

REPORT

# Metropolitan Building Activity Report

July 2023



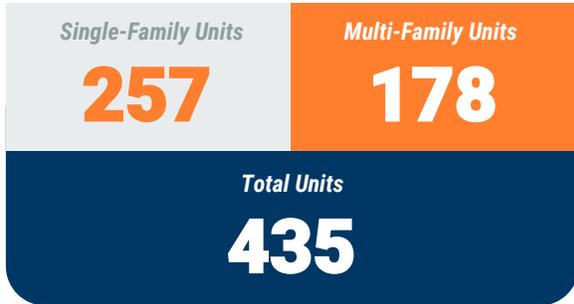
# Building Activity Report

July, 2023

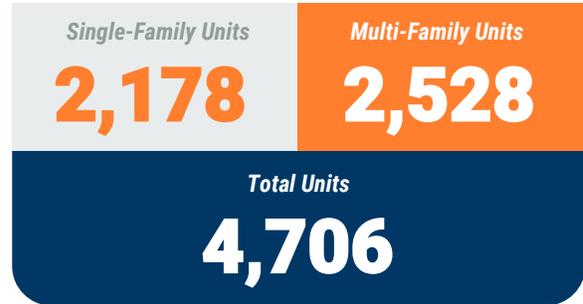
Region

## Residential Construction Overview

### MONTHLY UNIT TOTAL

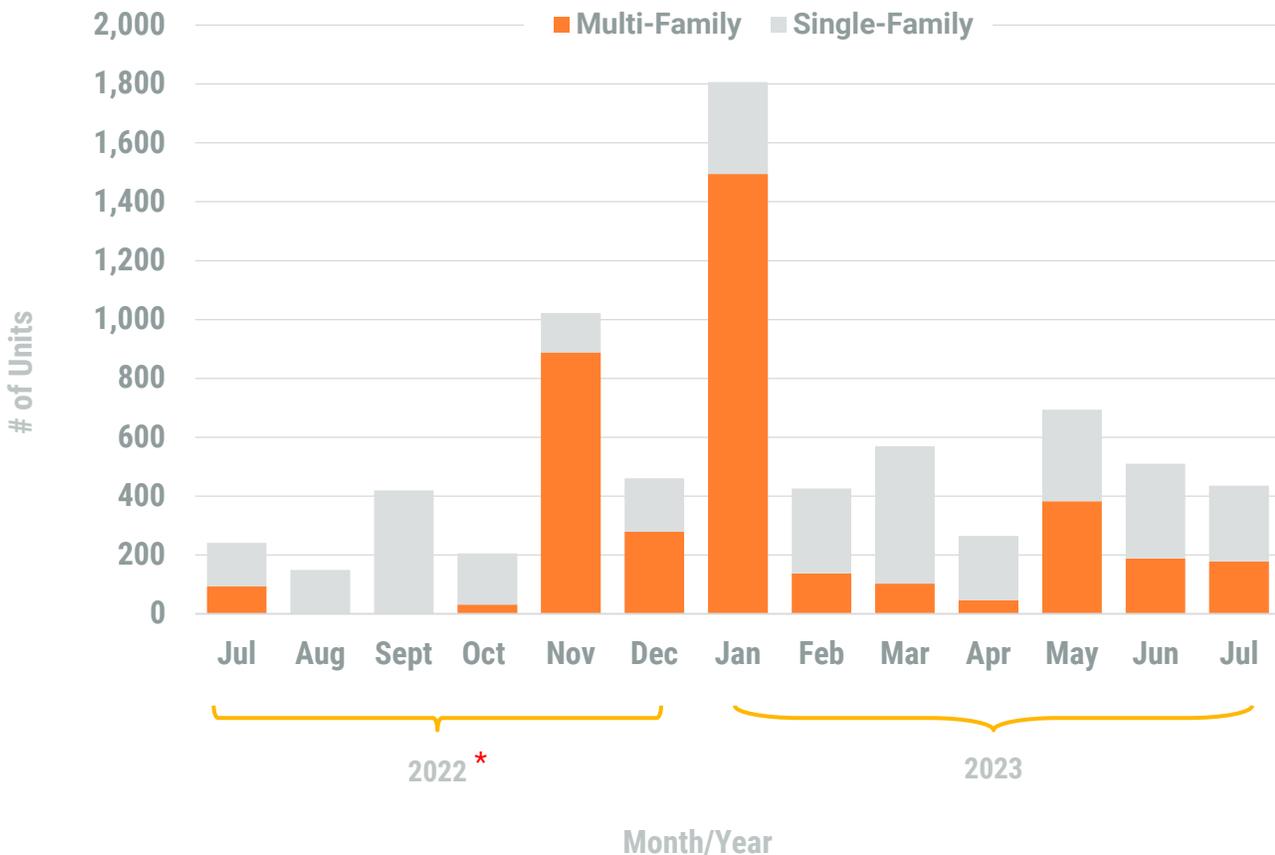


### YEAR-TO-DATE UNIT TOTAL



### 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

July, 2023

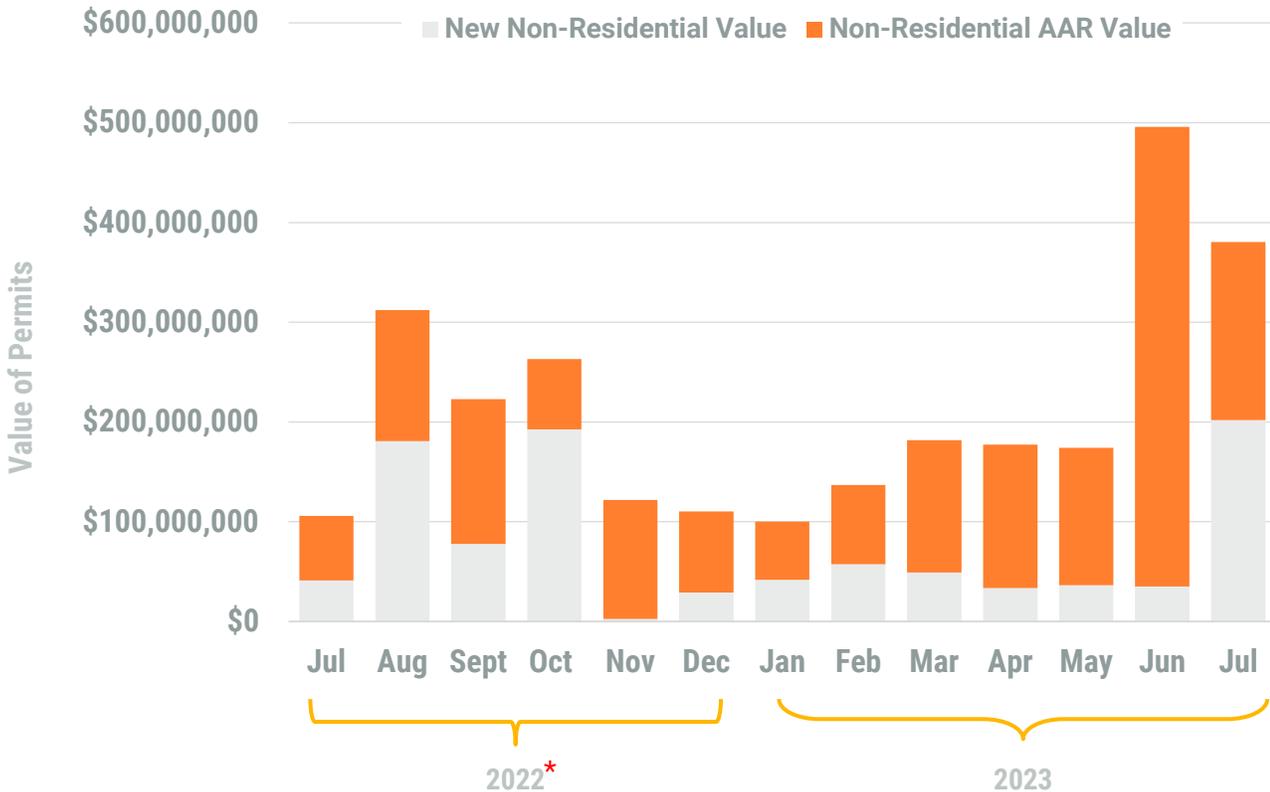
Region

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$201,962,000</b>	<b>\$454,843,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$178,534,000</b>	<b>\$1,193,667,000</b>

