

REPORT

Metropolitan Building Activity Report

July 2021



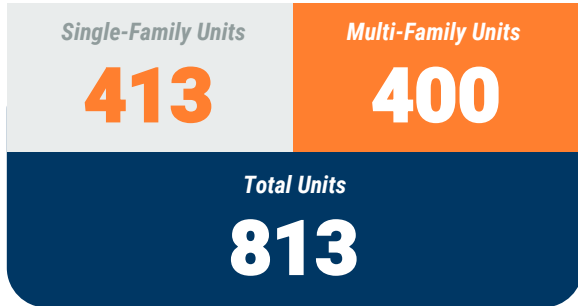
Building Activity Report

July, 2021

Region

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

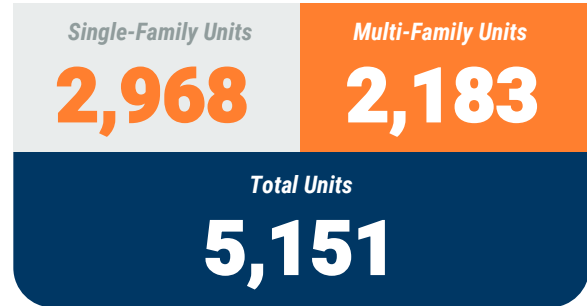
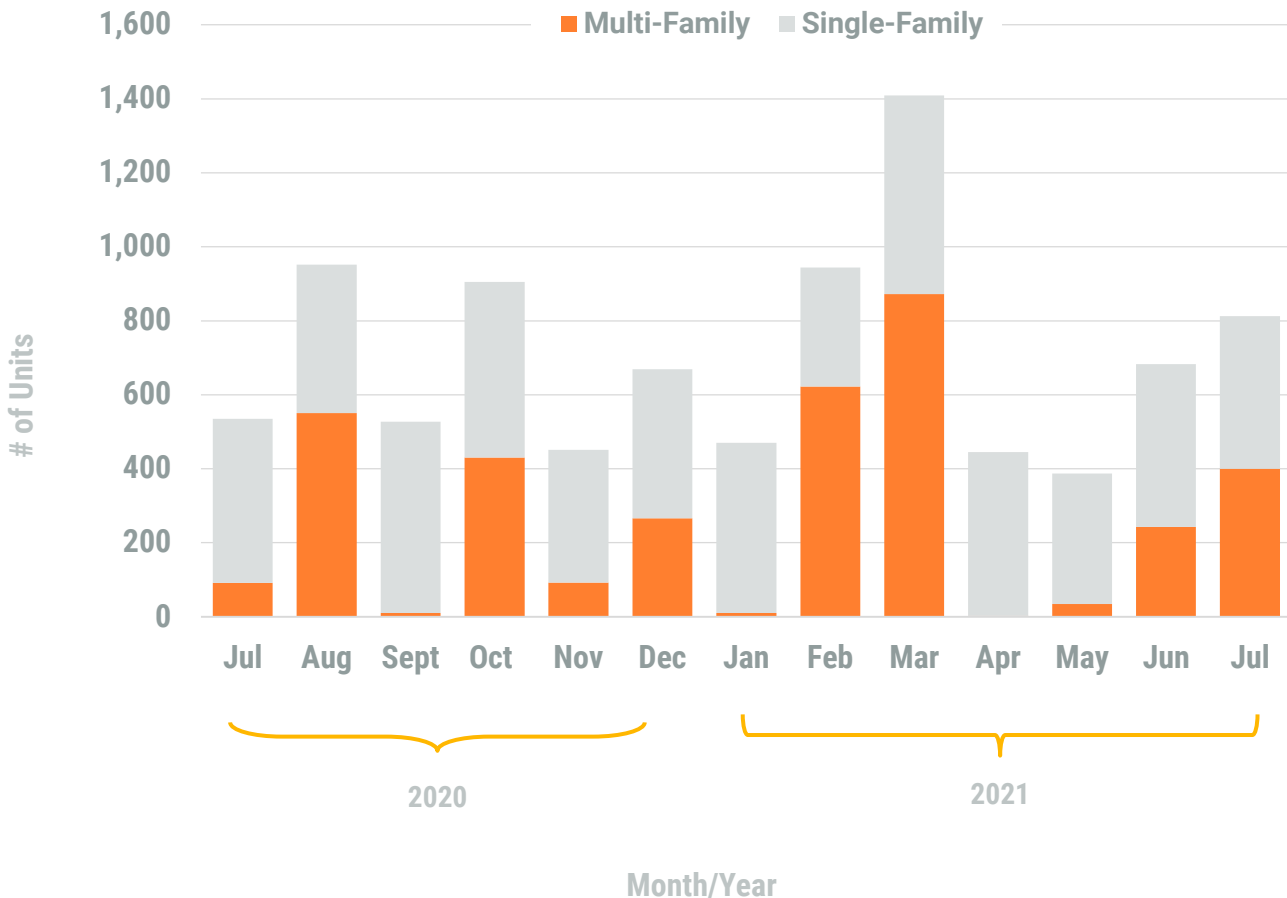


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

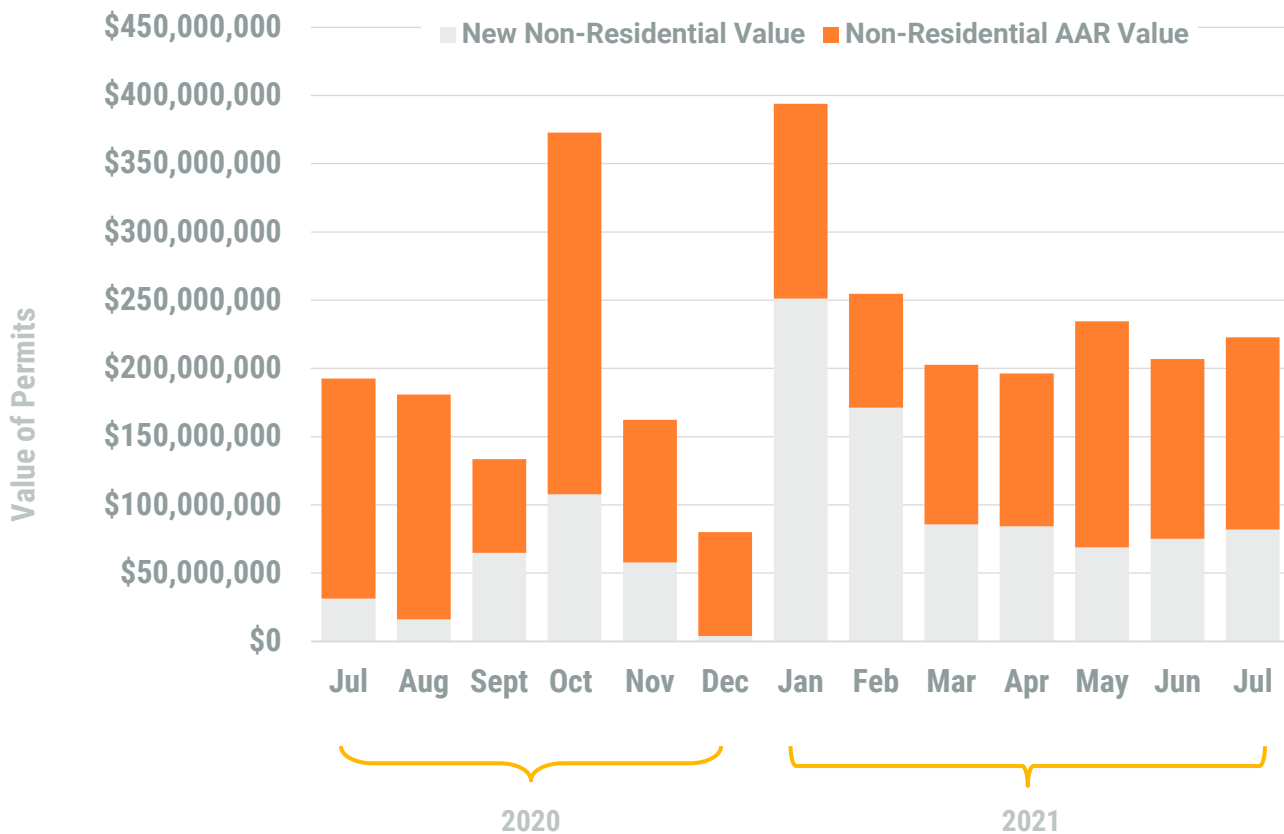
July, 2021

Region

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$81,871,000	\$818,348,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$140,948,000	\$893,588,000

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



* As of Aug 2020, Queen Anne's County is included in the Regional BPDS
 ** Annapolis data are included in Anne Arundel totals
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 Note: Residential units in mixed-use permits are included in residential unit totals.
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 Source: BPDS at the Baltimore Metropolitan Council

