

REPORT

Metropolitan Building Activity Report

November 2023



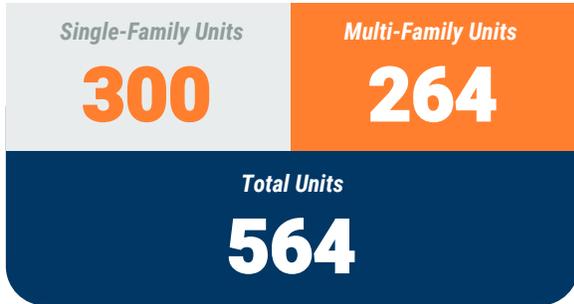
Building Activity Report

November, 2023

Region

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

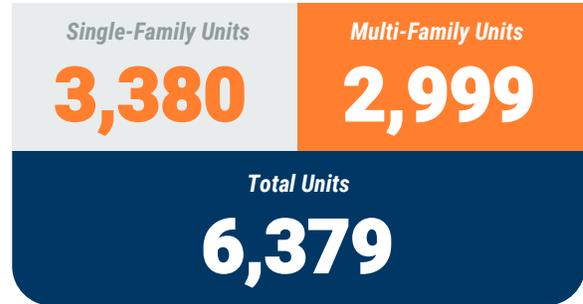
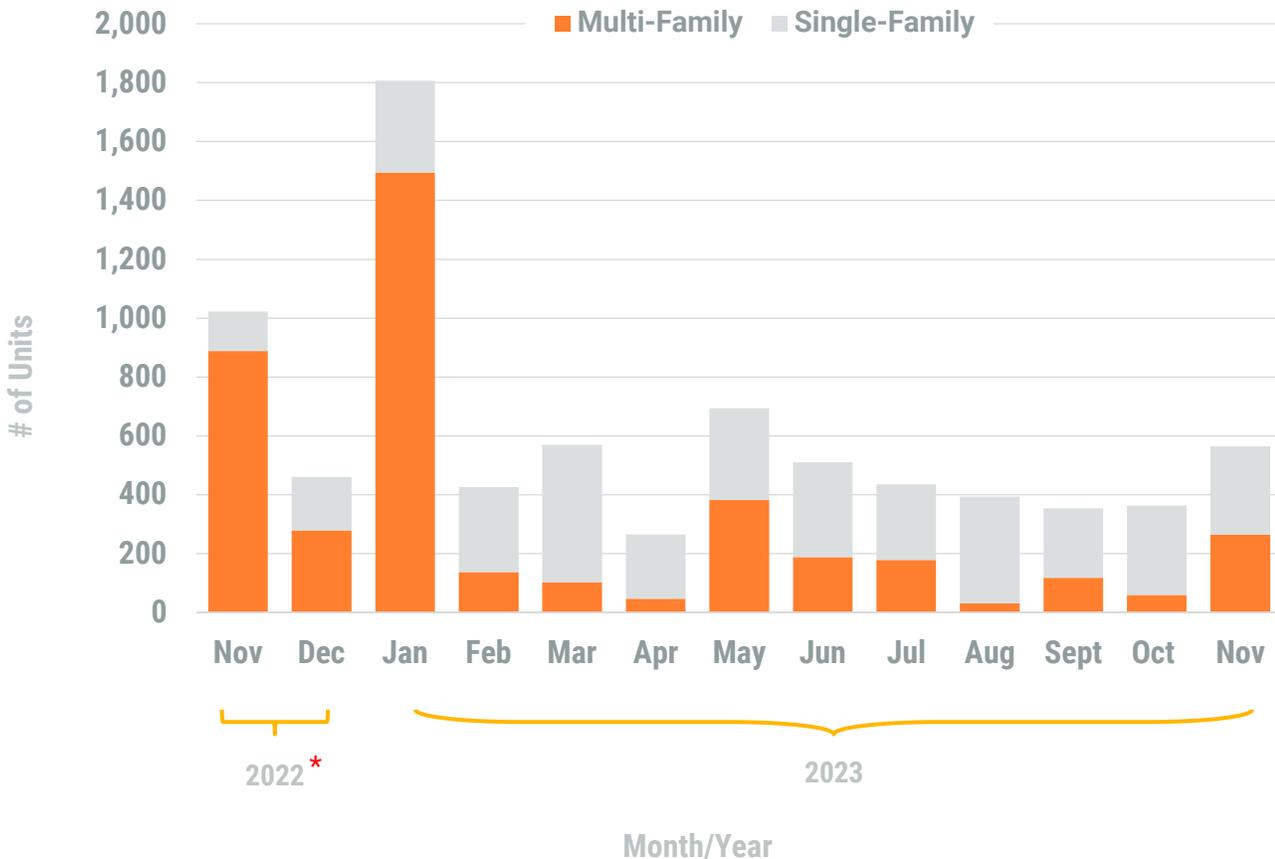


Exhibit 1: New Residential Unit Permit Activity (13-Month)

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

November, 2023

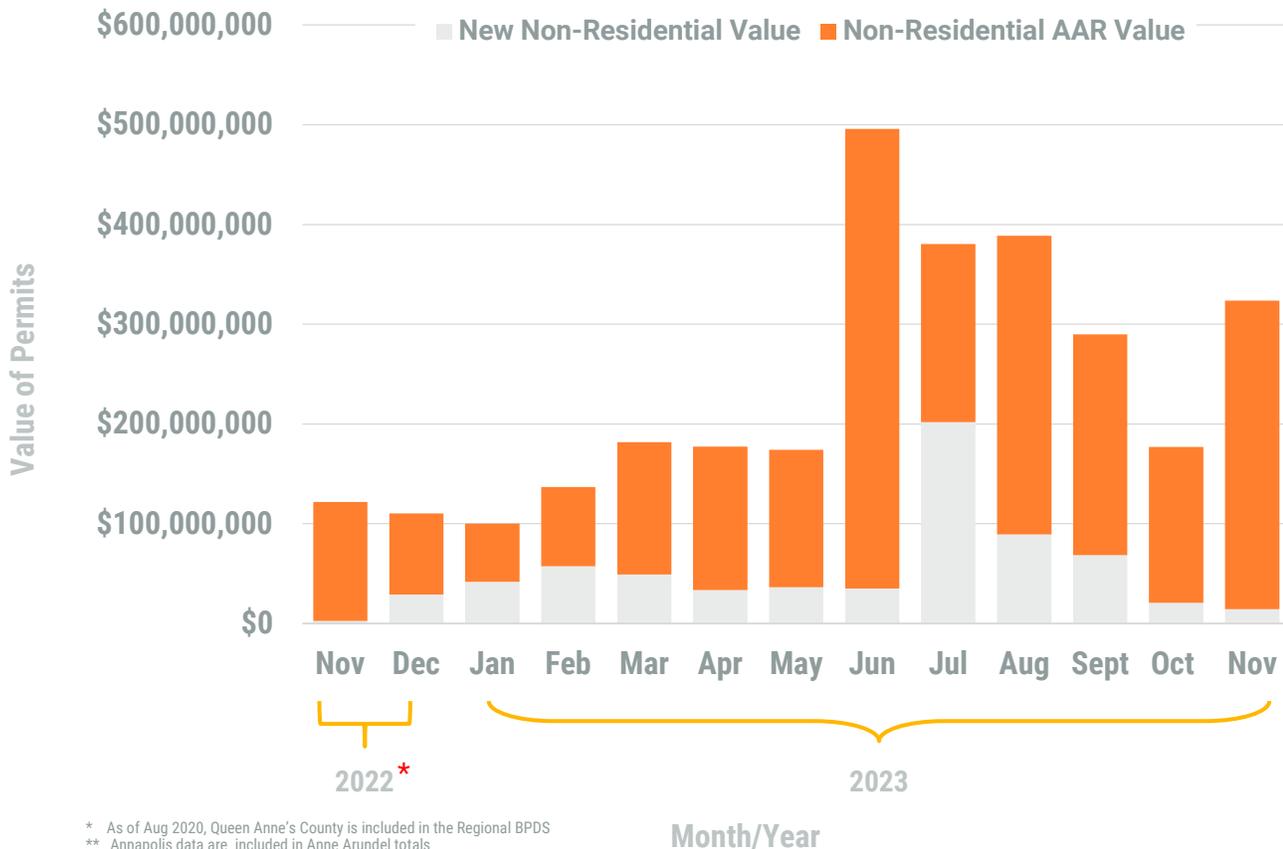
Region

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$14,211,000	\$647,518,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$309,286,000	\$2,180,122,000

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

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



* As of Aug 2020, Queen Anne's County is included in the Regional BPDS
 ** Annapolis data are included in Anne Arundel totals
 *** AAR data is tabulated for permits valued over \$10,000.
 Note: Residential units in mixed-use permits are included in residential unit totals.
 Value of Mixed-Use cannot be apportioned and are not included in Non-Residential Value totals.
 Source: BPDS at the Baltimore Metropolitan Council



