

## 2011 Annual Building Permits

### New Residential Construction

During 2011, local building permit offices in the 20,000-place universe authorized the construction of 624,061 new privately-owned housing units with a total valuation of \$105.3 billion. This was 2.2 percent above the preliminary annual estimate of 610,707 housing units and is a 3.2 percent increase from the 2010 total.

In 2011 multifamily units (5 units or more) accounted for over half of the total number of housing units authorized in:

	Total 5+ Units	Total Units	Percent of Total Units
District of Columbia	4,285	4,612	92.9
New York	11,978	22,575	53.1
North Dakota	3,115	6,201	50.2

Top State and Metropolitan Core-Based Statistical Area (CBSA) Percent Changes:

	Total Units 2010	Total Units 2011	Percent Change
<b>Five states with the largest percent increase over 2010:</b>			
North Dakota	3,833	6,201	+61.8
Colorado	11,591	13,502	+16.5
New York	19,568	22,575	+15.4
Maryland	11,931	13,481	+13.0
Oregon	6,868	7,663	+11.6
<b>Five states with the largest percent decrease over 2010:</b>			
Rhode Island	934	700	-25.1
Pennsylvania	19,740	14,967	-24.2
Hawaii	3,442	2,743	-20.3
Connecticut	3,932	3,173	-19.3
Massachusetts	9,075	7,725	-14.9
<b>Five CBSAs with the largest percent increase over 2010:</b>			
Corvalis OR	93	364	+291.4
Ames IA	167	457	+173.7
El Centro CA	102	257	+152.0
Springfield OH	57	142	+149.1
Lafayette IN	531	1,244	+134.3

	Total Units 2010	Total Units 2011	Percent Change
Five CBSAs with the largest percent <b>decrease</b> over 2010:			
Carson City NV	71	13	-81.7
Sherman-Denison TX	327	76	-76.8
Flagstaff AZ	315	100	-68.3
Abilene TX	390	159	-59.2
Lima OH	116	51	-56.0

Top Place Level Changes in Units:

	Total Units 2010	Total Units 2011	Difference in Units
Five places in the Northeast region with the largest <b>increase</b> in units over 2010:			
Manhattan borough, NY	704	2,535	+1,831
Queens borough, NY	2,358	3,182	+824
Philadelphia, PA	984	1,552	+568
Boston, MA	351	785	+434
Jersey City, NJ	170	548	+378
Five places in the Northeast region with the largest <b>decrease</b> in units over 2010:			
Brooklyn borough, NY	2,093	1,522	-571
Newburgh town, NY	422	30	-392
Lunenburg town, MA	308	7	-301
Wood-Ridge borough, NJ	267	2	-265
Toms River township, NJ	368	103	-265
Five places in the Midwest region with the largest <b>increase</b> in units over 2010:			
Williston, ND	393	1,327	+934
Chicago, IL	1,877	2,606	+729
Tippecanoe County Unincorporated Area, IN	265	891	+626
Overland Park, KS	222	736	+514
Kent, OH	4	448	+444

	Total Units 2010	Total Units 2011	Difference in Units
Five places in the Midwest region with the largest <b>decrease</b> in units over 2010:			
Milwaukee, WI	693	210	-483
Boone County Part Unincorporated Area, IN	507	26	-481
Royal Oak, MI	338	29	-309
Alexandria, MN	313	31	-282
O'Fallon, IL	372	95	-277
Five places in the South region with the largest <b>increase</b> in units over 2010:			
Washington, DC	739	4,612	+3,873
Houston, TX	4,591	7,735	+3,144
Dallas, TX	2,609	4,250	+1,641
Austin, TX	2,774	4,178	+1,404
Arlington County, VA	875	1,945	+1,070
Five places in the South region with the largest <b>decrease</b> in units over 2010:			
Conway, AR	950	166	-784
Baltimore County, MD	1,230	487	-743
Harris County Unincorporated Area, TX	9,680	8,989	-691
Knoxville, TN	842	167	-675
Huntsville, TX	629	46	-583
Five places in the West region with the largest <b>increase</b> in units over 2010:			
Los Angeles, CA	4,109	5,947	+1,838
San Diego, CA	1,076	2,692	+1,616
Denver, CO	1,232	2,685	+1,453
San Francisco, CA	779	1,818	+1,039
Irvine, CA	1,754	2,633	+879
Five places in the West region with the largest <b>decrease</b> in units over 2010:			
San Jose, CA	2,422	1,045	-1,377
Bakersfield, CA	1,074	422	-652
Contra Costa County Unincorporated Area, CA	847	211	-636
Riverside County Unincorporated Area, CA	1,321	716	-605
Loveland, CO	720	193	-527

**Ranking by Activity: Top 10 States**

<u>State</u>	2011		2010	
	<u>Rank</u>	<u>Units</u>	<u>Rank</u>	<u>Units</u>
Texas	1	97,450	1	88,461
California	2	45,471	2	43,716
Florida	3	42,360	3	38,679
North Carolina	4	32,804	4	33,889
Virginia	5	23,297	5	20,992
New York	6	22,575	8	19,568
Washington	7	20,864	6	20,691
Georgia	8	18,493	9	17,265
South Carolina	9	15,542	11	14,021
Tennessee	10	14,977	10	16,475

**Ranking by Activity: Top 20 CBSAs**

<u>CBSA</u>	2011		2010	
	<u>Rank</u>	<u>Units</u>	<u>Rank</u>	<u>Units</u>
Houston CBSA	1	31,271	1	27,452
Dallas CBSA	2	24,827	2	19,558
New York CBSA	3	21,539	3	18,668
Washington DC CBSA	4	19,657	4	13,065
Los Angeles CBSA	5	14,247	5	10,394
Seattle CBSA	6	11,230	6	10,040
Austin CBSA	7	10,239	7	8,786
Phoenix CBSA	8	9,081	8	8,300
Atlanta CBSA	9	8,634	9	7,575
Chicago CBSA	10	7,593	10	7,267
Miami CBSA	11	7,532	17	5,877
San Antonio CBSA	12	7,127	12	6,865
Philadelphia CBSA	13	6,979	11	7,053
Denver CBSA	14	6,673	26	5,042
Orlando CBSA	15	6,505	23	5,254
Charlotte CBSA	16	6,446	22	5,288
Raleigh CBSA	17	6,366	24	5,213
Tampa CBSA	18	6,342	14	6,501
Baltimore CBSA	19	6,153	20	5,594
Boston CBSA	20	6,139	13	6,672

**State(s) and CBSA(s) dropped from the current year's rankings:**

In 2010, the state of Pennsylvania was ranked 7th with a total of 19,740 units.

In 2010, the following CBSAs were ranked:

Riverside CBSA	15th	6,336 units
Indianapolis CBSA	16th	5,921 units
Minneapolis CBSA	18th	5,726 units
St. Louis CBSA	19th	5,660 units