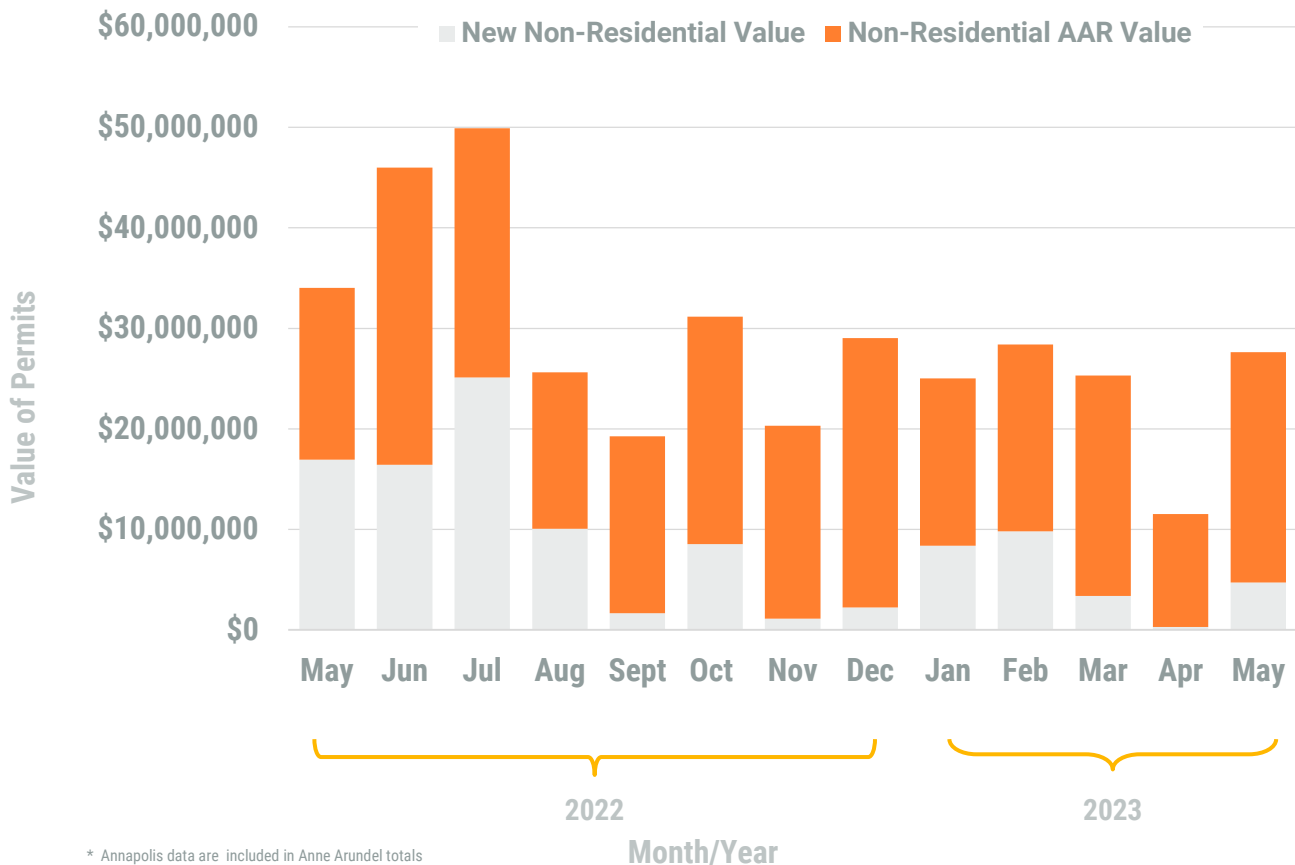
May, 2023

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$4,713,000	\$26,526,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$22,932,000	\$93,627,000

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



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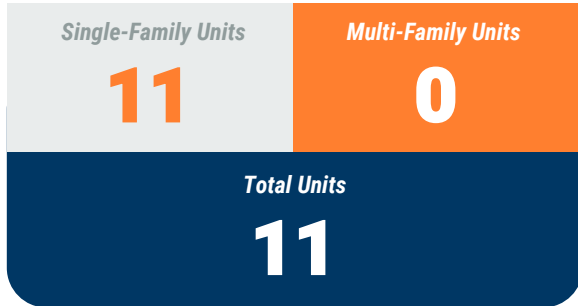
Building Activity Report

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Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

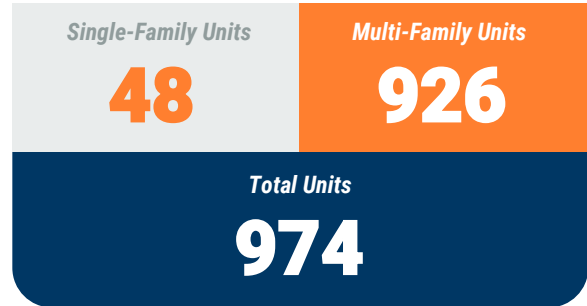
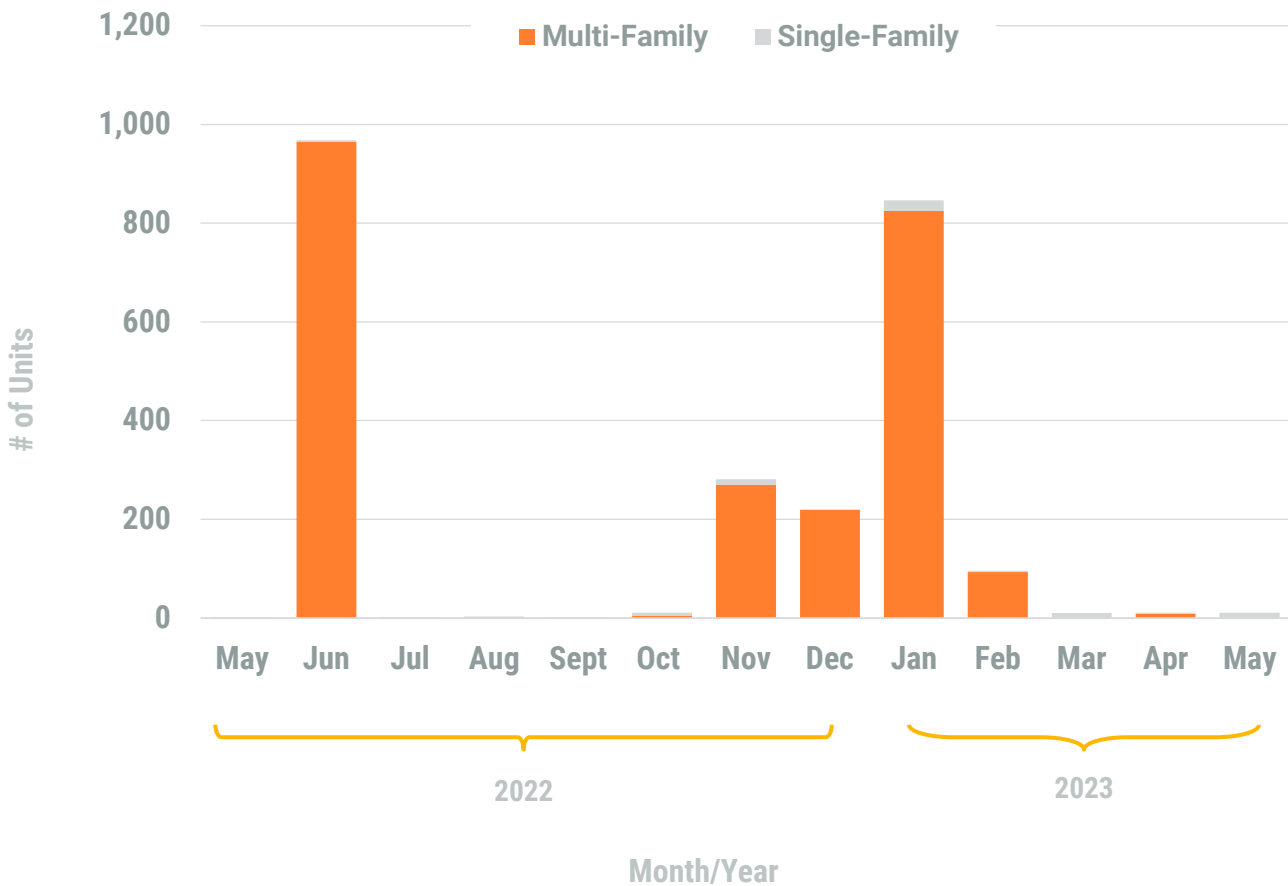


