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**Residential
Building
Permits**
issued in the
Twin Cities
Metropolitan Area

Annual 2004

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2004



Metropolitan Council

Mears Park Centre, 230 East Fifth Street, St. Paul, Minnesota 55101

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Publication no. 74-05-031

Metropolitan Council

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RESIDENTIAL BUILDING PERMITS ISSUED IN THE TWIN CITIES AREA DURING 2004 (Preliminary)

A still favorable, though rising, mortgage interest rate environment, along with signs of improving economic conditions, supported strong demand for housing construction again in 2004. Relatively mild winter weather played a part in sustaining fourth-quarter activity. The year-end building permit total did not quite match 2003's level, but was off by less than one percent. Multifamily construction activity expanded by 3.5 percent, while single-family volume slipped 2.6 percent. Overall, 19,832 new units were authorized.

Nationwide, builders enjoyed a 7 percent increase in overall activity; up 8 percent for single-family construction and 5 percent in the multifamily sector. In a comparison of the nation's 25 largest metropolitan areas, Minneapolis-St. Paul building permits ranked above average in its growth rate (calculated on a per capita basis). The 25 metro areas as a group averaged 7 new housing units per capita—#1-ranked Phoenix's rate was twice that. Minneapolis-St. Paul, with 9 units per capita, ranked 8th highest.

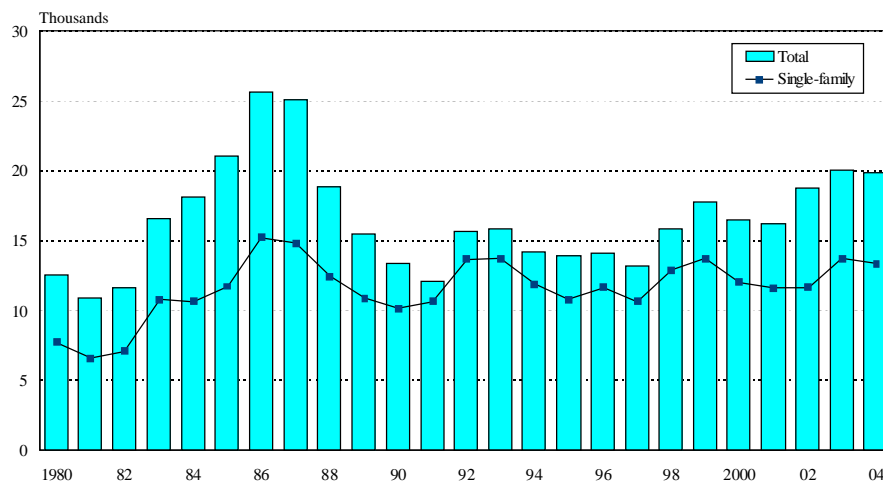
A surge in multifamily building put Minneapolis and St. Paul in top ranking among the region's cities, with a combined 17 percent of the regional 2004 new housing unit total (1700 units each). Woodbury and Blaine followed with 1287 units and 1072 units respectively (primarily single-family construction).

Because central city permits accounted for an increased regional share in 2004, shares of growth in currently developing suburbs and developed suburbs dropped slightly (59 percent and 15 percent). Construction in the rural area amounted to only an 8 percent share.

Development in collar counties to the north and east of the region has continued to accelerate slowly but steadily. The six other Minneapolis-St. Paul MSA counties reported permit authorizations for 6,352 new units in 2004, which was 24.3 percent of the 13-county total. Wright County saw the most activity with 2,051 units.

Single-family construction costs rose more rapidly in 2004 than the previous couple of years. The average permit valuation per home of \$205,300 was 7.5 percent above the 2003 average. Multifamily average valuation, at \$111,000 per unit, was up less than 1 percent.

**Twin Cities Region
Residential Permits, January-December, 1980-2004**



Source: U.S. Census Bureau, Residential Building Permits Survey.

ABOUT THIS REPORT

This report summarizes preliminary data on new residential construction in the Minneapolis-St. Paul metropolitan area during 2004. It is based on building permit authorizations as reported by local governmental units to the U.S. Department of Commerce, Bureau of the Census. Revised (final) data will be available in June 2005, based on a Metropolitan Council annual survey of local building officials. Final regionwide data is typically 4 to 6 percent higher than the preliminary Commerce Department data.

In this report, building permits are categorized as “single-family” and “multifamily”. Townhouses are included in the single-family category. (Final data from Metropolitan Council enumerates townhouse units separately.) Housing permit data for individual cities appear in a table at the end of the report.

Please note that monthly totals shown in the Census Bureau data may not add to the year-to-date figures, since the Census Bureau makes corrections and additions to the data as the year progresses.

Questions about this information may be directed to Regan Carlson in the Metropolitan Council's Research Office, at (651) 602-1407 or regan.carlson@metc.state.mn.us.

Metropolitan Council also publishes information about nonresidential construction activity. See www.metrocouncil.org or contact the Data Center at (651) 602-1140.

