

REPORT

Metropolitan Building Activity Report

2022 - Year in Review



Building Activity Report

Permit data excludes Baltimore County from November 2021 through December 2022. Due to a change in software at Baltimore County, permit information was not available at the time of data collection. For this reason, all 2022 to 2021 comparisons exclude Baltimore County.

In 2022, a total of 6,274 new residential units were permitted in the Baltimore Region. This figure represents a 9.3 percent decrease when compared to the previous year. The multi-family share of total units permitted during 2022 equaled 54.7 percent of all units authorized. The residential remodeling (AAR) category in 2022 totaled \$518.8 million marking a 2.8 percent increase from the previous year. Investments made in new non-residential structures decreased to \$777.8 million (down \$86.8 million, a 10.0 percent decrease). Non-residential remodeling investment increased by 3.7 percent from a year ago, to a value of \$1.4 billion.

RESIDENTIAL MARKET

New **single-family** home permits issued totaled 2,842 units in the Baltimore region, a decrease of 25.2 percent from 2021. Anne Arundel County led the region by permitting 1,387 new units, down 1.4 percent from 2021. Howard County ranked second, permitting 513 new units, down 41.8 percent from 2021. Carroll County (3rd), experienced a 43.9 percent decrease, Harford County (4th) experienced a 39.6 percent decrease in single-family units permitted in 2022. Ranked 5th, the number of single-family units permitted in Queen Anne’s County decreased 11.6 percent. Baltimore City ranked 6th, experienced a decrease of 55.9 percent in single-family units permitted in 2022. Baltimore County did not report in 2022.

A total of 3,432 new **multi-family** units were permitted in the Baltimore region during 2022, registering a 10.1 percent increase from 2021. Baltimore City led the region by permitting 1,879 units, an increase of 21.3 percent from the number of permitted units issued in 2021. Anne Arundel County (2nd) issued permits for 814 units, an increase of 139.4 percent when compared to the previous year. Harford County issued permits for 444 multi-family units ranking the jurisdiction third in the region.

