

REPORT

# Metropolitan Building Activity Report

October 2023



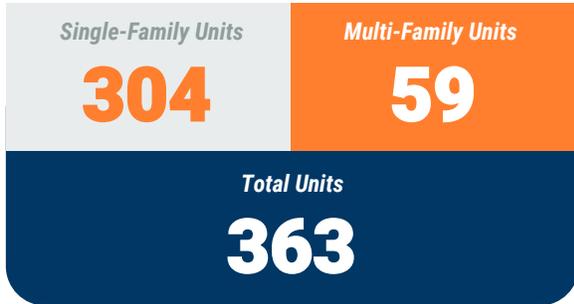
# Building Activity Report

October, 2023

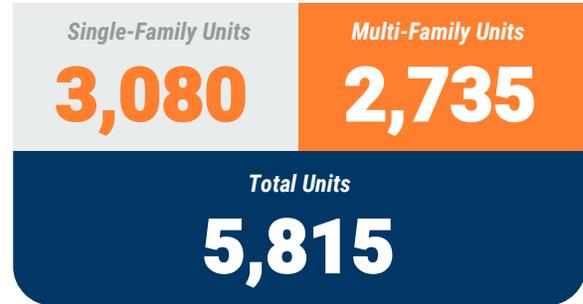
Region

## Residential Construction Overview

### MONTHLY UNIT TOTAL

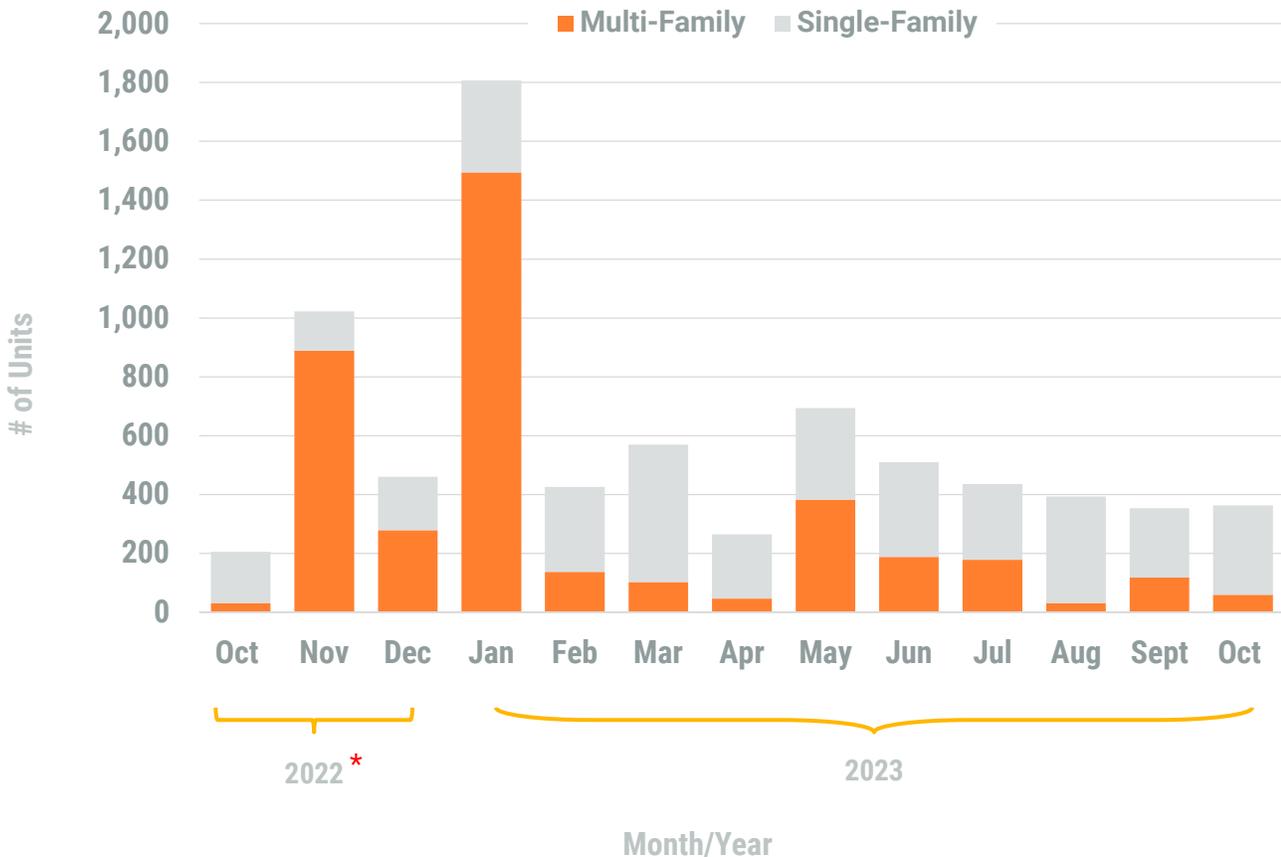


### YEAR-TO-DATE UNIT TOTAL



### 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

October, 2023

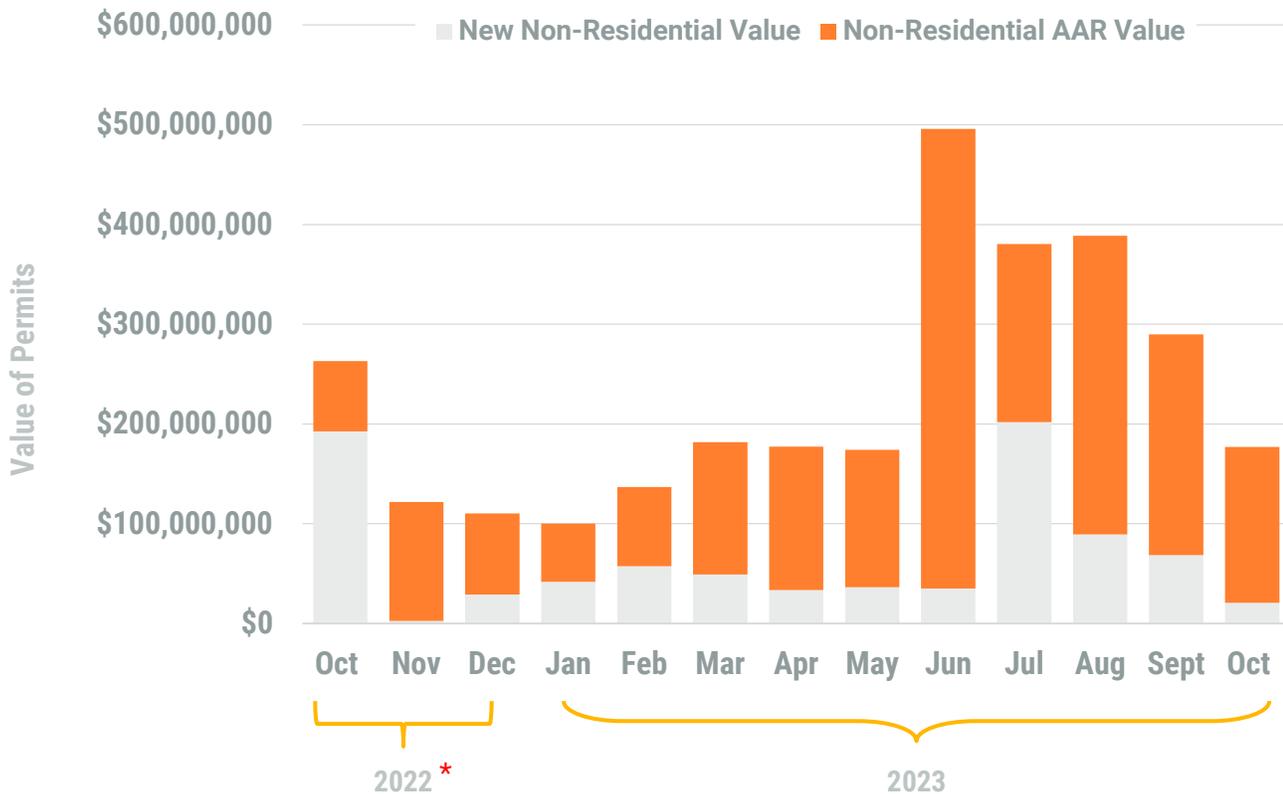
Region

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$20,595,000</b>	<b>\$633,307,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$156,380,000</b>	<b>\$1,870,835,000</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