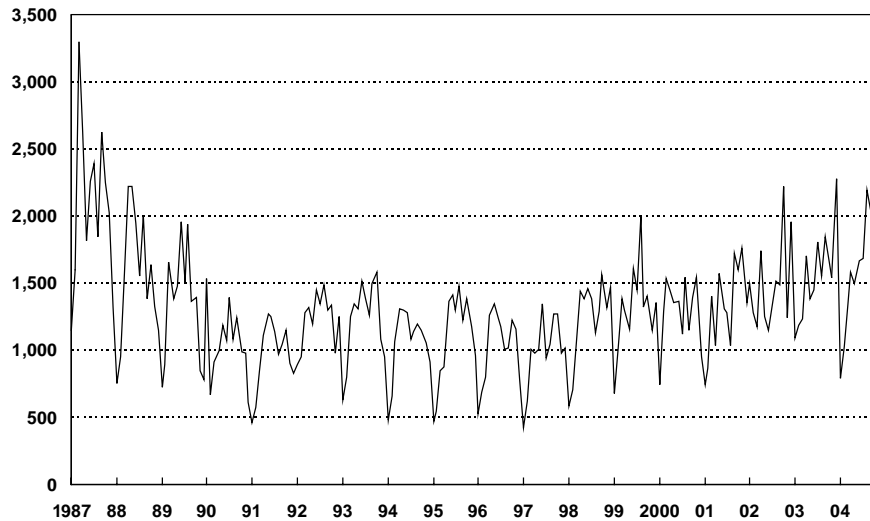
DEFINITIONS

Residential activity in this report is measured in terms of *residential units (housing units)*. A housing unit is defined as a house or apartment unit intended for occupancy as separate living quarters, which may have direct access from the outside, or through a common hall. Each apartment in an apartment building is counted as one unit. Housing units do not include group quarters such as institutions, dormitories, hotels, and motels.

The Twin Cities Region, includes seven counties under the jurisdiction of the Metropolitan Council: Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties. The Minneapolis-St. Paul *Metropolitan Statistical Area (MSA)* includes these plus the adjacent counties of Chisago, Isanti, Sherburne, and Wright Counties in Minnesota and Pierce and St. Croix Counties in Wisconsin. Metropolitan statistical areas are defined by the U.S. Office of Management and Budget for the purpose of standardized data collection and analysis.

Building cost refers to the valuation assigned to a building permit at the time the permit is issued. Generally, the building permit valuation is determined by the local government official on the basis of average square footage costs for various types of construction, according to Minnesota Administration Department guidelines. Consideration is also given to other factors. It is intended to measure the cost of construction, and in the majority of cases is lower than actual sales price. For instance, the cost of the lot is typically not included.

**Twin Cities Region
Residential Building Permits, January 1987-December 2004**

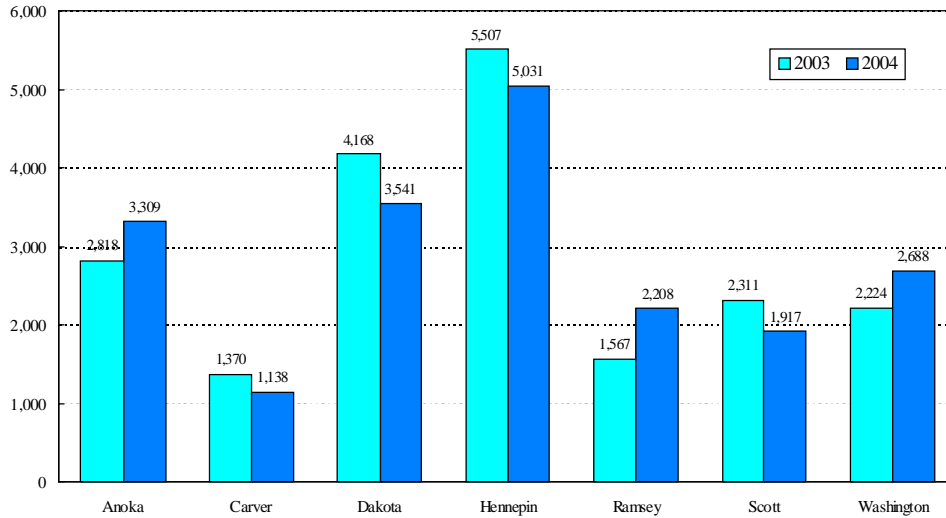


Source: U.S. Census Bureau, Residential Building Permits Survey.

| RESIDENTIAL BUILDING PERMITS FOURTH QUARTER 2004 | | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|------------------|
| | OCTOBER | | NOVEMBER | | DECEMBER | |
| COUNTY | SINGLE FAMILY | MULTI- FAMILY | SINGLE FAMILY | MULTI- FAMILY | SINGLE FAMILY | MULTI- FAMILY |
| Anoka | 225 | 0 | 172 | 0 | 153 | 69 |
| Carver | 60 | 99 | 79 | 32 | 86 | 3 |
| Dakota | 139 | 149 | 130 | 159 | 136 | 19 |
| Hennepin | 226 | 418 | 216 | 191 | 198 | 424 |
| Ramsey | 136 | 252 | 39 | 57 | 47 | 41 |
| Scott | 138 | 48 | 140 | 0 | 98 | 2 |
| Washington | 108 | 0 | 133 | 2 | 218 | 4 |
| REGION | 1,032 | 966 | 909 | 441 | 936 | 562 |
| Chisago | 22 | 0 | 5 | 0 | 25 | 0 |
| Isanti | 34 | 36 | 55 | 6 | 43 | 0 |
| Pierce (Wisc.) | 15 | 2 | 40 | 0 | 22 | 0 |
| St. Croix (Wisc.) | 38 | 24 | 61 | 7 | 59 | 0 |
| Sherburne | 109 | 0 | 134 | 0 | 96 | 0 |
| Wright | 184 | 2 | 154 | 0 | 118 | 2 |
| MSA | 1,434 | 1,030 | 1,358 | 454 | 1,299 | 564 |

(Monthly figures may not add exactly to the year-to-date total, since corrections are made to the data as the year progresses).

