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Regional
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Notes

Residential Building Permits

issued in the
Twin Cities
Metropolitan Area

1996

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The mission of the Metropolitan Council is to provide leadership in the effective planning of regional growth and redevelopment, and in the delivery of quality regional services.

The Metropolitan Council coordinates regional planning and guides development in the seven-county area through joint action with the public and private sectors. The Council also operates regional services, including wastewater collection and treatment, transit and the Metro HRA – an affordable-housing service that provides assistance to low-income families in the region. Created by the legislature in 1967, the Council establishes policies for airports, regional parks, highways and transit, sewers, air and water quality, land use and affordable housing, and provides planning and technical assistance to communities in the Twin Cities region.

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Housing construction activity in the Twin Cities metropolitan area continued at a steady clip in 1996. Building permits topped 1995's level, with 14,098 new housing units authorized, but only by 1 percent.

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U.S. residential building permits rose to their highest annual level since 1988. Housing market watchers blame bad winter weather late in 1996 for preventing an even longer-term record. Still, 1996 totals exceeded 1995 by more than 7 percent for both the single-family and multifamily sectors.

The Twin Cities region tends less toward large fluctuations in its pace of development than many other large metropolitan areas. For the third year in a row, the seven-county area responded to new housing demand with a solid 14,000 units--following two years of construction levels in the vicinity of 16,000 units. Single-family construction continued to be strong, and multifamily activity remained sluggish.

Among the 25 largest metropolitan statistical areas (MSA's), 1996 permits in Minneapolis-St. Paul ranked 16th. But new housing additions measured relative to population size, the region ranked 8th. Specifically, its ratio of 1996 permits per 1000 population in 1995 was 6.7--Phoenix and Atlanta ratios were at 14-15, Portland, Denver and Dallas 9-11, and Seattle, Kansas City, and Tampa on a par with the Twin Cities (7). In addition, residential construction in Las Vegas continued to outpace many of the 25 largest metropolitan areas, including Minneapolis/St. Paul, and Charlotte also reported a slightly higher number of permits than the Twin Cities area.

Housing permit activity slowed the last months of the year in the Twin Cities region, as it did nationally. The fourth quarter permit tally slipped to 6 percent below its 1995 counterpart, in contrast to second quarter, when permits were 31 percent stronger than a year earlier. Part of this may be attributed to a slowing trend in construction, but part of it is that amiable interest rates in late 1995 lent an extra boost to the housing market at that time. Year-end totals for 1996 were: 11,613 single-family home authorizations, up 7.5 percent from 1995; and 2,485 multifamily units authorized, down 21 percent.

Within the seven county area, Scott County permits were up a third from 1995's level, but still represented only 9 percent of the region's permit total. Carver County permits dipped 20 percent, and Hennepin and Ramsey Counties also noted moderate decreases. Anoka County activity expanded by 12 percent and Dakota and Washington Counties saw smaller increases.

Woodbury led the region in new housing units approved, as it has since 1992. Top cities in single-family permits were: Woodbury (968), Lakeville (463), Plymouth (441), Brooklyn Park (433), and Shakopee (426). Multifamily projects were particularly concentrated within a few locations. Just ten cities accounted for eight out of ten of the region's multifamily permits. Top multifamily permit-issuing cities were: Eagan (455), Eden Prairie (341), Burnsville (244), Minnetonka (242), and Inver Grove Heights (206). See table listing top 20 permit issuing cities, page 7.

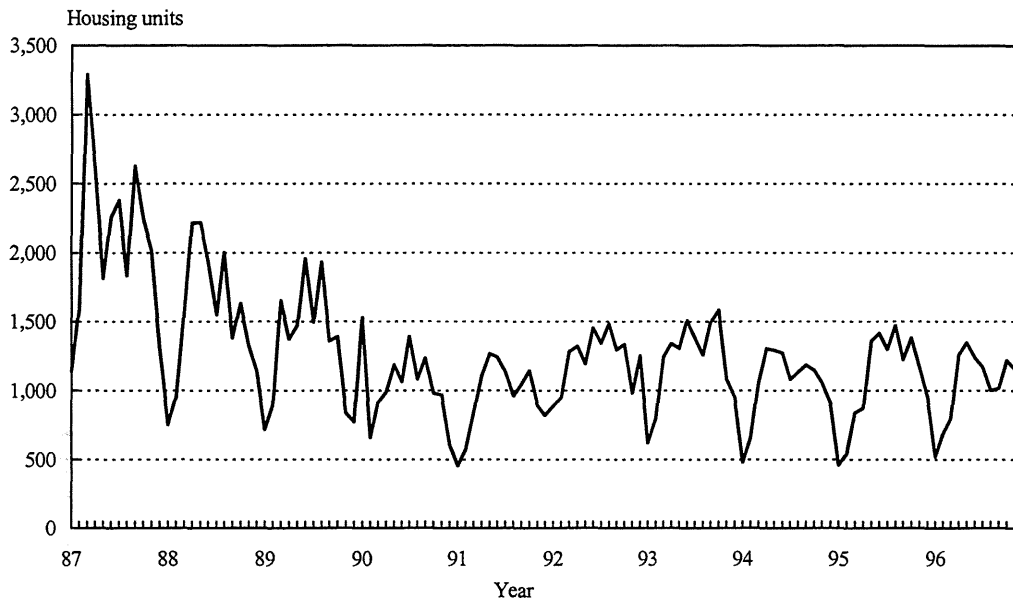
The building cost assigned to single family building permits averaged \$134,000 per unit in 1996, up 3.8 percent, an increase only slightly higher than the rise in the general consumer price index. Among top permit-issuing cities, average valuations ranged from over \$150,000 in Eden Prairie and Maple Grove, to less than \$110,000 in Brooklyn Park, Farmington and Shakopee. Unfortunately, this building permit data cannot tell us anything about the number of affordable versus higher-cost housing units being built. Only simple averages can be calculated, so locational cost differences are somewhat generalized.

