

February 2001

Regional

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**Residential
Building
Permits**
issued in the
Twin Cities
Metropolitan Area

**During
2000**



Metropolitan Council

Improve regional competitiveness in a global economy

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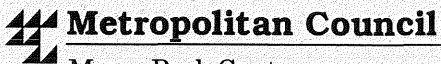
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The mission of the Metropolitan Council is to improve regional competitiveness in the global economy so that this is one of the best places to live, work, raise a family and do business.

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 DURING 2000

Mortgage interest rates edged upward during the first part of the year, but were more propitious the second half, helping to sustain strong housing demand. Nationally, the year-by-year increase in new home construction permits seen during the 1990s was arrested with 2000's count, though 2000 was only 6 percent below the 1999 figure.

The Twin Cities region was a statistical mirror-image of the national trend, down 7 percent from 1999's total of new housing units authorized. Though lower than 1999, the 16,438 new units represented a higher annual volume than any other year since 1988. Single-family construction dipped 12.8 percent from 1999 (11,970 units), whereas multifamily units gained by 13.1 percent (4,468 units). A much greater increase in multifamily construction, however, would be needed to meet the apparent current demand for rental units, as evidenced by the region's low vacancy rate and rising rents.

The greater Minneapolis-St. Paul area's growth rate ranked 7th among the largest 25 U.S. metropolitan statistical areas (housing construction volume, adjusted for population size). Its growth rate was on a par with Seattle and Houston and a little lower than Dallas and Tampa-- and much less rapid than leading metros Atlanta, Phoenix, and Denver. In terms of its *number* of new dwelling units authorized, the Twin Cities ranked 15th.

Construction activity trends at the county level, compared to the previous year, were mixed. In Hennepin County, new units stayed at nearly the 5,000 mark, accounting for 30 percent of the region's total. Anoka County was down 27 percent, Washington 22 percent, and Dakota 9 percent. Permits were up in Carver and Scott and changed inappreciably in Ramsey.

The city of Woodbury held top ranking for housing construction each year from 1992 through 1999, and in 2000 authorized an additional 784 new units. Maple Grove, however, moved into the top ranking in 2000, approving permits for 1,500 units. Areas south and southwest of the region's core also dominated--Shakopee (773), Savage (640), Apple Valley (635), and Lakeville (613). Half of the region's multifamily activity was concentrated in just five cities: Maple Grove (937 units), Apple Valley (451), Chaska (305), Minneapolis (252) and Eden Prairie (241).

Average permit valuation surged 11.5 percent from its 1999 average, the fastest annual increase since 1987. The multifamily average rose 6.4 percent. Per-unit averages were \$167,900 and \$85,300, respectively. Permit valuation typically reflects construction cost only, not land cost.

In contrast to the seven-county region's 7 percent decline in permit activity, the six other MSA counties outside the seven counties reported a six percent gain.

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 2000. 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, which is compared to the reports from the Commerce Department and used to prepare final data. The annual survey also asks for separate reporting of townhouse units, which is not available from the Commerce Department reports.

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.

