

April 1996



Regional
Research
Notes

**Residential
Building
Permits**

issued in the
Twin Cities
Metropolitan Area

January-December
1995

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Housing construction in 1995 in the Twin Cities area exceeded earlier expectations, boosted by a relatively strong fourth quarter.

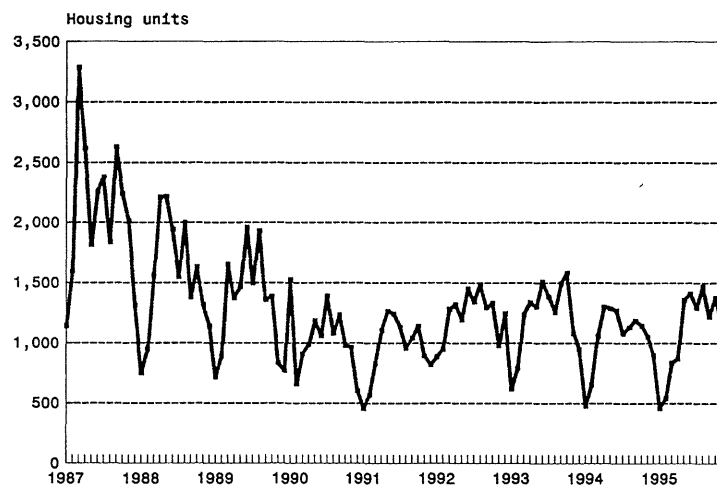
National and Regional Trends

Mortgage interest rates eased as the year progressed, providing a more favorable housing construction climate. Cities in the seven county Twin Cities metropolitan area issued building permits for 4,040 new housing units during fourth quarter 1995. This was more than the comparable fourth quarter of 1994 but fewer than in 1993. Fourth quarter permits provided a higher than average proportion of the annual total, at 29 percent. On a monthly basis, permit issuance slowed through the last quarter, typical for the season. However, when adjusted for seasonal variation, the value of permits that were issued fourth quarter in the greater metropolitan area was up 4.3 percent from third quarter, and single-family construction was up 7.4 percent.

First quarter, permits lagged behind the 1994 quarterly permit total by 17 percent. The margin narrowed in second quarter to 13 percent, and further in third quarter, to 6 percent. At year's end, permits had been issued for a total of 13,956 new housing units, short of last year's total by just 249 units, or 1.8 percent. Single-family construction volume dropped 9 percent from 1994, following a 14 percent drop the previous year. The multifamily sector in 1995, though, turned in its strongest showing in 5 years. Permit totals for the seven county area were: single-family units 10,805, and multifamily units 3,151 (33 percent higher than in 1994).

Despite falling interest rates, weak job trends stifled new home construction in some metropolitan areas. Single-family cutbacks were moderated by improvement on the multifamily side, nationally and in some subregions. For the U.S. as a whole, 1995 permits for single-family construction remained 6.5 percent below the 1994 count, while multifamily was up 10 percent. Housing market analysts at Lomas Mortgage U.S.A. say that although the inventory of unsold housing is expanding, no local surpluses appear alarming.

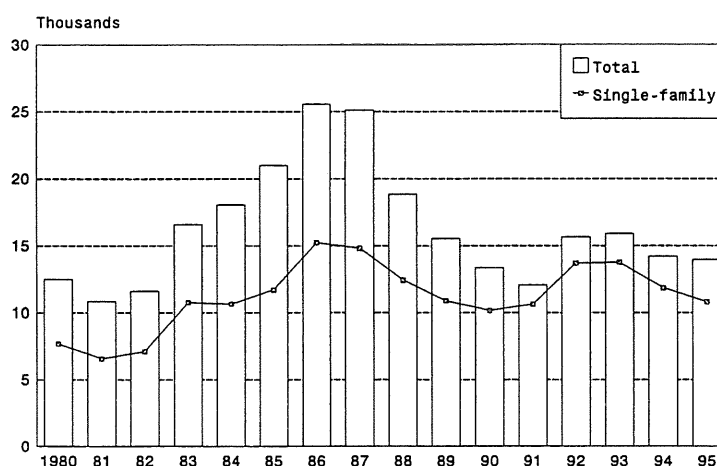
**Twin Cities Metropolitan Area
RESIDENTIAL BUILDING PERMITS, 1987-DECEMBER 1995**



Compared to other large metropolitan areas, the Minneapolis-St. Paul Metropolitan Statistical Area (MSA) ranked 13th in housing permits, higher than its population size rank. Other large mid-continent regions that posted more permits than the Twin Cities area were Chicago (huge in terms of population size, but fewer units constructed per capita than the Twin Cities area); and Detroit (sparked by recovery in automotive industry job levels). The multifamily ranking of the Minneapolis-St. Paul area was lower than the total permit ranking, at 20th, while its single-family ranking was slightly higher, at 12th.

The only two large markets where housing construction sped up five percent or more, compared to the previous year, were Atlanta (17 percent growth rate) and Phoenix (7 percent). Smaller metros with accelerating 1995 growth included Portland, Las Vegas and Indianapolis. Minneapolis-St. Paul had one of the largest multifamily gains in the nation--10th among *all* of the metropolitan areas tracked by Lomas Mortgage. There were only three other major metropolitan areas that ranked higher--Kansas City, Atlanta, and Philadelphia.

**Twin Cities Metropolitan Area
RESIDENTIAL BUILDING PERMITS
JANUARY-DECEMBER, 1980-1995**



Permit activity within the Twin Cities Area

More than three quarters of the region's 1995 permits were issued by "developing area" suburbs, cities where urban services are available. Multifamily permits were almost exclusively issued by developing suburbs (91 percent), and only 8 percent were reported by communities defined by Metropolitan Council as "fully developed". The fully developed area share of single-family activity was even lower, at 5.7 percent of the region's total. Freestanding growth centers outside the metropolitan services area accounted for 7 percent of single-family construction, and other rural areas 15 percent, but multifamily projects were virtually nonexistent. Compared to 1994, the fully developed area's overall permit share was up slightly, the developing area was unchanged, and the rural proportion was up slightly.