Twin Cities Region
RESIDENTIAL BUILDING PERMITS BY COUNTY
 JANUARY-DECEMBER, 2003 AND 2004



Source: U.S. Census Bureau, Residential Building Permits Survey.

**TOP 20 CITIES ISSUING NEW RESIDENTIAL BUILDING PERMITS
 DURING 2004**

| Single Family Leaders | # Units | Multifamily Leaders | # Units | Leading in Total Units | # Units |
|-------------------------|--------------|---------------------|--------------|------------------------|---------------|
| Woodbury | 1,053 | St. Paul | 1465 | St. Paul | 1714 |
| Blaine | 985 | Minneapolis | 1450 | Minneapolis | 1700 |
| Shakopee | 739 | Lakeville | 378 | Woodbury | 1287 |
| Ramsey | 542 | Maple Grove | 314 | Blaine | 1072 |
| Lakeville | 541 | Inver Grove Heights | 307 | Lakeville | 919 |
| Brooklyn Park | 503 | Chaska | 241 | Shakopee | 779 |
| Rosemount | 411 | Woodbury | 234 | Maple Grove | 679 |
| Maple Grove | 365 | Apple Valley | 194 | Brooklyn Park | 562 |
| Cottage Grove | 307 | Burnsville | 169 | Rosemount | 551 |
| Savage | 299 | Minnetonka | 164 | Ramsey | 542 |
| Eden Prairie | 287 | Circle Pines | 142 | Inver Grove Heights | 524 |
| Coon Rapids | 283 | Rosemount | 140 | Chaska | 476 |
| Plymouth | 265 | New Hope | 136 | Eden Prairie | 370 |
| Forest Lake | 265 | Hastings | 133 | Hastings | 346 |
| Andover | 251 | Blaine | 87 | Apple Valley | 341 |
| Minneapolis | 250 | Eden Prairie | 83 | Savage | 323 |
| St. Paul | 249 | Columbia Heights | 67 | Cottage Grove | 307 |
| Chaska | 235 | Bloomington | 62 | Plymouth | 289 |
| Farmington | 228 | White Bear Lake | 60 | Coon Rapids | 283 |
| Inver Grove Heights | 217 | Brooklyn Park | 59 | Forest Lake | 275 |
| TOP 10 SUBTOTAL: | 5,745 | | 4,916 | | 9,805 |
| PCT. OF REGION | 43.0% | | 76.1% | | 49.4% |
| TOP 20 SUBTOTAL: | 8,275 | | 5,885 | | 13,339 |
| PCT. OF REGION | 61.9% | | 91.2% | | 67.3% |