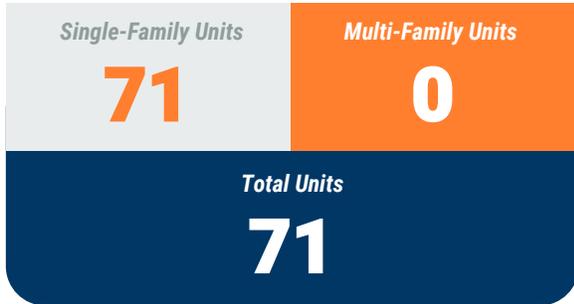
# Building Activity Report

October, 2023

Anne Arundel County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

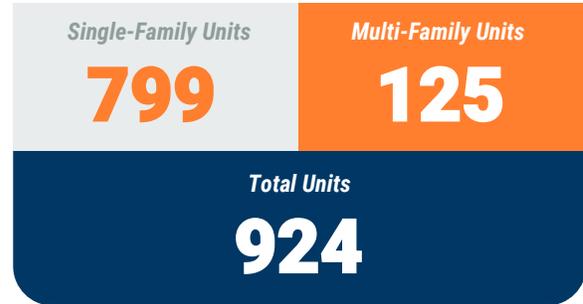
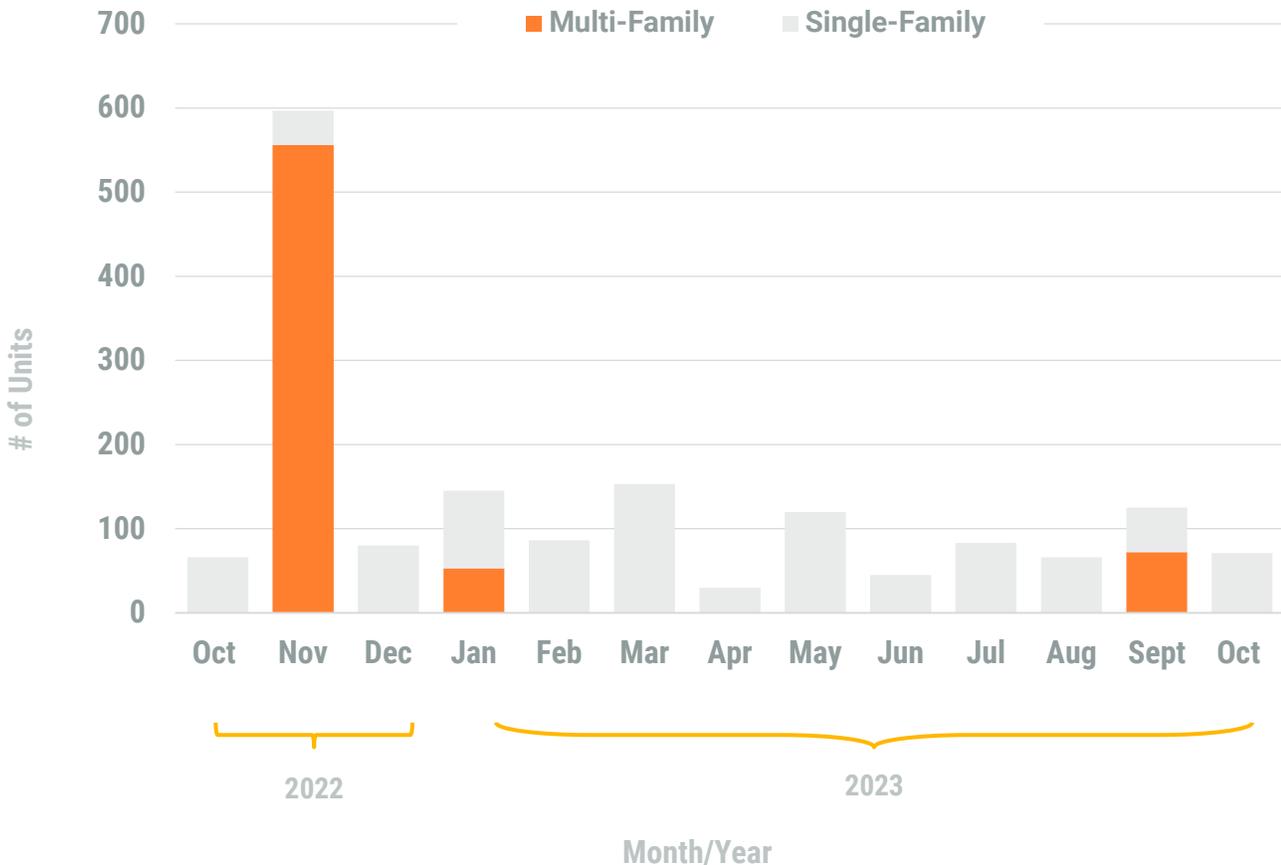


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

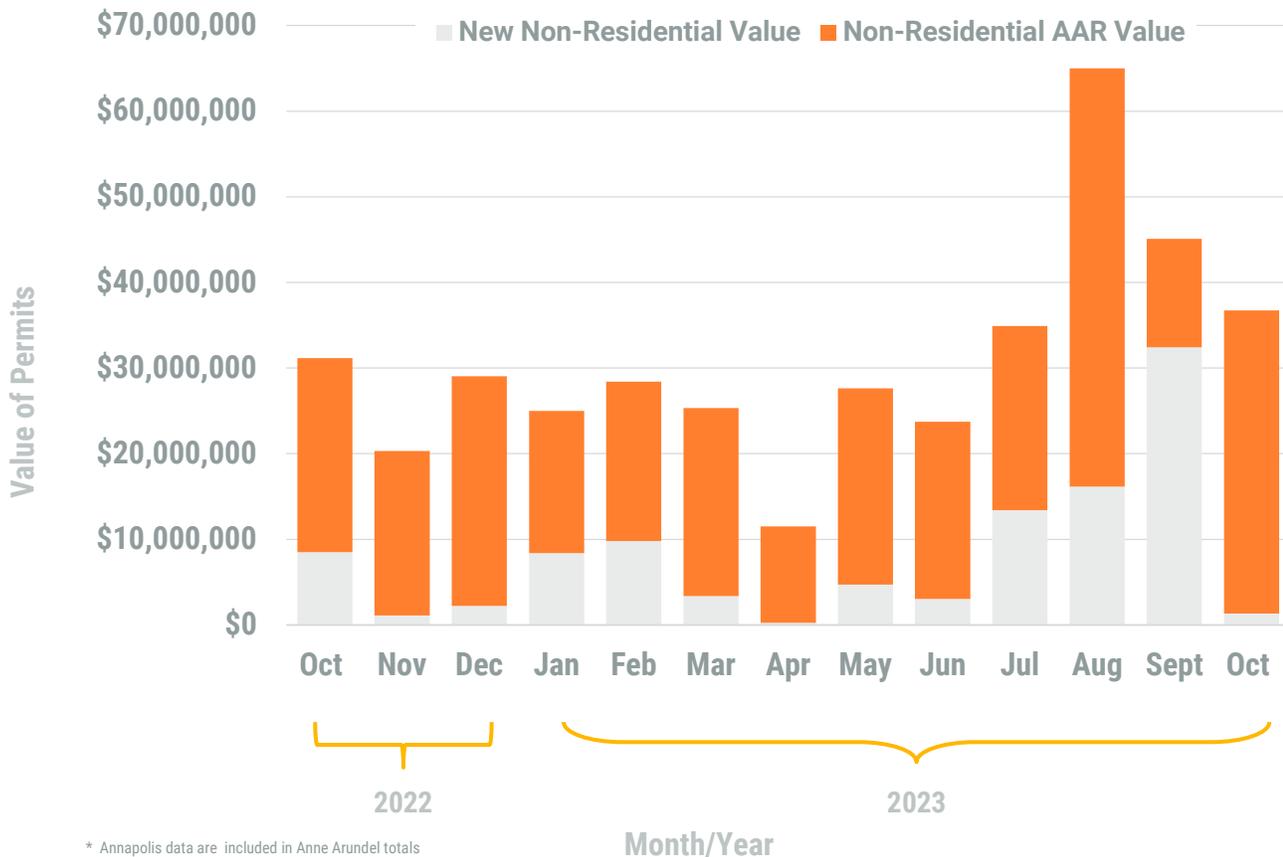
October, 2023

Anne Arundel County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$1,329,000</b>	<b>\$92,883,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$35,382,000</b>	<b>\$232,713,000</b>

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



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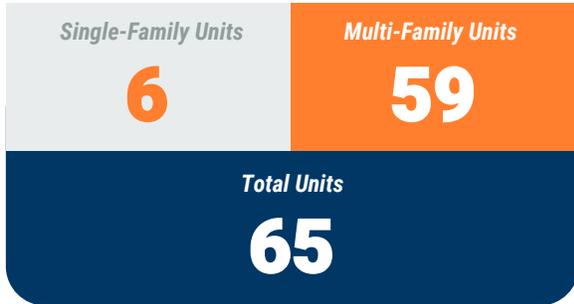
# Building Activity Report

October, 2023

Baltimore City

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

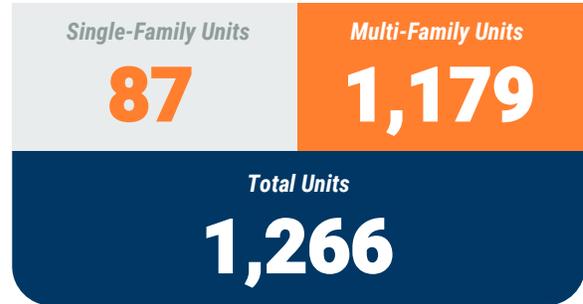
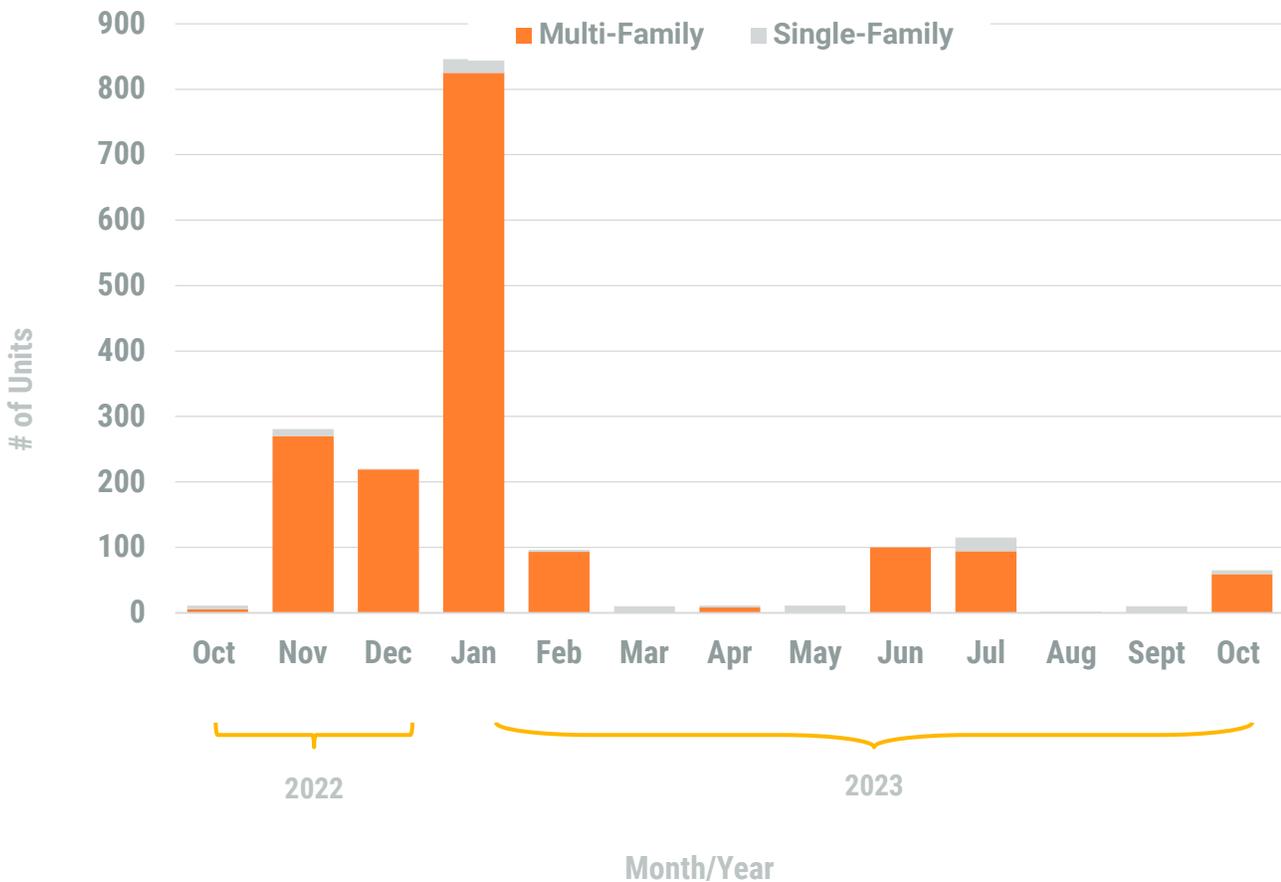