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

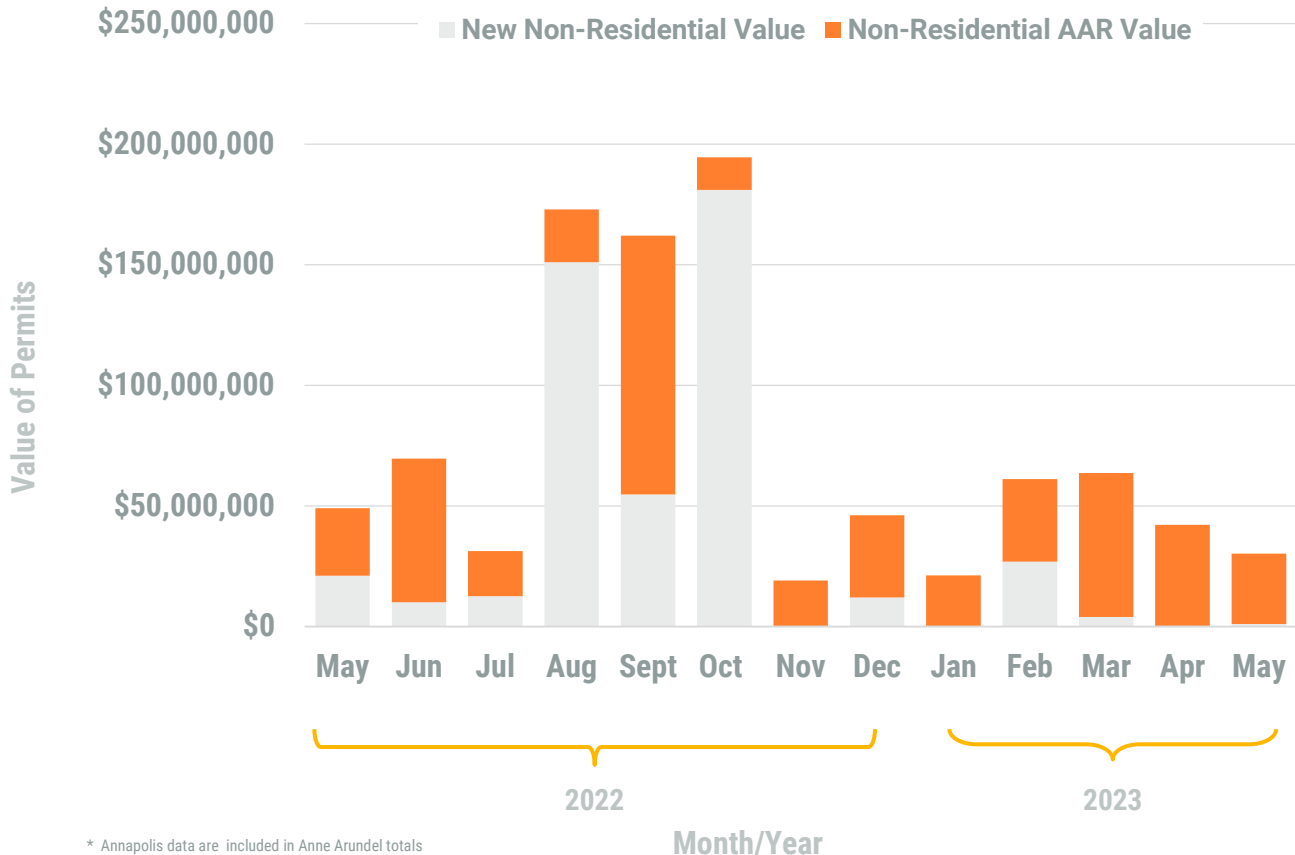
May, 2023

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,000,000	\$32,094,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$29,166,000	\$186,047,000

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



* Annapolis data are included in Anne Arundel totals
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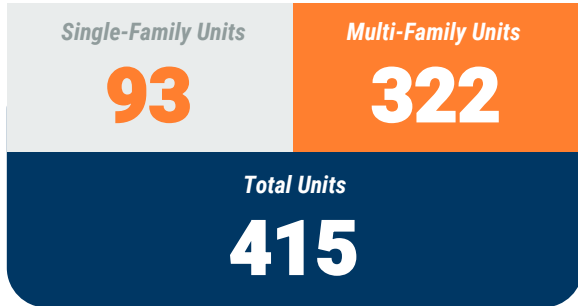
Building Activity Report

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Baltimore County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

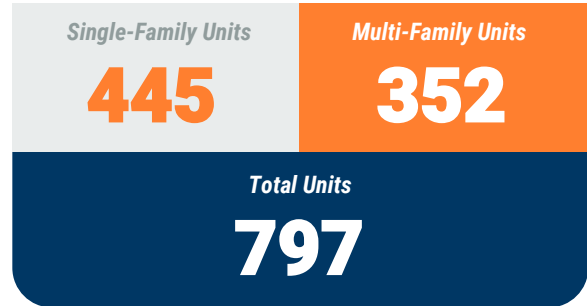
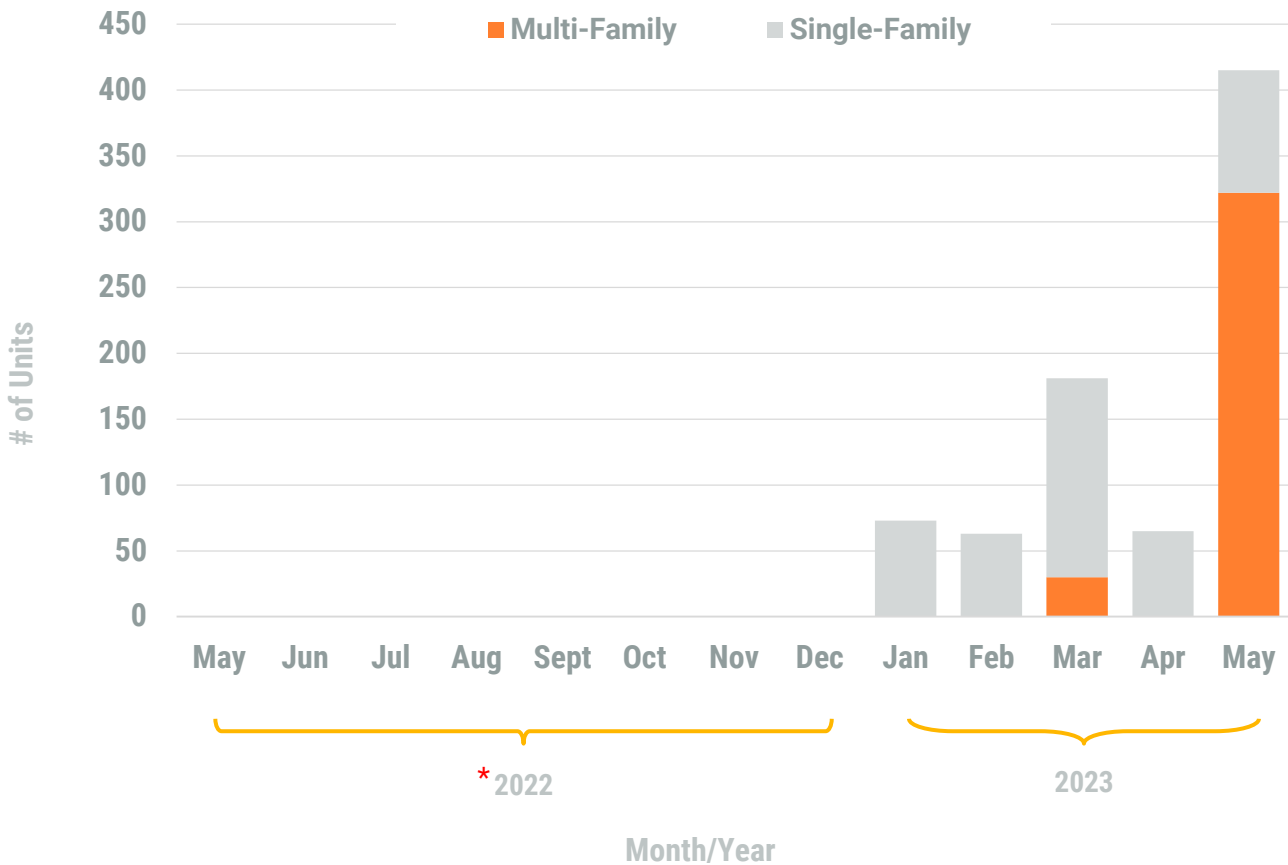


Exhibit 1: New Residential Unit Permit Activity (13-Month)

Chart excludes data in 2022. Due to a change in software at Baltimore County, permit information was not available.





