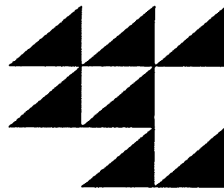


RESIDENTIAL BUILDING PERMITS ISSUED
IN THE TWIN CITIES METROPOLITAN AREA
DURING 1992

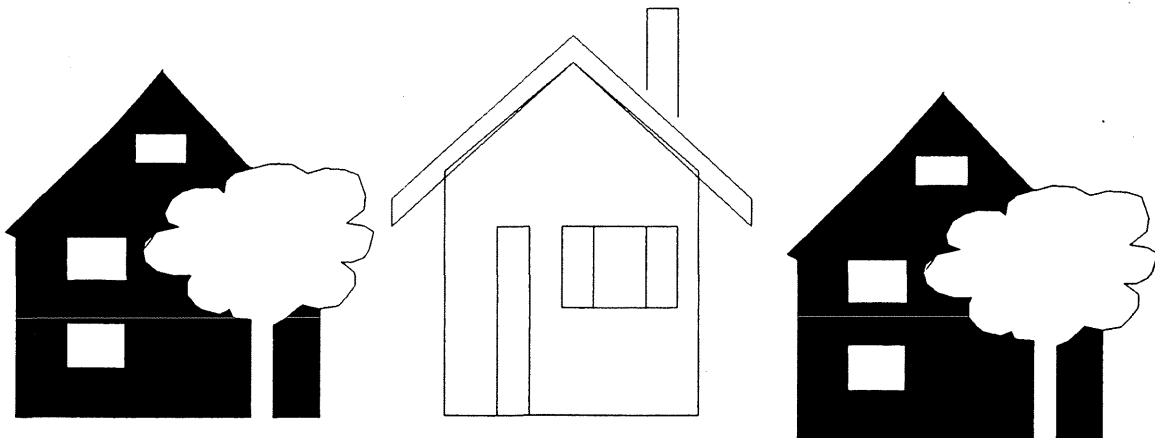
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Metropolitan Council
of the Twin Cities Area

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The Metropolitan Council is authorized by state and federal laws to plan for highways and transit, sewers, parks and open spaces, airports, land use, air and water quality, solid waste management, health, housing, aging and arts.

RESIDENTIAL BUILDING PERMITS ISSUED IN THE TWIN CITIES METROPOLITAN AREA DURING JANUARY-DECEMBER 1992

The housing market in 1992: "it was the best of times", or "it was the worst of times"? While neither is exactly true, your feeling about these statements, as a person in the construction business, would certainly depend on what part of the market you are involved in. While multifamily projects remained thin in 1992, the single-family side dominated with a historically high 83-17 housing unit split. In the Twin Cities area, the split was even greater, at 87-13.

As we moved into the fourth quarter of 1992, Twin Cities area permit activity exhibited a normal seasonal dip, but the 3,831 units for which permits were issued represented a 25 percent improvement from fourth quarter 1991. Nationally, the increase was ten percent. Winter months notwithstanding, the only large metropolitan areas with higher building rates per capita than the Twin Cities area were Atlanta and Phoenix.

For 1992 as a whole, single-family permits were up 23 percent nationwide, but multifamily action slowed by four percent to a new historic low. Solid single-family improvement was seen in most major metropolitan areas, with some California markets a notable exception. The Twin Cities ranked eighth among the nation's largest metropolitan areas. In multifamily permits, about half of the large metropolitan areas slipped even lower than their 1991 levels. Areas that showed increases generally did so by virtue of their extremely slow 1991 activity. The Twin Cities area was in the middle of the pack in its multifamily total for 1992, and ranked fifth in its increase from the previous year.

Interest rates, consistently below nine percent in 1992 and falling to eight percent, were the lowest in over a decade and obviously a critical influence on the housing market recovery. They are credited with expanding the pool of renters who could afford to buy a home as well as benefitting the move-up market. In the Twin Cities area, homes sold through MLS (Multiple Listing Service) numbered more than 10,000 during each of the first three quarters of the year, and the year-end total was up 17 percent from 1991. Nationally, the number of months' supply of new single-family housing spiked upward in 1990 and early 1991. A better balance between construction levels and sales was seen in 1992.

New housing climbed to a 36 percent share of Twin Cities' permitted construction dollars in 1992, as commercial and industrial sectors lost steam. Compared to 1991, commercial projects were down by 51 percent, and industrial by 56 percent. On the other hand, permits taken out for residential additions and alterations compared favorably with previous-year levels throughout 1992, and year-end figures came in 22 percent higher. Such projects accounted for one of every ten construction dollars, more than commercial and industrial combined. Employment in the construction industry grew by a scant 200 jobs over 1991.

Local building permit officials in the seven county area recorded permits for a total of 15,632 new housing units in 1992. Single-family permits climbed 29 percent from the previous year, to 13,673. The multifamily increase was 36 percent, but the annual total was still only 1,959 units. Permit levels were up from a year ago in each of the seven counties, with increases ranging from 16 percent in Dakota County to 67 percent in Carver County.

The general patterns of residential growth seen in 1992 are expected to continue in the 1990s. The region's developing suburbs accounted for more than 7 out of 10 housing units authorized in 1992. Minneapolis, St. Paul and their adjacent developed suburbs had less than five percent of the total. The new housing share going to the freestanding growth centers outside of the urbanized area (13

percent in 1992) was somewhat higher than the 1980s trend, as development has extended outward to a few of these centers. Rural areas, with eleven percent, had a greater share in 1992 than both the general 1980s trend and what is anticipated for this decade overall. The heaviest rural area concentration was in Anoka County's cities of Ramsey, Ham Lake, and East Bethel (about 500 units combined). Again in 1992 there was virtually no multifamily activity reported in the rural area.

The four counties adjacent to the Twin Cities area that are part of the federally-defined MSA (metropolitan statistical area), also picked up a little larger share than in recent years, although well below the 1970s trend. Construction trends outside of the urbanized area bear watching largely because of concerns over possible "leapfrogging" of development, and public policy issues related to the efficient delivery of public services.

