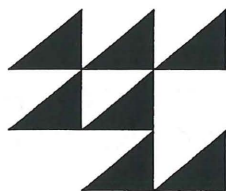


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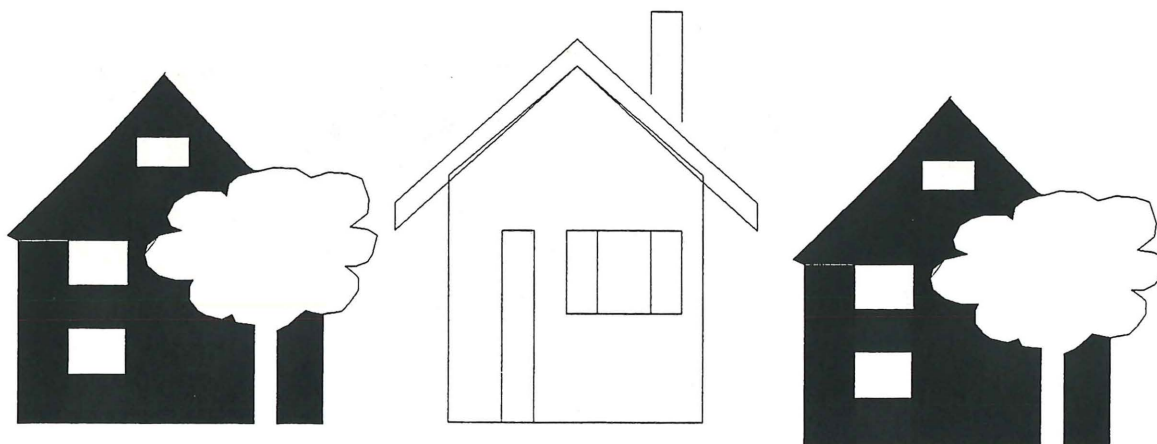
RESIDENTIAL BUILDING PERMITS ISSUED
IN THE TWIN CITIES METROPOLITAN AREA
1993

Publication No. 74-94-024



Metropolitan Council
of the Twin Cities Area

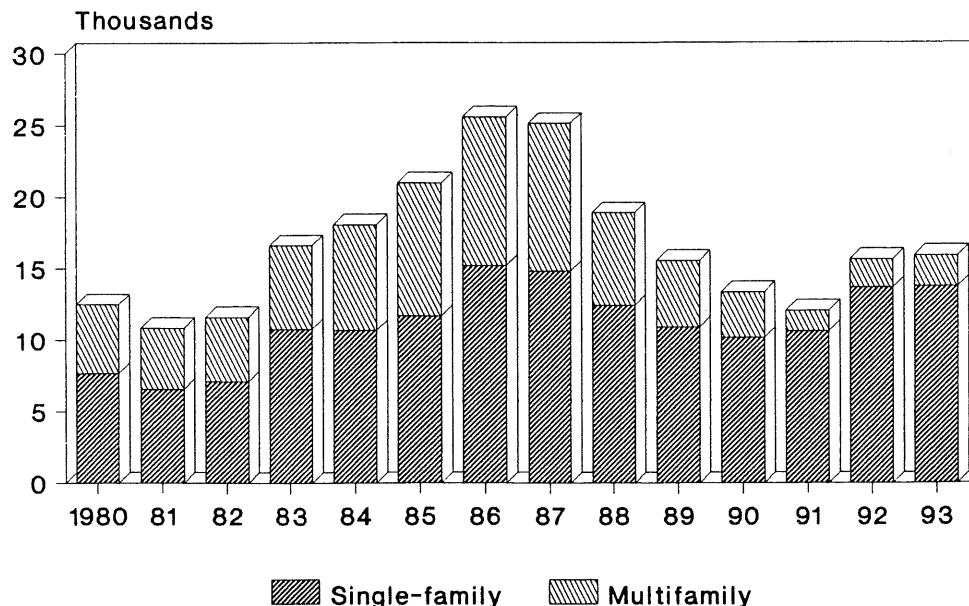
February 1994



RESIDENTIAL BUILDING PERMITS ISSUED IN THE TWIN CITIES METROPOLITAN AREA DURING 1993

- Nationally, single-family builders had their busiest fourth quarter in sixteen years. In the Twin Cities area, permits were stronger than the previous five fourth quarters, and not far below third quarter.
- For the year as a whole, the region's single-family permits were even with last year's level. Multifamily activity picked up (nine percent), but accounted for only thirteen percent of housing units authorized.
- Attractive interest rates throughout the year provided impetus to upticks in construction in nearly all of the nation's metropolitan markets. Besides Chicago and New York, the heftiest construction totals continued to be in the south and west. Greater Minneapolis-St. Paul ranked tenth in housing construction among U.S. metropolitan markets (eighth in single-family, fourteenth in multifamily).¹
- Twin Cities area housing construction permits topped their 1992 performance by a small margin in 1993. In all, 15,882 new housing units were authorized during the year--13,746 for single-family construction and 2,136 for multifamily construction.

RESIDENTIAL BUILDING PERMITS, 1980-93 SINGLE-FAMILY AND MULTIFAMILY UNITS



¹ Data from *U.S. Housing Markets*, February 2, 1994, Lomas Mortgage USA.

- New housing accounted for 64 percent of the value of all construction projects authorized in 1993. Residential additions/alterations represented 10 percent; new commercial projects six percent; and new industrial two percent; the remaining 18 percent was primarily for commercial/industrial additions. Compared to 1992, the total value of residential additions/alterations permits was 10 percent higher; new commercial permits were up 15 percent; new industrial up 8 percent; and other construction up 3 percent.
- Housing permits exceeded 1992 counts by 38 percent in Ramsey County and seven percent in Hennepin County. In the other counties, activity approximated their 1992 levels.
- Over two-thirds of new housing development was authorized within the developing suburbs (see map on page 7), a proportion in line with past trends. Only eight percent of the Region's total building permits were issued by the older, "fully developed" cities. They issued 30 percent of the Region's multifamily permits. Twenty-four percent of housing authorizations were by cities outside the urban services area.
- Cities that issued permits for more than 500 housing units were: Woodbury (1,037), Eagan (947), Plymouth (737), Lakeville (700), Eden Prairie (666), Coon Rapids (663), Apple Valley (569), and Andover (514).
- The average permit value placed on 1993 single-family construction projects was \$122,100 per unit, an increase of five percent over 1992's average. The multifamily average dropped between 1991 and 1992, then rose five percent to approximately its 1992 level (\$53,800 per unit).
- Permit value among the leading cities in 1993 single-family construction ranged from averages in the \$80,000s and \$90,000s (Coon Rapids and Apple Valley) to over \$150,000 in Eden Prairie. Permit values are typically well below sales cost (see "definitions", page 3).
- Residential construction in the counties adjacent to the Twin Cities seven-county area has increased in relative importance in recent years. The federal government's definition of the Minneapolis-St. Paul "metropolitan statistical area" was expanded a year ago to include 13 counties. The six counties outside the seven-county area are Chisago, Isanti, Sherburne, and Wright Counties, and Pierce and St. Croix Counties in Wisconsin. Their proportion of the thirteen-county total was eight percent in 1987, and grew to 15 percent for 1993.