Month/Year



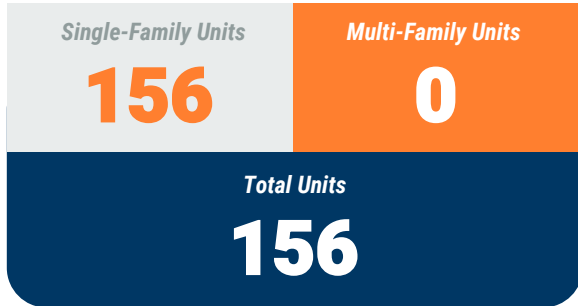
Building Activity Report

July, 2021

Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

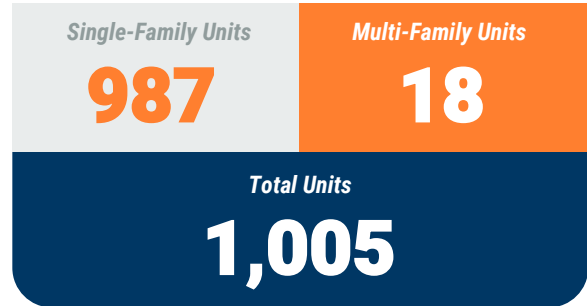
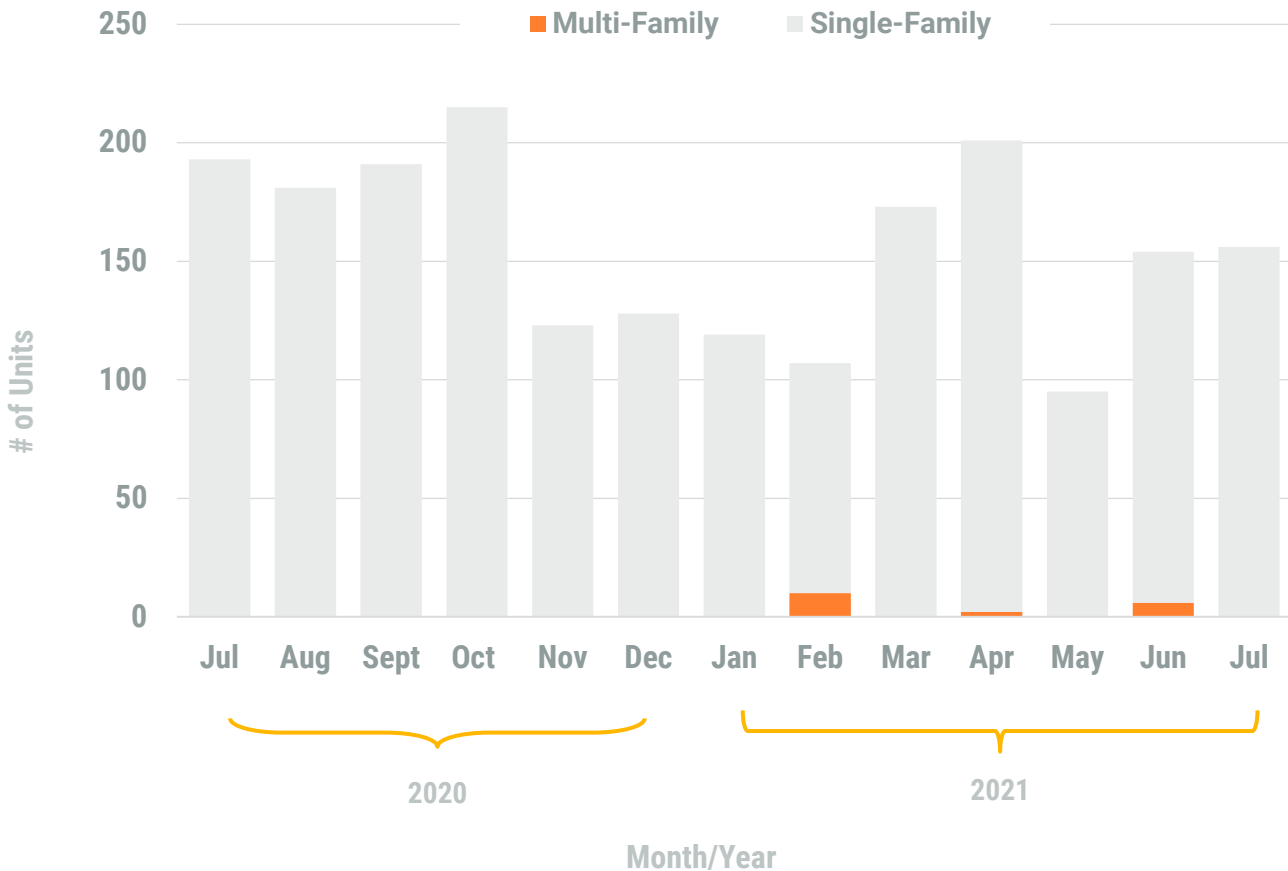


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Building Activity Report

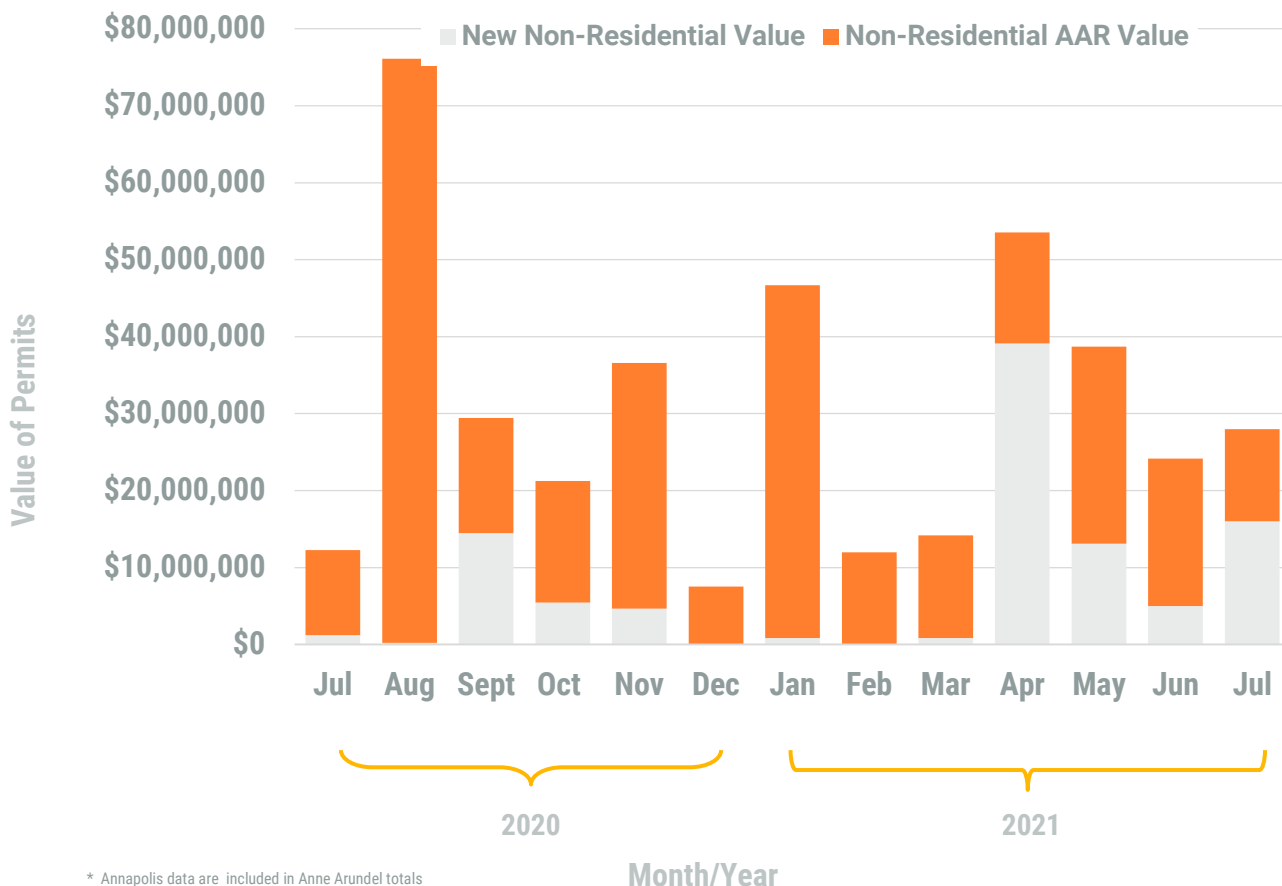
July, 2021

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$16,014,000	\$74,878,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$11,988,000	\$142,400,000

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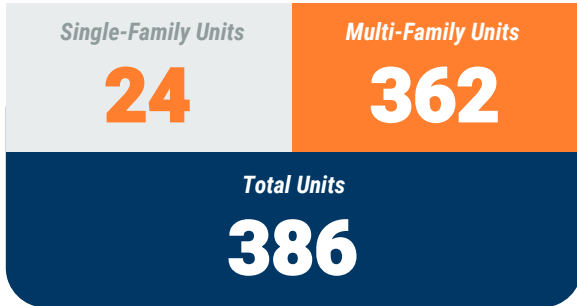
Building Activity Report