The top permit-issuing cities in 1992 were generally the same group as in the previous year. Cities that issued more than 500 single-family permits each were: Eagan (715), Coon Rapids (617), Lakeville (589), and Woodbury (588). Multifamily leaders were Brooklyn Park (219 units), Edina (110), and Coon Rapids (101). Overall, the top twenty cities accounted for two-thirds of the region's total permits in 1992.

The average value of single-family permits, at \$116,000, was more than \$5,500 higher per unit than a year ago. The region's most active permit-issuing cities showed a range of average values, ranging from more affordable low \$80,000s in Coon Rapids and Oakdale, to well above the regional average--for example, Eden Prairie, Eagan, and Plymouth each averaged more than \$130,000. Some of the variation can be attributed to the proportion of townhouses vs. single-family dwellings being built. Looking at radial sectors of the Twin Cities area, valuation was by far highest in the southwest area, which includes Chanhassen and the Lake Minnetonka area. The Twin Cities area's average construction cost per multifamily unit, after rising 10 percent in 1991, dipped five percent in 1992, to \$51,200.

Current Metropolitan Council projections for 1993 housing starts in the 11-county MSA reflect a modest increase for single-family construction (ten percent higher than 1992) and multifamily construction flat with 2,400 units.

ABOUT THIS REPORT

This report provides an update of new residential building authorized by cities in the Minneapolis-St. Paul area during fourth quarter 1992, and summarizes trends for 1992 as a whole. It includes information on the number and location of single-family and multifamily building permits issued, and building permit valuations. The data used in this report was collected by the U.S. Department of Commerce, Bureau of the Census, from local governmental units. Housing permit data for individual cities appear in a table at the end of the report.

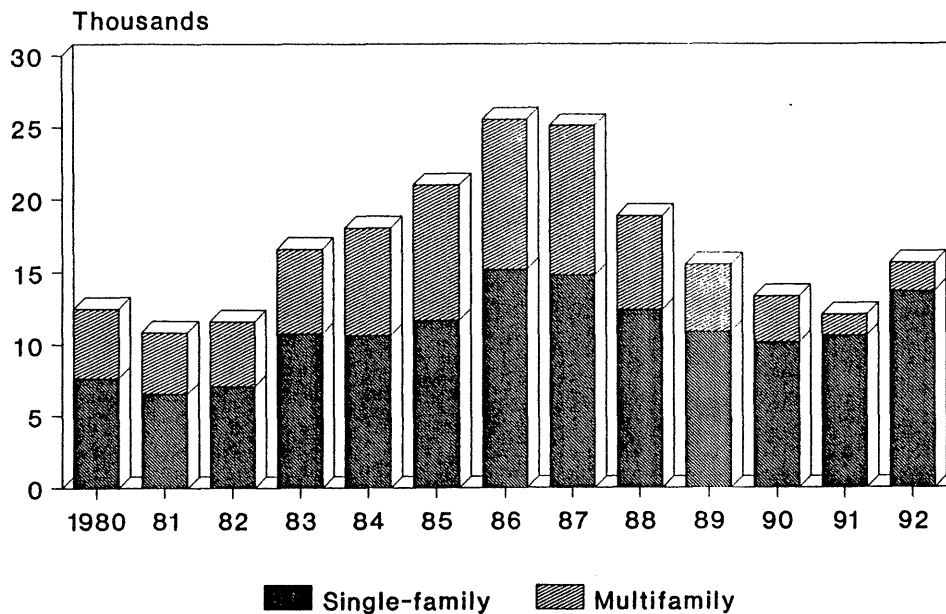
Monthly totals shown in the Census Bureau data may not add to the year-to-date figures, since the Census Bureau makes corrections and additions to the data as the year progresses.

Questions about this report can be directed to Regan Carlson in the Council's Research Division. The Metropolitan Council collects additional housing construction information through an annual survey of cities and townships in the Metropolitan Area. Any differences in the survey results,

compared to the Census Bureau data, are reconciled before the Council uses the data as an input to its annual household estimates. The Council also produces regular reports on construction activity other than housing. The Council's publications staff can be reached at 291-8140.

RESIDENTIAL BUILDING PERMITS, 1980-92

SINGLE-FAMILY AND MULTIFAMILY UNITS



DEFINITIONS

Residential activity in this report is measured in terms of *residential units* (housing units). A residential unit is defined as a house or apartment unit intended for occupancy as separate living quarters, having either a kitchen or cooking facilities for the exclusive use of the occupant(s) and direct access from the outside or through a common hall. Residential units do not include group quarters such as institutions, dormitories, hotels, and motels.

The Twin Cities *Metropolitan Area*, or 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 the seven metropolitan area counties, plus the adjacent counties of Chisago, Isanti, and Wright Counties in Minnesota and St. Croix County in Wisconsin. Metropolitan statistical areas are defined by the federal government 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 governmental 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 example, the cost of the lot would typically not be included.