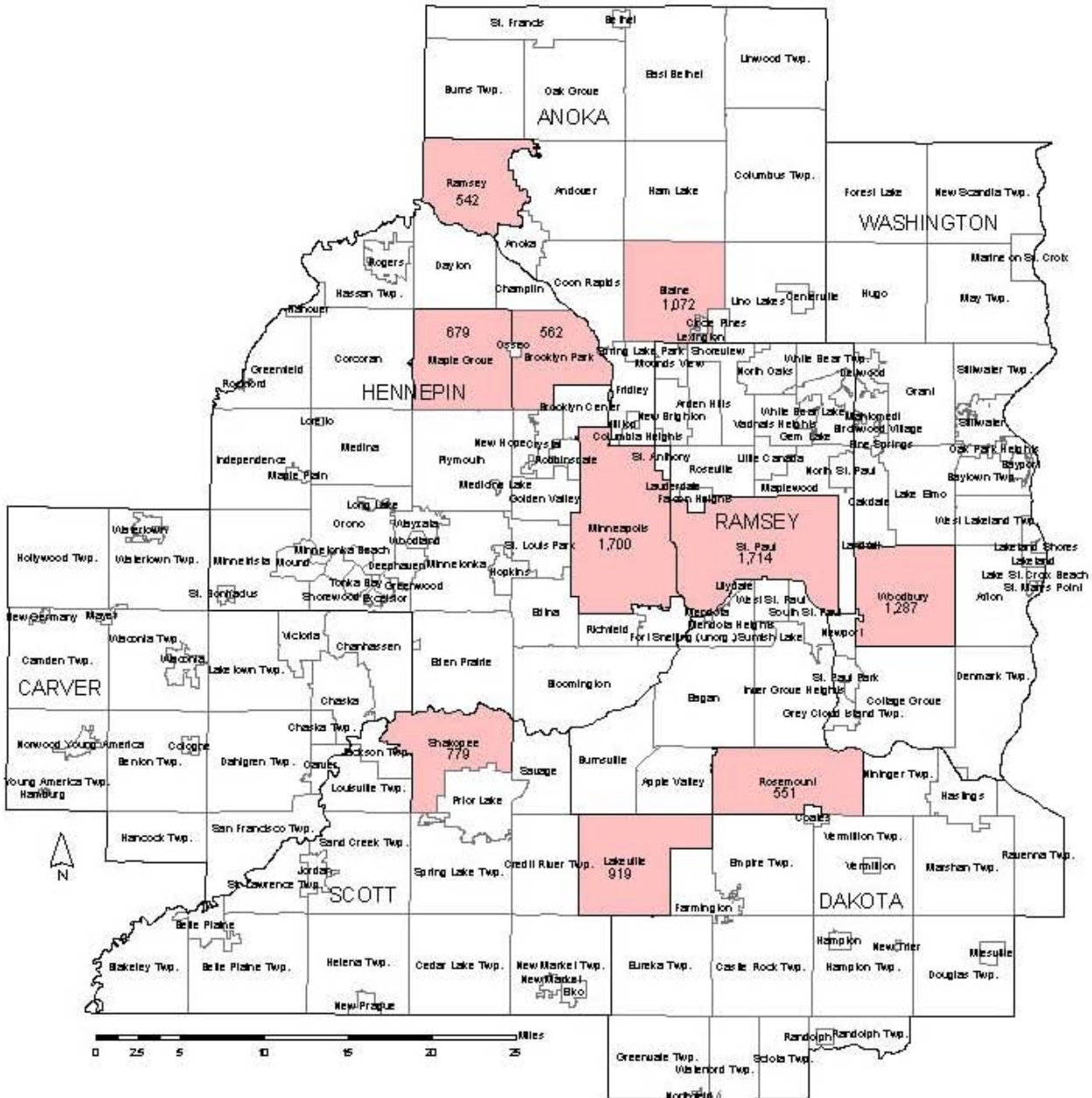
RESIDENTIAL BUILDING PERMITS

| 2004 | | | | |
|-------------------|------------------------|-------------------------------|------------------------|-------------------------------|
| | SINGLE FAMILY | | MULTIFAMILY | |
| COUNTY | Number of Units | Total Permit Valuation | Number of Units | Total Permit Valuation |
| Anoka | 2,887 | \$488,460,540 | 422 | \$40,201,785 |
| Carver | 840 | 179,605,034 | 298 | 35,061,972 |
| Dakota | 2,169 | 414,911,092 | 1,372 | 170,533,549 |
| Hennepin | 2,670 | 651,610,641 | 2,361 | 305,436,528 |
| Ramsey | 587 | 113,755,092 | 1,621 | 130,904,542 |
| Scott | 1,800 | 370,521,382 | 117 | 12,328,513 |
| Washington | 2,423 | 527,874,584 | 265 | 22,118,212 |
| REGION | 13,376 | \$2,746,738,365 | 6,456 | \$716,585,101 |
| Chisago | 456 | \$65,230,329 | 6 | \$872,856 |
| Isanti | 547 | 75,505,990 | 114 | 11,177,592 |
| Pierce (Wisc.) | 431 | 72,323,725 | 69 | 6,054,495 |
| St. Croix (Wisc.) | 1,011 | 174,952,924 | 137 | 12,644,020 |
| Sherburne | 1,490 | 229,651,568 | 40 | 3,264,000 |
| Wright | 1,966 | 319,045,842 | 85 | 8,379,688 |
| MSA | 19,277 | \$3,683,448,743 | 6,907 | \$758,977,752 |

| RESIDENTIAL BUILDING PERMITS | | | | |
|-------------------------------------|------------------------|-------------------------------|------------------------|-------------------------------|
| 2003 | | | | |
| | SINGLE FAMILY | | MULTIFAMILY | |
| COUNTY | Number of Units | Total Permit Valuation | Number of Units | Total Permit Valuation |
| Anoka | 2,752 | \$435,958,016 | 66 | \$6,540,472 |
| Carver | 873 | 187,251,356 | 497 | 47,712,972 |
| Dakota | 2,704 | 501,833,736 | 1,464 | 151,174,752 |
| Hennepin | 3,059 | 694,239,906 | 2,448 | 309,927,711 |
| Ramsey | 422 | 81,328,521 | 1,145 | 109,881,116 |
| Scott | 1,893 | 322,007,177 | 418 | 36,542,904 |
| Washington | 2,024 | 398,647,719 | 200 | 24,817,447 |
| REGION | 13,727 | \$2,621,266,431 | 6,238 | \$686,597,374 |
| Chisago | 563 | \$83,825,661 | 65 | \$3,798,314 |
| Isanti | 435 | 54,451,842 | 0 | 0 |
| Pierce (Wisc.) | 358 | 56,347,101 | 16 | 1,805,156 |
| St. Croix (Wisc.) | 1,087 | 179,276,474 | 331 | 25,325,195 |
| Sherburne | 1,414 | 210,108,269 | 70 | 5,500,000 |
| Wright | 1,681 | 279,180,721 | 95 | 11,026,099 |
| MSA | 19,265 | \$3,484,456,499 | 6,815 | \$734,052,138 |

Twin Cities Region

Top 10 Cities Issuing New Residential Permits January-December 2004



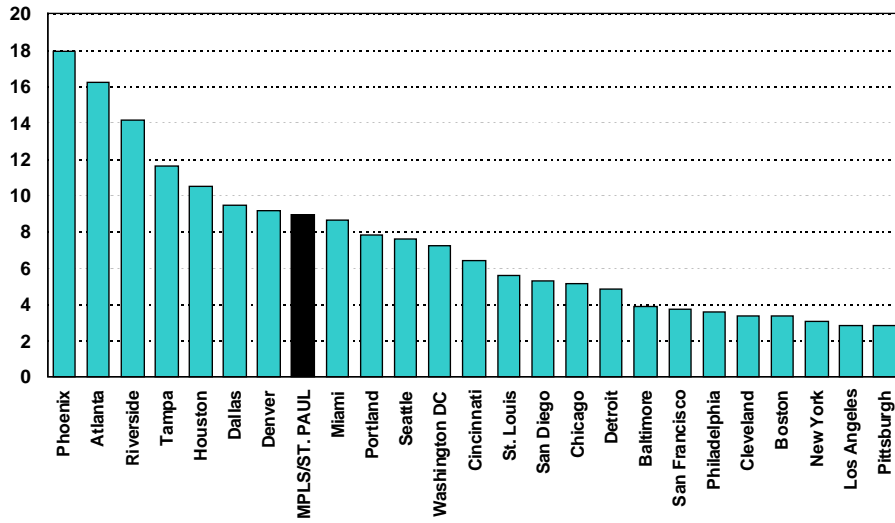
Source: U.S. Census Bureau, Residential Building Permits Survey.