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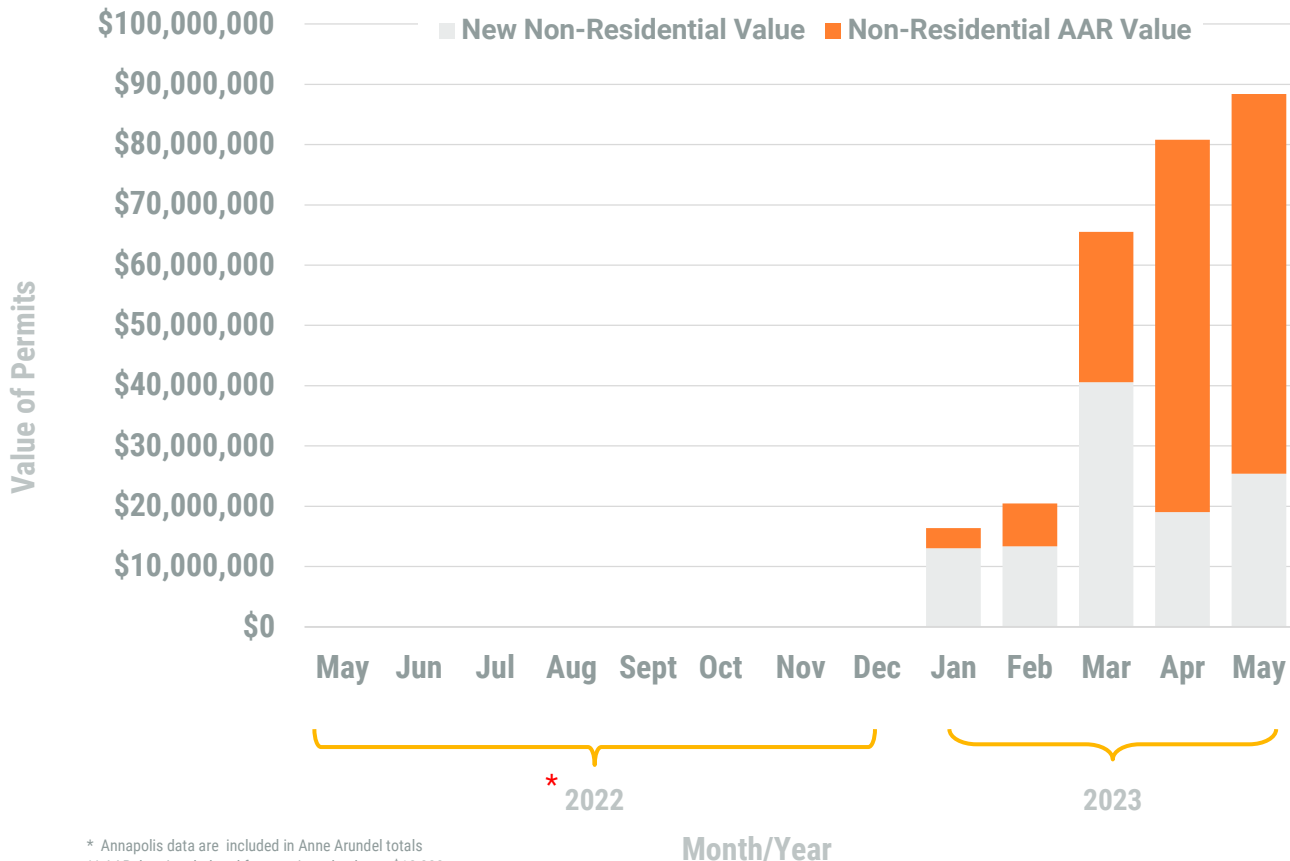
Baltimore County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$25,402,000	\$111,394,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$62,977,000	\$160,150,000

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

Chart excludes data in 2022. Due to a change in software at Baltimore County, permit information was not available.



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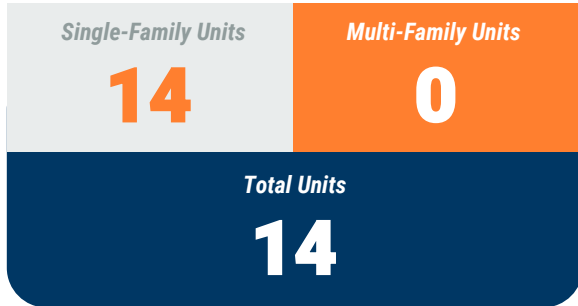
Building Activity Report

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Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

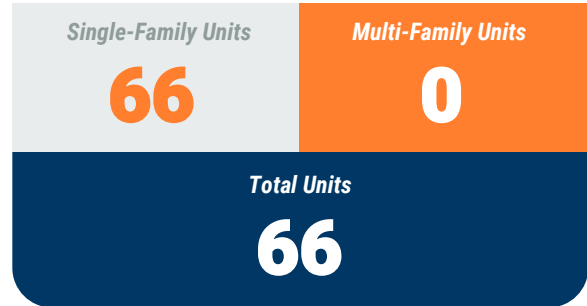
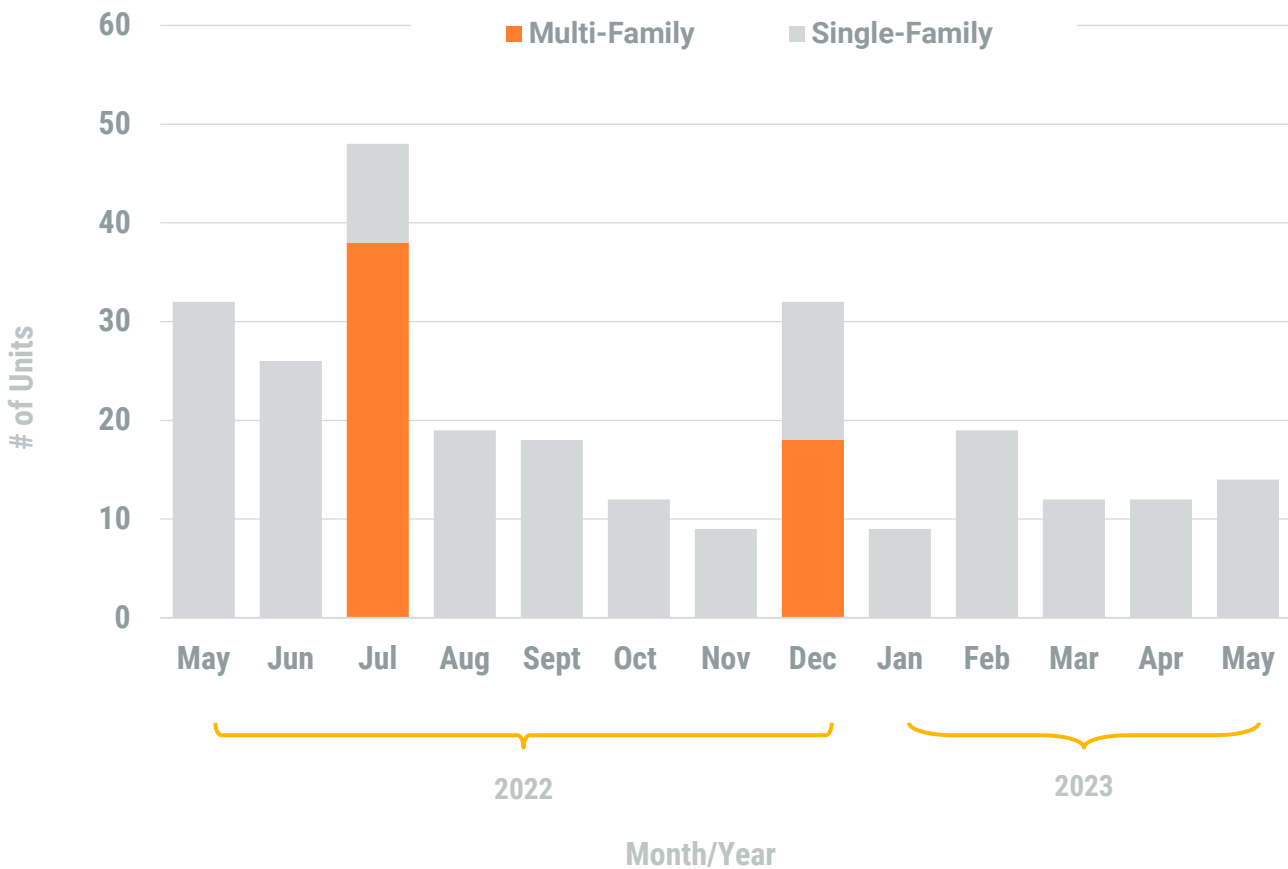