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

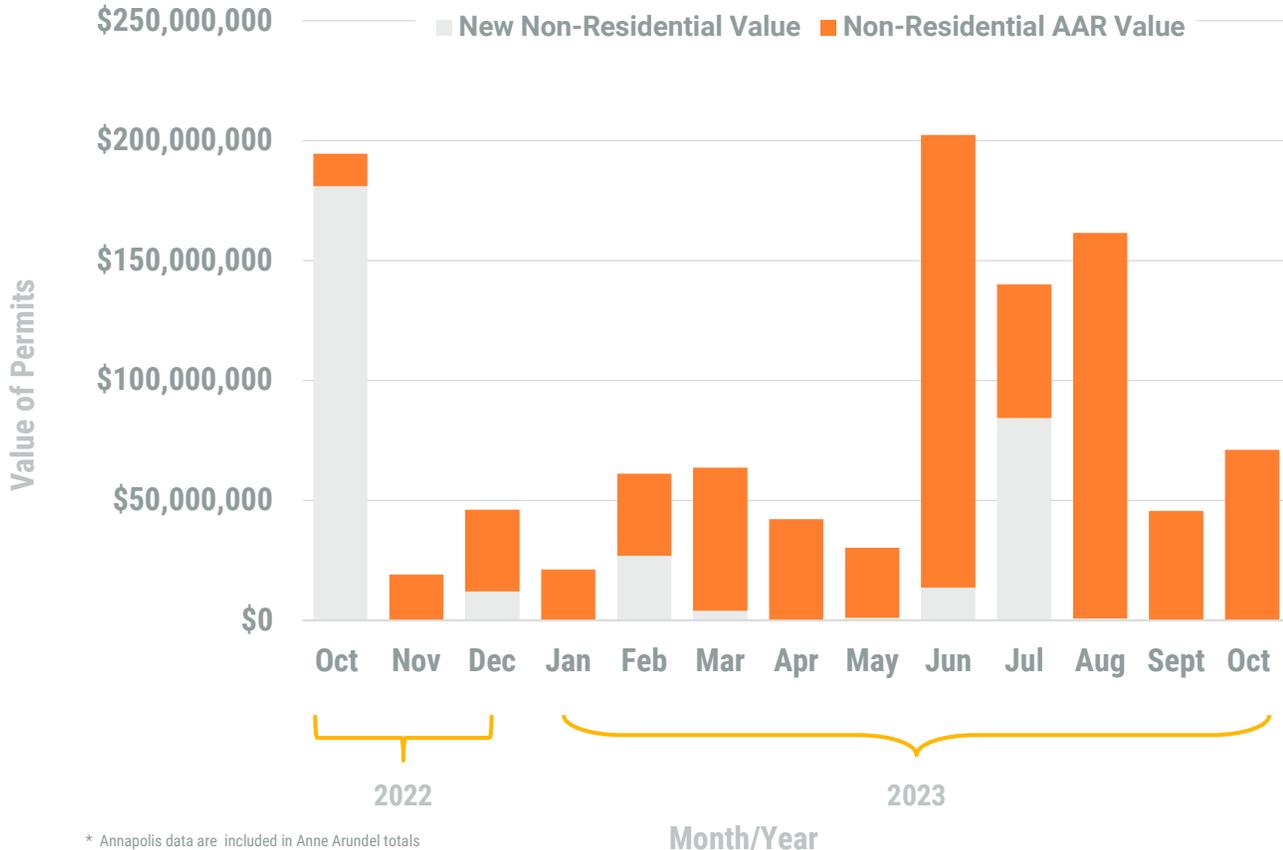
October, 2023

Baltimore City

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$0</b>	<b>\$130,839,000</b>
<b>AARs NON-RESIDENTIAL</b> <small>Alterations, Additions, Repairs (AARs)</small>	<b>\$71,045,000</b>	<b>\$708,055,000</b>

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



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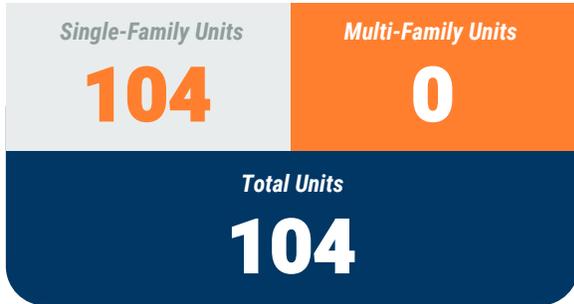
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October, 2023