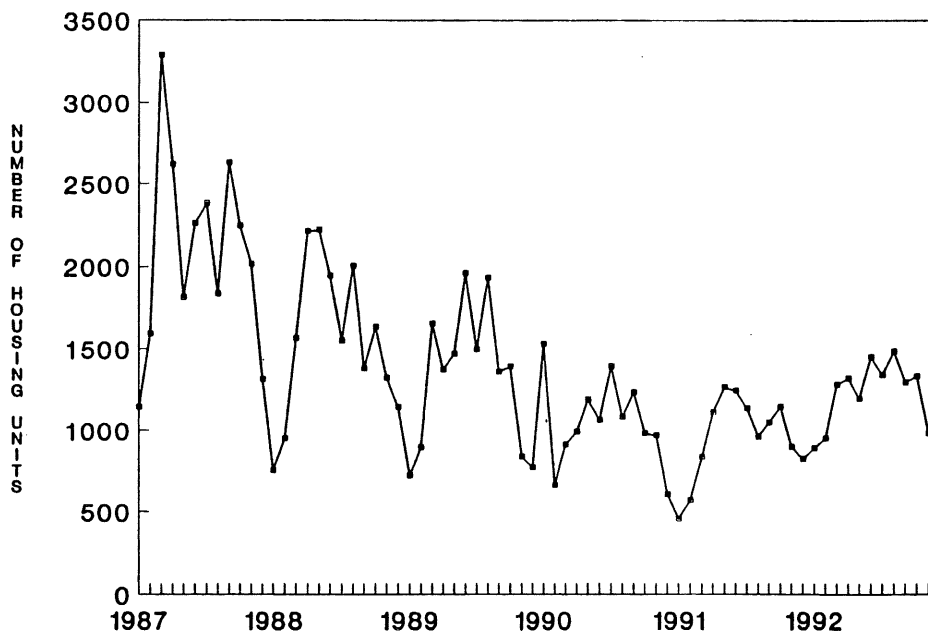
RESIDENTIAL BUILDING PERMITS ISSUED FOURTH QUARTER 1992

COUNTY	OCTOBER		NOVEMBER		DECEMBER	
	SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY
Anoka	196	0	151	0	124	8
Carver	69	2	52	6	62	0
Dakota	286	24	200	2	145	194
Hennepin	251	36	218	25	226	68
Ramsey	90	14	59	30	63	129
Scott	97	0	78	0	53	0
Washington	268	0	140	20	176	0
REGION	1,257	76	898	83	849	399
Chisago	47	0	30	0	14	0
Isanti	21	0	13	0	12	0
Wright	83	0	36	0	23	0
St. Croix	11	76	10	2	3	0
MSA	1,419	152	987	85	901	399

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

MONTHLY TWIN CITIES AREA HOUSING PERMITS

January 1987-December 1992



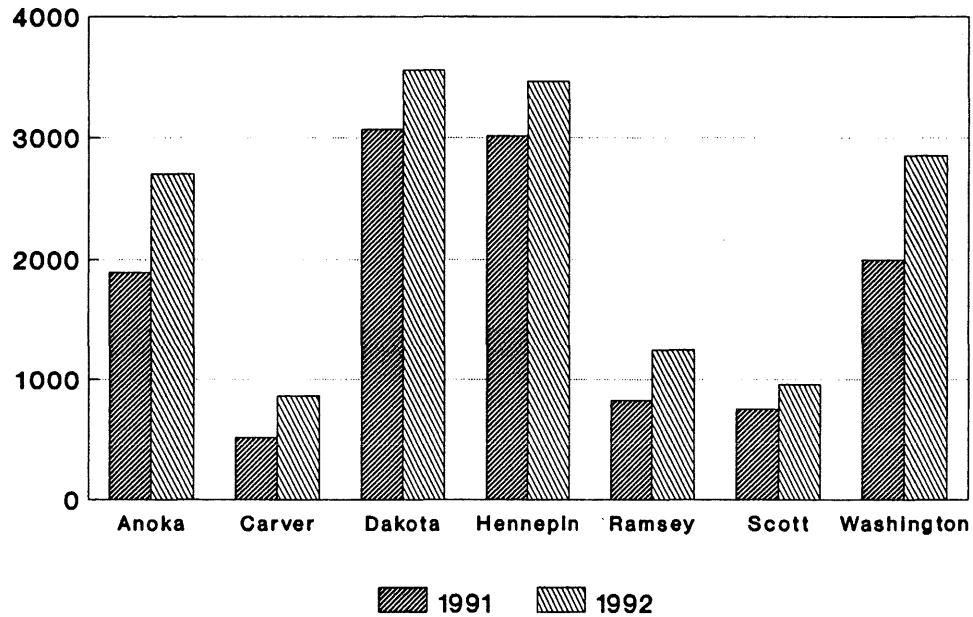
**RESIDENTIAL PERMITS ISSUED, BY COUNTY
1991 AND 1992**

COUNTY	1991	1992	CHANGE	PERCENT CHANGE
Anoka	1,891	2,699	808	42.7
Carver	515	862	347	67.4
Dakota	3,067	3,555	488	15.9
Hennepin	3,013	3,460	447	14.8
Ramsey	825	1,250	425	51.5
Scott	751	956	205	27.3
Washington	1,998	2,850	852	42.6
METROPOLITAN AREA	12,060	15,632	3,572	29.6

**DISTRIBUTION OF BUILDING PERMITS BY COUNTY
1991 AND 1992**

COUNTY	SINGLE FAMILY		MULTIFAMILY		TOTAL UNITS	
	1991	1992	1991	1992	1991	1992
Anoka	16.8	17.5	7.2	15.4	15.7	17.3
Carver	4.8	5.4	0.1	6.6	4.3	5.5
Dakota	25.1	23.0	27.9	21.0	25.4	22.7
Hennepin	22.0	21.7	47.3	25.2	25.0	22.1
Ramsey	7.4	6.8	3.0	16.3	6.8	8.0
Scott	6.8	7.0	2.1	0.1	6.2	6.1
Washington	17.1	18.6	12.4	15.4	16.6	18.2
REGION	100%	100%	100%	100%	100%	100%

