

November 1999

Regional

Regional

Notes

Notes

Residential Building Permits

issued in the
Twin Cities
Metropolitan Area

**January-
September
1999**

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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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RESIDENTIAL BUILDING PERMITS ISSUED IN THE TWIN CITIES AREA JANUARY-SEPTEMBER 1999

Nationally, rising interest rates are attributed with cooling off the building permit pace in August, the first decline since April. Existing home sales slipped also through third quarter. However, Twin Cities area housing construction appears poised for a 10-year high for 1999, following a strong third quarter. New housing units authorized during January-September numbered 13,429 for a 20 percent gain over last year.

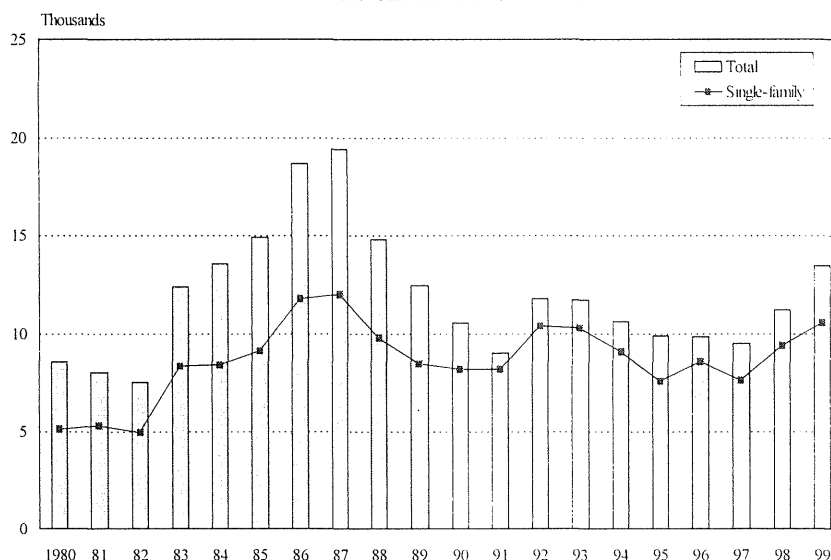
The Minneapolis-St. Paul region ranked 14th among the nation's 25 largest metro areas in permit volume for January through September. Its *growth rate* ranking of 10th placed it on a par with Kansas City, Seattle, Houston, Portland, and Cincinnati.

In the Twin Cities seven-county area, single-family permits for January-September topped last year's by 12 percent (10,537 units). Average valuation per single-family permit rose a moderate 2.4 percent. Multifamily activity improved markedly during third quarter, and for the year-to-date the region's 2,892 units represented a 59 percent increase.

Metro area cities adding over 500 new housing units were: Woodbury (1,336), Maple Grove (733), Shakopee (682), Minneapolis (602), Plymouth (566), Blaine (564), Lakeville (525), and Apple Valley (519). Multifamily leaders were Minneapolis (533), Apple Valley (270), Plymouth (251), Burnsville (196), and Maplewood (168).

Housing construction also remained brisk in the six counties just to the north and east of the seven-county region. Chisago, Isanti, Sherburne, and Wright Counties, and St. Croix and Pierce Counties in Wisconsin, reported authorizations for 3,366 new housing units, 20 percent of the 13-county Metropolitan Statistical Area permit total.

Twin Cities Metropolitan Area
RESIDENTIAL PERMITS
JANUARY-SEPTEMBER, 1980-1999



ABOUT THIS REPORT

This report provides an update of new residential building authorized by cities in the Minneapolis-St. Paul area during January through September 1999. 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, at (651) 602-1407 or e-mail regan.carlson@metc.state.mn.us. 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 counts on annual construction, and are used as a basis for the Council's annual household estimates. The Council also produces regular reports on construction activity other than housing. Questions about these and other reports can be directed to Metropolitan Council's Data Center at (651) 602-1140.