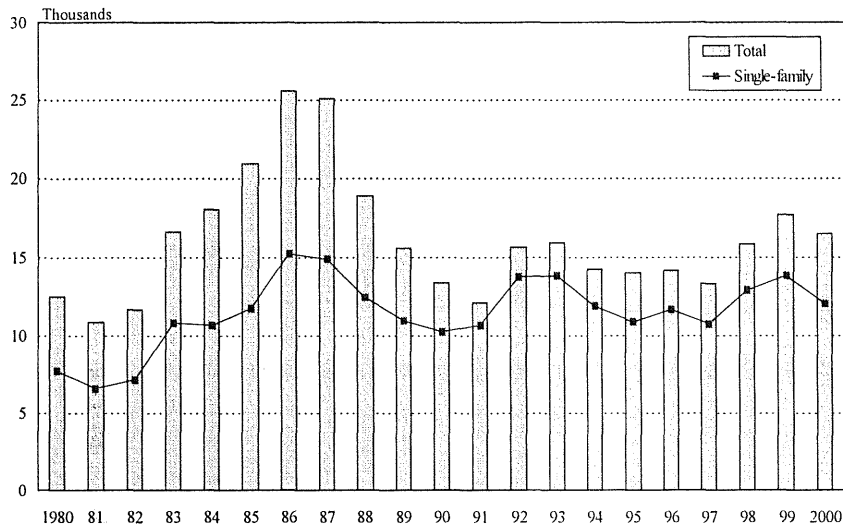
DEFINITIONS

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. **Townhouse units are included in the single-family category.**

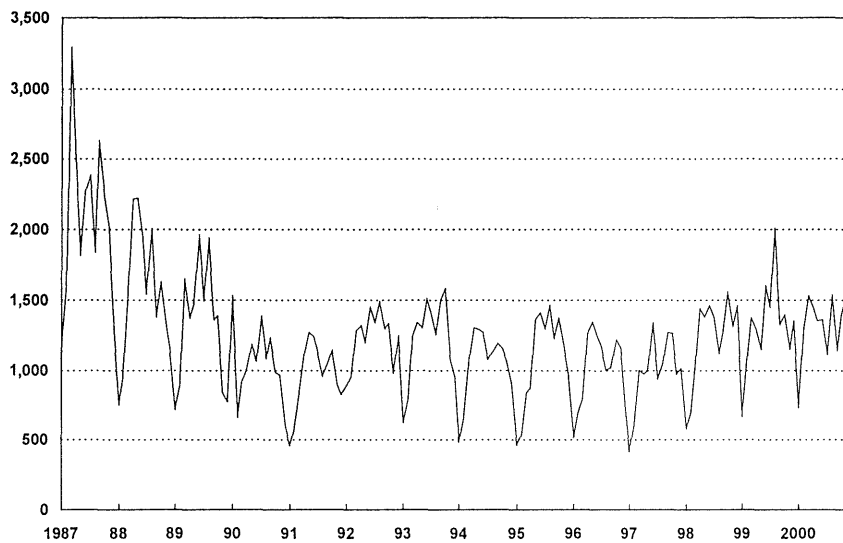
The Twin Cities ***Metropolitan Area***, or Region, includes seven counties under the jurisdiction of the Metropolitan Council: Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties. The Minneapolis-St. Paul ***Metropolitan Statistical Area (MSA)*** includes the seven metropolitan area 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 Permits, January-December, 1980-2000**



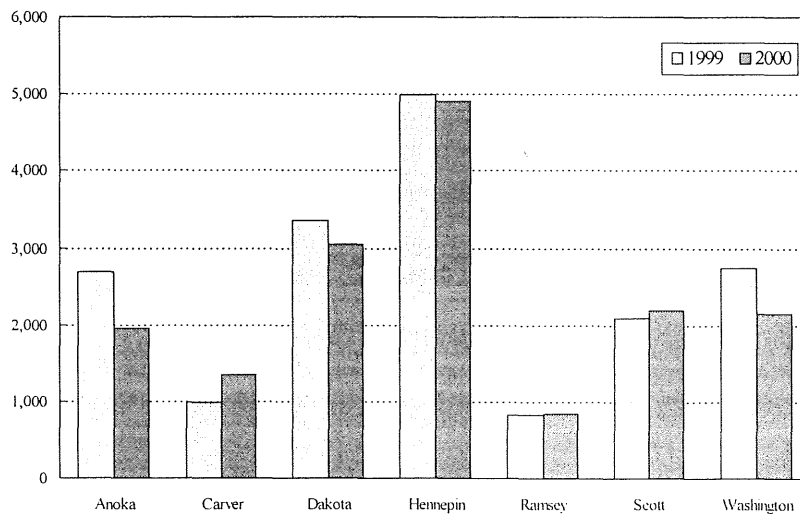
**Twin Cities Metropolitan Area
Residential Building Permits, January 1987-December 2000**