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

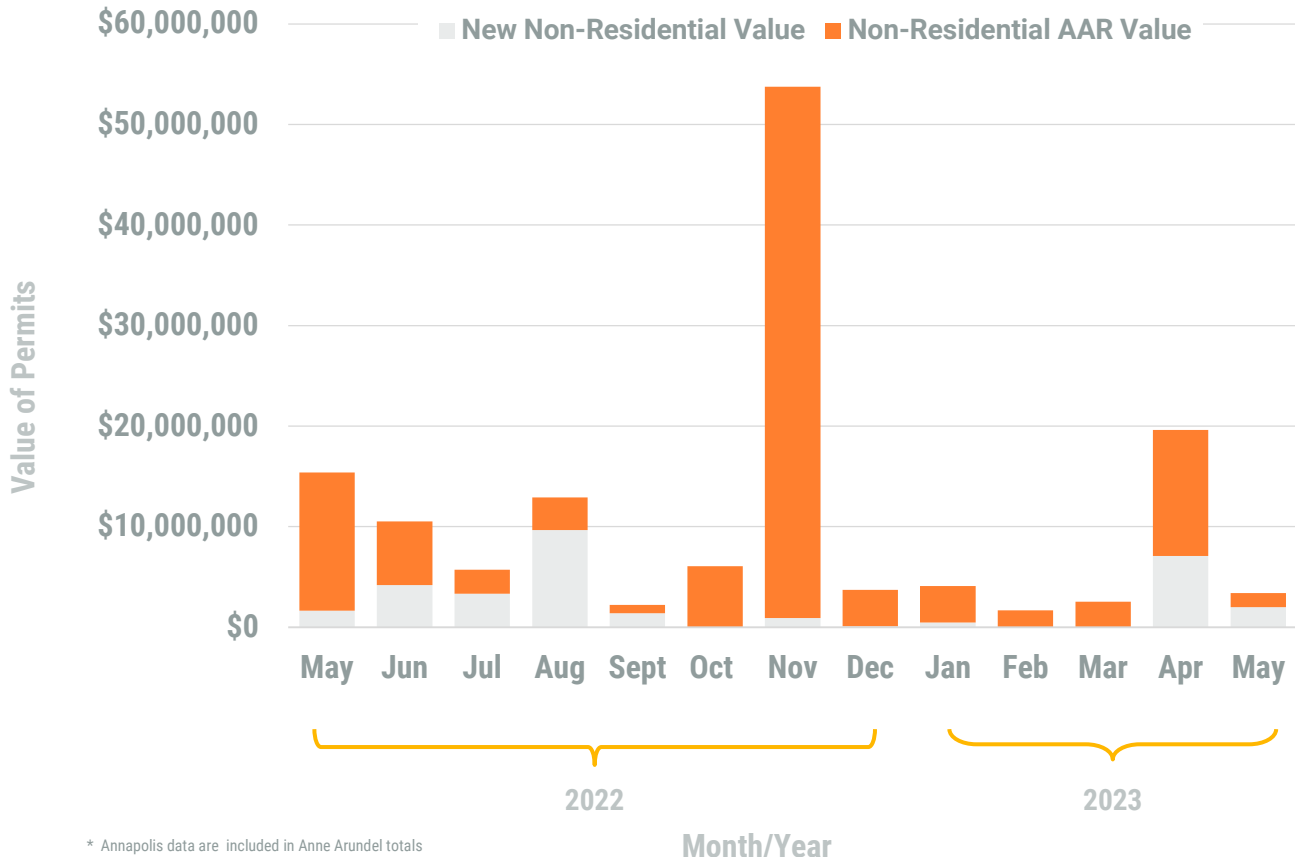
May, 2023

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$2,000,000	\$9,546,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$1,388,000	\$21,779,000

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



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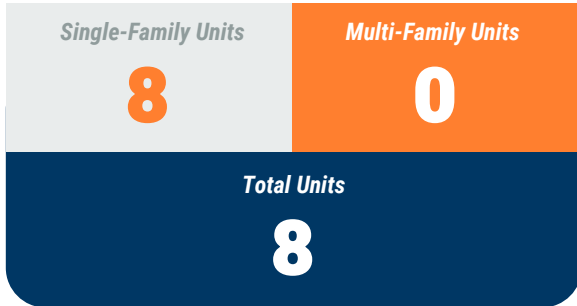
Building Activity Report

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Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