The two most rural of the seven counties, Carver and Scott, have experienced a growing share of the region's housing construction. In 1995 they accounted for 13.3 percent of metropolitan area permits, slightly more than in 1994. Chanhassen, in Carver County, was one of the fastest-growing cities in the region in 1995, authorizing 478 new housing units. Also in Carver County were developing suburb Chaska (103 permits) and the city of Waconia, outside the urban services area, with 98 single-family permits. Growth leaders at the edge of the urbanizing area in Scott County were Shakopee (263), Savage (242), and Prior Lake (263). The

majority of permits were for single-family homes, although Chanhassen reported that 205 of the units were in multifamily buildings, and Shakopee and Prior Lake also had some multifamily authorizations.

The five most active cities in the region, in single-family construction, were: Woodbury (836), Eden Prairie (574), Lakeville (462), Brooklyn Park (437), and Plymouth (366). Multifamily leaders were Burnsville (502), Eden Prairie (302), Plymouth (298), Inver Grove Heights (249), and Chanhassen (205). In total new units authorized, Woodbury topped the list for the fourth year in a row, with 882 units. Eden Prairie was second, with 876, followed by Burnsville (684), Plymouth (664), and Brooklyn Park (485).

Worth noting as an indicator of intensifying development, are cities that were among the "top 10" in 1995 that were not in overall permits for 1990-94: Brooklyn Park, Chanhassen, and Inver Grove Heights. Cities which "cooled" from the top 10 in 1990-94 to top 20 in 1995 were: Coon Rapids, Maple Grove, and Oakdale. Cities appearing on 1995's top 20 list, that weren't among the 1990-94 top 20 were: Farmington (348 units), Champlin (292), Minnetonka (281) and Shakopee (263).

Building permit valuations

Regionwide, building cost assigned to single-family construction permits averaged \$129,160 in 1995, an increase of 2.1 percent. This is less of an increase than the general inflation rate. It was also a smaller hike than the preceding 5-year average, which was 3.7 percent. Average multifamily valuations display considerably more variability from year to year. In 1995, the average permit valuation per unit was \$64,218, up 8.9 percent from the 1994 average.

Unfortunately, the data does not reveal specifically how many homes are being built at more affordable prices; only a simple average can be calculated for each area. Also, the permit valuation is usually well below the actual purchase price, since it does not include some costs, such as land cost. But it does provide some general information on cost differentials within the region. On a county basis, single-family average valuations ranged from \$104,747 in Anoka County, to \$149,855 in Carver County. Looking at the 10 most active cities in single-family construction, Plymouth and Eagan's valuations topped \$150,000, Farmington's was about \$94,000 and the others ranged from around \$100,000 up to \$150,000. Other cities that had average permit valuations under \$100,000 and substantial numbers of permits included Ramsey and Coon Rapids in Anoka County, and Oakdale in Washington County. Cities with average valuations higher than \$200,000 included the Lake Minnetonka area, areas bordering the St. Croix River, North Oaks/White Bear vicinity, and the cities of Arden Hills, Shoreview and New Brighton. Many of these places had small numbers of permits; the city of Minnetonka had the most, with 150 permits for the year.

Growth in counties adjacent to Twin Cities region

The six counties bordering the seven county metropolitan area issued permits for 2,994 new housing units in 1995, compared to 2,756 in 1994. These counties' share of the 13-county MSA total has edged upward recently and in 1995 stood at 17.7 percent. Wright County reported that 865 new units were authorized, Sherburne County 773, Chisago 446, Isanti 212, and in Wisconsin, St. Croix County reported 773 and Pierce County 302. The majority of permits were for single-family construction, but multifamily projects did make up nearly half of the permits issued in St. Croix County, and more than half in Pierce County. Wright County also authorized 119 multifamily units.

Permits for residential additions and alterations

Twin Cities area residents took out permits during 1995 for remodeling projects valued at a total of \$306.6 million. The ratio of remodeling permit volume to new construction permits was .19 in 1995, the same as it

was in 1994. The dollar value of these permits has expanded at a slightly higher rate in the 1990s than has the value of new home construction permits.

ABOUT THIS REPORT

This report provides an update of new residential building authorized by cities in the Minneapolis-St. Paul area during January through December 1995. 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 Metropolitan Council's Research Office. The Metropolitan Council collects additional housing construction data by surveying cities and townships in the metropolitan area directly, once a year. The results of this survey are used to develop final information on annual construction, which are used to develop the Council's annual household estimates. Annual building permit counts from the Council's survey have differed from Commerce Department data by about 2 percent, on average, during the last five year period.

The Council also produces regular reports on construction activity other than housing. 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.

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 FOURTH QUARTER 1995						
COUNTY	OCTOBER		NOVEMBER		DECEMBER	
	SINGLE FAMILY	MULTI- FAMILY	SINGLE FAMILY	MULTI- FAMILY	SINGLE FAMILY	MULTI- FAMILY
Anoka	227	8	144	48	93	0
Carver	44	85	53	8	41	0
Dakota	241	122	157	57	170	24
Hennepin	281	91	315	150	282	22
Ramsey	39	0	36	8	23	120
Scott	64	0	65	0	81	10
Washington	175	0	127	0	87	0
REGION	1,071	306	897	271	777	176
Chisago	48	0	39	0	14	0
Isanti	25	0	14	0	6	0
Pierce (Wisc.)	16	47	14	40	2	0
St. Croix (Wisc.)	19	24	19	20	8	0
Sherburne	62	0	48	0	24	0
Wright	76	48	37	10	22	0
MSA	1,317	425	1,068	341	853	176

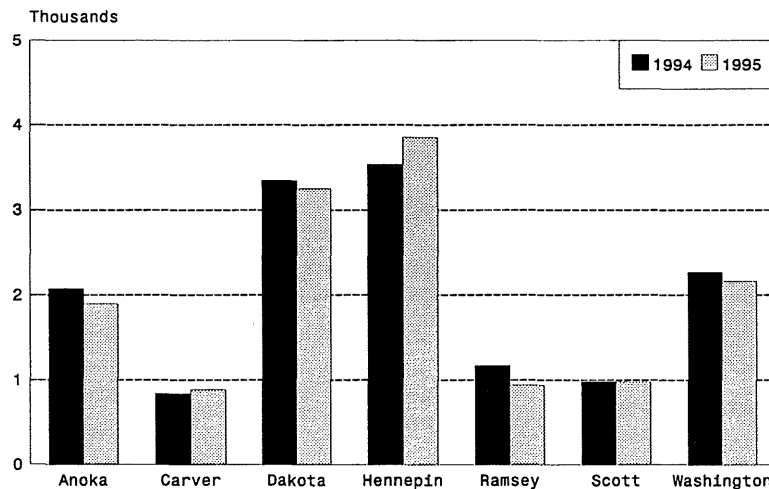
(Monthly figures may not add exactly to the most current year-to-date total, since corrections are made to the data as the year progresses).