RESIDENTIAL BUILDING PERMITS OCTOBER-DECEMBER 2000						
	OCTOBER		NOVEMBER		DECEMBER	
COUNTY	SINGLE FAMILY	MULTI- FAMILY	SINGLE FAMILY	MULTI- FAMILY	SINGLE FAMILY	MULTI- FAMILY
Anoka	177	0	134	0	79	4
Carver	43	0	53	18	51	2
Dakota	201	58	133	34	142	36
Hennepin	198	258	174	614	151	28
Ramsey	71	22	44	62	28	166
Scott	178	0	129	0	125	0
Washington	137	48	133	10	132	4
REGION	1,005	386	800	738	708	240
Chisago	58	0	30	0	30	0
Isanti	14	0	26	0	11	0
Pierce (Wisc.)	22	0	13	2	5	0
St. Croix (Wisc.)	50	72	28	24	22	0
Sherburne	98	26	61	0	50	26
Wright	159	4	83	10	55	48
MSA	1,406	488	1,041	774	881	314

(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-DECEMBER, 1999 AND 2000



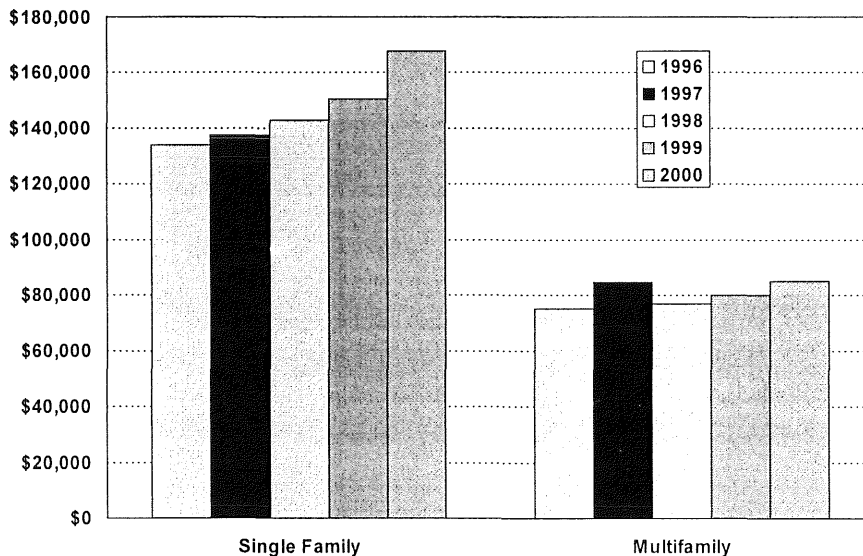
RESIDENTIAL PERMITS ISSUED, BY COUNTY				
COUNTY	1999	2000	CHANGE	PERCENT CHANGE
Anoka	2,690	1,952	-738	-27.4
Carver	989	1,348	359	36.3
Dakota	3,350	3,042	-308	-9.2
Hennepin	4,984	4,910	-74	-1.5
Ramsey	829	843	14	1.7
Scott	2,098	2,192	94	4.5
Washington	2,739	2,151	-588	-21.5
METROPOLITAN AREA	17,679	16,438	-1,241	-7.0

DISTRIBUTION OF BUILDING PERMITS BY COUNTY 1999 AND 2000						
	SINGLE-FAMILY		MULTIFAMILY		TOTAL UNITS	
COUNTY	1999	2000	1999	2000	1999	2000
Anoka	17.7	15.8	6.6	1.3	15.2	11.9
Carver	6.6	7.3	2.0	10.6	5.6	8.2
Dakota	18.3	18.9	21.3	17.6	18.9	18.5
Hennepin	23.7	23.2	43.8	47.7	28.2	29.9
Ramsey	3.3	4.0	9.7	8.1	4.7	5.1
Scott	12.5	16.4	9.6	5.0	11.9	13.3
Washington	17.9	14.3	7.0	9.8	15.5	13.1
REGION	100%	100%	100%	100%	100%	100%