Exhibit 1: New Residential Units Permitted by Type, Baltimore Region, 2022

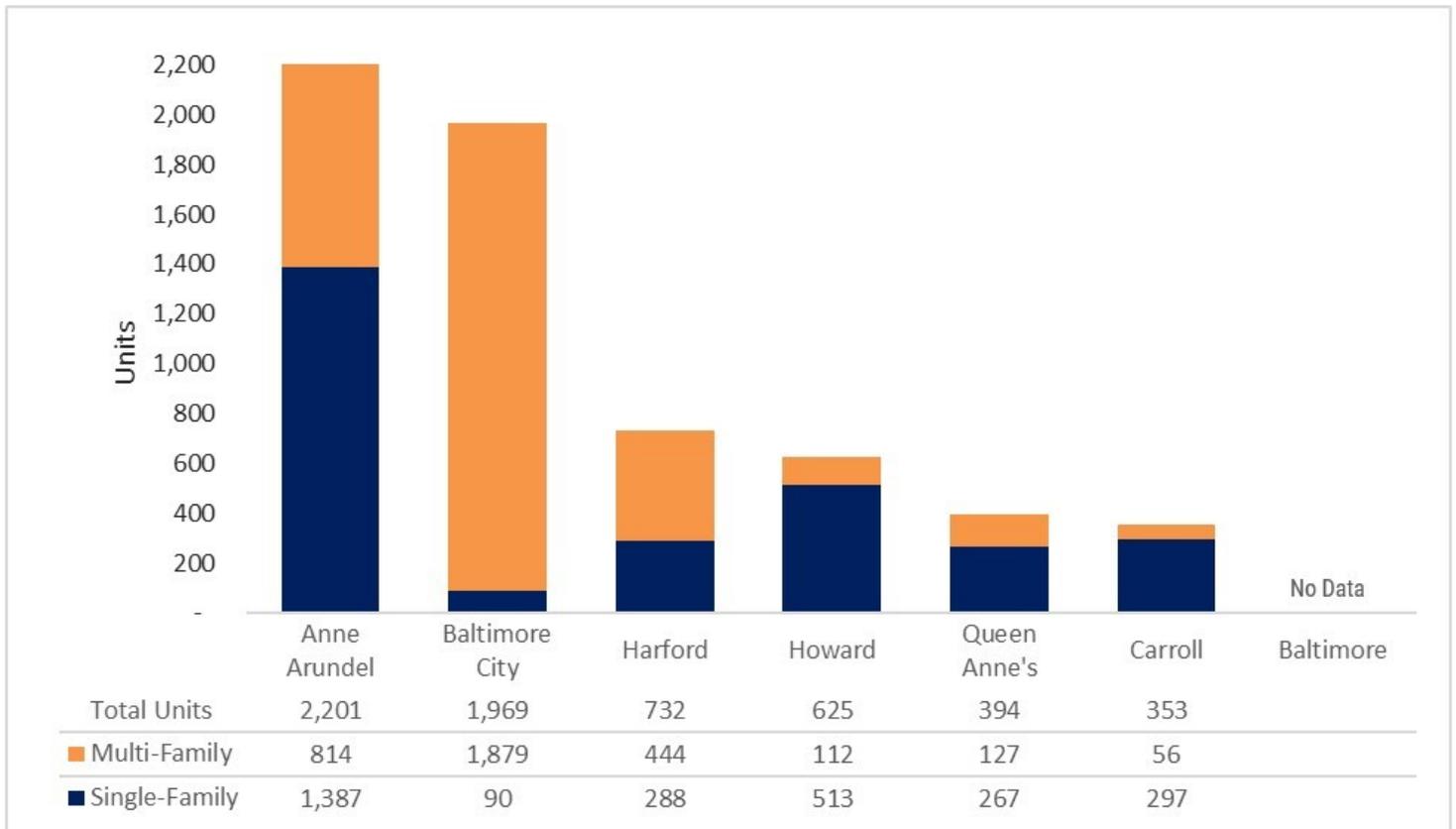
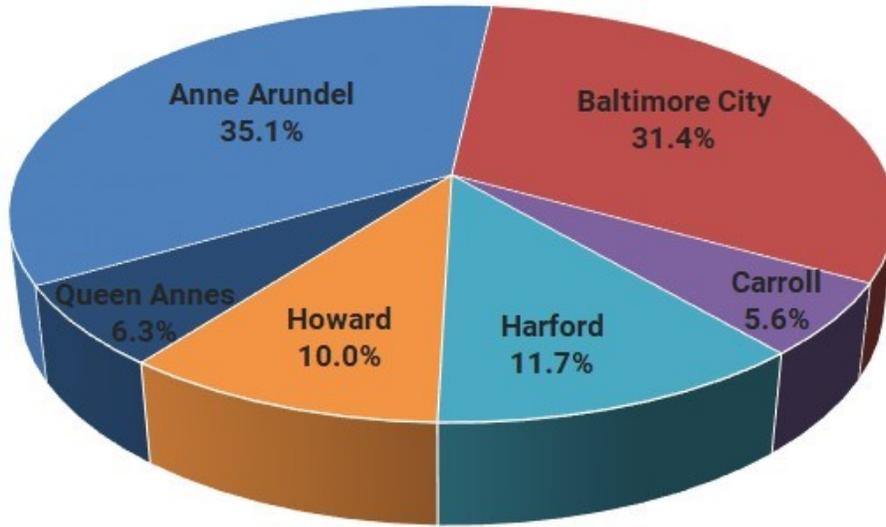




Exhibit 2: Share of New Residential Units Permitted by reporting Jurisdictions in 2022



The estimated value of **residential alterations, additions and repairs (AARs)** permitted during 2022 for the Baltimore region amounted to \$518.8 million, an increase of 2.8 percent from the previous year. Baltimore City authorized AARs with a total estimated value of \$189.2 million, representing a 19.2 percent decrease from 2021. Anne Arundel County ranked second in the region having authorized permits for an estimated \$151.9 million, marking an 18.5 percent increase from the previous year. Howard County ranked third in the region having authorized permits with construction costs estimated at \$106.6 million, a 25.1% increase from 2021.