July, 2021

Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

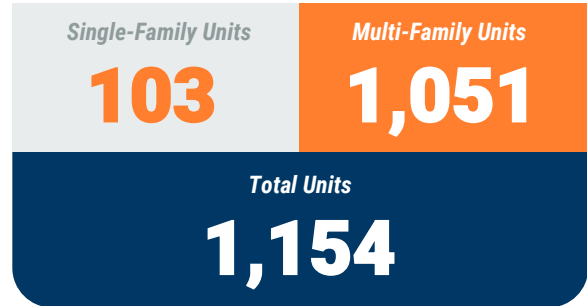
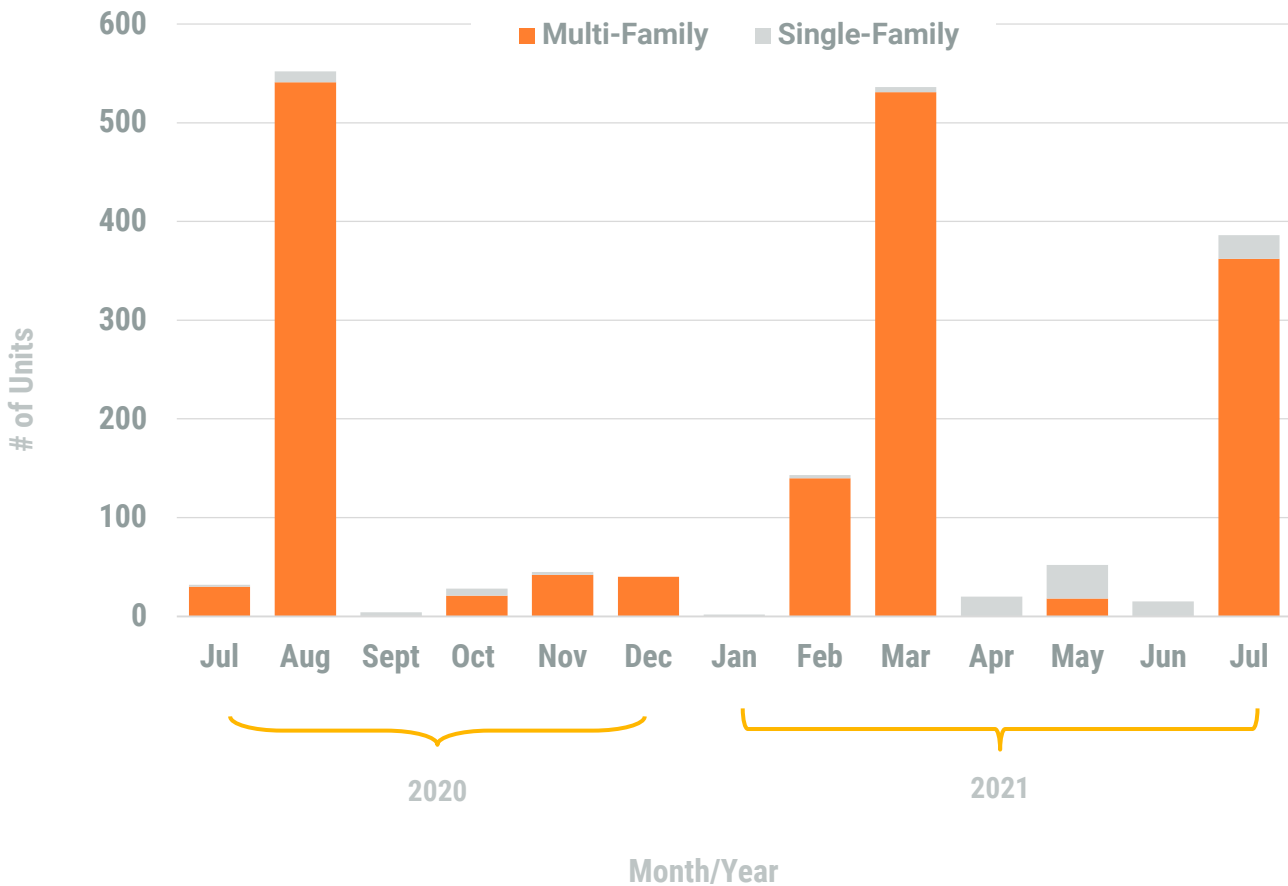


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

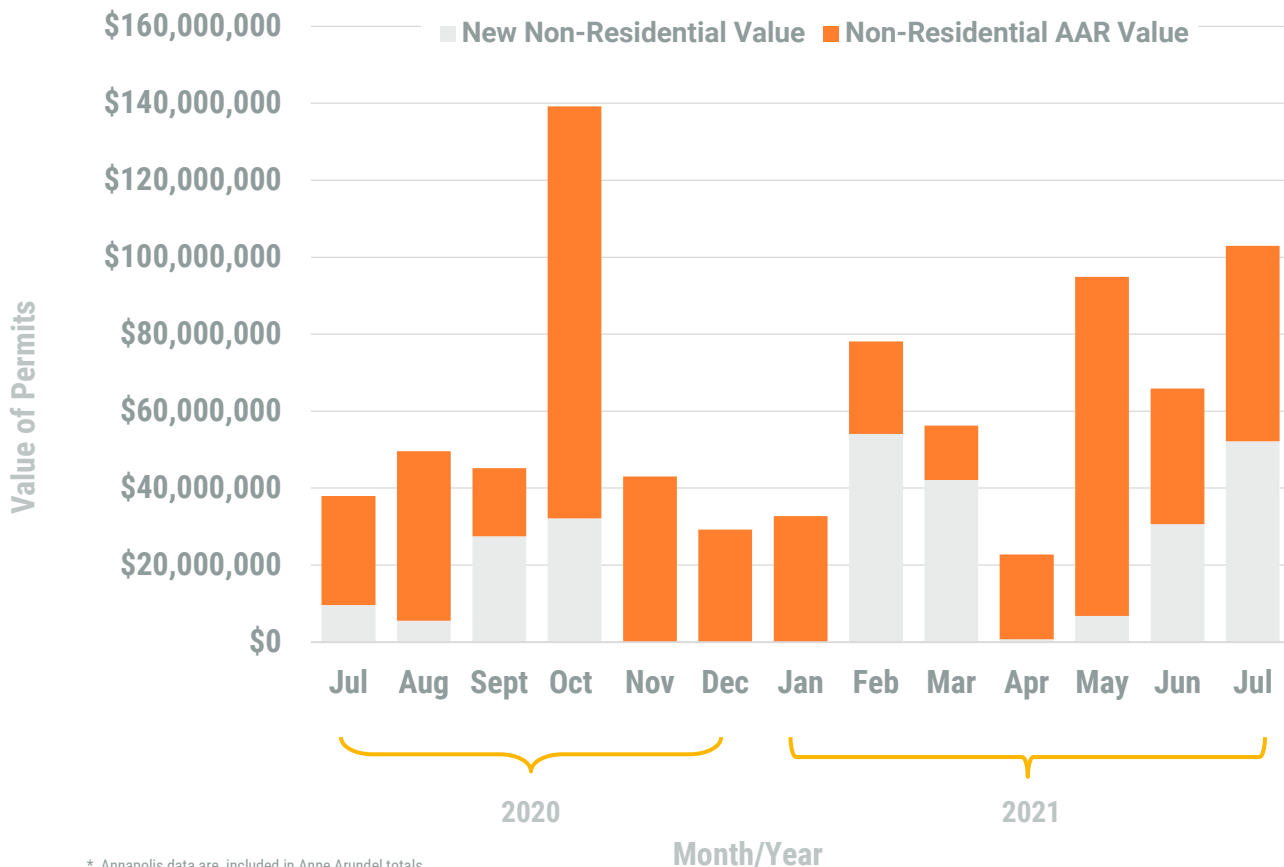
July, 2021

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$52,200,000	\$186,550,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$50,742,000	\$266,974,000

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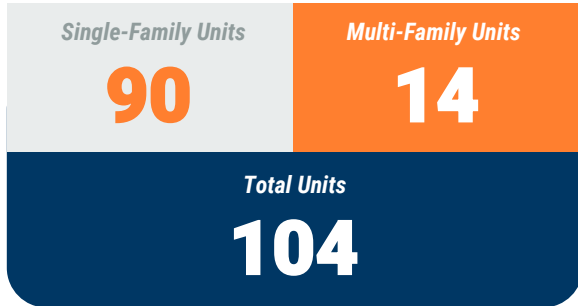
Building Activity Report

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Baltimore County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

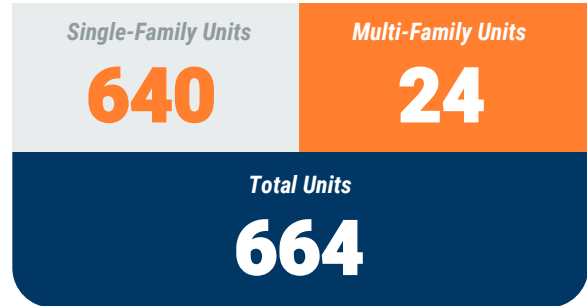
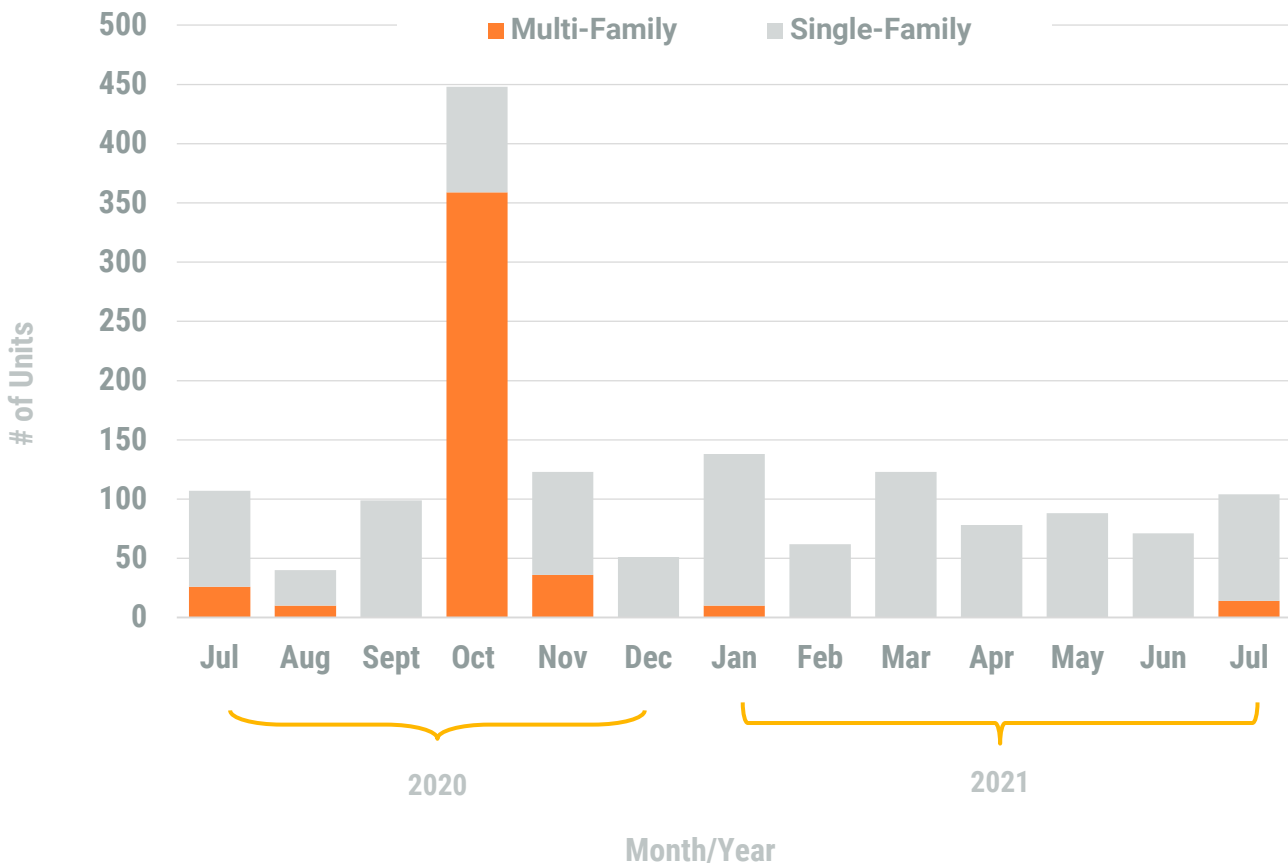