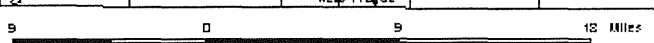
**TOP 20 CITIES ISSUING NEW RESIDENTIAL BUILDING PERMITS
DURING 2000**

Single Family Leaders	# Units	Multifamily Leaders	# Units	Leading in Total Units	# Units
Woodbury	766	Maple Grove	937	Maple Grove	1,500
Shakopee	717	Apple Valley	451	Woodbury	784
Lakeville	592	Chaska	305	Shakopee	773
Blaine	564	Minneapolis	252	Savage	640
Maple Grove	563	Eden Prairie	241	Apple Valley	635
Savage	506	Richfield	239	Lakeville	613
Andover	342	St. Paul	229	Eden Prairie	582
Eden Prairie	341	St. Louis Park	200	Blaine	564
Farmington	302	Chanhassen	162	Chaska	445
Brooklyn Park	293	Hugo	140	St. Paul	358
Plymouth	286	Mahtomedi	139	Farmington	352
Rogers	286	Savage	134	Minneapolis	347
Rosemount	285	West St. Paul	99	Andover	342
Eagan	259	Golden Valley	88	Eagan	332
Prior Lake	251	Oakdale	78	Hugo	331
Lino Lakes	240	Eagan	73	Brooklyn Park	321
Waconia	215	Maplewood	65	Chanhassen	306
Inver Grove Heights	204	Shakopee	56	Plymouth	286
Hugo	191	Farmington	50	Rogers	286
Apple Valley	184	Burnsville, Bloomington	41	Rosemount	285
TOP 10 SUBTOTAL:	4,986		3,156		6,894
PCT. OF REGION	42%		71%		42%
TOP 20 SUBTOTAL:	7,387		4,020		10,082
PCT. OF REGION	62%		90%		61%