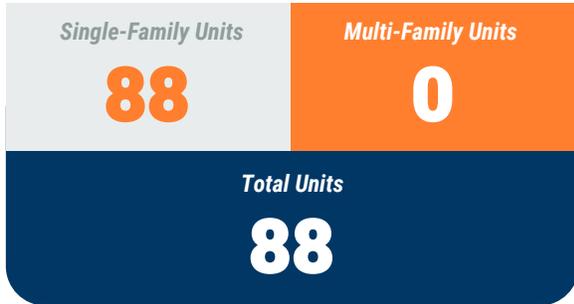
Building Activity Report

November, 2023

Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

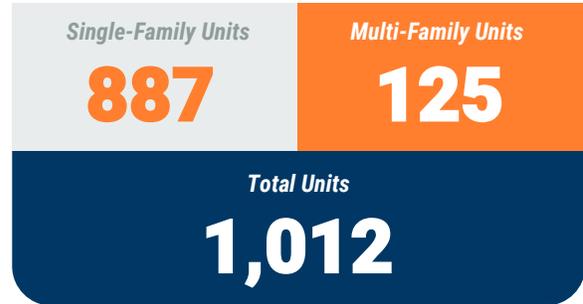
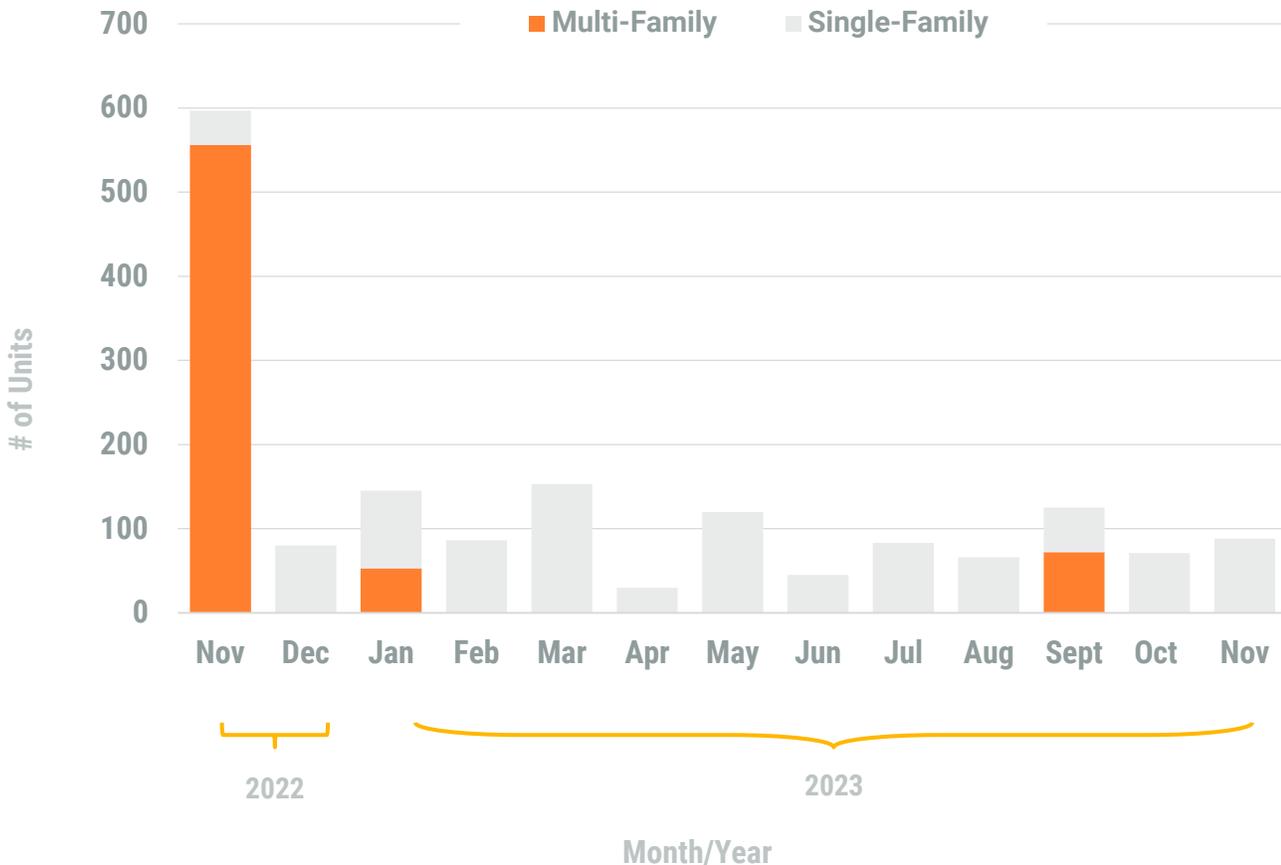


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

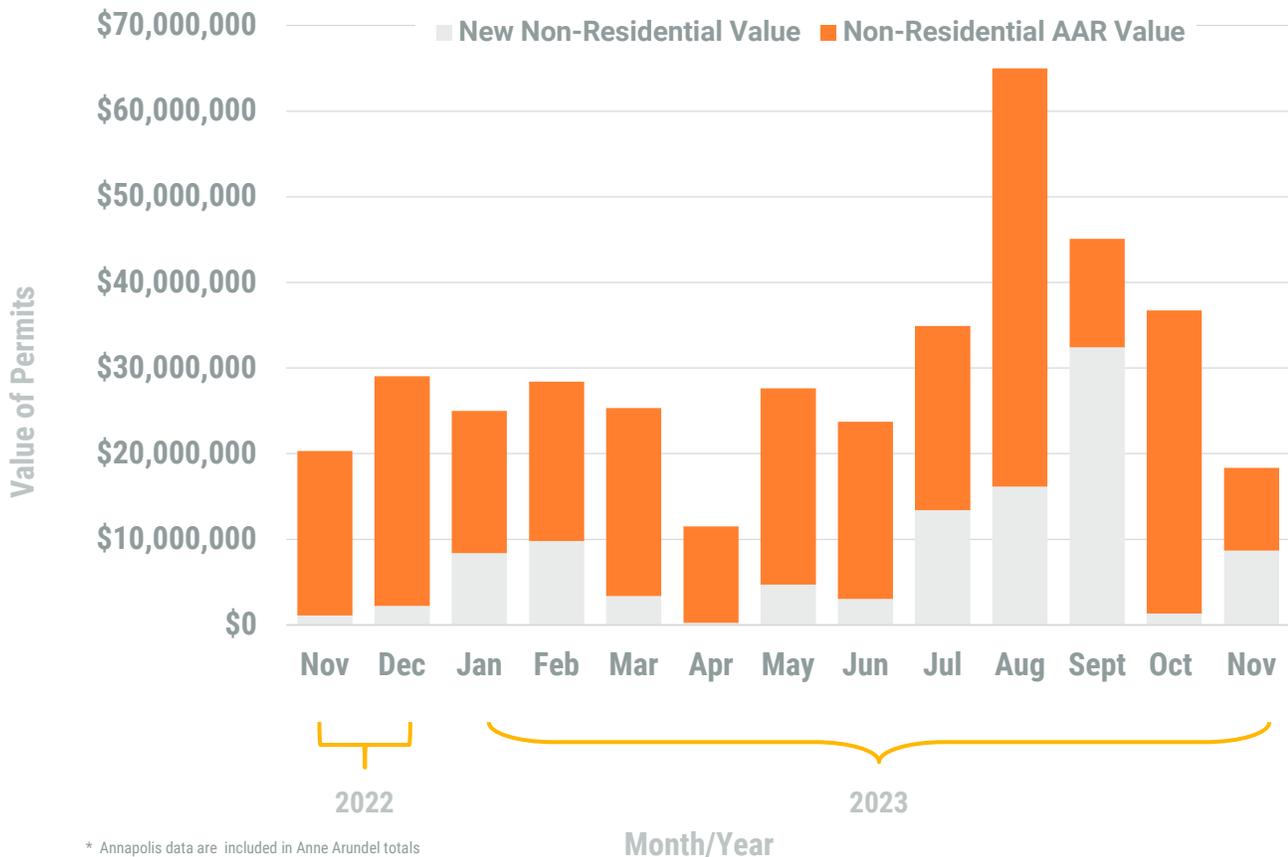
November, 2023

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$8,679,000	\$101,562,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$9,647,000	\$242,359,000

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



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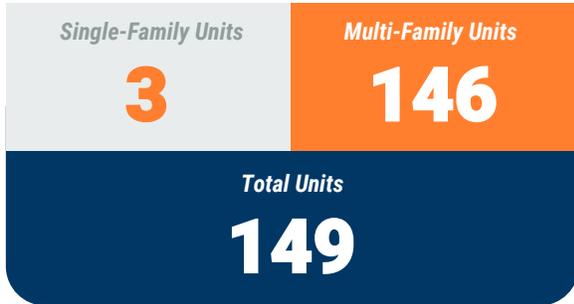
Building Activity Report

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Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