RESIDENTIAL PERMITS ISSUED, BY COUNTY 1994 AND 1995				
COUNTY	1994	1995	CHANGE	PERCENT CHANGE
Anoka	2,071	1,895	-176	-8.5
Carver	838	884	46	5.5
Dakota	3,347	3,248	- 99	-3.0
Hennepin	3,536	3,855	319	9.0
Ramsey	1,168	938	-230	-19.7
Scott	979	978	-1	-0.1
Washington	2,266	2,158	-108	-4.8
METROPOLITAN AREA	14,205	13,956	-249	-1.8

**DISTRIBUTION OF BUILDING PERMITS BY COUNTY
1994 AND 1995**

COUNTY	SINGLE FAMILY		MULTIFAMILY		TOTAL UNITS	
	1994	1995	1994	1995	1994	1995
Anoka	16.5	16.8	5.2	2.5	14.6	13.6
Carver	7.0	6.3	0.6	6.5	5.9	6.3
Dakota	20.8	20.0	37.2	34.6	23.6	23.3
Hennepin	22.7	26.0	35.6	33.3	24.9	27.6
Ramsey	6.5	5.1	16.9	12.2	8.2	6.7
Scott	8.2	7.9	0.2	3.9	6.9	7.0
Washington	18.3	17.9	4.4	7.0	16.0	15.5
REGION	100%	100%	100%	100%	100%	100%

Twin Cities Metropolitan Area
RESIDENTIAL BUILDING PERMITS BY COUNTY
JANUARY-DECEMBER, 1994 AND 1995



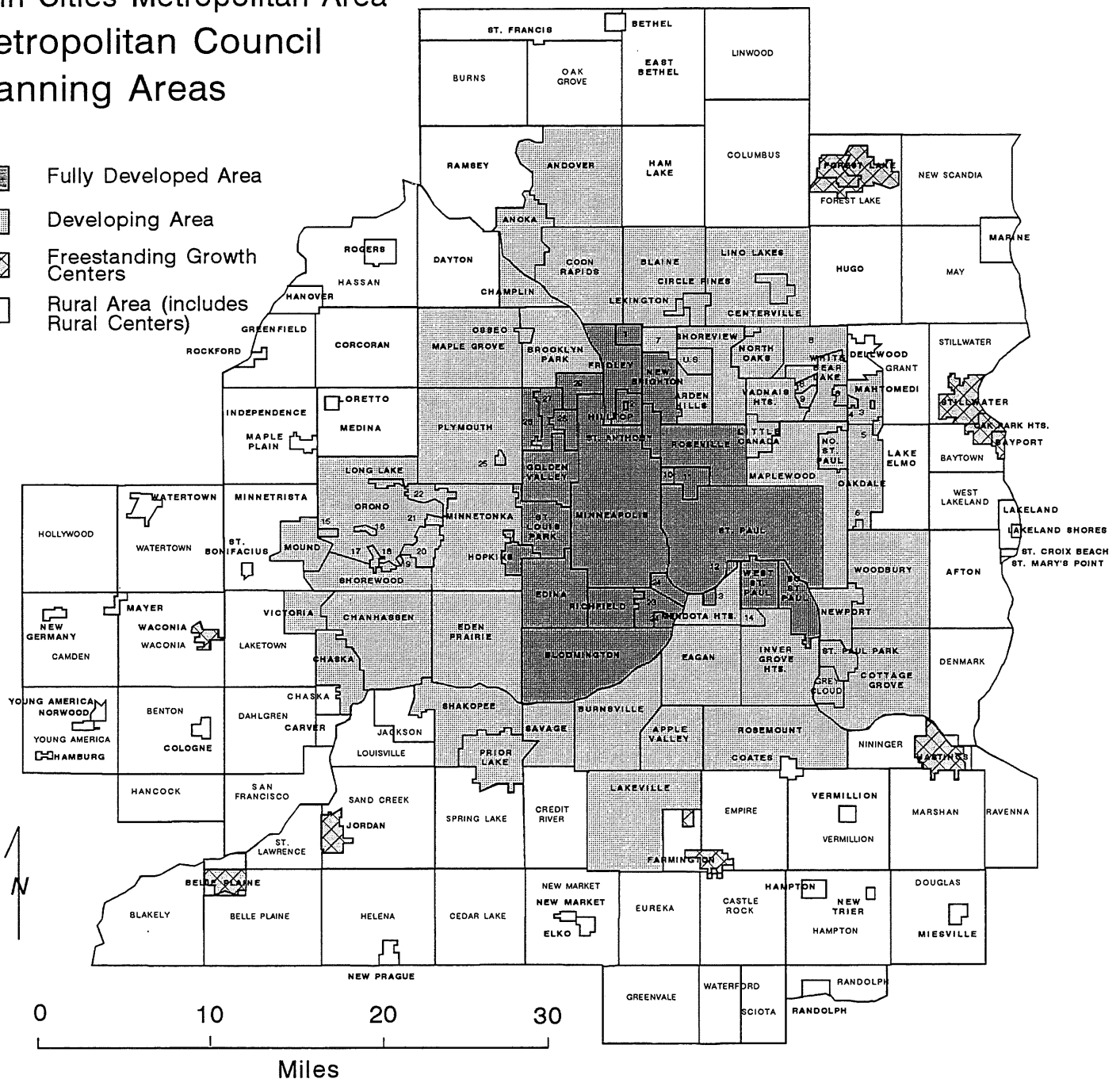
RESIDENTIAL BUILDING PERMITS ISSUED IN 1995 BY METROPOLITAN COUNCIL PLANNING AREAS*						
POLICY AREA:	SINGLE-FAMILY		MULTIFAMILY		TOTAL	
	# of units	Pct.of Region	# of units	Pct.of Region	# of units	Pct.of Region
INSIDE MUSA:						
Urbanized Area	614	5.7	260	8.3	874	6.3
Urbanizing Area	7,840	72.6	2,872	91.2	10,712	76.8
OUTSIDE MUSA:						
Freestanding Growth Centers	720	6.7	5	0.2	725	5.2
Rural Area	1,631	15.1	14	0.4	1,645	11.8
REGION	10,805	100%	3,151	100%	13,956	100%

*MUSA: Metropolitan Council's Metropolitan Services Area. Since data is not available for smaller areas within cities, each city's building permits have all been attributed to the planning area that contains most of its land area. Therefore, some of the permits included above in the urbanizing area total may have been issued outside the MUSA. (See map, following page).