**Twin Cities Metropolitan Area
Average Building Permit Value, 1996-2000**

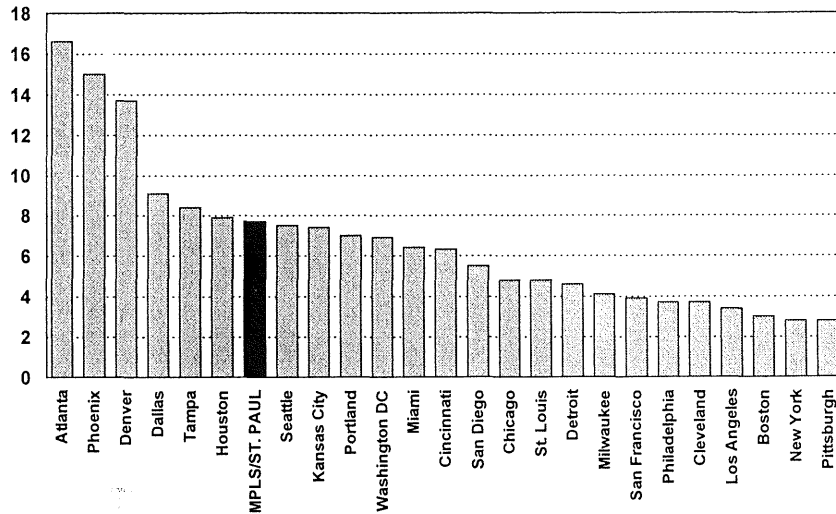


January- December 2000



MULTI-UNIT PERMITS BY TYPE, 2000	Total Units	Duplex Units	Buildings with 3-4 units:		Buildings with 5+ units:	
			Units	Bldgs.	Units	Bldgs.
Maple Grove	937	20	12	3	905	45
Apple Valley	451	0	4	1	447	36
Chaska	305	4	8	2	293	13
Minneapolis	252	2	31	8	219	4
Eden Prairie	241	12	10	3	219	5
Richfield	239	0	0	0	239	2
St. Paul	229	24	28	7	177	6
St. Louis Park	200	0	0	0	200	1
Chanhassen	162	0	0	0	162	3
Hugo	140	48	12	3	80	11
Mahtomedi	139	0	0	0	139	1
Savage	134	0	0	0	134	15
West St. Paul	99	2	0	0	97	1
Golden Valley	88	0	0	0	88	4
Oakdale	78	14	12	3	52	7
Eagan	73	0	4	1	69	1
Maplewood	65	0	0	0	65	2
Shakopee	56	0	12	3	44	5
Farmington	50	0	0	0	50	2
Burnsville	41	0	0	0	41	2
Bloomington	41	0	0	0	41	1
Stillwater	38	2	4	1	32	5
Champlin	34	34	0	0	0	0
Roseville	30	0	0	0	30	1
St. Bonifacius	30	0	0	0	30	3
Brooklyn Park	28	0	28	7	0	0
Mendota Heights	24	0	24	6	0	0
Prior Lake	24	0	24	6	0	0
St. Francis	22	0	16	4	6	1
Lakeville	21	2	11	3	8	1
Hastings	20	8	12	3	0	0
Woodbury	18	2	4	1	12	2
White Bear township	14	8	0	0	6	1
Cottage Grove	13	0	0	0	13	2
Coon Rapids	13	0	13	4	0	0
Little Canada	12	12	0	0	0	0
Minnetonka	10	2	0	0	8	1
New Prague	10	4	0	0	6	1
Shorewood	8	0	8	2	0	0
Forest Lake	8	0	0	0	8	1
New Hope	8	8	0	0	0	0
Wayzata	6	0	6	2	0	0
Medina	6	6	0	0	0	0
Victoria	6	6	0	0	0	0
Vadnais Heights	6	0	0	0	6	1
Spring Lake Park	5	0	0	0	5	1
Inver Grove Heights	4	4	0	0	0	0
Ham Lake	4	4	0	0	0	0
Fridley	4	0	4	1	0	0
Columbia Heights	4	0	4	1	0	0
Circle Pines	4	0	4	1	0	0
Crystal, Falcon Hts, Lake Elmo, Mounds View, St. Anthony, S. St. Paul, Watertown: 2 units each	14	14	0	0	0	0
7-COUNTY AREA TOTAL	4,468	242	295	76	3,931	188

**25 Largest Metropolitan Areas Ranked by
2000 December Year-to-Date Residential Building Permits
Per 1,000 Population**



(Values in graph are based on Census Bureau's most recent population estimates, which are for July 1999).

PERMITS ISSUED IN MSA COUNTIES ADJACENT TO THE TWIN CITIES AREA							
COUNTY	1994	1995	1996	1997	1998	1999	2000
Chisago	467	449	582	425	574	692	653
Isanti	274	217	266	173	319	294	278
Pierce (Wisc.)	162	303	293	283	292	317	303
St. Croix (Wisc.)	478	402	430	709	642	686	709
Sherburne	687	875	989	835	1,091	1,152	1,282
Wright	834	883	975	801	1,134	1,353	1,521
6-COUNTY TOTAL:	2,902	3,129	3,535	3,226	4,275	4,494	4,746
PERCENT OF THE 13-COUNTY MSA:	16.4%	17.8%	19.4%	19.2%	20.9%	19.2%	22.4%

(1992-99 percentages are based on final data for the Twin Cities seven county area, from Metropolitan Council annual survey of communities, and final annual data for the adjacent six counties from U.S. Commerce Department. Data for 2000 are from U.S. Commerce Department).