The average valuation for multifamily projects rose 16.8 percent in 1996, to \$75,000 per unit. In comparison, annual increases in multifamily costs the previous three years were from 5 to 10 percent.

Development is not only expanding into some of the region's rural areas, but has also been accelerating in areas ringing the seven county metropolitan area. The six other counties that make up the Minneapolis-St. Paul MSA are Chisago, Isanti, Sherburne and Wright in Minnesota, and St. Croix and Pierce in Wisconsin. Their share of the MSA total has steadily increased during this decade, from 11 percent in 1990 to their highest-ever share in 1996--20 percent. They authorized construction of 3,162 single family homes in 1996, and 340 multifamily units. This is an increase from last year of 17 percent, compared to the seven county area's 1 percent.

Places with over 100 units of single family activity in 1996 included North Branch (132), Monticello (154), St. Michael (101), Big Lake, Clear Lake, and unincorporated portions of the counties where specific locations are not yet known from the available data. Multifamily permits were sparse in most locations. The only places with more than 30 units authorized were New Richmond (95), Hudson (53), Rockford (40), and Cokato (30).

Twin Cities Metropolitan Area
RESIDENTIAL BUILDING PERMITS, 1987-DECEMBER 1996



ABOUT THIS REPORT

This report provides an update of new residential building authorized by cities in the Minneapolis-St. Paul area during 1996. 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 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 also used to develop the Council's annual household estimates. The Council also produces regular reports on construction activity other than housing. Publications staff can be reached at 291-8140.

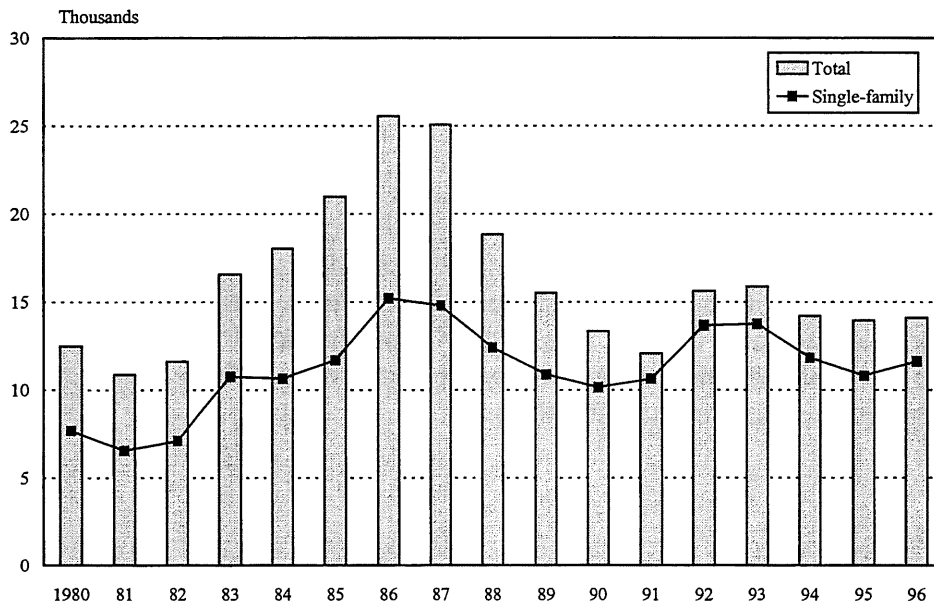
DEFINITIONS

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.

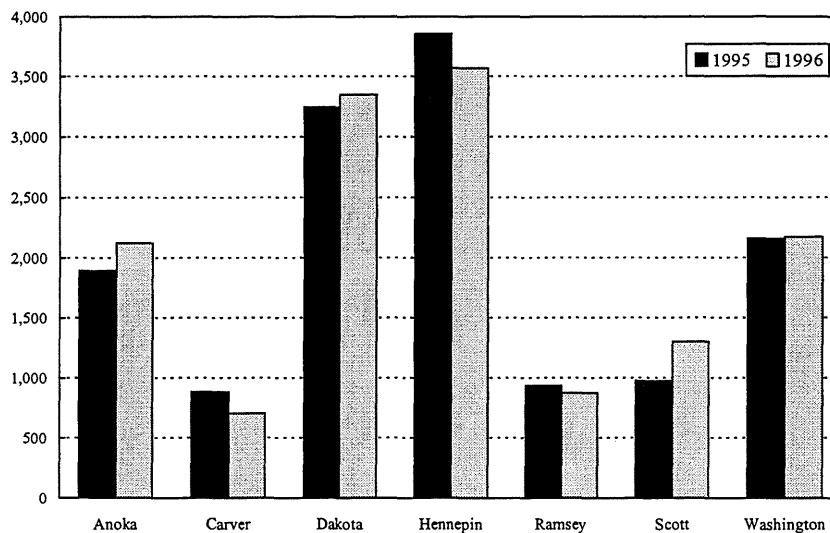
Twin Cities Metropolitan Area
RESIDENTIAL PERMITS
JANUARY-DECEMBER, 1980-1996