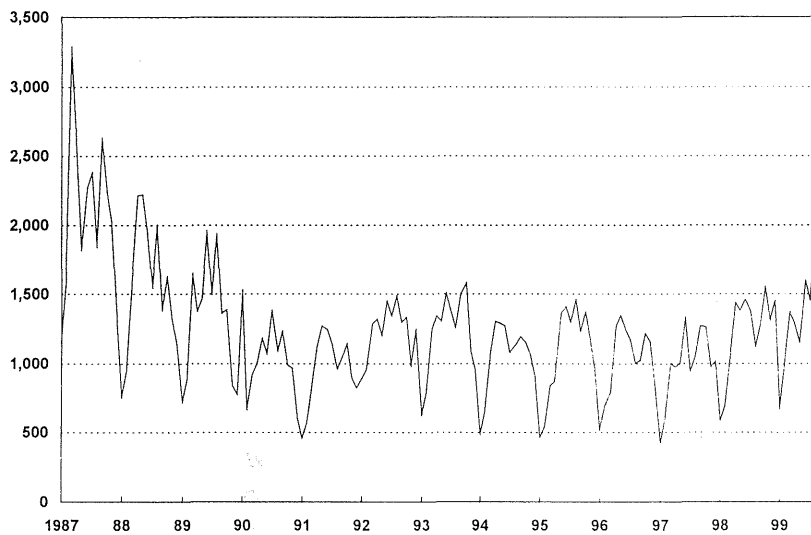
DEFINITIONS

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. In this data set, townhouses are included in the single-family category.

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 instance, the cost of the lot is typically not included.

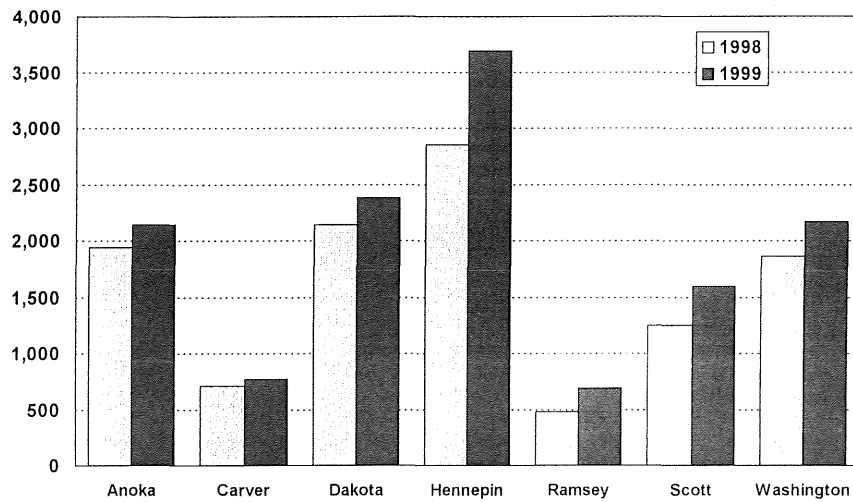
**Twin Cities Metropolitan Area
Residential Building Permits, January 1987-September 1999**



RESIDENTIAL BUILDING PERMITS THIRD QUARTER 1999						
	JULY		AUGUST		SEPTEMBER	
COUNTY	SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY
Anoka	248	54	206	0	208	0
Carver	94	0	72	0	50	0
Dakota	202	16	179	301	166	11
Hennepin	259	218	325	350	271	100
Ramsey	42	4	40	10	32	21
Scott	84	61	310	6	124	8
Washington	150	20	195	9	209	123
REGION	1,079	373	1,327	676	1,060	263
Chisago	55	0	15	0	53	0
Isanti	25	2	32	0	34	0
Pierce (Wisc.)	34	0	40	2	31	2
St. Croix (Wisc.)	22	10	21	18	46	10
Sherburne	97	2	102	0	119	0
Wright	104	0	59	0	85	17
MSA	1,416	387	1,596	696	1,428	292

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

**Twin Cities Metropolitan Area
Residential Building Permits by County
January-September, 1998 and 1999**



RESIDENTIAL PERMITS ISSUED, BY COUNTY JANUARY-SEPTEMBER				
COUNTY	1998	1999	CHANGE	PERCENT CHANGE
Anoka	1,939	2,139	200	10.3
Carver	709	773	64	9.0
Dakota	2,142	2,382	240	11.2
Hennepin	2,847	3,691	844	29.6
Ramsey	476	686	210	44.1
Scott	1,250	1,594	344	27.5
Washington	1,857	2,164	307	16.5
METROPOLITAN AREA	11,220	13,429	2,209	19.7