### 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



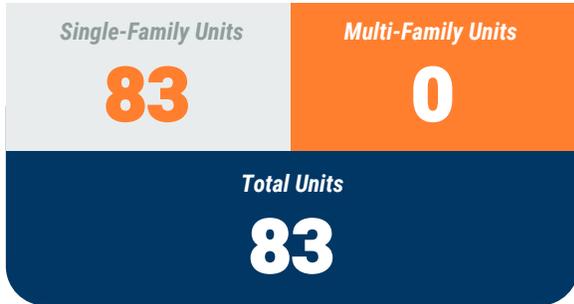
# Building Activity Report

July, 2023

Anne Arundel County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

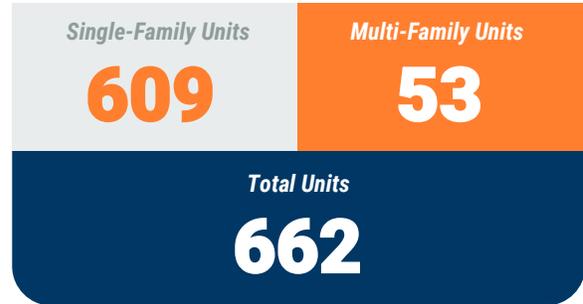
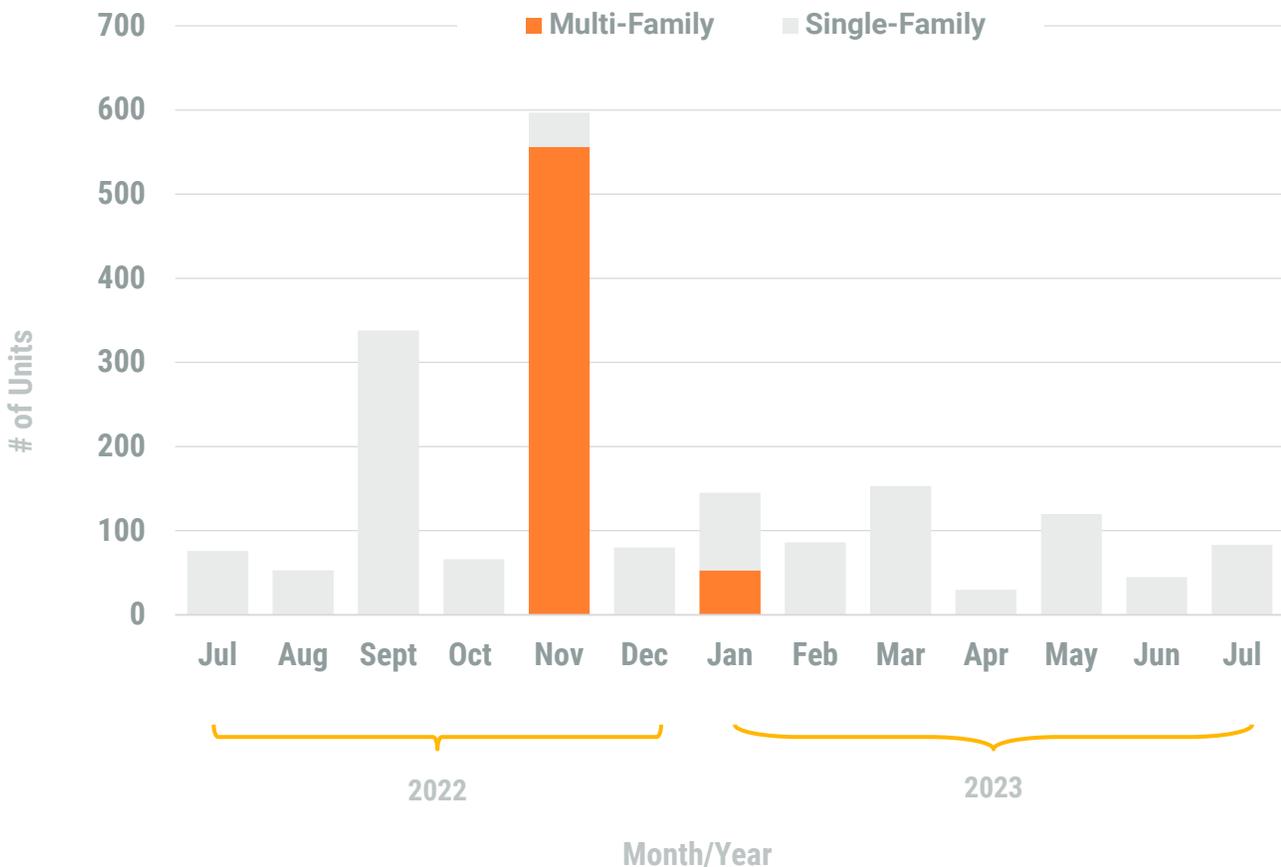


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

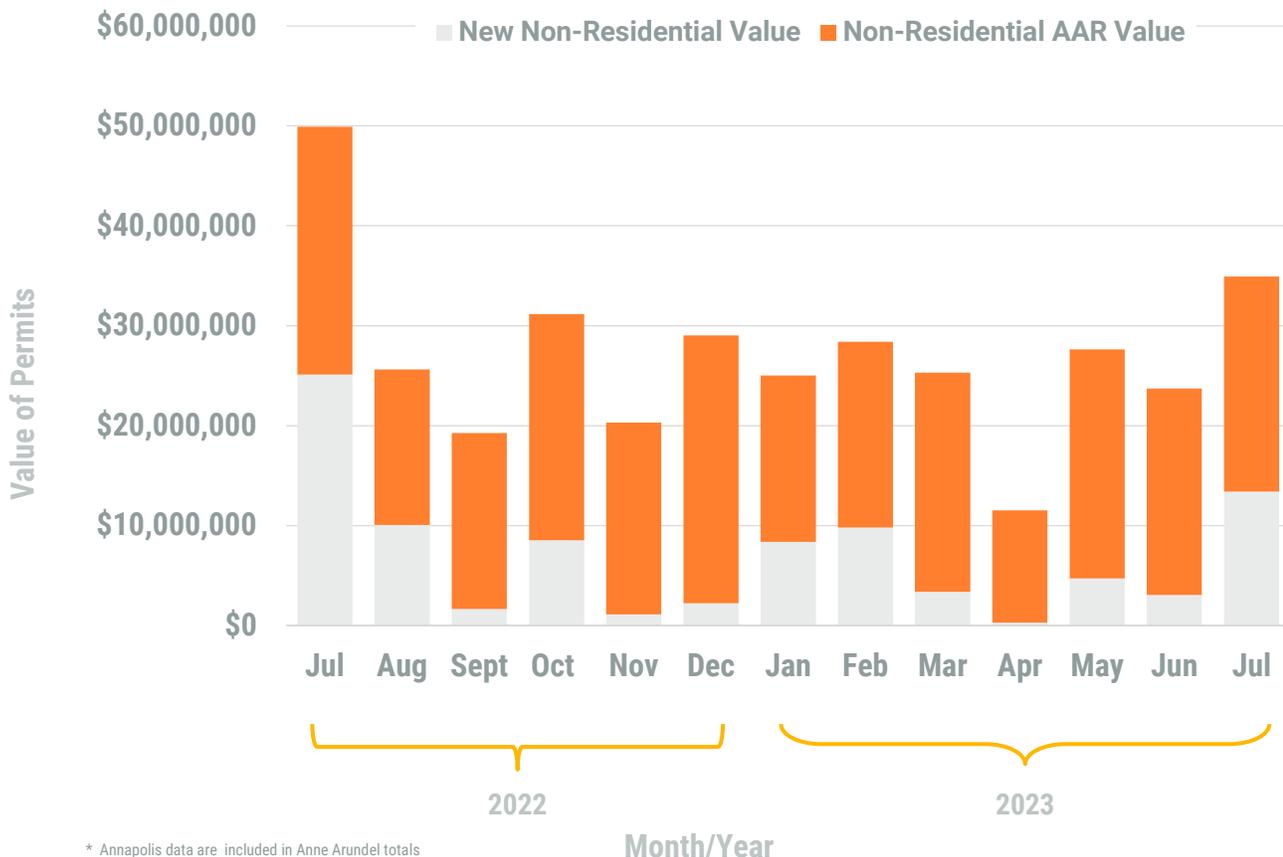
July, 2023

Anne Arundel County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$13,405,000</b>	<b>\$42,981,000</b>
<b>AARs NON-RESIDENTIAL</b> <small>Alterations, Additions, Repairs (AARs)</small>	<b>\$21,510,000</b>	<b>\$135,814,000</b>

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



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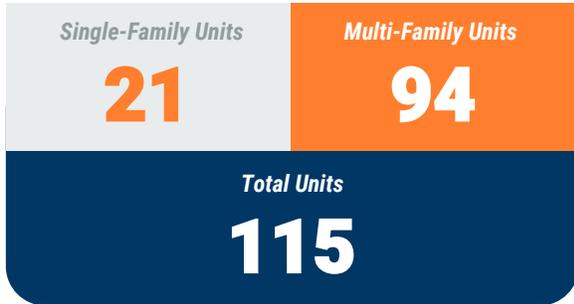
# Building Activity Report

July, 2023

Baltimore City

## Residential Construction Overview

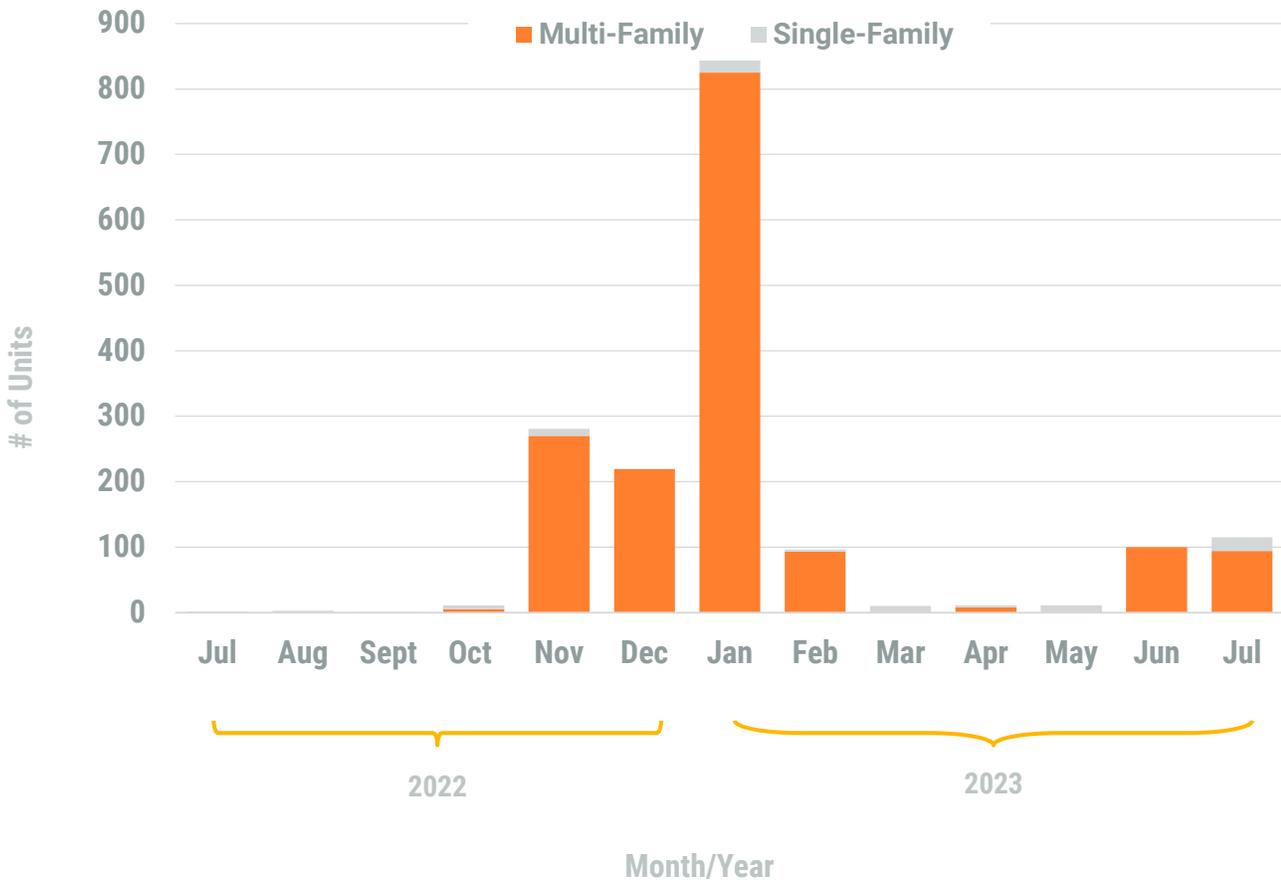
### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL