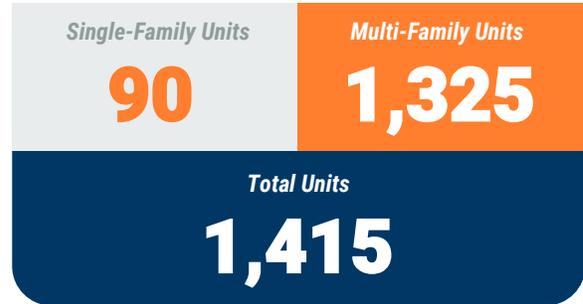
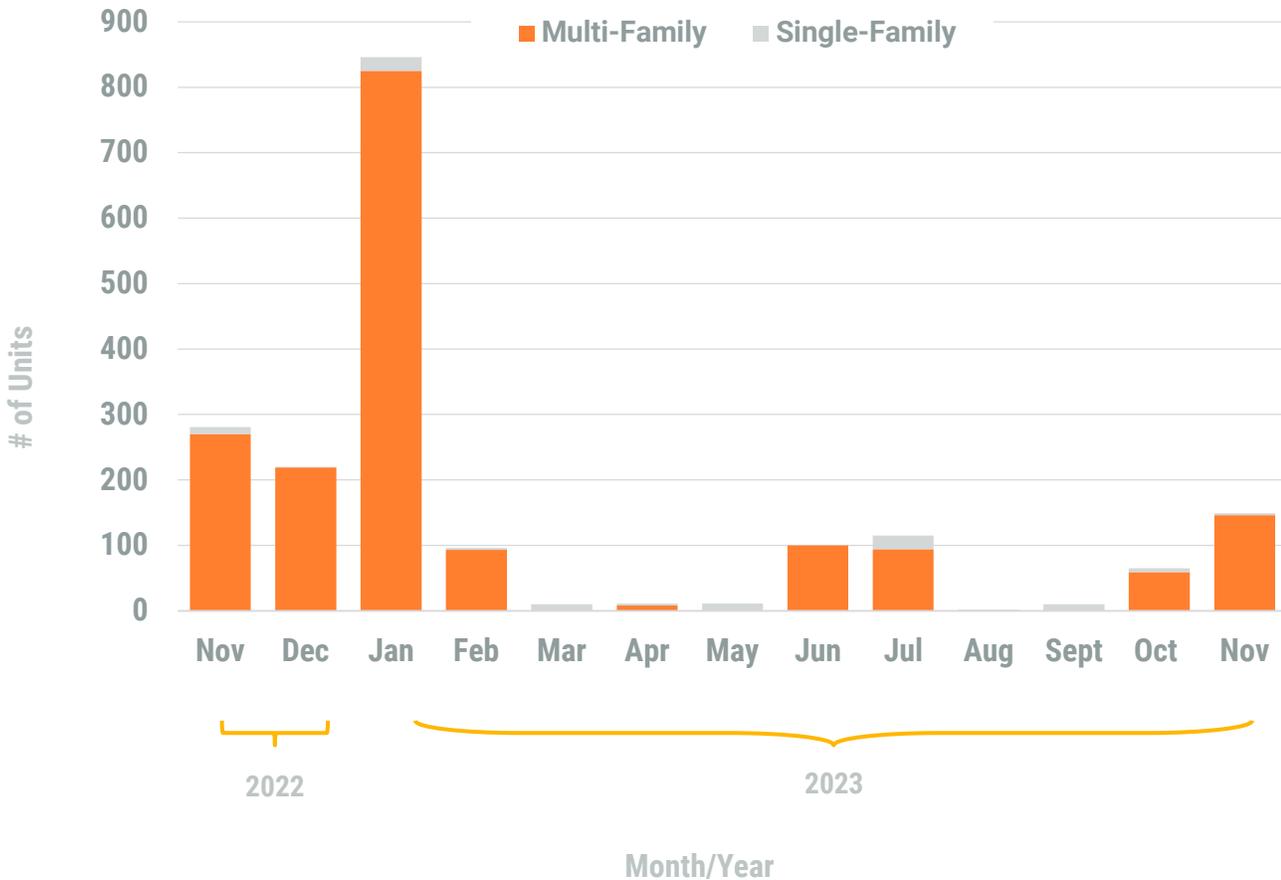


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

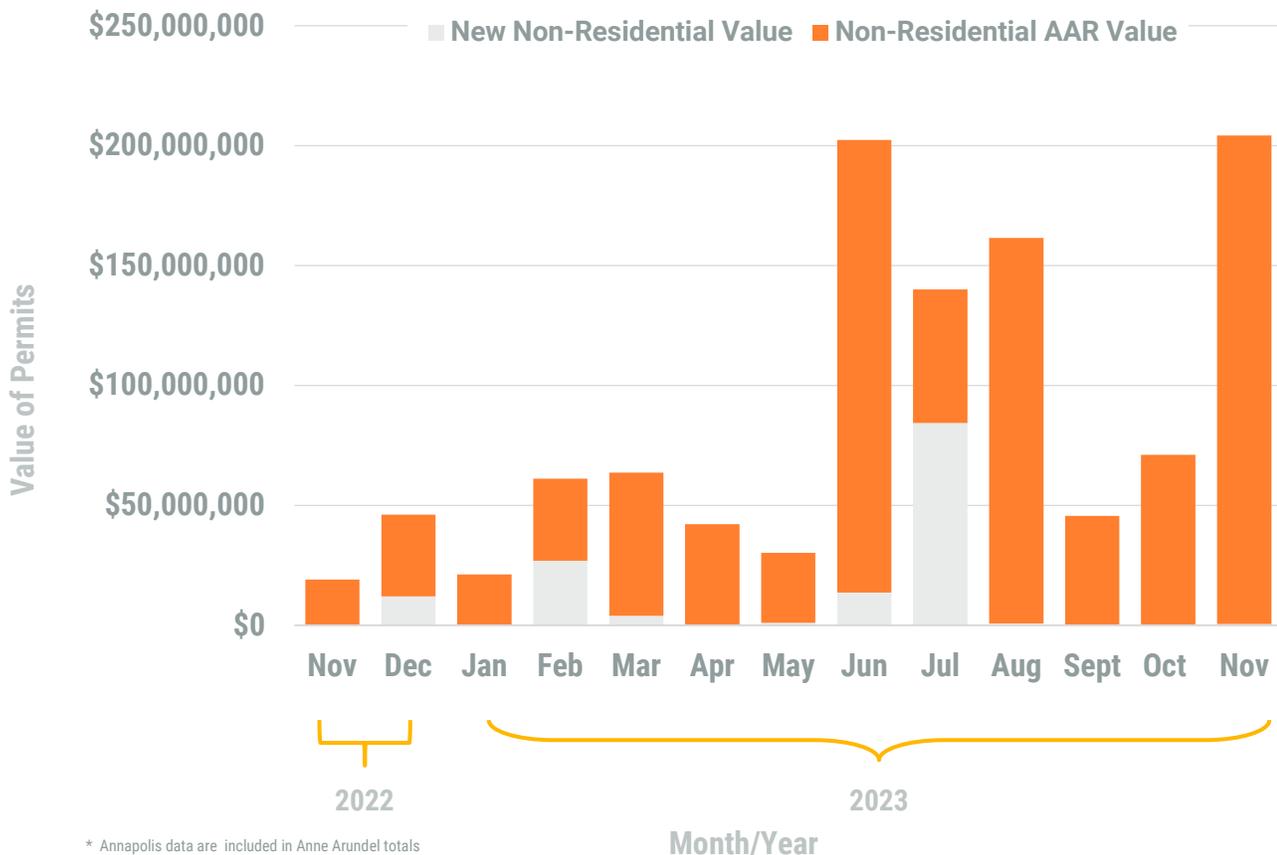
November, 2023

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$450,000	\$131,289,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$203,770,000	\$911,825,000

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



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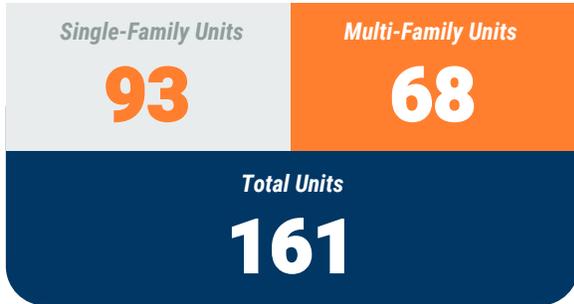
Building Activity Report

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Baltimore County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

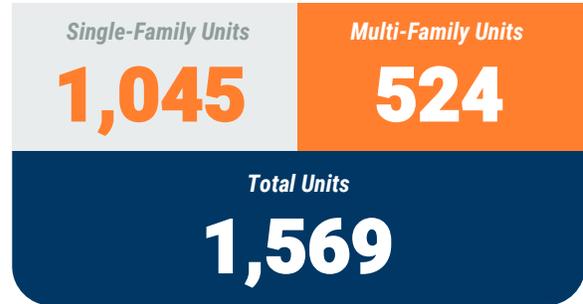
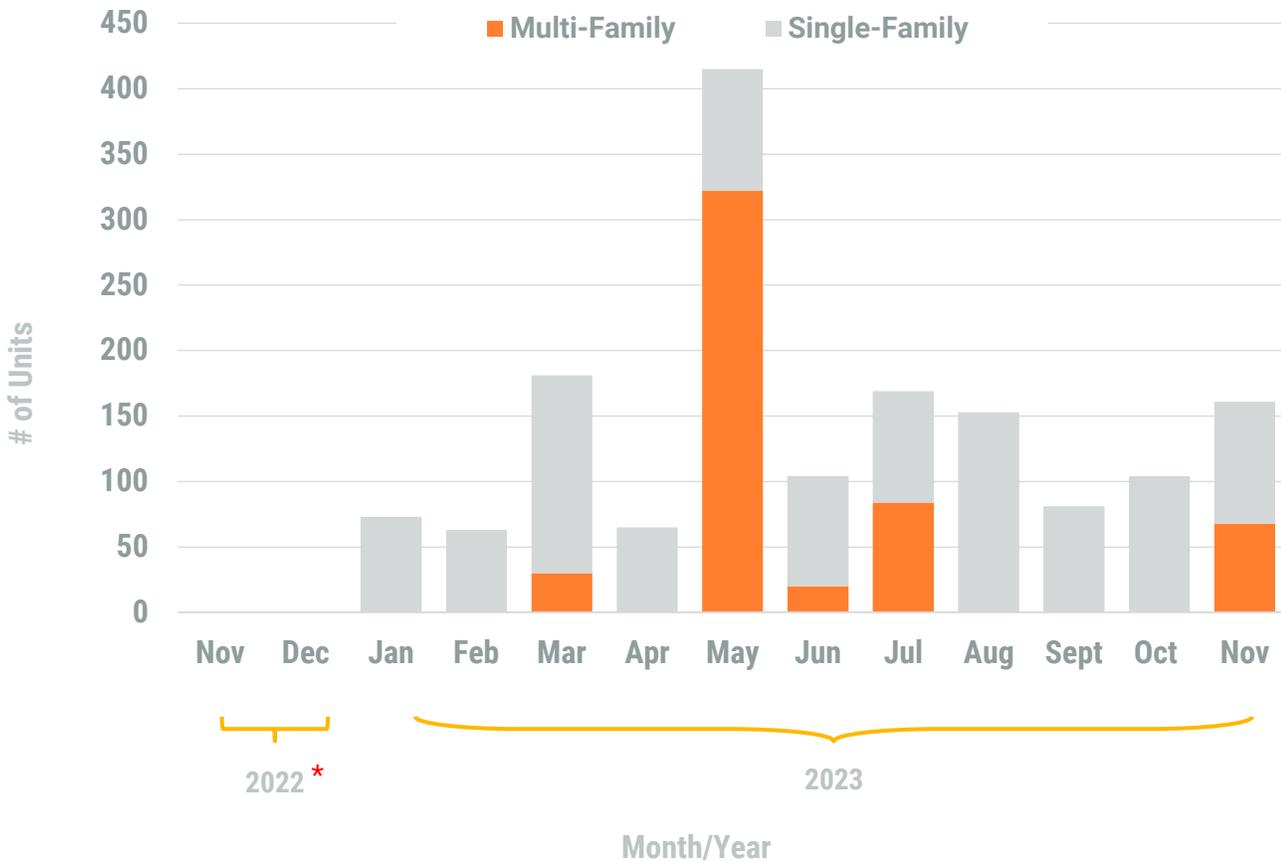


