

REGIONAL BUILDING ACTIVITY REPORT

2024 Year in Review





SUMMARY

In 2024, a total of 6,448 new residential units were permitted in the Baltimore Region. This figure represents a 11.6 percent decrease when compared to the previous year. The multi-family share of units permitted during 2024 equaled 41.2 percent of the total units permitted. The value of permitted residential remodeling (AAR) totaled \$757.6 million in 2024, marking a 17.1 percent increase from the previous year.

The value of permitted new non-residential structures totaled \$1.1 billion in 2024. Permitted non-residential remodeling activity totaled \$1.9 billion in 2024.

RESIDENTIAL MARKET

A total of 3,791 new **single-family** home units were permitted in the Baltimore region in 2024. Anne Arundel County led the region by permitting 978 new units, up 3.6 percent from 2023. Baltimore County ranked second, permitting 868 new units, down 22.5 percent from 2023. Harford County (3rd) experienced a 60.9 percent increase and Howard County (4th) experienced a 0.7 percent increase in single-family units permitted in 2024. Ranked 5th, the number of single-family units permitted in Queen Anne’s County decreased 11.0 percent. Baltimore City ranked 6th and experienced an increase of 79.8 percent in single-family units permitted in 2024. Carroll County ranked 7th with a 6.5% increase in single-family units permitted in 2024.

A total of 2,657 new **multi-family** units were permitted in the Baltimore region during 2024. Baltimore City led the region by permitting 1,104 units, a decrease of 40.3 percent from the number of permitted units issued in 2023. Baltimore County ranked second, permitting 643 new units, an increase of 16.1 percent when compared to the previous year. Anne Arundel County issued permits for 327 multi-family units ranking the jurisdiction third in the region.

Exhibit 1: Share of New Residential Units Permitted by reporting Jurisdictions in 2024

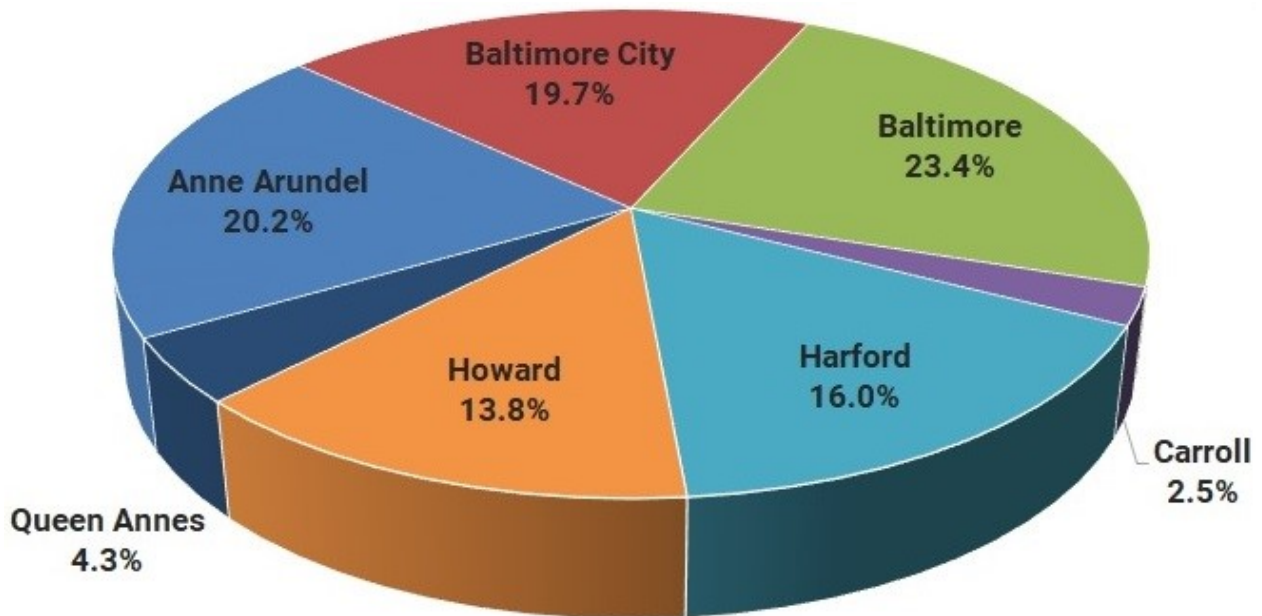
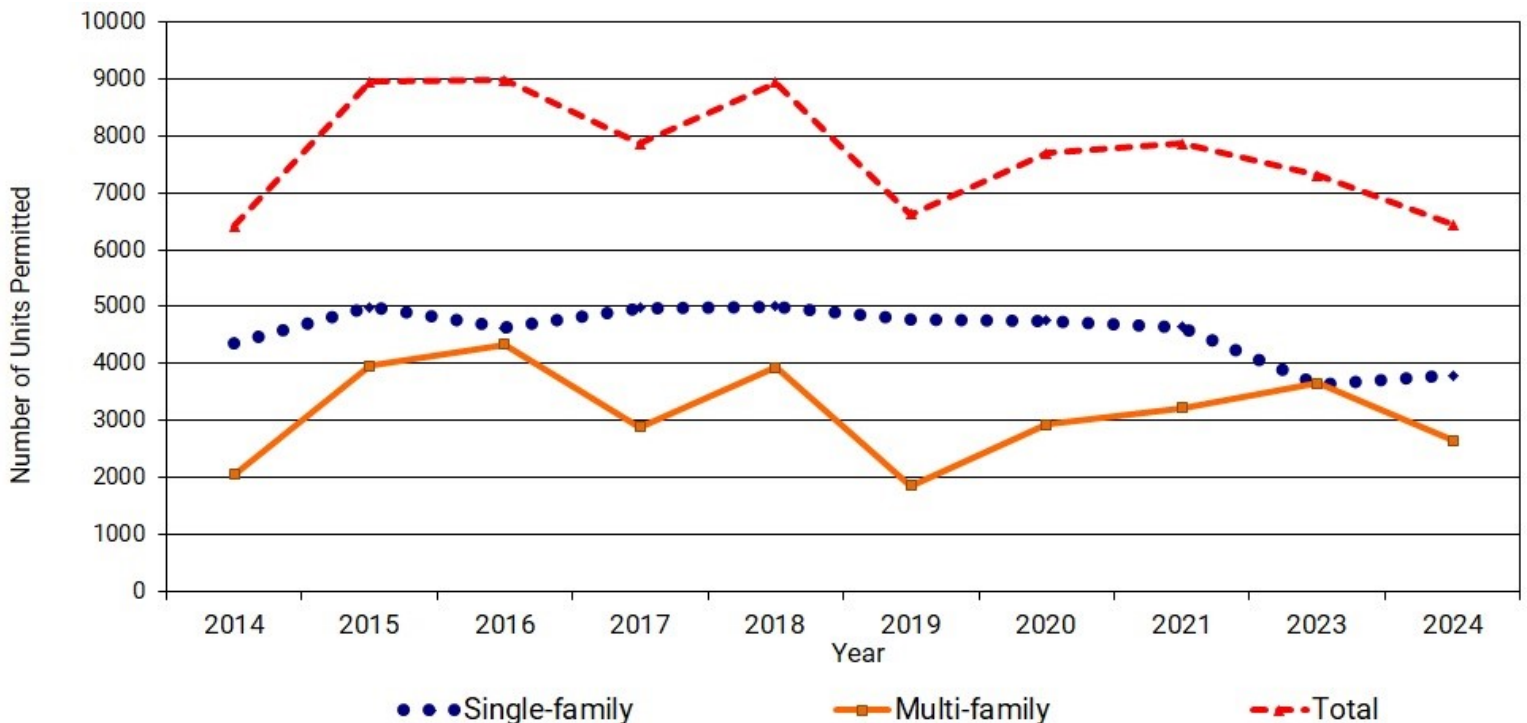