METROPOLITAN AREA PERMITS BY COUNTY 1991 AND 1992

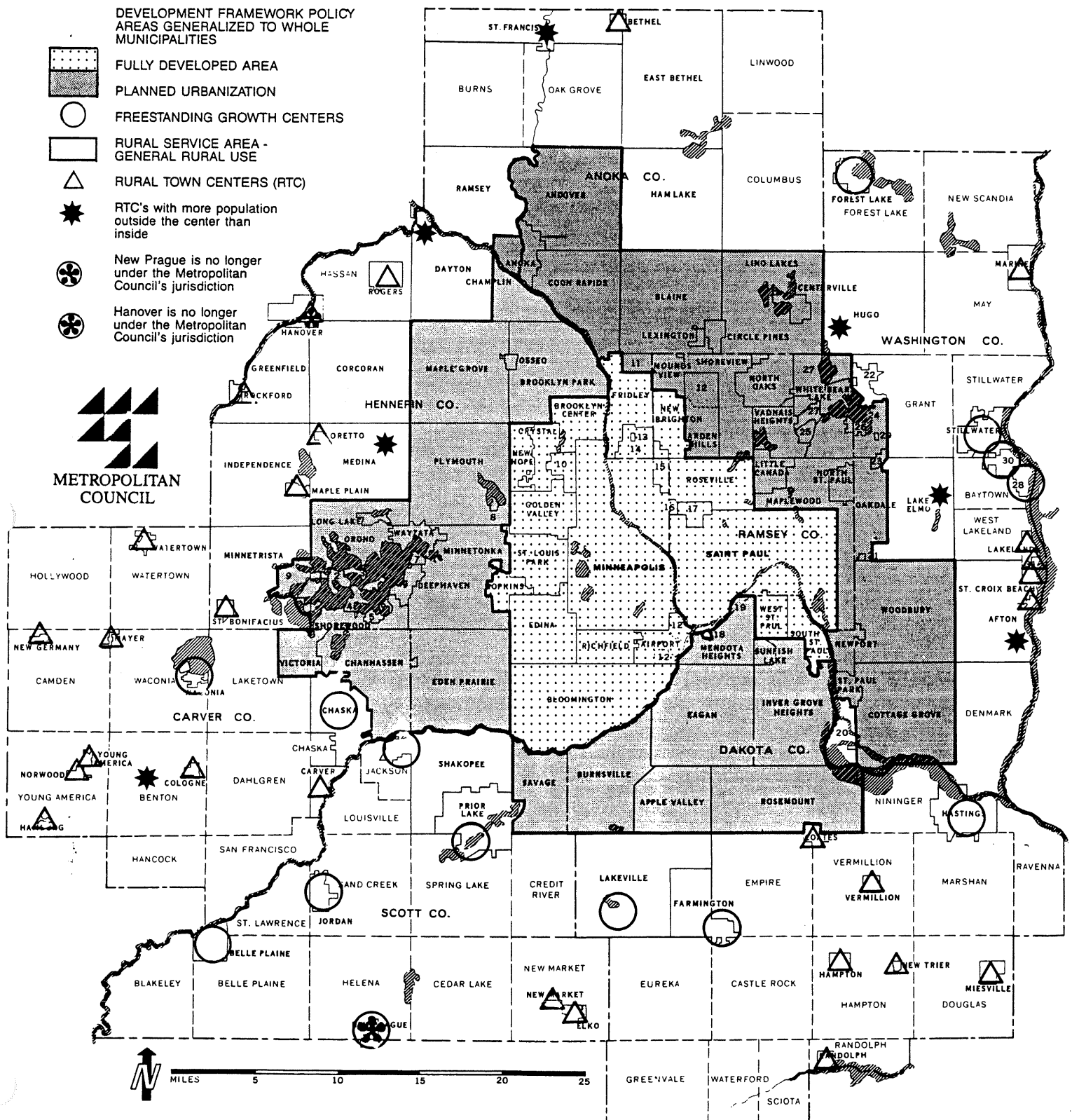


RESIDENTIAL BUILDING PERMITS ISSUED IN 1992 BY METROPOLITAN COUNCIL GEOGRAPHIC POLICY AREAS

POLICY AREA	SINGLE FAMILY		MULTIFAMILY		TOTAL	
	# of units	Pct.of Region	# of units	Pct.of Region	# of units	Pct.of Region
Fully Developed Area	496	3.6	236	12.0	732	4.7
Freestanding Growth Centers	1,772	13.0	207	10.6	1,979	12.7
Developing Area	9,736	71.2	1,498	76.5	11,234	71.9
Rural Area	1,669	12.2	18	0.9	1,687	10.8
REGION	13,673	100%	1,959	100%	15,632	100%

(SEE MAP ON FOLLOWING PAGE)

DEVELOPMENT FRAMEWORK POLICY AREAS



TWIN CITIES METROPOLITAN AREA

**TOP TWENTY TWIN CITIES AREA CITIES
IN NEW HOUSING CONSTRUCTION PERMITS
ISSUED DURING 1992**

Single Family	Units	Multifamily	Units	Total	Units
Woodbury	923	Plymouth	196	Woodbury	963
Coon Rapids	776	Burnsville	192	Coon Rapids	944
Eagan	701	Coon Rapids	168	Plymouth	827
Lakeville	697	Oakdale	166	Eagan	809
Plymouth	631	Roseville	112	Lakeville	699
Eden Prairie	593	Eagan	108	Oakdale	641
Apple Valley	517	Little Canada	93	Eden Prairie	615
Andover	484	Waconia	90	Burnsville	541
Oakdale	475	Blaine (Anoka Co pt)	76	Apple Valley	523
Maple Grove	460	Champlin	72	Maple Grove	497
Savage	405	White Bear Lk (R pt)	60	Andover	484
Cottage Grove	354	Anoka	57	Savage	405
Burnsville	349	Edina	52	Cottage Grove	398
Lino Lakes	307	Forest Lake	52	Chaska	312
Chaska	299	Hastings	48	Lino Lakes	307
Ramsey	281	Cottage Grove	44	Ramsey	281
Rosemount	271	Woodbury	40	Brooklyn Park	280
Brooklyn Park	256	Bloomington	38	Mendota Heights	271
Mendota Heights	244	Maple Grove	37	Rosemount	271
Maplewood	236	Minnetonka	32	Maplewood	236
		Vadnais Heights	32		
Top Ten:	6,257		1,041		7,059
Percent of Region:	46%		65%		45%
Top Twenty:	9,259		1,765		10,304
Percent of Region:	68%		90%		66%

(SEE MAP ON FOLLOWING PAGE)