RESIDENTIAL BUILDING PERMITS FOURTH QUARTER 1996						
	OCTOBER		NOVEMBER		DECEMBER	
COUNTY	SINGLE FAMILY	MULTI- FAMILY	SINGLE FAMILY	MULTI- FAMILY	SINGLE FAMILY	MULTI- FAMILY
Anoka	159	21	115	0	80	19
Carver	74	0	56	0	30	0
Dakota	185	169	137	398	146	27
Hennepin	203	118	162	31	176	63
Ramsey	82	48	56	2	31	2
Scott	79	0	63	12	55	16
Washington	81	0	114	8	134	0
REGION	863	356	703	451	652	127
Chisago	36	0	32	4	19	0
Isanti	22	0	3	0	14	0
Pierce (Wisc.)	23	24	14	0	13	0
St. Croix (Wisc.)	19	27	19	5	13	2
Sherburne	59	0	34	0	32	0
Wright	89	70	46	2	40	0
MSA	1,111	477	851	462	783	129

(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).

Twin Cities Metropolitan Area
RESIDENTIAL BUILDING PERMITS BY COUNTY
JANUARY-DECEMBER, 1995 AND 1996



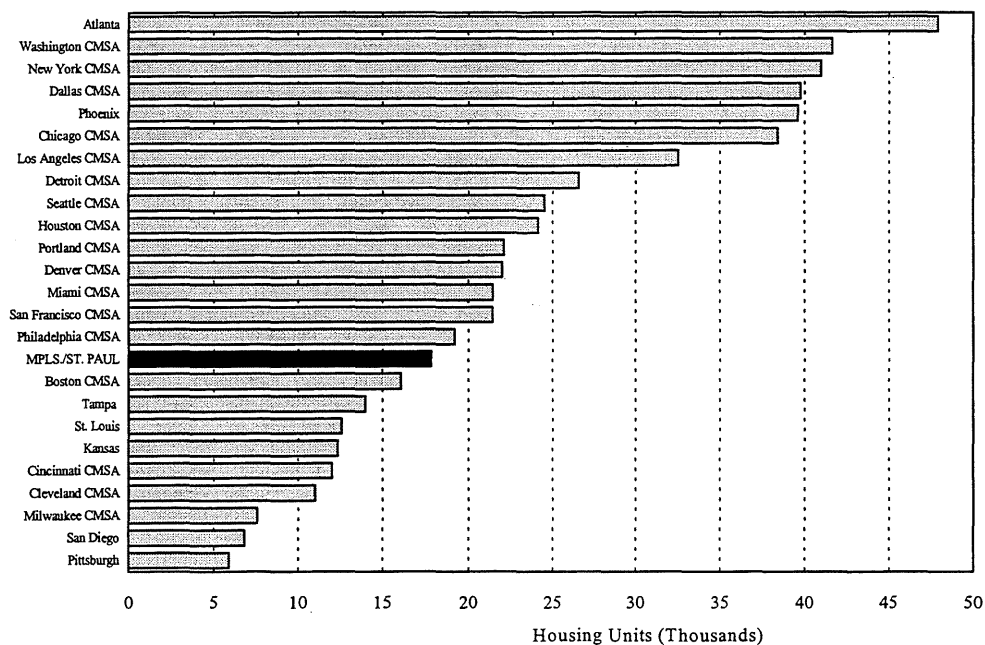
RESIDENTIAL PERMITS ISSUED, BY COUNTY 1995 AND 1996				
COUNTY	1995	1996	CHANGE	PERCENT CHANGE
Anoka	1,895	2,123	228	12.0%
Carver	884	705	-179	-20.3%
Dakota	3,248	3,351	103	3.2%
Hennepin	3,855	3,569	-286	-7.4%
Ramsey	938	876	-62	-6.6%
Scott	978	1,300	322	32.9%
Washington	2,158	2,174	16	0.7%
METROPOLITAN AREA	13,956	14,098	142	1.0%

DISTRIBUTION OF BUILDING PERMITS BY COUNTY 1995 AND 1996						
	SINGLE-FAMILY		MULTIFAMILY		TOTAL UNITS	
COUNTY	1995	1996	1995	1996	1995	1996
Anoka	16.8	16.7	2.5	7.6	13.6	15.1
Carver	6.3	6.1	6.5	0.0	6.3	5.0
Dakota	20.0	19.6	34.6	43.2	23.3	23.8
Hennepin	26.0	22.7	33.3	37.6	27.6	25.3
Ramsey	5.1	6.3	12.2	5.6	6.7	6.2
Scott	7.9	10.6	3.9	2.8	7.0	9.2
Washington	17.9	18.0	7.0	3.2	15.5	15.4
REGION	100%	100%	100%	100%	100%	100%