Exhibit 2: New Residential Units Permitted by Type in the Baltimore Region Jurisdictions, 2024



Exhibit 3: New Residential Units Permitted, Baltimore Region, 2014 - 2024



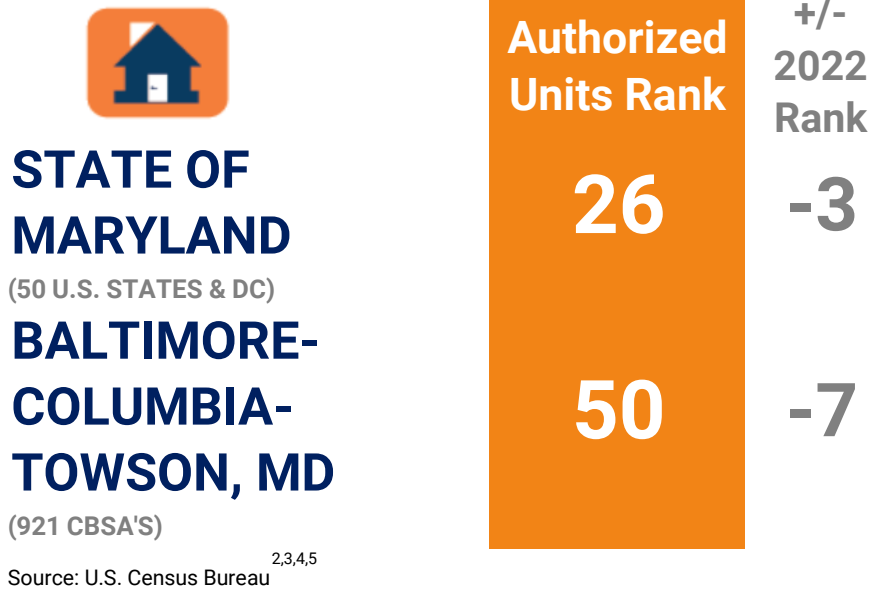
*Note—Graph excludes 2022. Due to a change in software at Baltimore County, their permit data was not available at the time of data collection.



The estimated value of **residential alterations, additions and repairs (AARs)** permitted during 2024 for the Baltimore region amounted to \$757.6 million, an increase of 17.1 percent from the previous year. Baltimore City authorized AARs with a total estimated value of \$230.2 million, representing a 43.4 percent increase from 2023. Anne Arundel County ranked second in the region having authorized permits for an estimated \$172.6 million, marking a 1.5 percent decrease from the previous year. Baltimore County ranked third in the region having authorized permits with construction costs estimated at \$145.2 million, representing no change from the previous year.

Nationally for December 2024, the seasonally adjusted annual rate of new residential construction authorized by building permits was estimated at 1,483,000, a figure that is 3.1 percent below the December 2023 annual rate of 1,530,000. Single-family housing authorized by building permits was 992,000 a rate that is 2.5 percent below the December 2023 annual figure. Permitted units in buildings with 5 units or more was estimated at 437,000, 5.4 percent below the December 2023 seasonally adjusted annual estimate of 462,000. ¹

Exhibit 4: National Rank, New Privately Owned Housing Units Authorized, 2024



There was an estimated inventory of 494,000 new homes available for sale at the end of December 2024, a figure 1.2 percent below the previous year. ⁶

Nationally, the median price was \$418,950 for all home types. ⁷

Exhibit 5: National Economic Indicators

2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		Q1			Q2			Q3			Q4	
GDP (Annual Rate)		1.6			3.0			3.1			2.3	
Unemployment Rate	3.7	3.9	3.9	3.9	4.0	4.1	4.2	4.2	4.1	4.1	4.2	4.1

Data presented for the GDP (annual rate) is the percent change from the preceding period ⁹

Sources: U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics ⁸

**New Residential Units Permitted by Regional Planning District**

The Aberdeen/Havre De Grace RPD (649 Units), ranked 1st in total unit authorizations in 2024, an increase of 127.7 percent from 2023 when the RPD ranked 5th in units permitted (285 units). The Chase/Bowleys Quarters RPD (517 Units), ranked 2nd in total unit authorizations in 2024 and experienced an increase of 450.0 percent. This RPD was ranked 27th in 2023.

Table 1-A. New Residential Units Permitted in 2024 - RPDs Ranked By Total Units Permitted

Rank	Location	Single-Family	Multi-Family	Total Units
1	Aberdeen/Havre De Grace	419	230	649
2	Chase/Bowleys Quarters	136	381	517
3	Canton	1	418	419
4	Mount Washington	-	331	331
5	Edgewood/Joppa	294	-	294
6	East Baltimore	2	265	267
7	Laurel	247	-	247
8	Cockeysville/Timonium	66	178	244
9	West Friendship	148	80	228
10	Columbia	14	205	219
11	Kent Island	137	56	193
12	Crofton	107	78	185
13	Maryland City	183	-	183
14	Odenton	3	150	153
15	Security	150	-	150
16	Marley Neck	148	-	148
17	Severna Park	147	-	147
18	Ellicott City	132	-	132
19	South Baltimore	84	44	128
20	Fort Meade	118	-	118
21	Annapolis Neck/Edgewater/Mayo	53	58	111
22	Greenspring Valley/Pikesville	102	-	102
23	Dundalk/Turners Station	8	84	92
24	Perry Hall/White Marsh	86	-	86
25	Brooklyn Park/Linthicum	84	-	84
26	Bel Air/Fallston	58	-	58
27	Broadneck	14	41	55
28	Grasonville-Queenstown	55	-	55
29	Eldersburg	47	-	47
30	Highlandtown	-	46	46
31	Reisterstown/Owings Mills	41	-	41
32	Rossville	40	-	40
33	Essex	36	-	36
34	North Point	35	-	35
35	Elkridge	31	-	31
36	West Baltimore	30	-	30
37	Manchester	17	12	29
38	Overlea	27	-	27
39	Centreville	27	-	27
40	Deale/Lothian	26	-	26
41	Parkville	24	-	24
42	Mount Airy	23	-	23
43	Hamilton	22	-	22

Rank	Location	Single-Family	Multi-Family	Total Units
44	Jessup/Severn	22	-	22
45	Westminster	22	-	22
46	Towson/Loch Raven	21	-	21
47	Clarksville	21	-	21
48	Annapolis	20	-	20
49	Taneytown	20	-	20
50	Pasadena/Lake Shore	19	-	19
51	Finksburg	18	-	18
52	Edgemere	17	-	17
53	Jacksonville	16	-	16
54	Jarrettsville/Norrisville	16	-	16
55	Cardiff/Darlington	16	-	16
56	Cooksville	14	-	14
57	Davidsonville/Harwood	13	-	13
58	Crownsville	12	-	12
59	Hereford/Maryland Line	10	-	10
60	Clifton	9	-	9
61	Glen Burnie	9	-	9
62	Catonsville	7	-	7
63	Fork	6	-	6
64	Arbutus/Lansdowne	6	-	6
65	Metro Center	5	-	5
66	Prettyboy	5	-	5
67	Fowblesburg	5	-	5
68	Forest Park	4	-	4
69	Chestnut Ridge	4	-	4
70	Middle River	4	-	4
71	Roland Park	3	-	3
72	Sparks	3	-	3
73	Lutherville	3	-	3
74	Kingsville	3	-	3
75	Liberty/Lochearn	3	-	3
76	Upper Park Heights	2	-	2
77	Harrisonville	2	-	2
78	Govans/Northwood	1	-	1
79	Lower Park Heights	1	-	1
80	Druid Hill	1	-	1
81	Hampden	1	-	1
82	Rosemont	1	-	1
83	Carroll Park	1	-	1
84	Cherry Hill	1	-	1
85	Randallstown	1	-	1
86	Ruxton	1	-	1

Source: Building Permit Data System—Baltimore Metropolitan Council



The Aberdeen/Havre De Grace RPD (419 Units) ranked 1st in single-family unit authorizations in 2024, and increase of 145.0 percent from 2023 when the RPD was ranked 5th in single-family units permitted (171 units).