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

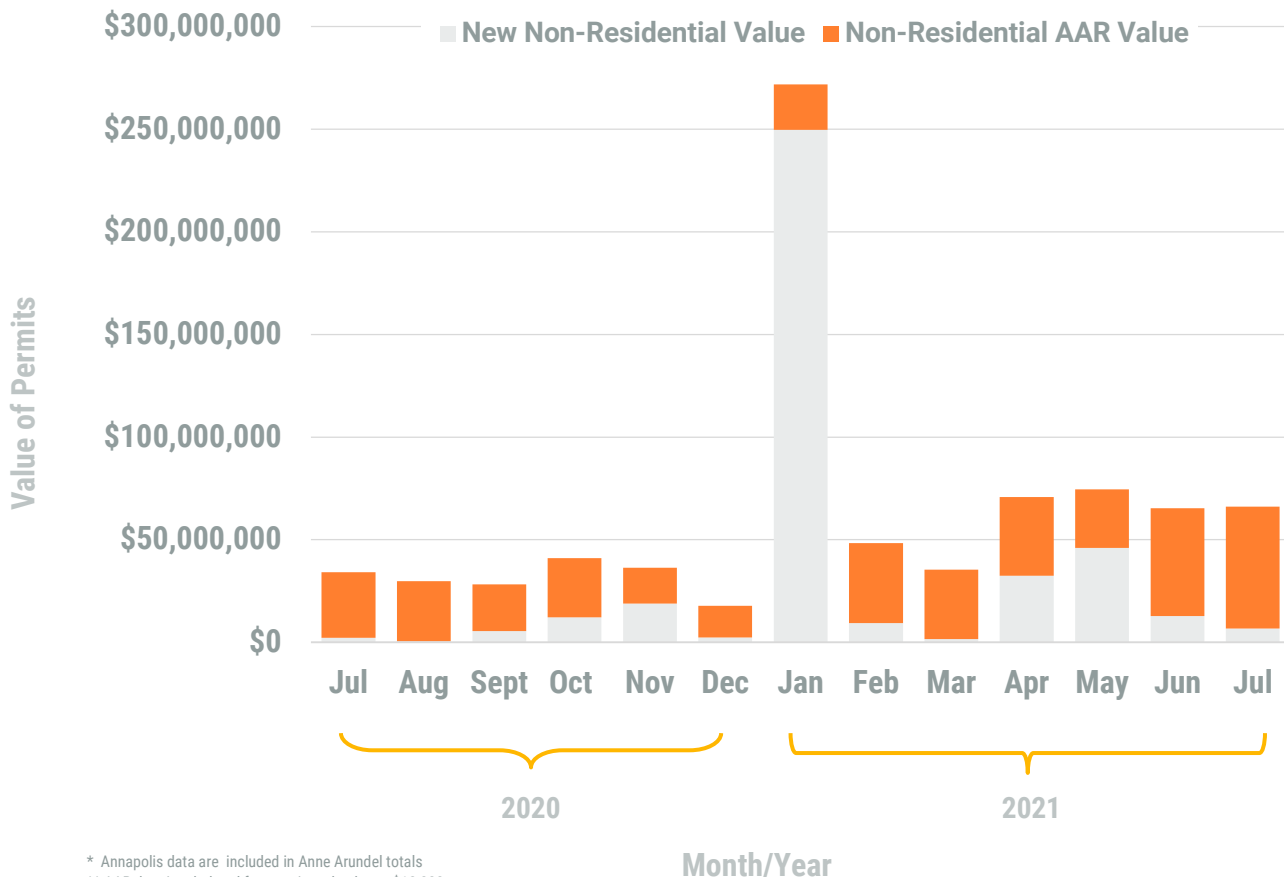
July, 2021

Baltimore County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$6,770,000	\$358,648,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$59,391,000	\$273,683,000

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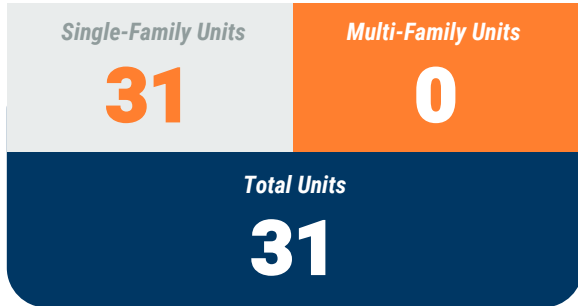
Building Activity Report

July, 2021

Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

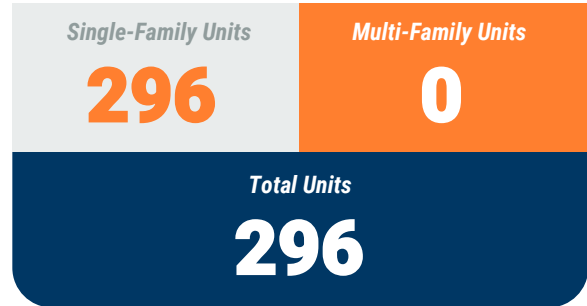
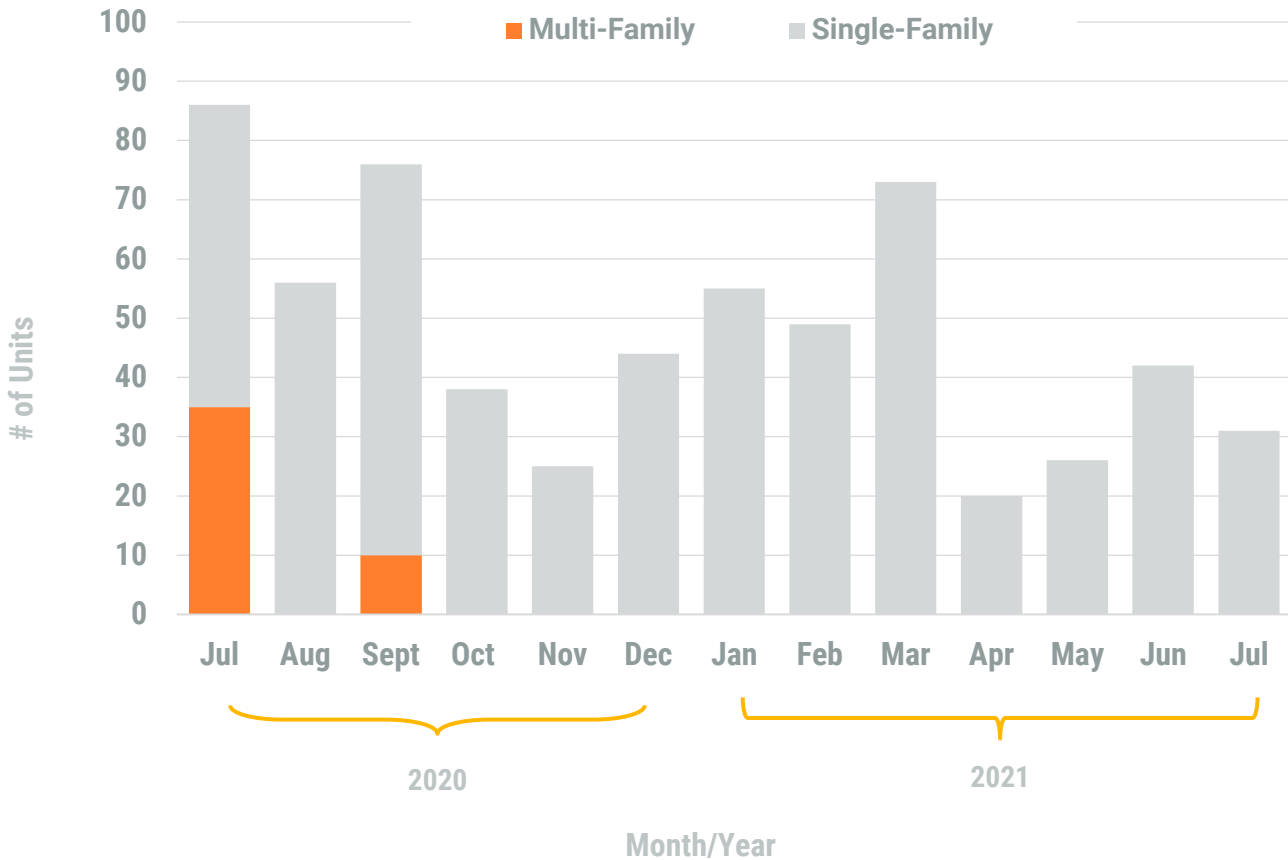