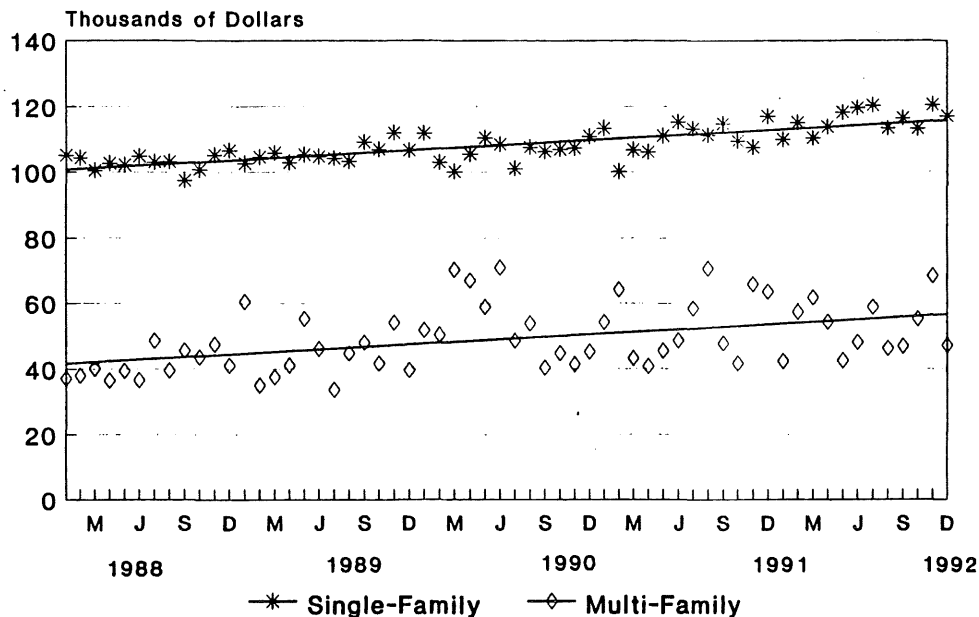
**METROPOLITAN
COUNCIL**



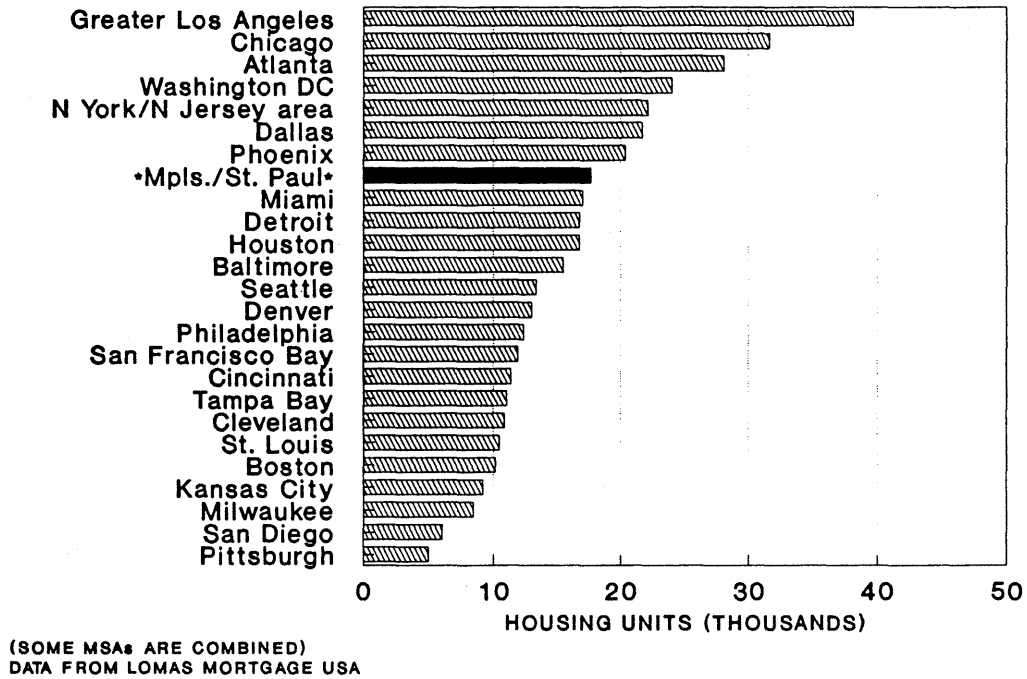
ANNUAL AVERAGE BUILDING PERMIT VALUATION TWIN CITIES METROPOLITAN AREA

	SINGLE FAMILY		MULTIFAMILY	
	Valuation	Pct. Change from Previous Year	Valuation	Pct. Change from Previous Year
1980	\$56,403		\$40,612	
1981	61,555	9.1	41,740	2.8
1982	61,760	0.3	41,964	0.5
1983	67,988	10.1	42,054	0.2
1984	72,513	6.7	42,845	1.9
1985	77,878	7.4	40,676	-5.1
1986	85,513	9.8	44,408	9.2
1987	97,960	14.6	51,047	15.0
1988	103,088	5.2	41,020	-19.6
1989	105,532	2.4	45,457	10.8
1990	105,817	0.3	49,175	8.2
1991	110,424	4.4	54,045	9.9
1992	116,001	5.1	51,204	-5.3

