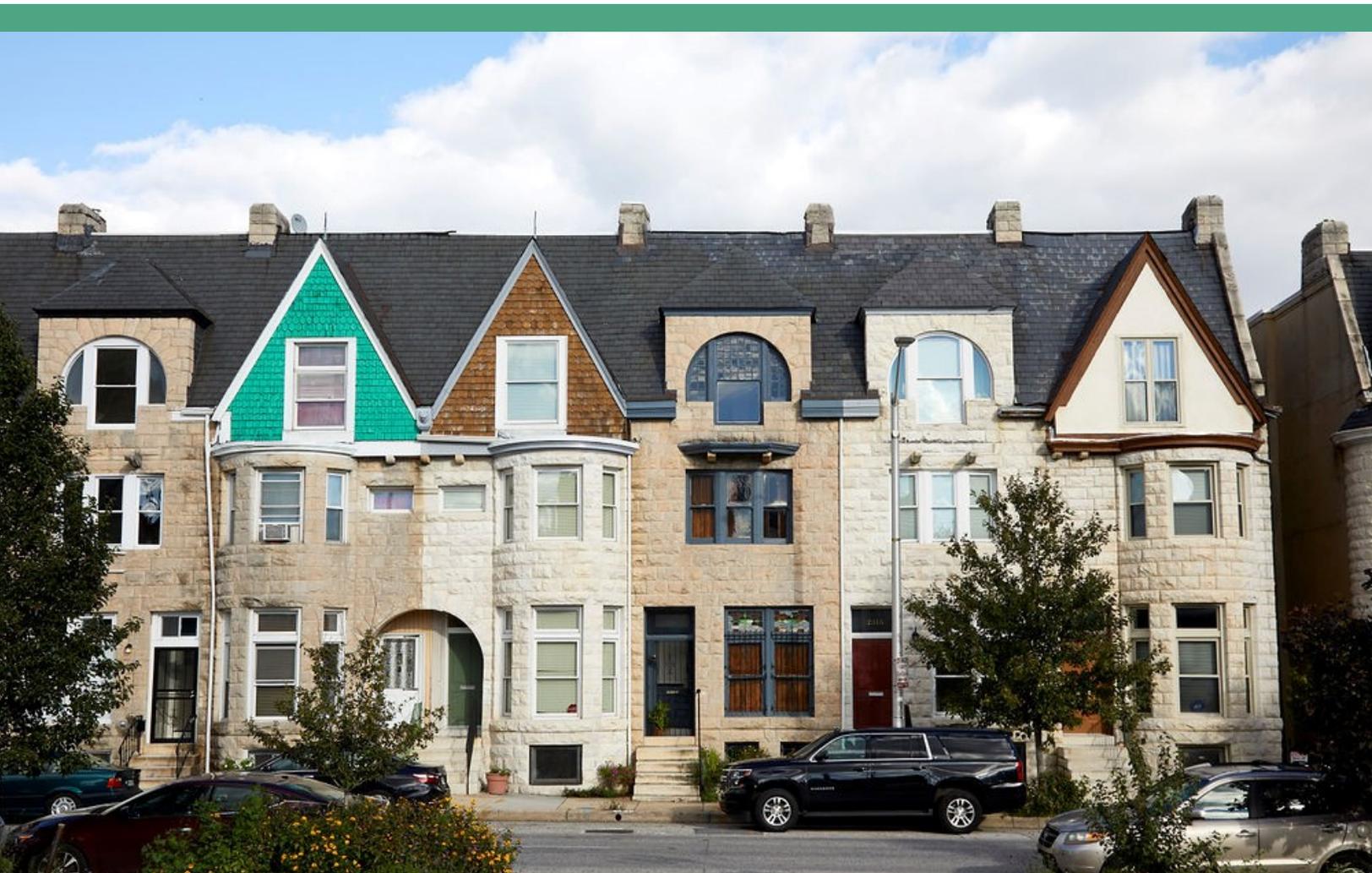


REGIONAL BUILDING ACTIVITY REPORT

2023 Year in Review





Permit data excludes Baltimore County in 2022. Due to a change in software at Baltimore County, permit information was not available at the time of data collection. For this reason, regional comparisons to 2022 are not included in this report

In 2023, a total of 7,298 new residential units were permitted in the Baltimore Region. The multi-family share of units permitted during 2023 equaled 50.1 percent of the total units permitted. The value of permitted residential remodeling (AAR) totaled \$647.0 million in 2023 .

The value of permitted new non-residential structures totaled \$803.2 million in 2023. Permitted non-residential remodeling activity totaled \$2.3 billion in 2023.

RESIDENTIAL MARKET

A total of 3,644 new **single-family** home units were permitted in the Baltimore region in 2023. Baltimore County led the region by permitting 1,120 new units, up 32.1 percent from 2021 (Baltimore County did not report in 2022). Anne Arundel County ranked second, permitting 944 new units, down 31.9 percent from 2022. Howard County (3rd) experienced a 17.5 percent increase and Harford County (4th) experienced a 73.3 percent increase in single-family units permitted in 2023. Ranked 5th, the number of single-family units permitted in Queen Anne’s County decreased 7.9 percent. Carroll County ranked 6th and experienced a decrease of 53.5 percent in single-family units permitted in 2023. Baltimore City ranked 7th with a 4.4% increase in single-family units permitted in 2023.

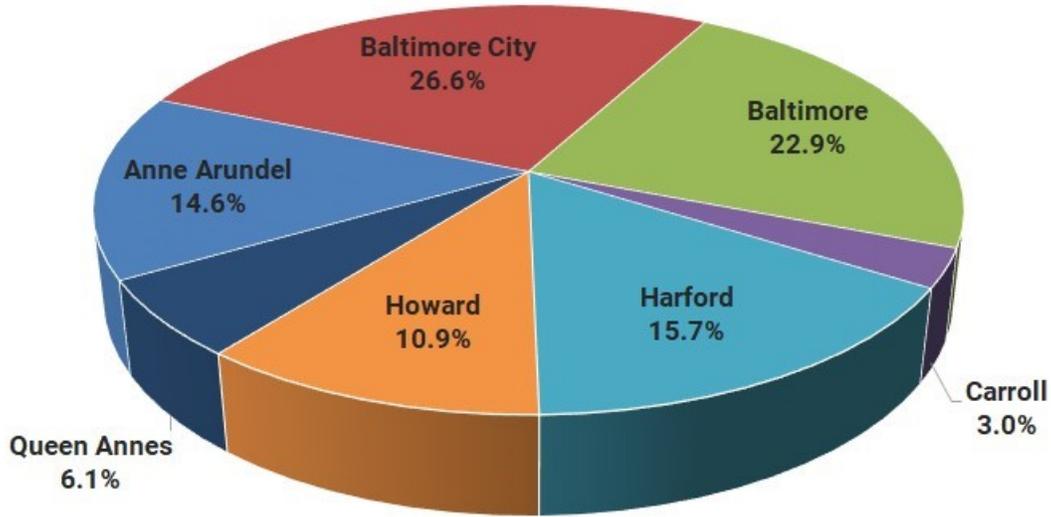
A total of 3,654 new **multi-family** units were permitted in the Baltimore region during 2023. Baltimore City led the region by permitting 1,850 units, a decrease of 1.5 percent from the number of permitted units issued in 2022. Harford County ranked second, permitting 650 new units, an increase of 46.4 percent when compared to the previous year. Baltimore County issued permits for 554 multi-family units ranking the jurisdiction third in the region.