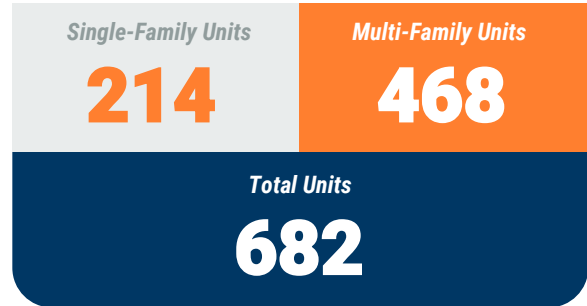
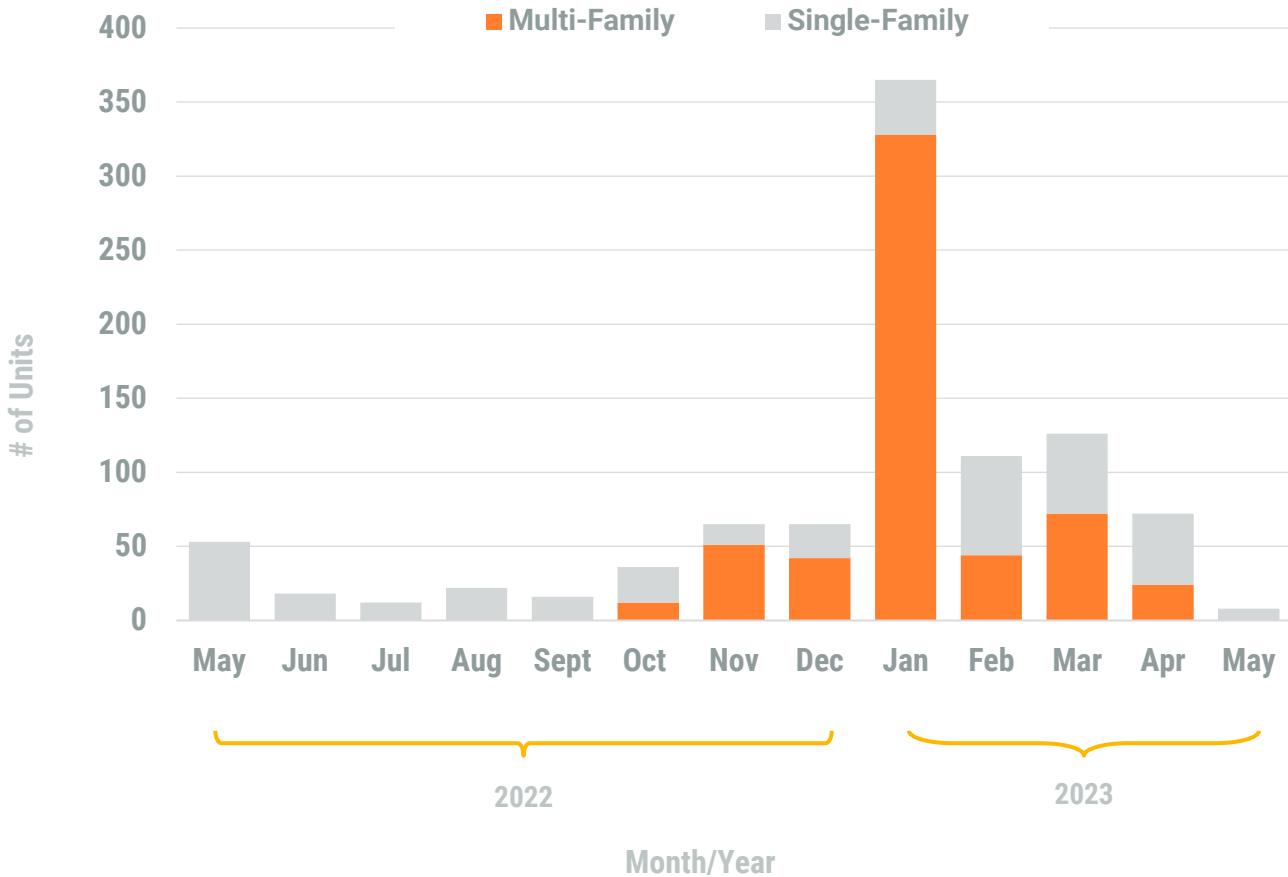


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

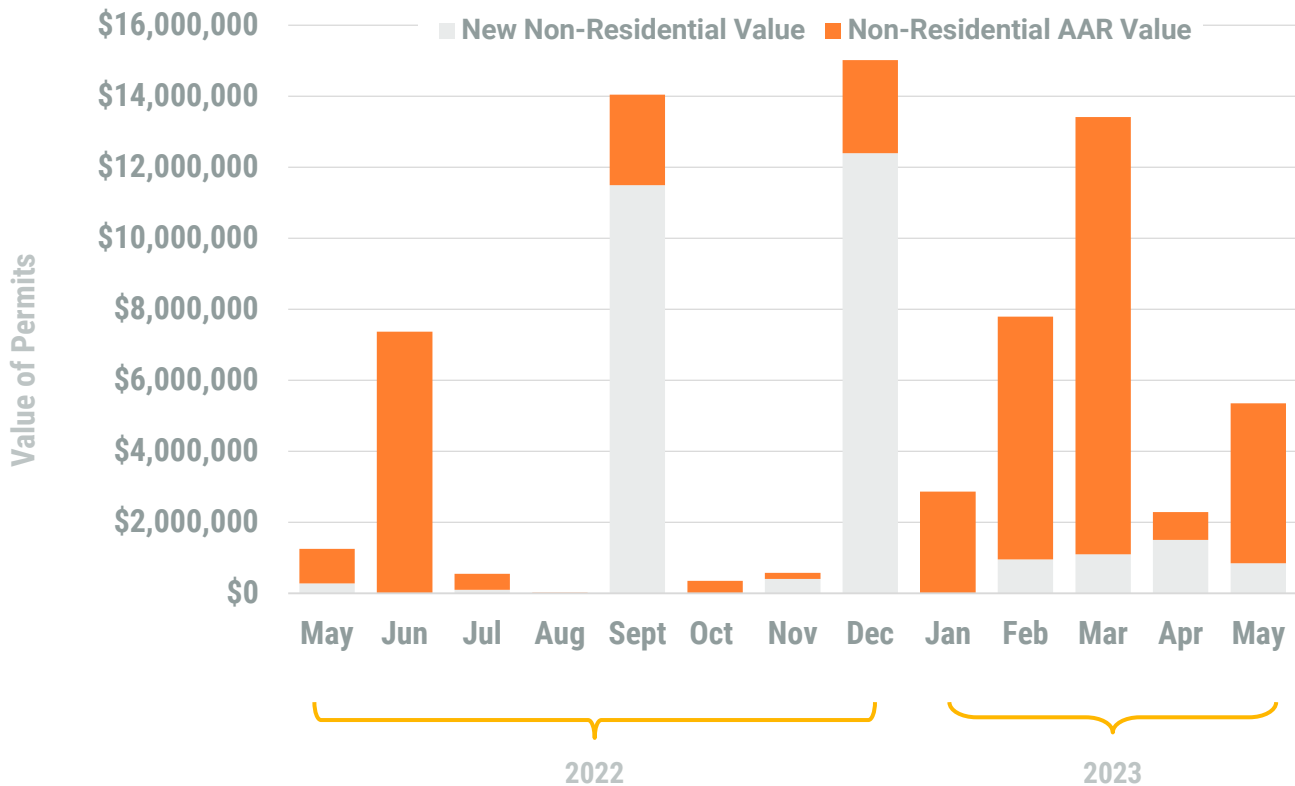
May, 2023

Harford County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$848,000	\$4,406,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$4,500,000	\$27,302,000

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



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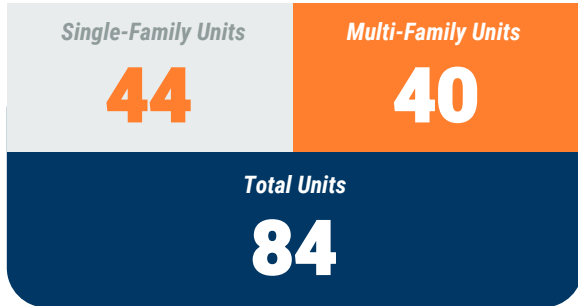
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Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