**DISTRIBUTION OF BUILDING PERMITS BY COUNTY
JANUARY-SEPTEMBER 1998 AND 1999**

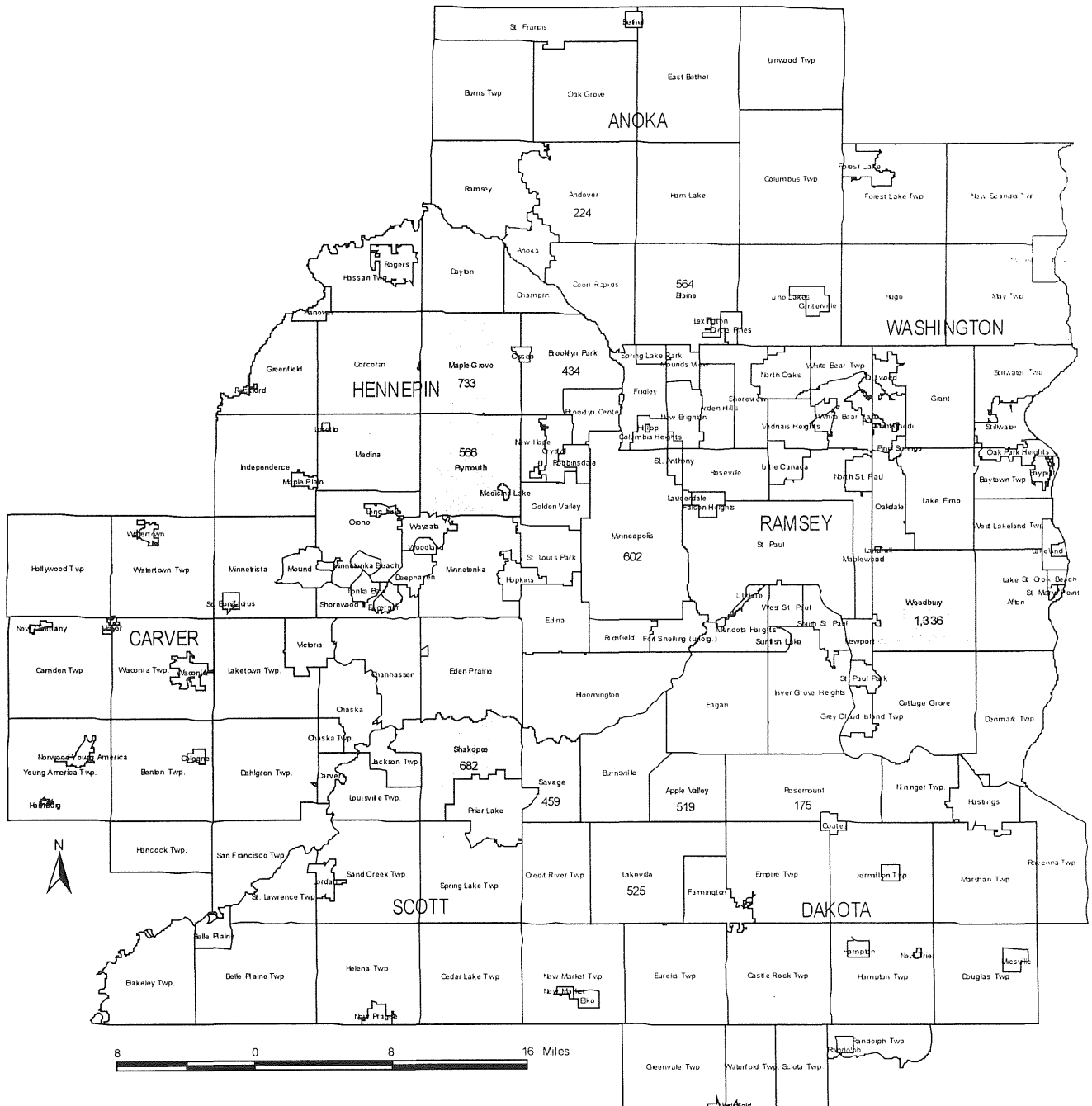
	SINGLE-FAMILY		MULTIFAMILY		TOTAL UNITS	
COUNTY	1998	1999	1998	1999	1998	1999
Anoka	19.0	18.6	8.2	6.1	17.3	15.9
Carver	7.4	6.6	0.5	2.8	6.3	5.8
Dakota	18.8	17.8	20.5	17.5	19.1	17.7
Hennepin	21.7	22.3	44.3	46.2	25.4	27.5
Ramsey	3.7	3.2	6.9	11.9	4.2	5.1
Scott	12.4	12.8	4.7	8.6	11.1	11.9
Washington	16.9	18.7	14.8	6.8	16.6	16.1
REGION	100%	100%	100%	100%	100%	100%