TOP 20 CITIES ISSUING NEW RESIDENTIAL BUILDING PERMITS 1995					
Single Family Leaders	# Units	Multifamily Leaders	# Units	Leading in Total Units	# Units
Woodbury	836	Burnsville	502	Woodbury	882
Eden Prairie	574	Eden Prairie	302	Eden Prairie	876
Lakeville	462	Plymouth	298	Burnsville	684
Brooklyn Park	437	Inver Grove Heights	249	Plymouth	664
Plymouth	366	Chanhassen	205	Brooklyn Park	485
Farmington	348	Eagan	180	Chanhassen	478
Cottage Grove	321	Apple Valley	159	Apple Valley	470
Apple Valley	311	Minnetonka	131	Eagan	463
Andover	305	St. Paul	124	Lakeville	462
Eagan	283	Vadnais Heights	123	Inver Grove Heights	397
Coon Rapids	(tie)278	Maplewood	110	Cottage Grove	382
Oakdale	(tie)278	Bloomington	81	Farmington	348
Chanhassen	273	Mahtomedi	70	Oakdale	320
Savage	242	Champlin	67	Andover	305
Maple Grove	235	Shakopee	66	Champlin	292
Blaine	234	Cottage Grove	61	Maple Grove	289
Champlin	225	Maple Grove	54	Coon Rapids	284
Ramsey	212	Prior Lake	51	Minnetonka	281
Lino Lakes	211	Circle Pines	(tie)48	Shakopee	263
Shakopee	197	Brooklyn Park	(tie)48	Maplewood	249
SUBTOTAL	6,628		2,929		8,874
PCT. OF REGION:	61.3		93.0		63.6

Twin Cities Metropolitan Area Metropolitan Council Planning Areas

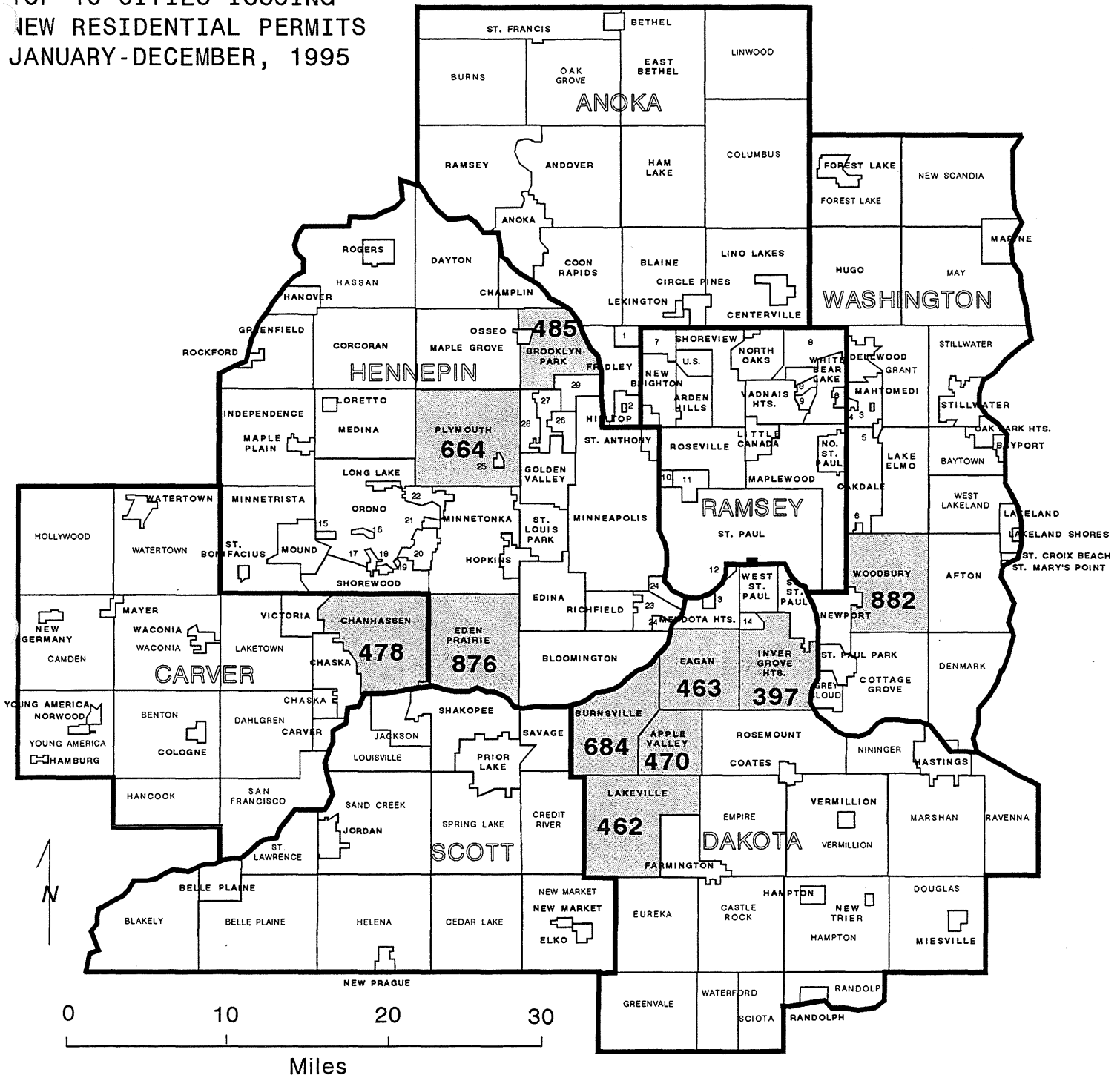
-  Fully Developed Area
-  Developing Area
-  Freestanding Growth Centers
-  Rural Area (includes Rural Centers)