ABOUT THIS REPORT

This report provides an update of new residential building authorized by cities in the Minneapolis-St. Paul area during 1993. 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 information may be directed to Regan Carlson in the Council's Office of Research.

The Metropolitan Council collects additional housing construction data through an annual survey of cities and townships in the Metropolitan Area. The results of this survey are used to develop final information on annual construction, and are used as an input to the Council's 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.

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.

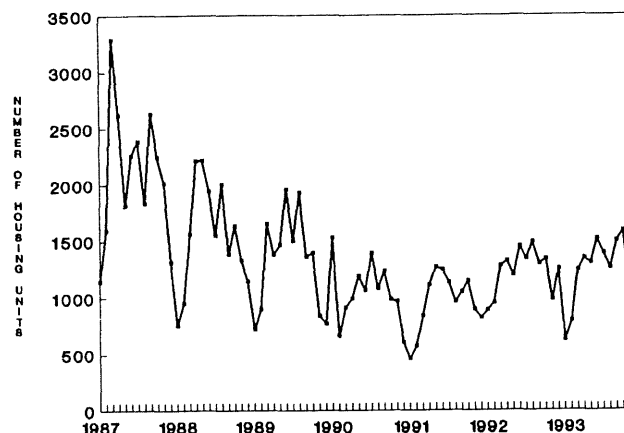
The Twin Cities **Metropolitan Area**, or Region, includes seven counties under the jurisdiction of the Metropolitan Council: Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties.

The Minneapolis-St. Paul **Metropolitan Statistical Area (MSA)** includes the seven metropolitan area counties, plus the adjacent counties of Chisago, Isanti, Sherburne, and Wright Counties in Minnesota and Pierce and St. Croix Counties in Wisconsin. Metropolitan statistical areas are defined by the federal government for the purpose of standardized data collection and analysis.

 Note: the addition to the MSA of Pierce and Sherburn Counties was effective the end of 1992. Building permits reports published before the first quarter 1993 report did not include data for these two counties.

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.

1987-93 TWIN CITIES AREA HOUSING PERMITS

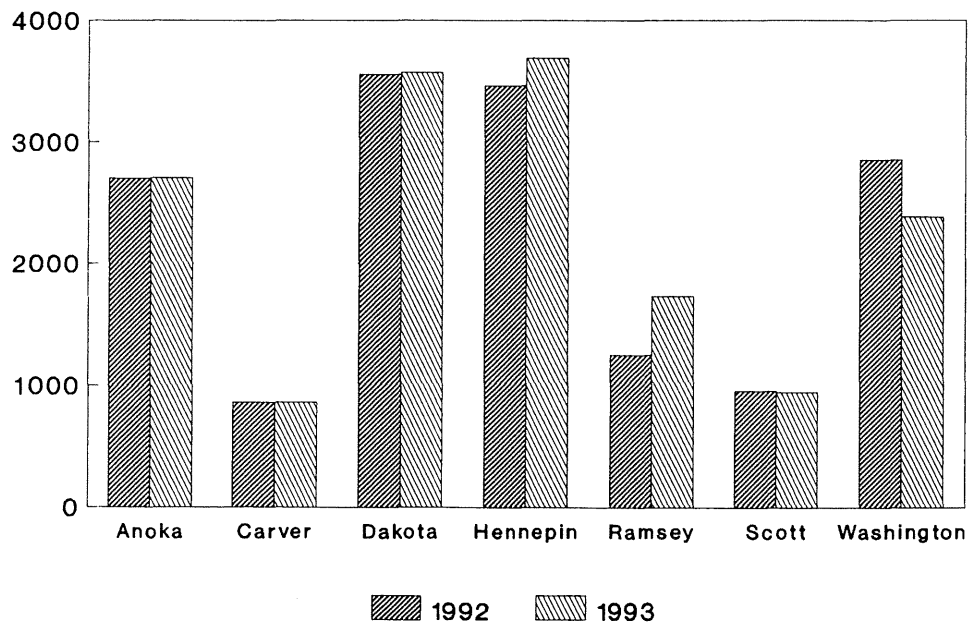


RESIDENTIAL BUILDING PERMITS ISSUED FOURTH QUARTER 1993

COUNTY	OCTOBER		NOVEMBER		DECEMBER	
	SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY
Anoka	162	109	131	0	104	0
Carver	66	0	75	8	69	0
Dakota	286	137	234	32	268	12
Hennepin	311	80	274	32	231	37
Ramsey	82	92	82	4	65	6
Scott	69	0	67	0	39	0
Washington	188	0	144	0	120	0
REGION	1,164	418	1,007	76	896	55
Chisago	41	0	33	0	9	0
Isanti	17	0	14	0	12	0
Pierce (Wisc.)	9	47	12	0	7	0
St. Croix (Wisc.)	22	4	18	14	9	0
Sherburn	65	0	61	4	39	4
Wright	50	0	52	15	34	0
MSA	1,368	469	1,197	109	1,006	59

(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).