**TOP 20 CITIES ISSUING NEW RESIDENTIAL BUILDING PERMITS
JANUARY-SEPTEMBER 1999**

Single Family Leaders	# Units	Multifamily Leaders	# Units	Leading in Total Units	# Units
Woodbury	1,259	Minneapolis	533	Woodbury	1,336
Maple Grove	608	Apple Valley	270	Maple Grove	733
Blaine	564	Plymouth	251	Shakopee	682
Shakopee	547	Burnsville	196	Minneapolis	602
Lakeville	509	Maplewood	168	Plymouth	566
Savage	402	Richfield	142	Blaine	564
Andover	331	Shakopee	135	Lakeville	525
Plymouth	315	Brooklyn Park	131	Apple Valley	519
Brooklyn Park	303	Maple Grove	125	Savage	459
Rosemount	277	New Brighton	113	Brooklyn Park	434
Rogers	257	Fridley	107	Andover	331
Apple Valley	249	Woodbury	77	Rosemount	277
Chanhassen	(tie)204	Savage	57	Burnsville	262
Farmington	(tie)204	Coon Rapids	(tie)54	Rogers	257
Lino Lakes	(tie)196	Minnetonka	(tie)54	Coon Rapids	250
Coon Rapids	(tie)196	Chaska	53	Maplewood	241
Inver Grove Heights	183	Prior Lake	52	Chanhassen	226
Eagan	180	Cottage Grove	(tie)46	Farmington	204
Waconia	161	Hugo	(tie)46	Inver Grove Heights	197
Ham Lake	148	Eden Prairie	42	Lino Lakes	196
TOP 10 SUBTOTAL:	5,115		2,064		6,420
PCT. OF REGION	49%		71%		48%
TOP 20 SUBTOTAL:	7,093		2,652		8,861
PCT. OF REGION	67%		92%		66%