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Chart excludes data in 2022. Due to a change in software at Baltimore County, permit information was not available.





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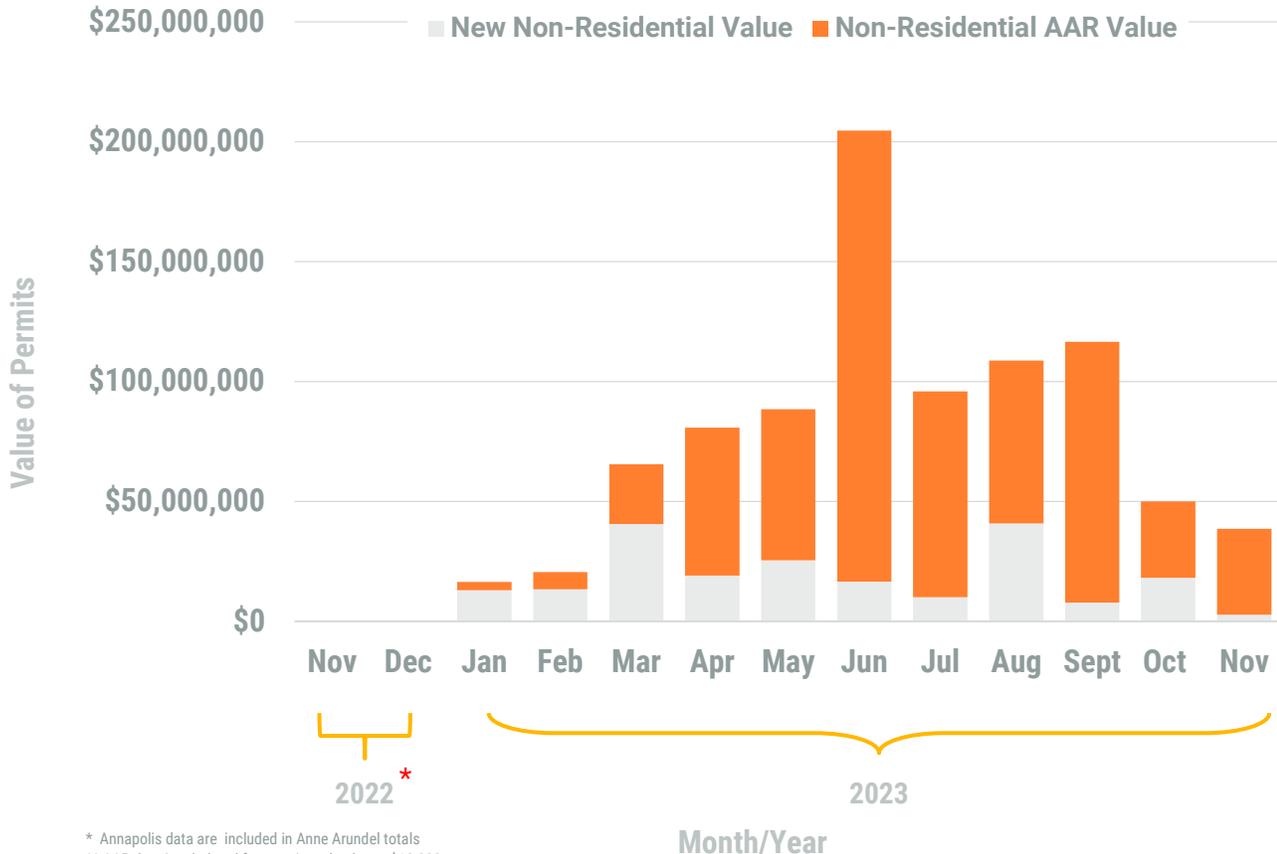
Baltimore County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$2,720,000	\$207,388,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$35,882,000	\$678,442,000

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

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



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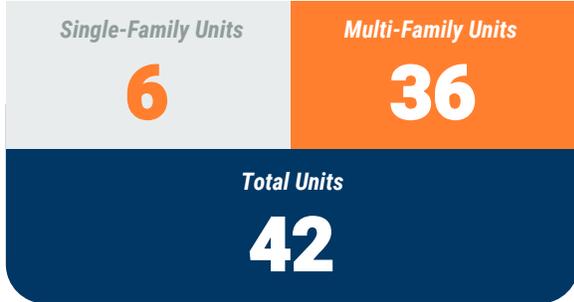
Building Activity Report

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Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

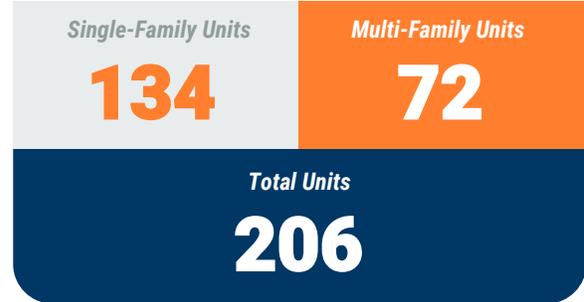
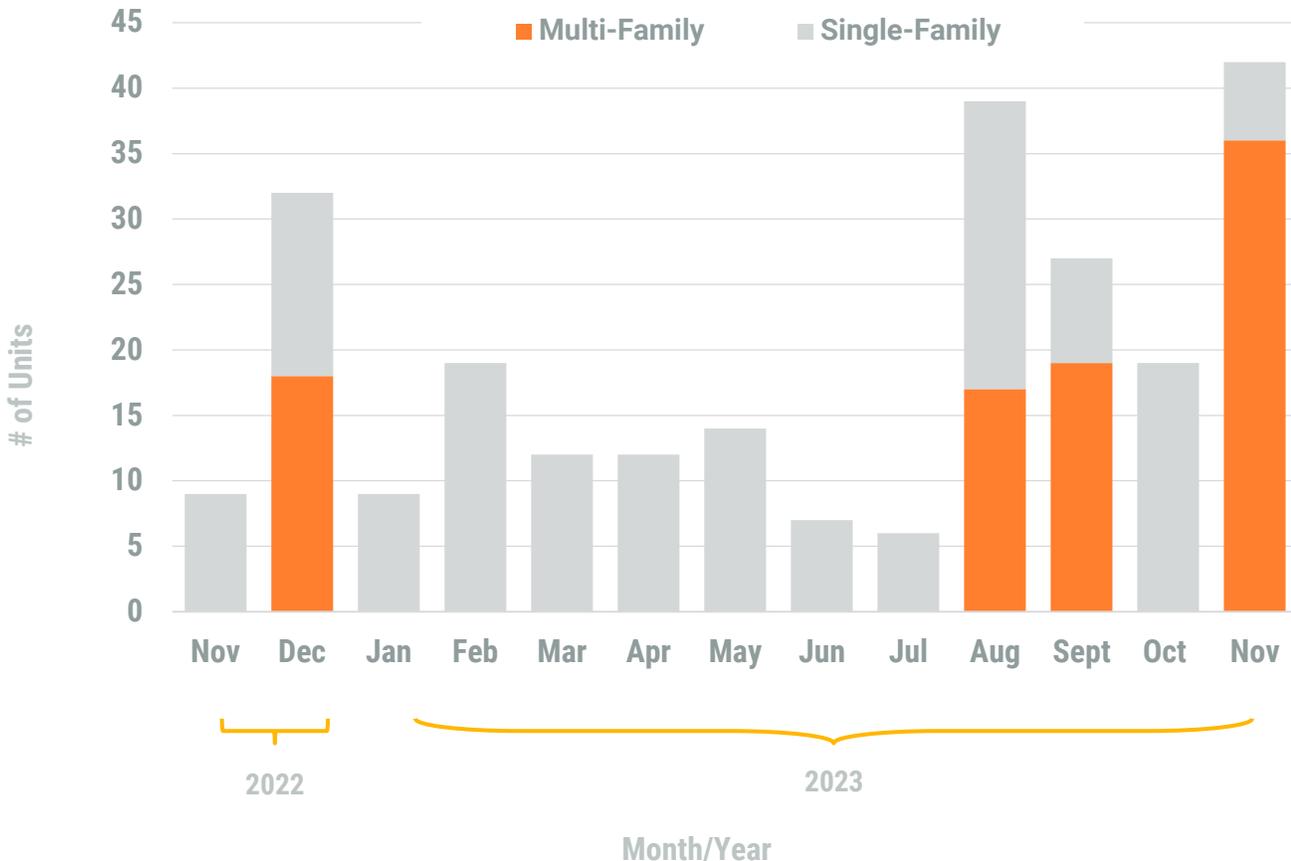