METROPOLITAN AREA PERMITS BY COUNTY 1992 AND 1993



**RESIDENTIAL PERMITS ISSUED, BY COUNTY
1992 AND 1993**

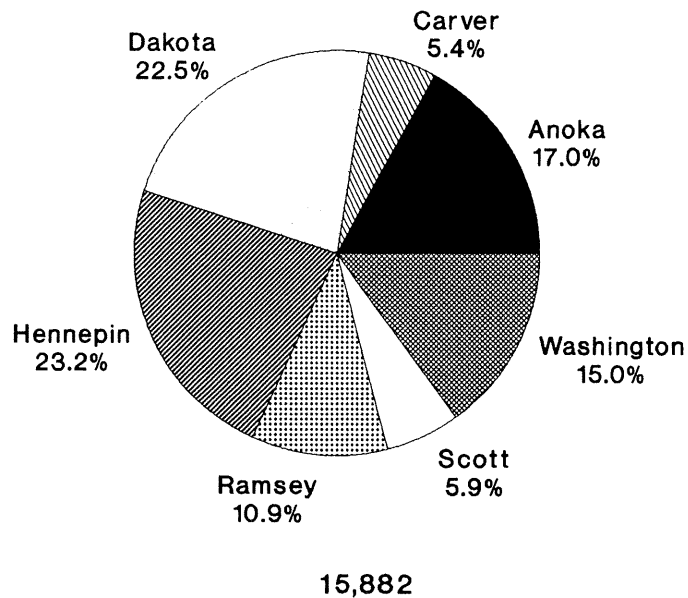
COUNTY	1992	1993	CHANGE	PERCENT CHANGE
Anoka	2,699	2,704	5	0.2
Carver	862	861	-1	-0.1
Dakota	3,555	3,571	16	0.5
Hennepin	3,460	3,687	227	6.6
Ramsey	1,250	1,729	479	38.3
Scott	956	944	-12	-1.3
Washington	2,850	2,386	-464	-16.3
METROPOLITAN AREA	15,632	15,882	250	1.6

**DISTRIBUTION OF BUILDING PERMITS BY COUNTY
1992 AND 1993**

COUNTY	SINGLE FAMILY		MULTIFAMILY		TOTAL UNITS	
	1992	1993	1992	1993	1992	1993
Anoka	17.5	16.9	15.4	17.6	17.3	17.0
Carver	5.4	5.7	6.6	3.7	5.5	5.4
Dakota	23.0	22.6	21.0	22.1	22.7	22.5
Hennepin	21.7	24.2	25.2	17.1	22.1	23.2
Ramsey	6.8	7.1	16.3	35.2	8.0	10.9
Scott	7.0	6.5	0.1	2.4	6.1	5.9
Washington	18.6	17.0	15.4	2.1	18.2	15.0
REGION	100%	100%	100%	100%	100%	100%

COUNTY SHARES OF METROPOLITAN AREA PERMITS

1993



RESIDENTIAL BUILDING PERMITS ISSUED IN 1993 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	611	4.4	644	30.1	1,255	7.9
Developing Area	9,488	69.0	1,339	62.7	10,827	68.2
Freestanding Growth Centers	1,776	12.9	65	3.0	1,841	11.6
Rural Area	1,871	13.6	88	4.1	1,959	12.3
REGION	13,746	100%	2,136	100%	15,882	100%

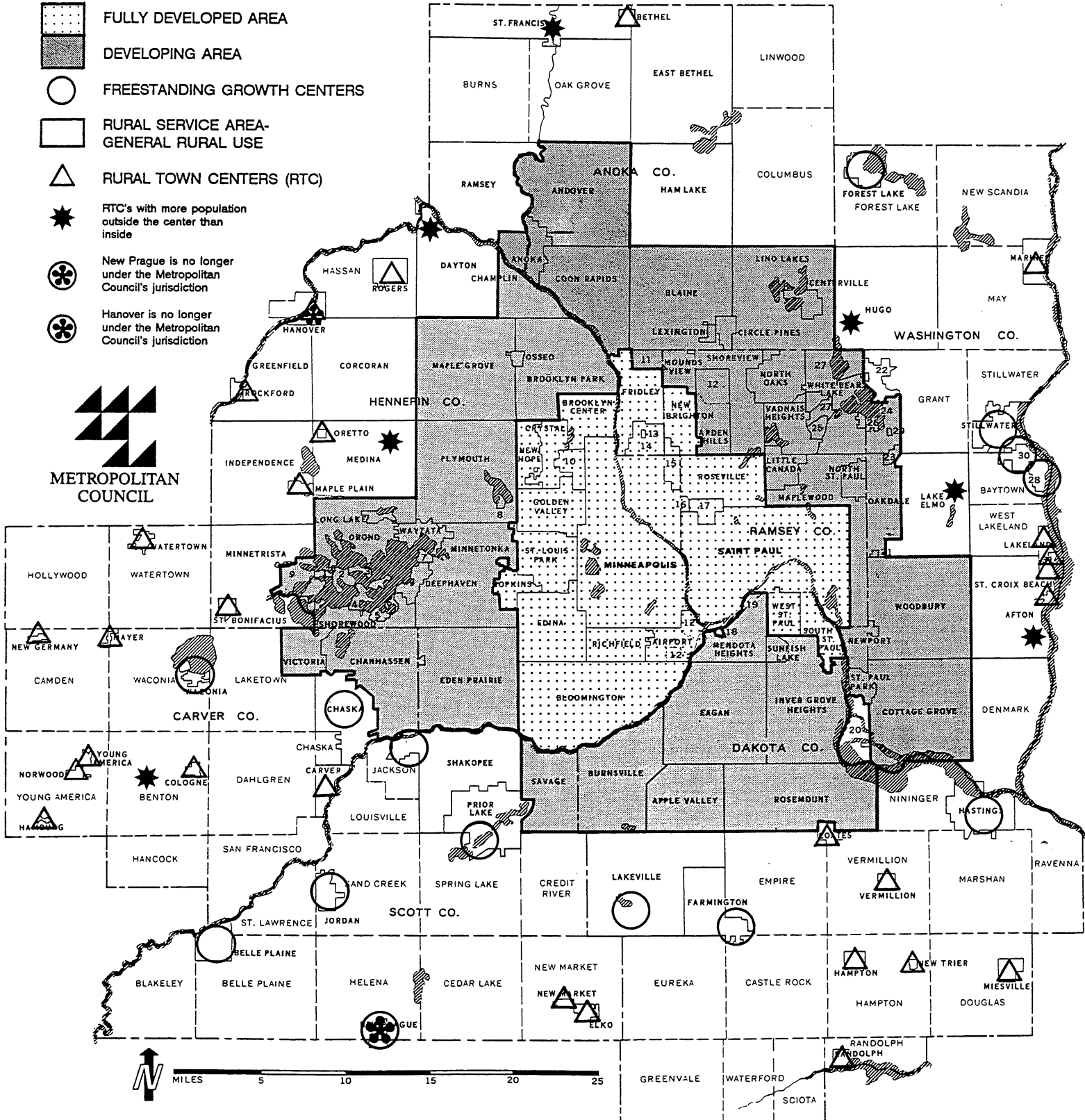
* These areas relate to the boundaries of the "metropolitan urban services area" (MUSA), but are approximate, since only city-level data is available. That is, if the greater portion of a city is within the MUSA but the city is not fully developed, it is counted in the developing area.