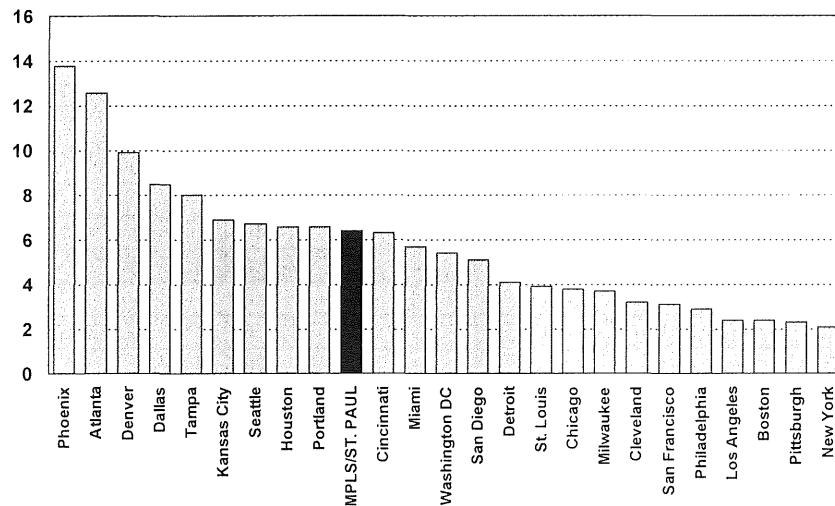
Twin Cities Metropolitan Area

Top 10 Cities Issuing New Residential Permits January-September 1999



JANUARY-SEPTEMBER 1999 MULTIFAMILY PERMITS BY TYPE	Total Units	Duplex Units	Buildings with 3-4 units:		Buildings with 5+ units:	
			Units	Bldgs.	Units	Bldgs.
Minneapolis	533	2	27	7	504	6
Apple Valley	270	0	16	4	254	14
Plymouth	251	2	9	3	240	5
Burnsville	196	0	3	1	193	4
Maplewood	168	0	0	0	168	2
Richfield	142	0	4	1	138	1
Shakopee	135	18	9	3	108	13
Brooklyn Park	131	0	36	9	95	5
Maple Grove	125	6	27	7	92	14
New Brighton	113	2	0	0	111	2
Fridley	107	0	0	0	107	1
Woodbury	77	0	0	0	77	1
Savage	57	12	40	11	5	1
Coon Rapids	54	0	0	0	54	1
Minnetonka	54	4	4	1	46	5
Chaska	53	0	0	0	53	1
Prior Lake	52	36	16	4	0	0
Cottage Grove	46	14	13	4	19	3
Hugo	46	32	8	2	6	1
Eden Prairie	42	36	6	2	0	0
Champlin	32	0	0	0	32	4
Little Canada	30	30	0	0	0	0
Chanhassen	22	0	6	2	16	2
Edina	19	4	0	0	15	1
Oakdale	18	0	8	2	10	1
Lakeville	16	0	16	4	0	0
St. Paul	15	8	7	2	0	0
Inver Grove Heights	14	2	7	2	5	1
Ramsey	8	0	0	0	8	1
St. Francis	8	0	8	2	0	0
Mounds View	8	0	8	2	0	0
White Bear Twp.	8	8	0	0	0	0
Hastings	6	2	4	1	0	0
New Prague	6	6	0	0	0	0
Lake Elmo	6	6	0	0	0	0
Waconia	4	4	0	0	0	0
Eagan	4	0	4	1	0	0
Wayzata	4	0	4	1	0	0
Watertown	2	2	0	0	0	0
Orono	2	2	0	0	0	0
St. Louis Park	2	2	0	0	0	0
White Bear Lake	2	2	0	0	0	0
Bayport	2	2	0	0	0	0
Stillwater	2	2	0	0	0	0
7-COUNTY AREA TOTAL	2,892	246	290	78	2,356	90

**25 Largest Metropolitan Areas Ranked by
1999 September Year-to-Date Residential Building Permits
Per 1,000 Population**



PERMITS ISSUED IN MSA COUNTIES ADJACENT TO THE TWIN CITIES AREA							
COUNTY	1993	1994	1995	1996	1997	1998	Jan- Sept. 1999
Chisago	526	467	449	582	425	574	521
Isanti	206	274	217	266	173	319	217
Pierce (Wisc.)	196	162	303	293	283	292	259
St. Croix (Wisc.)	418	478	402	430	709	642	491
Sherburne	686	687	875	989	835	1,091	874
Wright	873	834	883	975	801	1,134	1,004
6-COUNTY TOTAL:	2,905	2,902	3,129	3,535	3,226	4,275	3,366
PERCENT OF THE 13-COUNTY MSA:	14.8%	16.4%	17.8%	19.4%	19.2%	20.7%	20.0%

(1992-98 percentages are based on final data for the Twin Cities seven county area, from Metropolitan Council annual survey of communities; 1999 data are from U.S. Commerce Department).

RESIDENTIAL BUILDING PERMITS JANUARY-SEPTEMBER 1999				
	SINGLE FAMILY		MULTIFAMILY	
COUNTY	Number of Units	Total Permit Valuation	Number of Units	Total Permit Valuation
Anoka	1,962	\$242,837,371	177	\$9,405,680
Carver	692	114,130,225	81	6,095,684
Dakota	1,876	273,778,603	506	35,659,189
Hennepin	2,354	388,119,685	1,337	104,145,422
Ramsey	342	56,220,559	344	25,330,694
Scott	1,344	183,047,773	250	23,519,440
Washington	1,967	292,174,502	197	16,956,572
METROPOLITAN AREA	10,537	\$1,550,308,718	2,892	\$221,112,681
Chisago	519	\$59,528,420	2	\$67,294
Isanti	212	21,455,931	5	537,000
Pierce (Wisc.)	251	33,374,675	8	790,000
St. Croix (Wisc.)	323	42,218,166	168	12,328,600
Sherburne	872	102,109,028	2	184,000
Wright	911	113,644,584	93	6,840,545
MSA	13,625	\$1,922,639,522	3,170	\$241,860,120