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

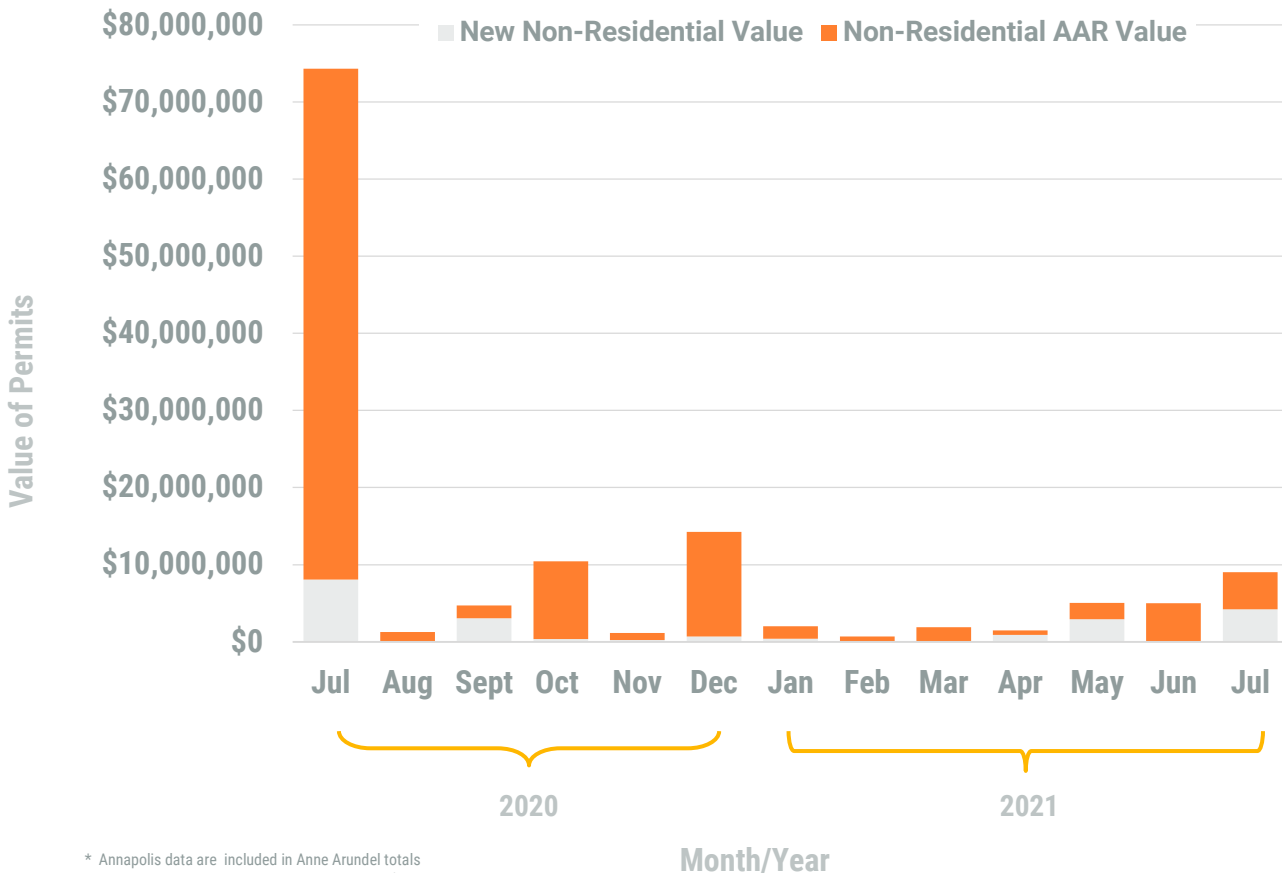
July, 2021

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$4,215,000	\$8,423,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$4,790,000	\$16,664,000

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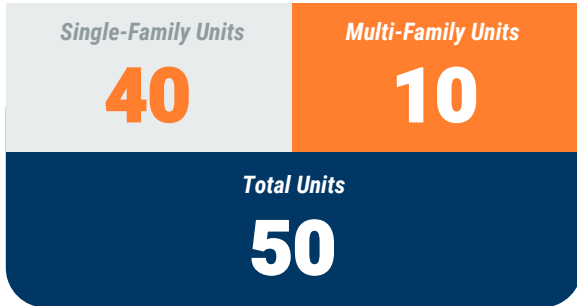
Building Activity Report

July, 2021

Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

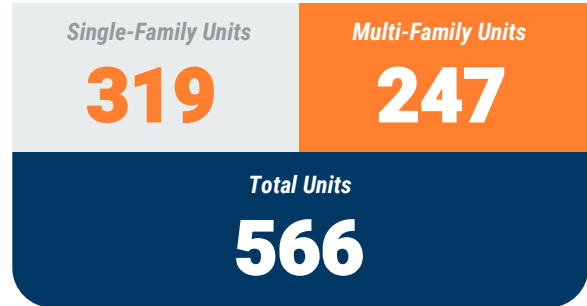
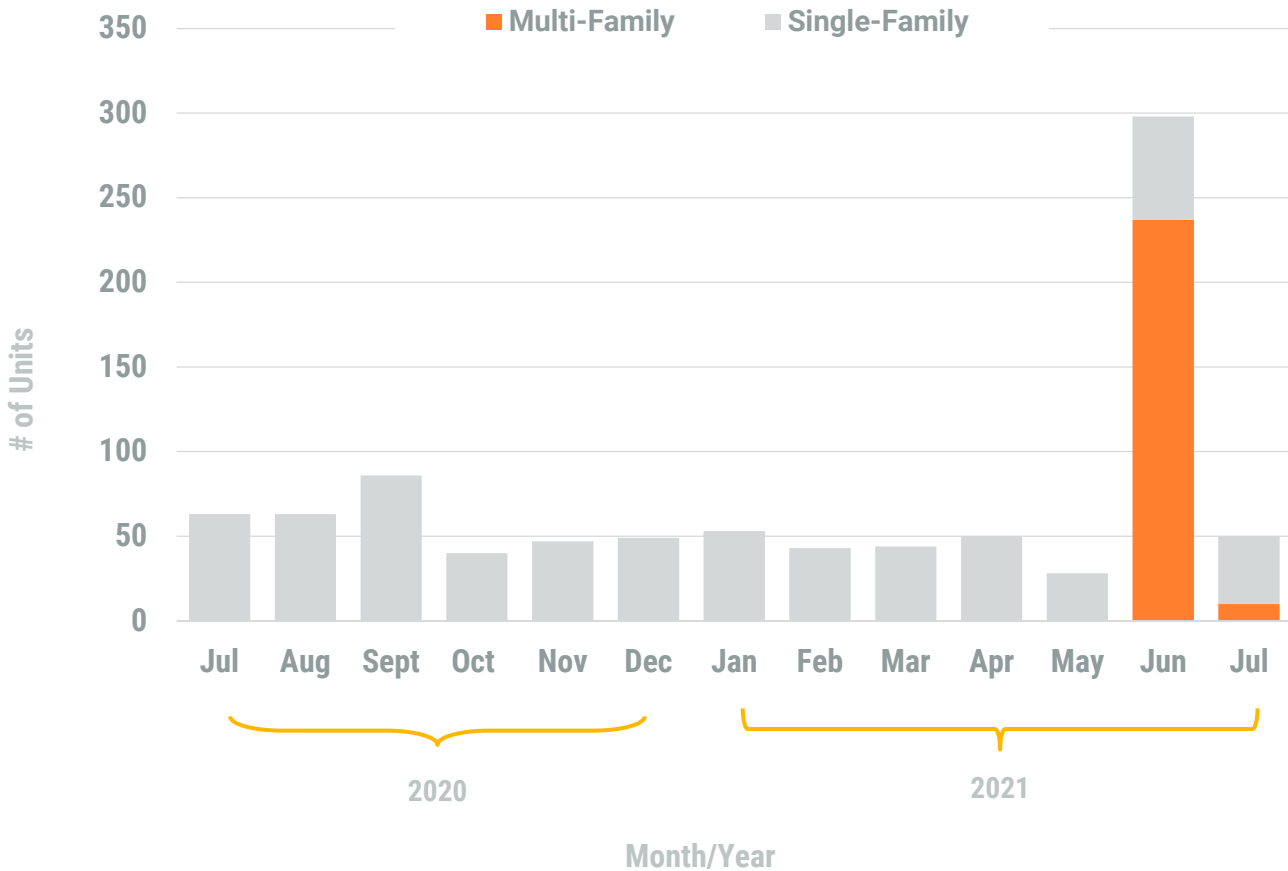