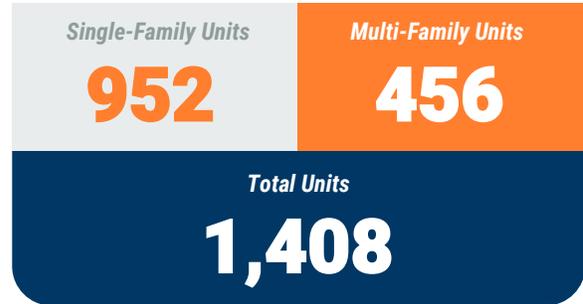
Baltimore County

## Residential Construction Overview

### MONTHLY UNIT TOTAL

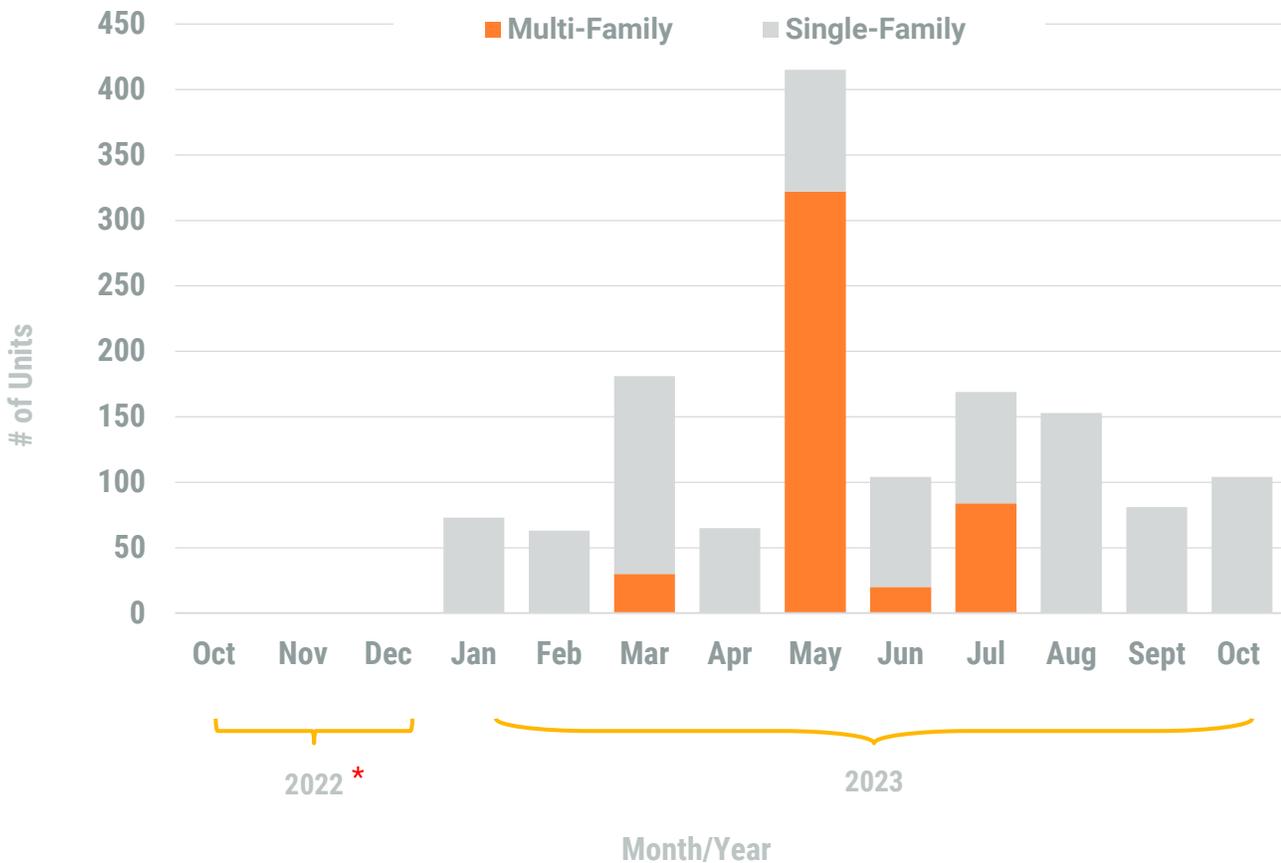


### YEAR-TO-DATE UNIT TOTAL



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

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# Building Activity Report

October, 2023

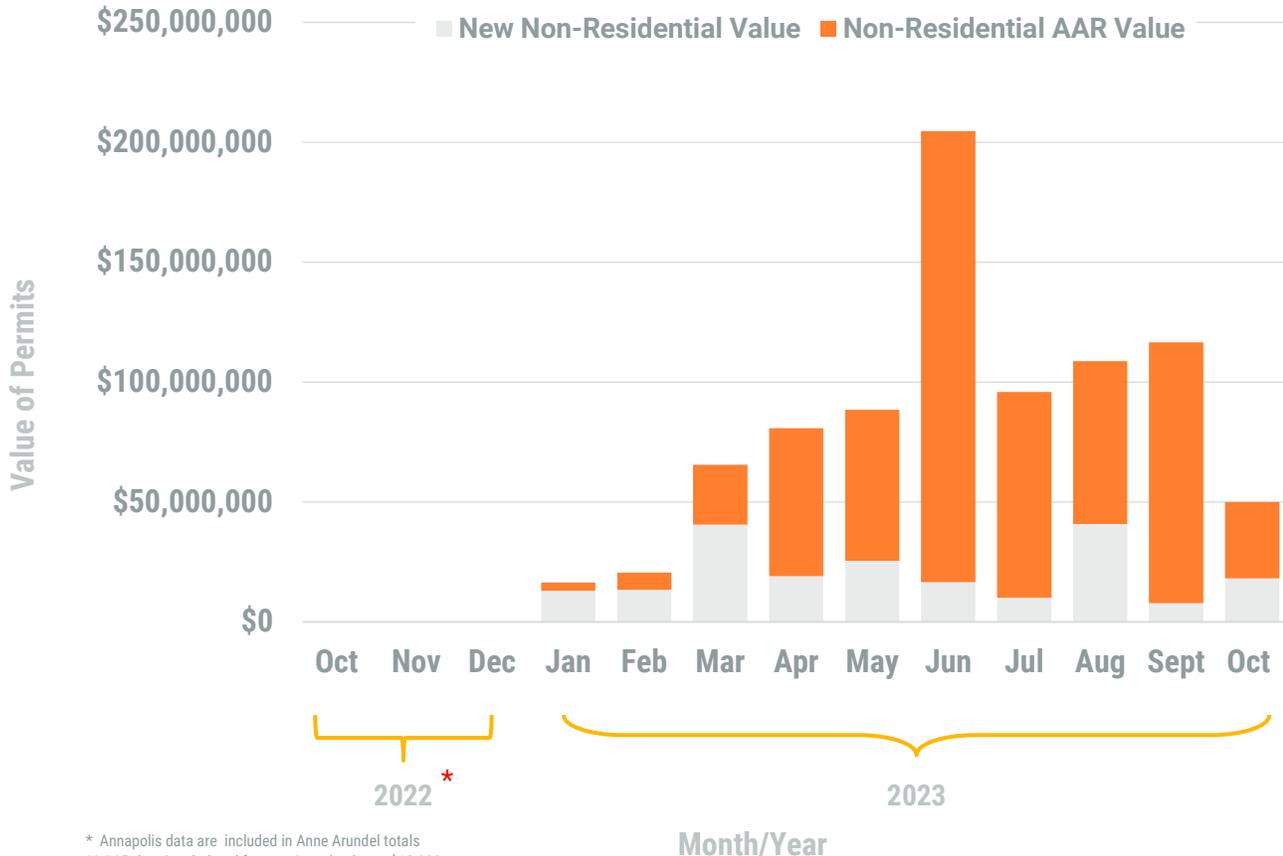
Baltimore County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$18,131,000</b>	<b>\$204,668,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$31,831,000</b>	<b>\$642,559,000</b>

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

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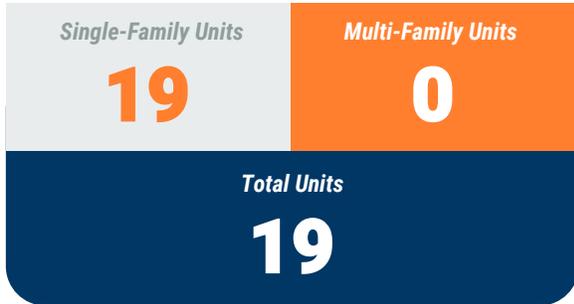
# Building Activity Report

October, 2023

Carroll County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

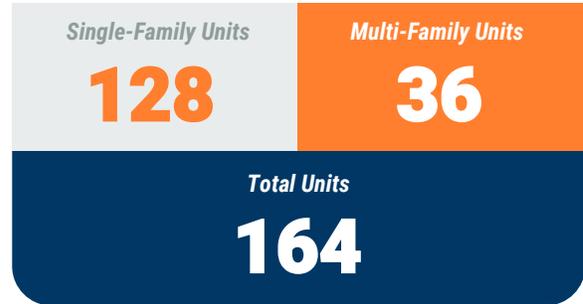
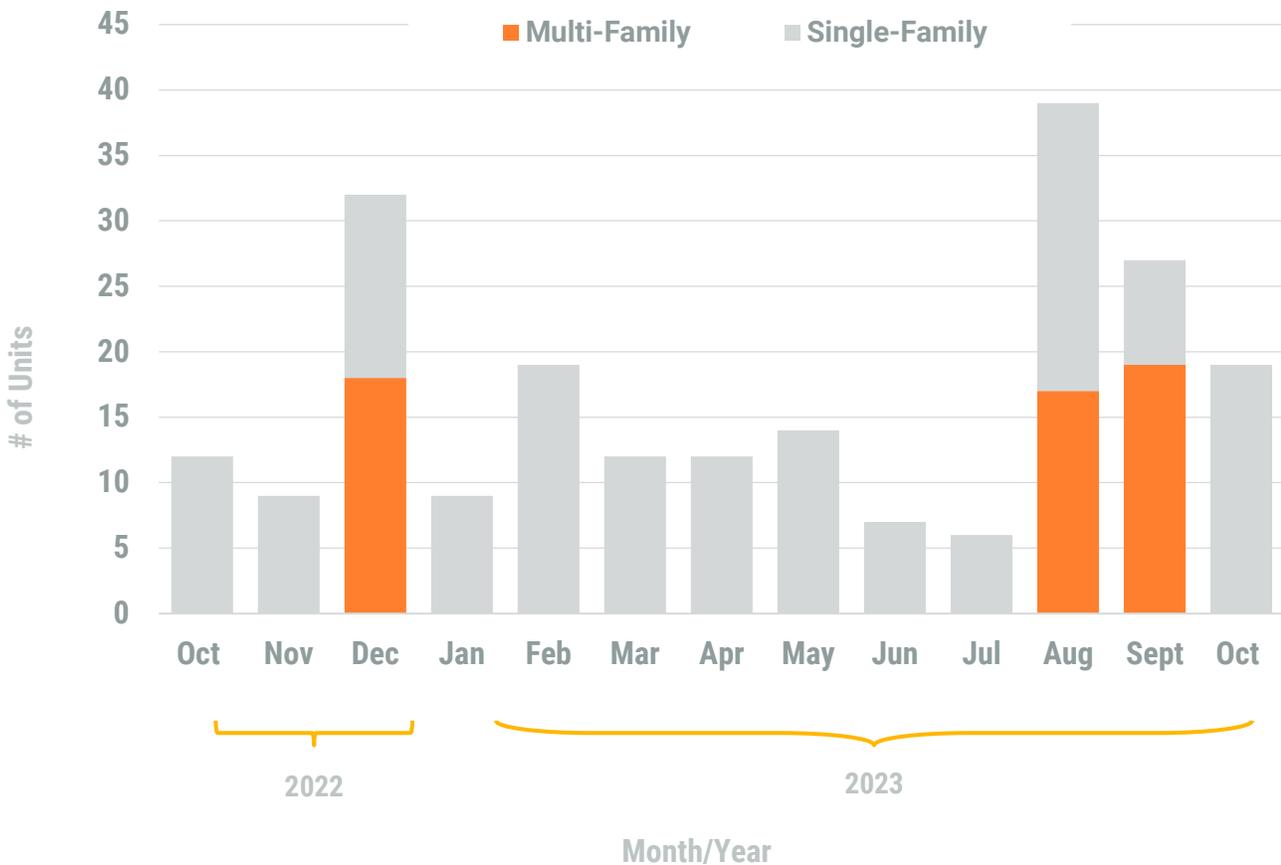