Exhibit 1: New Residential Units Permitted by Type in the Baltimore Region Jurisdictions, 2023





Exhibit 2: Share of New Residential Units Permitted by reporting Jurisdictions in 2023



The estimated value of **residential alterations, additions and repairs (AARs)** permitted during 2023 for the Baltimore region amounted to \$647.0 million. Anne Arundel County authorized AARs with a total estimated value of \$175.2 million, representing a 15.4 percent increase from 2022. Baltimore City ranked second in the region having authorized permits for an estimated \$160.5 million, marking a 15.2 percent decrease from the previous year. Baltimore County ranked third in the region having authorized permits with construction costs estimated at \$145.2 million, a 41.3% increase from 2021. (Baltimore County did not report in 2022).

Exhibit 3: National Rank, New Privately Owned Housing Units Authorized, 2023



Source: U.S. Census Bureau ^{2,3,4,5}

Nationally for December 2023, the seasonally adjusted annual rate of new residential construction authorized by building permits was estimated at 1,495,000, a figure that is 6.1 percent above the December 2022 annual rate of 1,409,000. Single-family housing authorized by building permits was 994,000 a rate that is 32.9 percent above the December 2022 annual figure. Permitted units in buildings with 5 units or more was estimated at 449,000, 26.6% below the December 2022 seasonally adjusted annual estimate of 612,000.¹ There was an estimated inventory of 453,000 new homes available for sale at the end of December 2023, the change in inventory from the previous year is not statistically significant.⁶ Nationally, the median price was \$425,150 for all home types.⁷

Exhibit 4: National Economic Indicators

2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		Q1			Q2			Q3			Q4	
GDP (Annual Rate)		2.2			2.1			4.9			3.2	
Unemployment Rate	3.4	3.6	3.5	3.4	3.7	3.6	3.5	3.8	3.8	3.8	3.7	3.7

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

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

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

The Ten Hills RPD (820 Units), ranked 1st in total unit authorizations in 2023. Ten Hills had zero units permitted in 2022. The Edgewood/Joppa RPD (655 Units), ranked 2nd in total unit authorizations in 2023 and experienced an increase of 411.7 percent. This RPD was ranked 13th in 2022.

Table 1-A. New Residential Units Permitted in 2023 - RPDs Ranked By Total Units Permitted

Rank	Location	Single-Family	Multi-Family	Total Units
1	Ten Hills	-	820	820
2	Edgewood/Joppa	235	420	655
3	South Baltimore	64	373	437
4	Cockeysville/Timonium	61	322	383
5	Aberdeen/Havre De Grace	171	114	285
6	Essex	276	-	276
7	Kent Island	160	76	236
8	Maryland City	233	-	233
9	Laurel	206	-	206
10	Metro Center	1	194	195
11	Security	147	30	177
12	Columbia	20	155	175
13	Grasonville-Queenstown	50	120	170
14	Bel Air/Fallston	52	116	168
15	Fort Meade	94	72	166
16	West Friendship	126	40	166
17	East Baltimore	2	152	154
18	Hamilton	1	146	147
19	Dundalk/Turners Station	54	84	138
20	Rossville	64	68	132
21	Brooklyn Park/Linthicum	121	-	121
22	Marley Neck	121	-	121
23	Ellicott City	118	-	118
24	Perry Hall/White Marsh	109	-	109
25	Lower Park Heights	-	100	100
26	Mount Airy	26	72	98
27	Chase/Bowleys Quarters	94	-	94
28	Crofton	93	-	93
29	Randallstown	35	50	85
30	Severna Park	30	53	83
31	Annapolis Neck/Edgewater/Mayo	78	-	78
32	Jessup/Severn	66	-	66
33	Waverly	-	64	64
34	Elkridge	62	-	62
35	Clarksville	59	-	59
36	Greenspring Valley/Pikesville	42	-	42
37	Centreville	36	-	36
38	Chestnut Ridge	34	-	34
39	Pasadena/Lake Shore	32	-	32
40	Westminster	30	-	30
41	Jarrettsville/Norrisville	29	-	29
42	Manchester	16	12	28

Rank	Location	Single-Family	Multi-Family	Total Units
43	Edgemere	24	-	24
44	Catonsville	22	-	22
45	Taneytown	22	-	22
46	Glen Burnie	21	-	21
47	Jacksonville	20	-	20
48	Eldersburg	19	-	19
49	Deale/Lothian	18	-	18
50	Hereford/Maryland Line	18	-	18
51	Fowblesburg	16	-	16
52	Prettyboy	13	-	13
53	Finksburg	13	-	13
54	Reisterstown/Owings Mills	12	-	12
55	Cardiff/Darlington	12	-	12
56	Cooksville	12	-	12
57	Liberty/Lochearn	11	-	11
58	Broadneck	10	-	10
59	Davidsonville/Harwood	10	-	10
60	Arbutus/Lansdowne	10	-	10
61	Brooklyn	9	-	9
62	Fork	9	-	9
63	Odenton	7	-	7
64	Lutherville	7	-	7
65	Towson/Loch Raven	7	-	7
66	Kingsville	6	-	6
67	Crownsville	5	-	5
68	Annapolis	5	-	5
69	Sparks	5	-	5
70	Ruxton	5	-	5
71	Parkville	5	-	5
72	Gardenville	4	-	4
73	Harrisonville	4	-	4
74	Middle River	4	-	4
75	Forest Park	3	-	3
76	North Point	3	-	3
77	Hampden	2	-	2
78	West Baltimore	2	-	2
79	Highlandtown	2	-	2
80	Rosedale	2	-	2
81	Mount Washington	1	-	1
82	Chinquapin	1	-	1
83	Rosemont	1	-	1
84	Canton	1	-	1

Source: Building Permit Data System—Baltimore Metropolitan Council



The Essex RPD (276 Units) ranked 1st in single-family unit authorizations in 2023 and was ranked 14th in 2021. In 2023, Essex authorized twice the number of single-family units authorized in 2021. (Baltimore County did not report in 2022).