MONTHLY AVERAGE PERMIT VALUATIONS TWIN CITIES AREA



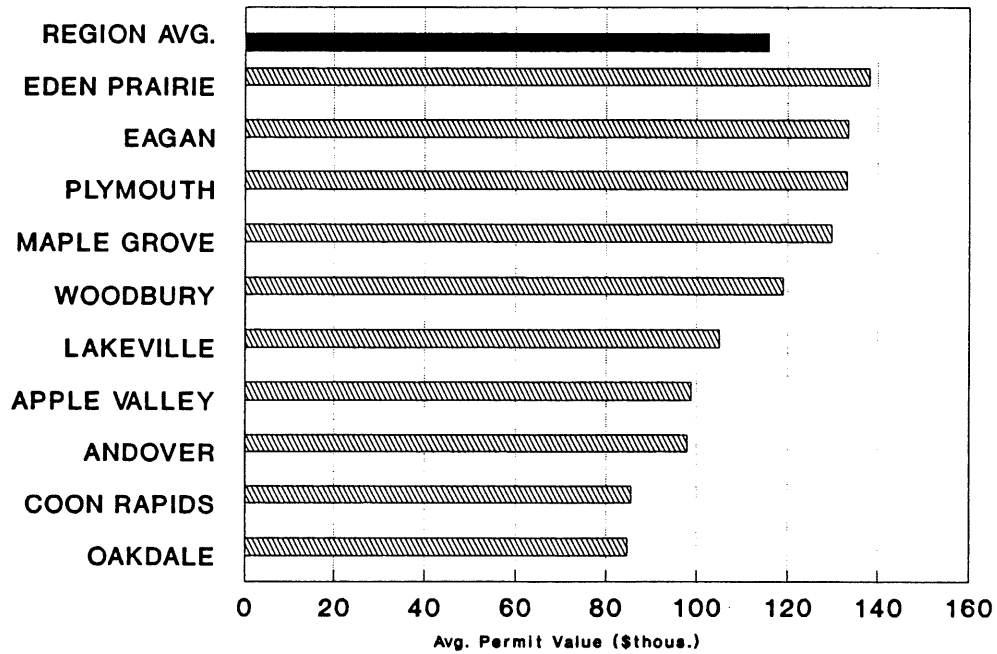
HOUSING PERMITS ISSUED IN 1992 **25 LARGEST METROPOLITAN AREAS**



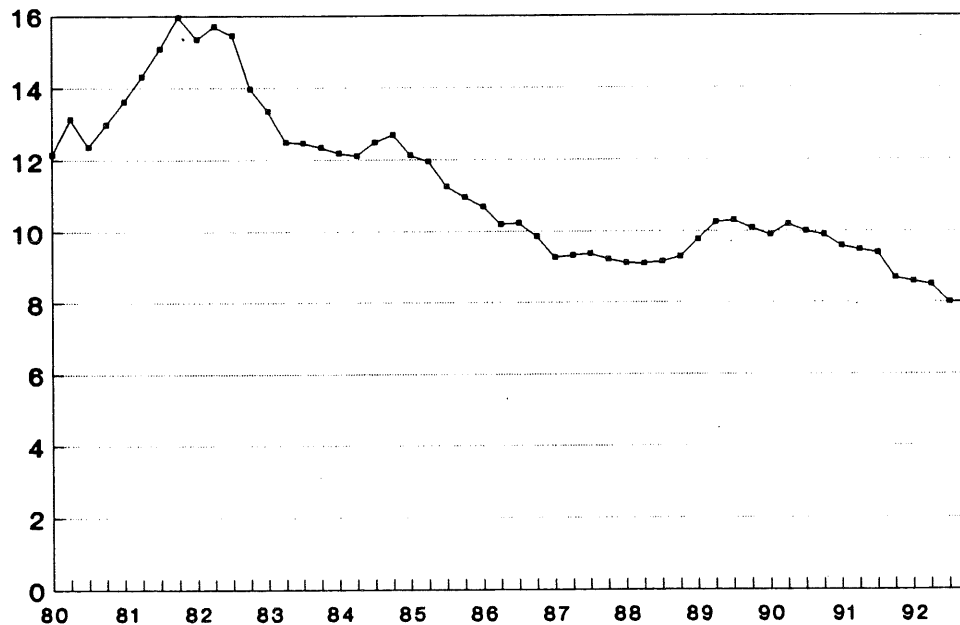
PERMITS ISSUED IN THE MSA COUNTIES ADJACENT TO THE TWIN CITIES AREA

COUNTY	1987	1988	1989	1990	1991	1992
Chisago	349	318	347	332	331	416
Isanti	200	253	210	180	183	255
Wright	590	666	474	500	500	652
St. Croix (Wisc.)	374	298	372	236	310	282
4-COUNTY TOTAL	1,513	1,535	1,403	1,248	1,324	1,605
PCT OF 11- COUNTY MSA	5.5%	5.7%	5.9%	7.4%	9.9%	9.3%

1992 AVERAGE SINGLE-FAMILY PERMIT VALUE TOP 10 CITIES IN SINGLE-FAMILY PERMITS



INTEREST RATES, 1980-92 TWIN CITIES AREA



**MULTIFAMILY BUILDING PERMITS BY TYPE OF BUILDING
JANUARY-DECEMBER 1992**

	Total Units	Duplex Units	In Buildings With:			
			3 or 4 Units		5 or More Units	
			Units	Bldgs.	Units	Bldgs.
METROPOLITAN AREA	1,959	126	107	28	1,726	133
ANOKA COUNTY	301	4	0	0	297	14
CARVER COUNTY	129	18	3	1	108	4
DAKOTA COUNTY	411	52	7	2	352	22
HENNEPIN COUNTY	494	30	46	12	418	45
RAMSEY COUNTY	320	14	43	11	263	21
SCOTT COUNTY	2	2	0	0	0	0
WASHINGTON COUNTY	302	6	8	2	288	27
Plymouth	196	0	4	1	192	29
Burnsville	192	0	0	0	192	4
Coon Rapids	168	0	0	0	168	10
Oakdale	166	6	0	0	160	16
Roseville	112	0	24	6	88	11
Eagan	108	0	0	0	108	12
Little Canada	93	0	0	0	93	1
Waconia	90	0	0	0	90	3
Blaine (Anoka Co. pt)	76	4	0	0	72	3
Champlin	72	0	0	0	72	2
White Bear Lk (Ramsey Co pt)	60	0	0	0	60	6
Anoka	57	0	0	0	57	1
Edina	52	2	4	1	46	1
Forest Lake	52	0	4	1	48	2
Hastings	48	44	4	1	0	0
Cottage Grove	44	0	4	1	40	5
Woodbury	40	0	0	0	40	4
Bloomington	38	2	12	3	24	3
Maple Grove	37	2	11	3	24	3
Minnetonka	32	4	0	0	28	3
Vadnais Heights	32	10	0	0	22	3
Inver Grove Heights	28	0	0	0	28	4
Mendota Heights	27	0	3	1	24	2
Brooklyn Park	24	6	4	1	14	2
Eden Prairie	22	0	4	1	18	2
Minneapolis	19	12	7	2	0	0
Carver	18	0	0	0	18	1
St. Paul	13	2	11	3	0	0
Chaska	13	10	3	1	0	0
Arden Hills	8	0	8	2	0	0
Victoria	8	8	0	0	0	0
Apple Valley	6	6	0	0	0	0
Golden Valley	2	2	0	0	0	0
Lakeville	2	2	0	0	0	0
Shakopee	2	2	0	0	0	0
White Bear Twp.	2	2	0	0	0	0