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





# Building Activity Report

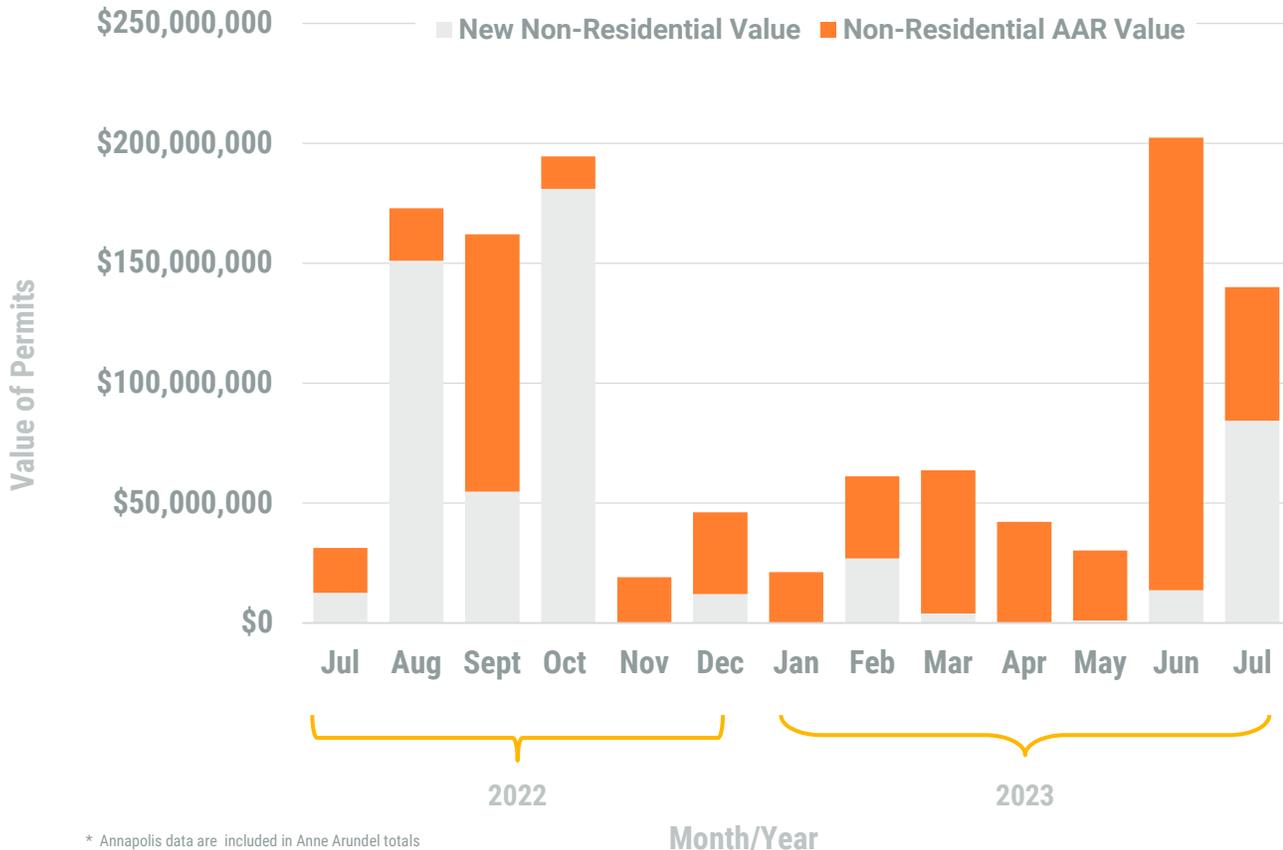
July, 2023

Baltimore City

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$84,360,000</b>	<b>\$130,054,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$55,751,000</b>	<b>\$430,610,000</b>

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



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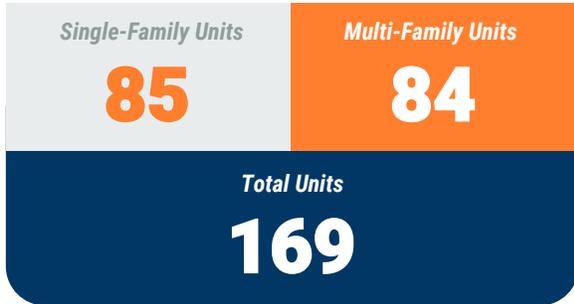
# Building Activity Report