ST. PAUL City
LINWOOD Township

- | | | |
|---------------------|----------------------|---------------------|
| 1. SPRING LAKE PARK | 11. FALCON HEIGHTS | 21. WOODLAND |
| 2. COLUMBIA HEIGHTS | 12. LILYDALE | 22. WAYZATA |
| 3. WILLERNIE | 13. MENDOTA | 23. AIRPORT |
| 4. BIRCHWOOD | 14. SUNFISH LAKE | 24. U.S. GOVT. |
| 5. PINE SPRINGS | 15. SPRING PARK | 25. MEDICINE LAKE |
| 6. LANDFALL | 16. MINNETONKA BEACH | 26. ROBBINSDALE |
| 7. MOUNDVIEW | 17. TONK BAY | 27. CRYSTAL |
| 8. WHITE BEAR TWP. | 18. EXCELSIOR | 28. NEW HOPE |
| 9. GEM LAKE | 19. GREENWOOD | 29. BROOKLYN CENTER |
| 10. LAUDERDALE | 20. DEEPHAVEN | |

Twin Cities Metropolitan Area
 TOP 10 CITIES ISSUING
 NEW RESIDENTIAL PERMITS
 JANUARY-DECEMBER, 1995



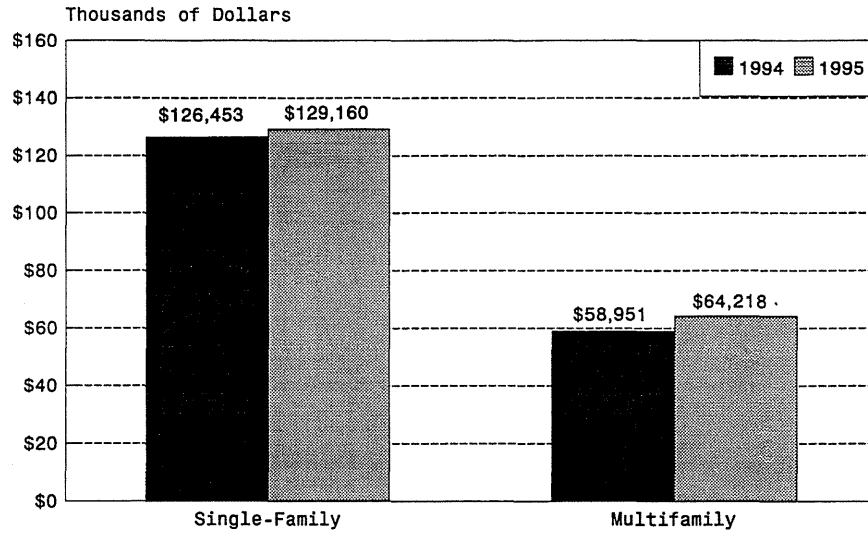
RAMSEY County
 ST. PAUL City
 LINWOOD Township

- | | | |
|---------------------|----------------------|---------------------|
| 1. SPRING LAKE PARK | 11. FALCON HEIGHTS | 21. WOODLAND |
| 2. COLUMBIA HEIGHTS | 12. LILYDALE | 22. WAYZATA |
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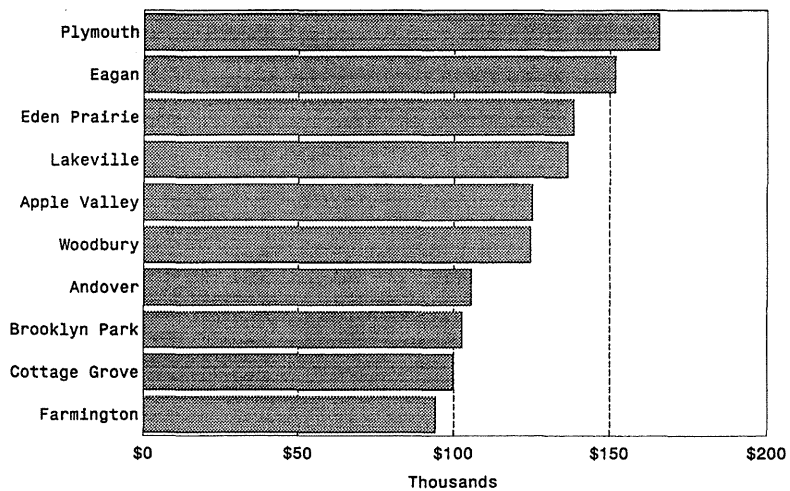
**MULTIFAMILY BUILDING PERMITS BY TYPE OF BUILDING
1995**

Cities, Ranked by Total Multifamily Permits	Total Units	Duplex Units	In Buildings With:			
			3 or 4 Units		5 or More Units	
			Units	Bldgs.	Units	Bldgs.
Burnsville	502	8	43	11	451	36
Eden Prairie	302	22	80	21	200	27
Plymouth	298	0	32	8	266	28
Inver Grove Heights	249	0	47	12	202	25
Chanhassen	205	2	42	11	161	12
Eagan	180	2	26	7	152	16
Apple Valley	159	6	10	3	143	16
Minnetonka	131	6	8	2	117	14
St. Paul	124	0	4	1	120	3
Vadnais Heights	123	12	15	5	96	9
Maplewood	110	0	0	0	110	1
Bloomington	81	4	24	6	53	1
Mahtomedi	70	0	0	0	70	1
Champlin	67	0	3	1	64	8
Shakopee	66	6	4	1	56	3
Cottage Grove	61	0	0	0	61	6
Maple Grove	54	6	0	0	48	6
Prior Lake	51	0	3	1	48	4
Circle Pines	48	0	0	0	48	1
Brooklyn Park	48	0	48	12	0	0
Minneapolis	47	2	0	0	45	4
Woodbury	46	0	0	0	46	2
Oakdale	42	0	0	0	42	5
Spring Park	18	18	0	0	0	0
Little Canada	16	16	0	0	0	0
Blaine	14	6	8	2	0	0
Ramsey	10	10	0	0	0	0
Coon Rapids	6	6	0	0	0	0
Roseville	4	0	4	1	0	0
White Bear Twp.	4	4	0	0	0	0
New Prague	3	0	3	1	0	0
Hopkins	2	2	0	0	0	0
Tonka Bay	2	2	0	0	0	0
New Brighton	2	2	0	0	0	0
Stillwater	2	2	0	0	0	0
METROPOLITAN AREA TOTAL	3,151	144	408	107	2,599	228