Table 1-B. New Residential Units Permitted in 2023 - RPDs Ranked By Single-Family Units Permitted

Rank	Location	Single-Family	Multi-Family	Total Units
1	Essex	276	-	276
2	Edgewood/Joppa	235	420	655
3	Maryland City	233	-	233
4	Laurel	206	-	206
5	Aberdeen/Havre De Grace	171	114	285
6	Kent Island	160	76	236
7	Security	147	30	177
8	West Friendship	126	40	166
9	Brooklyn Park/Linthicum	121	-	121
10	Marley Neck	121	-	121
11	Ellicott City	118	-	118
12	Perry Hall/White Marsh	109	-	109
13	Fort Meade	94	72	166
14	Chase/Bowleys Quarters	94	-	94
15	Crofton	93	-	93
16	Annapolis Neck/Edgewater/Mayo	78	-	78
17	Jessup/Severn	66	-	66
18	South Baltimore	64	373	437
19	Rossville	64	68	132
20	Elkridge	62	-	62
21	Cockeysville/Timonium	61	322	383
22	Clarksville	59	-	59
23	Dundalk/Turners Station	54	84	138
24	Bel Air/Fallston	52	116	168
25	Grasonville-Queenstown	50	120	170
26	Greenspring Valley/Pikesville	42	-	42
27	Centreville	36	-	36
28	Randallstown	35	50	85
29	Chestnut Ridge	34	-	34
30	Pasadena/Lake Shore	32	-	32
31	Severna Park	30	53	83
32	Westminster	30	-	30
33	Jarrettsville/Norrisville	29	-	29
34	Mount Airy	26	72	98
35	Edgemere	24	-	24
36	Catonsville	22	-	22
37	Taneytown	22	-	22
38	Glen Burnie	21	-	21
39	Columbia	20	155	175
40	Jacksonville	20	-	20
41	Eldersburg	19	-	19
42	Deale/Lothian	18	-	18

Rank	Location	Single-Family	Multi-Family	Total Units
43	Hereford/Maryland Line	18	-	18
44	Manchester	16	12	28
45	Fowblesburg	16	-	16
46	Prettyboy	13	-	13
47	Finksburg	13	-	13
48	Reisterstown/Owings Mills	12	-	12
49	Cardiff/Darlington	12	-	12
50	Cooksville	12	-	12
51	Liberty/Lochearn	11	-	11
52	Broadneck	10	-	10
53	Davidsonville/Harwood	10	-	10
54	Arbutus/Lansdowne	10	-	10
55	Brooklyn	9	-	9
56	Fork	9	-	9
57	Odenton	7	-	7
58	Lutherville	7	-	7
59	Towson/Loch Raven	7	-	7
60	Kingsville	6	-	6
61	Crownsville	5	-	5
62	Annapolis	5	-	5
63	Sparks	5	-	5
64	Ruxton	5	-	5
65	Parkville	5	-	5
66	Gardenville	4	-	4
67	Harrisonville	4	-	4
68	Middle River	4	-	4
69	Forest Park	3	-	3
70	North Point	3	-	3
71	East Baltimore	2	152	154
72	Hampden	2	-	2
73	West Baltimore	2	-	2
74	Highlandtown	2	-	2
75	Rosedale	2	-	2
76	Metro Center	1	194	195
77	Hamilton	1	146	147
78	Mount Washington	1	-	1
79	Chinquapin	1	-	1
80	Rosemont	1	-	1
81	Canton	1	-	1
82	Ten Hills	-	820	820
83	Lower Park Heights	-	100	100
84	Waverly	-	64	64

Source: Building Permit Data System—Baltimore Metropolitan Council



The Ten Hills RPD (820 Units), ranked 1st in multi-family unit authorizations in 2023. Ten Hills had zero units authorized in 2022. The Edgewood/Joppa RPD ranked 2nd in multi-family unit authorizations in 2023 with 420 Units, a number 34 times greater than 2022 when the RPD was ranked 16th in multi-family unit authorizations.

Table 1-C. New Residential Units Permitted in 2023 - RPDs Ranked By Multi-Family Units Permitted

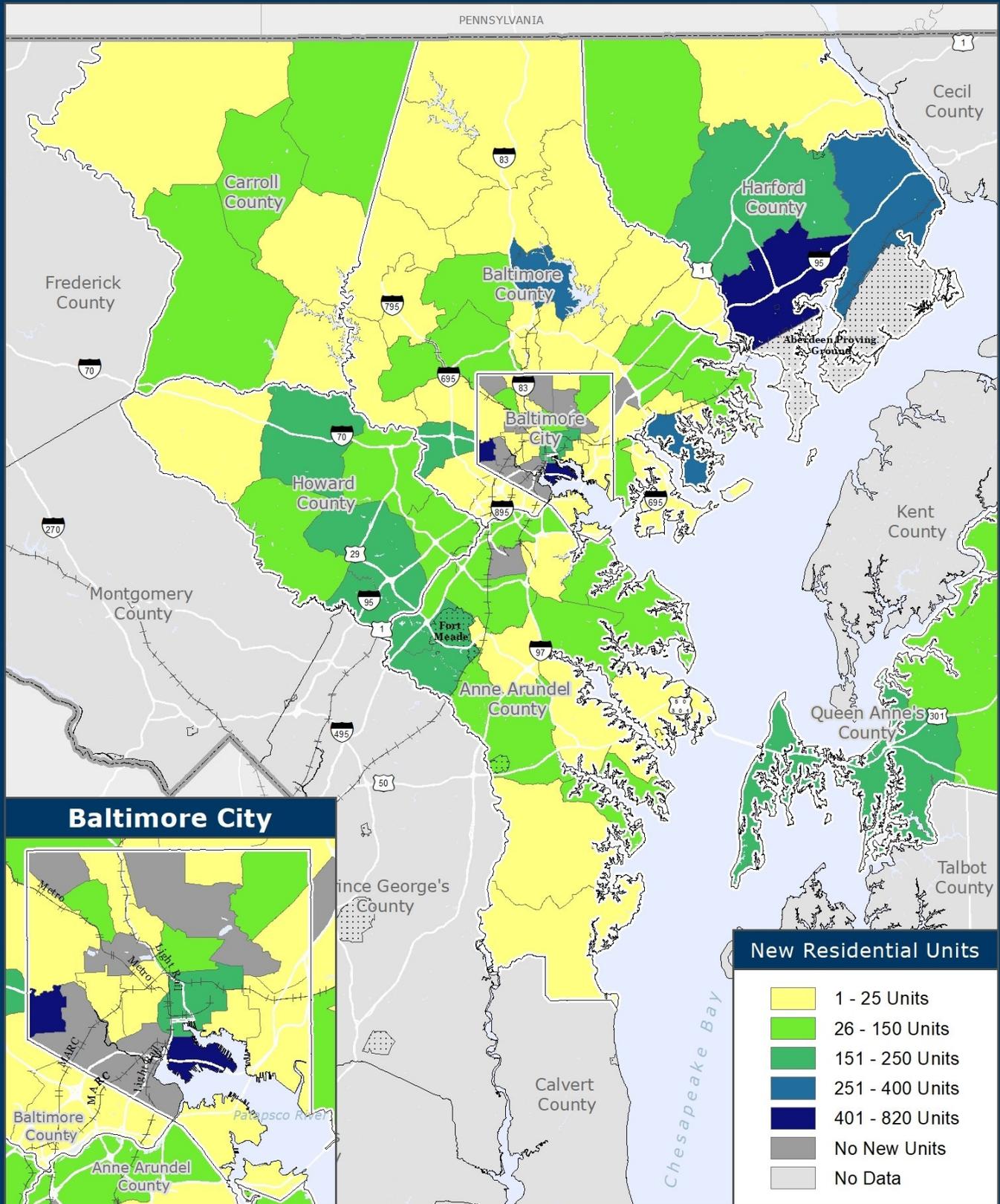
Rank	Location	Single-Family	Multi-Family	Total Units
1	Ten Hills	-	820	820
2	Edgewood/Joppa	235	420	655
3	South Baltimore	64	373	437
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5	Metro Center	1	194	195
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13	Dundalk/Turners Station	54	84	138
14	Kent Island	160	76	236
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16	Mount Airy	26	72	98
17	Rossville	64	68	132
18	Waverly	-	64	64
19	Severna Park	30	53	83
20	Randallstown	35	50	85
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23	Manchester	16	12	28
24	Essex	276	-	276
25	Maryland City	233	-	233
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27	Brooklyn Park/Linthicum	121	-	121
28	Marley Neck	121	-	121
29	Ellicott City	118	-	118
30	Perry Hall/White Marsh	109	-	109
31	Chase/Bowleys Quarters	94	-	94
32	Crofton	93	-	93
33	Annapolis Neck/Edgewater/Mayo	78	-	78
34	Jessup/Severn	66	-	66
35	Elkridge	62	-	62
36	Clarksville	59	-	59
37	Greenspring Valley/Pikesville	42	-	42
38	Centreville	36	-	36
39	Chestnut Ridge	34	-	34
40	Pasadena/Lake Shore	32	-	32
41	Westminster	30	-	30
42	Jarrettsville/Norrisville	29	-	29