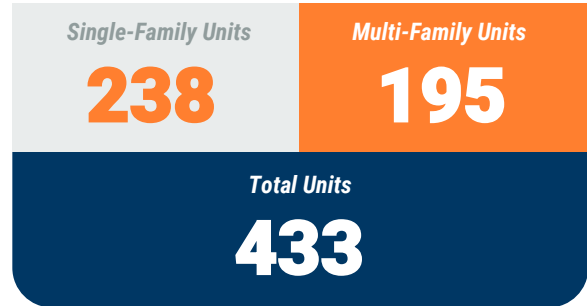
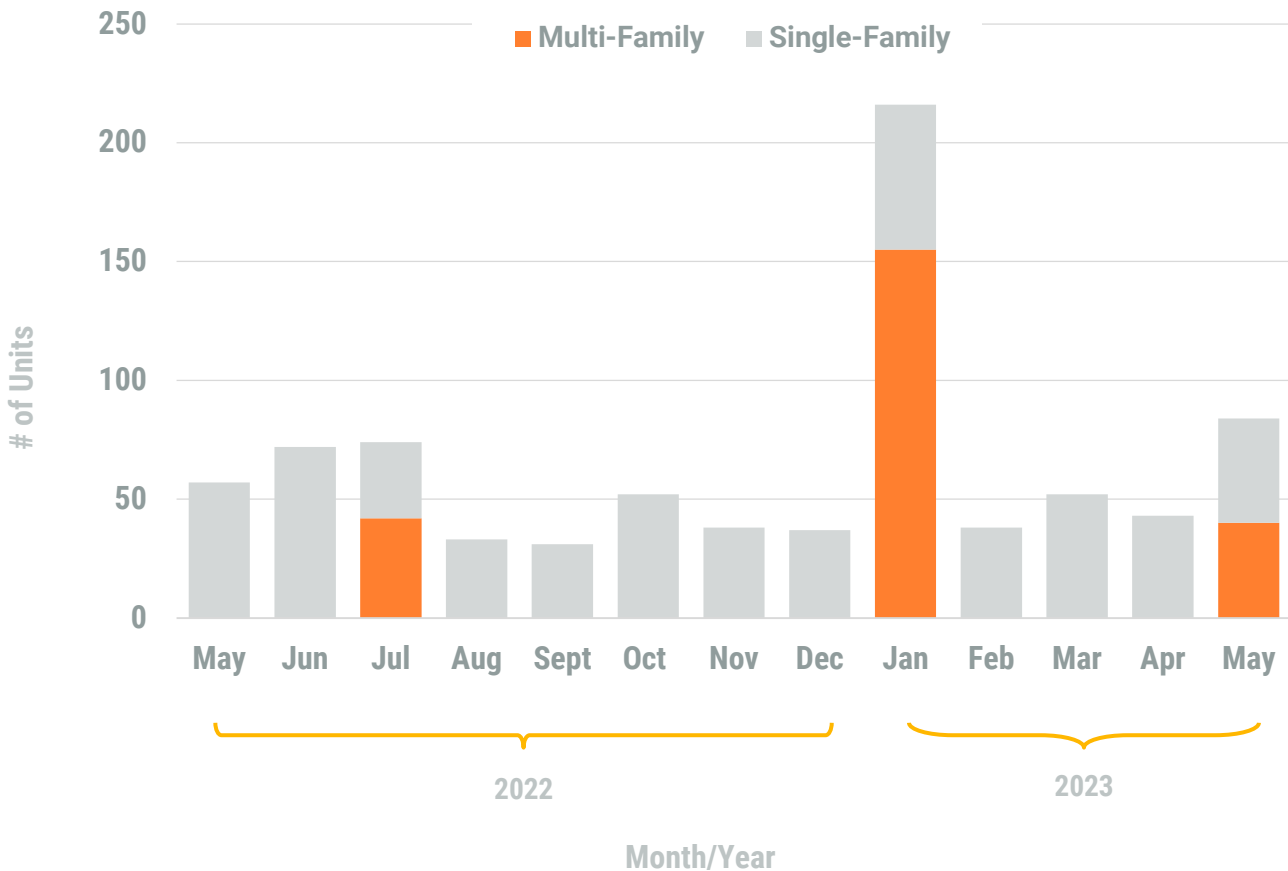


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

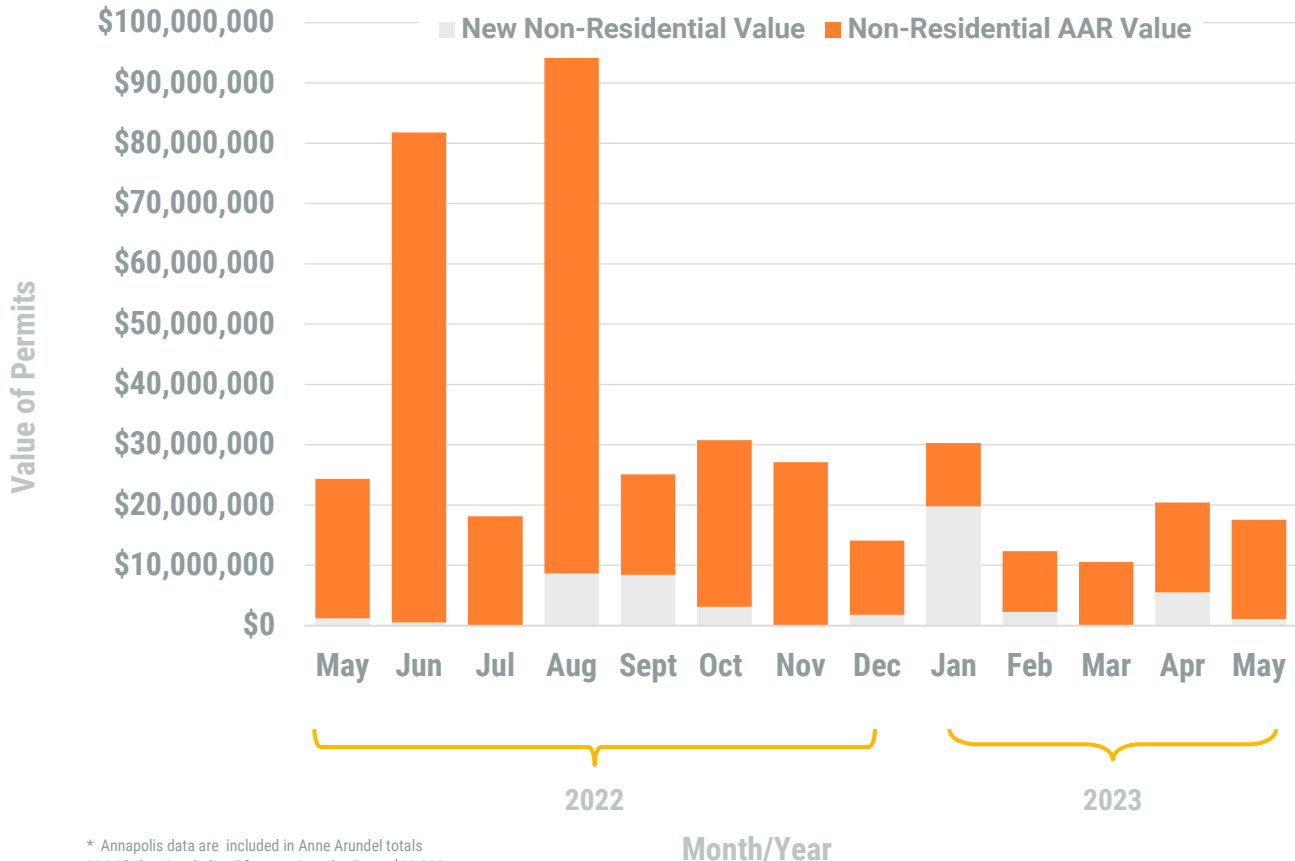
May, 2023

Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,100,000	\$28,599,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$16,454,000	\$62,463,000

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



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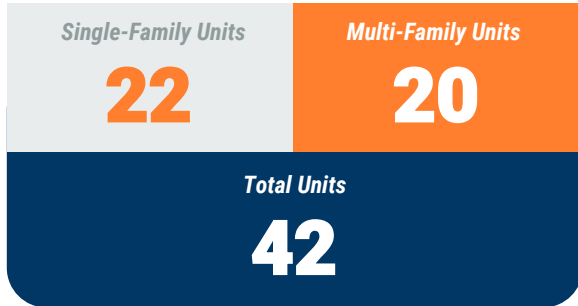
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Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