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

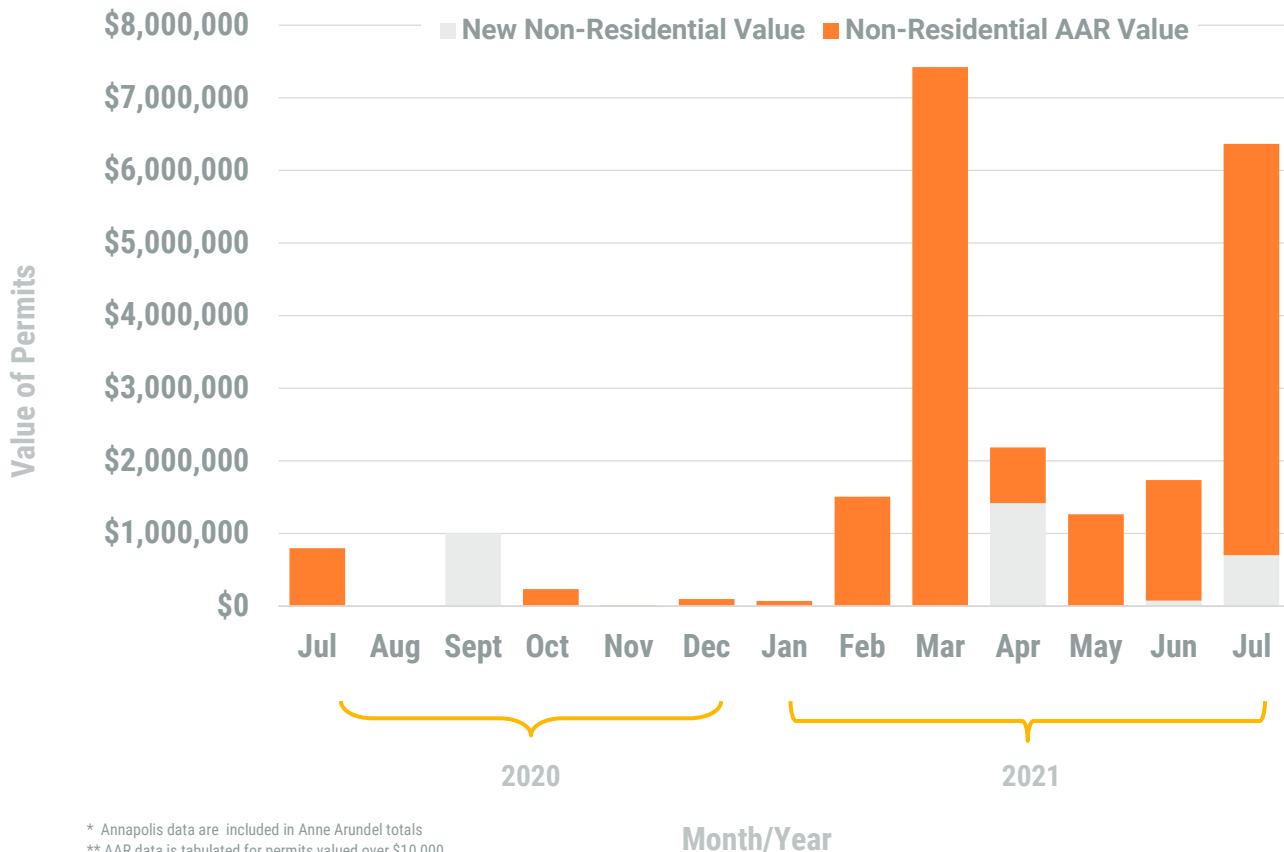
July, 2021

Harford County

Non-Residential Construction Overview



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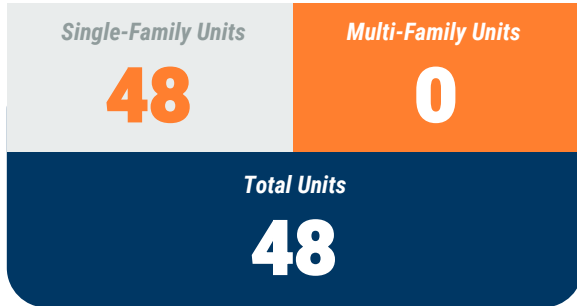
Building Activity Report

July, 2021

Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

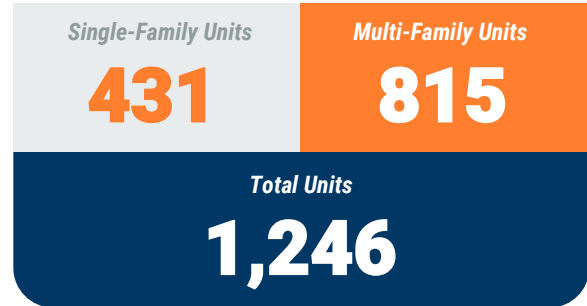
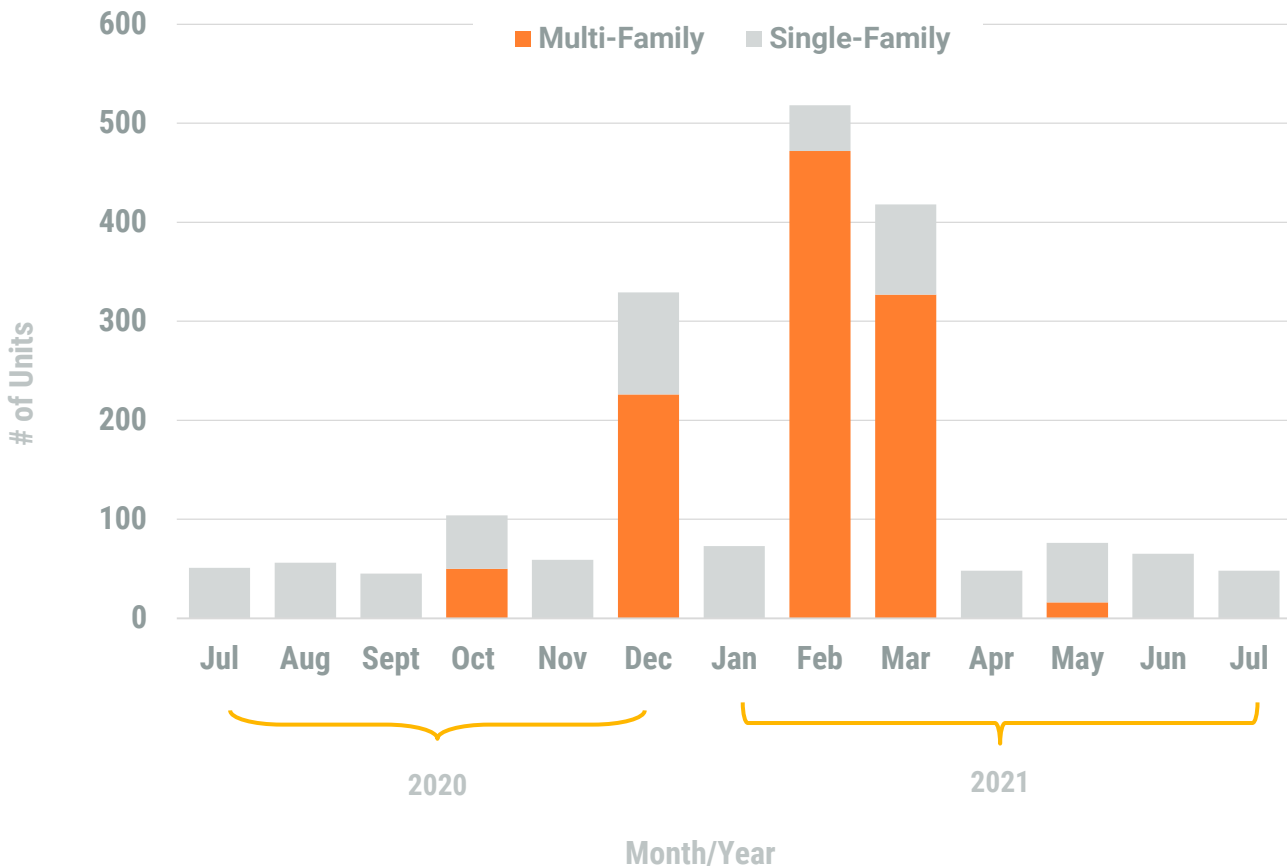