July, 2023

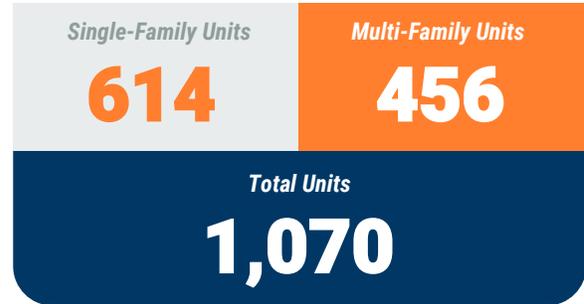
Baltimore County

## Residential Construction Overview

### MONTHLY UNIT TOTAL

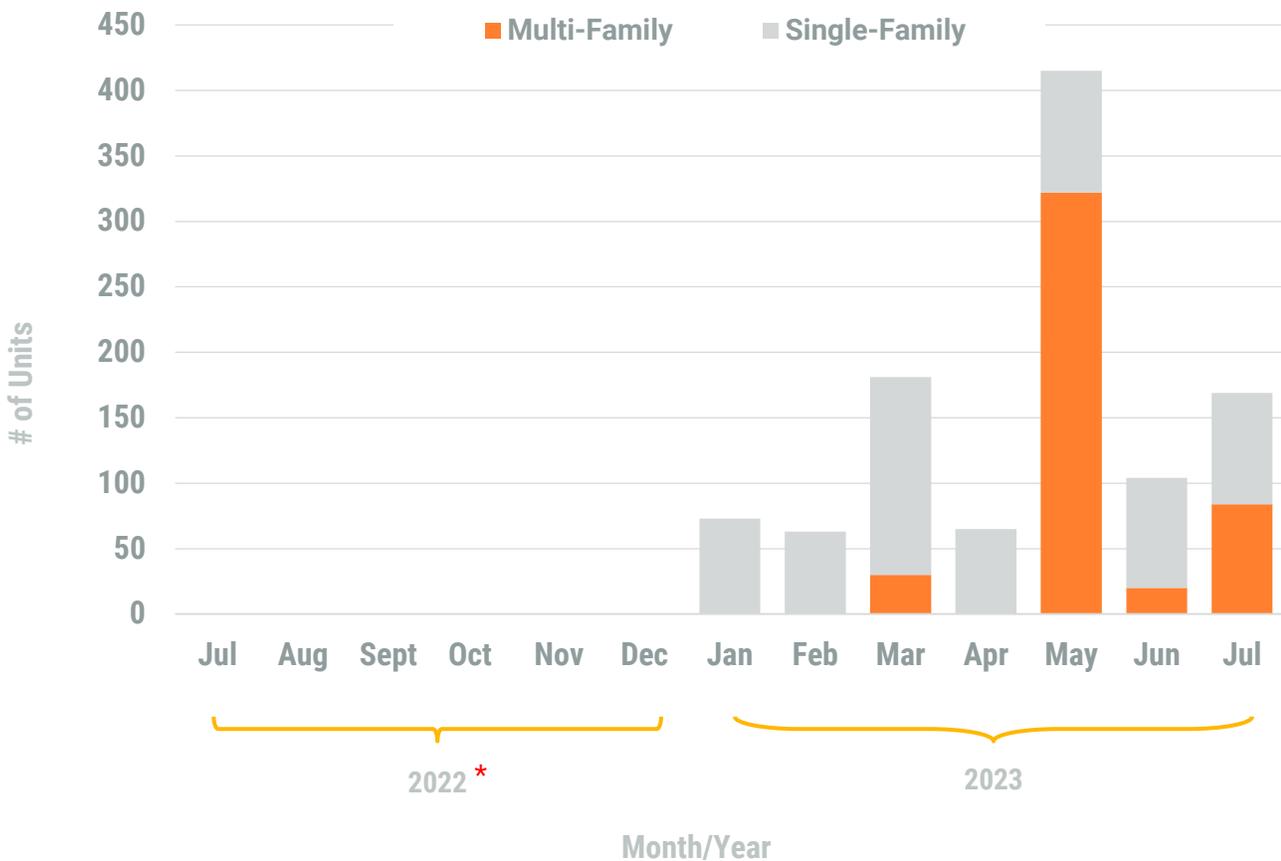


### YEAR-TO-DATE UNIT TOTAL



## 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.\*





# Building Activity Report

July, 2023

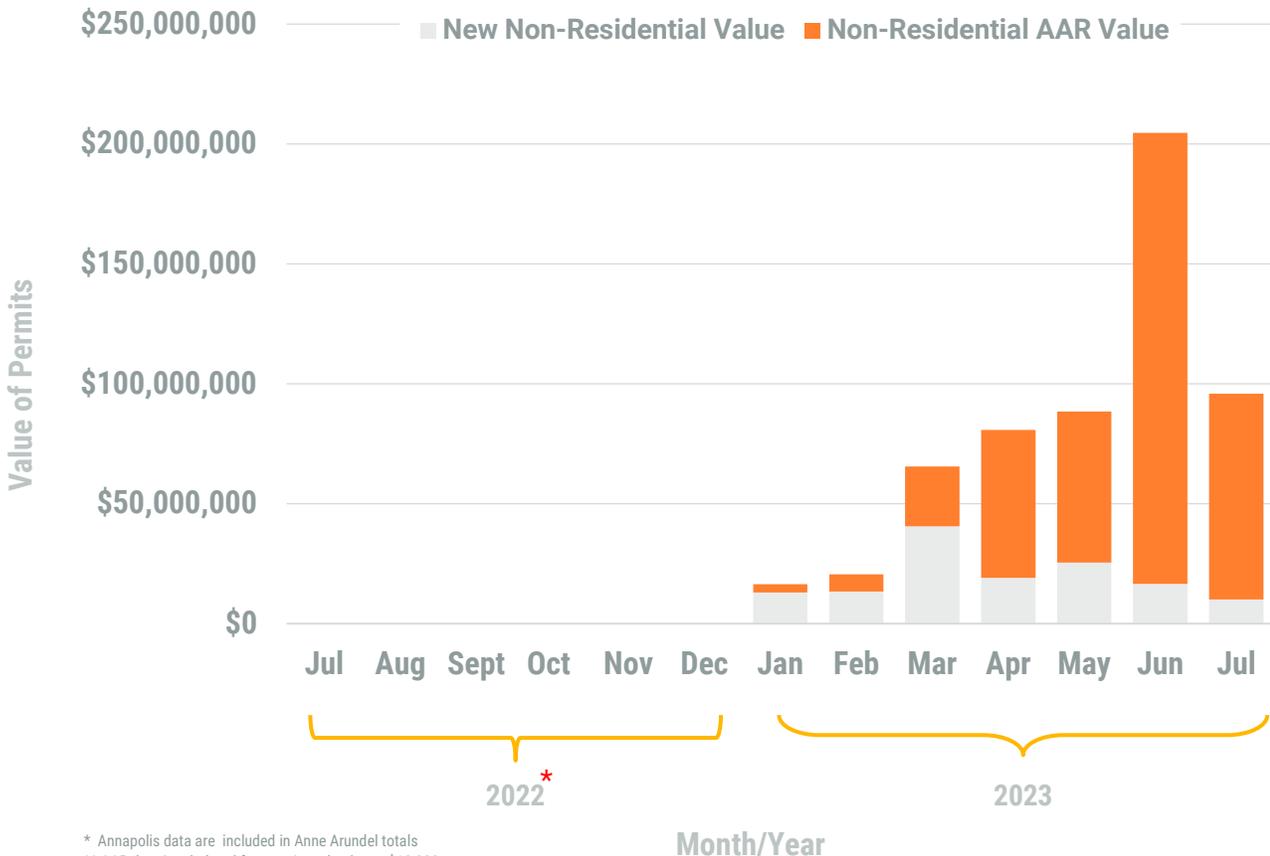
Baltimore County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$10,100,000</b>	<b>\$137,974,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$85,706,000</b>	<b>\$434,046,000</b>

## 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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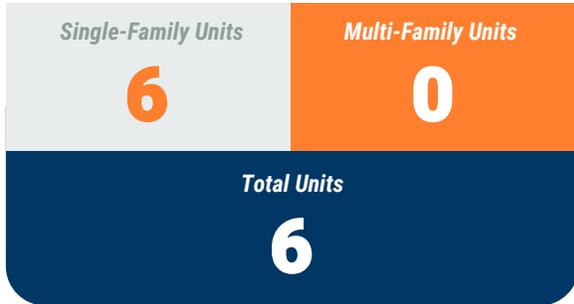
# Building Activity Report

July, 2023

Carroll County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

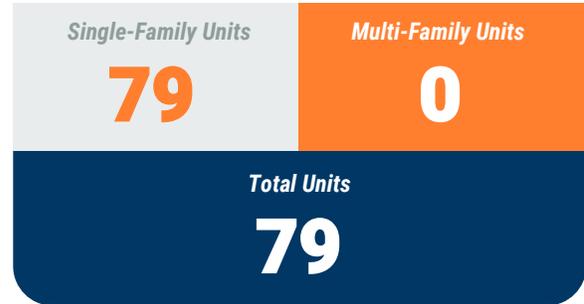
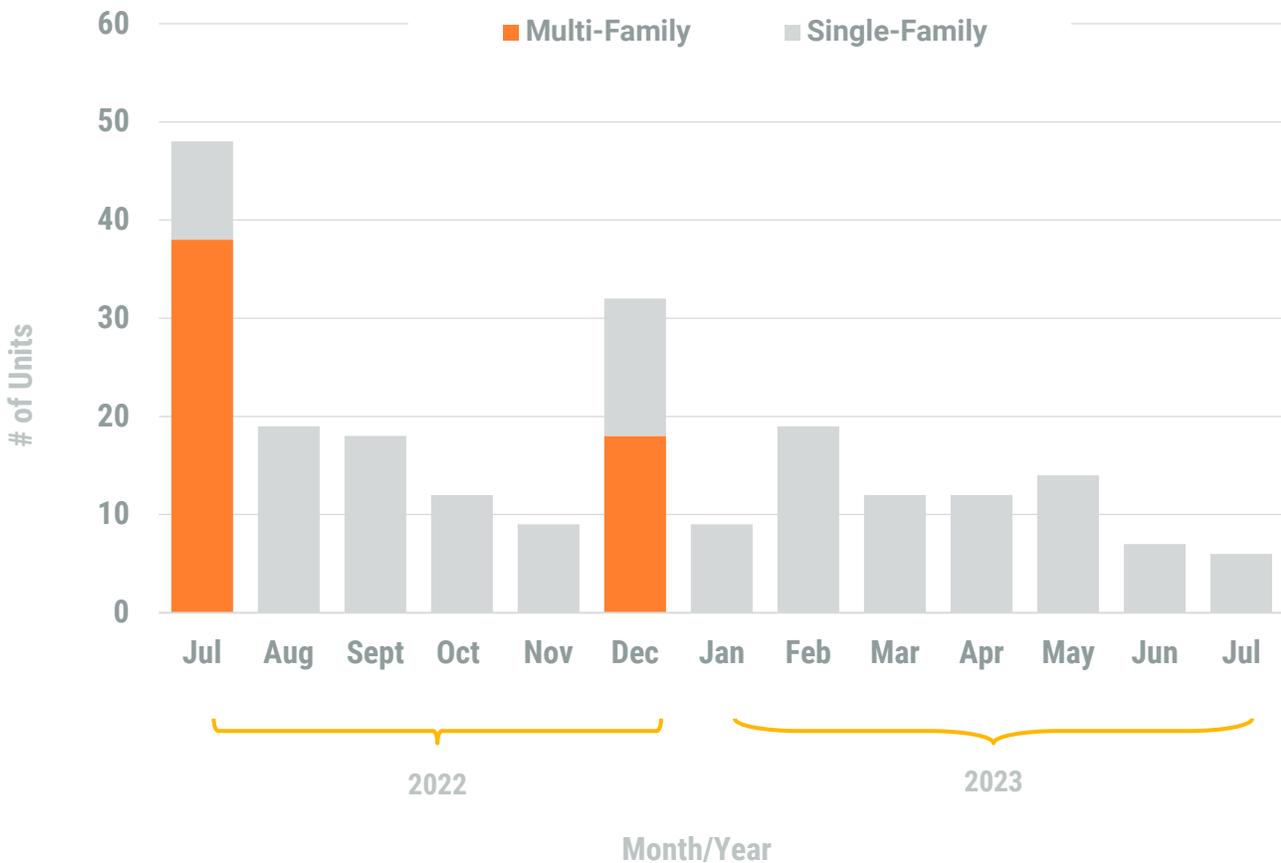