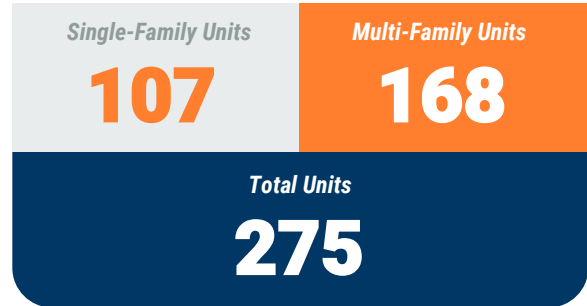
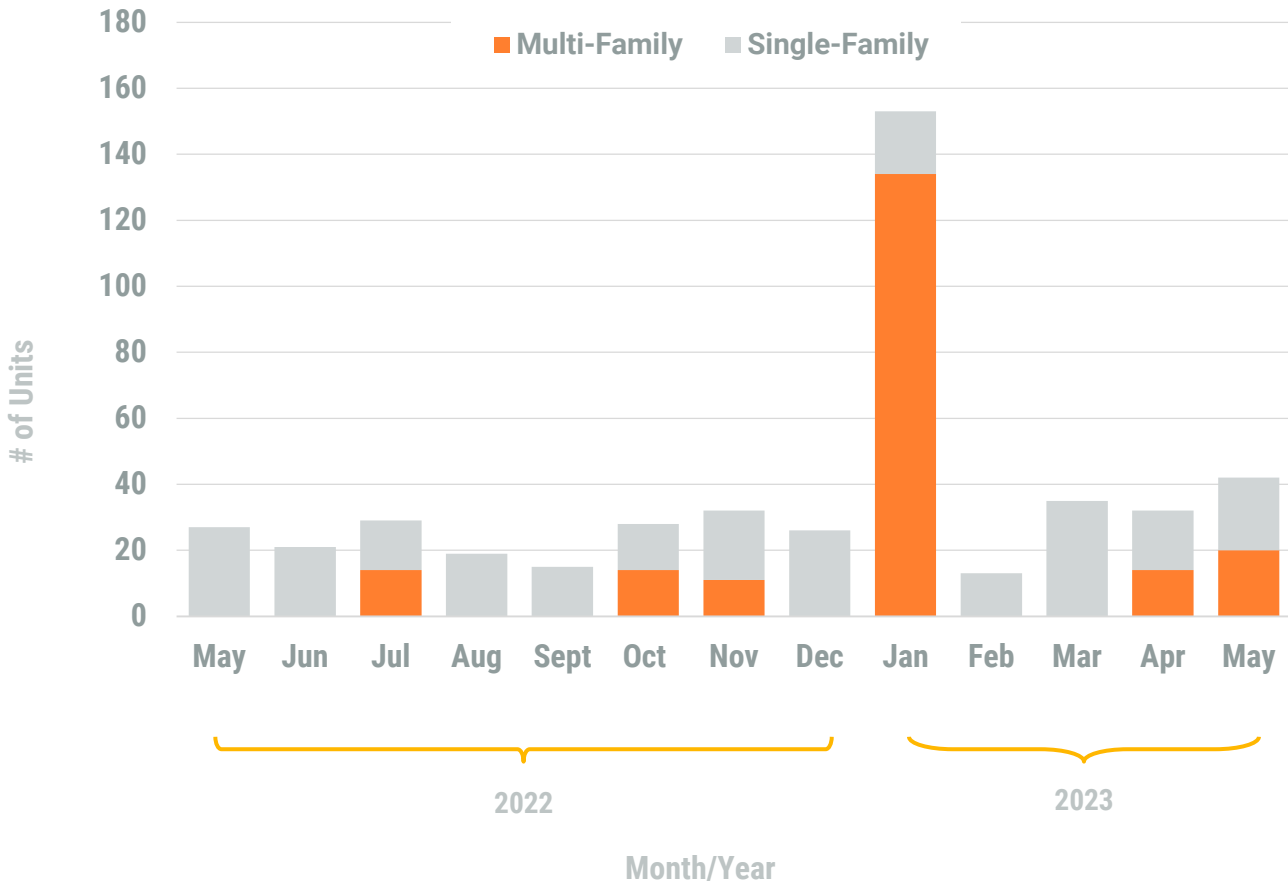


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

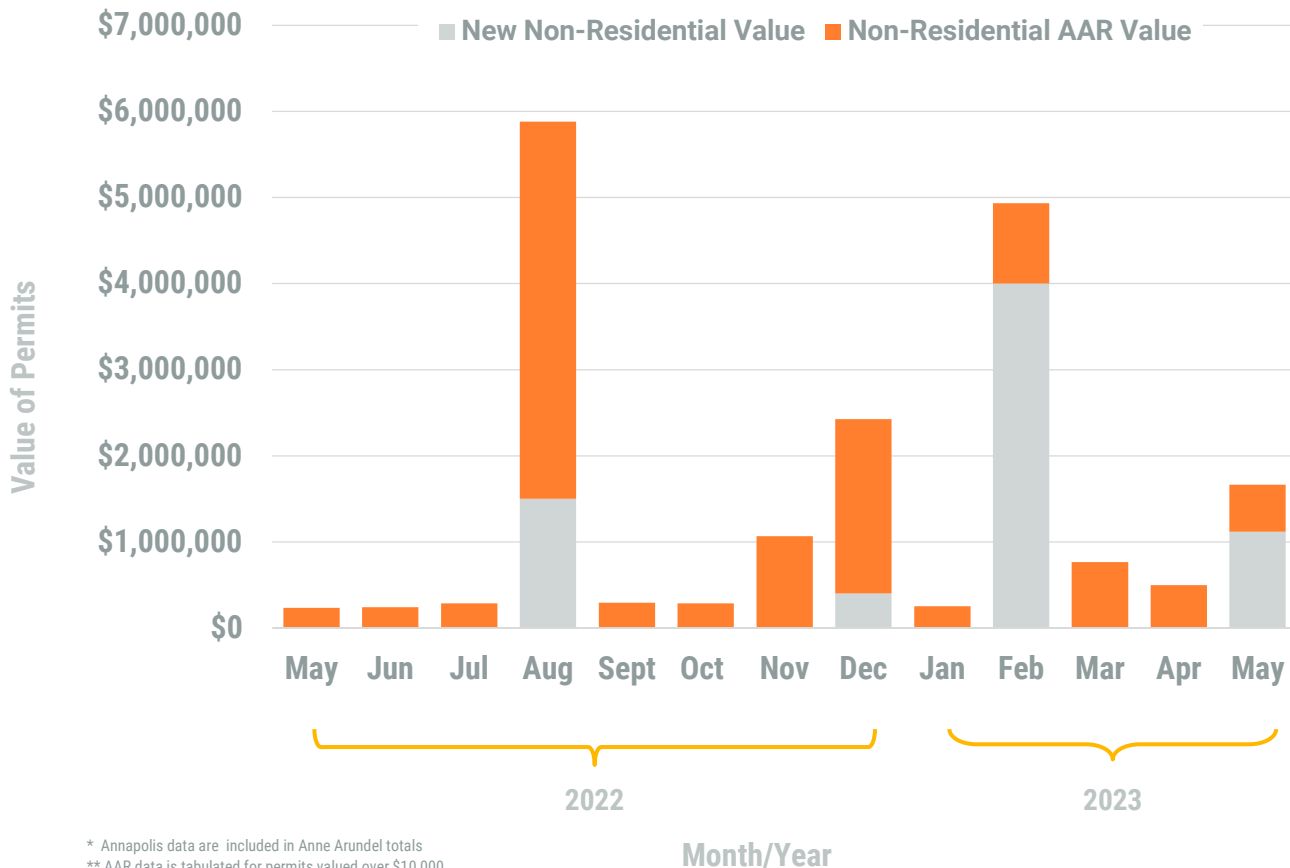
May, 2023

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,118,000	\$5,118,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$547,000	\$3,000,000

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



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 Source: BPDS at the Baltimore Metropolitan Council