(SEE MAP ON FOLLOWING PAGE)

DEVELOPMENT FRAMEWORK POLICY AREAS

DEVELOPMENT FRAMEWORK POLICY
AREAS GENERALIZED TO WHOLE
MUNICIPALITIES

-  FULLY DEVELOPED AREA
-  DEVELOPING AREA
-  FREESTANDING GROWTH CENTERS
-  RURAL SERVICE AREA-
GENERAL RURAL USE
-  RURAL TOWN CENTERS (RTC)
-  RTC's with more population
outside the center than
inside
-  New Prague is no longer
under the Metropolitan
Council's jurisdiction
-  Hanover is no longer
under the Metropolitan
Council's jurisdiction



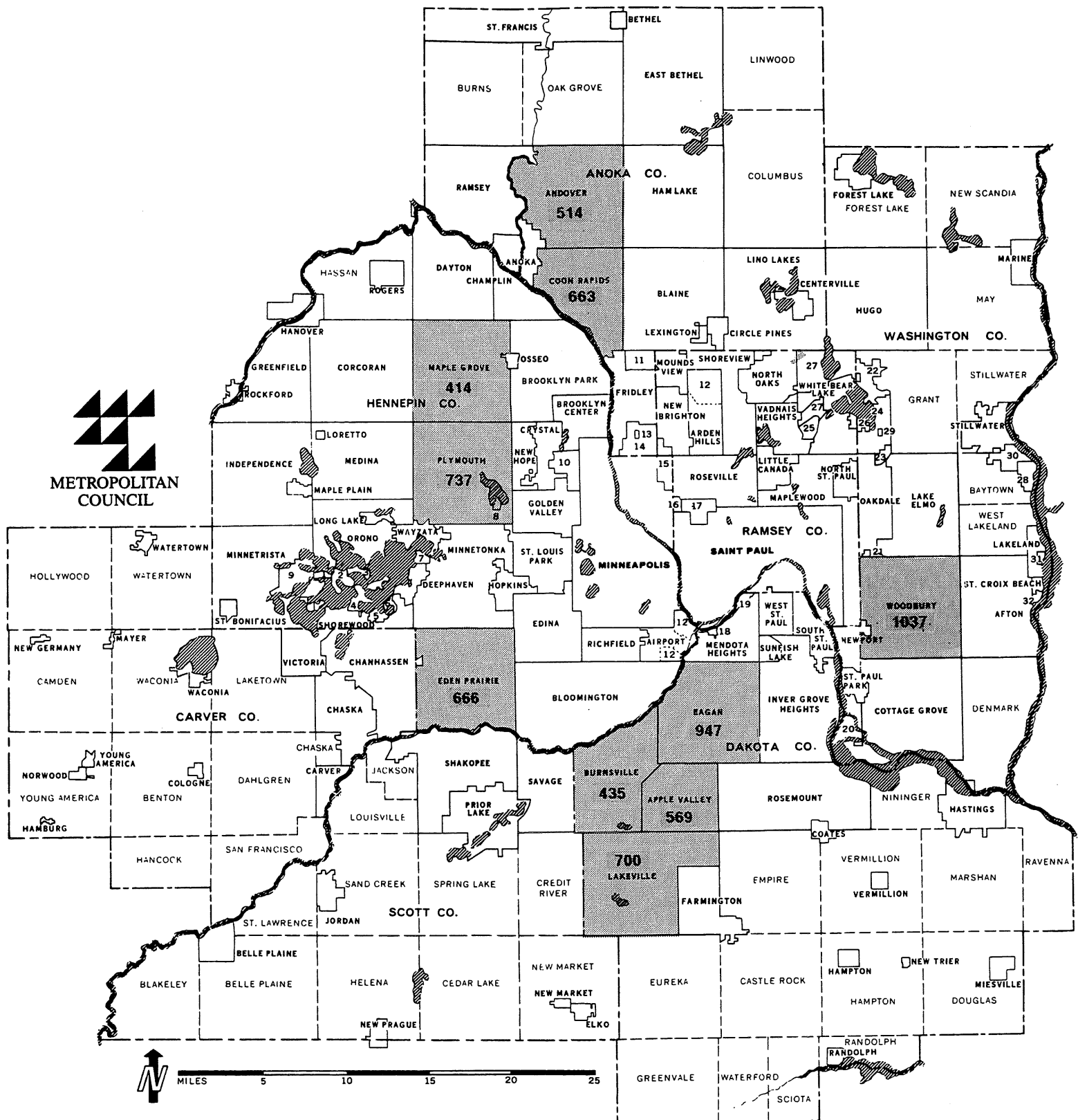
TWIN CITIES METROPOLITAN AREA

**TOP TWENTY TWIN CITIES AREA CITIES
IN NEW HOUSING CONSTRUCTION PERMITS
ISSUED DURING 1993**

Single Family	Units	Multifamily	Units	Total	Units
WOODBURY	1,037	ROSEVILLE	224	WOODBURY	1,037
EAGAN	725	EAGAN	222	EAGAN	947
LAKEVILLE	700	COON RAPIDS	193	PLYMOUTH	737
PLYMOUTH	675	MAPLEWOOD	168	LAKEVILLE	700
EDEN PRAIRIE	586	WHITE BEAR LAKE	148	EDEN PRAIRIE	666
ANDOVER	514	MINNEAPOLIS	136	COON RAPIDS	663
COON RAPIDS	470	APPLE VALLEY	111	APPLE VALLEY	569
APPLE VALLEY	458	VADNAIS HEIGHTS	104	ANDOVER	514