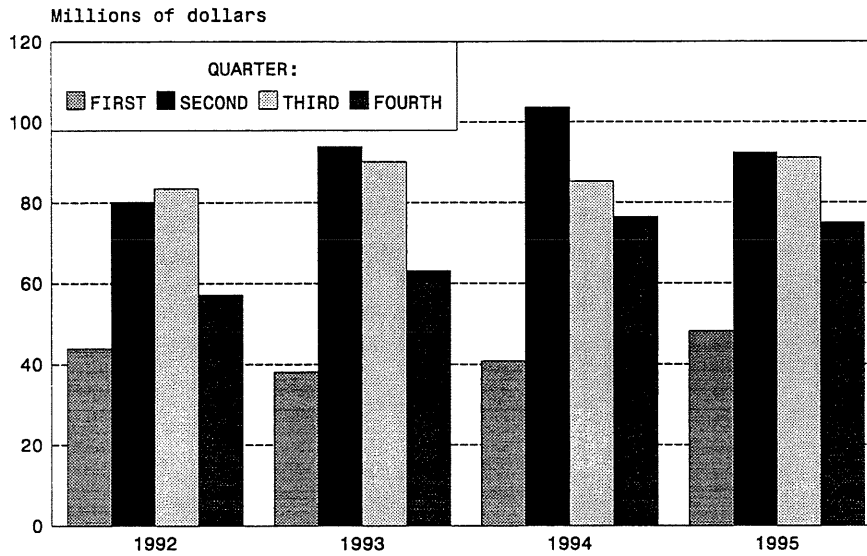
Twin Cities Metropolitan Area
AVERAGE BUILDING PERMIT VALUE
 JANUARY-DECEMBER, 1994 AND 1995
 (Value Per Housing Unit)



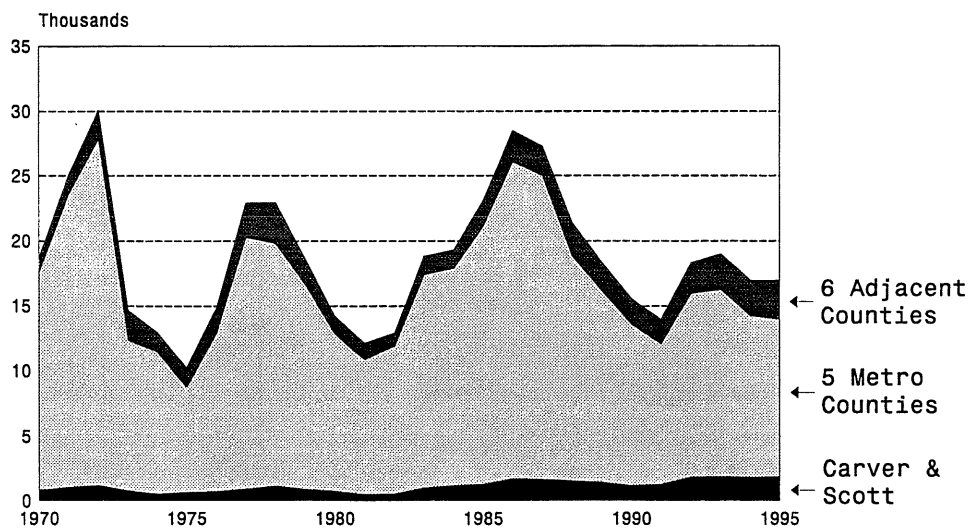
Twin Cities Metropolitan Area
1995 AVERAGE SINGLE-FAMILY PERMIT VALUE
 TOP 10 CITIES IN SINGLE FAMILY PERMITS



Twin Cities Metropolitan Area
RESIDENTIAL ADDITIONS/ALTERATIONS
BUILDING PERMIT VALUES BY QUARTER, 1992-1995



Twin Cities Metropolitan Area
RURAL COUNTIES' BUILDING PERMITS COMPARED TO
REGION AND 13-COUNTY MSA
1970-1995



RESIDENTIAL BUILDING PERMITS 1995				
County	Single Family		Multifamily	
	Number of Units	Total Permit Valuation	Number of Units	Total Permit Valuation
Anoka	1,817	\$190,326,198	78	\$2,793,842
Carver	679	101,751,207	205	12,929,000
Dakota	2,158	267,040,038	1,090	65,649,415
Hennepin	2,805	414,320,737	1,050	81,485,928
Ramsey	555	76,413,081	383	21,449,984
Scott	854	110,452,553	124	5,673,572
Washington	1,937	235,270,328	221	12,372,719
METROPOLITAN AREA	10,805	\$1,395,574,142	3,151	\$202,351,460
Chisago	442	\$42,956,955	4	\$531,300
Isanti	210	18,268,537	2	134,496
Pierce	141	13,852,730	161	5,477,500
St. Croix	216	24,436,050	180	8,335,400
Sherburne	705	67,133,496	68	4,030,350
Wright	746	80,994,939	119	5,274,650
MSA	13,265	\$1,643,216,849	3,685	\$226,135,156

RESIDENTIAL BUILDING PERMITS 1994				
County	Single Family		Multifamily	
	Number of Units	Total Permit Valuation	Number of Units	Total Permit Valuation
Anoka	1,948	\$199,541,711	123	\$5,831,552
Carver	824	116,423,299	14	807,136
Dakota	2,465	295,089,108	882	45,793,366
Hennepin	2,692	402,684,323	844	58,369,571
Ramsey	767	101,245,927	401	23,511,356
Scott	975	117,819,652	4	332,404
Washington	2,162	263,511,324	104	5,186,634
METROPOLITAN AREA	11,833	\$1,496,315,344	2,372	\$139,832,019
Chisago	463	\$45,639,673	2	\$272,000
Isanti	217	18,088,739	32	2,000,000
Pierce	146	13,648,700	16	470,000
St. Croix	208	20,185,827	187	6,669,900
Sherburne	672	62,263,623	8	656,533
Wright	768	79,609,926	37	1,638,664
MSA	14,307	\$1,735,832	2,654	\$151,539,116