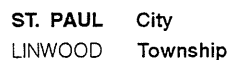
**TOP 20 CITIES ISSUING NEW RESIDENTIAL BUILDING PERMITS
DURING 1996**

Single Family Leaders	# Units	Multifamily Leaders	# Units	Leading in Total Units	# Units
Woodbury	968	Eagan	455	Woodbury	992
Lakeville	463	Eden Prairie	341	Eagan	733
Plymouth	441	Burnsville	244	Eden Prairie	686
Brooklyn Park	433	Minnetonka	242	Plymouth	565
Shakopee	426	Inver Grove Heights	206	Brooklyn Park	491
Apple Valley	375	Spring Lake Park	151	Lakeville	463
Farmington	360	Plymouth	124	Inver Grove Heights	458
Maple Grove	356	Mendota Heights	67	Burnsville	452
Eden Prairie	345	Champlin	64	Shakopee	430
Savage	301	Rosemount	61	Apple Valley	397
Cottage Grove	300	Brooklyn Park	58	Minnetonka	(tie)362
Eagan	278	Savage	(tie)48	Farmington	(tie)362
Andover	272	Minneapolis	(tie)48	Maple Grove	356
Blaine	263	White Bear Lake	(tie)48	Savage	349
Inver Grove Heights	(tie)252	Oakdale	46	Cottage Grove	300
Prior Lake	(tie)252	Maplewood	(tie)34	Blaine	290
Coon Rapids	243	St. Louis Park	(tie)34	Andover	272
Maplewood	228	Blaine	27	Maplewood	262
Ramsey	227	Woodbury	24	Prior Lake	259
Burnsville	208	Apple Valley	22	Coon Rapids	243
TOP 10 SUBTOTAL:	4,468		1,955		5,667
PCT. OF REGION	38%		79%		40%
TOP 20 SUBTOTAL:	6,991		2,344		8,722
PCT. OF REGION	60%		94%		62%

**25 LARGEST METROPOLITAN AREAS
RANKED BY 1996 RESIDENTIAL BUILDING PERMITS**



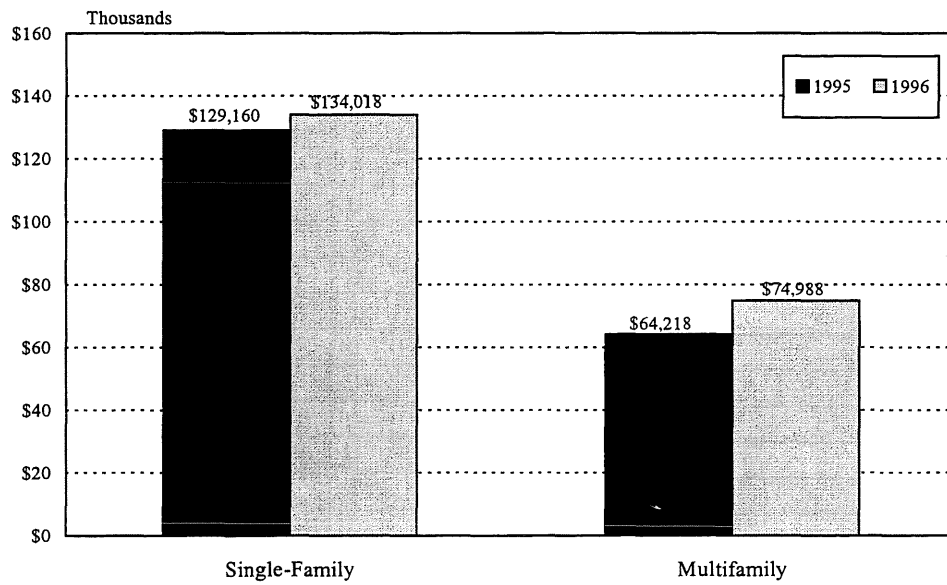
	Fully Developed Area
	Developing Area
	Freestanding Growth Centers
	Rural Area (includes Rural Centers)