RESIDENTIAL BUILDING PERMITS
January-December 1992

County	Single Family Units	Single Family Valuation	Multi- Family Units	Multifamily Valuation
Anoka	2,398	\$225,594,978	301	\$11,011,000
Carver	733	89,155,967	129	5,655,106
Dakota	3,144	349,617,322	411	21,865,970
Hennepin	2,966	411,046,027	494	29,275,340
Ramsey	930	124,505,479	320	17,646,615
Scott	954	103,608,077	2	95,000
Washington	2,548	282,557,770	302	14,759,109
METROPOLITAN AREA	13,673	\$1,586,085,620	1,959	\$100,308,140
Chisago	416	35,468,620	0	\$0
Isanti	255	19,574,875	0	0
Wright	606	59,039,734	46	1,757,000
St. Croix	184	16,887,100	98	3,708,000
MSA	15,134	\$1,717,055,949	2,103	\$105,773,140

RESIDENTIAL BUILDING PERMITS
January-December 1991

County	Single Family Units	Single Family Valuation	Multi- Family Units	Multifamily Valuation
Anoka	1,787	\$162,409,221	104	\$3,000,000
Carver	513	59,739,012	2	110,000
Dakota	2,666	288,131,381	401	18,786,082
Hennepin	2,332	303,693,297	681	43,226,639
Ramsey	782	96,982,976	43	2,852,971
Scott	721	72,266,964	30	1,737,445
Washington	1,820	189,591,235	178	8,057,778
METROPOLITAN AREA	10,621	\$1,172,814,086	1,439	\$77,770,915
Chisago	331	\$27,492,010	0	\$0
Isanti	183	12,895,175	0	0
Wright	434	39,159,108	66	2,302,500
St. Croix	194	17,528,466	116	3,717,500
MSA	11,763	\$1,269,888,845	1,621	\$83,790,915

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-DECEMBER 1992
TWIN CITIES METROPOLITAN AREA

	SINGLE-FAMILY (UNITS)	MULTIFAMILY (UNITS)	TOTAL PERMITS (UNITS)	TOTAL SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
ANOKA COUNTY TOTAL	2,398	301	2,699	\$225,594,978	\$94,076
ANDOVER	484	0	484	47,449,000	98,035
ANOKA	26	57	83	1,881,000	72,346
BETHEL	1	0	1	62,000	62,000
BLAINE	157	76	233	16,637,480	105,971
BURNS T	47	0	47	5,355,000	113,936
CENTERVILLE	37	0	37	2,896,000	78,270
CIRCLE PINES	7	0	7	1,024,267	146,324
COLUMBIA HEIGHTS	2	0	2	259,598	129,799
COLUMBUS T	38	0	38	3,619,780	95,257
COON RAPIDS	776	168	944	66,459,800	85,644
EAST BETHEL	102	0	102	9,317,742	91,350
FRIDLEY	11	0	11	1,145,501	104,136
HAM LAKE	106	0	106	11,670,748	110,101
HILLTOP	0	0	0		
LEXINGTON	0	0	0		
LINO LAKES	307	0	307	30,585,000	99,625
LINWOOD T	0	0	0		
OAK GROVE T	0	0	0		
RAMSEY	281	0	281	25,718,000	91,523
ST. FRANCIS	11	0	11	904,700	82,245
SPRING LAKE PARK	5	0	5	609,362	121,872
CARVER COUNTY TOTAL	733	129	862	89,155,967	121,632
CARVER COUNTY UNINCORP.*	47	0	47	6,625,000	140,957
CARVER	2	18	20	229,528	114,764
CHANHASSEN	229	0	229	32,020,000	139,825
CHASKA	299	13	312	30,873,506	103,256
COLOGNE	0	0	0		
HAMBURG	1	0	1	89,000	89,000
MAYER	9	0	9	730,225	81,136
NEW GERMANY	1	0	1	71,439	71,439
NORWOOD	1	0	1	85,000	85,000
VICTORIA	59	8	67	10,087,700	170,978
WACONIA	60	90	150	6,085,306	101,422
WATERTOWN	10	0	10	850,239	85,024
YOUNG AMERICA	15	0	15	1,409,024	93,935
DAKOTA COUNTY TOTAL	3,144	411	3,555	349,617,322	111,201
APPLE VALLEY	517	6	523	51,078,000	98,797
BURNSVILLE	349	192	541	43,211,925	123,816
CASTLE ROCK T	0	0	0		
COATES	0	0	0		
DOUGLAS T	10	0	10	922,000	92,200
EAGAN	701	108	809	93,537,000	133,434
EMPIRE T	8	0	8	846,330	105,791
EUREKA T	7	0	7	730,700	104,386
FARMINGTON	75	0	75	5,491,900	73,225
GREENVALE T	5	0	5	415,350	83,070
HAMPTON	0	0	0		
HAMPTON T	1	0	1	100,000	100,000
HASTINGS	67	48	115	6,812,487	101,679
INVER GROVE HEIGHTS	141	28	169	13,803,843	97,900
LAKEVILLE	697	2	699	73,245,663	105,087

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-DECEMBER 1992
TWIN CITIES METROPOLITAN AREA