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

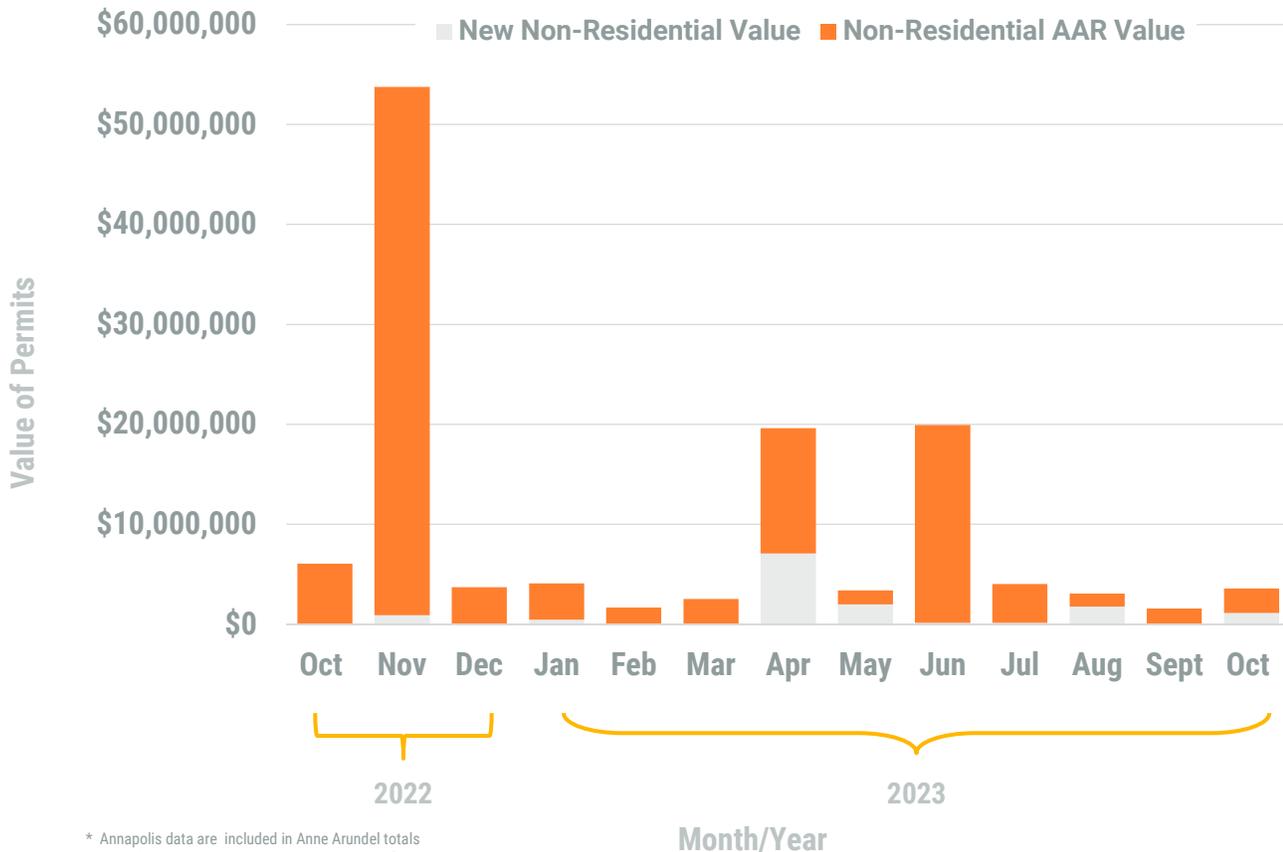
October, 2023

Carroll County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$1,135,000</b>	<b>\$12,748,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$2,455,000</b>	<b>\$50,795,000</b>

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



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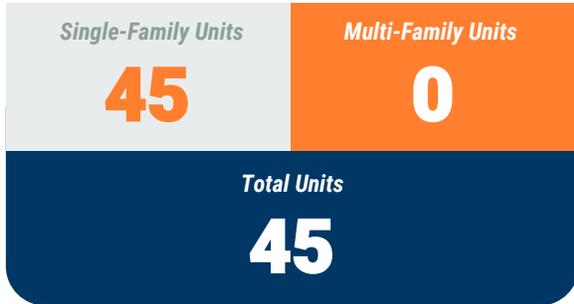
# Building Activity Report

October, 2023

Harford County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

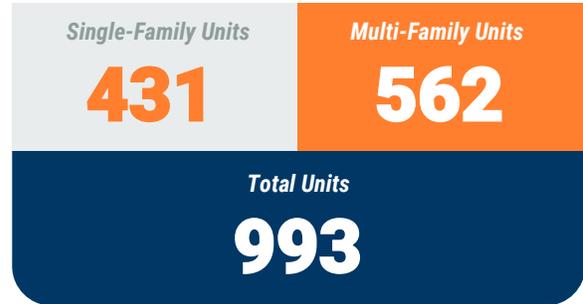
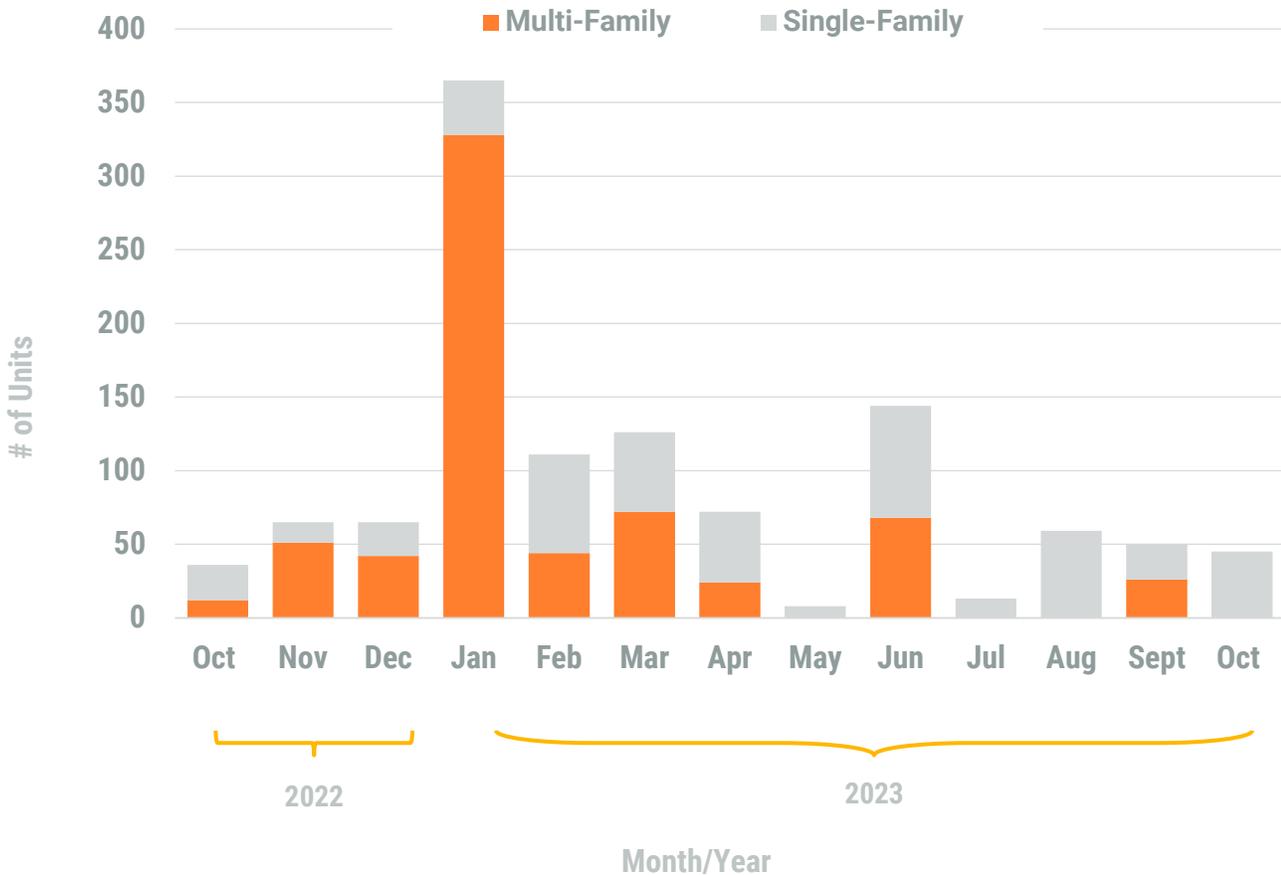