Rank	Location	Single-Family	Multi-Family	Total Units
43	Edgemere	24	-	24
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46	Glen Burnie	21	-	21
47	Jacksonville	20	-	20
48	Eldersburg	19	-	19
49	Deale/Lothian	18	-	18
50	Hereford/Maryland Line	18	-	18
51	Fowblesburg	16	-	16
52	Prettyboy	13	-	13
53	Finksburg	13	-	13
54	Reisterstown/Owings Mills	12	-	12
55	Cardiff/Darlington	12	-	12
56	Cooksville	12	-	12
57	Liberty/Lochearn	11	-	11
58	Broadneck	10	-	10
59	Davidsonville/Harwood	10	-	10
60	Arbutus/Lansdowne	10	-	10
61	Brooklyn	9	-	9
62	Fork	9	-	9
63	Odenton	7	-	7
64	Lutherville	7	-	7
65	Towson/Loch Raven	7	-	7
66	Kingsville	6	-	6
67	Crownsville	5	-	5
68	Annapolis	5	-	5
69	Sparks	5	-	5
70	Ruxton	5	-	5
71	Parkville	5	-	5
72	Gardenville	4	-	4
73	Harrisonville	4	-	4
74	Middle River	4	-	4
75	Forest Park	3	-	3
76	North Point	3	-	3
77	Hampden	2	-	2
78	West Baltimore	2	-	2
79	Highlandtown	2	-	2
80	Rosedale	2	-	2
81	Mount Washington	1	-	1
82	Chinquapin	1	-	1
83	Rosemont	1	-	1
84	Canton	1	-	1

Source: Building Permit Data System—Baltimore Metropolitan Council

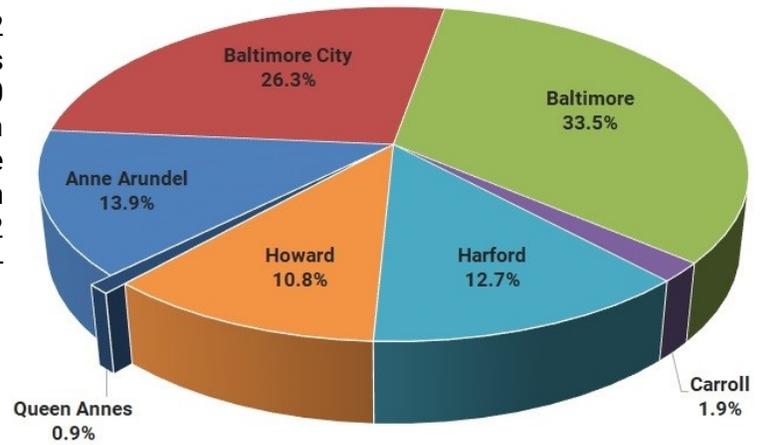


Exhibit 5 Number of Permitted Residential Units by RPD 2023



**NON-RESIDENTIAL MARKET**

In 2023, new non-residential construction totaled \$803.2 million. Baltimore County was the regional leader in this category with an estimated permitted value of \$269.0 million. Baltimore City ranked second with \$211.6 million permitted in new non-residential construction in 2023. 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 2023.

Exhibit 6: Share of New Non-Residential Construction (Value) by Jurisdiction, 2023