Building Activity Report

May, 2023

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

Amount	County/City	Location	Description	Owner Name
\$ 11,200,000	Baltimore	Reisterstown/Owings Mills	New 4-Sty Self-Storage Facility	Yonkers 300, LLC
\$ 8,000,000	Baltimore	Reisterstown/Owings Mills	New Stevenson Library	
\$ 1,800,000	Baltimore	Reisterstown/Owings Mills	New 1-Sty Commercial Bldg	
\$ 1,700,000	Anne Arundel	Crownsville	New 1 Sty Comm Shell Bldg (A)	MGM Ventures 2510 Riva Rd LLC
\$ 1,657,000	Baltimore	Rossville	New Credit Union Bldg w Drive Thru	Mindy Whitt
\$ 1,578,000	Anne Arundel	Annapolis Neck/Edgewater/Mayo	New Automobile Dealership, Service Facility	FJF Holdings Inc
\$ 1,413,000	Baltimore	Cockeysville/Timonium	New Storage Bldg (#1) in Fleet Service Yard	Brian Cashion
\$ 1,118,000	Queen Anne's	Kent Island	New Boadwalk over Bioretention Pond "Chesapeake Heritage & Visitors Center"	
\$ 1,050,000	Anne Arundel	Crownsville	New 1-Sty Parking Garage	MGM Ventures 2510 Riva Rd LLC
\$ 1,000,000	Baltimore City	Upper Park Heights	New 2-Sty Bldg for Gym, Storage	Bnos Yisroel Of Baltimore Inc
\$ 916,000	Baltimore	Cockeysville/Timonium	New Storage Bldg (#2) in Fleet Service Yard	Brian Cashion
\$ 800,000	Howard	Ellicott City	New Convenience Store	Potomac Energy Holdings LLC
\$ 416,000	Baltimore	Cockeysville/Timonium	New Storage Bldg in Fleet Service Yard	Brian Cashion
\$ 400,000	Carroll	Westminster	New 1-Sty Self-Storage Unit On Existing Slab	G & F Self Storage LLC
\$ 400,000	Carroll	Westminster	New 1-Sty Self-Storage Unit On Existing Slab	G & F Self Storage LLC
\$ 400,000	Carroll	Westminster	New 1-Sty Self-Storage Unit On Existing Slab	G & F Self Storage LLC
\$ 400,000	Carroll	Westminster	New 1-Sty Self-Storage Unit On Existing Slab	G & F Self Storage LLC
\$ 400,000	Carroll	Westminster	New 1-Sty Self-Storage Unit On Existing Slab	G & F Self Storage LLC
\$ 385,000	Anne Arundel	Deale/Lothian	New Dwelling - Residential Custodial Care	Weaver Jr James Edwin Trustee
\$ 342,000	Harford	Aberdeen/Havre De Grace	New Mini Golf Course (Dugout Minigolf)	The I-95 Center LLC
\$ 325,000	Harford	Aberdeen/Havre De Grace	New Foundation For Water Tower	

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
\$ 31,387,000	Baltimore	Parkville	Additions, Renovations - Pine Grove Middle School	Baltimore County
\$ 10,000,000	Baltimore City	South Baltimore	Int/Ext Reno: Shell Warehouse For Package Delivery Srvc	NPD Baltimore Industrial Build
\$ 5,126,000	Howard	Elkridge	Alts: Floors, Freezer/Cooler, Ofc, Rstrm/Lockers, Packaging, Storage Rms "Santa Monica Seafood"	7071 Dorsey Run Road Investors LLC
\$ 4,000,000	Anne Arundel	Brooklyn Park/Linthicum	Int Alts: Fitout Ofc	TFG Station Ridge Property LLC
\$ 4,000,000	Anne Arundel	Crownsville	Alts: Fit Out	Beacon Square LLC
\$ 3,538,000	Baltimore City	Highlandtown	Int Alts	1300 Thames Street Office, LLC
\$ 3,000,000	Baltimore City	Metro Center	Int Alts - 15th Flr: Mech, Electric, Plumbing, Partitns, Flrs, Ceiling, Finishes, Light, Fixtures	Balto Gas & Electric Co
\$ 2,865,000	Baltimore City	Druid Hill	Int Reno	Touchpoint Empowerment Center
\$ 2,735,000	Baltimore	Greenspring Valley/Pikesville	Int Alts: Partitns, Stud, Ceiling, Ada Rstrms, Fixtures, Finishes "Radcliffe Jewelers"	
\$ 2,500,000	Baltimore	Towson/Loch Raven	Int Alts: Auto Showroom/Service "Towson Hyundai Sales"	Scott Fader
\$ 2,300,000	Baltimore City	Metro Center	Int Alts: Partitions, Furniture	Goodwill Industries
\$ 2,000,000	Harford	Aberdeen/Havre De Grace	Int/Ext Alts: Mech, HVAC, Fence	HACO Public Schools

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

May, 2023

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	May 2022	May 2023	YTD 2022	YTD 2023	May 2022	May 2023	YTD 2022	YTD 2023	May 2022	May 2023	YTD 2022	YTD 2023
Anne Arundel	202	120	619	481	-	-	258	53	202	120	877	534
Annapolis*	(6)	(15)	(36)	(32)	-	-	-	-	(6)	(15)	(36)	(32)
Baltimore City	2	11	63	48	-	-	108	926	2	11	171	974
Baltimore	-	93	-	445	-	322	-	352	-	415	-	797
Carroll	32	14	189	66	-	-	-	-	32	14	189	66
Harford	53	8	159	214	-	-	339	468	53	8	498	682
Howard	57	44	218	238	-	40	70	195	57	84	288	433
Queen Annes	27	22	136	107	-	20	88	168	27	42	224	275
Region	373	312	1,384	1,599	-	382	863	2,162	373	694	2,247	3,761
Regional Change 2022-2023		(61)		215		382		1,299		321		1,514
As a Percent		-16.4%		15.5%		-		150.5%		86.1%		67.4%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	May 2022	May 2023	YTD 2022	YTD 2023	May 2022	May 2023	YTD 2022	YTD 2023	May 2022	May 2023	YTD 2022	YTD 2023
Anne Arundel	367	324	1,297	1,483	27,199	18,422	126,904	81,325	14,715	34,007	54,010	83,211
Annapolis*	(32)	(47)	(189)	(178)	(1,106)	2,880	(9,474)	6,324	(2,709)	(22,296)	(9,642)	(28,249)
Baltimore City	192	154	708	676	2,245	2,700	16,861	37,183	12,298	7,262	62,125	78,203
Baltimore	-	277	-	895	-	81,702	-	172,402	-	12,797	-	50,306
Carroll	130	122	473	472	9,364	4,618	48,430	23,268	6,382	4,248	21,358	23,114
Harford	14	29	59	117	16,975	4,684	104,476	131,287	305	659	1,412	3,813
Howard	185	193	883	825	11,326	14,481	77,635	86,871	9,547	7,720	45,744	31,559
Queen Annes	2	13	19	70	5,427	5,293	42,536	54,251	325	883	1,775	3,200
Region	890	1,112	3,439	4,538	72,536	131,900	416,842	586,587	43,572	67,576	186,424	273,406
Regional Change 2022-2023		222		1,099		59,364		169,745		24,004		86,982
As a Percent		24.9%		32.0%		81.8%		40.7%		55.1%		46.7%

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 Source: BPDS at the Baltimore Metropolitan Council



Appendix

May, 2023

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)			
	May 2022	May 2023	YTD 2022	YTD 2023	May 2022	May 2023	YTD 2022	YTD 2023	May 2022	May 2023	YTD 2022	YTD 2023
Anne Arundel	147	102	550	429	16,926	4,713	51,241	26,526	17,112	22,932	121,326	93,627
Annapolis*	(31)	(26)	(103)	(89)	-	-	(3,000)	(2,600)	(3,058)	(1,679)	(11,032)	(15,044)
Baltimore City	74	42	320	249	21,000	1,000	57,017	32,094	28,073	29,166	296,458	186,047
Baltimore	-	157	-	605	-	25,402	-	111,394	-	62,977	-	160,150
Carroll	23	15	99	80	1,650	2,000	3,260	9,546	13,739	1,388	44,941	21,779
Harford	32	10	151	46	280	848	3,055	4,406	967	4,500	13,458	27,302
Howard	65	52	259	205	1,200	1,100	208,522	28,599	23,119	16,454	105,496	62,463
Queen Annes	7	13	34	57	-	1,118	-	5,118	234	547	2,384	3,000
Region	348	391	1,413	1,671	41,056	36,181	323,095	217,683	83,244	137,964	584,063	554,368
Regional Change 2022-2023		43		258		(4,875)		(105,412)		54,720		(29,695)
As a Percent		12.4%		18.3%		-11.9%		-32.6%		65.7%		-5.1%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	May 2022	May 2023	YTD 2022	YTD 2023	May 2022	May 2023	YTD 2022	YTD 2023
Anne Arundel	-	-	-	-	-	-	-	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	-	-	53	157	-	-	6,600	27,900
Baltimore	-	-	-	-	-	-	-	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	-	-	-	-	-
Queen Annes	-	20	-	20	-	13,957	-	13,957
Region	-	20	53	177	-	13,957	6,600	41,857
Regional Change 2022-2023		20		124		13,957		35,257
As a Percent		-		234.0%		-		534.2%

* 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

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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 at 410.732.0500 ext. 1049.

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