Table 1-B. New Residential Units Permitted in 2024 - RPDs Ranked By Single-Family Units Permitted

Rank	Location	Single-Family	Multi-Family	Total Units
1	Aberdeen/Havre De Grace	419	230	649
2	Edgewood/Joppa	294	-	294
3	Laurel	247	-	247
4	Maryland City	183	-	183
5	Security	150	-	150
6	West Friendship	148	80	228
7	Marley Neck	148	-	148
8	Severna Park	147	-	147
9	Kent Island	137	56	193
10	Chase/Bowleys Quarters	136	381	517
11	Ellicott City	132	-	132
12	Fort Meade	118	-	118
13	Crofton	107	78	185
14	Greenspring Valley/Pikesville	102	-	102
15	Perry Hall/White Marsh	86	-	86
16	South Baltimore	84	44	128
17	Brooklyn Park/Linthicum	84	-	84
18	Cockeysville/Timonium	66	178	244
19	Bel Air/Fallston	58	-	58
20	Grasonville-Queenstown	55	-	55
21	Annapolis Neck/Edgewater/Mayo	53	58	111
22	Eldersburg	47	-	47
23	Reisterstown/Owings Mills	41	-	41
24	Rossville	40	-	40
25	Essex	36	-	36
26	North Point	35	-	35
27	Elkridge	31	-	31
28	West Baltimore	30	-	30
29	Overlea	27	-	27
30	Centreville	27	-	27
31	Deale/Lothian	26	-	26
32	Parkville	24	-	24
33	Mount Airy	23	-	23
34	Hamilton	22	-	22
35	Jessup/Severn	22	-	22
36	Westminster	22	-	22
37	Towson/Loch Raven	21	-	21
38	Clarksville	21	-	21
39	Annapolis	20	-	20
40	Taneytown	20	-	20
41	Pasadena/Lake Shore	19	-	19
42	Finksburg	18	-	18
43	Manchester	17	12	29

Rank	Location	Single-Family	Multi-Family	Total Units
44	Edgemere	17	-	17
45	Jacksonville	16	-	16
46	Jarrettsville/Norrisville	16	-	16
47	Cardiff/Darlington	16	-	16
48	Columbia	14	205	219
49	Broadneck	14	41	55
50	Cooksville	14	-	14
51	Davidsonville/Harwood	13	-	13
52	Crownsville	12	-	12
53	Hereford/Maryland Line	10	-	10
54	Clifton	9	-	9
55	Glen Burnie	9	-	9
56	Dundalk/Turners Station	8	84	92
57	Catonsville	7	-	7
58	Fork	6	-	6
59	Arbutus/Lansdowne	6	-	6
60	Metro Center	5	-	5
61	Prettyboy	5	-	5
62	Fowlesburg	5	-	5
63	Forest Park	4	-	4
64	Chestnut Ridge	4	-	4
65	Middle River	4	-	4
66	Odenton	3	150	153
67	Roland Park	3	-	3
68	Sparks	3	-	3
69	Lutherville	3	-	3
70	Kingsville	3	-	3
71	Liberty/Lochearn	3	-	3
72	East Baltimore	2	265	267
73	Upper Park Heights	2	-	2
74	Harrisonville	2	-	2
75	Canton	1	418	419
76	Govans/Northwood	1	-	1
77	Lower Park Heights	1	-	1
78	Druid Hill	1	-	1
79	Hampden	1	-	1
80	Rosemont	1	-	1
81	Carroll Park	1	-	1
82	Cherry Hill	1	-	1
83	Randallstown	1	-	1
84	Ruxton	1	-	1
85	Mount Washington	-	331	331
86	Highlandtown	-	46	46

Source: Building Permit Data System—Baltimore Metropolitan Council



The Canton RPD (418 Units), ranked 1st in multi-family unit authorizations in 2024. Canton had zero multi-family units authorized in 2023. The Chase/Bowleys Quarters RPD ranked 2nd in multi-family unit authorizations in 2024 with 381 Units. Chase/Bowleys Quarters had zero multi-family units authorized in 2023.

Table 1-C. New Residential Units Permitted in 2024 - RPDs Ranked By Multi-Family Units Permitted

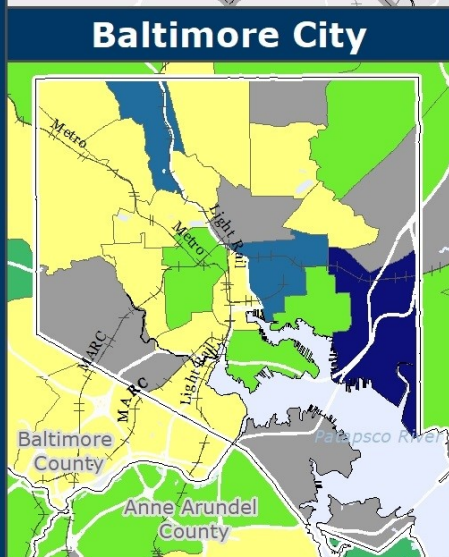
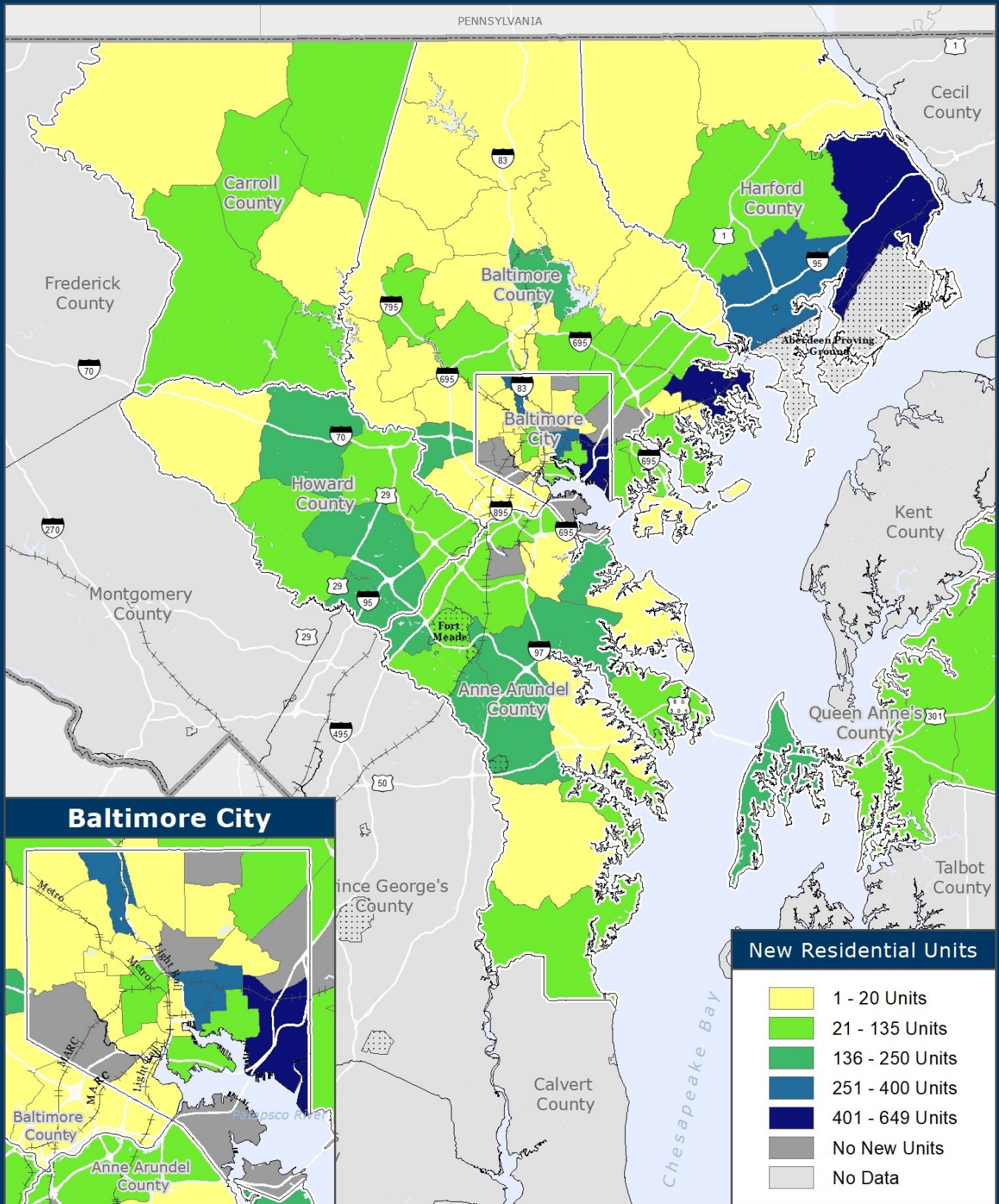
Rank	Location	Single-Family	Multi-Family	Total Units
1	Canton	1	418	419
2	Chase/Bowleys Quarters	136	381	517
3	Mount Washington	-	331	331
4	East Baltimore	2	265	267
5	Aberdeen/Havre De Grace	419	230	649
6	Columbia	14	205	219
7	Cockeysville/Timonium	66	178	244
8	Odenton	3	150	153
9	Dundalk/Turners Station	8	84	92
10	West Friendship	148	80	228
11	Crofton	107	78	185
12	Annapolis Neck/Edgewater/Mayo	53	58	111
13	Kent Island	137	56	193
14	Highlandtown	-	46	46
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16	Broadneck	14	41	55
17	Manchester	17	12	29
18	Edgewood/Joppa	294	-	294
19	Laurel	247	-	247
20	Maryland City	183	-	183
21	Security	150	-	150
22	Marley Neck	148	-	148
23	Severna Park	147	-	147
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25	Fort Meade	118	-	118
26	Greenspring Valley/Pikesville	102	-	102
27	Perry Hall/White Marsh	86	-	86
28	Brooklyn Park/Linthicum	84	-	84
29	Bel Air/Fallston	58	-	58
30	Grasonville/Queenstown	55	-	55
31	Eldersburg	47	-	47
32	Reisterstown/Owings Mills	41	-	41
33	Rossville	40	-	40
34	Essex	36	-	36
35	North Point	35	-	35
36	Elkridge	31	-	31
37	West Baltimore	30	-	30
38	Overlea	27	-	27
39	Centreville	27	-	27
40	Deale/Lothian	26	-	26
41	Parkville	24	-	24
42	Mount Airy	23	-	23
43	Hamilton	22	-	22