RESIDENTIAL BUILDING PERMITS JANUARY-SEPTEMBER 1998				
	SINGLE FAMILY		MULTIFAMILY	
COUNTY	Number of Units	Total Permit Valuation	Number of Units	Total Permit Valuation
Anoka	1,790	\$208,426,286	149	\$10,286,800
Carver	699	107,637,240	10	918,258
Dakota	1,768	247,061,470	374	27,670,636
Hennepin	2,040	327,835,016	807	75,059,323
Ramsey	350	56,429,015	126	11,235,636
Scott	1,164	155,957,991	86	4,999,885
Washington	1,587	246,879,429	270	21,569,304
METROPOLITAN AREA	9,398	\$1,350,226,447	1,822	\$151,739,842
Chisago	405	\$46,173,727	29	\$1,608,898
Isanti	157	14,741,400	0	0
Pierce (Wisc.)	189	22,420,828	44	2,121,500
St. Croix (Wisc.)	297	35,586,851	133	8,217,400
Sherburne	710	80,729,682	91	5,943,162
Wright	756	87,439,645	50	3,524,846
MSA	11,912	\$1,637,328,580	2,169	\$173,155,648

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-SEPTEMBER 1999
TWIN CITIES METROPOLITAN AREA

	SINGLE- FAMILY (UNITS)	MULTI- FAMILY (UNITS)	TOTAL UNITS	SINGLE-FAMILY VALUATION:	
				<u>TOTAL</u>	<u>AVERAGE PER UNIT</u>
METRO AREA	10,537	2,892	13,429	1,550,308,718	147,130
ANOKA COUNTY TOTAL	1,962	177	2,139	242,837,371	123,770
CARVER COUNTY TOTAL	692	81	773	114,130,225	164,928
DAKOTA COUNTY TOTAL	1,876	506	2,382	273,778,603	145,937
HENNEPIN COUNTY TOTAL	2,354	1,337	3,691	388,119,685	164,877
RAMSEY COUNTY TOTAL	342	344	686	56,220,559	164,388
SCOTT COUNTY TOTAL	1,344	250	1,594	183,047,773	136,196
WASHINGTON COUNTY TOTAL	1,967	197	2,164	292,174,502	148,538
ANOKA COUNTY					
Andover	331	0	331	37,944,200	114,635
Anoka	19	0	19	2,132,000	112,211
Bethel	1	0	1	80,000	80,000
Blaine	564	0	564	66,253,959	117,472
Burns township	41	0	41	7,193,000	175,439
Centerville	58	0	58	7,741,000	133,466
Circle Pines	0	0	0	0	0
Columbia Heights	11	0	11	1,302,858	118,442
Columbus township	7	0	7	1,198,910	171,273
Coon Rapids	196	54	250	20,019,510	102,140
East Bethel	103	0	103	13,012,533	126,335
Fridley	3	107	110	469,308	156,436
Ham Lake	148	0	148	25,498,388	172,286
Hilltop	0	0	0	0	0
Lexington	1	0	1	100,000	100,000
Lino Lakes	196	0	196	27,023,930	137,877
Linwood township	0	0	0	0	0
Oak Grove	38	0	38	5,631,000	148,184
Ramsey	112	8	120	13,466,000	120,232
Spring Lake Park	1	0	1	149,600	149,600
St. Francis	132	8	140	13,621,175	103,191
CARVER COUNTY					
Carver	68	0	68	10,197,000	149,956
Carver County Unincorporated	43	0	43	7,509,737	174,645
Chanhasen	204	22	226	38,394,000	188,206
Chaska	140	53	193	24,972,739	178,377
Cologne	10	0	10	929,000	92,900
Hamburg	0	0	0	0	0
Mayer	0	0	0	0	0
New Germany	0	0	0	0	0
Norwood Young America	0	0	0	0	0
Victoria	38	0	38	8,325,175	219,084
Waconia	161	4	165	19,953,455	123,935
Watertown	28	2	30	3,849,119	137,469
DAKOTA COUNTY					
Apple Valley	249	270	519	31,603,000	126,920
Burnsville	66	196	262	9,253,528	140,205