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

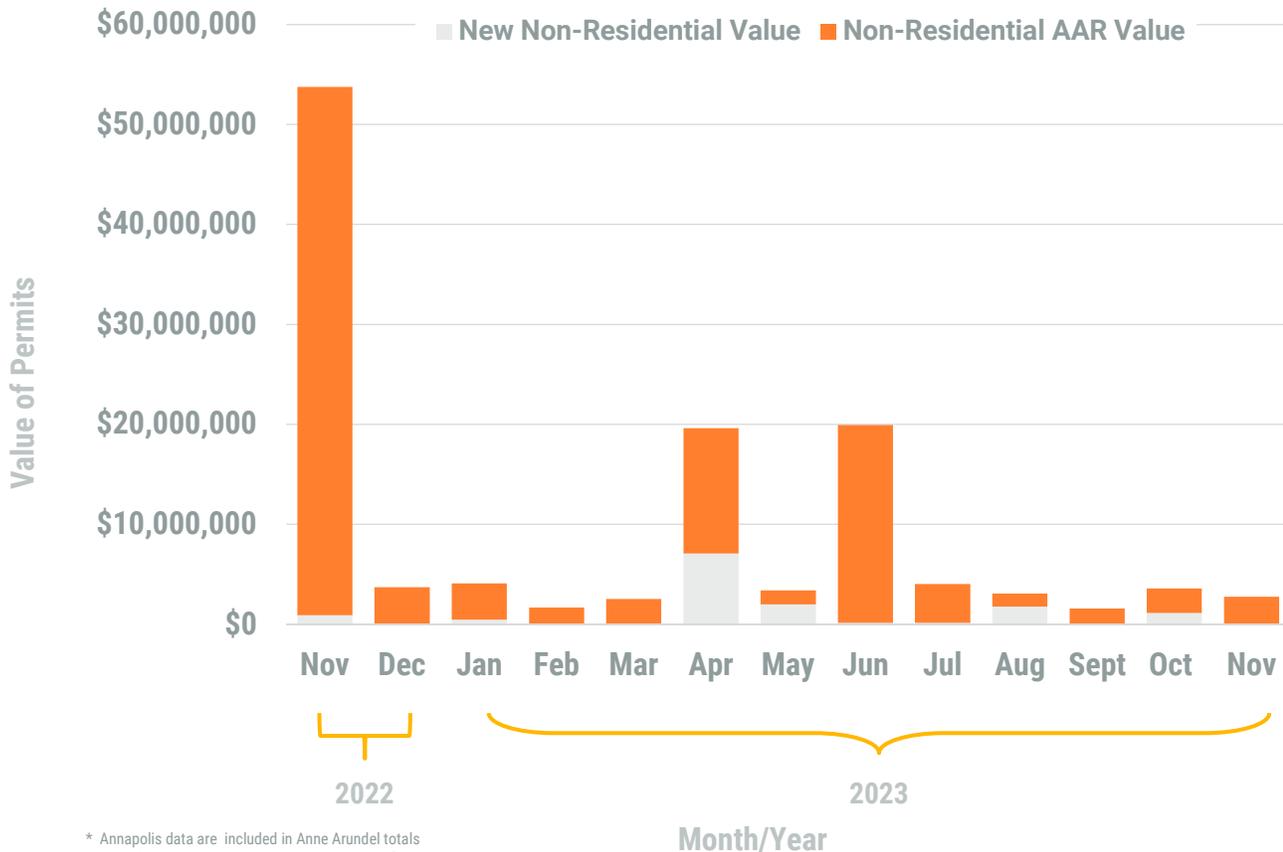
November, 2023

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$12,748,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$2,744,000	\$53,539,000

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



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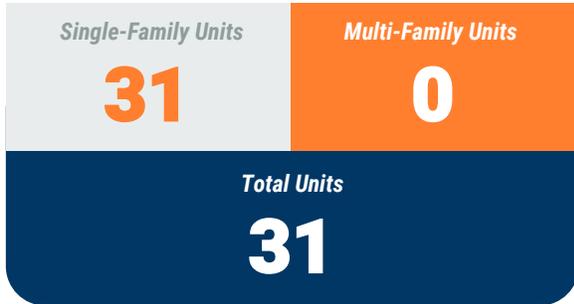
Building Activity Report

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Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

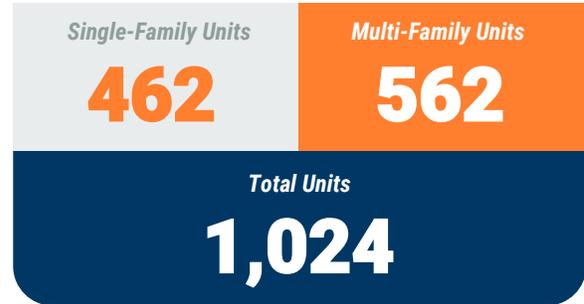
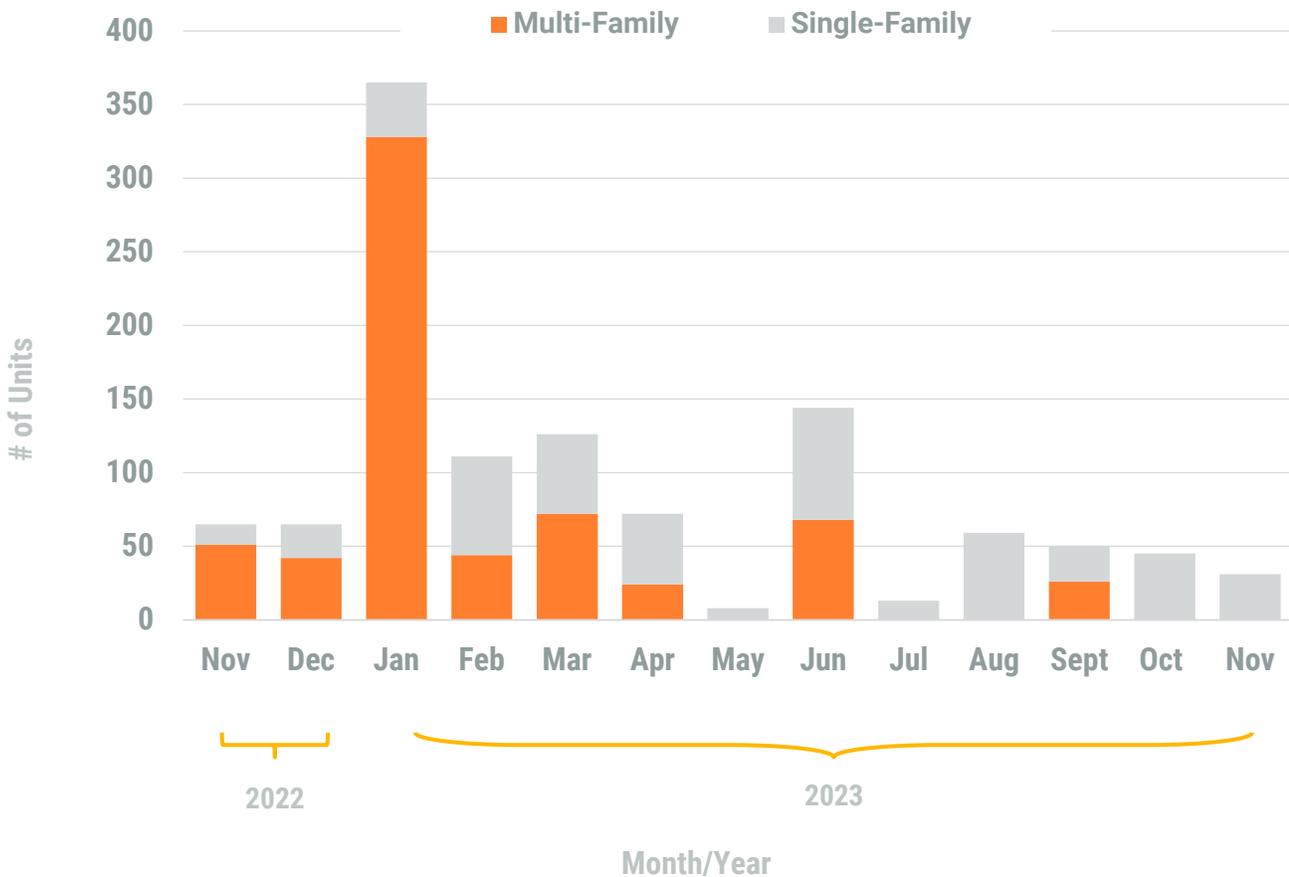