Rank	Location	Single-Family	Multi-Family	Total Units
44	Jessup/Severn	22	-	22
45	Westminster	22	-	22
46	Towson/Loch Raven	21	-	21
47	Clarksville	21	-	21
48	Annapolis	20	-	20
49	Taneytown	20	-	20
50	Pasadena/Lake Shore	19	-	19
51	Finksburg	18	-	18
52	Edgemere	17	-	17
53	Jacksonville	16	-	16
54	Jarrettsville/Norrisville	16	-	16
55	Cardiff/Darlington	16	-	16
56	Cooksville	14	-	14
57	Davidsonville/Harwood	13	-	13
58	Crownsville	12	-	12
59	Hereford/Maryland Line	10	-	10
60	Clifton	9	-	9
61	Glen Burnie	9	-	9
62	Catonsville	7	-	7
63	Fork	6	-	6
64	Arbutus/Lansdowne	6	-	6
65	Metro Center	5	-	5
66	Prettyboy	5	-	5
67	Fowlesburg	5	-	5
68	Forest Park	4	-	4
69	Chestnut Ridge	4	-	4
70	Middle River	4	-	4
71	Roland Park	3	-	3
72	Sparks	3	-	3
73	Lutherville	3	-	3
74	Kingsville	3	-	3
75	Liberty/Lochearn	3	-	3
76	Upper Park Heights	2	-	2
77	Harrisonville	2	-	2
78	Govans/Northwood	1	-	1
79	Lower Park Heights	1	-	1
80	Druid Hill	1	-	1
81	Hampden	1	-	1
82	Rosemont	1	-	1
83	Carroll Park	1	-	1
84	Cherry Hill	1	-	1
85	Randallstown	1	-	1
86	Ruxton	1	-	1

Source: Building Permit Data System—Baltimore Metropolitan Council



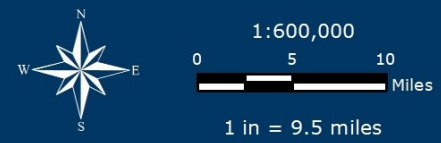
Exhibit 5 Number of Permitted Residential Units by RPD 2024



New Residential Units	
	1 - 20 Units
	21 - 135 Units
	136 - 250 Units
	251 - 400 Units
	401 - 649 Units
	No New Units
	No Data

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 2023, TIGER/Line®, MTA
 Printed - March 2025

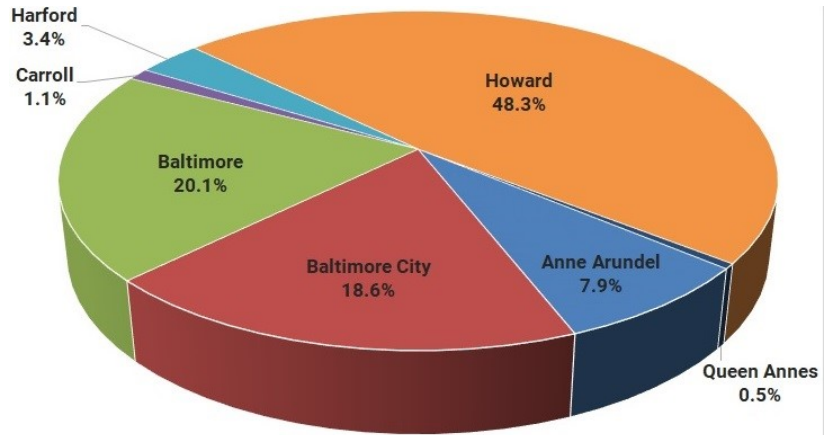




NON-RESIDENTIAL MARKET

In 2024, new non-residential construction totaled \$1.1 billion, up 43.9 percent from the previous year’s total. Howard County was the regional leader in this category with an estimated permitted value of \$525.6 million. Baltimore County ranked second with \$218.4 million permitted in new non-residential construction in 2024. See Exhibit 6 for the share of new non-residential construction value across the region’s reporting jurisdictions. Table 2 provides a listing of several of the largest new non-residential projects permitted in the region during 2024.