Source: Building Permit Data System – Baltimore Metropolitan Council

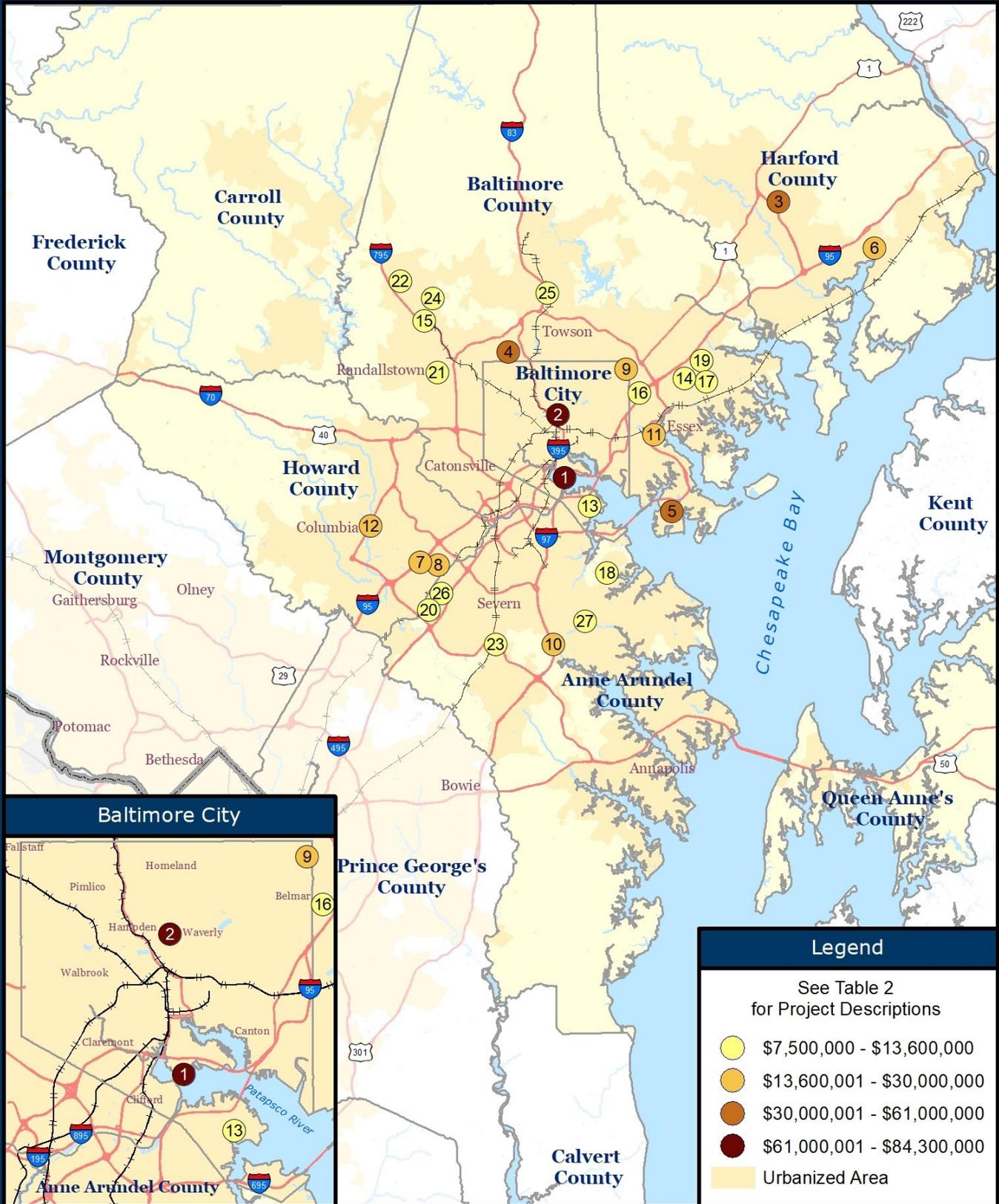
Table 2. New Non-Residential Projects Valued at \$7,500,000 and Over, 2023

Jurisdiction	Location	Description	Owner Name	Map ID/Rank	Amount
Anne Arundel	Severna Park	New Police Evidence/Forensic Science Bldgs	Anne Arundel County	10	\$ 20,000,000
Anne Arundel	Marley Neck	New Shell Warehouse Bldg	7653 BWI LLC	18	\$ 10,000,000
Anne Arundel	Jessup/Severn	New 5-Sty Shell Ofc Bldg	NBP 410 LLC	20	\$ 9,406,069
Anne Arundel	Odenton	New Self Storage Facility	F V Mayfield Road LLC	23	\$ 8,369,000
Anne Arundel	Jessup/Severn	New 4-Story Parking Garage	NBP 420 LLC	26	\$ 7,900,000
Anne Arundel	Severna Park	New Public Storage Facility	Pasadena-Governor Richie LLC	27	\$ 7,500,000
Baltimore	Greenspring Valley/Pikesville	New 2-Sty Elementary School	Baltimore County Schools	4	\$ 47,000,000
Baltimore	Edgemere	New Bldg: Manufacturing and Distribution	TPA Properties 30 LLC	5	\$ 32,373,598
Baltimore	Dundalk/Turners Station	New Warehouse		11	\$ 18,000,000
Baltimore	Middle River	New 2-Story Residential Board and Care Facility	Middle River Medical Venture, LLC	14	\$ 11,412,724
Baltimore	Reisterstown/Owings Mills	New 4-Story Self-Storage Facility	Yonkers 300 LLC	15	\$ 11,200,000
Baltimore	Overlea	New 1-Sty Community Center Bldg	Board Of Education	16	\$ 10,500,000
Baltimore	Middle River	New Community Center	Board Of Education	17	\$ 10,020,000
Baltimore	Perry Hall/White Marsh	New Shell Bldg For Office/Warehouse (Bldg A)	Merritt-WM,LLC	19	\$ 10,000,000
Baltimore	Liberty/Lochearn	New 3-Sty New Storage Unit Bldg	Mike Vahle	21	\$ 8,500,000
Baltimore	Reisterstown/Owings Mills	New 3-Sty Self Storage Facility		22	\$ 8,500,000
Baltimore	Reisterstown/Owings Mills	New Stevenson Library		24	\$ 8,000,000
Baltimore	Lutherville	New 3-Sty Public Storage Warehse	PS Atlantic Coast, LLC	25	\$ 8,000,000
Baltimore City	South Baltimore	New 5-Sty Ofc Bldg w Parking	UA Port Covington Holdings LLC	1	\$ 84,300,000
Baltimore City	Waverly	New Hopkins Student Cntr w Theater, Food Service	The Johns Hopkins University	2	\$ 77,500,000
Baltimore City	Hamilton	New 1-Sty w Bsmnt Res Bldg for School	Maryland School for the Blind	9	\$ 23,839,000
Baltimore City	Brooklyn	New Warehse, All Related Site Work	NPD Baltimore Industrial	13	\$ 13,600,000
Harford	Bel Air/Fallston	New Elementary School (Homestead Wakefield Elementary)	Harford County Public Schools	3	\$ 61,000,000
Harford	Edgewood/Joppa	New Foundation for Future Warehse/Manufacturing Bldg	BCP Development LLC	6	\$ 30,000,000
Howard	Elkridge	New Foundation for Warehse/Industrial Bldg - Waste Mgmnt	GVP Potomac Owner LLC	7	\$ 27,500,000
Howard	Elkridge	New Warehse/Industrial Bldg - Waste Mgmnt	GVP Potomac Owner LLC	8	\$ 27,500,000
Howard	Columbia	New 4-Lvl Ofc Bldg w 2 Lvl of Parking	HRD Development Mgmnt LLC	12	\$ 18,000,000