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

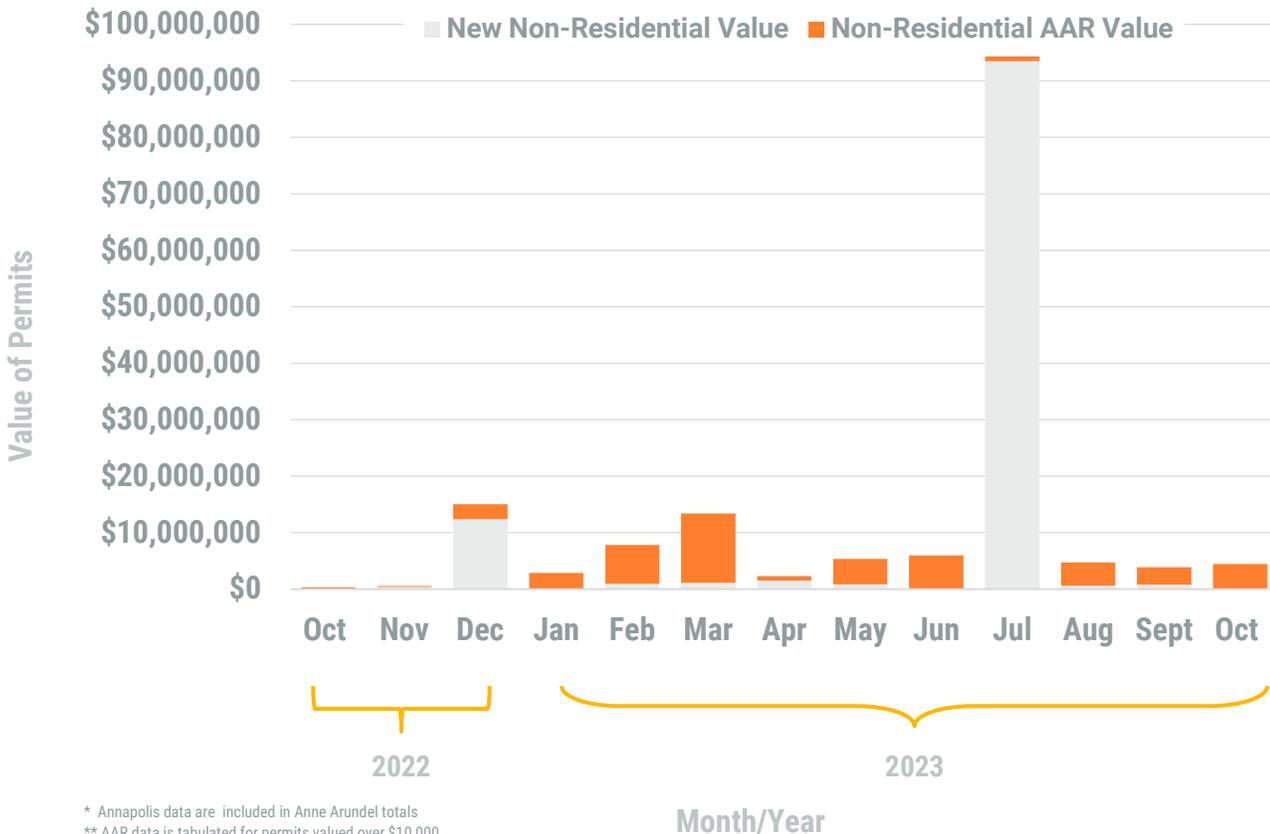
October, 2023

Harford County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$0</b>	<b>\$99,416,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$4,455,000</b>	<b>\$46,161,000</b>

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



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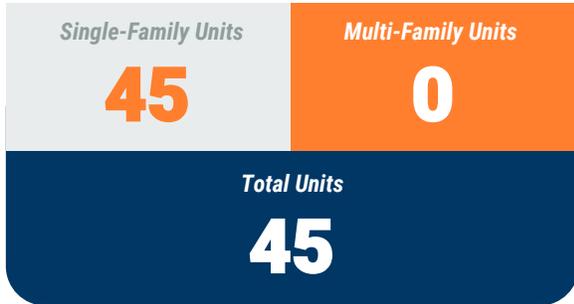
# Building Activity Report

October, 2023

Howard County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

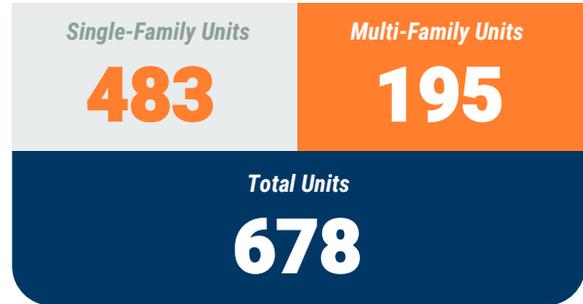
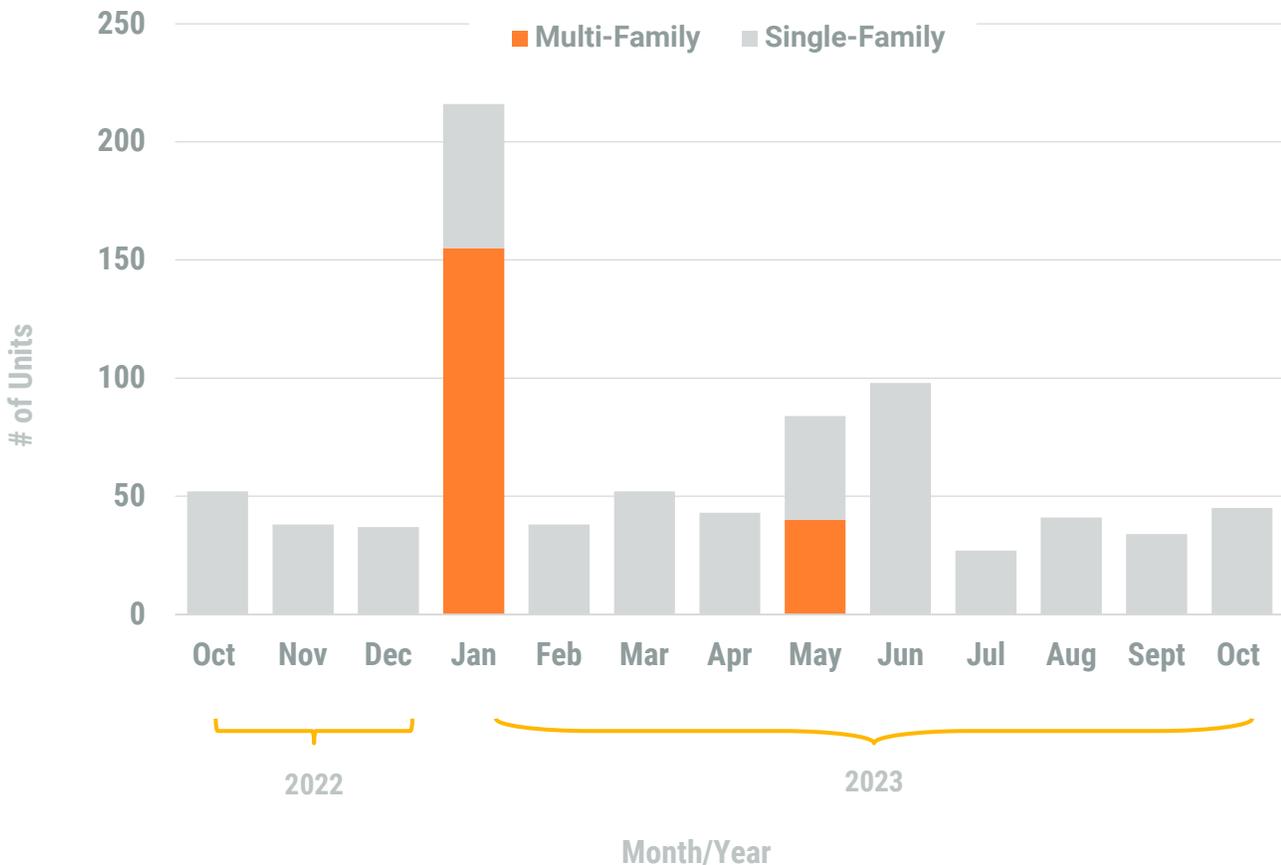


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

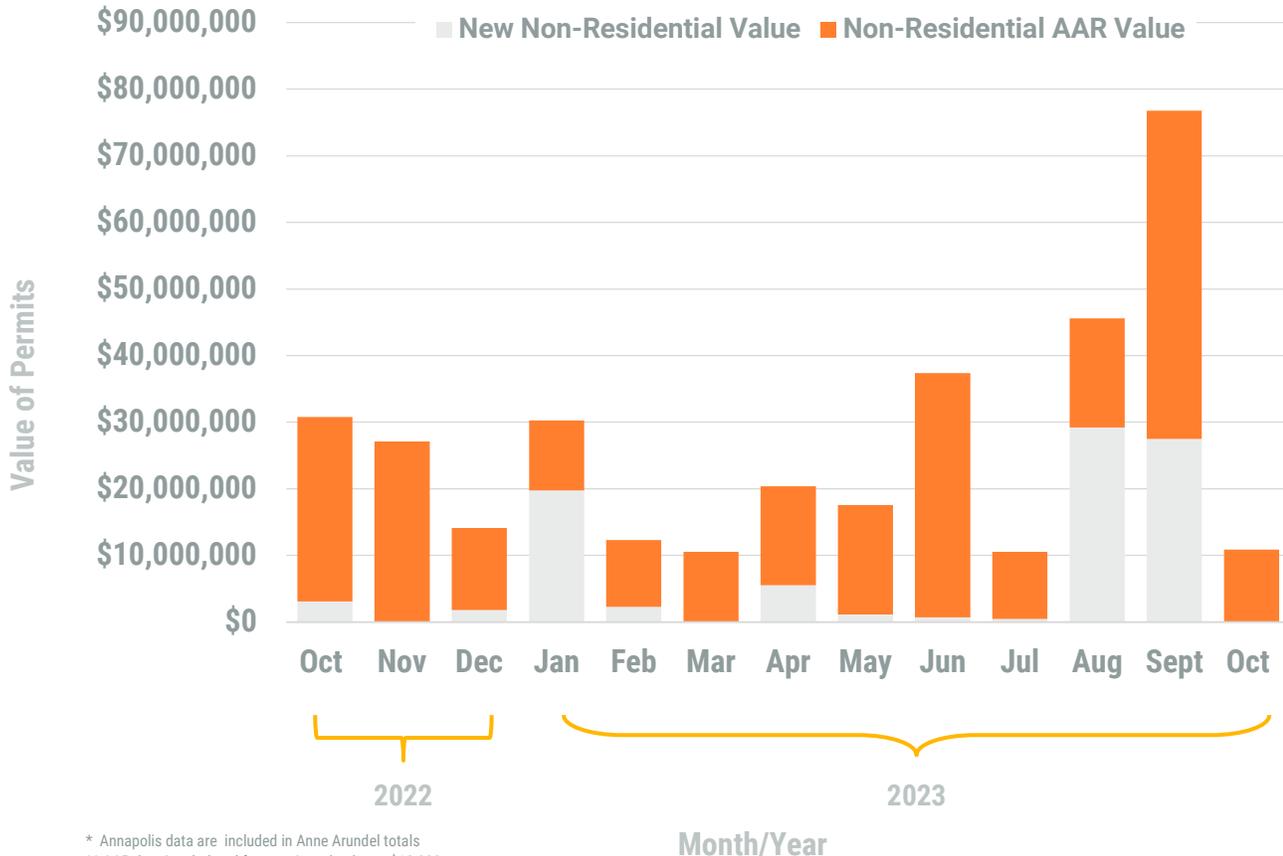
October, 2023

Howard County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$0</b>	<b>\$86,457,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$10,849,000</b>	<b>\$185,743,000</b>