Exhibit 6: Share of New Non-Residential Construction (Value) by Jurisdiction, 2024



Source: Building Permit Data System – Baltimore Metropolitan Council

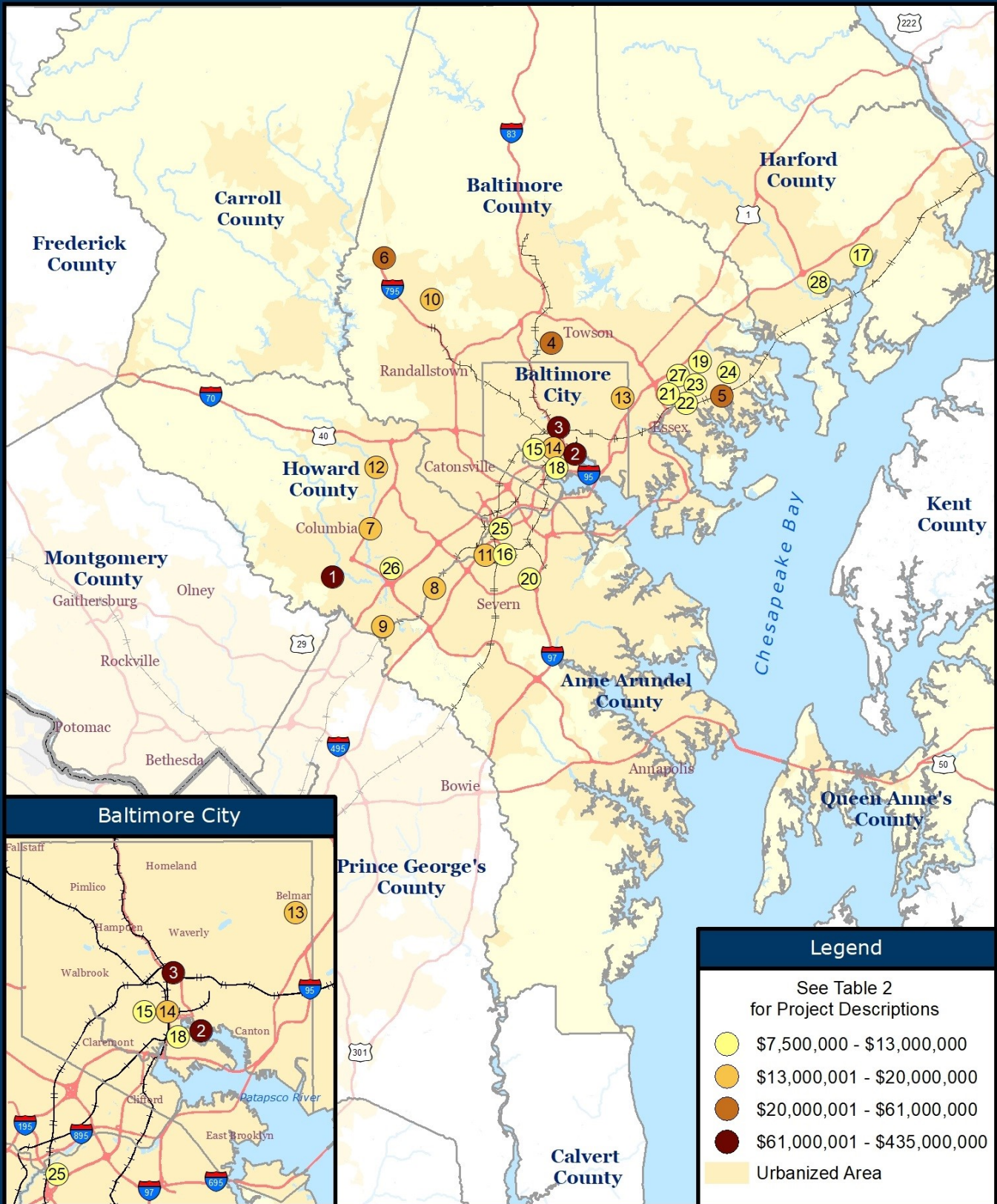
Table 2. New Non-Residential Projects Valued at \$7,500,000 and Over, 2024

Jurisdiction	Location	Description	Owner Name	Map ID/Rank	Amount
Anne Arundel	Jessup/Severn	New 1-Sty Warehse Shell	IV3 Dorsey Run Logistics Center	8	\$ 18,900,000
Anne Arundel	Brooklyn Park/Linthicum	New 1-Sty Shell Bldg	Stoney Run Road Investment Co	11	\$ 18,000,000
Anne Arundel	Brooklyn Park/Linthicum	New 1-Sty Shell Bldg	Stoney Run Road Investment Co	16	\$ 12,000,000
Anne Arundel	Jessup/Severn	New Warehse Shell Bldg	ZSPR Propco of Glen Burnie LLC	20	\$ 9,935,288
Anne Arundel	Brooklyn Park/Linthicum	New Warehse Bldg	RG 1305 Furnace LLC	25	\$ 8,087,329
Baltimore	Towson/Loch Raven	New 6-Sty Shell Bldg	Russel Sadler	4	\$ 40,928,941
Baltimore	Middle River	New Bldg: Walmart Supercenter		5	\$ 25,307,320
Baltimore	Reisterstown/Owings Mills	New 2-Sty Ofc Bldg	Reisterstown Crossing III, LLC	6	\$ 25,000,000
Baltimore	Reisterstown/Owings Mills	New 1-Sty Theatre Bldg "Black Box Theatre"	Stevenson University	10	\$ 18,000,000
Baltimore	Perry Hall/White Marsh	New Shell Ofc / Warehse Bldg		19	\$ 10,000,000
Baltimore	Middle River	New 1-Sty Shell Warehse		21	\$ 8,600,000
Baltimore	Middle River	New 1-Sty Shell Warehse / Storage Bldg		22	\$ 8,600,000
Baltimore	Middle River	New 1-Sty Shell Warehse / Storage Bldg		23	\$ 8,600,000
Baltimore	Chase/Bowleys Quarters	New Parking Garage		24	\$ 8,200,000
Baltimore	Middle River	New 1-Sty Shell Warehse/ Storage (Bldg 1)		27	\$ 7,500,000
Baltimore City	Highlandtown	New Ofc Bldg	Harbor Point Parcel 1 Holdings	2	\$ 65,000,000
Baltimore City	East Baltimore	New Train Station Facilities Connecting to the Historic Headhouse of Baltimore Penn Station	National Railroad Passenger Corp	3	\$ 64,200,000
Baltimore City	Gardenville	New Recreation Center Bldg (Includes All Associated Site Work)	Mayor And City Council	13	\$ 15,000,000
Baltimore City	Metro Center	New Fit-Out: 4th Flr of a Core/Shell Bldg Currently Under Construction for Ofc, Research Lab	4MLK Phase I Owner, LLC	14	\$ 14,500,000
Baltimore City	Metro Center	New Fit-Out: 3rd Flr of a Core/Shell Bldg Currently Under Construction for Ofc, Research Lab	4MLK Phase I Owner, LLC	15	\$ 13,000,000
Baltimore City	South Baltimore	New Sugar Storage Facility	ASR Baltimore Refinery, LLC	18	\$ 10,000,000
Harford	Edgewood/Joppa	New Bldg for Abingdon Volunteer Fire Company	Harford County	17	\$ 10,947,635
Harford	Edgewood/Joppa	New Self Storage Bldg	Paca LLC	28	\$ 7,500,000
Howard	Clarksville	New 4-sty Comm Ofc Bldg (Including Site Preparation)	JHUAPL	1	\$435,000,000
Howard	Columbia	New 1-Sty Comm Bldg: Retail Area, Club Rm, Seating, Kitch	Howard Research and Development	7	\$ 19,000,000
Howard	Laurel	New Pool: Near North Laurel Community Center	Howard County	9	\$ 18,000,000
Howard	Ellicott City	New Independent Living Addition (Foundation Only)	Lutheran Village	12	\$ 15,800,000
Howard	Columbia	New 5-Sty Storage Facility Bldg, Deck "Stonewood 5 Storage"	SV Stonewood LLC	26	\$ 8,000,000

Source: Building Permit Data System—Baltimore Metropolitan Council



Exhibit 7 New Non-Residential Projects \$7,500,000 and Over in 2024



Legend

See Table 2
for Project Descriptions

- \$7,500,000 - \$13,000,000
- \$13,000,001 - \$20,000,000
- \$20,000,001 - \$61,000,000
- \$61,000,001 - \$435,000,000
- Urbanized Area

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 2023, TIGER/Line®, MTA
 Printed - March 2025