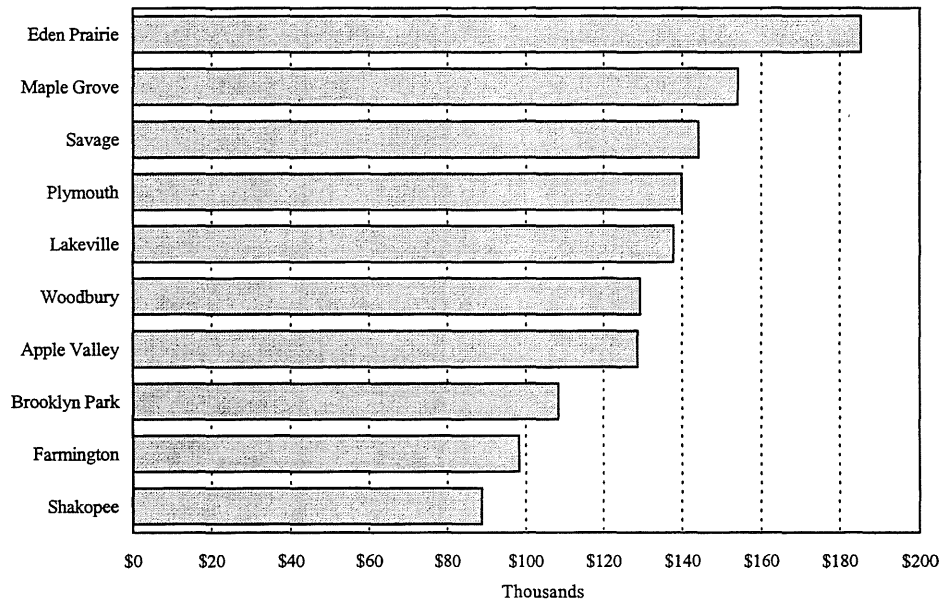
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|---------------------|----------------------|---------------------|
| 1. SPRING LAKE PARK | 11. FALCON HEIGHTS | 21. WOODLAND |
| 2. COLUMBIA HEIGHTS | 12. LILYPDA | 22. WAYZATA |
| 3. WILLERNIE | 13. MENDOTA | 23. AIRPORT |
| 4. BIRCHWOOD | 14. SUNFISH LAKE | 24. U.S. GOVT. |
| 5. PINE SPRINGS | 15. SPRING PARK | 25. MEDICINE LAKE |
| 6. LANDFALL | 16. MINNETONKA BEACH | 26. ROBBINSDALE |
| 7. MOUNDSVIEW | 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 | |

1996 MULTIFAMILY BUILDING PERMITS BY TYPE OF BUILDING						
Cities Ranked by Multifamily Permit Total	Total Units	Duplex Units	Buildings with 3-4 units:		Buildings with 5+ units:	
			Units	Bldgs.	Units	Bldgs.
Eagan	455	0	37	10	418	20
Eden Prairie	341	14	103	28	224	21
Burnsville	244	6	8	2	230	18
Minnetonka	242	0	44	11	198	20
Inver Grove Heights	206	0	32	8	174	8
Spring Lake Park	151	2	8	2	141	5
Plymouth	124	0	32	9	92	10
Mendota Heights	67	2	0	0	65	1
Champlin	64	0	4	1	60	7
Rosemount	61	0	0	0	61	6
Brooklyn Park	58	0	44	11	14	2
Savage	48	0	24	6	24	3
Minneapolis	48	4	0	0	44	1
White Bear Lake	48	2	0	0	46	1
Oakdale	46	14	0	0	32	4
Maplewood	34	2	0	0	32	5
St. Louis Park	34	0	0	0	34	5
Blaine	27	0	15	4	12	2
Woodbury	24	0	0	0	24	3
Apple Valley	22	14	3	1	5	1
Vadnais Heights	14	8	6	2	0	0
St. Paul	14	2	0	0	12	2
Hastings	12	8	4	1	0	0
Rogers	12	0	12	3	0	0
Little Canada	12	12	0	0	0	0
Centerville	8	0	0	0	8	1
New Prague	8	4	4	1	0	0
Prior Lake	7	0	7	2	0	0
New Brighton	6	0	0	0	6	1
Oak Park Heights	6	0	0	0	6	1
White Bear Twp.	6	6	0	0	0	0
Shakopee	4	0	4	1	0	0
Roseville	4	0	4	1	0	0
Stillwater	4	4	0	0	0	0
St. Anthony	4	4	0	0	0	0
Spring Park	4	4	0	0	0	0
Arden Hills	2	2	0	0	0	0
Columbia Heights	2	2	0	0	0	0
Farmington	2	2	0	0	0	0
Hampton	2	2	0	0	0	0
St. Bonifacius	2	2	0	0	0	0
South St. Paul	2	2	0	0	0	0
Tonka Bay	2	2	0	0	0	0
Balance of Scott County	2	2	0	0	0	0
7-COUNTY AREA TOTAL	2,485	128	395	104	1,962	148