Source: Building Permit Data System—Baltimore Metropolitan Council



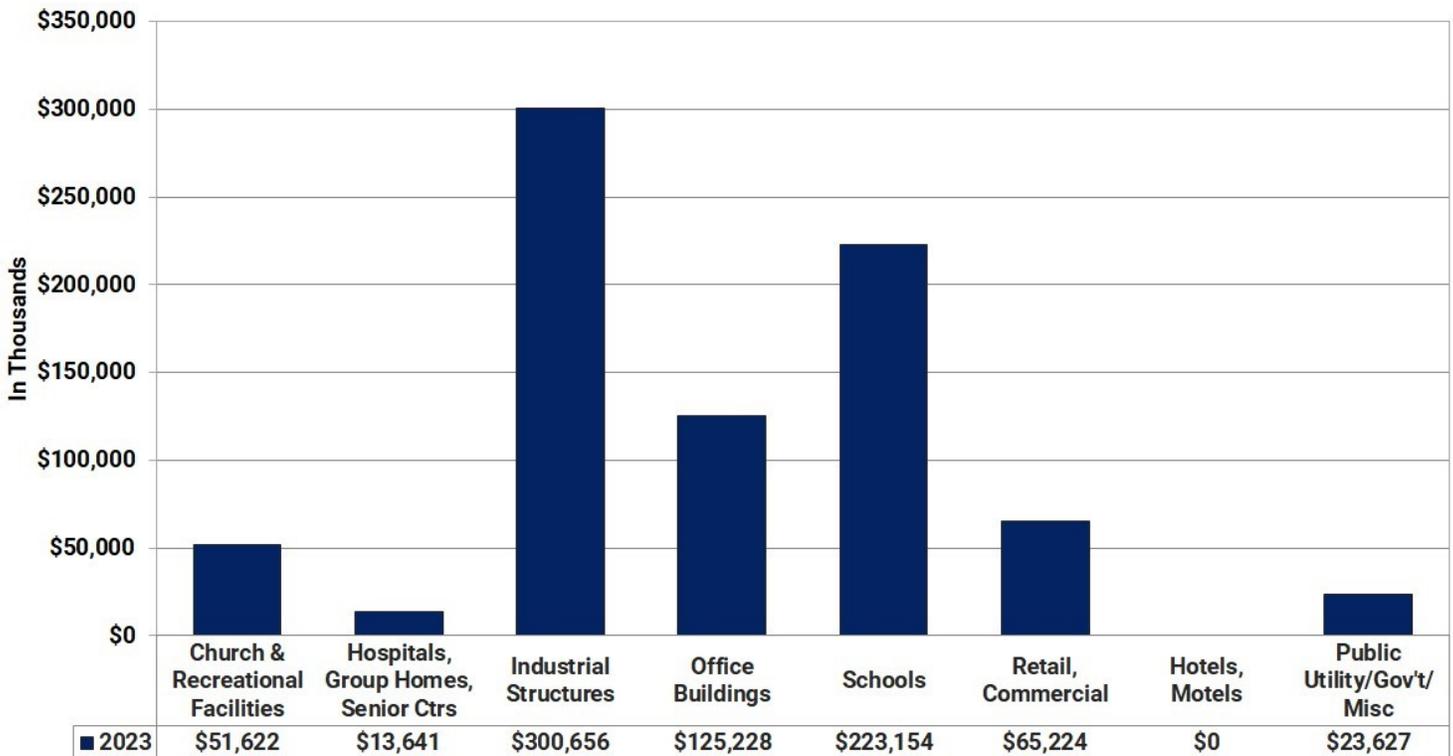
Exhibit 7 New Non-Residential Projects \$7,500,000 and Over in 2023





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, 2023



Source: Building Permit Data System - Baltimore Metropolitan Council

Seventy-two permits were issued for Industrial Buildings in 2023, with a combined construction value of \$300.7 million (category rank first). The highest value permit in this category during the year totaled \$32.4 million for a new manufacturing and distribution warehouse at the Tradepoint Atlantic development in Baltimore County. The second highest value permit in this category was \$30.0 million for the foundation of new warehouse building for Chesapeake Spice at Riverside Business Park in Harford County.

The estimated value of School buildings permitted in 2023 totaled \$223.2 million (second). A new student center building for Johns Hopkins University was permitted in Baltimore City with a construction cost of \$77.5 million, the highest permitted value in this category. The second highest value permit in this category was a new school, “Homestead Wakefield Elementary” with a construction cost of \$61.0 million in Harford County. In Baltimore County a new school was permitted, “Summit Park Elementary”, with a value of \$47.0 million.

The Office Buildings category totaled \$125.2 million in construction value (third). The highest value permit in this category during the year totaled \$84.3 million for a new 5-story office building with parking at the Baltimore Peninsula development in Baltimore City. The second highest value permit in this category was a new 4-story office building with parking valued at \$18.0 million in Columbia Town Center in Howard County.

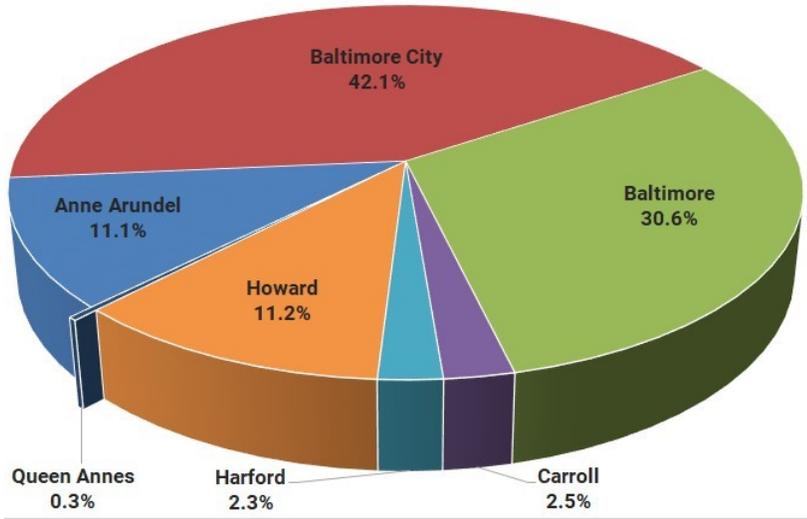


The Retail/Commercial category totaled \$65.2 million (fourth) in new non-residential permitting. The highest value permit in this category during the year was \$7.9 million for a new parking garage at National Business Park in Anne Arundel County. A new retail building in Greenspring Valley/Pikesville, Baltimore County had the second highest value at \$4.0 million.

The Church & Recreational Facilities category had construction costs of \$51.6 million (fifth). The category’s highest value permit during 2023 was a new gym and community center, “Charles Carroll Community Center”, in Carroll County valued at \$4.2 million. A new church in Overlea, Baltimore County had the second highest value at \$2.7 million.

There were nine permits issued in 2023 for Public Utilities, Government and Miscellaneous Buildings totaling \$23.6 million in estimated construction value (sixth). In Severna Park, Anne Arundel County, new police evidence/forensic science buildings were permitted with a value of \$20.0 million. In Aberdeen/Havre De Grace, Harford County, a new water booster station was permitted, valued at \$1 million.