1:560,000

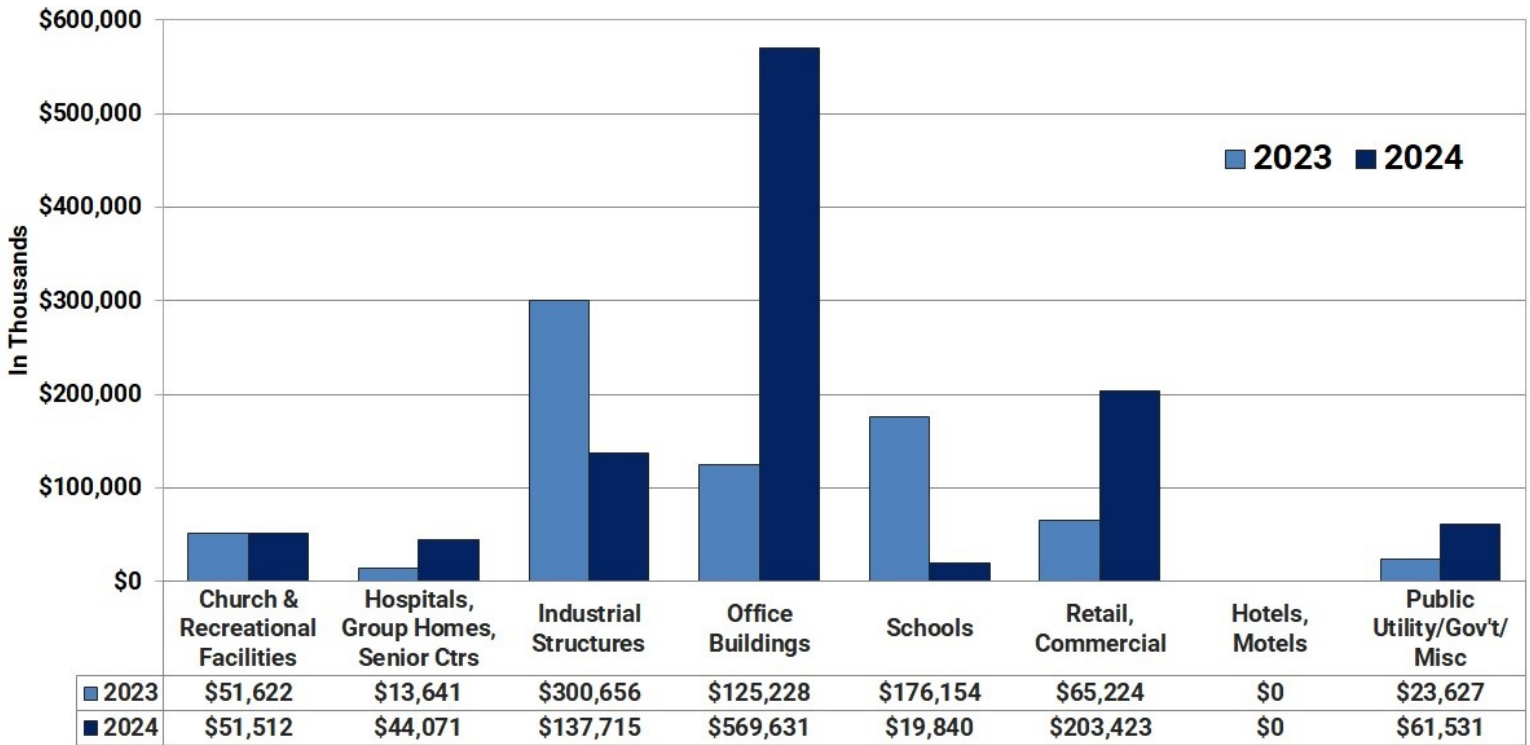
0 8.5 Miles

1 in = 8.8 miles



Further analysis of permitted new non-residential construction activity can be observed in Exhibit 8. 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 8: New Non-Residential Construction (Value) by Type, Baltimore Region, 2024



Source: Building Permit Data System - Baltimore Metropolitan Council

Fourteen permits were issued for the Office Buildings category in 2024, with a combined construction value of \$569.6 million (category rank first). The highest value permit in this category during the year totaled \$435.0 million for a new 4-story commercial office building (including site preparation) at The Johns Hopkins University Applied Physics Laboratory development in Howard County. The second highest value permit in this category was \$65.0 million for a new office building at Harbor Point in Baltimore City.

The estimated value of Retail/Commercial buildings permitted in 2024 totaled \$203.4 million (second). New train station facilities that connect to the historic head house of Baltimore Penn Station were permitted in Baltimore City with a construction cost of \$64.2 million, the highest permitted value in this category. The second highest value permit in this category was a new Walmart Supercenter with a construction cost of \$25.3 million in Baltimore County. In Howard County, a new 1-story retail/commercial building was permitted in downtown Columbia with a value of \$19.0 million.

The Industrial Buildings category totaled \$137.7 million in construction value (third). The highest value permit in this category during the year totaled \$18.9 million for a new 1-story warehouse shell building at Jessup/Severn in Anne Arundel County. The second highest value permit in this category was a new sugar storage facility valued at \$10.0 million at Domino Sugar in Baltimore City. Tied for second highest value permit in this category at \$10.0 million is a new Office/Warehouse shell building at White Marsh Interchange in Baltimore County.

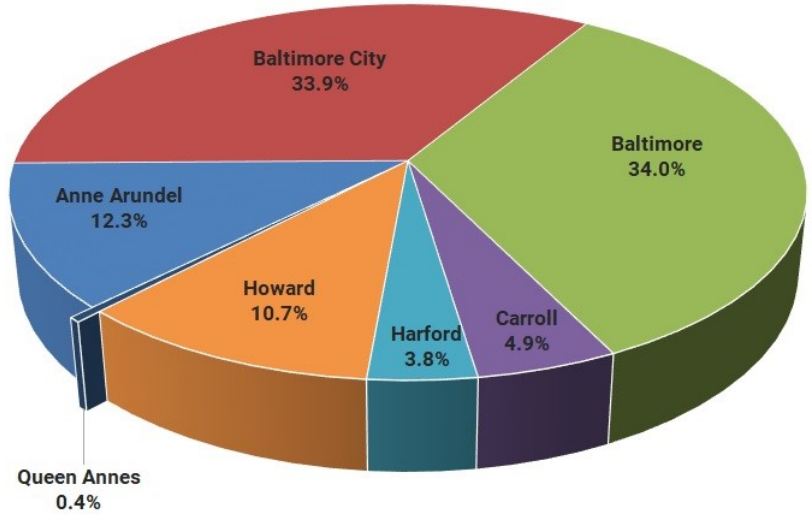


The Public Utilities, Government and Miscellaneous category totaled \$61.5 million (fourth) in new non-residential permitting. The highest value permit in this category during the year was \$15.8 million for a new independent living building (foundation only) at Lutheran Village in Howard County. A new fire station building for the Abingdon Volunteer Fire Company at Riverside in Harford County had the second highest value at \$11.0 million.

The Church & Recreational Facilities category had construction costs of \$51.5 million (fifth). The category’s highest value permit during 2024 was a new pool near “North Laurel Community Center”, in Howard County valued at \$18.0 million. A new recreation center in Gardenville, Baltimore City had the second highest value at \$15.0 million.

There were four permits issued in 2024 for Hospital, Group Home and Senior Center Buildings totaling \$44.1 million in estimated construction value (sixth). At the Greater Baltimore Medical Center, Baltimore County, a new 6-story shell building was permitted with a value of \$40.9 million. In Edgewood/Joppa, Harford County, a new group home was permitted, valued at \$2.5 million.