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

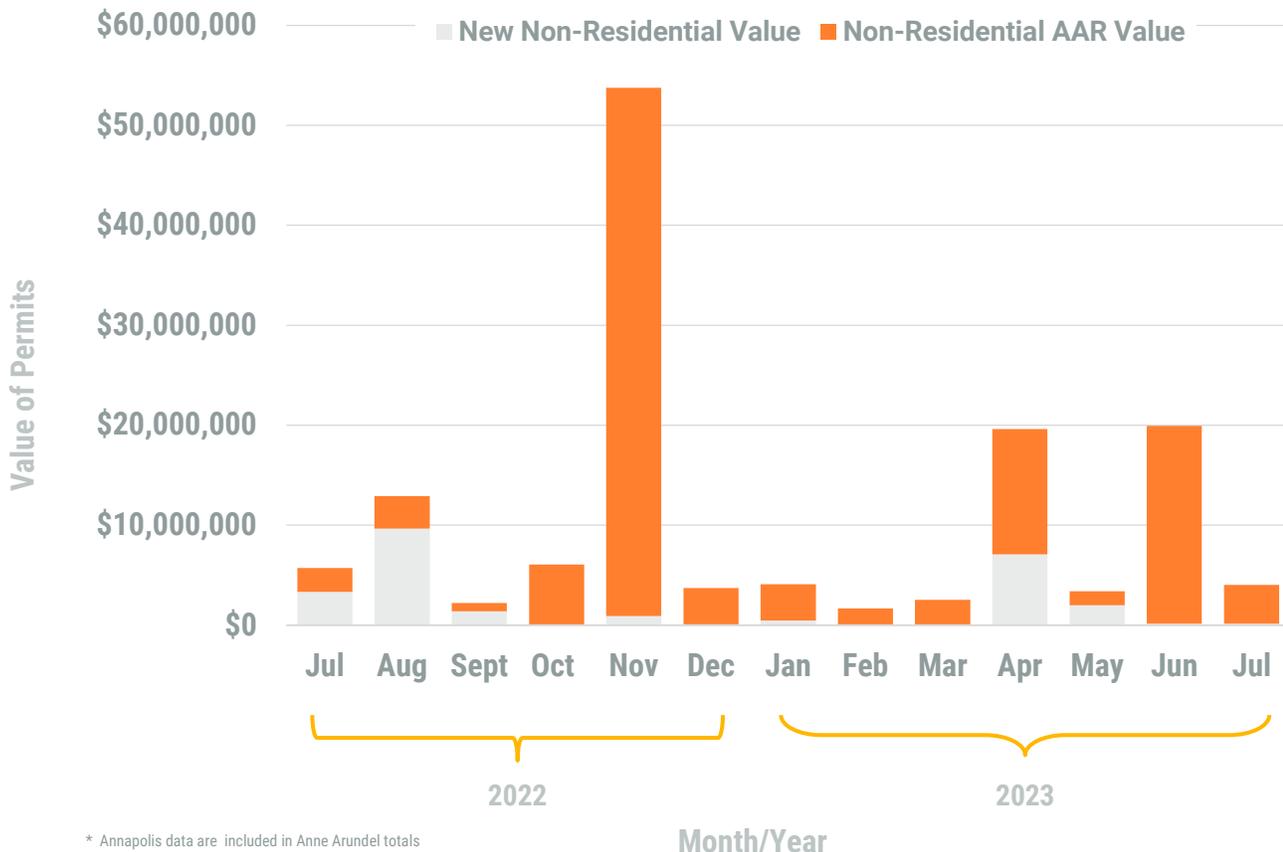
July, 2023

Carroll County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$147,000</b>	<b>\$9,833,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$3,881,000</b>	<b>\$45,460,000</b>

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



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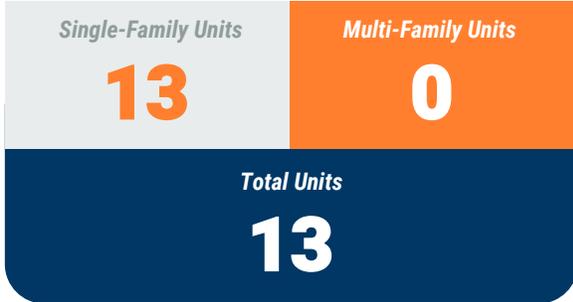
# Building Activity Report

July, 2023

Harford County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

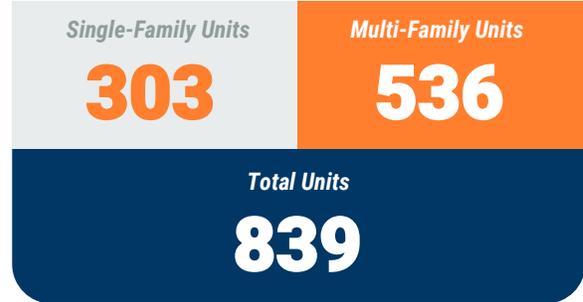
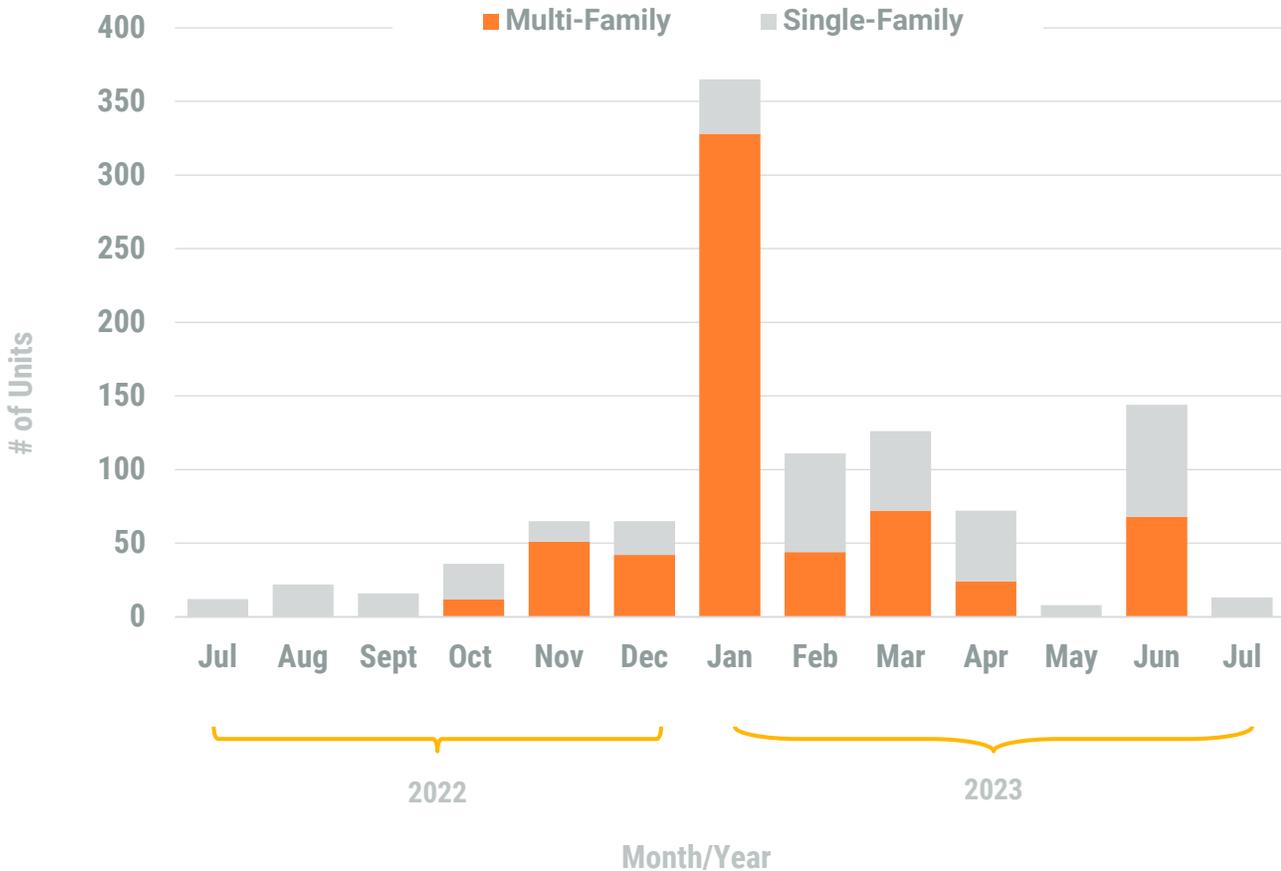


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

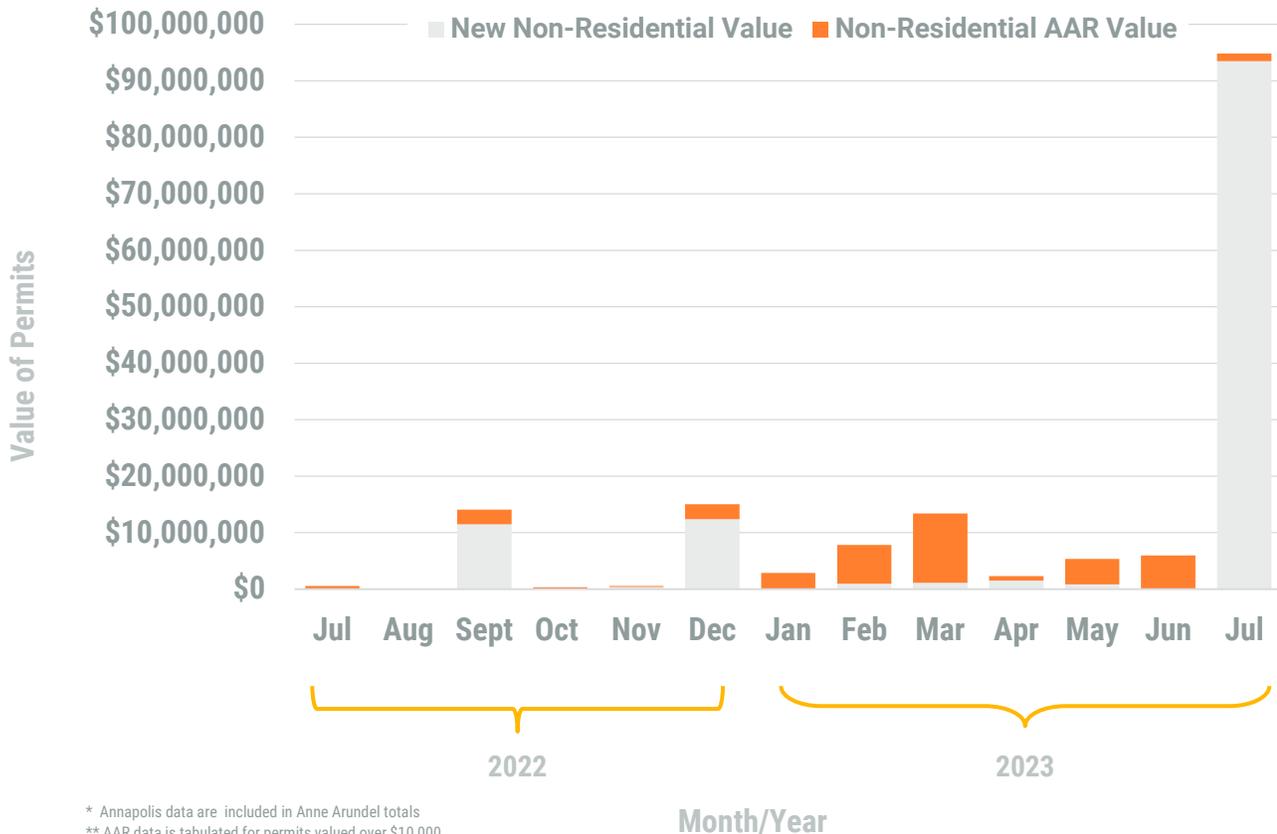
July, 2023

Harford County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$93,500,000</b>	<b>\$98,016,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$1,321,000</b>	<b>\$34,471,000</b>