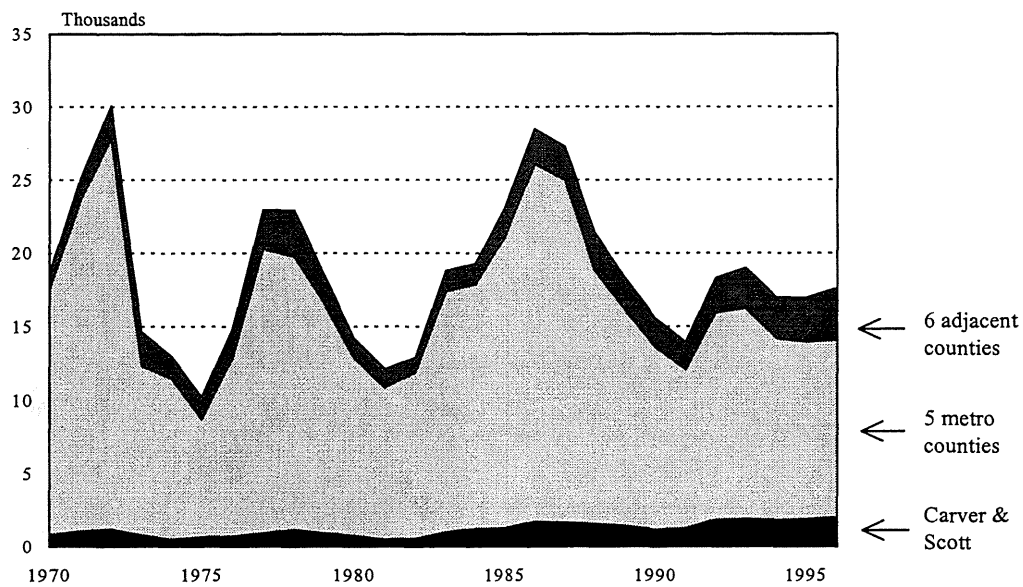
Twin Cities Metropolitan Area
AVERAGE BUILDING PERMIT VALUE
 JANUARY-DECEMBER, 1995 AND 1996
 (Value Per Housing Unit)



Twin Cities Metropolitan Area
1996 JANUARY-DECEMBER AVERAGE SINGLE-FAMILY PERMIT VALUE
 TOP 10 CITIES IN SINGLE-FAMILY PERMITS



Twin Cities Metropolitan Area
RURAL COUNTIES' BUILDING PERMITS COMPARED TO
REGION AND 13-COUNTY MSA
1970-1996*



*1996 data is preliminary.

PERMITS ISSUED IN MSA COUNTIES ADJACENT TO THE TWIN CITIES AREA							
COUNTY	1990	1991	1992	1993	1994	1995	1996
Chisago	332	331	416	517	465	446	582
Isanti	180	183	255	200	249	212	261
Pierce (Wisc.)	128	93	146	196	162	302	293
St. Croix (Wisc.)	236	310	282	325	395	396	432
Sherburne	597	460	610	659	680	773	989
Wright	500	500	652	847	805	865	945
6-COUNTY TOTAL:	1,973	1,877	2,361	2,744	2,756	2,994	3,502
PERCENT OF THE 13-COUNTY MSA:	11.2%	13.5%	13.1%	14.7%	16.2%	17.7%	19.9%

RESIDENTIAL BUILDING PERMITS 1996				
	SINGLE FAMILY		MULTIFAMILY	
COUNTY	Number of Units	Total Permit Valuation	Number of Units	Total Permit Valuation
Anoka	1,935	\$209,373,208	188	\$224,270,886
Carver	705	112,242,232	0	112,242,232
Dakota	2,278	286,408,138	1,073	363,427,147
Hennepin	2,634	425,629,736	935	499,504,192
Ramsey	736	93,528,705	140	103,612,883
Scott	1,231	152,526,315	69	156,585,219
Washington	2,094	276,646,763	80	283,058,327
METROPOLITAN AREA	11,613	\$1,556,355,097	2,485	\$1,742,700,886
Chisago	555	\$59,796,564	27	\$61,807,780
Isanti	261	23,345,539	0	23,345,539
Pierce (Wisc.)	242	24,669,930	51	27,630,421
St. Croix (Wisc.)	276	32,263,376	156	42,254,676
Sherburne	974	94,857,366	15	95,507,366
Wright	854	90,958,131	91	96,376,731
MSA	14,775	\$1,882,246,003	2,825	\$2,089,623,399

RESIDENTIAL BUILDING PERMITS 1995				
	SINGLE FAMILY		MULTIFAMILY	
COUNTY	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	12,926,000
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 (Wisc.)	141	13,852,730	161	5,477,500
St. Croix (Wisc.)	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 ISSUED, JANUARY-DECEMBER 1996
TWIN CITIES METROPOLITAN AREA