| MULTI-UNIT PERMITS BY TYPE, 2004 | Total Units | Duplex Units | Buildings with 3-4 units: | | Buildings with 5+ units: | |
|-------------------------------------|----------------|-----------------|------------------------------|------------|-----------------------------|--------------|
| | | | Bldgs. | Units | Bldgs. | Units |
| St. Paul | 1465 | 26 | 4 | 15 | 23 | 1424 |
| Minneapolis | 1450 | 22 | 5 | 17 | 35 | 1411 |
| Lakeville | 378 | 10 | 15 | 56 | 40 | 312 |
| Maple Grove | 314 | 6 | 25 | 91 | 28 | 217 |
| Inver Grove Heights | 307 | 0 | 15 | 60 | 16 | 247 |
| Chaska | 241 | 0 | 12 | 45 | 23 | 196 |
| Woodbury | 234 | 0 | 0 | 0 | 3 | 234 |
| Apple Valley | 194 | 0 | 4 | 15 | 18 | 179 |
| Burnsville | 169 | 0 | 0 | 0 | 3 | 169 |
| Minnetonka | 164 | 0 | 0 | 0 | 1 | 164 |
| Circle Pines | 142 | 0 | 0 | 0 | 2 | 142 |
| Rosemount | 140 | 0 | 5 | 15 | 17 | 125 |
| New Hope | 136 | 0 | 1 | 4 | 4 | 132 |
| Hastings | 133 | 18 | 5 | 20 | 5 | 95 |
| Blaine | 87 | 0 | 0 | 0 | 1 | 87 |
| Eden Prairie | 83 | 6 | 6 | 23 | 5 | 54 |
| Columbia Heights | 67 | 0 | 0 | 0 | 1 | 67 |
| Bloomington | 62 | 2 | 0 | 0 | 1 | 60 |
| White Bear Lake | 60 | 0 | 0 | 0 | 1 | 60 |
| Brooklyn Park | 59 | 0 | 0 | 0 | 1 | 59 |
| Oak Grove | 56 | 4 | 0 | 0 | 1 | 52 |
| Falcon Heights | 56 | 0 | 0 | 0 | 1 | 56 |
| Victoria | 45 | 0 | 0 | 0 | 1 | 45 |
| Shakopee | 40 | 0 | 0 | 0 | 1 | 40 |
| Hopkins | 36 | 0 | 0 | 0 | 2 | 36 |
| South St. Paul | 35 | 0 | 0 | 0 | 1 | 35 |
| Centerville | 31 | 0 | 0 | 0 | 1 | 31 |
| New Prague | 31 | 28 | 1 | 3 | 0 | 0 |
| Plymouth | 24 | 0 | 6 | 24 | 0 | 0 |
| Savage | 24 | 0 | 0 | 0 | 2 | 24 |
| Ham Lake | 18 | 18 | 0 | 0 | 0 | 0 |
| Maplewood | 18 | 6 | 3 | 12 | 0 | 0 |
| White Bear township | 18 | 18 | 0 | 0 | 0 | 0 |
| Mendota Heights | 16 | 0 | 0 | 0 | 1 | 16 |
| Greenfield | 16 | 0 | 1 | 4 | 2 | 12 |
| Prior Lake | 16 | 0 | 4 | 16 | 0 | 0 |
| Oakdale | 16 | 10 | 0 | 0 | 1 | 6 |
| St. Francis | 12 | 12 | 0 | 0 | 0 | 0 |
| Forest Lake | 10 | 2 | 0 | 0 | 1 | 8 |
| Anoka | 9 | 0 | 1 | 4 | 1 | 5 |
| Norwood Young America | 8 | 8 | 0 | 0 | 0 | 0 |
| Richfield | 7 | 0 | 0 | 0 | 1 | 7 |
| Mound | 6 | 2 | 1 | 4 | 0 | 0 |
| Jordan | 6 | 0 | 0 | 0 | 1 | 6 |
| Afton | 5 | 0 | 0 | 0 | 1 | 5 |
| Brooklyn Center | 4 | 0 | 1 | 4 | 0 | 0 |
| Vadnais Heights | 4 | 0 | 1 | 4 | 0 | 0 |
| Hamburg, Watertown 2 units ea. | 4 | 4 | 0 | 0 | 0 | 0 |
| REGION | 6,456 | 202 | 116 | 436 | 247 | 5,818 |

| PERMITS ISSUED IN MSA COUNTIES ADJACENT TO THE TWIN CITIES REGION | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|
| COUNTY | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
| Chisago | 574 | 692 | 659 | 687 | 610 | 628 | 462 |
| Isanti | 319 | 294 | 283 | 807 | 537 | 435 | 661 |
| Pierce (Wisc.) | 292 | 317 | 303 | 372 | 446 | 374 | 500 |
| St. Croix (Wisc.) | 642 | 686 | 854 | 1,014 | 1,308 | 1,418 | 1,148 |
| Sherburne | 1,091 | 1,152 | 1,282 | 1,125 | 1,109 | 1,484 | 1,530 |
| Wright | 1,134 | 1,353 | 1,526 | 1,697 | 1,959 | 1,776 | 2,051 |
| 6-COUNTY TOTAL: | 4,275 | 4,494 | 4,907 | 5,702 | 5,969 | 6,115 | 6,352 |
| PERCENT OF THE 13-COUNTY MSA: | 20.9% | 19.2% | 21.6% | 23.9% | 23.1% | 22.4% | 24.3% |

(Data for 2004 are preliminary, from U.S. Commerce Department. Data for 1997 through 2003, for the adjacent six counties, are revised (final) data from the Commerce Department. The percentages are based on final data for the Twin Cities seven county area, from Metropolitan Council annual survey data.)