BURNSVILLE	435	ANOKA	90	BURNSVILLE	435
MAPLE GROVE	411	SPRING LAKE PARK	86	MAPLE GROVE	414
RAMSEY	376	EDEN PRAIRIE	80	BROOKLYN PARK	399
BROOKLYN PARK	367	INVER GROVE	68	MAPLEWOOD	390
OAKDALE	346	PLYMOUTH	62	RAMSEY	376
LINO LAKES	336	ST. PAUL	55	OAKDALE	370
SAVAGE	300	NEW BRIGHTON	50	LINO LAKES	336
COTTAGE GROVE	267	YOUNG AMERICA	48	ROSEVILLE	301
CHANHASSEN	{259	WEST ST. PAUL	47	SAVAGE	300
CHASKA	{259	BROOKLYN PARK	32	COTTAGE GROVE	{279
MAPLEWOOD	235	OAKDALE	{24	WHITE BEAR LAKE	{279
CHAMPLIN	222	HOPKINS	{24	CHASKA	278
TOP TEN:	5,350		1,338		6,044
PERCENT OF REGION:	39%		63%		38%
TOP TWENTY:	7,941		1,748		8,953
PERCENT OF REGION:	58%		82%		56%

(SEE MAP ON FOLLOWING PAGE)

TOP TEN CITIES IN NEW HOUSING PERMITS 1993

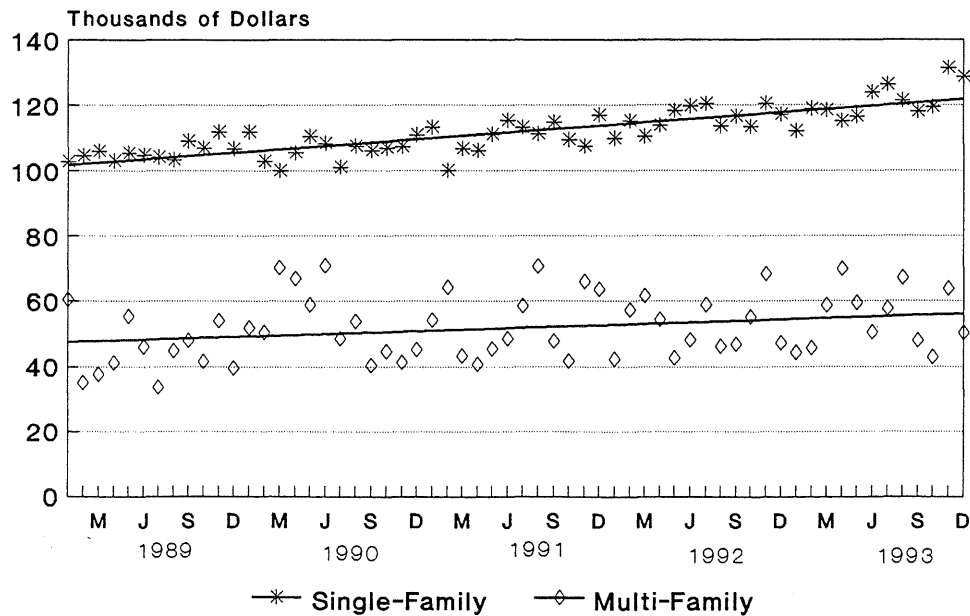


TWIN CITIES METROPOLITAN AREA
Political Boundaries, 1990

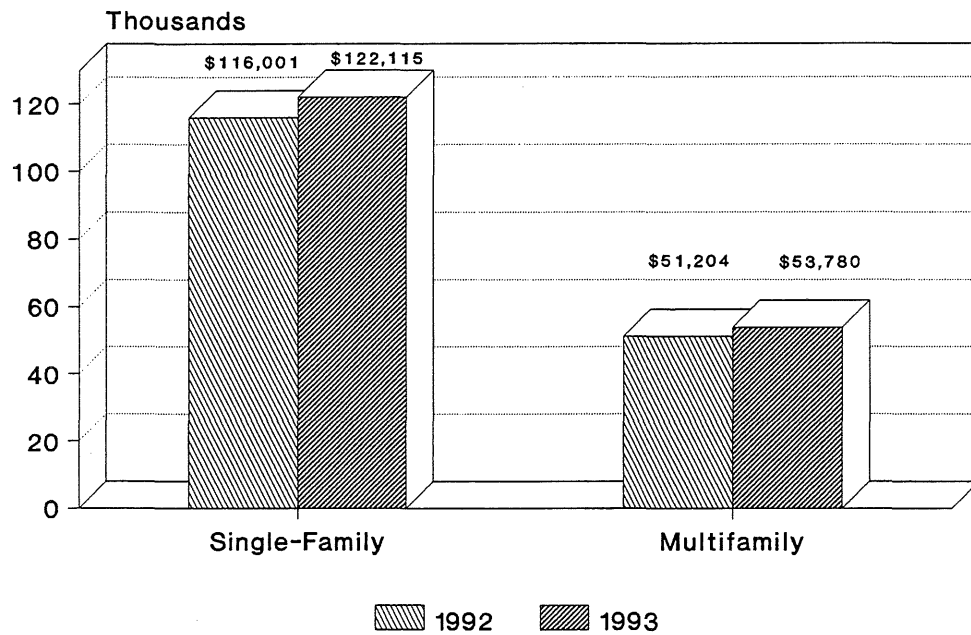
ANNUAL AVERAGE BUILDING PERMIT VALUATION TWIN CITIES METROPOLITAN AREA

	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
1993	122,115	5.3	53,780	5.0