Exhibit 9: Share of Non-Residential AAR Construction (Value) by Jurisdictions reporting, 2024



Source: Building Permit Data System—Baltimore Metropolitan Council

The **value of non-residential additions, alterations, and repairs (AARs)** was \$1.9 billion in 2024, down 20.2 percent from the 2023 level of \$2.3 billion. Baltimore County led the region with values totaling \$634.0 million, a decrease of 14.9 percent from 2023. Baltimore City followed with \$631.1 million, a decrease of 34.5 percent from 2023. Anne Arundel County ranked third at \$229.2 million, down 9.7 percent from the 2023 value. A selection of the largest non-residential AAR projects in the region in 2024 are listed below:

Exhibit 10: Baltimore Region Permitted Non-Residential AAR Projects By Value, 2024

Amount	County/City	Location	Description	Owner Name
\$ 106,011,599	Baltimore City	Waverly	Alts: Full Rplc MEP, Structural, Bsmnt Concrete, Framing, Flr/Wall Openings, Central Stair w Skylight, HVAC, Entry Vestibules, Study Spaces	The Johns Hopkins University
\$ 68,000,000	Baltimore City	Roland Park	Int/Ext Reno, Addtn	Loyola College In Maryland Inc
\$ 59,000,000	Baltimore	Randallstown	Rplc Elementary School "Deer Park"	BCPSS
\$ 38,525,500	Baltimore	Dundalk/Turners Station	Addtn: 2nd Sty Clssrm, 4-Sty Clssrm	
\$ 36,000,000	Baltimore	Towson/Loch Raven	Add 2 Modular Classrm Bldgs w Foundation, Ramps, Railings on Existing Tennis Courts	BCPSS
\$ 34,000,000	Baltimore	Towson/Loch Raven	Addtn (3-Sty): Instructional and Research Space. Science Innovation Center	
\$ 30,000,000	Baltimore City	Waverly	Int Reno/Ext Alts: Rplc Ext Canopy, Rplc Roof, Equip, Add Emergency Generator	Sheppard Pratt Seton Properties
\$ 30,000,000	Harford	Aberdeen/Havre De Grace	Int Reno: For HVAC (Aberdeen Middle School)	Aberdeen
\$ 20,400,150	Baltimore City	Irvington	Addtn w Int/Ext Alts: Recreation Center	Mayor and City Council
\$ 19,223,523	Howard	Clarksville	Addtn: Electronic Data Center, Power Distribution Components, Outdoor Chiller Sys / JHU APL / B115	JHU Applied Physics Lab
\$ 16,000,000	Baltimore City	Druid Hill	Addtns: For Processing, Palletizing. Grading, Paving, Site Work	Dietz & Watson
\$ 15,800,000	Howard	Ellicott City	Addtn: To Health Center, 20 Memory Care Res Units, 16 Skilled Care Res Units, Support Spaces	Lutheran Village
\$ 15,000,000	Baltimore	Chestnut Ridge	Addtn: Clssrm Labs, Classrm Bldg, Grades 6 - 12	
\$ 15,000,000	Baltimore	Chestnut Ridge	Int Alts: Stud, Partitns, Ceiling, Rstrms, Science Equip, Casework, Finishes, Fixturs (St. Pauls School)	
\$ 15,000,000	Baltimore City	Waverly	Int Reno: To Flrs 3, 5, 6, 7 Ofc Space, Seminar Rm Spaces	The Johns Hopkins University
\$ 13,000,000	Baltimore City	Highlandtown	Ext Alts: Imprv Johns Hopkins University School of Medicine's Entry Plaza	Johns Hopkins Hospital
\$ 12,700,000	Baltimore	Towson/Loch Raven	Int Reno: Add Cross-Corridor Doors in Lobby and Main Entry Doors to Create Secure Vestibule, HVAC	BCPSS
\$ 12,000,000	Baltimore	Parkville	Int Alts: Partitns, Stud, Ceiling, Roof, Rstrms, HVAC, Fixturs, Finishes "Pine Grove Elementary"	BCPSS
\$ 12,000,000	Baltimore City	Upper Park Heights	Int/Ext Reno: Community Center, Fitness Center, Ofc, Architecture, MEP, AV/IT	Associated Jewish Charities

Source: Building Permit Data System—Baltimore Metropolitan Council

**NEW MIXED-USE MARKET**

There was a total of 127 residential units permitted and \$30.0 million in estimated construction cost permitted in three mixed-use projects during 2024. Characteristics of the new mixed-use projects are provided in the table below. The mixed-use residential units are included in the residential unit totals for the year. The estimated construction costs for mixed-use permits have not been split into residential and non-residential components. For this reason, the construction costs for mixed-use permits are not included in the residential and non-residential annual totals.

Exhibit 11: Permitted New Mixed-Use Buildings, 2024

Amount	Unit Count	Office	RPD	Description	Owner Name
\$23,000,000	109	Baltimore City	East Baltimore	New 4-Sty Mixed Use Bldg: Apartments, Community Spaces. Grnd Flr Retail/Civic/Library Space	1100 Greenmount LP
\$ 4,500,000		Baltimore City	Highlandtown	New Façade Addtns, Landscape, Stairs, North Tower Lobby Ramps (Add to Scope of Work for permit COM2021-02628, issued in 2022 for 312 units w estimated cost \$100,000,000)	Harbor Point Parcel 4 Development
\$ 2,500,000	18	Baltimore City	Highlandtown	New 5-Sty Mixed Use Bldg: Retail, Apartments (Flrs 3-5 Spanning Across 504 S Broadway)	504 South Broadway 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 2024 through the conversion of existing non-residential buildings to residential structures. A total of 726 conversion units were permitted in 2024. Similar to 2023, residential conversion units were concentrated in the Metro Center area of Baltimore City during 2024.