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



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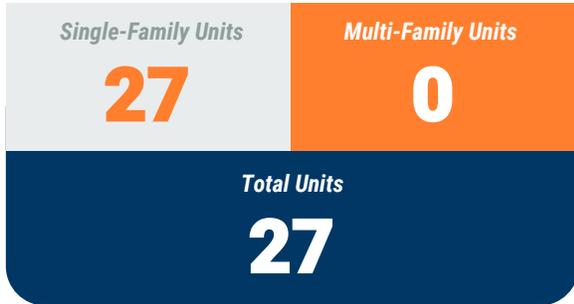
# Building Activity Report

July, 2023

Howard County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

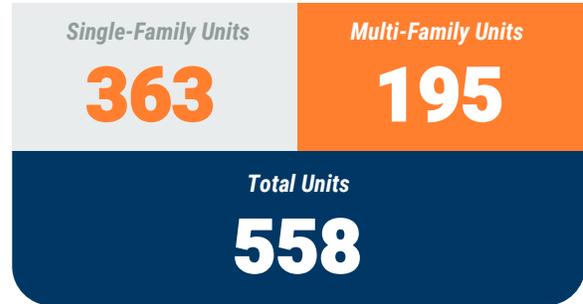
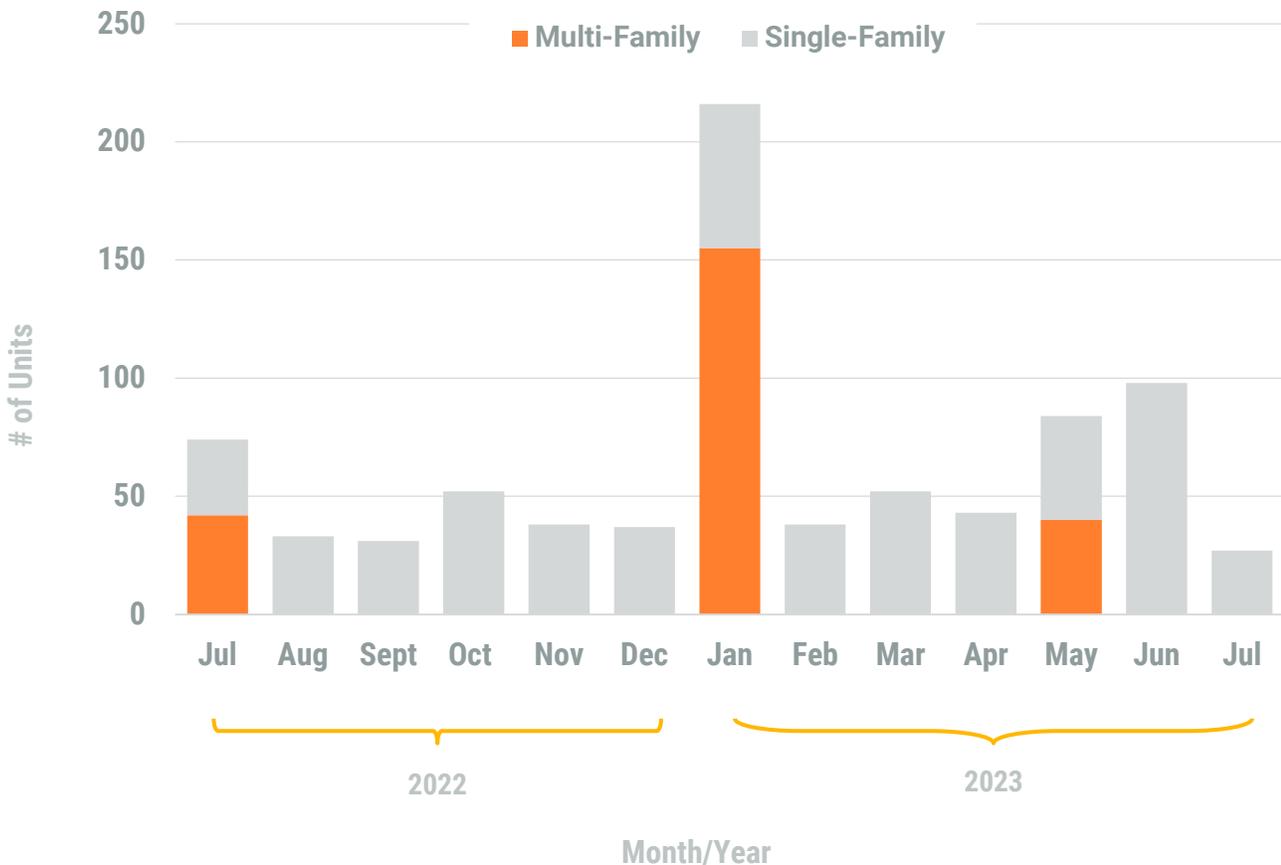


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

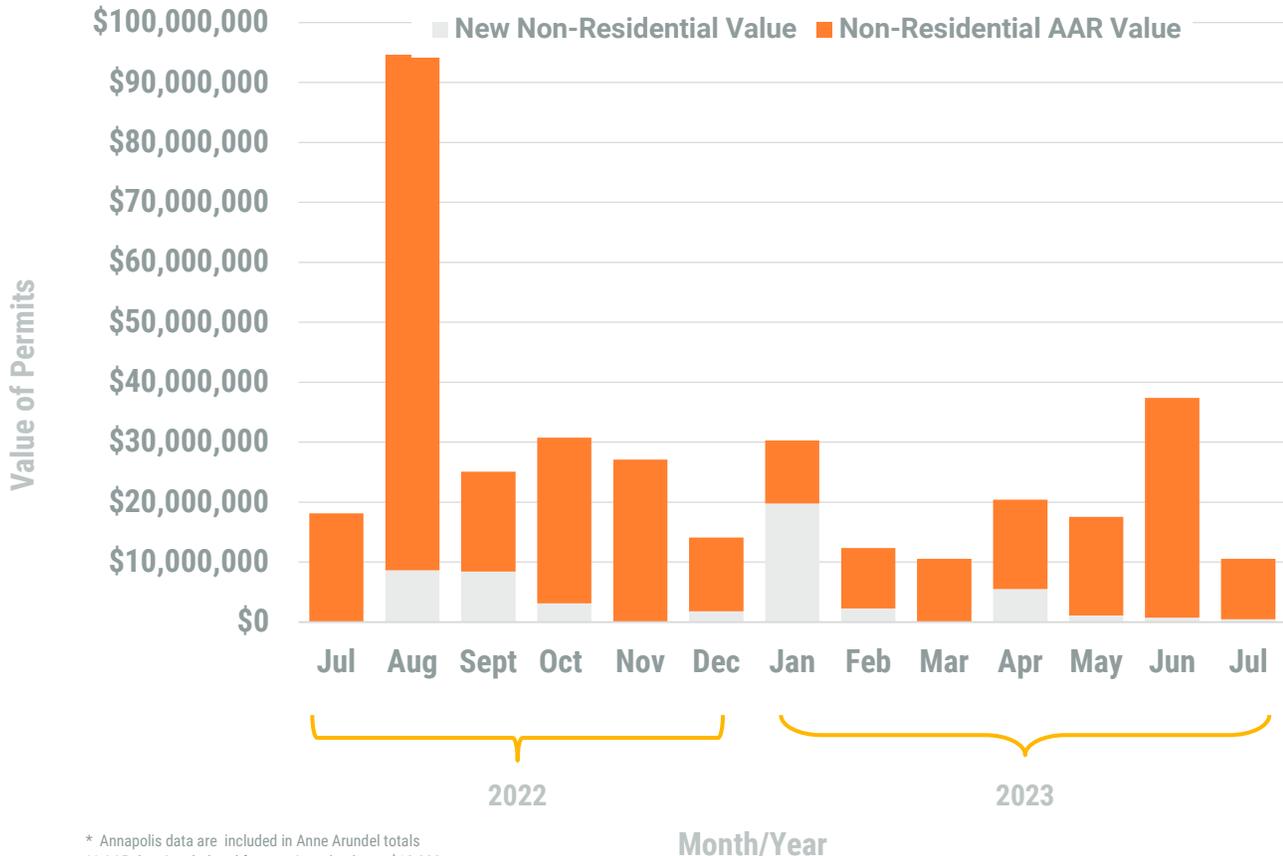
July, 2023

Howard County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$450,000</b>	<b>\$29,749,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$10,105,000</b>	<b>\$109,246,000</b>

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



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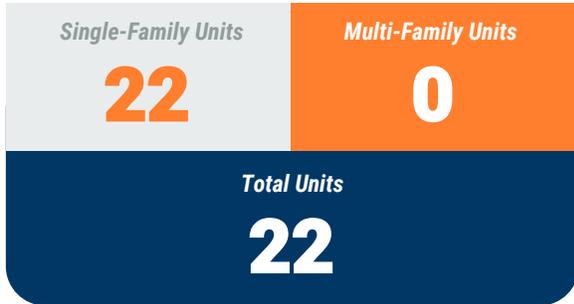
# Building Activity Report