25 Largest Metropolitan Areas Ranked by 2004 December Year-to-Date Residential Building Permits Per 1,000 Population



Source: U.S. Census Bureau, Residential Building Permits Survey.

Data for this graphic is based on the most current geographic definitions of these metropolitan areas (2003).

**RESIDENTIAL BUILDING PERMITS ISSUED DURING 2004
TWIN CITIES METROPOLITAN AREA**

| | SINGLE- FAMILY <u>(UNITS)</u> | MULTI- FAMILY <u>(UNITS)</u> | TOTAL <u>UNITS</u> | AVERAGE SINGLE-FAMILY <u>VALUATION</u> | number of months <u>reported</u> |
|-----------------------------------|--|---|-------------------------------|---|---|
| METRO AREA | 13,376 | 6,456 | 19,832 | \$205,348 | |
| ANOKA COUNTY TOTAL | 2,887 | 422 | 3,309 | 169,193 | |
| CARVER COUNTY TOTAL | 840 | 298 | 1,138 | 213,816 | |
| DAKOTA COUNTY TOTAL | 2,169 | 1,372 | 3,541 | 191,291 | |
| HENNEPIN COUNTY TOTAL | 2,670 | 2,361 | 5,031 | 244,049 | |
| RAMSEY COUNTY TOTAL | 587 | 1,621 | 2,208 | 193,791 | |
| SCOTT COUNTY TOTAL | 1,800 | 117 | 1,917 | 205,845 | |
| WASHINGTON COUNTY TOTAL | 2,423 | 265 | 2,688 | 217,860 | |
| ANOKA COUNTY | | | | | |
| Andover | 251 | 0 | 251 | 144,321 | 12 |
| Anoka | 35 | 9 | 44 | 151,471 | 12 |
| Bethel | 12 | 0 | 12 | 180,917 | 12 |
| Blaine | 985 | 87 | 1072 | 155,343 | 12 |
| Burns township | 52 | 0 | 52 | 205,540 | 12 |
| Centerville | 25 | 31 | 56 | 310,342 | 12 |
| Circle Pines | 4 | 142 | 146 | 193,661 | 12 |
| Columbia Heights | 12 | 67 | 79 | 193,333 | 12 |
| Columbus township | 18 | 0 | 18 | 288,188 | 12 |
| Coon Rapids | 283 | 0 | 283 | 177,392 | 12 |
| East Bethel | 126 | 0 | 126 | 197,303 | 12 |
| Fridley | 11 | 0 | 11 | 174,180 | 12 |
| Ham Lake | 141 | 18 | 159 | 187,726 | 12 |
| Hilltop | 0 | 0 | 0 | | 12 |
| Lexington | 0 | 0 | 0 | | 12 |
| Lino Lakes | 190 | 0 | 190 | 205,299 | 12 |
| Linwood township | 0 | 0 | 0 | | 0 |
| Oak Grove | 105 | 56 | 161 | 227,438 | 12 |
| Ramsey | 542 | 0 | 542 | 149,938 | 11 |
| Spring Lake Park | 2 | 0 | 2 | 110,897 | 5 |
| St. Francis | 93 | 12 | 105 | 184,936 | 12 |
| CARVER COUNTY | | | | | |
| Carver | 5 | 0 | 5 | 254,989 | 1 |
| Carver County Unincorporated Area | 42 | 0 | 42 | 210,072 | 12 |
| Chanhassen | 131 | 0 | 131 | 251,214 | 12 |
| Chaska | 235 | 241 | 476 | 208,583 | 12 |
| Cologne | 25 | 0 | 25 | 194,640 | 11 |
| Hamburg | 3 | 2 | 5 | 169,427 | 12 |
| Mayer | 78 | 0 | 78 | 163,772 | 12 |
| New Germany | 0 | 0 | 0 | | 12 |