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

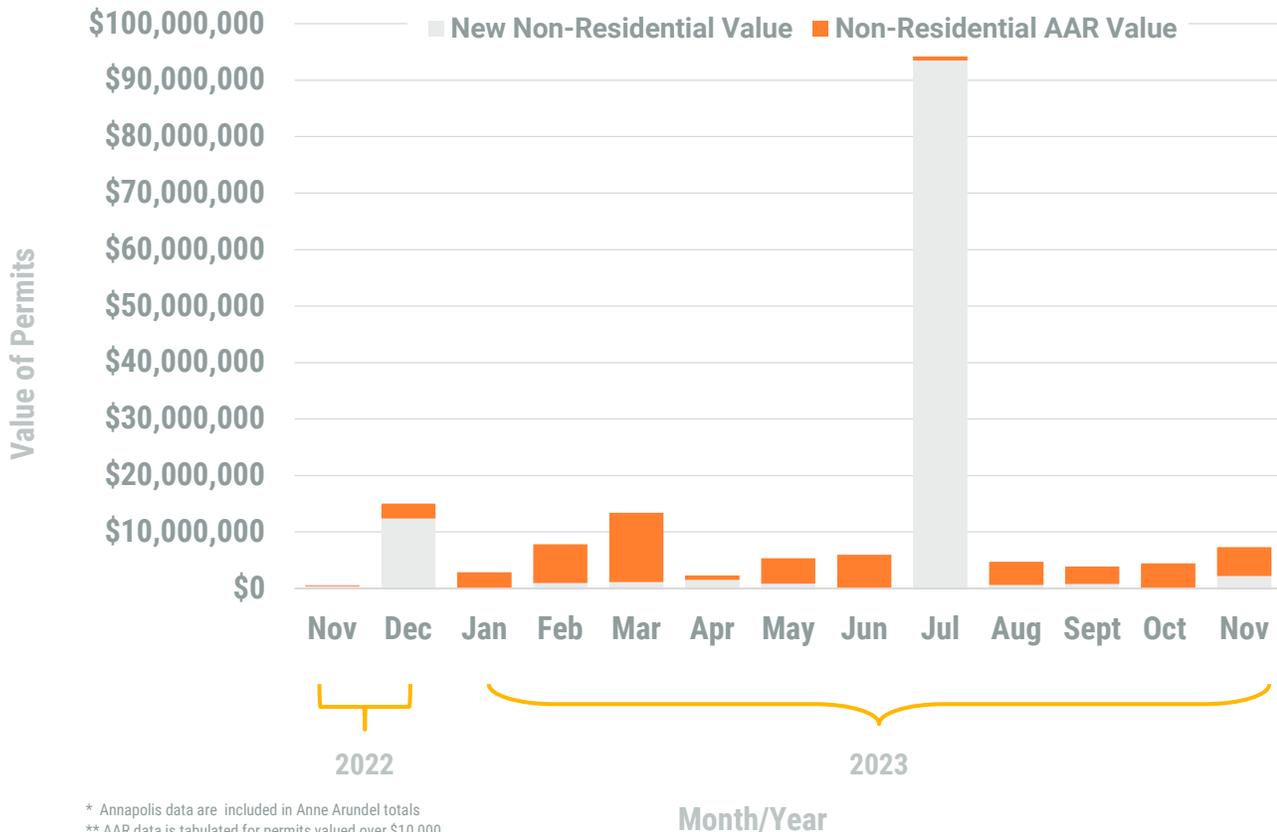
November, 2023

Harford County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$2,196,000	\$101,612,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$5,100,000	\$51,261,000

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



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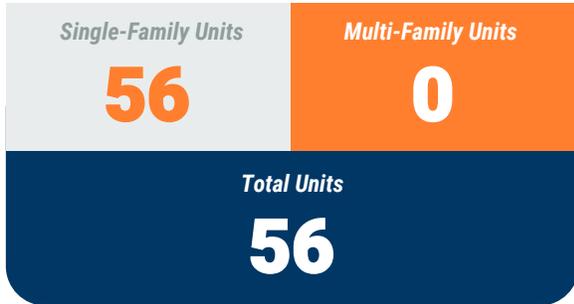
Building Activity Report

November, 2023

Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

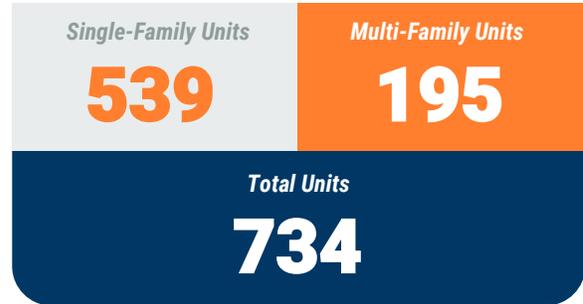
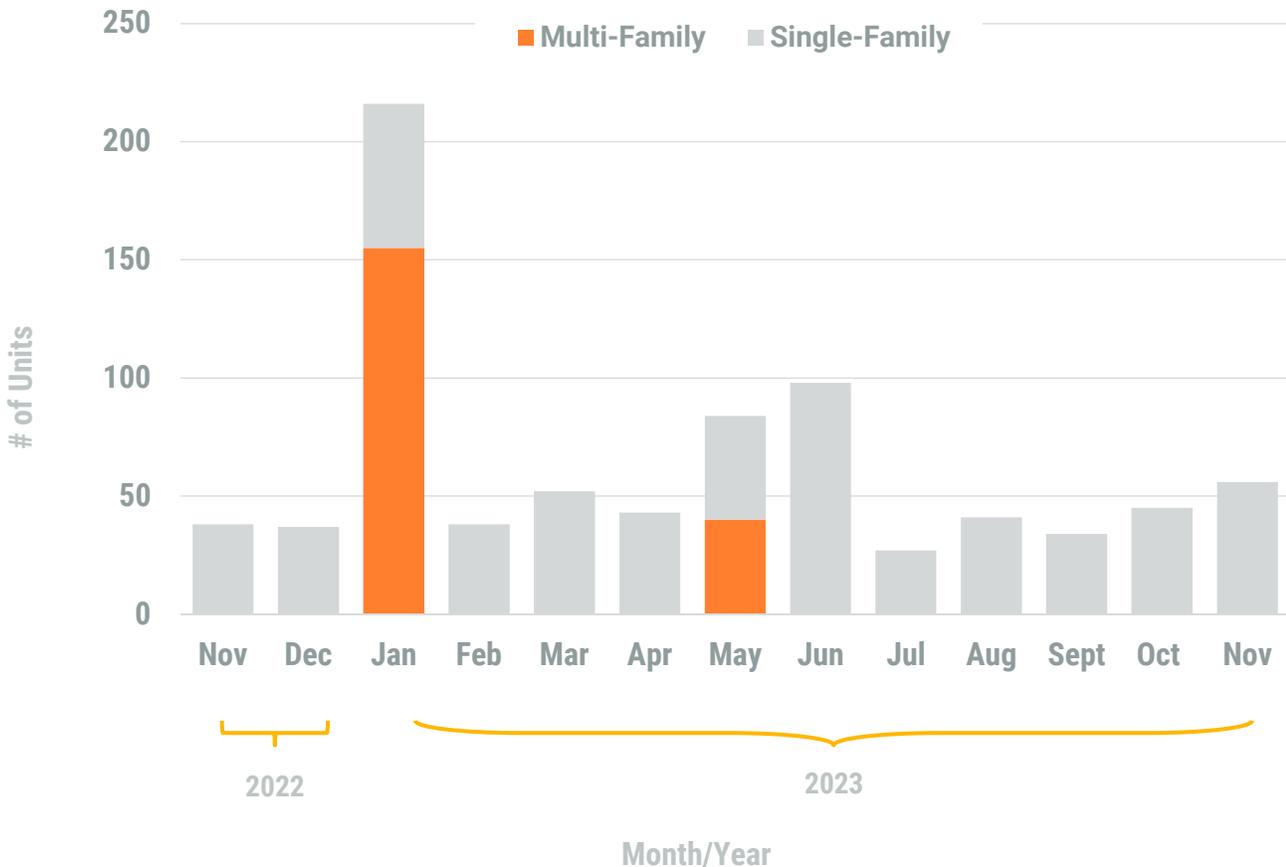