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



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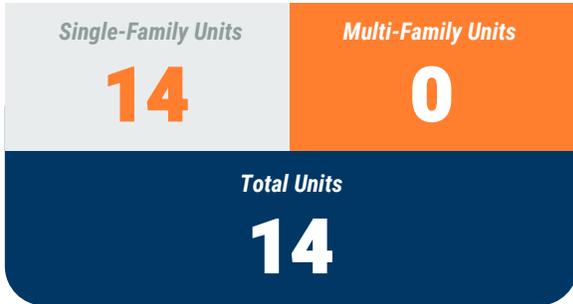
# Building Activity Report

October, 2023

Queen Anne's County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

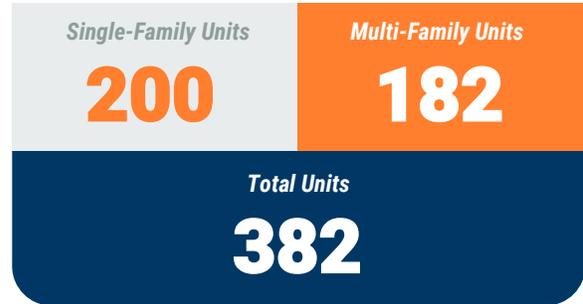
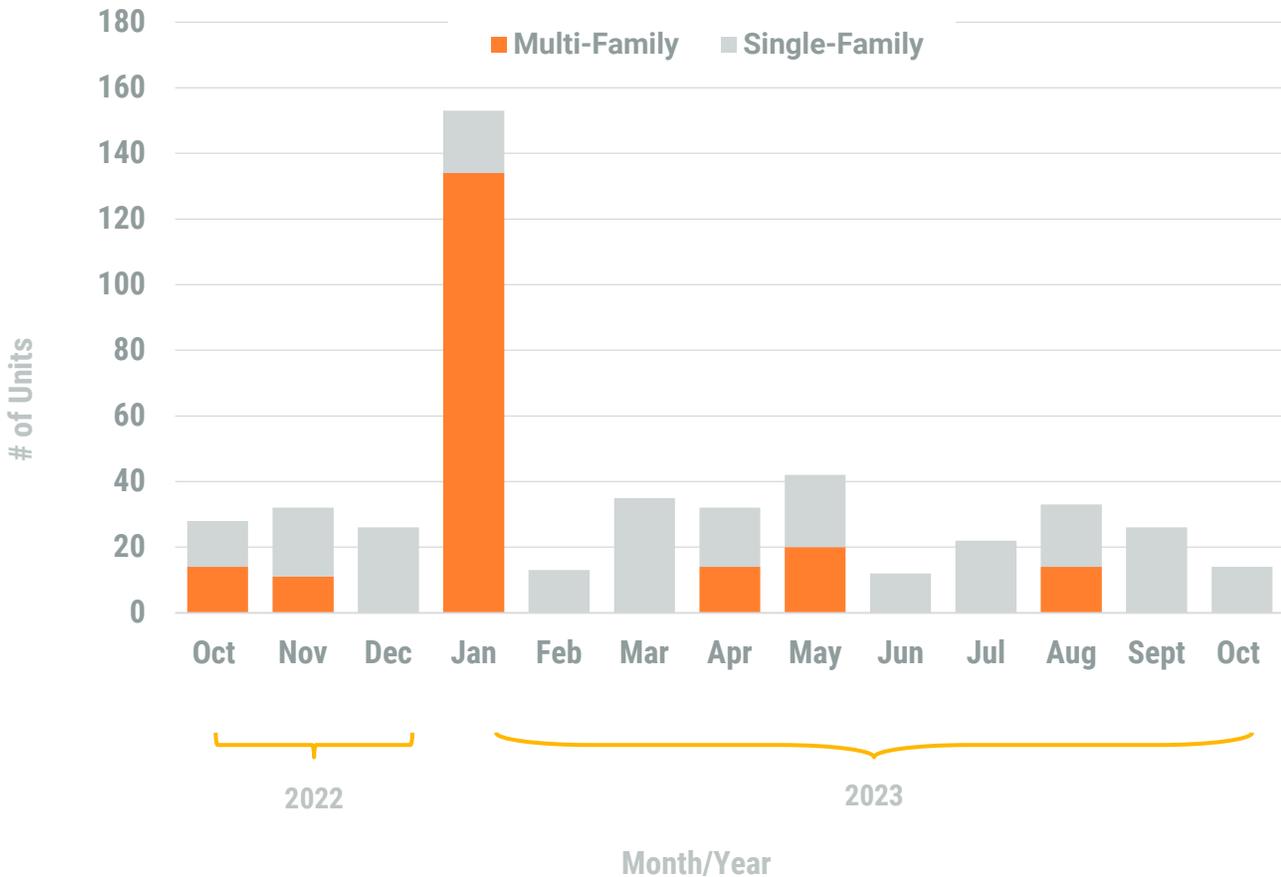


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

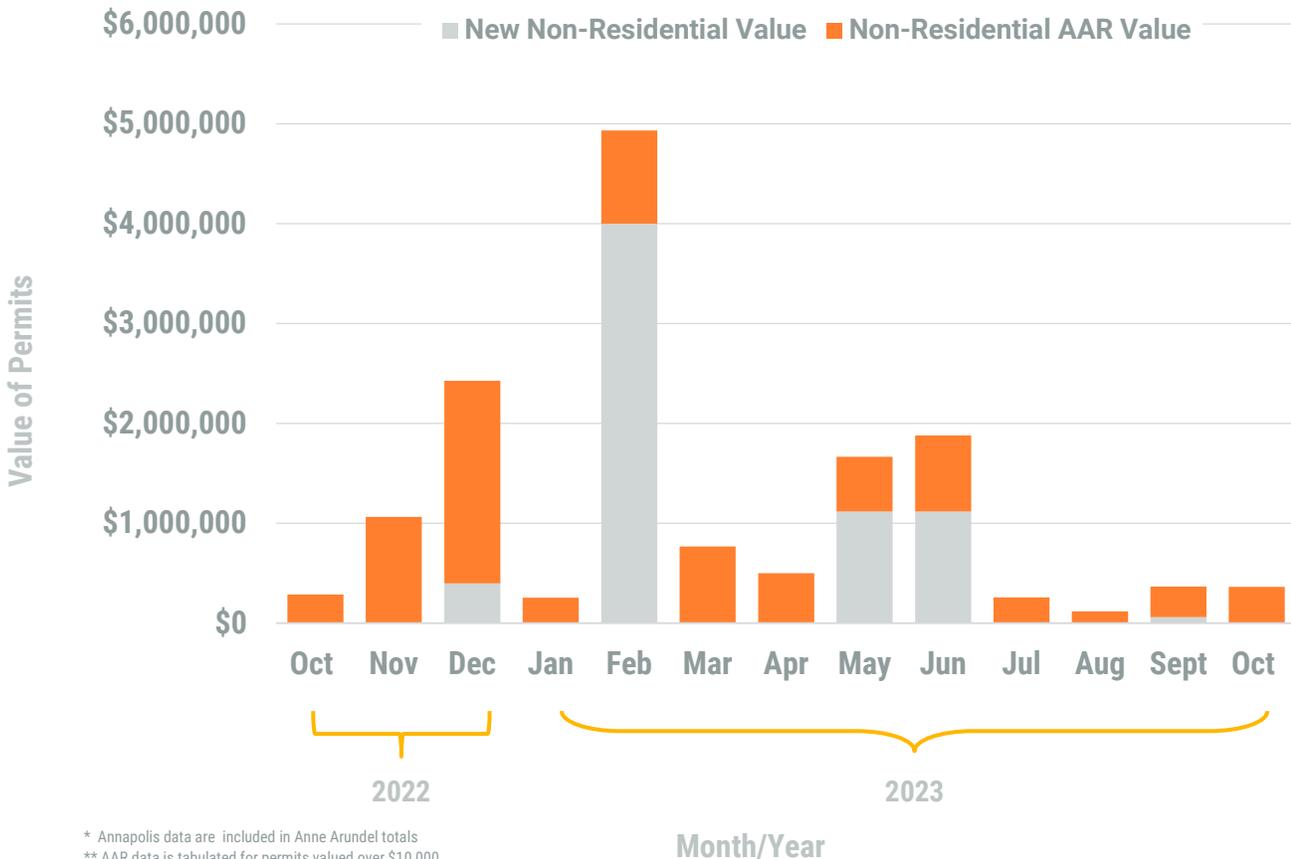
October, 2023

Queen Anne's County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$0</b>	<b>\$6,296,000</b>
<b>AARs NON-RESIDENTIAL</b> <small>Alterations, Additions, Repairs (AARs)</small>	<b>\$363,000</b>	<b>\$4,809,000</b>

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



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 Source: BPDS at the Baltimore Metropolitan Council