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

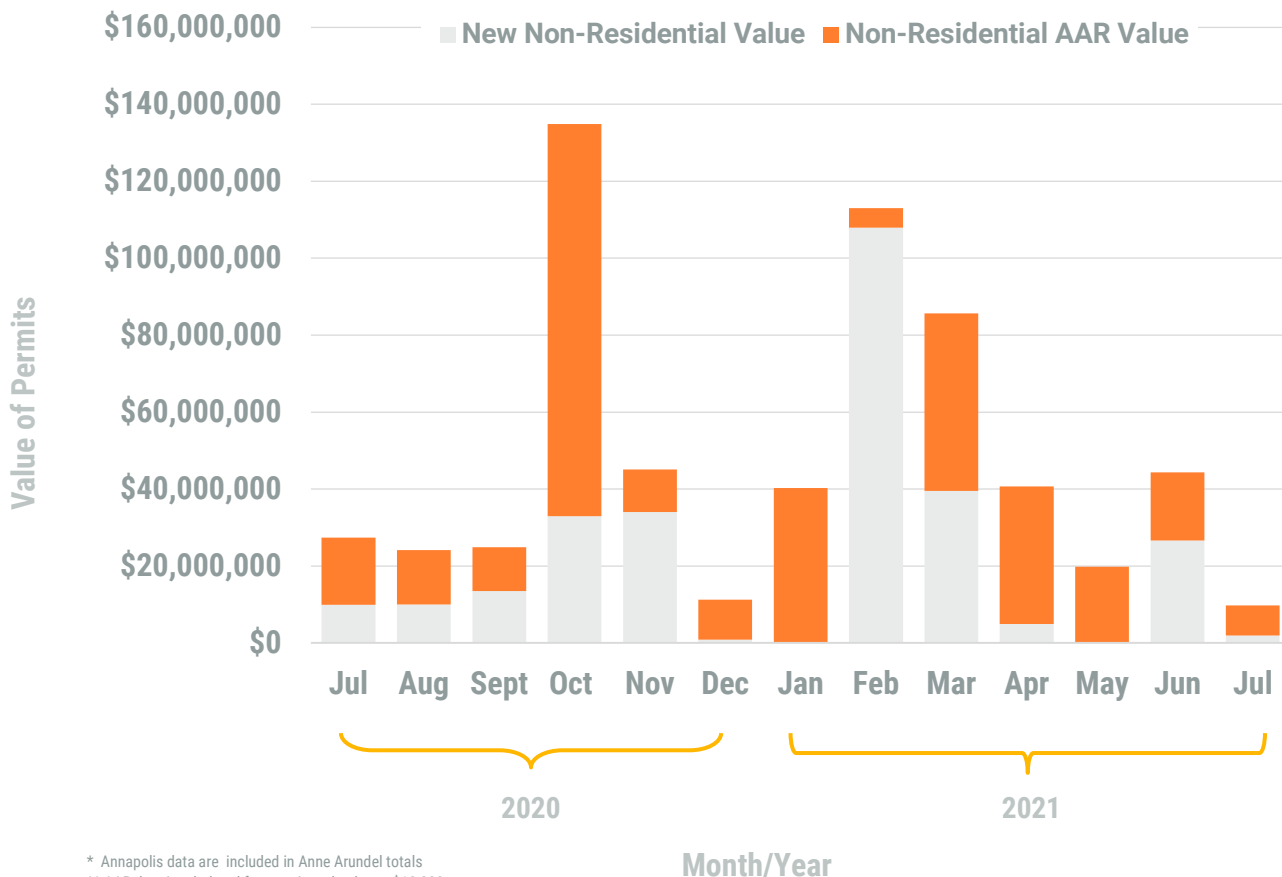
July, 2021

Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,973,000	\$181,179,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$7,805,000	\$172,292,000

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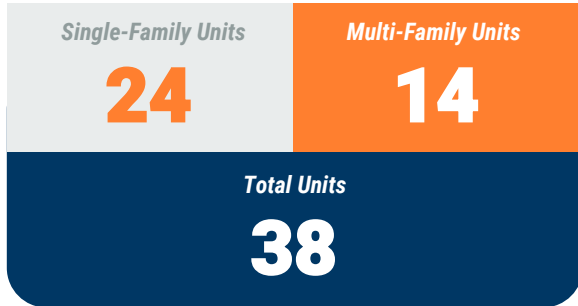
Building Activity Report

July, 2021

Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

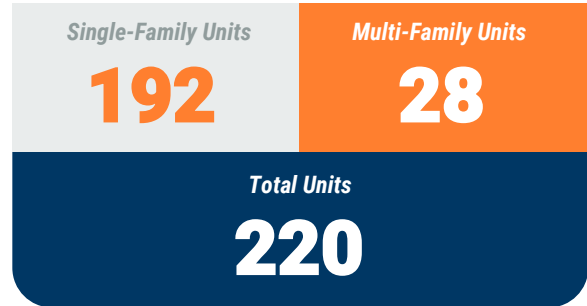
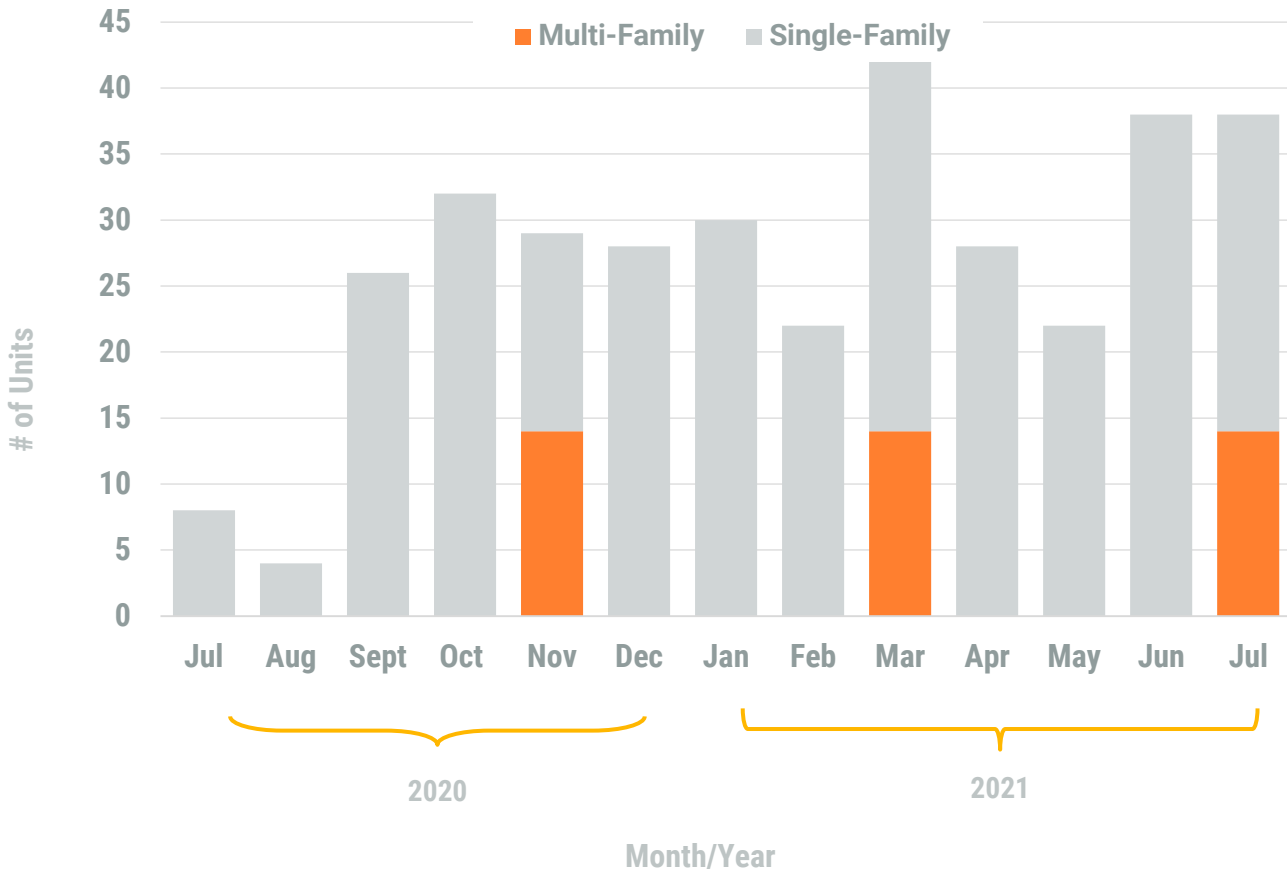


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

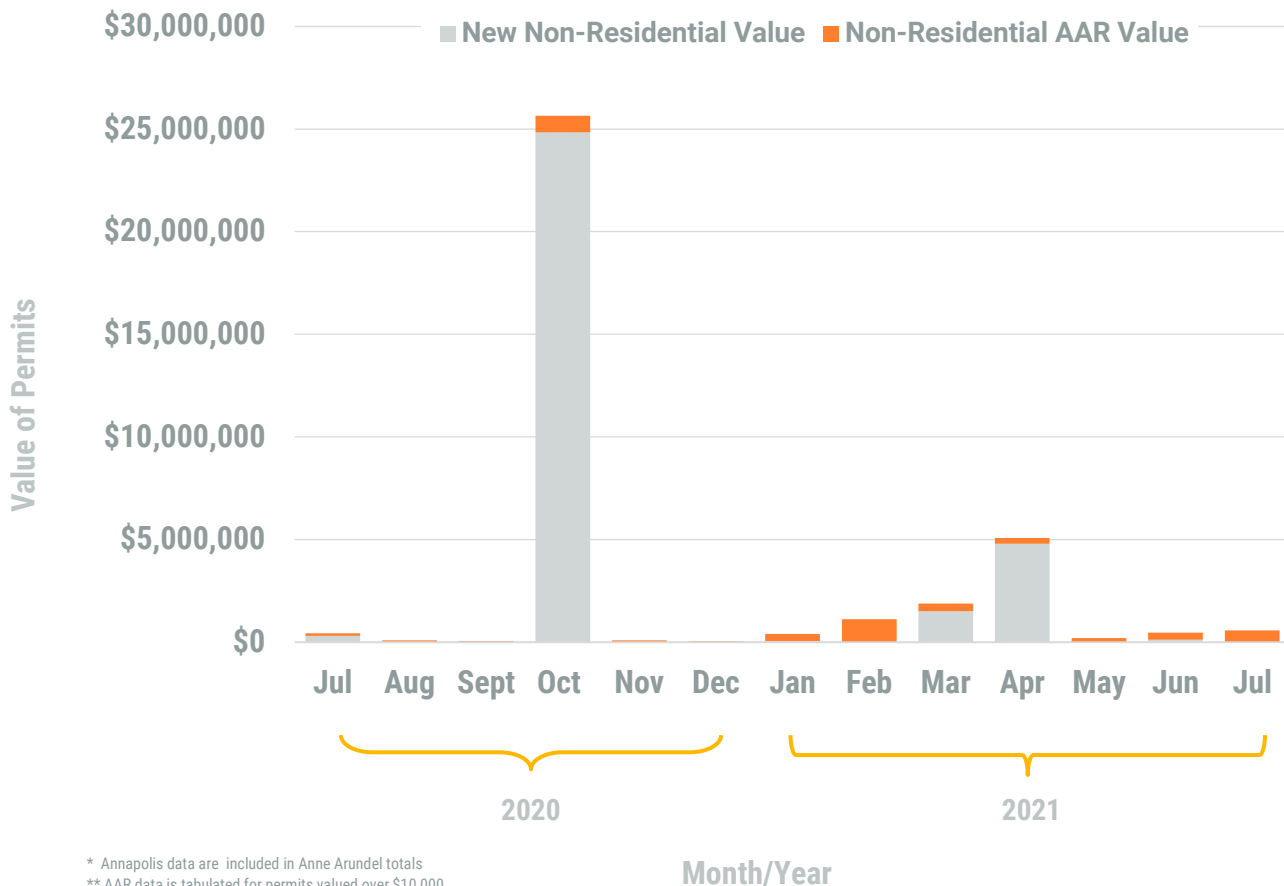
July, 2021

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$6,475,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$563,000	\$3,213,000