RESIDENTIAL BUILDING PERMITS ISSUED, 1995
TWIN CITIES METROPOLITAN AREA

city	SINGLE FAMILY (UNITS)	MULTIFAMILY (UNITS)	TOTAL (UNITS)	SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION	# months reported
METRO AREA	10,805	3,151	13,956	1,395,574,142	129,160	
ANOKA COUNTY TOTAL	1,817	78	1,895	190,326,198	104,747	
CARVER COUNTY TOTAL	679	205	884	101,751,207	149,855	
DAKOTA COUNTY TOTAL	2,158	1,090	3,248	267,040,038	123,744	
HENNEPIN COUNTY TOTAL	2,805	1,050	3,855	414,320,737	147,708	
RAMSEY COUNTY TOTAL	555	383	938	76,413,081	137,681	
SCOTT COUNTY TOTAL	854	124	978	110,452,553	129,336	
WASHINGTON COUNTY TOTAL	1,937	221	2,158	235,270,328	121,461	
ANOKA COUNTY						
ANDOVER	305	0	305	32,202,776	105,583	12
ANOKA	74	0	74	6,736,000	91,027	11
BETHEL	1	0	1	75,000	75,000	11
BLAINE (PART)	234	14	248	23,908,100	102,171	12
BURNS TWP.	34	0	34	4,298,000	126,412	11
CENTERVILLE	19	0	19	2,093,200	110,168	12
CIRCLE PINES	2	48	50	389,051	194,526	12
COLUMBIA HEIGHTS	13	0	13	1,379,080	106,083	12
COLUMBUS TWP.	21	0	21	2,375,000	113,095	12
COON RAPIDS	278	6	284	23,661,000	85,112	12
EAST BETHEL	73	0	73	7,529,341	103,142	12
FRIDLEY	41	0	41	4,156,156	101,370	12
HAM LAKE	171	0	171	23,143,106	135,340	12
HILLTOP	0	0	0	0	ERR	12
LEXINGTON	0	0	0	0	ERR	6
LINO LAKES	211	0	211	26,049,959	123,460	12
LINWOOD TWP.	0	0	0	0	ERR	0
OAK GROVE	54	0	54	6,120,000	113,333	12
RAMSEY	212	10	222	19,689,000	92,873	12
ST. FRANCIS	67	0	67	5,822,336	86,901	12
SPRING LAKE PARK (PART)	7	0	7	699,093	99,870	11
CARVER COUNTY						
CARVER	37	0	37	4,504,000	121,730	12
CHANHASSEN (PART)	273	205	478	45,255,000	165,769	12
CHASKA	103	0	103	15,886,902	154,242	11
COLOGNE	16	0	16	1,321,235	82,577	12
HAMBURG	2	0	2	253,340	126,670	12

RESIDENTIAL BUILDING PERMITS ISSUED, 1995
TWIN CITIES METROPOLITAN AREA

city	SINGLE FAMILY (UNITS)	MULTIFAMILY (UNITS)	TOTAL (UNITS)	SINGLE-FAMILY VALUATION	AVERAGE		# months reported
					SINGLE-FAMILY VALUATION		
MAYER	2	0	2	156,880	78,440		11
NEW GERMANY	1	0	1	100,000	100,000		12
NORWOOD	4	0	4	421,670	105,418		12
VICTORIA	78	0	78	11,005,000	141,090		12
WACONIA	98	0	98	12,131,037	123,786		12
WATERTOWN	8	0	8	745,648	93,206		11
YOUNG AMERICA	3	0	3	309,495	103,165		12
BALANCE OF CARVER COUNTY	54	0	54	9,661,000	178,907		12
DAKOTA COUNTY							
APPLE VALLEY	311	159	470	38,955,000	125,257		12
BURNSVILLE	182	502	684	18,571,706	102,042		12
CASTLE ROCK TWP.	5	0	5	584,000	116,800		12
COATES	0	0	0	0	ERR		12
DOUGLAS TWP.	4	0	4	415,000	103,750		12
EAGAN	283	180	463	42,975,000	151,855		12
EMPIRE TWP.	2	0	2	395,000	197,500		11
EUREKA TWP.	9	0	9	1,120,217	124,469		12
FARMINGTON	348	0	348	32,771,488	94,171		12
GREENVALE TWP.	5	0	5	779,000	155,800		12
HAMPTON	5	0	5	375,662	75,132		12
HAMPTON TWP.	7	0	7	936,000	133,714		12
HASTINGS	139	0	139	15,602,400	112,247		12
INVER GROVE HEIGHTS	148	249	397	20,487,200	138,427		12
LAKEVILLE	462	0	462	62,935,416	136,224		12
LILYDALE	2	0	2	365,669	182,835		12
MARSHAN TWP.	0	0	0	0	ERR		1
MENDOTA	1	0	1	65,000	65,000		12
MENDOTA HEIGHTS	40	0	40	7,256,320	181,408		12
MIESVILLE	1	0	1	150,000	150,000		11
NEW TRIER	0	0	0	0	ERR		11
NININGER TWP.	0	0	0	0	ERR		2
RANDOLPH	2	0	2	110,000	55,000		10
RANDOLPH TWP.	7	0	7	934,000	133,429		12
RAVENNA TWP.	0	0	0	0	ERR		0
ROSEMOUNT	171	0	171	18,585,738	108,689		11
SCIOTA TWP.	2	0	2	305,000	152,500		5
SOUTH ST. PAUL	6	0	6	554,653	92,442		12
SUNFISH LAKE	1	0	1	263,974	263,974		11
VERMILLION	3	0	3	298,000	99,333		12
VERMILLION T	4	0	4	367,000	91,750		12
WATERFORD TWP.	0	0	0	0	ERR		1