**RESIDENTIAL BUILDING PERMITS ISSUED DURING 2004
TWIN CITIES METROPOLITAN AREA**

| | SINGLE- FAMILY <u>(UNITS)</u> | MULTI- FAMILY <u>(UNITS)</u> | TOTAL <u>UNITS</u> | AVERAGE SINGLE-FAMILY <u>VALUATION</u> | number of months <u>reported</u> |
|-----------------------|--|---|-------------------------------|---|---|
| Norwood Young America | 31 | 8 | 39 | 189,499 | 12 |
| Victoria | 79 | 45 | 124 | 341,670 | 12 |
| Waconia | 143 | 0 | 143 | 182,959 | 11 |
| Watertown | 68 | 2 | 70 | 152,984 | 12 |
| DAKOTA COUNTY | | | | | |
| Apple Valley | 147 | 194 | 341 | 169,952 | 12 |
| Burnsville | 58 | 169 | 227 | 327,748 | 12 |
| Castle Rock township | 2 | 0 | 2 | 195,090 | 12 |
| Coates | 0 | 0 | 0 | | 12 |
| Douglas township | 1 | 0 | 1 | 220,000 | 12 |
| Eagan | 147 | 0 | 147 | 154,194 | 12 |
| Empire township | 71 | 0 | 71 | 135,980 | 12 |
| Eureka township | 2 | 0 | 2 | 162,910 | 12 |
| Farmington | 228 | 0 | 228 | 162,411 | 12 |
| Greenvale township | 8 | 0 | 8 | 352,218 | 12 |
| Hampton | 8 | 0 | 8 | 149,621 | 12 |
| Hampton township | 3 | 0 | 3 | 161,151 | 12 |
| Hastings | 213 | 133 | 346 | 146,703 | 12 |
| Inver Grove Heights | 217 | 307 | 524 | 193,348 | 12 |
| Lakeville | 541 | 378 | 919 | 190,563 | 12 |
| Lilydale | 10 | 0 | 10 | 469,150 | 12 |
| Marshan township | 0 | 0 | 0 | | 0 |
| Mendota | 4 | 0 | 4 | 450,000 | 12 |
| Mendota Heights | 27 | 16 | 43 | 312,810 | 12 |
| Miesville | 0 | 0 | 0 | | 12 |
| New Trier | 0 | 0 | 0 | | 4 |
| Nininger township | 0 | 0 | 0 | | 3 |
| Randolph | 6 | 0 | 6 | 169,333 | 12 |
| Randolph township | 4 | 0 | 4 | 242,220 | 12 |
| Ravenna township | 0 | 0 | 0 | | 0 |
| Rosemount | 411 | 140 | 551 | 221,815 | 12 |
| Sciota township | 3 | 0 | 3 | 150,777 | 11 |
| South St. Paul | 35 | 35 | 70 | 177,392 | 12 |
| Sunfish Lake | 2 | 0 | 2 | 880,898 | 12 |
| Vermillion | 0 | 0 | 0 | | 12 |
| Vermillion township | 7 | 0 | 7 | 183,088 | 7 |
| Waterford township | 0 | 0 | 0 | | 0 |
| West St. Paul | 14 | 0 | 14 | 145,863 | 12 |

**RESIDENTIAL BUILDING PERMITS ISSUED DURING 2004
TWIN CITIES METROPOLITAN AREA**

| | <u>SINGLE-FAMILY (UNITS)</u> | <u>MULTI-FAMILY (UNITS)</u> | <u>TOTAL UNITS</u> | <u>AVERAGE SINGLE-FAMILY VALUATION</u> | <u>number of months reported</u> |
|------------------------|----------------------------------|---------------------------------|------------------------|--|--|
| HENNEPIN COUNTY | | | | | |
| Bloomington | 52 | 62 | 114 | 179,485 | 12 |
| Brooklyn Center | 14 | 4 | 18 | 109,714 | 12 |
| Brooklyn Park | 503 | 59 | 562 | 203,174 | 12 |
| Champlin | 100 | 0 | 100 | 169,131 | 12 |
| Corcoran | 17 | 0 | 17 | 398,539 | 12 |
| Crystal | 16 | 0 | 16 | 206,387 | 12 |
| Dayton | 5 | 0 | 5 | 311,160 | 7 |
| Deephaven | 7 | 0 | 7 | 428,621 | 12 |
| Eden Prairie | 287 | 83 | 370 | 180,719 | 12 |
| Edina | 25 | 0 | 25 | 783,491 | 12 |
| Excelsior | 1 | 0 | 1 | 1,000,000 | 12 |
| Golden Valley | 21 | 0 | 21 | 313,629 | 12 |
| Greenfield | 28 | 16 | 44 | 378,448 | 12 |
| Greenwood | 3 | 0 | 3 | 808,333 | 12 |
| Hassan township | 12 | 0 | 12 | 421,748 | 12 |
| Hopkins | 2 | 36 | 38 | 418,457 | 12 |
| Independence | 17 | 0 | 17 | 451,208 | 12 |
| Long Lake | 10 | 0 | 10 | 323,824 | 12 |
| Loretto | 0 | 0 | 0 | | 12 |
| Maple Grove | 365 | 314 | 679 | 226,129 | 12 |
| Maple Plain | 40 | 0 | 40 | 154,071 | 12 |
| Medicine Lake | 1 | 0 | 1 | 350,000 | 11 |
| Medina | 53 | 0 | 53 | 752,539 | 12 |
| Minneapolis | 250 | 1,450 | 1700 | 189,895 | 12 |
| Mnettonka | 96 | 164 | 260 | 350,235 | 12 |
| Mnettonka Beach | 2 | 0 | 2 | 513,500 | 12 |
| Mnettrista | 127 | 0 | 127 | 290,627 | 12 |
| Mound | 51 | 6 | 57 | 211,828 | 12 |
| New Hope | 121 | 136 | 257 | 75,760 | 12 |
| Orono | 45 | 0 | 45 | 574,855 | 12 |
| Osseo | 1 | 0 | 1 | 208,800 | 12 |
| Plymouth | 265 | 24 | 289 | 234,206 | 12 |
| Richfield | 1 | 7 | 8 | 161,528 | 12 |
| Robbinsdale | 5 | 0 | 5 | 178,500 | 12 |
| Rogers | 64 | 0 | 64 | 205,845 | 12 |
| Shorewood | 25 | 0 | 25 | 466,886 | 12 |
| Spring Park | 3 | 0 | 3 | 383,333 | 12 |
| St. Anthony | 2 | 0 | 2 | 425,000 | 12 |
| St. Bonifacius | 15 | 0 | 15 | 176,480 | 12 |
| St. Louis Park | 0 | 0 | 0 | | 0 |
| Tonka Bay | 9 | 0 | 9 | 577,043 | 12 |