RESIDENTIAL BUILDING PERMITS 2000				
	SINGLE FAMILY		MULTIFAMILY	
COUNTY	Number of Units	Total Permit Valuation	Number of Units	Total Permit Valuation
Anoka	1,896	\$263,155,305	56	\$4,594,418
Carver	873	149,715,114	475	38,904,306
Dakota	2,257	363,925,030	785	58,705,054
Hennepin	2,778	515,053,776	2,132	192,113,273
Ramsey	483	88,469,259	360	26,636,255
Scott	1,968	324,423,740	224	19,653,629
Washington	1,715	304,648,820	436	40,535,254
METROPOLITAN AREA	11,970	\$2,009,391,044	4,468	\$381,142,189
Chisago	629	\$70,264,039	24	\$1,825,492
Isanti	274	28,441,568	4	380,000
Pierce (Wisc.)	273	34,997,934	30	2,598,400
St. Croix (Wisc.)	439	64,240,813	270	20,943,899
Sherburne	1,103	131,898,754	179	10,503,449
Wright	1,375	184,220,363	146	10,186,650
MSA	16,063	\$2,523,454,515	5,121	\$427,580,079

RESIDENTIAL BUILDING PERMITS 1999				
	SINGLE FAMILY		MULTIFAMILY	
COUNTY	Number of Units	Total Permit Valuation	Number of Units	Total Permit Valuation
Anoka	2,428	\$307,929,038	262	\$16,619,100
Carver	908	147,614,887	81	6,095,684
Dakota	2,509	369,812,780	841	64,694,045
Hennepin	3,254	548,782,911	1,730	141,960,754
Ramsey	447	75,4437,389	382	30,025,171
Scott	1,719	239,066,826	379	32,939,589
Washington	2,462	378,300,473	277	24,385,294
METROPOLITAN AREA	13,727	\$2,066,944,304	3,952	\$316,719,637
Chisago	670	\$75,791,679	14	\$595,294
Isanti	285	28,969,524	5	537,000
Pierce (Wisc.)	302	39,841,075	15	1,525,000
St. Croix (Wisc.)	395	51,415,999	272	18,743,000
Sherburne	1,150	133,634,902	2	184,000
Wright	1,176	148,562,622	177	13,015,545
MSA	17,705	\$2,545,160,105	4,437	\$351,319,476

**RESIDENTIAL BUILDING PERMITS ISSUED DURING 2000
TWIN CITIES METROPOLITAN AREA**

	SINGLE- FAMILY (UNITS)	MULTI- FAMILY (UNITS)	TOTAL UNITS	AVERAGE SINGLE-FAMILY VALUATION	number of months reported
METRO AREA	11,970	4,468	16,438	167,869	
ANOKA COUNTY TOTAL	1,896	56	1,952	138,795	
CARVER COUNTY TOTAL	873	475	1,348	171,495	
DAKOTA COUNTY TOTAL	2,257	785	3,042	161,243	
HENNEPIN COUNTY TOTAL	2,778	2,132	4,910	185,405	
RAMSEY COUNTY TOTAL	483	360	843	183,166	
SCOTT COUNTY TOTAL	1,968	224	2,192	164,849	
WASHINGTON COUNTY TOTAL	1,715	436	2,151	177,638	
ANOKA COUNTY					
Andover	342	0	342	135,152	12
Anoka	4	0	4	122,500	11
Bethel	3	0	3	84,333	12
Blaine	564	0	564	136,110	12
Burns township	30	0	30	158,652	12
Centerville	55	0	55	155,474	12
Circle Pines	0	4	4	--	12
Columbia Heights	6	4	10	99,819	12
Columbus township	10	0	10	187,555	12
Coon Rapids	135	13	148	126,985	12
East Bethel	93	0	93	119,177	12
Fridley	16	4	20	130,600	12
Ham Lake	108	4	112	162,208	9
Hilltop	0	0	0	--	12
Lexington	1	0	1	175,000	12
Lino Lakes	240	0	240	162,164	12
Linwood township	0	0	0	--	0
Oak Grove	43	0	43	164,767	12
Ramsey	99	0	99	133,970	11
Spring Lake Park	0	5	5	--	12
St. Francis	147	22	169	111,309	12
CARVER COUNTY					
Carver	78	0	78	206,846	12
Carver County Unincorporated Area*	48	0	48	204,715	12
Chanhassen	144	162	306	229,701	11
Chaska	140	305	445	186,961	12
Cologne	23	0	23	97,522	12
Hamburg	1	0	1	120,000	12
Mayer	2	0	2	200,000	12
New Germany	0	0	0	--	12
Norwood Young America	2	0	2	211,500	4
Victoria	140	6	146	171,247	12
Waconia	215	0	215	125,544	12
Watertown	80	2	82	129,382	12
DAKOTA COUNTY					
Apple Valley	184	451	635	113,283	12