Exhibit 9: Share of Non-Residential AAR Construction (Value) by Jurisdictions reporting, 2023



Source: Building Permit Data System—Baltimore Metropolitan Council

The **value of non-residential additions, alterations, and repairs (AARs)** was \$2.3 billion in 2023. Baltimore City led the region with values totaling \$964.0 million, an increase of 68.9 percent from 2022. Baltimore County followed with \$700.5 million, an increase of 42.7 percent from 2021 (Baltimore County did not report in 2022). Howard County ranked third at \$257.4 million, down 31.3 percent from the 2022 value. A selection of the largest non-residential AAR projects in the region in 2023 are listed below:

Exhibit 10: Baltimore Region Permitted Non-Residential AAR Projects By Value, 2023

Amount	County/City	Location	Description	Owner Name
\$148,304,000	Baltimore	Arbutus/Lansdowne	Rplc Lansdowne High School	Baltimore County
\$140,000,000	Baltimore City	Metro Center	Addtn: 10-Sty Cancer Center. Reno Existing Bldg	University of Maryland Medical
\$134,487,000	Baltimore City	Druid Hill	Grading, Complete Druid Lake Finished Water Tanks	Mayor & City Council
\$ 70,000,000	Baltimore City	Lower Park Heights	Int/Ext Reno, Addition to Sinai Hospital	The Associated Jewish Charities
\$ 70,000,000	Baltimore	Towson/Loch Raven	Addtn: Hospital	GMBC Inc
\$ 58,000,000	Baltimore City	Gardenville	Rplc Elementary School and Recreation Center	Mayor & City Council
\$ 48,295,000	Baltimore	Towson/Loch Raven	Alts: Cromwell Potable Water Pumping Station	Baltimore County
\$ 42,500,000	Baltimore City	South Baltimore	Int Alts: Fit Out	UA Port Covington Holdings LLC
\$ 32,800,000	Baltimore City	Lower Park Heights	Addtns, Reno: ER	Sinai Hospital
\$ 31,387,000	Baltimore	Parkville	Addtns, Reno: Pine Grove Middle School	
\$ 27,000,000	Baltimore City	Canton	Grading, Water Service	Canton Overlook Partnership LLC
\$ 25,500,000	Baltimore City	East Baltimore	Int/Ext Reno and Restoration "Penn Station"	National Railroad Passenger Co
\$ 25,000,000	Howard	Clarksville	Int Alts: Create Ofc Spaces in Warm Lit Shell	JHU Applied Physics Lab
\$ 23,000,000	Baltimore City	South Baltimore	Int Alts: Build Out Ofc in Shell Space on Flrs 5-7	300 East Cromwell Street LLC
\$ 20,000,000	Howard	Clarksville	Int/Ext Alts: Create New Data Center	Kendall-Maryland LLC
\$ 18,315,000	Baltimore	Towson/Loch Raven	Int Alts: Sandra R. Berman Pavilion Fit-Out	GBMC
\$ 17,613,000	Baltimore City	Brooklyn	Int/Ext Reno, Addtn: Conv Historic Church to School	Baltimore City
\$ 17,300,000	Baltimore City	East Baltimore	Int/Reno, Addtn: Chick Webb Historic Rec Center	Mayor & City Council
\$ 15,000,000	Baltimore City	West Baltimore	Rplc Rec Center	Mayor & City Council
\$ 13,367,000	Howard	West Friendship	Alts: Enclose Open Classroom Pods, HVAC	Board of Education
\$ 12,500,000	Baltimore City	Druid Hill	Rplc Comm Bldg w Comm Shell Bldg	Touchpoint Empowerment Center

Source: Building Permit Data System—Baltimore Metropolitan Council

**NEW MIXED-USE MARKET**

There was a total of 307 residential units permitted and \$60.5 million in estimated construction cost permitted in seven mixed-use projects during 2023. 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, 2023

Amount	Unit Count	Jurisdiction	Location	Description	Owner Name
\$14,500,000	64	Baltimore City	Waverly	New Mixed-Use Bldg: Amenity and Comm Space (4-Sty Res on top of 2-Sty Parking/Comm)	2507 N Howard Street LLC
\$13,957,018	20	Queen Anne's	Kent Island	New 4-Sty Mixed Use Bldg: Common Area and Comm on Flr 1, Res Units on Flrs 2-4	
\$13,150,000	94	Baltimore City	Metro Center	New 6-Sty, Mixed Use Bldg: 5 Flrs Res Apts, over 1st Flr Comm and Lobby	Park Avenue Partners LLC
\$13,000,000	92	Baltimore City	Metro Center	New Bldg: Retail, Parking, Apts, Amenity Space	300-304 W Franklin LLC
\$ 2,768,000	18	Carroll County	Mount Airy	New 2-Sty Shell Bldg "B": 1st Flr Comm, Elevator, Sprnklr Rm, 2nd Flr Apts, Storage, Ofc	Stavlas Properties LLC
\$ 2,768,000	18	Carroll County	Mount Airy	New 2-Sty Shell Bldg "A": 1st Flr Comm, Sprnklr Rm, 2nd Flr Apts, Storage, Bridge to Bldg B	Stavlas Properties LLC
\$ 400,000	1	Baltimore City	East Baltimore	New 2-Sty Bldg: Rstrnt on Bsmnt and 1st Flr, One Dwelling Unit on Upper Lvlis	Starlok Enterprises 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 2023 through the conversion of existing non-residential buildings to residential structures. A total of 1,197 conversion units were permitted in 2023. Similar to 2022, residential conversion units were concentrated in the Metro Center area of Baltimore City during 2023.

Exhibit 12: Permitted Residential Units from Conversions, 2023

Amount	Unit Count	Jurisdiction	Location	Description	Owner Name
\$14,935,500	708	Baltimore City	Metro Center	Int Alts: Existing Hotel to Multifamily Apts	Vivo Living
\$20,000,000	172	Baltimore City	Highlandtown	Addtn: 4-Sty Addtn to Existing 1-Sty Structure for Apts w 1st Flr Comm	CC 600 South Caroline Street
\$20,000,000	100	Baltimore City	Highlandtown	Addtn: 3-Sty Addtn to Existing 1-Sty Structure for Apts w 1st Flr Comm	Vogel Investments LLC
\$ 200,000	26	Baltimore	Towson/Loch Raven	Alts: Conv 2nd to 5th Flrs of Bldg from Ofc to Apts (1st Flr Remains Ofc/Retail)	
\$ 2,000,000	22	Baltimore City	Metro Center	Int/Ext Alts: Mixed-Use Rowhouses to Mixed-Use Development w Apts, Comm Shell	219-237 Park Ave LLC
\$ 2,000,000	22	Baltimore City	Metro Center	Int/Ext Alts: Rowhouses to Mixed-Use Development w Apts, Comm Shell	219-237 Park Ave LLC
\$ 1,700,000	11	Baltimore City	West Baltimore	In/Ext Reno: to Apts (Bldg Previously Used as Apts)	Druid Park LLC
\$ 450,000	9	Baltimore City	Metro Center	Int Alts: create Apts	Arlanda Group LLC
\$ 350,000	9	Baltimore City	Hamilton	Alts: Conv Mixed-Use Bldg to Apts	13 N East LLC
\$ 250,000	9	Baltimore City	Metro Center	Int Alts: Reno Bldg to create Apts	17 W Mulberry LLC
\$ 600,000	7	Baltimore City	Highlandtown	Addtn/Reno of Consolidated Properties for Apts w Parking	230 S Wolfe LLC
\$ 175,000	6	Baltimore City	West Baltimore	Int Alts: Create Apts	Oak Vines LLC
\$ 225,000	6	Baltimore City	West Baltimore	Int/Ext Rehab: 1 Retail, Apts	Maac's Properties
\$ 238,000	6	Baltimore City	Hamilton	Int Reno: Ofc Shell Space to Make Room for Apts	Rutus LLC
\$ 200,000	6	Baltimore City	Metro Center	Alts: Reconfig to Apt Bldg	Brunt LLC
\$ 150,000	5	Baltimore City	Hampden	Int/Ext Alts: Mixed Use to Apts	Baltimore MF1 LLC
\$ 650,000	4	Baltimore City	East Baltimore	Addtn, Int Reno: Comm, Apts	Pitman PL Holding 2 LLC
\$ 350,000	4	Baltimore City	West Baltimore	Int/Ext Reno: To Apt Bldg w Penthouse, Roof Deck	Innovius LLC
\$ 90,000	4	Baltimore City	Metro Center	Int/Ext Reno, Addtn: Create Apts	Batcham Services LLC
\$ 100,000	4	Baltimore City	Metro Center	Alts: Conv Ofc Bldg to Apt Bldg	51St & Richardson Properties
\$ 475,000	3	Baltimore City	Metro Center	Int/Ext Alts: Create Apts, Common Area	715 Washington Place LLC
\$ 350,000	3	Baltimore City	Highlandtown	Addtn: New Apts	3211 Noble St LLC
\$ 480,000	3	Baltimore City	South Baltimore	Addtn: Comm, Apts	Nhtmd LLC
\$ 150,000	3	Baltimore City	Metro Center	Int Reno: Create Apts	Paisley Properties LLC