**RESIDENTIAL BUILDING PERMITS ISSUED DURING 2004
TWIN CITIES METROPOLITAN AREA**

| | <u>SINGLE-FAMILY (UNITS)</u> | <u>MULTI-FAMILY (UNITS)</u> | <u>TOTAL UNITS</u> | <u>AVERAGE SINGLE-FAMILY VALUATION</u> | <u>number of months reported</u> |
|----------------------------------|----------------------------------|---------------------------------|------------------------|--|--|
| Wayzata | 7 | 0 | 7 | 814,286 | 12 |
| Woodland | 2 | 0 | 2 | 305,000 | 12 |
| RAMSEY COUNTY | | | | | |
| Arden Hills | 34 | 0 | 34 | 77,681 | 11 |
| Falcon Heights | 0 | 56 | 56 | | 12 |
| Gem Lake | 2 | 0 | 2 | 495,000 | 8 |
| Lauderdale | 0 | 0 | 0 | | 12 |
| Little Canada | 23 | 0 | 23 | 222,522 | 12 |
| Maplewood | 125 | 18 | 143 | 155,716 | 12 |
| Mounds View | 8 | 0 | 8 | 183,170 | 12 |
| New Brighton | 3 | 0 | 3 | 631,013 | 7 |
| North Oaks | 39 | 0 | 39 | 486,384 | 12 |
| North St. Paul | 7 | 0 | 7 | 148,085 | 12 |
| Roseville | 31 | 0 | 31 | 172,549 | 11 |
| Shoreview | 3 | 0 | 3 | 162,687 | 2 |
| St. Paul | 249 | 1,465 | 1714 | 163,734 | 12 |
| Vadnais Heights | 5 | 4 | 9 | 216,400 | 12 |
| White Bear Lake | 35 | 60 | 95 | 290,620 | 12 |
| White Bear township | 23 | 18 | 41 | 187,693 | 12 |
| SCOTT COUNTY | | | | | |
| Belle Plaine | 139 | 0 | 139 | 151,272 | 12 |
| Jordan | 84 | 6 | 90 | 224,570 | 12 |
| New Market | 62 | 0 | 62 | 214,765 | 11 |
| New Prague | 115 | 31 | 146 | 201,633 | 12 |
| Prior Lake | 118 | 16 | 134 | 232,644 | 6 |
| Savage | 299 | 24 | 323 | 156,787 | 12 |
| Scott County Unincorporated Area | 244 | 0 | 244 | 364,059 | 12 |
| Shakopee | 739 | 40 | 779 | 177,221 | 12 |
| WASHINGTON COUNTY | | | | | |
| Afton | 11 | 5 | 16 | 462,182 | 12 |
| Bayport | 6 | 0 | 6 | 400,833 | 11 |
| Baytown township | 0 | 0 | 0 | | 0 |
| Birchwood Village | 0 | 0 | 0 | | 12 |
| Cottage Grove | 307 | 0 | 307 | 196,530 | 12 |
| Dellwood | 3 | 0 | 3 | 449,333 | 12 |
| Denmark township | 33 | 0 | 33 | 396,370 | 12 |
| Forest Lake | 265 | 10 | 275 | 154,699 | 12 |
| Grant | 12 | 0 | 12 | 460,667 | 10 |
| Grey Cloud Island township | 0 | 0 | 0 | | 12 |

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|------------------------|--|---|-------------------------------|---|---|
| Hugo | 205 | 0 | 205 | 159,939 | 12 |
| Lake Elmo | 14 | 0 | 14 | 506,743 | 12 |
| Lake St. Croix Beach | 1 | 0 | 1 | 199,000 | 9 |
| Lakeland*** | 2 | 0 | 2 | 120,500 | 11 |
| Landfall | 0 | 0 | 0 | | 12 |
| Mahtomedi | 19 | 0 | 19 | 269,340 | 12 |
| Marine on St. Croix | 2 | 0 | 2 | 360,000 | 12 |
| May township | 12 | 0 | 12 | 437,500 | 12 |
| New Scandia township | 30 | 0 | 30 | 356,425 | 12 |
| Newport | 8 | 0 | 8 | 156,604 | 12 |
| Oak Park Heights | 46 | 0 | 46 | 145,870 | 12 |
| Oakdale | 79 | 16 | 95 | 119,847 | 12 |
| Pine Springs | 0 | 0 | 0 | | 5 |
| St. Marys Point | 4 | 0 | 4 | 376,250 | 12 |
| St. Paul Park | 93 | 0 | 93 | 144,918 | 10 |
| Stillwater | 198 | 0 | 198 | 198,464 | 12 |
| Stillwater township | 8 | 0 | 8 | 458,187 | 12 |
| West Lakeland township | 10 | 0 | 10 | 444,500 | 12 |
| Willernie | 2 | 0 | 2 | 79,990 | 12 |
| Woodbury | 1,053 | 234 | 1287 | 244,082 | 12 |

*Balance of county areas:

Carver County: Townships of Camden, Chaska, Dahlgren, Hancock, Hollywood, Laketown, San Francisco, Waconia, Watertown, Young America.

Scott County: Townships of Belle Blaine, Blakeley, Cedar Lake, Credit River, Helena, Jackson, Louisville, New Market, St. Lawrence, Sand Creek; City of Elko

**A substantial portion of St. Anthony is also within Ramsey County, but not listed separately in this data.

***Includes Lakeland Shores and City of Lakeland.