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

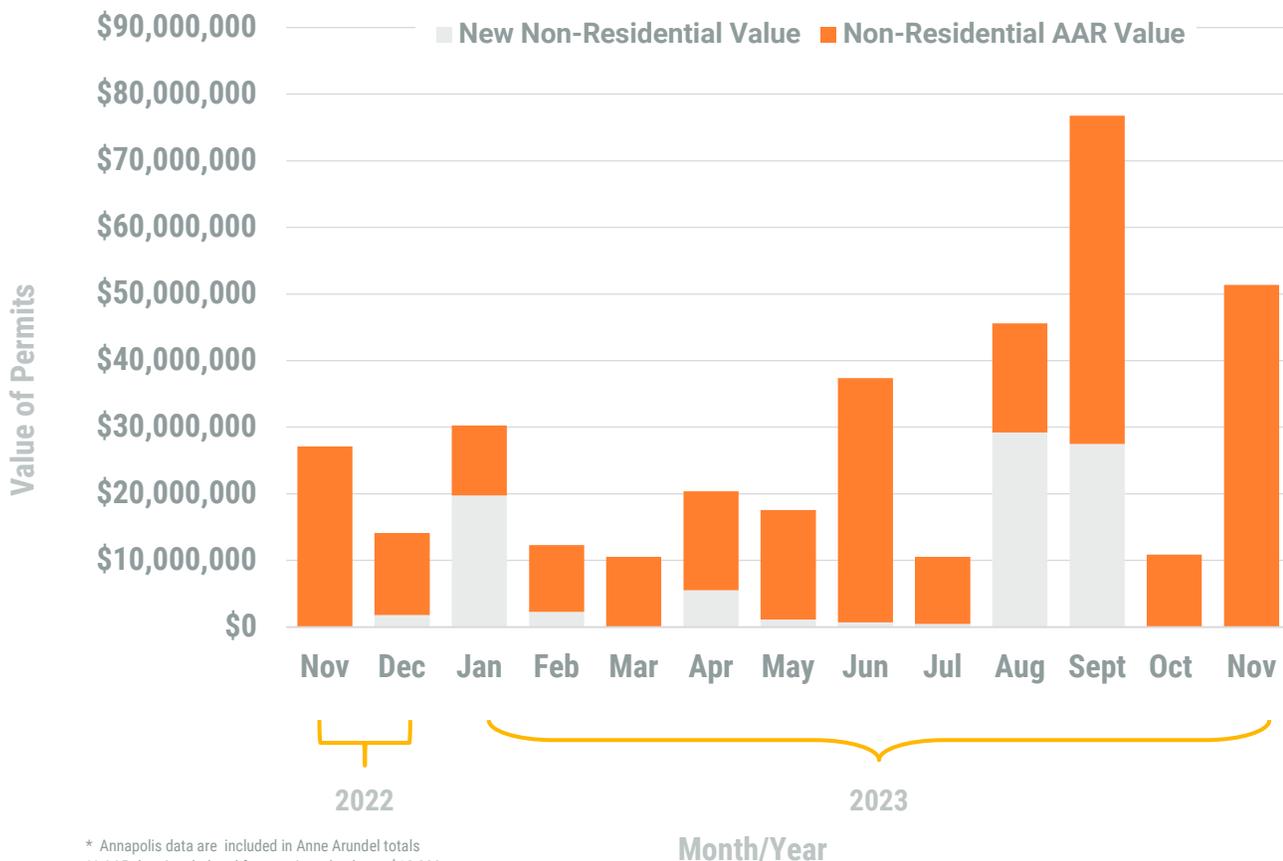
November, 2023

Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$86,457,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$51,360,000	\$237,104,000

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



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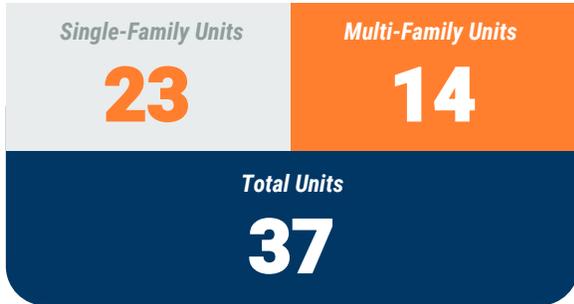
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Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

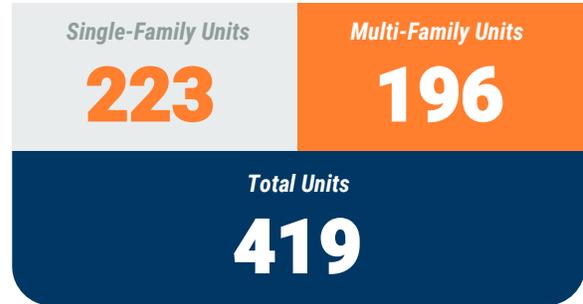
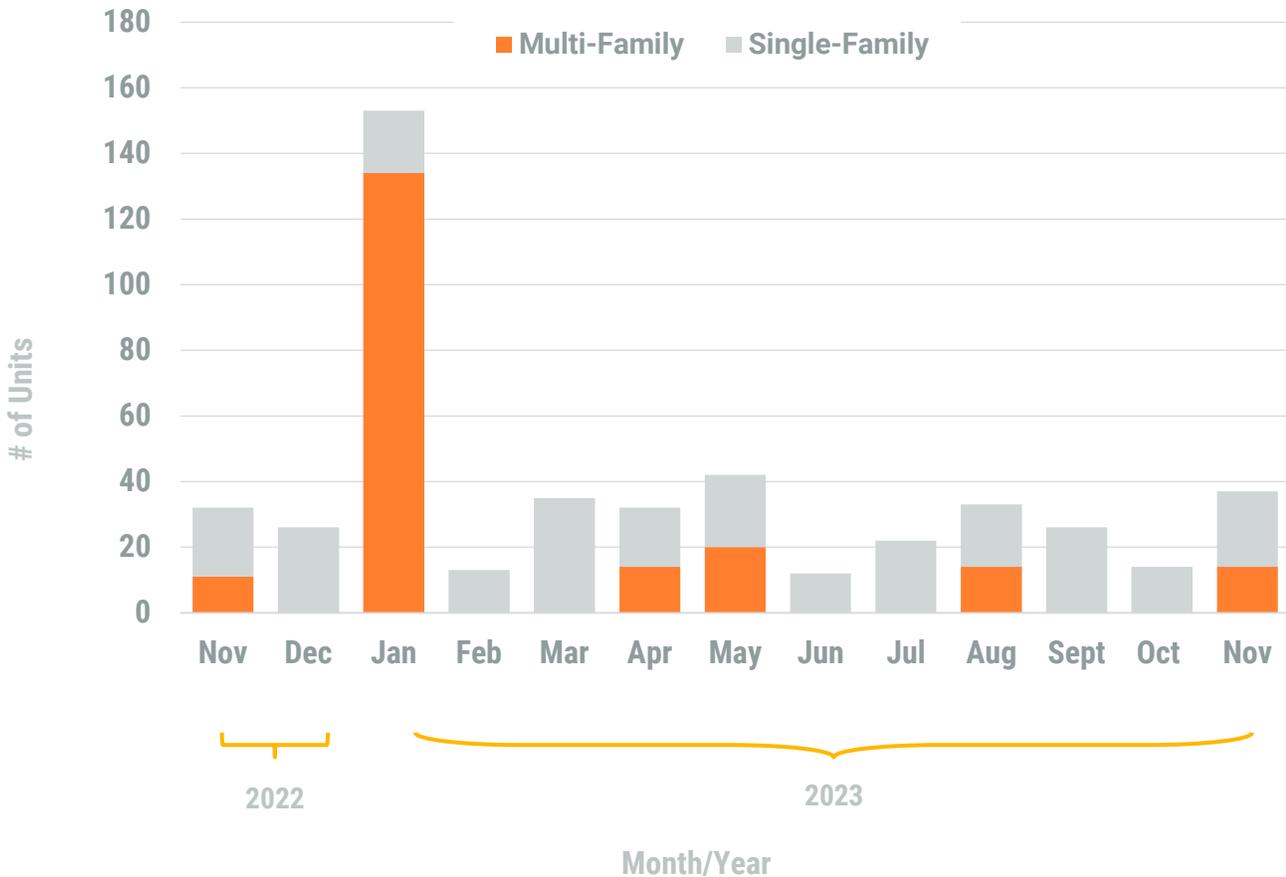


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

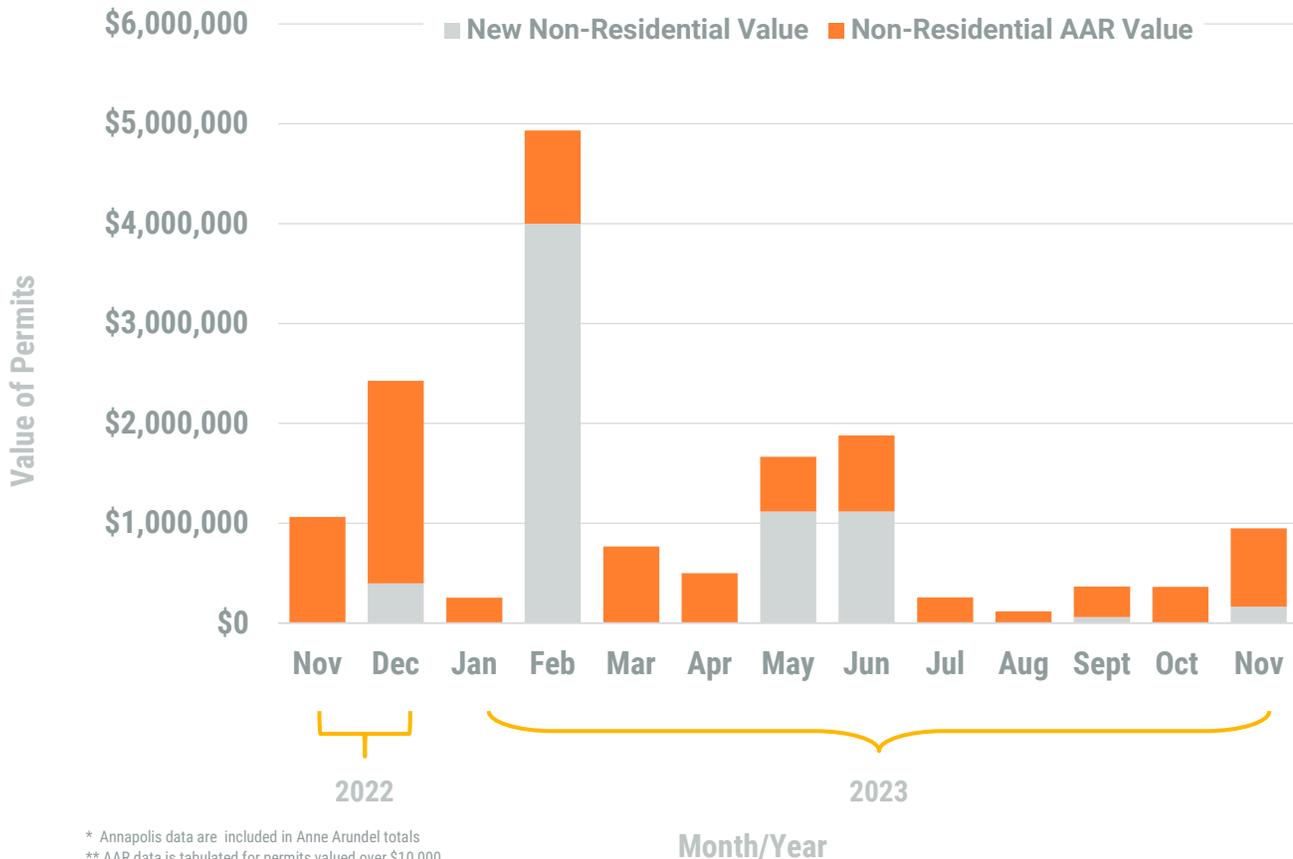
November, 2023

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$166,000	\$6,462,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$783,000	\$5,592,000