July, 2023

Queen Anne's County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

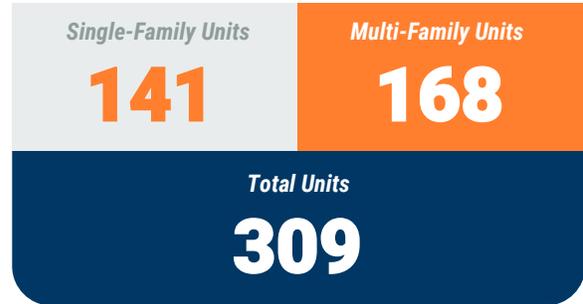
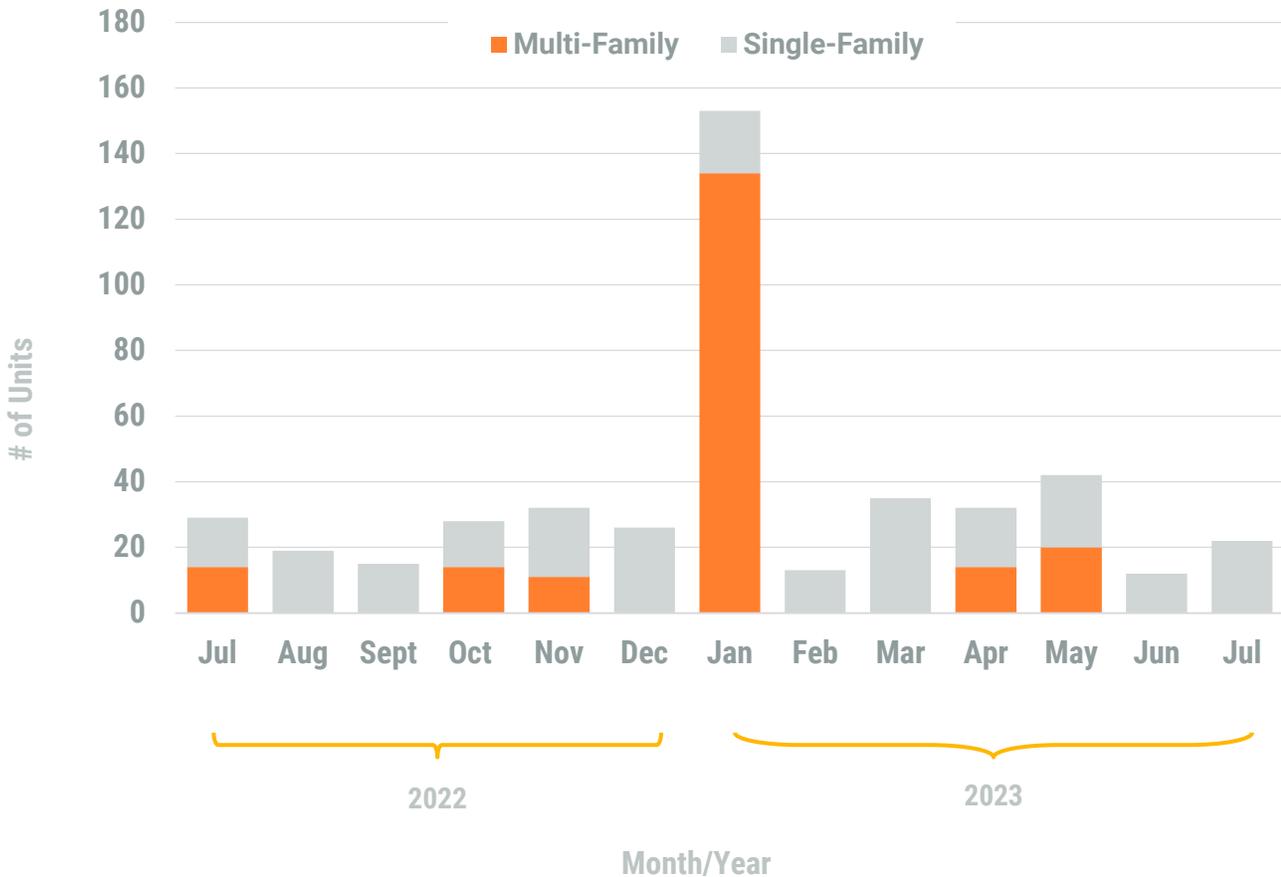


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

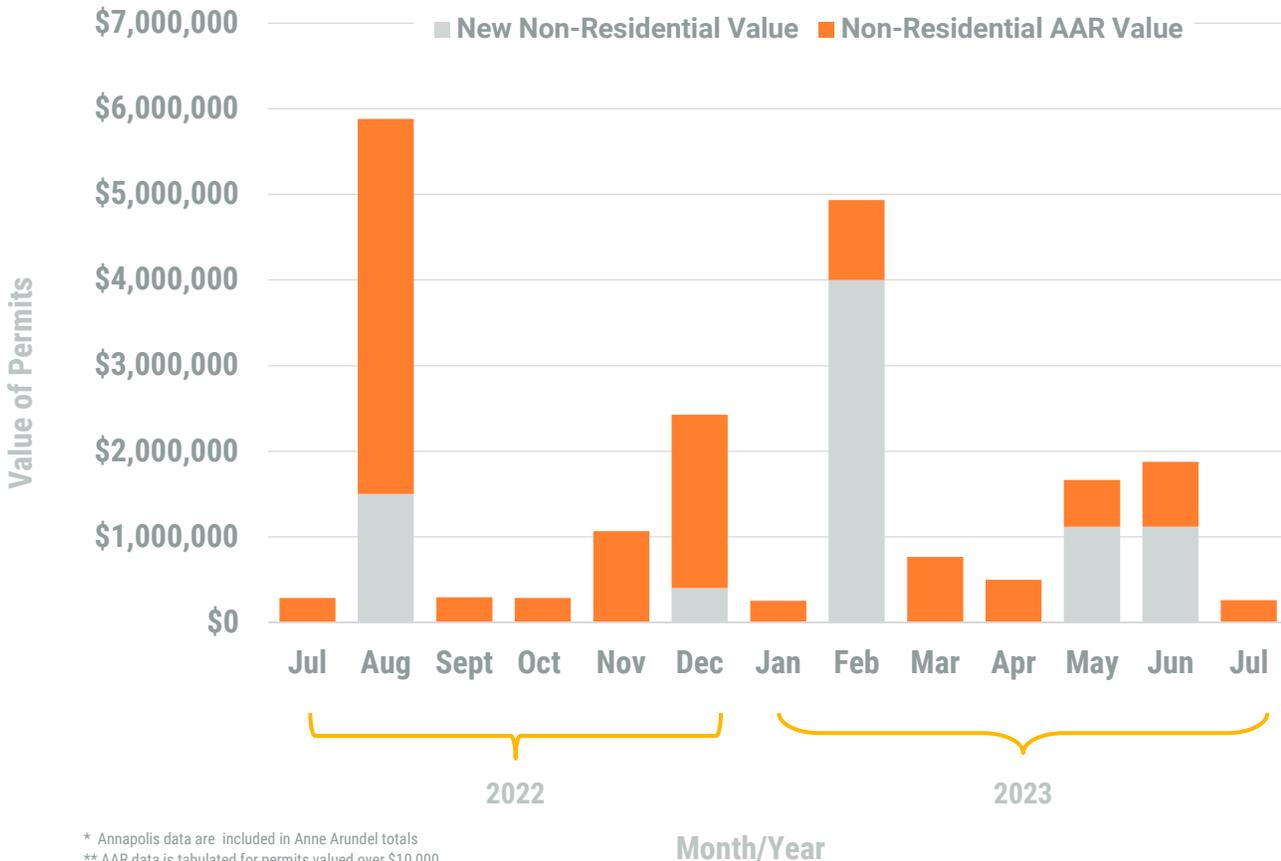
July, 2023

Queen Anne's County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$0</b>	<b>\$6,236,000</b>
<b>AARs NON-RESIDENTIAL</b> <small>Alterations, Additions, Repairs (AARs)</small>	<b>\$260,000</b>	<b>\$4,020,000</b>

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



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 Source: BPDS at the Baltimore Metropolitan Council