city	SINGLE-FAMILY (UNITS)	MULTI-FAMILY (UNITS)	TOTAL UNITS	SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
METRO AREA	11,613	2,485	14,098	1,555,716,913	133,963
ANOKA COUNTY TOTAL	1,935	188	2,123	209,373,208	108,203
CARVER COUNTY TOTAL	705	0	705	112,242,232	159,209
DAKOTA COUNTY TOTAL	2,278	1,073	3,351	286,408,138	125,728
HENNEPIN COUNTY TOTAL	2,634	935	3,569	425,629,736	161,591
RAMSEY COUNTY TOTAL	736	140	876	92,890,521	126,210
SCOTT COUNTY TOTAL	1,231	69	1,300	152,526,315	123,904
WASHINGTON COUNTY TOTAL	2,094	80	2,174	276,646,763	132,114
ANOKA COUNTY					
ANDOVER	272	0	272	28,776,000	105,794
ANOKA	89	0	89	8,574,000	96,337
BETHEL	1	0	1	119,406	119,406
BLAINE (PART)	263	27	290	28,848,319	109,689
BURNS TWP.	36	0	36	5,085,150	141,254
CENTERVILLE	33	8	41	3,604,000	109,212
CIRCLE PINES	0	0	0	0	0
COLUMBIA HEIGHTS	19	2	21	2,140,360	112,651
COLUMBUS TWP.	19	0	19	2,405,000	126,579
COON RAPIDS	243	0	243	20,587,000	84,720
EAST BETHEL	142	0	142	14,582,943	102,697
FRIDLEY	62	0	62	6,363,949	102,644
HAM LAKE	202	0	202	23,985,018	118,738
HILLTOP	0	0	0	0	0
LEXINGTON	2	0	2	176,428	88,214
LINO LAKES	186	0	186	26,762,172	143,883
LINWOOD TWP.	0	0	0	0	0
OAK GROVE	57	0	57	7,436,000	130,456
RAMSEY	227	0	227	22,297,000	98,225
ST. FRANCIS	63	0	63	5,979,852	94,918
SPRING LAKE PARK (PART)	19	151	170	1,650,611	86,874
CARVER COUNTY					
CARVER	35	0	35	3,971,500	113,471
CHANHASSEN (PART)	207	0	207	38,809,000	187,483
CHASKA	140	0	140	20,462,255	146,159
COLOGNE	19	0	19	1,870,755	98,461
HAMBURG	1	0	1	84,000	84,000
MAYER	1	0	1	83,036	83,036
NEW GERMANY	0	0	0	0	0
NORWOOD	3	0	3	302,959	100,986
VICTORIA	102	0	102	18,665,000	182,990
WACONIA	104	0	104	12,500,723	120,199
WATERTOWN	23	0	23	2,502,394	108,800
YOUNG AMERICA	2	0	2	220,610	110,305
BALANCE OF CARVER COUNTY	68	0	68	12,770,000	187,794
DAKOTA COUNTY					
APPLE VALLEY	375	22	397	48,242,000	128,645
BURNSVILLE	208	244	452	21,182,609	101,839

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-DECEMBER 1996
TWIN CITIES METROPOLITAN AREA

city	SINGLE-FAMILY (UNITS)	MULTI-FAMILY (UNITS)	TOTAL UNITS	SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
CASTLE ROCK TWP.	7	0	7	934,000	133,429
COATES	0	0	0	0	0
DOUGLAS TWP.	6	0	6	610,000	101,667
EAGAN	278	455	733	42,466,000	152,755
EMPIRE TWP.	5	0	5	563,945	112,789
EUREKA TWP.	4	0	4	501,756	125,439
FARMINGTON	360	2	362	35,392,103	98,311
GREENVALE TWP.	12	0	12	1,905,000	158,750
HAMPTON	3	2	5	168,000	56,000
HAMPTON TWP.	4	0	4	465,800	116,450
HASTINGS	99	12	111	11,109,254	112,215
INVER GROVE HEIGHTS	252	206	458	32,943,200	130,727
LAKEVILLE	463	0	463	63,818,675	137,837
LILYDALE	0	0	0	0	0
MARSHAN TWP.	0	0	0	0	0
MENDOTA	0	0	0	0	0
MENDOTA HEIGHTS	21	67	88	3,845,047	183,097
MIESVILLE	0	0	0	0	0
NEW TRIER	0	0	0	0	0
NININGER TWP.	0	0	0	0	0
RANDOLPH	2	0	2	248,000	124,000
RANDOLPH TWP.	3	0	3	393,800	131,267
RAVENNA TWP.	14	0	14	1,528,327	109,166
ROSEMOUNT	130	61	191	13,941,688	107,244
SCIOTA TWP.	3	0	3	243,000	81,000
SOUTH ST. PAUL	2	2	4	253,508	126,754
SUNFISH LAKE	4	0	4	1,270,430	317,608
VERMILLION	0	0	0	0	0
VERMILLION T	7	0	7	702,760	100,394
WATERFORD TWP.	0	0	0	0	0
WEST ST. PAUL	16	0	16	3,679,236	229,952
HENNEPIN COUNTY					
BLOOMINGTON	61	0	61	8,246,130	135,182
BROOKLYN CENTER	18	0	18	1,126,000	62,556
BROOKLYN PARK	433	58	491	46,916,748	108,353
CHAMPLIN	106	64	170	12,795,331	120,711
CHANHASSEN (PART)	0	0	0	0	0
CORCORAN	21	0	21	5,869,860	279,517
CRYSTAL	6	0	6	883,317	147,220
DAYTON (PART)	8	0	8	2,605,000	325,625
DEEPHAVEN	9	0	9	2,517,600	279,733
EDEN PRAIRIE	345	341	686	63,951,000	185,365
EDINA	47	0	47	11,303,402	240,498
EXCELSIOR	0	0	0	0	0
FORT SNELLING	0	0	0	0	0
GOLDEN VALLEY	10	0	10	1,238,500	123,850
GREENFIELD	35	0	35	6,799,396	194,268
GREENWOOD	6	0	6	2,181,328	363,555
HANOVER (PART)	0	0	0	0	0
HASSAN TWP.	31	0	31	5,389,800	173,865
HOPKINS	14	0	14	1,391,200	99,371
INDEPENDENCE	28	0	28	7,137,900	254,925
LONG LAKE	0	0	0	0	0
LORETTO	1	0	1	89,000	12