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



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Building Activity Report

November, 2023

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

Amount	County/City	Location	Description	Owner Name
\$ 7,900,000	Anne Arundel	Jessup/Severn	New 4-Sty Parking Garage	NBP 420 LLC
\$ 2,196,000	Harford	Aberdeen/Havre De Grace	New Maintenance Bldg for Large Equip Quarry	Arundel Corporation
\$ 1,170,000	Baltimore	Lutherville	New 1-Sty Shell Retail Bldg	Shell Oil Co of New York
\$ 800,000	Baltimore	Reisterstown/Owings Mills	New Shell Bldg	
\$ 780,000	Anne Arundel	Odenton	New 1-Sty Shell Retail Bldg	810 Crain LLC
\$ 500,000	Baltimore	Edgemere	New 2-Sty Industrial Warehouse	RTI TPA
\$ 450,000	Baltimore City	Hampden	New Pet Food Storage Bldg	Maryland SPCA
\$ 250,000	Baltimore	Perry Hall/White Marsh	New Foundation for Future Ofc Bldg (Wilmot HQ)	

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
\$ 140,000,000	Baltimore City	Metro Center	Addtn: 10-Sty Cancer Center. Reno Existing Bldg	University Of Maryland Medical
\$ 25,000,000	Howard	Clarksville	Int Alts: Create Ofc Spaces in Shell Bldg	Jhu Applied Physics Lab
\$ 17,300,000	Baltimore City	East Baltimore	Int/Reno and Addtn to (Chick Webb Historic) Rec Center. Includes Pool	Mayor & City Council
\$ 15,000,000	Baltimore City	West Baltimore	Rplc Rec Center	Mayor & City Council
\$ 9,300,000	Howard	Columbia	Int Alts: Conv Ofc to Wet Lab. Bldg RP1/JHU-APL	AKF3 Rivers Aviation LLC
\$ 8,398,000	Baltimore City	Metro Center	Int Reno, Additn	Associated Sulpicians Of The US
\$ 7,500,000	Baltimore	Middle River	Int/Ext Alts for Self-Storage	2800 Eastern LLC
\$ 4,206,000	Baltimore City	Highlandtown	Int/Ext Alts: Gut and Reno to Ofcs, Labs, Support Space	The Johns Hopkins University
\$ 4,000,000	Harford	Bel Air/Fallston	Int Reno, Mech Upgrades "Bel Air Fire Dept"	
\$ 3,549,000	Howard	Columbia	Int Reno: 1st Flr	Howard County General Hospital
\$ 3,000,000	Baltimore	Arbutus/Lansdowne	Addtn: Warehouse/Ofc "Ruff Roofers"	
\$ 2,792,000	Baltimore	Parkville	Int Alts "Giant Food"	
\$ 2,600,000	Howard	Columbia	Int/Ext Alts "Smashing Grapes"	The Howard Hughes Corporation
\$ 2,500,000	Anne Arundel	Annapolis Neck/Edgewater/Mayo	Int/Ext Alts: Imprvmnts	Leitch Russell S Jr Trustee
\$ 2,500,000	Baltimore	Security	Int/Ext Alts for Self-Storage	
\$ 2,000,000	Baltimore City	South Baltimore	Addtn, Int Alts: Commercial Kitch, Catering Kitch, Dumbwaiter, Bars, Seating	301 East Cromwell Street LLC
\$ 2,000,000	Baltimore	Towson/Loch Raven	Int Alts for Rstrnt "Fogo De Chao"	
\$ 1,800,000	Howard	Clarksville	Int Alts: Reno Tech Space to Support Motion Table. Bldg 12-N236 / JHU-APL	Applied Physics Lab
\$ 1,755,000	Baltimore City	Cherry Hill	Rftp Solar	Diversified Storage Fund
\$ 1,500,000	Baltimore City	Highlandtown	Int Alts: Pet/CT, Equip Rm, Reno Prep/Recovery, Control Rm, Cooldown Toilet	Johns Hopkins Hospital
\$ 1,500,000	Baltimore City	East Baltimore	Int Reno: Modernize Museum Experience	Jewish Historical Society

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

November, 2023

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	November 2022	November 2023	YTD 2022	YTD 2023	November 2022	November 2023	YTD 2022	YTD 2023	November 2022	November 2023	YTD 2022	YTD 2023
Anne Arundel	41	88	1,307	887	556	-	814	125	597	88	2,121	1,012
Annapolis*	(1)	(1)	(61)	(39)	-	-	-	-	(1)	(1)	(61)	(39)
Baltimore City	11	3	89	90	270	146	1,660	1,325	281	149	1,749	1,415
Baltimore	-	93	-	1,045	-	68	-	524	-	161	-	1,569
Carroll	9	6	283	134	-	36	38	72	9	42	321	206
Harford	14	31	265	462	51	-	402	562	65	31	667	1,024
Howard	38	56	476	539	-	-	112	195	38	56	588	734
Queen Annes	21	23	241	223	11	14	127	196	32	37	368	419
Region	134	300	2,661	3,380	888	264	3,153	2,999	1,022	564	5,814	6,379
Regional Change 2022-2023		166		719		(624)		(154)		(458)		565
As a Percent		123.9%		27.0%		-70.3%		-4.9%		-44.8%		9.7%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	November 2022	November 2023	YTD 2022	YTD 2023	November 2022	November 2023	YTD 2022	YTD 2023	November 2022	November 2023	YTD 2022	YTD 2023
Anne Arundel	297	243	3,451	3,368	34,424	11,217	268,107	157,904	12,192	10,646	135,806	164,387
Annapolis*	(37)	(32)	(425)	(430)	(693)	310	(15,319)	9,345	(2,488)	(2,183)	(21,063)	(42,031)
Baltimore City	139	119	1,570	1,532	53,546	33,600	120,199	122,751	30,342	8,581	165,303	151,123
Baltimore	-	189	-	2,307	-	33,527	-	370,639	-	12,310	-	133,526
Carroll	118	103	1,157	1,165	3,503	2,637	87,775	51,808	7,604	4,300	55,378	55,245
Harford	38	21	276	250	19,164	12,199	172,001	213,117	447	671	4,796	8,063
Howard	136	123	1,978	1,927	9,491	8,642	159,790	159,341	6,158	4,926	100,015	83,252
Queen Annes	7	8	77	172	6,026	8,074	72,329	87,461	180	239	4,816	8,066
Region	735	806	8,509	10,721	126,154	109,896	880,201	1,163,021	56,923	41,673	466,114	603,662
Regional Change 2022-2023		71		2,212		(16,258)		282,820		(15,250)		137,548
As a Percent		9.7%		26.0%		-12.9%		32.1%		-26.8%		29.5%

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 Source: BPDS at the Baltimore Metropolitan Council



Appendix

November, 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)			
	November 2022	November 2023	YTD 2022	YTD 2023	November 2022	November 2023	YTD 2022	YTD 2023	November 2022	November 2023	YTD 2022	YTD 2023
Anne Arundel	79	45	1,101	856	1,096	8,679	114,102	101,562	19,209	9,647	250,785	242,359
Annapolis*	(12)	(8)	(190)	(188)	-	-	(33,270)	(3,040)	(1,271)	(1,349)	(27,276)	(36,203)
Baltimore City	52	51	744	563	-	450	366,359	131,289	19,036	203,770	536,563	911,825
Baltimore	-	120	-	1,452	-	2,720	-	207,388	-	35,882	-	678,442
Carroll	20	15	208	199	900	-	22,751	12,748	52,858	2,744	116,645	53,539
Harford	3	5	198	115	400	2,196	15,055	101,612	175	5,100	24,369	51,261
Howard	55	39	546	464	-	-	229,163	86,457	27,109	51,360	362,353	237,104
Queen Annes	11	10	79	97	-	166	1,500	6,462	1,065	783	8,937	5,592
Region	220	285	2,876	3,746	2,396	14,211	748,930	647,518	119,452	309,286	1,299,652	2,180,122
Regional Change 2022-2023		65		870		11,815		(101,412)		189,834		880,470
As a Percent		29.5%		30.3%		493.1%		-13.5%		158.9%		67.7%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	November 2022	November 2023	YTD 2022	YTD 2023	November 2022	November 2023	YTD 2022	YTD 2023
Anne Arundel	508	-	508	-	111,924	-	111,924	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	-	-	1,015	251	-	-	162,600	41,050
Baltimore	-	-	-	-	-	-	-	-
Carroll	-	36	3	36	-	5,536	269	5,536
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	-	-	-	-	-
Queen Annes	3	-	3	20	800	-	800	13,957
Region	511	36	1,529	307	112,724	5,536	275,593	60,543
Regional Change 2022-2023		(475)		(1,222)		(107,188)		(215,050)
As a Percent		-93.0%		-79.9%		-95.1%		-78.0%

* 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

November, 2023

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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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