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Building Activity Report

July, 2021

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

Amount	County/City	Location	Description	Owner Name
\$ 30,340,605	Baltimore City	Canton	New Warehouse Facility and Yard	40N Baltimore Q0Zb #1, LLC
\$ 15,386,726	Anne Arundel	Jessup/Severn	New 6-Sty Ofc Bldg	Clarks Hundred LLC
\$ 14,000,000	Baltimore City	Carroll Park	New 3-Sty: Driving Range, Entrnmnt Facility (3 Bars, Event Spcs, Ofcs, Kitch)	MD Baltimore Warner LLC
\$ 5,000,000	Baltimore City	Clifton	New Grocery Store	Lidl US, LLC
\$ 4,150,000	Carroll	Taneytown	New Gym and Community Space "Charles Carroll Community Center"	County Commissioners
\$ 2,700,000	Baltimore	Overlea	New 2-Story Church	Bailey Bishop C M Trustee
\$ 2,500,000	Baltimore City	Highlandtown	New Art, Dance and Cooking Studios Annex Bldg for Creative Alliance	Creative Alliance
\$ 1,300,000	Howard	Clarksville	New Bldg - Panera Bread	Maple Lawn Finance LLC
\$ 1,250,000	Baltimore	Parkville	New 1-Sty Storage Bldg w Sales Ofc	Premier A-2 Parkville MD LLC

Source: Building Permit Data System at the Baltimore Metropolitan Council

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

Amount	County/City	Location	Description	Owner Name
\$ 15,000,000	Baltimore	Towson/Loch Raven	Grading	Greater Baltimore Med Center
\$ 15,000,000	Baltimore	Towson/Loch Raven	Storm Water Mgmt for Driveway, Parking, and Bldg Addtn (3 Facilities)	Greater Baltimore
\$ 15,000,000	Baltimore City	Canton	Grading; Site, Structural Steel, Concrete Work, Architectural, Mech, Electric, HVAC	FSK Land Corp
\$ 7,000,000	Baltimore City	Metro Center	Reno 3 Bldgs - Mercy Medical Center	Mercy Medical Center
\$ 4,500,000	Baltimore City	West Baltimore	Reno Bldg to Ofc and Cultural Facility	Memorial Apartments Corp
\$ 4,000,000	Baltimore	Dundalk/Turners Station	Int/Ext Alts: Ofcs/Food Pantry, ADA Restrms, Partitns, Stud, Finishes, Add Loading Area	Eastpoint Properties LLC
\$ 2,800,000	Harford	Aberdeen/Havre De Grace	Int/Ext Alts: Fitout For 'Fanatics'	
\$ 2,700,000	Baltimore City	Clifton	Int Alts: Reno Classrm Wing of Archbishop Curley High School	Roman Catholic Archbishop
\$ 2,583,507	Harford	Aberdeen/Havre De Grace	Alts: New Pallet Rack Sys For Medifast	
\$ 2,300,000	Baltimore City	Mount Washington	Int Alts: Reno Olympic Pool Base, Sides, Bleachers, Filtration/Heating System, Deck	Mayor And City Council
\$ 2,000,000	Baltimore City	Canton	New Pile Supported Generator Platforms	Emergent Commercial Operations
\$ 1,949,280	Baltimore City	Canton	Rftp Solar: 1000-Kw, AC Photovoltaic Solar Energy Generating Facility	Port 95 Industrial Park LLP, L
\$ 1,616,540	Baltimore City	Canton	Rftp Solar: 833.3-Kw, AC Photovoltaic Solar Energy Generating Facility	Port 95 Industrial Park LLP, L
\$ 1,600,000	Baltimore City	Metro Center	Int Alts (1st Fl): Out-Patient Dialysis	HQ Capital Real Estate L.P.
\$ 1,600,000	Baltimore	Reisterstown/Owings Mills	Int Alts: Stud, Partitns, Ceiling Tile/Grid, Floor	Garrison Investors I LLC
\$ 1,500,000	Baltimore	Sparks	Addtn	Merritt Lv2 LLC
\$ 1,500,000	Baltimore	Cockeysville/Timonium	Alts: Stud, Partitns, HVAC, Ceiling Tile/Grid, Restrms, Breakrm, Kitch, Fixturs, Finishes	International Circle Partners

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

July, 2021

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	July 2020	July 2021	YTD 2020	YTD 2021	July 2020	July 2021	YTD 2020	YTD 2021	July 2020	July 2021	YTD 2020	YTD 2021
Anne Arundel	196	156	1,115	987	-	-	24	18	196	156	1,139	1,005
Annapolis*	(3)	(1)	(24)	(11)	-	-	-	(8)	(3)	(1)	(24)	(19)
Baltimore City	2	24	34	103	30	362	919	1,051	32	386	953	1,154
Baltimore	81	90	393	640	26	14	293	24	107	104	686	664
Carroll	51	31	215	296	35	-	35	-	86	31	250	296
Harford	63	40	423	319	-	10	128	247	63	50	551	566
Howard	51	48	334	431	-	-	183	815	51	48	517	1,246
Queen Annes	8	24	89	192	-	14	1	28	8	38	90	220
Region	452	413	2,603	2,968	91	400	1,583	2,183	543	813	4,186	5,151
Regional Change 2020-2021		(39)		365		309		600		270		965
As a Percent		-8.6%		14.0%		339.6%		37.9%		49.7%		23.1%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	July 2020	July 2021	YTD 2020	YTD 2021	July 2020	July 2021	YTD 2020	YTD 2021	July 2020	July 2021	YTD 2020	YTD 2021
Anne Arundel	216	253	1,043	1,608	35,086	28,667	197,600	193,290	9,383	11,685	51,875	76,933
Annapolis*	(29)	(38)	(145)	(339)	(1,460)	550	(11,144)	5,707	(1,855)	(1,891)	(9,495)	(22,453)
Baltimore City	112	127	674	891	6,845	71,227	40,483	85,622	58,459	8,073	141,919	81,116
Baltimore	140	345	781	1,321	21,606	25,025	103,664	157,341	8,322	16,612	46,208	67,078
Carroll	124	98	416	720	11,386	9,079	46,193	67,339	4,497	4,954	15,654	28,745
Harford	3	7	28	69	18,119	15,419	124,297	139,556	41	131	1,246	2,949
Howard	149	157	757	1,074	12,474	12,492	94,567	109,178	5,087	7,008	26,327	46,192
Queen Annes	2	3	33	30	1,661	8,528	17,736	48,504	465	350	2,411	2,523
Region	746	990	3,732	5,713	107,177	170,437	624,540	800,830	86,254	48,813	285,640	305,536
Regional Change 2020-2021		244		1,981		63,260		176,290		(37,441)		19,896
As a Percent		32.7%		53.1%		59.0%		28.2%		-43.4%		7.0%

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Appendix

July, 2021

Table 1b. Non-Residential Construction Activity

	Number of AAR Permits**				Value of New Non-Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	July 2020	July 2021	YTD 2020	YTD 2021	July 2020	July 2021	YTD 2020	YTD 2021	July 2020	July 2021	YTD 2020	YTD 2021
Anne Arundel	120	151	696	743	1,197	16,014	19,097	74,878	16,282	11,988	121,228	142,400
Annapolis*	(15)	(21)	(122)	(105)	-	-	(75)	(160)	(5,214)	(2,304)	(19,306)	(18,472)
Baltimore City	64	69	382	377	9,598	52,200	98,556	186,550	28,594	50,742	244,752	266,974
Baltimore	89	180	649	767	2,260	6,770	76,435	358,648	31,960	59,391	315,041	273,683
Carroll	10	26	58	129	8,067	4,215	9,706	8,423	66,259	4,790	76,941	16,664
Harford	1	7	19	43	-	700	23,415	2,196	800	5,669	9,865	18,362
Howard	48	32	282	288	9,916	1,973	34,519	181,179	17,428	7,805	148,617	172,292
Queen Annes	3	8	26	45	305	-	1,205	6,475	129	563	1,289	3,213
Region	335	473	2,112	2,392	31,343	81,872	262,933	818,349	161,452	140,948	917,733	893,588
Regional Change 2020-2021		138		280		50,529		555,416		(20,504)		(24,145)
As a Percent		41.2%		13.3%		161.2%		211.2%		-12.7%		-2.6%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	July 2020	July 2021	YTD 2020	YTD 2021	July 2020	July 2021	YTD 2020	YTD 2021
Anne Arundel	-	-	-	6	-	-	-	2,103
Annapolis*	-	-	-	(6)	-	-	-	(2,103)
Baltimore City	-	-	737	671	-	-	143,460	151,000
Baltimore	-	-	231	-	-	-	60,000	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	472	-	-	-	5,500
Queen Annes	-	-	1	-	-	-	500	-
Region	-	-	969	1,149	-	-	203,960	158,603
Regional Change 2020-2021		-		180		-		(45,357)
As a Percent		-		18.6%		-		-22.2%

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 *** 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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