	SINGLE-FAMILY (UNITS)	MULTIFAMILY (UNITS)	TOTAL PERMITS (UNITS)	TOTAL SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
LILYDALE	0	0	0		
MARSHAN T	5	0	5	410,000	82,000
MENDOTA	0	0	0		
MENDOTA HEIGHTS	244	27	271	29,201,758	119,679
MIESVILLE	0	0	0		
NEW TRIER	0	0	0		
NININGER T	2	0	2	220,000	110,000
RANDOLPH	0	0	0		
RANDOLPH T	8	0	8	926,000	115,750
RAVENNA T	1	0	1	40,000	40,000
ROSEMOUNT	271	0	271	24,260,179	89,521
SCIOTA T	1	0	1	130,000	130,000
SOUTH ST. PAUL	9	0	9	810,807	90,090
SUNFISH LAKE	3	0	3	626,490	208,830
VERMILLION	1	0	1	110,000	110,000
VERMILLION T	4	0	4	377,000	94,250
WATERFORD T	5	0	5	690,000	138,000
WEST ST. PAUL	12	0	12	1,619,890	134,991
 HENNEPIN COUNTY TOTAL	 2,966	 494	 3,460	 411,046,027	 138,586
BLOOMINGTON	118	38	156	15,025,589	127,336
BROOKLYN CENTER	15	0	15	956,030	63,735
BROOKLYN PARK	256	24	280	25,129,300	98,161
CHAMPLIN	144	72	216	14,631,389	101,607
CORCORAN	42	0	42	5,873,247	139,839
CRYSTAL	7	0	7	592,329	84,618
DAYTON	48	0	48	4,536,000	94,500
DEEPHAVEN	12	0	12	3,354,908	279,576
EDEN PRAIRIE	593	22	615	81,877,000	138,073
EDINA	27	52	79	6,993,000	259,000
EXCELSIOR	0	0	0		
FORT SNELLING	0	0	0		
GOLDEN VALLEY	11	2	13	1,699,500	154,500
GREENFIELD	15	0	15	2,074,000	138,267
GREENWOOD	20	0	20	5,361,444	268,072
HASSAN T	33	0	33	3,909,000	118,455
HOPKINS	1	0	1	285,000	285,000
INDEPENDENCE	16	0	16	3,654,000	228,375
LONG LAKE	0	0	0		
LORETTO	13	0	13	2,109,800	162,292
MAPLE GROVE	460	37	497	59,651,011	129,676
MAPLE PLAIN	12	0	12	1,512,000	126,000
MEDICINE LAKE	0	0	0		
MEDINA	36	0	36	11,554,896	320,969
MINNEAPOLIS	57	19	76	5,232,013	91,790
MINNETONKA	170	32	202	29,806,580	175,333
MINNETONKA BEACH	3	0	3	1,245,000	415,000
MINNETRISTA	30	0	30	5,975,776	199,193
MOUND	27	0	27	2,740,381	101,496
NEW HOPE	1	0	1	110,000	110,000
ORONO	28	0	28	9,394,502	335,518
OSSEO	0	0	0		
PLYMOUTH	631	196	827	84,063,409	133,223
RICHFIELD	17	0	17	1,710,939	100,643
ROBBINSDALE	11	0	11	790,800	71,891
ROCKFORD	0	0	0		
ROGERS	19	0	19	1,839,000	96,789
ST. ANTHONY **	9	0	9	1,013,000	112,556

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-DECEMBER 1992
TWIN CITIES METROPOLITAN AREA

	SINGLE-FAMILY (UNITS)	MULTIFAMILY (UNITS)	TOTAL PERMITS (UNITS)	TOTAL SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
ST. BONIFACIUS	3	0	3	261,527	87,176
ST. LOUIS PARK	17	0	17	1,751,332	103,020
SHOREWOOD	46	0	46	9,408,803	204,539
SPRING PARK	2	0	2	455,650	227,825
TONKA BAY	8	0	8	3,030,000	378,750
WAYZATA	6	0	6	570,000	95,000
WOODLAND	2	0	2	867,872	433,936
RAMSEY COUNTY TOTAL	930	320	1,250	124,505,479	133,877
ARDEN HILLS	17	8	25	3,279,347	192,903
FALCON HEIGHTS	33	0	33	4,017,144	121,732
GEM LAKE	3	0	3	294,196	98,065
LAUDERDALE	0	0	0		
LITTLE CANADA	32	93	125	3,528,325	110,260
MAPLEWOOD	236	0	236	25,996,640	110,155
MOUNDSVIEW	6	0	6	724,057	120,676
NEW BRIGHTON	65	0	65	12,056,911	185,491
NORTH OAKS	33	0	33	10,650,000	322,727
NORTH ST. PAUL	34	0	34	3,492,080	102,708
ROSEVILLE	31	112	143	4,515,000	145,645
ST. PAUL	42	13	55	4,243,970	101,047
SHOREVIEW	185	0	185	26,383,400	142,613
VADNAIS HEIGHTS	51	32	83	6,688,000	131,137
WHITE BEAR T	98	2	100	12,011,326	122,565
WHITE BEAR LAKE	64	60	124	6,625,083	103,517
SCOTT COUNTY TOTAL	954	2	956	103,608,077	108,604
BELLE PLAINE	13	0	13	1,410,816	108,524
ELKO	5	0	5	567,961	113,592
JORDAN	4	0	4	459,000	114,750
LOUISVILLE T	0	0	0		
NEW MARKET	2	0	2	188,523	94,262
NEW PRAGUE	28	0	28	2,599,000	92,821
PRIOR LAKE	97	0	97	11,356,758	117,080
SAVAGE	405	0	405	40,794,277	100,727
SHAKOPEE	178	2	180	15,208,545	85,441
SCOTT COUNTY UNINCORP.*	222	0	222	31,023,197	139,744
WASHINGTON COUNTY TOTAL	2,548	302	2,850	282,557,770	110,894
BAYPORT	0	0	0		
BIRCHWOOD	2	0	2	255,000	127,500
COTTAGE GROVE	354	44	398	29,752,413	84,046
DELLWOOD	6	0	6	1,899,000	316,500
FOREST LAKE	31	52	83	2,331,571	75,212
FOREST LAKE T	74	0	74	8,421,425	113,803
HUGO	56	0	56	5,084,450	90,794
LAKE ELMO	30	0	30	5,269,082	175,636
MAHTOMEDI	69	0	69	10,800,540	156,530
MAY T	25	0	25	4,043,000	161,720
NEWPORT	20	0	20	2,802,491	140,125
OAKDALE	475	166	641	40,291,876	84,825
OAK PARK HEIGHTS	27	0	27	2,272,704	84,174
ST. PAUL PARK	8	0	8	746,429	93,304
STILLWATER	196	0	196	19,027,843	97,081

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-DECEMBER 1992
TWIN CITIES METROPOLITAN AREA

	SINGLE-FAMILY (UNITS)	MULTIFAMILY (UNITS)	TOTAL PERMITS (UNITS)	TOTAL SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
WEST LAKELAND T	59	0	59	13,748,000	233,017
WILLERNIE	0	0	0		
WOODBURY	923	40	963	109,856,446	119,021
WASHINGTON CO. UNINCORP. *	193	0	193	25,955,500	134,484
 METROPOLITAN AREA	 13,673	 1,959	 15,632	 \$1,586,085,620	 \$116,001

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