**RESIDENTIAL BUILDING PERMITS ISSUED DURING 2000
TWIN CITIES METROPOLITAN AREA**

	SINGLE- FAMILY (UNITS)	MULTI- FAMILY (UNITS)	TOTAL UNITS	AVERAGE SINGLE-FAMILY VALUATION	number of months reported
Burnsville	118	41	159	155,693	12
Castle Rock township	2	0	2	212,868	12
Coates	0	0	0	--	12
Douglas township	5	0	5	117,000	12
Eagan	259	73	332	164,707	12
Empire township	7	0	7	188,143	12
Eureka township	0	0	0	--	0
Farmington	302	50	352	124,015	12
Greenvale township	10	0	10	179,300	12
Hampton	0	0	0	--	12
Hampton township	3	0	3	181,667	12
Hastings	115	20	135	144,428	12
Inver Grove Heights	204	4	208	207,391	12
Lakeville	592	21	613	188,285	12
Lilydale	15	0	15	338,267	12
Marshan township	0	0	0	--	0
Mendota	0	0	0	--	12
Mendota Heights	25	24	49	228,374	12
Miesville	0	0	0	--	12
New Trier	0	0	0	--	10
Nininger township	0	0	0	--	0
Randolph	1	0	1	128,500	12
Randolph township	15	0	15	167,666	12
Ravenna township	5	0	5	209,624	12
Rosemount	285	0	285	137,103	12
Sciota township	9	0	9	156,667	12
South St. Paul	25	2	27	140,537	12
Sunfish Lake	8	0	8	307,388	12
Vermillion	2	0	2	99,982	12
Vermillion township	2	0	2	125,733	11
Waterford township	0	0	0	--	0
West St. Paul	64	99	163	127,610	12

HENNEPIN COUNTY

Bloomington	13	41	54	135,877	12
Brooklyn Center	3	0	3	108,933	12
Brooklyn Park	293	28	321	111,099	12
Champlin	147	34	181	165,250	12
Corcoran	23	0	23	389,937	11
Crystal	23	2	25	117,796	9
Dayton	3	0	3	393,333	11
Deephaven	5	0	5	393,800	12
Eden Prairie	341	241	582	154,226	12
Edina	28	0	28	551,314	12
Excelsior	0	0	0	--	12
Golden Valley	55	88	143	285,782	12
Greenfield	42	0	42	270,348	12
Greenwood	15	0	15	251,333	12
Hassan township	20	0	20	275,460	12