MONTHLY AVERAGE PERMIT VALUATIONS TWIN CITIES AREA



AVERAGE PERMIT VALUATIONS
ANNUAL AVERAGE 1992 AND 1993



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

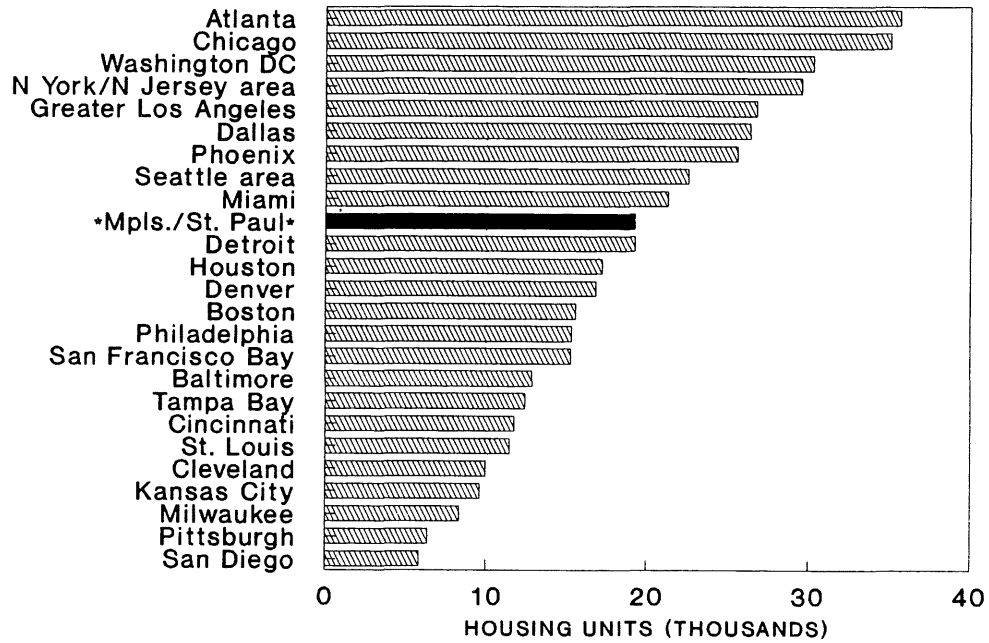
COUNTY	1987	1988	1989	1990	1991	1992	1993
Chisago	349	318	347	332	331	416	517
Isanti	200	253	210	180	183	255	200
Pierce (Wisc.)	173	204	204	128	93	146	196
St. Croix (Wisc.)	374	298	372	236	310	282	325
Sherburne	612	735	615	597	460	610	659
Wright	590	666	474	500	500	652	847
6-COUNTY TOTAL	2,298	2,474	2,222	1,973	1,877	2,361	2,744
PCT OF 11- COUNTY MSA	8.2%	8.9%	9.1%	11.2%	13.5%	13.1%	14.7%

**MULTIFAMILY BUILDING PERMITS BY TYPE OF BUILDING
JANUARY-DECEMBER 1993**

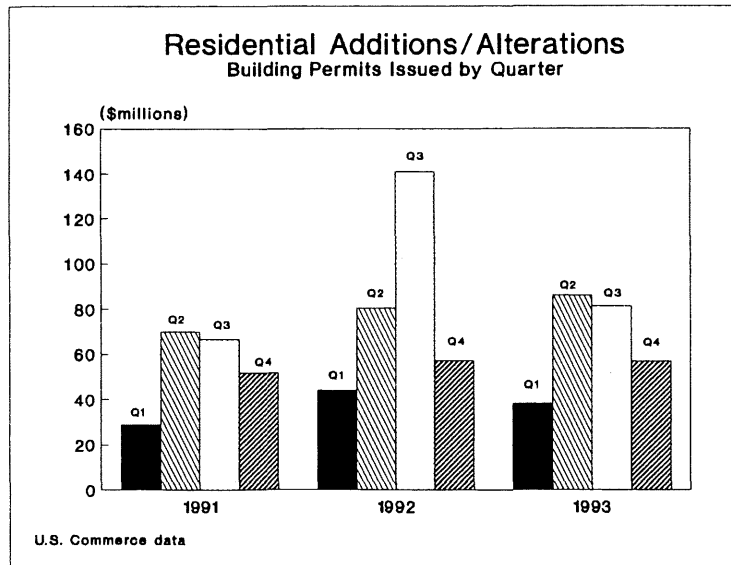
	Total Units	Duplex Units	In Buildings With:			
			3 or 4 Units		5 or More Units	
			Units	Bldgs.	Units	Bldgs.
METRO AREA	2,136	142	95	25	1,899	142
ANOKA COUNTY	375	6	0	0	369	14
CARVER COUNTY	79	4	0	0	75	4
DAKOTA COUNTY	471	20	19	5	432	49
HENNEPIN COUNTY	365	82	32	9	251	20
RAMSEY COUNTY	751	28	16	4	707	50
SCOTT COUNTY	51	0	16	4	35	1
WASHINGTON COUNTY	44	2	12	3	30	4
ROSEVILLE	224	0	0	0	224	2
EAGAN	222	0	0	0	222	25
COON RAPIDS	193	0	0	0	193	4
MAPLEWOOD	168	0	0	0	168	11
WHITE BEAR LAKE	148	0	0	0	148	18
MINNEAPOLIS	136	44	3	1	89	3
APPLE VALLEY	111	0	0	0	111	11
VADNAIS HEIGHTS	104	24	0	0	80	10
ANOKA	90	0	0	0	90	4
SPRING LAKE PARK	86	0	0	0	86	6
EDEN PRAIRIE	80	6	4	1	70	7
INVER GROVE HEIGHTS	68	0	4	1	64	10
PLYMOUTH	62	2	12	3	48	7
ST. PAUL	55	0	16	4	39	3
NEW BRIGHTON	50	2	0	0	48	6
YOUNG AMERICA	48	0	0	0	48	2
WEST ST. PAUL	47	0	12	3	35	3
SCOTT CO UNINCORPORATED	35	0	0	0	35	1
BROOKLYN PARK	32	8	4	1	20	2
OAKDALE	24	2	0	0	22	3
HOPKINS	24	0	0	0	24	1
EDINA	20	20	0	0	0	0
CHASKA	19	0	0	0	19	1
HASTINGS	18	18	0	0	0	0
SHAKOPEE	16	0	16	4	0	0
COTTAGE GROVE	12	0	4	1	8	1
CHANHASSEN	8	0	0	0	8	1
MINNETONKA	8	2	6	2	0	0
FOREST LAKE	8	0	8	2	0	0
CIRCLE PINES	4	4	0	0	0	0
MAPLE GROVE	3	0	3	1	0	0
HAMPTON	3	0	3	1	0	0
COLUMBIA HEIGHTS	2	2	0	0	0	0
ARDEN HILLS	2	2	0	0	0	0
WATERTOWN	2	2	0	0	0	0
FARMINGTON	2	2	0	0	0	0
WACONIA	2	2	0	0	0	0