# Building Activity Report

October, 2023

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

Amount	County/City	Location	Description	Owner Name
\$ 18,000,000	Baltimore	Dundalk/Turners Station	New Warehouse	
\$ 1,086,000	Anne Arundel	Crownsville	New Commercial Bldg "Aldi Store"	MGM Ventures 2510 Riva Rd LLC
\$ 800,000	Carroll	Westminster	New 2-Sty Bldg "Naturalawn Of America"	JHB MD Properties 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
\$ 42,500,000	Baltimore City	South Baltimore	Int Alts: Fit Out Core and Shell of 5-Sty Bldg	UA Port Covington Holdings LLC
\$ 10,000,000	Annapolis	Annapolis	Int/Ext Reno for College Dorm Bldg	
\$ 6,058,000	Anne Arundel	Jessup/Severn	Int Alts: Tenant Imprvmnts	NBP 133 LLC
\$ 5,800,000	Baltimore City	Metro Center	Int/Ext Alts: Reno Apts and Ofcs to Private, Charitable Elementary School	The Loyola School Inc
\$ 4,000,000	Anne Arundel	Jessup/Severn	Alts: Tenant Imprvmnt	NBP 310 LLC
\$ 3,611,000	Anne Arundel	Glen Burnie	Addtn, Int Reno. Create Secure Vestibule at Main Entrance	Board of Education
\$ 3,600,000	Baltimore City	South Baltimore	Alts: Fit-Out Historic Headhouse Platform Lvl to Support Passenger Services, Main Concourse Lvl, Retail	National Railroad Passenger
\$ 3,297,000	Anne Arundel	Jessup/Severn	Int Alts: Tenant Imprvmnts	NBP 133 LLC
\$ 3,200,000	Baltimore City	Metro Center	Int Reno and Repairs: Garage Attached to CFG Bank Arena	Mayor & City Council
\$ 3,092,840	Howard	Laurel	Addtn: To 2-Sty Garage (Will Be 3-Stories Total) / Annapolis Junction Town Center Garage	Annapolis Junction Town Center LLC
\$ 3,000,000	Baltimore	Edgemere	Shoreline Stabilization	MCS Edgemere LLC
\$ 2,639,000	Baltimore City	Waverly	Ext Alts: Reno Open Space Courtyard/Lawn, Playground, Paving, Walking Path/Track, Garden	Mayor & City Council
\$ 2,000,000	Baltimore City	Highlandtown	Int/Ext Alts: Reno In-House Food Service Venue	The Johns Hopkins Hospital
\$ 1,927,000	Baltimore	Sparks	Addtn: Common Entry Vestibule at Assisted Living Facility	
\$ 1,900,000	Baltimore	Towson/Loch Raven	Int Reno: Partitns, Stud, Ceiling, ADA Rstrms, HVAC, Fixtures, Finishes at Hospital	
\$ 1,800,000	Harford	Aberdeen/Havre De Grace	Int Alts: Fitout "Radnet Radiology"	
\$ 1,763,000	Baltimore	Chestnut Ridge	Int/Ext Alts: Partitns, Stud, Floor, Roof, Facade, Finishes at Pump House	
\$ 1,650,000	Anne Arundel	Glen Burnie	Int Alts: Tenant Imprvmnts	Dover Road Realty LLC
\$ 1,576,000	Baltimore City	Metro Center	Int Alts: Walls, Doors, Case Work, Finishes, Ceiling	University of Maryland Medical
\$ 1,500,000	Harford	Bel Air/Fallston	Int Reno "Value City Furniture"	
\$ 1,500,000	Baltimore City	Metro Center	Int Alts: Lvl 1 of Parking Garage - Create Pantry, Catering Rm, Storage, Small Ofc for Arena	Mayor & City Council
\$ 1,400,000	Baltimore	Towson/Loch Raven	Int Alts "Golf Galaxy"	Towson UE LLC
\$ 1,275,000	Howard	Clarksville	Addition/Int Alts: Auto Repair Shop "Antwerpen Hyundai"	Antoy LLC
\$ 1,200,000	Baltimore	Essex	Int Alts: Loonasea Rstrnt and Marina	
\$ 1,200,000	Baltimore City	Metro Center	Int Reno: 3 Flrs of Group Home Conv 19 Bdr to 16 Bdr Plus 3 Ofcs	Mosaic Community Services Inc
\$ 1,200,000	Baltimore	Randallstown	Int Alts "Walmart"	
\$ 1,000,000	Baltimore	Cockeysville/Timonium	Ext Alts: Structural Reinforcement to Roof Frame to Support Rftpl Solar Panels	

Source: Building Permit Data System at the Baltimore Metropolitan Council



# Appendix

## October, 2023

**Table 1a. Residential Construction Activity**

	Single-Family Units				Multi-Family Units				Total Units			
	October 2022	October 2023	YTD 2022	YTD 2023	October 2022	October 2023	YTD 2022	YTD 2023	October 2022	October 2023	YTD 2022	YTD 2023
Anne Arundel	66	71	1,266	799	-	-	258	125	66	71	1,524	924
Annapolis*	(8)	(3)	(60)	(38)	-	-	-	-	(8)	(3)	(60)	(38)
Baltimore City	6	6	78	87	317	59	1,390	1,179	323	65	1,468	1,266
Baltimore	-	104	-	952	-	-	-	456	-	104	-	1,408
Carroll	12	19	274	128	-	-	38	36	12	19	312	164
Harford	24	45	251	431	12	-	351	562	36	45	602	993
Howard	52	45	438	483	-	-	112	195	52	45	550	678
Queen Annes	14	14	220	200	14	-	116	182	28	14	336	382
<b>Region</b>	<b>174</b>	<b>304</b>	<b>2,527</b>	<b>3,080</b>	<b>343</b>	<b>59</b>	<b>2,265</b>	<b>2,735</b>	<b>517</b>	<b>363</b>	<b>4,792</b>	<b>5,815</b>
<b>Regional Change 2022-2023</b>		<b>130</b>		<b>553</b>		<b>(284)</b>		<b>470</b>		<b>(154)</b>		<b>1,023</b>
<b>As a Percent</b>		<b>74.7%</b>		<b>21.9%</b>		<b>-82.8%</b>		<b>20.8%</b>		<b>-29.8%</b>		<b>21.3%</b>

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	October 2022	October 2023	YTD 2022	YTD 2023	October 2022	October 2023	YTD 2022	YTD 2023	October 2022	October 2023	YTD 2022	YTD 2023
Anne Arundel	387	305	3,154	3,125	11,635	13,202	233,683	146,687	16,066	12,688	123,614	153,741
Annapolis*	(42)	(43)	(388)	(398)	(1,438)	1,636	(14,626)	9,035	(1,393)	(2,960)	(18,575)	(39,848)
Baltimore City	143	148	1,431	1,413	1,330	14,654	66,653	89,151	7,701	32,824	134,960	142,541
Baltimore	-	207	-	2,118	-	32,004	-	337,112	-	12,790	-	121,216
Carroll	114	124	1,039	1,062	5,635	7,234	84,272	49,171	4,626	6,743	47,773	50,946
Harford	41	26	238	229	8,495	9,626	152,837	200,918	736	759	4,349	7,392
Howard	172	200	1,842	1,804	12,978	9,503	150,298	150,699	9,673	8,336	93,857	78,326
Queen Annes	4	15	70	164	5,547	5,924	66,303	79,387	590	625	4,635	7,828
<b>Region</b>	<b>861</b>	<b>1,025</b>	<b>7,774</b>	<b>9,915</b>	<b>45,620</b>	<b>92,147</b>	<b>754,046</b>	<b>1,053,125</b>	<b>39,392</b>	<b>74,765</b>	<b>409,188</b>	<b>561,990</b>
<b>Regional Change 2022-2023</b>		<b>164</b>		<b>2,141</b>		<b>46,527</b>		<b>299,079</b>		<b>35,373</b>		<b>152,802</b>
<b>As a Percent</b>		<b>19.0%</b>		<b>27.5%</b>		<b>102.0%</b>		<b>39.7%</b>		<b>89.8%</b>		<b>37.3%</b>

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 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

October, 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)			
	October 2022	October 2023	YTD 2022	YTD 2023	October 2022	October 2023	YTD 2022	YTD 2023	October 2022	October 2023	YTD 2022	YTD 2023
Anne Arundel	92	66	1,022	811	8,515	1,329	113,006	92,883	22,650	35,382	231,576	232,713
Annapolis*	(13)	(20)	(178)	(180)	-	-	(33,270)	(3,040)	(3,304)	(11,759)	(26,005)	(34,855)
Baltimore City	55	56	692	512	81,000	-	366,359	130,839	13,570	71,045	517,528	708,055
Baltimore	-	146	-	1,332	-	18,131	-	204,668	-	31,831	-	642,559
Carroll	12	26	188	184	-	1,135	21,851	12,748	6,059	2,455	63,787	50,795
Harford	5	11	195	110	-	-	14,655	99,416	353	4,455	24,194	46,161
Howard	41	29	491	425	3,100	-	229,163	86,457	27,671	10,849	335,244	185,743
Queen Annes	4	6	68	87	-	-	1,500	6,296	286	363	7,872	4,809
<b>Region</b>	<b>209</b>	<b>340</b>	<b>2,656</b>	<b>3,461</b>	<b>92,615</b>	<b>20,595</b>	<b>746,534</b>	<b>633,307</b>	<b>70,589</b>	<b>156,380</b>	<b>1,180,201</b>	<b>1,870,835</b>
Regional Change 2022-2023		131		805		(72,020)		(113,227)		85,791		690,634
As a Percent		62.7%		30.3%		-77.8%		-15.2%		121.5%		58.5%

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

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	October 2022	October 2023	YTD 2022	YTD 2023	October 2022	October 2023	YTD 2022	YTD 2023
Anne Arundel	-	-	-	-	-	-	-	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	312	-	1,015	251	100,000	-	162,600	41,050
Baltimore	-	-	-	-	-	-	-	-
Carroll	-	-	3	-	-	-	269	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	-	-	-	-	-
Queen Annes	-	-	-	20	-	-	-	13,957
<b>Region</b>	<b>312</b>	<b>-</b>	<b>1,018</b>	<b>271</b>	<b>100,000</b>	<b>-</b>	<b>162,869</b>	<b>55,007</b>
Regional Change 2022-2023		(312)		(747)		(100,000)		(107,862)
As a Percent		-100.0%		-73.4%		-100.0%		-66.2%

\* 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

October, 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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