Source: Building Permit Data System—Baltimore Metropolitan Council



Permit data excludes Baltimore County in 2022. Due to a change in software at Baltimore County, permit information was not available at the time of data collection. For this reason, regional comparisons to 2022 are not included in this report

Table 3-A. Residential Construction Activity - December and YTD: 2022 and 2023

	Single-Family Units				Multi-Family Units				Total Units			
	December 2022	December 2023	YTD 2022	YTD 2023	December 2022	December 2023	YTD 2022	YTD 2023	December 2022	December 2023	YTD 2022	YTD 2023
Anne Arundel	80	57	1,387	944	-	-	814	125	80	57	2,201	1,069
Annapolis*	(4)	(1)	(65)	(40)	-	-	-	-	(4)	(1)	(65)	(40)
Baltimore City	1	4	90	94	219	525	1,879	1,850	220	529	1,969	1,944
Baltimore	N/A	75	N/A	1,120	N/A	30	N/A	554	N/A	105	N/A	1,674
Carroll	14	4	297	138	18	12	56	84	32	16	353	222
Harford	23	37	288	499	42	88	444	650	65	125	732	1,149
Howard	37	64	513	603	-	-	112	195	37	64	625	798
Queen Annes	26	23	267	246	-	-	127	196	26	23	394	442
Region	181	264	2,842	3,644	279	655	3,432	3,654	460	919	6,274	7,298
*Regional Change 2022-2023		N/A		N/A		N/A		N/A		N/A		N/A
As a Percent*		N/A		N/A		N/A		N/A		N/A		N/A
	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	December 2022	December 2023	YTD 2022	YTD 2023	December 2022	December 2023	YTD 2022	YTD 2023	December 2022	December 2023	YTD 2022	YTD 2023
Anne Arundel	307	243	3,758	3,611	12,071	9,131	280,178	167,035	16,039	10,793	151,845	175,181
Annapolis*	(32)	(40)	(457)	(470)	(796)	305	(16,115)	9,650	(3,805)	(1,827)	(24,868)	(43,859)
Baltimore City	141	143	1,711	1,675	48,919	148,658	169,118	271,409	23,899	9,353	189,201	160,476
Baltimore	N/A	182	N/A	2,489	N/A	26,078	N/A	396,717	N/A	11,676	N/A	145,202
Carroll	107	60	1,264	1,225	7,475	2,546	95,250	54,354	4,988	2,648	60,366	57,893
Harford	36	20	312	270	19,062	23,057	191,063	236,175	648	825	5,445	8,888
Howard	126	137	2,104	2,064	9,933	9,754	169,723	169,094	6,456	6,889	106,471	90,142
Queen Annes	18	26	95	198	5,052	5,240	77,381	92,702	506	1,130	5,322	9,196
Region	735	811	9,244	11,532	102,512	224,464	982,713	1,387,486	52,536	43,314	518,650	646,978
*Regional Change 2022-2023		N/A		N/A		N/A		N/A		N/A		N/A
As a Percent*		N/A		N/A		N/A		N/A		N/A		N/A

Table 3-B. Non-Residential Construction Activity - December and YTD: 2022 and 2023

	Number of AAR Permits**				Value of New Non-Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	December 2022	December 2023	YTD 2022	YTD 2023	December 2022	December 2023	YTD 2022	YTD 2023	December 2022	December 2023	YTD 2022	YTD 2023
Anne Arundel	106	53	1,207	909	2,215	10,094	116,317	111,656	26,810	11,216	277,595	253,576
Annapolis*	(20)	(14)	(210)	(202)	-	-	(33,270)	(3,040)	(15,982)	(848)	(43,258)	(37,052)
Baltimore City	74	31	818	594	12,000	80,300	378,359	211,589	34,175	52,140	570,738	963,965
Baltimore	N/A	105	N/A	1,557	N/A	61,618	N/A	269,006	N/A	22,005	N/A	700,446
Carroll	17	12	225	211	80	2,196	22,831	14,944	3,618	2,821	120,263	56,361
Harford	6	3	204	118	12,400	-	27,455	101,612	2,620	283	26,989	51,544
Howard	38	35	584	499	1,800	550	230,963	87,007	12,315	20,323	374,668	257,427
Queen Annes	18	12	97	109	400	875	1,900	7,337	2,028	1,165	10,965	6,757
Region	259	251	3,135	3,997	28,895	155,633	777,825	803,151	81,566	109,953	1,381,218	2,290,076
*Regional Change 2022-2023		N/A		N/A		N/A		N/A		N/A		N/A
As a Percent*		N/A		N/A		N/A		N/A		N/A		N/A

Table 3-C. Mixed-Use Construction Activity - December and YTD: 2022 and 2023

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	December 2022	December 2023	YTD 2022	YTD 2023	December 2022	December 2023	YTD 2022	YTD 2023
Anne Arundel	-	-	508	-	-	-	111,924	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	-	-	1,015	251	-	-	162,600	41,050
Baltimore	N/A	-	N/A	-	N/A	-	N/A	-
Carroll	-	-	3	36	-	-	269	5,536
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	-	-	-	-	-
Queen Annes	-	-	3	20	-	-	800	13,957
Region	-	-	1,529	307	-	-	275,593	60,543
*Regional Change 2022-2023		-		N/A		-		N/A
As a Percent*		-		N/A		-		N/A

*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

Reference:

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