HOUSING PERMITS ISSUED IN 1993

25 LARGEST METROPOLITAN AREAS



(SOME MSA_s ARE COMBINED)
DATA FROM LOMAS MORTGAGE USA



RESIDENTIAL BUILDING PERMITS
January-December 1993

County	Single Family Units	Single Family Valuation	Multi- Family Units	Multifamily Valuation
Anoka	2,329	\$237,409,550	375	\$14,637,844
Carver	782	102,363,793	79	4,528,912
Dakota	3,100	359,849,727	471	24,286,931
Hennepin	3,322	467,858,815	365	24,552,138
Ramsey	978	129,308,946	751	41,323,093
Scott	893	104,830,529	51	2,580,149
Washington	2,342	276,975,219	44	2,964,536
METROPOLITAN AREA	13,746	\$1,678,596,579	2,136	\$114,873,603
Chisago	507	46,778,934	10	275,000
Isanti	200	16,996,230	0	0
Pierce (Wisc.)	115	10,296,301	81	2,150,000
St. Croix (Wisc.)	231	20,965,993	94	3,809,000
Sherburne	616	55,215,897	43	3,888,496
Wright	729	74,662,934	118	6,617,926
MSA	16,144	\$1,903,512,868	2,482	\$131,614,025

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 ISSUED, JAN-DECEMBER 1993
TWIN CITIES METROPOLITAN AREA

	SINGLE-FAMILY (UNITS)	MULTIFAMILY (UNITS)	TOTAL PERMITS (UNITS)	SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
METRO AREA	13,746	2,136	15,882	\$1,678,596,579	\$122,115
ANOKA COUNTY TOTAL	2,329	375	2,704	237,409,550	101,936
ANDOVER	514	0	514	51,473,000	100,142
ANOKA	22	90	112	1,761,000	80,045
BETHEL	0	0	0		0
BLAINE (PART)	198	0	198	22,316,425	112,709
BURNS TWP.	55	0	55	6,398,000	116,327
CENTERVILLE	25	0	25	2,059,000	82,360
CIRCLE PINES	2	4	6	416,431	208,216
COLUMBIA HEIGHTS	2	2	4	148,964	74,482
COLUMBUS TWP.	32	0	32	3,342,603	104,456
COON RAPIDS	470	193	663	42,054,000	89,477
EAST BETHEL	113	0	113	10,822,977	95,779
FRIDLEY	14	0	14	1,454,937	103,924
HAM LAKE	142	0	142	17,659,653	124,364
HILLTOP	0	0	0		0
LEXINGTON	0	0	0		0
LINO LAKES	336	0	336	36,522,800	108,699
LINWOOD TWP.	0	0	0		0
OAK GROVE TWP.	0	0	0		0
RAMSEY	376	0	376	38,150,000	101,463
ST. FRANCIS	25	0	25	2,528,600	101,144
SPRING LAKE PARK (PART)	3	86	89	301,160	100,387
CARVER COUNTY TOTAL	782	79	861	102,363,793	130,900
CARVER CO. UNINCORPORATED	76	0	76	10,882,704	143,193
CARVER	0	0	0		0
CHANHASSEN (PART)	259	8	267	40,510,000	156,409
CHASKA	259	19	278	27,777,094	107,247
COLOGNE	3	0	3	216,828	72,276
HAMBURG	2	0	2	190,933	95,467
MAYER	3	0	3	354,763	118,254
NEW GERMANY	1	0	1	83,948	83,948
NORWOOD	5	0	5	433,005	86,601
VICTORIA	74	0	74	12,106,000	163,595
WACONIA	76	2	78	7,841,890	103,183
WATERTOWN	14	2	16	1,184,743	84,625
YOUNG AMERICA	10	48	58	781,885	78,189
DAKOTA COUNTY TOTAL	3,100	471	3,571	359,849,727	116,081
APPLE VALLEY	458	111	569	43,372,000	94,699
BURNSVILLE	435	0	435	55,433,049	127,432
CASTLE ROCK TWP.	0	0	0		0
COATES	0	0	0		0
DOUGLAS TWP.	10	0	10	1,001,000	100,100
EAGAN	725	222	947	94,025,984	129,691
EMPIRE TWP.	2	0	2	153,000	76,500
EUREKA TWP.	12	0	12	1,408,000	117,333
FARMINGTON	106	2	108	9,366,160	88,360
GREENVALE TWP.	2	0	2	165,000	82,500
HAMPTON	4	3	7	373,323	93,331

RESIDENTIAL BUILDING PERMITS ISSUED, JAN-DECEMBER 1993
TWIN CITIES METROPOLITAN AREA

	SINGLE-FAMILY (UNITS)	MULTIFAMILY (UNITS)	TOTAL PERMITS (UNITS)	SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
HAMPTON TWP.	4	0	4	415,000	103,750
HASTINGS	89	18	107	9,216,547	103,557
INVER GROVE HEIGHTS	181	68	249	20,432,540	112,887
LAKEVILLE	700	0	700	79,939,531	114,199
LILYDALE	0	0	0		0
MARSHAN TWP.	4	0	4	345,000	86,250
MENDOTA	0	0	0		0
MENDOTA HEIGHTS	133	0	133	18,702,643	140,621
MIESVILLE	1	0	1	182,000	182,000
NEW TRIER	1	0	1	26,382	26,382
NININGER TWP.	0	0	0		0
RANDOLPH	1	0	1	58,000	58,000
RANDOLPH TWP.	2	0	2	135,000	67,500
RAVENNA TWP.	0	0	0		0
ROSEMOUNT	195	0	195	20,581,580	105,547
SCIOTA TWP.	2	0	2	162,000	81,000
SOUTH ST. PAUL	8	0	8	910,905	113,863
SUNFISH LAKE	6	0	6	1,447,674	241,279
VERMILLION	0	0	0		0
WP.VERMILLION T	7	0	7	620,000	88,571
WATERFORD TWP.	4	0	4	375,000	93,750
WEST ST. PAUL	8	47	55	1,002,409	125,301
 HENNEPIN COUNTY TOTAL	 3,322	 365	 3,687	 467,858,815	 140,836
 BLOOMINGTON	 183	 0	 183	 19,976,707	 109,162
BROOKLYN CENTER	7	0	7	505,000	72,143
BROOKLYN PARK	367	32	399	37,506,376	102,197
CHAMPLIN	206	0	206	16,735,709	81,241
CHANHASSEN (PART)		0			0
CORCORAN	35	0	35	4,720,426	134,869
CRYSTAL	10	0	10	881,680	88,168
DAYTON (PART)	42	0	42	5,405,000	128,690
DEEPHAVEN	18	0	18	4,034,000	224,111
EDEN PRAIRIE	586	80	666	88,151,000	150,428
EDINA	36	20	56	10,061,300	279,481
EXCELSIOR	2	0	2	305,561	152,781
FORT SNELLING		0			0
GOLDEN VALLEY	6	0	6	498,300	83,050
GREENFIELD	14	0	14	1,735,500	123,964
GREENWOOD	10	0	10	2,353,500	235,350
HANOVER (PART)		0			0
HASSAN TWP.	40	0	40	5,143,850	128,596
HOPKINS	2	24	26	172,000	86,000
INDEPENDENCE	23	0	23	4,748,000	206,435
LONG LAKE	2	0	2	107,000	53,500
LORETTO	9	0	9	1,447,100	160,789
MAPLE GROVE	411	3	414	56,294,769	136,970
MAPLE PLAIN	7	0	7	854,000	122,000
MEDICINE LAKE	0	0	0		0
MEDINA	28	0	28	14,572,100	520,432
MINNEAPOLIS	84	136	220	8,908,931	106,059
MINNETONKA	173	8	181	29,695,248	171,649
MINNETONKA BEACH	2	0	2	1,534,000	767,000
MINNETRISTA	48	0	48	9,420,762	196,266
MOUND	19	0	19	1,986,680	104,562
NEW HOPE	0	0	0		0
ORONO	40	0	40	11,077,235	276,931