**RESIDENTIAL BUILDING PERMITS ISSUED DURING 2000
TWIN CITIES METROPOLITAN AREA**

	SINGLE- FAMILY (UNITS)	MULTI- FAMILY (UNITS)	TOTAL UNITS	AVERAGE SINGLE-FAMILY VALUATION	number of months reported
Hopkins	62	0	62	121,802	12
Independence	53	0	53	377,720	12
Long Lake	3	0	3	282,667	12
Loretto	22	0	22	137,340	12
Maple Grove	563	937	1,500	149,965	12
Maple Plain	0	0	0	--	11
Medicine Lake	0	0	0	--	11
Medina	37	6	43	445,116	12
Minneapolis	95	252	347	168,104	12
Minnetonka	83	10	93	297,338	12
Minnetonka Beach	3	0	3	483,333	12
Minnetrista	59	0	59	278,629	12
Mound	20	0	20	151,128	10
New Hope	1	8	9	80,000	12
Orono	38	0	38	486,510	11
Osseo	0	0	0	--	12
Plymouth	286	0	286	164,653	12
Richfield	34	239	273	125,067	12
Robbinsdale	3	0	3	206,667	12
Rogers	286	0	286	148,350	12
Shorewood	61	8	69	245,863	11
Spring Park	1	0	1	140,000	12
St. Anthony	4	2	6	191,500	12
St. Bonifacius	31	30	61	156,706	12
St. Louis Park	13	200	213	182,993	12
Tonka Bay	7	0	7	458,724	12
Wayzata	2	6	8	1,850,000	11
Woodland	0	0	0	--	12
RAMSEY COUNTY					
Arden Hills	1	0	1	469,899	2
Falcon Heights	2	2	4	259,000	12
Gem Lake	0	0	0	--	4
Lauderdale	1	0	1	150,000	12
Little Canada	28	12	40	199,802	12
Maplewood	64	65	129	186,218	12
Mounds View	7	2	9	132,306	12
New Brighton	0	0	0	--	4
North Oaks	55	0	55	431,569	12
North St. Paul	12	0	12	124,550	12
Roseville	27	30	57	164,444	12
Shoreview	0	0	0	--	0
St. Paul	129	229	358	105,692	12
Vadnais Heights	40	6	46	131,459	12
White Bear Lake	62	0	62	169,430	12
White Bear township	55	14	69	178,630	11
SCOTT COUNTY					
Jordan	108	0	108	112,475	12

**RESIDENTIAL BUILDING PERMITS ISSUED DURING 2000
TWIN CITIES METROPOLITAN AREA**

	SINGLE- FAMILY (UNITS)	MULTI- FAMILY (UNITS)	TOTAL UNITS	AVERAGE SINGLE-FAMILY VALUATION	number of months reported
New Prague	32	10	42	127,656	7
Prior Lake	251	24	275	172,532	12
Savage	506	134	640	162,197	12
Scott County Unincorporated Area*	354	0	354	215,572	12
Shakopee	717	56	773	148,538	12

WASHINGTON COUNTY

Afton	12	0	12	228,167	12
Bayport	11	0	11	201,727	12
Baytown township	0	0	0	--	1
Birchwood Village	3	0	3	245,667	12
Cottage Grove	130	13	143	161,112	12
Dellwood	10	0	10	379,700	12
Denmark township	4	0	4	263,886	12
Forest Lake	55	8	63	112,882	12
Forest Lake township	64	0	64	179,734	12
Grant	0	0	0	--	0
Grey Cloud Island township	1	0	1	250,000	12
Hugo	191	140	331	134,147	12
Lake Elmo	80	2	82	257,456	11
Lake St. Croix Beach	1	0	1	96,000	11
Lakeland	3	0	3	214,000	12
Lakeland Shores	0	0	0	--	4
Landfall	0	0	0	--	12
Mahtomedi	32	139	171	213,313	12
Marine on St. Croix	11	0	11	274,545	12
May township	14	0	14	363,726	12
New Scandia township	16	0	16	172,038	12
Newport	8	0	8	129,854	12
Oak Park Heights	11	0	11	145,325	12
Oakdale	84	78	162	148,071	12
Pine Springs	0	0	0	--	0
St. Marys Point	8	0	8	215,000	12
St. Paul Park	2	0	2	61,500	6
Stillwater	151	38	189	157,251	10
Stillwater township	0	0	0	--	0
West Lakeland township	46	0	46	281,548	12
Willernie	1	0	1	171,000	12
Woodbury	766	18	784	178,542	12

*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.

**A substantial portion of St. Anthony is also within Ramsey County, but not listed separately in this data.