Exhibit 12: Permitted Residential Units from Conversions, 2024

Amount	Unit Count	Jurisdiction	Location	Description	Owner Name
\$40,000,000	220	Baltimore City	Metro Center	Int/Ext Reno: Existing Historic Vacant Bldg to Mixed-Use Multifamily Bldg	210 N Charles Owner, LLC
\$ 2,750,000	130	Baltimore City	Metro Center	Int/Ext Alts: Conv 130 Rm Hotel to Apts	Redwood Place 207, LLC
\$24,000,000	90	Baltimore City	Irvington	Int Alts: Conv Historic School Bldg. Create Apt Units, Ofc Space	Project Plase, Inc.
\$ 2,200,000	49	Baltimore City	Metro Center	Int/Ext Reno, Addtn: Existing Mixed-Use Bldg	100 Saint Paul St LLC
\$28,427,300	43	Howard	Ellicott City	Addtn: Millers Grant's Independent Living Apts (w Amenities)	Lutheran Village
\$ 260,000	20	Baltimore City	West Baltimore	Int Reno: Create Apts	Omega Property Group
\$ 900,000	19	Baltimore City	Hampden	Addtn/Int Alts: Create Apts	3900 Roland Ave LLC
\$ 500,000	12	Baltimore City	South Baltimore	Int Alts: Create New Studio Apts In Existing Bldg	1111 Light Street LLC
\$ 300,000	11	Baltimore City	East Baltimore	Int/Ext Alts: Reuse Existing Bldgs for Retail, Ofcs, Apts	Old Town Phase 1 Partners LLC
\$ 600,000	8	Baltimore City	Highlandtown	Int Reno: Existing Apt Bldg to Create New Apts in Old Gymnasium Space	900 South East LLC
\$ 600,000	8	Baltimore City	East Baltimore	Alts: Convert Vacant 3-Sty Shell to Apts w Grnd Flr Comm	101 E Trenton LLC
\$ 600,000	7	Baltimore City	Highlandtown	Int/Ext Alts, Addtn: Conv Bldg to 1st Flr Comm Shell w Apts	3213 Eastern Ave, LLC
\$ 600,000	7	Baltimore City	Highlandtown	Int/Ext Alts, Addtn: Conv Bldg to 1st Flr Comm Shell w Apts	3213 Eastern Ave, LLC
\$ 375,000	6	Baltimore City	South Baltimore	Addtn, Int/Ext Reno: Create 2 Comm Shells, Apts	Tyjuan Amor LLC
\$ 150,000	5	Baltimore City	West Baltimore	Int Reno: New Framing for Res Apts	1426 DHA LLC
\$ 120,000	5	Baltimore City	Metro Center	Int Alts: Conv Storage Space to New Studio Apts	306-312 W Franklin Street LLC
\$ 875,000	4	Baltimore City	Metro Center	Addtn, Alts: New Apts in Existing Shell, Rftp Deck	708 Saint Paul LLC
\$ 350,000	4	Baltimore	Towson/Loch Raven	Int Alts: Create New Apt Units In Bldg	
\$ 250,000	4	Baltimore City	East Baltimore	Int/Ext Reno Existing Bldg to Create Apts, Parking Area	Micalan Group LLC
\$ 250,000	4	Baltimore City	Hampden	Reno, 2-Sty Addtn: to Existing Multi-Family Bldg to Create New Apts	HF2 Properties LLC
\$ 250,000	4	Baltimore City	Highlandtown	Add 3rd Flr to Row Bldg w New Apts Abv 1st Flr Comm Space	Michael Ost
\$ 200,000	4	Harford	Aberdeen/Havre De Grace	Alts: Conv Funeral Home to Apts	
\$ 150,000	4	Baltimore City	Metro Center	Int Alts: Build-Out 2nd Flr of Mixed-Use Bldg w New Apts	Kataria Group LC
\$ 100,000	4	Baltimore City	East Baltimore	Addtn, Int/Ext Reno to Create Apts	3rd Baltimore Acquisition LLC
\$ 200,000	3	Baltimore City	West Baltimore	Int/Ext Reno of 3-Sty House to Create Apt Bldg	Demi Solutions LLC
\$ 200,000	3	Baltimore City	Druid Hill	Int Alts: New Apts	R Taylor Properties, LLC
\$ 200,000	3	Baltimore City	Waverly	Int/Ext Alts: Convert to Multi-Family w Rear Deck, Kitch, Bath at Each Lvl	Dielson Gustama
\$ 150,000	3	Baltimore City	West Baltimore	Int Reno: Create Suite Apts	725Fremont, LLC
\$ 150,000	3	Baltimore City	West Baltimore	Int Alts: Create Apts in Existing Bldg, MEP, Wndws, Doors, Stairs	Stepped Up Property Ventures
\$ 120,000	3	Baltimore City	Metro Center	Int Reno: Create New Apts, Comm Shell Space in Bsmnt	Rasheed Olatokunbo Sanni

Source: Building Permit Data System—Baltimore Metropolitan Council



Table 3-A. Residential Construction Activity - December and YTD: 2023 and 2024

	Single-Family Units				Multi-Family Units				Total Units			
	December 2023	December 2024	YTD 2023	YTD 2024	December 2023	December 2024	YTD 2023	YTD 2024	December 2023	December 2024	YTD 2023	YTD 2024
	Anne Arundel	57	58	944	978	-	-	125	327	57	58	1,069
Annapolis*	(1)	(4)	(40)	(46)	-	-	-	(58)	(1)	(4)	(40)	(104)
Baltimore City	4	7	94	169	525	391	1,850	1,104	529	398	1,944	1,273
Baltimore	75	46	1,120	868	30	-	554	643	105	46	1,674	1,511
Carroll	4	8	138	147	12	-	84	12	16	8	222	159
Harford	37	67	499	803	88	16	650	230	125	83	1,149	1,033
Howard	64	38	603	607	-	-	195	285	64	38	798	892
Queen Annes	23	10	246	219	-	-	196	56	23	10	442	275
Region	264	234	3,644	3,791	655	407	3,654	2,657	919	641	7,298	6,448
Regional Change 2023-2024		(30)		147		(248)		(997)		(278)		(850)
As a Percent		-11.4%		4.0%		-37.9%		-27.3%		-30.3%		-11.6%
	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	December 2023	December 2024	YTD 2023	YTD 2024	December 2023	December 2024	YTD 2023	YTD 2024	December 2023	December 2024	YTD 2023	YTD 2024
Anne Arundel	243	284	3,611	3,805	9,131	11,993	167,035	234,823	10,793	20,751	175,191	172,561
Annapolis*	(40)	(26)	(470)	(503)	(305)	1,406	(9,650)	29,754	(1,827)	(9,780)	(43,869)	(41,066)
Baltimore City	143	131	1,675	1,697	148,658	102,537	271,409	272,776	9,353	5,742	160,476	230,172
Baltimore	182	181	2,489	2,351	26,078	18,153	397,867	416,573	11,676	10,351	145,202	145,176
Carroll	60	99	1,225	1,228	2,546	3,520	54,354	58,645	2,648	4,559	57,893	56,345
Harford	20	22	272	265	23,057	20,015	236,175	224,472	825	983	8,920	8,574
Howard	137	145	2,064	2,130	9,754	12,095	169,094	206,388	6,889	6,765	90,142	132,381
Queen Annes	26	24	198	209	5,240	1,956	92,702	62,363	1,130	1,257	9,196	12,431
Region	811	886	11,534	11,685	224,464	170,269	1,388,636	1,476,040	43,314	50,408	647,020	757,640
Regional Change 2023-2024		75		151		(54,195)		87,404		7,094		110,620
As a Percent		9.2%		1.3%		-24.1%		6.3%		16.4%		17.1%

Table 3-B. Non-Residential Construction Activity - December and YTD: 2023 and 2024

	Number of AAR Permits**				Value of New Non-Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	December 2023	December 2024	YTD 2023	YTD 2024	December 2023	December 2024	YTD 2023	YTD 2024	December 2023	December 2024	YTD 2023	YTD 2024
	Anne Arundel	53	77	910	989	10,094	1,585	111,656	86,169	11,216	11,959	253,740
Annapolis*	(14)	(21)	(203)	(217)	-	-	(3,040)	-	(848)	(3,254)	(37,216)	(39,666)
Baltimore City	31	41	594	629	80,300	330	211,589	202,810	52,140	140,606	963,965	631,129
Baltimore	106	129	1,555	1,507	14,618	18,375	222,006	218,443	69,005	37,795	744,636	633,846
Carroll	12	16	211	183	2,196	635	14,944	12,450	2,821	4,440	56,361	92,113
Harford	3	11	119	136	-	-	101,612	36,901	283	1,055	51,554	70,416
Howard	35	34	499	461	550	-	87,007	525,643	20,323	7,120	257,427	199,085
Queen Annes	12	8	109	95	875	-	7,337	5,308	1,165	619	6,757	7,787
Region	252	316	3,997	4,000	108,633	20,925	756,151	1,087,724	156,953	203,594	2,334,440	1,863,524
Regional Change 2023-2024		64		3		(87,708)		331,573		46,641		(470,916)
As a Percent		25.4%		0.1%		-80.7%		43.9%		29.7%		-20.2%

Table 3-C. Mixed-Use Construction Activity - December and YTD: 2023 and 2024

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	December 2023	December 2024	YTD 2023	YTD 2024	December 2023	December 2024	YTD 2023	YTD 2024
	Anne Arundel	-	-	-	-	-	-	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	-	-	251	127	-	-	41,050	30,000
Baltimore	-	-	-	-	-	-	-	-
Carroll	-	-	36	-	-	-	5,536	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	-	-	-	-	-
Queen Annes	-	-	20	-	-	-	13,957	-
Region	-	-	307	127	-	-	60,543	30,000
Regional Change 2023-2024				(180)				(30,543)
As a Percent				-58.6%				-50.4%

*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

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Crystal McDermott

410.732.0500 ext. 1024

cmcdermott@baltometro.org

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