RESIDENTIAL BUILDING PERMITS ISSUED, 1995
TWIN CITIES METROPOLITAN AREA

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					SINGLE-FAMILY VALUATION	
WEST ST. PAUL	8	0	8	881,595	110,199	12
HENNEPIN COUNTY						
BLOOMINGTON	94	81	175	11,084,090	117,916	12
BROOKLYN CENTER	2	0	2	153,000	76,500	12
BROOKLYN PARK	437	48	485	44,862,726	102,661	12
CHAMPLIN	225	67	292	24,331,317	108,139	12
CHANHASSEN (PART)	0	0	0	0	ERR	0
CORCORAN	29	0	29	4,780,700	164,852	12
CRYSTAL	12	0	12	1,247,500	103,958	12
DAYTON (PART)	3	0	3	548,000	182,667	4
DEEPHAVEN	8	0	8	2,724,200	340,525	12
EDEN PRAIRIE	574	302	876	79,331,515	138,208	12
EDINA	82	0	82	15,259,240	186,088	12
EXCELSIOR	0	0	0	0	ERR	12
FORT SNELLING	0	0	0	0	ERR	0
GOLDEN VALLEY	3	0	3	480,000	160,000	12
GREENFIELD	14	0	14	2,185,000	156,071	12
GREENWOOD	5	0	5	1,450,000	290,000	12
HANOVER (PART)	0	0	0	0	ERR	0
HASSAN TWP.	21	0	21	3,081,000	146,714	12
HOPKINS	2	2	4	218,200	109,100	12
INDEPENDENCE	27	0	27	6,003,000	222,333	12
LONG LAKE	0	0	0	0	ERR	11
LORETTO	5	0	5	713,900	142,780	12
MAPLE GROVE	235	54	289	36,494,159	155,294	12
MAPLE PLAIN	3	0	3	415,000	138,333	11
MEDICINE LAKE	0	0	0	0	ERR	12
MEDINA	19	0	19	6,698,000	352,526	12
MINNEAPOLIS	109	47	156	14,210,522	130,372	12
MINNETONKA	150	131	281	30,494,792	203,299	12
MINNETONKA BEACH	2	0	2	2,046,000	1,023,000	12
MINNETRISTA	26	0	26	8,198,420	315,324	11
MOUND	33	0	33	5,512,153	167,035	11
NEW HOPE	15	0	15	1,442,200	96,147	12
ORONO	43	0	43	13,664,628	317,782	12
OSSEO	0	0	0	0	ERR	11
PLYMOUTH	366	298	664	60,616,062	165,618	12
RICHFIELD	9	0	9	945,085	105,009	9
ROBBINSDALE	8	0	8	623,800	77,975	1
ROCKFORD	0	0	0	0	ERR	0
ROGERS	62	0	62	7,069,225	114,020	12
ST. ANTHONY **	21	0	21	2,020,000	96,190	12

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TWIN CITIES METROPOLITAN AREA

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					SINGLE-FAMILY VALUATION		
ST. BONIFACIUS	66	0	66	6,752,779	102,315		12
ST. LOUIS PARK	23	0	23	2,084,727	90,640		12
SHOREWOOD	40	0	40	9,197,197	229,930		12
SPRING PARK	4	18	22	659,600	164,900		11
TONKA BAY	6	2	8	2,546,000	424,333		12
WAYZATA	20	0	20	3,462,000	173,100		12
WOODLAND	2	0	2	715,000	357,500		12
RAMSEY COUNTY							
ARDEN HILLS	6	0	6	1,914,667	319,111		8
BLAINE (PART)	0	0	0	0	ERR		0
FALCON HEIGHTS	0	0	0	0	ERR		2
GEM LAKE	0	0	0	0	ERR		12
LAUDERDALE	0	0	0	0	ERR		12
LITTLE CANADA	20	16	36	2,634,459	131,723		12
MAPLEWOOD	139	110	249	16,746,700	120,480		12
MOUNDS VIEW	18	0	18	1,507,877	83,771		11
NEW BRIGHTON	29	2	31	6,004,924	207,066		12
NORTH OAKS	14	0	14	6,184,000	441,714		12
NORTH ST. PAUL	9	0	9	1,133,190	125,910		12
ROSEVILLE	87	4	91	10,718,347	123,199		10
ST. PAUL	42	124	166	4,821,734	114,803		12
SHOREVIEW	2	0	2	550,000	275,000		2
SPRING LAKE PARK (PART)	0	0	0	0	ERR		0
VADNAIS HEIGHTS	85	123	208	12,065,960	141,952		12
WHITE BEAR TWP.	49	4	53	6,833,624	139,462		12
WHITE BEAR LAKE (PART)	55	0	55	5,297,599	96,320		12
SCOTT COUNTY							
JORDAN	19	0	19	1,880,000	98,947		12
NEW PRAGUE (PART)	27	3	30	3,049,282	112,936		12
PRIOR LAKE	183	51	234	27,061,174	147,875		12
SAVAGE	242	0	242	28,332,726	117,077		12
SHAKOPEE	197	66	263	20,699,781	105,075		12
BALANCE OF SCOTT COUNTY	186	4	190	29,429,590	158,224		12
WASHINGTON COUNTY							
AFTON	6	0	6	1,171,000	195,167		6
BAYPORT	0	0	0	0	ERR		5
BAYTOWN TWP.	15	0	15	4,224,000	281,600		6
BIRCHWOOD	2	0	2	381,900	190,950		11

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					SINGLE-FAMILY VALUATION	SINGLE-FAMILY VALUATION	
COTTAGE GROVE	321	61	382	32,069,915	99,906		11
DELLWOOD	8	0	8	3,030,500	378,813		12
FOREST LAKE	35	0	35	4,292,845	122,653		11
FOREST LAKE TWP.	79	0	79	9,158,166	115,926		12
HASTINGS (PART)	0	0	0	0	ERR		0
HUGO	95	0	95	9,955,500	104,795		11
LAKE ELMO	29	0	29	5,378,580	185,468		12
LANDFALL	0	0	0	0	ERR		12
MAHTOMEDI	57	70	127	8,960,564	157,203		12
MAY TWP.	6	0	6	1,409,000	234,833		12
NEWPORT	0	0	0	0	ERR		2
OAKDALE	278	42	320	24,748,783	89,024		11
OAK PARK HEIGHTS	7	0	7	776,100	110,871		5
ST. PAUL PARK	0	0	0	0	ERR		2
STILLWATER	47	2	49	5,230,208	111,281		10
WEST LAKELAND TWP.	37	0	37	8,427,315	227,765		11
WHITE BEAR LAKE (PART)	0	0	0	0	ERR		0
WILLERNIE	0	0	0	0	ERR		1
WOODBURY	836	46	882	104,177,752	124,615		12
BALANCE OF WASHINGTON CO	79	0	79	11,878,200	150,357		12

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of county areas:

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

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

St. Louis County: Townships of Denmark, Grant, Grey Cloud, New Scandia and Stillwater; cities of Bemidji, Lakeland Shores, Lake St. Croix Beach, Marine on St. Croix, Pine Springs and St. Mary's Point.

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

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