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-SEPTEMBER 1999
TWIN CITIES METROPOLITAN AREA

	SINGLE- FAMILY (UNITS)	MULTI- FAMILY (UNITS)	TOTAL UNITS	SINGLE-FAMILY VALUATION:	
				TOTAL	AVERAGE PER UNIT
Castle Rock township	2	0	2	335,000	167,500
Coates	0	0	0	0	0
Douglas township	4	0	4	569,000	142,250
Eagan	180	4	184	34,438,122	191,323
Empire township	34	0	34	4,561,462	134,161
Eureka township	0	0	0	0	0
Farmington	204	0	204	24,288,792	119,063
Greenvale township	12	0	12	2,031,000	169,250
Hampton	0	0	0	0	0
Hampton township	5	0	5	644,000	128,800
Hastings	99	6	105	14,022,560	141,642
Inver Grove Heights	183	14	197	28,022,400	153,128
Lakeville	509	16	525	84,883,624	166,765
Lilydale	0	0	0	0	0
Marshan township	0	0	0	0	0
Mendota	0	0	0	0	0
Mendota Heights	9	0	9	1,840,637	204,515
Miesville	1	0	1	120,000	120,000
New Trier	0	0	0	0	0
Nininger township	0	0	0	0	0
Randolph	0	0	0	0	0
Randolph township	5	0	5	648,108	129,622
Ravenna township	7	0	7	1,259,699	179,957
Rosemount	277	0	277	31,108,000	112,303
Sciota township	1	0	1	200,000	200,000
South St. Paul	22	0	22	2,304,571	104,753
Sunfish Lake	1	0	1	465,000	465,000
Vermillion	0	0	0	0	0
Vermillion township	1	0	1	67,000	67,000
Waterford township	0	0	0	0	0
West St. Paul	5	0	5	1,113,100	222,620
HENNEPIN COUNTY					
Bloomington	24	0	24	3,158,472	131,603
Brooklyn Center	18	0	18	2,697,346	149,853
Brooklyn Park	303	131	434	35,193,128	116,149
Champlin	119	32	151	19,023,736	159,863
Corcoran	22	0	22	5,617,039	255,320
Crystal	8	0	8	844,753	105,594
Dayton	4	0	4	795,000	198,750
Deephaven	9	0	9	5,105,000	567,222
Eden Prairie	140	42	182	29,645,181	211,751
Edina	30	19	49	11,117,022	370,567
Excelsior	0	0	0	0	0
Golden Valley	45	0	45	10,457,245	232,383
Greenfield	39	0	39	10,200,761	261,558
Greenwood	3	0	3	848,000	282,667
Hassan township	4	0	4	915,000	228,750
Hopkins	5	0	5	778,625	155,725

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-SEPTEMBER 1999
TWIN CITIES METROPOLITAN AREA