# Building Activity Report

July, 2023

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

Amount	County/City	Location	Description	Owner Name
\$ 84,300,000	Baltimore City	South Baltimore	New 5-Sty Ofc Bldg w Parking	UA Port Covington Holdings LLC
\$ 61,000,000	Harford	Bel Air/Fallston	New Elementary School (Homestead Wakefield Elementary)	Harford County Public Schools
\$ 30,000,000	Harford	Edgewood/Joppa	New Foundation for Future Warehouse Bldg: "Chesapeake Spice"	BCP Development, LLC
\$ 10,000,000	Anne Arundel	Marley Neck	New Shell Warehouse Bldg	7653BWI LLC
\$ 8,500,000	Baltimore	Liberty/Lochearn	New 3-Sty Storage Unit Bldg	Mike Vahle
\$ 3,405,000	Anne Arundel	Brooklyn Park/Linthicum	New 3-Sty Self Storage Bldg	Extra Space Of Hanover New Ridge
\$ 2,500,000	Harford	Aberdeen/Havre De Grace	New Freezer Bldg "Cytec/Solvay"	
\$ 600,000	Baltimore	Edgemere	New Tent Structure to Cover Casting Area (TPA - Riggs Casting Tent 2)	TPA
\$ 500,000	Baltimore	Greenspring Valley/Pikesville	New 1-Sty Synagogue	Kenneth Bernstein
\$ 500,000	Baltimore	Edgemere	New Foundation for SIP Continuous Slab w Tent (TPA - Riggs SIP Pad 1)	TPA
\$ 450,000	Howard	Laurel	New Clubhouse	WBG ESG, 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
\$ 48,295,000	Baltimore	Towson/Loch Raven	Alts - Cromwell Water Pumping Station: Provides Drinking Water to Baltimore City and County	Baltimore County
\$ 23,000,000	Baltimore City	South Baltimore	Int Alts: Build Out Ofc in Shell Space On Flrs 5-7	300 East Cromwell Street LLC
\$ 11,360,000	Anne Arundel	Jessup/Severn	Alts: Tenant Fit Out (Data Center - Phase 2)	Sandy Farms Building LLC
\$ 8,500,000	Baltimore City	Metro Center	Alts: New Combined Heating and Power System	University Of Maryland Medical
\$ 5,000,000	Baltimore	Reisterstown/Owings Mills	Int Alts: Outpatient Clinic for Personal Physician	
\$ 4,000,000	Baltimore City	Canton	Alts: Expand Existing Fire Alarm System	Our Lady of Fatima Roman Catholic
\$ 3,888,000	Baltimore City	Druid Hill	Alts: Upgrades to City Montebello Plants 1 and 2, Ashburton, and Hillen Site	Baltimore City
\$ 3,500,000	Baltimore	Cockeysville/Timonium	Int Alts: Walls, Doors, Floor, Ceilings (Doctors Ofcs)	Michael Neu
\$ 3,000,000	Baltimore	Greenspring Valley/Pikesville	Int Alts: Stud, Partitns, Ceiling, Int Doors, HVAC, Millwrk, Counter w Sink, Fixtures, Finishes	Mark Geppi
\$ 2,787,000	Baltimore City	Forest Park	Alts: Rplc Unit Ventilators, Fan Coil Units, Implement DDC Controls in School	Mayor & City Council
\$ 1,750,000	Baltimore City	Waverly	Int/Ext Reno: 1st Flr, Mezzanine, Roof	Vei Waverly I LLC
\$ 1,500,000	Baltimore	Cockeysville/Timonium	Int Alts: Ofc Partitns, Stud, Ceiling, Millwork, Fixtures, Finishes	Merritt SC11 LLC
\$ 1,500,000	Baltimore	Reisterstown/Owings Mills	Int Alts: Ofc Space to Storage	
\$ 1,363,000	Howard	Columbia	Int Alts: Fitout / Sola Salons	TMIC FS Anchor Parcel LLC
\$ 1,300,000	Baltimore	Cockeysville/Timonium	Int Alts (Omega Healthcare): Stud, Partitns, Walls, Ceiling, Millwrk, Electric, HVAC, Plumbing	Merritt-IC1, LLC
\$ 1,250,000	Howard	Columbia	Ext Alts: Rplc Fishing Pier, Walkway / Sewell's Orchard	Howard County
\$ 1,227,000	Baltimore	Essex	Ext Alt: Stone Revetment to Stabilize Shoreline at Rocky Point Park	Baltimore County
\$ 1,200,000	Baltimore City	Canton	Addtn: Vertical Reciprocating Conveyor to Ext Of Bldg	Emergent Commercial Operations
\$ 1,200,000	Anne Arundel	Brooklyn Park/Linthicum	Int Alts	1550 Nursery Corner LLC
\$ 1,127,000	Baltimore	Edgemere	Int Alts: Install Conveyor, Anchored to Concrete Flr Slab	Tom Caso
\$ 1,100,000	Baltimore City	Metro Center	Alts: Modify Fire Alarm System	COPT
\$ 1,060,000	Baltimore City	Waverly	Int Alts: Slab on Concrete Trench to Provide Mechanical Services to Spaces Above	The Johns Hopkins University
\$ 1,043,000	Baltimore City	Govans/Northwood	Alts: Upgrades To The City Montebello Plants 1 And 2, Ashburton, And Hellen Site	Mayor & City Council
\$ 1,000,000	Howard	Columbia	Int Reno To Warehse / At&T	Colegate Drive Associates LP
\$ 1,000,000	Carroll	Westminster	Int Reno To Install 3 New Hvac Systems, Duct Work	County Commissioners

Source: Building Permit Data System at the Baltimore Metropolitan Council



# Appendix

## July, 2023

**Table 1a. Residential Construction Activity**

	Single-Family Units				Multi-Family Units				Total Units			
	July 2022	July 2023	YTD 2022	YTD 2023	July 2022	July 2023	YTD 2022	YTD 2023	July 2022	July 2023	YTD 2022	YTD 2023
Anne Arundel	76	83	808	609	-	-	258	53	76	83	1,066	662
Annapolis*	(1)	-	(46)	(32)	-	-	-	-	(1)	-	(46)	(32)
Baltimore City	2	21	68	69	-	94	1,073	1,120	2	115	1,141	1,189
Baltimore	-	85	-	614	-	84	-	456	-	169	-	1,070
Carroll	10	6	225	79	38	-	38	-	48	6	263	79
Harford	12	13	189	303	-	-	339	536	12	13	528	839
Howard	32	27	322	363	42	-	112	195	74	27	434	558
Queen Annes	15	22	172	141	14	-	102	168	29	22	274	309
<b>Region</b>	<b>147</b>	<b>257</b>	<b>1,784</b>	<b>2,178</b>	<b>94</b>	<b>178</b>	<b>1,922</b>	<b>2,528</b>	<b>241</b>	<b>435</b>	<b>3,706</b>	<b>4,706</b>
<b>Regional Change 2022-2023</b>		<b>110</b>		<b>394</b>		<b>84</b>		<b>606</b>		<b>194</b>		<b>1,000</b>
<b>As a Percent</b>		<b>74.8%</b>		<b>22.1%</b>		<b>89.4%</b>		<b>31.5%</b>		<b>80.5%</b>		<b>27.0%</b>

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	July 2022	July 2023	YTD 2022	YTD 2023	July 2022	July 2023	YTD 2022	YTD 2023	July 2022	July 2023	YTD 2022	YTD 2023
Anne Arundel	463	353	2,060	2,197	12,242	13,013	159,180	101,565	16,655	12,981	81,957	111,496
Annapolis*	(35)	(54)	(260)	(269)	(350)	-	(12,061)	6,324	(1,548)	(1,714)	(13,203)	(32,558)
Baltimore City	123	133	991	948	260	5,205	64,751	71,988	17,419	6,164	99,126	92,289
Baltimore	-	245	-	1,369	-	37,545	-	237,312	-	10,144	-	75,380
Carroll	102	111	712	724	5,170	2,701	61,553	27,912	5,358	5,396	32,400	34,147
Harford	41	21	112	159	5,116	3,798	115,060	163,804	612	705	2,208	5,156
Howard	169	165	1,257	1,209	13,630	12,485	109,902	121,445	9,485	7,015	64,952	48,113
Queen Annes	8	20	35	109	6,558	4,413	53,459	61,066	556	912	2,856	5,024
<b>Region</b>	<b>906</b>	<b>1,048</b>	<b>5,167</b>	<b>6,715</b>	<b>42,976</b>	<b>79,160</b>	<b>563,905</b>	<b>785,092</b>	<b>50,085</b>	<b>43,317</b>	<b>283,499</b>	<b>371,605</b>
<b>Regional Change 2022-2023</b>		<b>142</b>		<b>1,548</b>		<b>36,184</b>		<b>221,187</b>		<b>(6,768)</b>		<b>88,106</b>
<b>As a Percent</b>		<b>15.7%</b>		<b>30.0%</b>		<b>84.2%</b>		<b>39.2%</b>		<b>-13.5%</b>		<b>31.1%</b>

\* Annapolis data are included in Anne Arundel totals  
 \*\* AAR data is tabulated for permits valued over \$10,000.  
 Note: Residential units in mixed-use permits are included in residential unit totals.  
 Value of Mixed-Use cannot be apportioned and are not included in Non-Residential Value totals.  
 Source: BPDS at the Baltimore Metropolitan Council



# Appendix

July, 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)			
	July 2022	July 2023	YTD 2022	YTD 2023	July 2022	July 2023	YTD 2022	YTD 2023	July 2022	July 2023	YTD 2022	YTD 2023
Anne Arundel	123	83	767	600	25,116	13,405	92,791	42,981	24,815	21,510	175,723	135,814
Annapolis*	(12)	(25)	(138)	(126)	(22,000)	-	(25,000)	(2,600)	(2,576)	(1,966)	(20,578)	(18,917)
Baltimore City	70	50	473	351	12,500	84,360	79,617	130,054	18,703	55,751	374,670	430,610
Baltimore	-	149	-	911	-	10,100	-	137,974	-	85,706	-	434,046
Carroll	19	20	143	130	3,324	147	10,784	9,833	2,406	3,881	53,664	45,460
Harford	1	12	182	68	100	93,500	3,155	98,016	450	1,321	21,276	34,471
Howard	41	51	355	313	-	450	209,022	29,749	18,107	10,105	204,920	109,246
Queen Annes	7	4	48	74	-	-	-	6,236	286	260	2,913	4,020
<b>Region</b>	<b>261</b>	<b>369</b>	<b>1,968</b>	<b>2,447</b>	<b>41,040</b>	<b>201,962</b>	<b>395,369</b>	<b>454,843</b>	<b>64,767</b>	<b>178,534</b>	<b>833,166</b>	<b>1,193,667</b>
<b>Regional Change 2022-2023</b>		<b>108</b>		<b>479</b>		<b>160,922</b>		<b>59,474</b>		<b>113,767</b>		<b>360,501</b>
<b>As a Percent</b>		<b>41.4%</b>		<b>24.3%</b>		<b>392.1%</b>		<b>15.0%</b>		<b>175.7%</b>		<b>43.3%</b>

**Table 1c. Mixed-Use Construction Activity**

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	July 2022	July 2023	YTD 2022	YTD 2023	July 2022	July 2023	YTD 2022	YTD 2023
Anne Arundel	-	-	-	-	-	-	-	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	-	94	703	251	-	13,150	62,600	41,050
Baltimore	-	-	-	-	-	-	-	-
Carroll	3	-	3	-	269	-	269	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	-	-	-	-	-
Queen Annes	-	-	-	20	-	-	-	13,957
<b>Region</b>	<b>3</b>	<b>94</b>	<b>706</b>	<b>271</b>	<b>269</b>	<b>13,150</b>	<b>62,869</b>	<b>55,007</b>
<b>Regional Change 2022-2023</b>		<b>91</b>		<b>(435)</b>		<b>12,881</b>		<b>(7,862)</b>
<b>As a Percent</b>		<b>3033.3%</b>		<b>-61.6%</b>		<b>4788.5%</b>		<b>-12.5%</b>

\* 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

July, 2023

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## Produced by:

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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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