RESIDENTIAL BUILDING PERMITS ISSUED, JAN-DECEMBER 1993
TWIN CITIES METROPOLITAN AREA

	SINGLE-FAMILY (UNITS)	MULTIFAMILY (UNITS)	TOTAL PERMITS (UNITS)	SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
OSSEO	0	0	0		0
PLYMOUTH	675	62	737	92,478,888	137,006
RICHFIELD	11	0	11	1,053,152	95,741
ROBBINSDALE	9	0	9	563,000	62,556
ROCKFORD		0			0
ROGERS	77	0	77	7,439,290	96,614
ST. ANTHONY **	1	0	1	130,000	130,000
ST. BONIFACIUS	5	0	5	404,779	80,956
ST. LOUIS PARK	4	0	4	435,511	108,878
SHOREWOOD	91	0	91	16,122,381	177,169
SPRING PARK	2	0	2	225,100	112,550
TONKA BAY	12	0	12	3,425,000	285,417
WAYZATA	23	0	23	6,029,980	262,173
WOODLAND	2	0	2	720,000	360,000
RAMSEY COUNTY TOTAL	978	751	1,729	129,308,946	132,218
ARDEN HILLS	11	2	13	2,677,943	243,449
BLAINE (PART)		0			0
FALCON HEIGHTS	1	0	1	245,000	245,000
GEM LAKE	2	0	2	273,300	136,650
LAUDERDALE	2	0	2	179,000	89,500
LITTLE CANADA	36	0	36	3,701,580	102,822
MAPLEWOOD	222	168	390	25,798,063	116,207
MOUNDVIEW	4	0	4	418,961	104,740
NEW BRIGHTON	117	50	167	17,320,518	148,039
NORTH OAKS	36	0	36	13,741,700	381,714
NORTH ST. PAUL	16	0	16	1,776,194	111,012
ROSEVILLE	77	224	301	6,091,800	79,114
ST. PAUL	26	55	81	3,298,187	126,853
SHOREVIEW	133	0	133	20,456,600	153,809
SPRING LAKE PARK (PART)		0			0
VADNAIS HEIGHTS	70	104	174	8,851,000	126,443
WHITE BEAR TWP.	94	0	94	11,546,785	122,838
WHITE BEAR LAKE (PART)	131	148	279	12,932,315	98,720
SCOTT COUNTY TOTAL	893	51	944	104,830,529	117,391
BELLE PLAINE	3	0	3	340,119	113,373
ELKO	1	0	1	108,193	108,193
JORDAN	8	0	8	859,500	107,438
NEW MARKET	0		0		
NEW PRAGUE (PART)	32	0	32	3,253,000	101,656
PRIOR LAKE	116	0	116	14,161,428	122,081
SAVAGE	300	0	300	32,724,110	109,080
SHAKOPEE	198	16	214	18,051,904	91,171
SCOTT COUNTY UNINCORPORATED	235	35	270	35,332,275	150,350
WASHINGTON COUNTY TOTAL	2,342	44	2,386	276,975,219	118,264
AFTON	6	0	6	1,166,500	194,417
BAYPORT	0	0	0		0
BIRCHWOOD	3	0	3	504,000	168,000
COTTAGE GROVE	267	12	279	25,440,329	95,282
DELLWOOD	4	0	4	1,133,600	283,400
FOREST LAKE	31	8	39	2,430,996	78,419

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TWIN CITIES METROPOLITAN AREA

	SINGLE-FAMILY (UNITS)	MULTIFAMILY (UNITS)	TOTAL PERMITS (UNITS)	SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
FOREST LAKE TWP.	56	0	56	6,075,169	108,485
HASTINGS (PART)		0			0
HUGO	86	0	86	8,642,400	100,493
LAKE ELMO	27	0	27	4,256,702	157,656
LAKELAND		0			0
LAKELAND SHORES		0			0
LAKE ST. CROIX BEACH		0			0
MAHTOMEDI	94	0	94	14,130,814	150,328
MARINE ON THE ST. CROIX		0			0
MAY TWP.	25	0	25	3,825,000	153,000
NEWPORT	7	0	7	900,480	128,640
OAKDALE	346	24	370	30,796,858	89,008
OAK PARK HEIGHTS	5	0	5	416,793	83,359
ST. PAUL PARK	4	0	4	418,800	104,700
STILLWATER	153	0	153	16,273,932	106,366
STILLWATER TWP.		0			0
WEST LAKELAND TWP.	58	0	58	11,842,350	204,178
WHITE BEAR LAKE (PART)		0			0
WILLERNIE	1	0	1	75,000	75,000
WOODBURY	1,037	0	1,037	130,250,496	125,603
WASHINGTON CO. UNINCORPORATED	132	0	132	18,395,000	139,356

*Unincorporated areas include:

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

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

Washington County: Townships of Baytown, Denmark, Grant, Grey Cloud, New Scandia, Pine Springs, and St. Mary's Point; and Landfall.

**a substantial portion of St. Anthony is also found in Ramsey County, but not listed separately.

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