	SINGLE- FAMILY (UNITS)	MULTI- FAMILY (UNITS)	TOTAL UNITS	SINGLE-FAMILY VALUATION:	
				<u>TOTAL</u>	<u>AVERAGE PER UNIT</u>
Independence	21	0	21	6,841,450	325,783
Long Lake	1	0	1	153,864	153,864
Loretto	18	0	18	2,405,490	133,638
Maple Grove	608	125	733	89,290,875	146,860
Maple Plain	0	0	0	0	0
Medicine Lake	0	0	0	0	0
Medina	34	0	34	11,674,500	343,368
Minneapolis	69	533	602	8,349,569	121,008
Minnetonka	40	54	94	8,072,207	201,805
Minnetonka Beach	1	0	1	960,000	960,000
Minnetrista	43	0	43	12,230,728	284,436
Mound	22	0	22	3,816,397	173,473
New Hope	1	0	1	118,900	118,900
Orono	24	2	26	11,609,661	483,736
Osseo	1	0	1	90,000	90,000
Plymouth	315	251	566	41,487,913	131,708
Richfield	8	142	150	1,088,124	136,016
Robbinsdale	5	0	5	905,000	181,000
Rogers	257	0	257	34,160,762	132,921
Shorewood	16	0	16	4,212,886	263,305
Spring Park	6	0	6	1,455,000	242,500
St. Anthony	0	0	0	0	0
St. Bonifacius	28	0	28	3,479,394	124,264
St. Louis Park	52	2	54	5,966,657	114,743
Tonka Bay	5	0	5	1,648,000	329,600
Wayzata	5	4	9	1,006,000	201,200
Woodland	1	0	1	700,000	700,000
RAMSEY COUNTY					
Arden Hills	5	0	5	1,632,809	326,562
Falcon Heights	2	0	2	500,000	250,000
Gem Lake	0	0	0	0	0
Lauderdale	0	0	0	0	0
Little Canada	14	30	44	2,045,077	146,077
Maplewood	73	168	241	11,024,100	151,015
Mounds View	5	8	13	584,414	116,883
New Brighton	10	113	123	2,009,827	200,983
North Oaks	13	0	13	5,089,400	391,492
North St. Paul	14	0	14	2,014,800	143,914
Roseville	26	0	26	4,873,400	187,438
Shoreview	0	0	0	0	0
St. Paul	69	15	84	8,315,855	120,520
Vadnais Heights	28	0	28	4,779,344	170,691
White Bear Lake	32	2	34	5,096,164	159,255
White Bear township	51	8	59	8,255,369	161,870
SCOTT COUNTY					
Jordan	57	0	57	6,645,445	116,587
New Prague	22	6	28	2,471,698	112,350

RESIDENTIAL BUILDING PERMITS ISSUED, JANUARY-SEPTEMBER 1999
TWIN CITIES METROPOLITAN AREA

	SINGLE- FAMILY (UNITS)	MULTI- FAMILY (UNITS)	TOTAL UNITS	SINGLE-FAMILY VALUATION:	
				<u>TOTAL</u>	<u>AVERAGE PER UNIT</u>
Prior Lake	143	52	195	22,175,000	155,070
Savage	402	57	459	55,656,933	138,450
Scott County Unincorporated	173	0	173	36,383,637	210,310
Shakopee	547	135	682	59,715,060	109,168
WASHINGTON COUNTY					
Afton	15	0	15	3,149,000	209,933
Bayport	1	2	3	140,000	140,000
Baytown township	0	0	0	0	0
Birchwood Village	0	0	0	0	0
Cottage Grove	98	46	144	13,999,088	142,848
Dellwood	6	0	6	1,940,000	323,333
Denmark township	3	0	3	545,000	181,667
Forest Lake	39	0	39	4,560,000	116,923
Forest Lake township	49	0	49	8,203,000	167,408
Grant	0	0	0	0	0
Grey Cloud Island township	0	0	0	0	0
Hugo	145	46	191	19,907,900	137,296
Lake Elmo	51	6	57	12,543,800	245,957
Lake St. Croix Beach	1	0	1	175,500	175,500
Lakeland	0	0	0	0	0
Lakeland Shores	0	0	0	0	0
Landfall	0	0	0	0	0
Mahtomedi	25	0	25	4,506,098	180,244
Marine on St. Croix	2	0	2	446,748	223,374
May township	15	0	15	3,574,000	238,267
New Scandia township	7	0	7	1,042,500	148,929
Newport	11	0	11	2,000,376	181,852
Oak Park Heights	5	0	5	1,123,000	224,600
Oakdale	83	18	101	11,390,695	137,237
Pine Springs	0	0	0	0	0
St. Marys Point	4	0	4	1,102,000	275,500
St. Paul Park	0	0	0	0	0
Stillwater	80	2	82	15,533,097	194,164
Stillwater township	0	0	0	0	0
Washington County Unincorp.	0	0	0	0	0
West Lakeland township	64	0	64	17,155,000	268,047
Willernie	4	0	4	420,000	105,000
Woodbury	1,259	77	1,336	168,717,700	134,009

*Balance of county areas:

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

Scott County: Townships of Belle Blaine, Blakeley, Cedar Lake, Credit River, Helena, Jackson, Louisville, New Market, St. Lawrence, Sand Creek; 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 within Hennepin County, but not listed separately in this data.