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-DECEMBER 1996
TWIN CITIES METROPOLITAN AREA

city	SINGLE-FAMILY (UNITS)	MULTI-FAMILY (UNITS)	TOTAL UNITS	SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
MAPLE GROVE	356	0	356	54,834,739	154,030
MAPLE PLAIN	3	0	3	393,000	131,000
MEDICINE LAKE	1	0	1	146,000	146,000
MEDINA	28	0	28	7,239,100	258,539
MINNEAPOLIS	79	48	127	11,222,371	142,055
MINNETONKA	120	242	362	27,192,684	226,606
MINNETONKA BEACH	2	0	2	721,000	360,500
MINNETRISTA	51	0	51	12,358,085	242,315
MOUND	46	0	46	7,371,775	160,256
NEW HOPE	1	0	1	128,000	128,000
ORONO	43	0	43	13,369,121	310,910
OSSEO	0	0	0	0	0
PLYMOUTH	441	124	565	61,700,861	139,911
RICHFIELD	13	0	13	1,532,465	117,882
ROBBINSDALE	5	0	5	452,000	90,400
ROCKFORD	0	0	0	0	0
ROGERS	93	12	105	12,286,264	132,110
ST. ANTHONY **	2	4	6	300,000	150,000
ST. BONIFACIUS	64	2	66	6,945,515	108,524
ST. LOUIS PARK	12	34	46	1,586,301	132,192
SHOREWOOD	35	0	35	8,897,435	254,212
SPRING PARK	0	4	4	0	0
TONKA BAY	9	2	11	2,420,900	268,989
WAYZATA	50	0	50	12,930,608	258,612
WOODLAND	1	0	1	1,160,000	1,160,000
RAMSEY COUNTY					
ARDEN HILLS***	1	2	3	214,282	214,282
BLAINE (PART)	0	0	0	0	0
FALCON HEIGHTS	0	0	0	0	0
GEM LAKE	1	0	1	108,000	108,000
LAUDERDALE	0	0	0	0	0
LITTLE CANADA	31	12	43	3,486,923	112,481
MAPLEWOOD	228	34	262	23,707,412	103,980
MOUNDS VIEW	25	0	25	2,505,985	100,239
NEW BRIGHTON	61	6	67	7,122,925	116,769
NORTH OAKS	28	0	28	10,647,955	380,284
NORTH ST. PAUL	12	0	12	1,410,829	117,569
ROSEVILLE	115	4	119	16,728,648	145,467
ST. PAUL	50	14	64	5,164,634	103,293
SHOREVIEW	0	0	0	0	0
SPRING LAKE PARK (PART)	0	0	0	0	0
VADNAIS HEIGHTS	63	14	77	7,072,561	112,263
WHITE BEAR TWP.	50	6	56	7,229,468	144,589
WHITE BEAR LAKE (PART)	71	48	119	7,490,899	105,506
SCOTT COUNTY					
JORDAN	31	0	31	3,445,433	111,143
NEW PRAGUE (PART)	24	8	32	2,533,640	105,568
PRIOR LAKE	252	7	259	32,341,718	128,340
SAVAGE	301	48	349	43,377,663	144,112
SHAKOPEE	426	4	430	37,832,302	88,808
BALANCE OF SCOTT COUNTY	197	2	199	32,995,559	167,490

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-DECEMBER 1996
TWIN CITIES METROPOLITAN AREA

city	SINGLE-FAMILY (UNITS)	MULTI-FAMILY (UNITS)	TOTAL UNITS	SINGLE-FAMILY VALUATION	AVERAGE SINGLE-FAMILY VALUATION
WASHINGTON COUNTY					
AFTON	9	0	9	2,253,246	250,361
BAYPORT	1	0	1	160,000	160,000
BAYTOWN TWP.	15	0	15	4,989,600	332,640
BIRCHWOOD	0	0	0	0	0
COTTAGE GROVE	300	0	300	30,250,221	100,834
DELLWOOD	5	0	5	3,257,000	651,400
FOREST LAKE	33	0	33	3,486,700	105,658
FOREST LAKE TWP.	92	0	92	10,603,023	115,250
HASTINGS (PART)	0	0	0	0	0
HUGO	63	0	63	7,364,275	116,893
LAKE ELMO	40	0	40	7,309,227	182,731
LANDFALL	0	0	0	0	0
MAHTOMEDI	95	0	95	15,540,066	163,580
MAY TWP.	11	0	11	1,888,285	171,662
NEWPORT	0	0	0	0	0
OAKDALE	196	46	242	21,401,388	109,191
OAK PARK HEIGHTS	56	6	62	7,579,200	135,343
ST. PAUL PARK	0	0	0	0	0
STILLWATER	42	4	46	5,285,500	125,845
WEST LAKELAND TWP.	67	0	67	15,128,000	225,791
WHITE BEAR LAKE (PART)	0	0	0	0	0
WILLERNIE	1	0	1	49,500	49,500
WOODBURY	968	24	992	125,205,032	129,344
BALANCE OF WASHINGTON COUNT	100	0	100	14,896,500	148,965

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

Washington County: Townships of Denmark, Grant, Grey Cloud, New Scandia and Stillwater; cities of Lakeland, 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.