Exhibit 3: National Rank, New Privately Owned Housing Units Authorized, 2022



STATE OF MARYLAND
(OUT OF FIFTY U.S. STATES)
COLUMBIA-BALTIMORE-TOWSON MSA
(OUT OF 384 MSA'S)



Source: U.S. Census Bureau ^{2,3,4,5}

Nationally for December 2022, the seasonally adjusted annual rate of new residential construction authorized by building permits was estimated at 1,330,000, a figure that is 29.9 percent below the December 2021 annual rate of 1,896,000. Single-family housing authorized by building permits was 730,000 a rate that is 34.7 percent below the December 2021 annual figure. Permitted units in buildings with 5 units or more was estimated at 555,000, 21.8% below the December 2021 seasonally adjusted annual estimate of 710,000.¹ There was an estimated inventory of 461,000 new homes available for sale at the end of December 2022, this inventory represents a 14.4 percent increase to the supply of new homes from the previous year.⁶ Nationally, the median price was \$366,900 for all home types, marking the 130th month of year-over-year gain.⁷

Exhibit 4: National Economic Indicators

2022	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		Q1			Q2			Q3			Q4	
GDP (Annual Rate)		-1.6			-0.6			3.2			2.6	
Unemployment Rate	4.0	3.8	3.6	3.6	3.6	3.6	3.5	3.7	3.5	3.7	3.6	3.5

Data presented for the GDP (annual rate) is the percent change from the preceding period

Sources: U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics

**New Residential Units Permitted by Regional Planning District**

The South Baltimore RPD (960 Units), ranked 1st in total unit authorizations in 2022. South Baltimore experienced an increase of 74.9 percent when compared to the number of total units permitted in 2021, and was ranked 2nd in 2021.

Table 1-A. New Residential Units Permitted in 2022 - RPDs Ranked By Total Units Permitted

Rank	Location	Single-Family	Multi-Family	Total Units
1	South Baltimore	40	920	960
2	Crownsville	9	758	767
3	Maryland City	463	-	463
4	Aberdeen/Havre De Grace	19	364	383
5	Kent Island	208	127	335
6	Lower Park Heights	1	228	229
7	Bel Air/Fallston	107	68	175
8	Ellicott City	131	42	173
9	Marley Neck	170	-	170
10	Canton	-	150	150
11	Elkridge	68	70	138
12	Jessup/Severn	131	-	131
13	Edgewood/Joppa	116	12	128
14	Crofton	126	-	126
15	Fort Meade	117	8	125
16	Laurel	123	-	123
17	Brooklyn Park/Linthicum	120	-	120
18	East Baltimore	15	102	117
19	Mount Airy	87	18	105
20	Annapolis Neck/Edgewater/Mayo	101	-	101
21	Westminster	55	35	90
22	Taneytown	85	-	85
23	Columbia	83	-	83
24	Broadneck	20	48	68
25	Clarksville	57	-	57

Rank	Location	Single-Family	Multi-Family	Total Units
26	Highlandtown	-	51	51
27	Mount Washington	1	50	51
28	Cooksville	36	-	36
29	Centreville	33	-	33
30	Eldersburg	29	3	32
31	Deale/Lothian	26	-	26
32	Grasonville-Queenstown	26	-	26
33	Severna Park	25	-	25
34	Jarrettsville/Norrisville	24	-	24
35	Pasadena/Lake Shore	23	-	23
36	Finksburg	23	-	23
37	Cardiff/Darlington	22	-	22
38	Glen Burnie	20	-	20
39	Hampden	19	-	19
40	Davidsonville/Harwood	17	-	17
41	Annapolis	15	-	15
42	Manchester	15	-	15
43	West Friendship	15	-	15
44	Carroll Park	-	5	5
45	Govans/Northwood	5	-	5
46	Upper Park Heights	4	-	4
47	Odenton	3	-	3
48	Gardenville	2	-	2
49	Chinquapin	1	-	1
50	Forest Park	1	-	1
51	Rosemont	1	-	1

Source: Building Permit Data System—Baltimore Metropolitan Council



The Maryland City RPD (463 Units), ranked 1st in single-family unit authorizations in 2022. Maryland City experienced an increase of 70.0 percent when compared to the number of single-family units permitted in 2021, and was ranked 9th in 2021.

Table 1-B. New Residential Units Permitted in 2022 - RPDs Ranked By Single-Family Units Permitted

Rank	Location	Single-Family	Multi-Family	Total Units
1	Maryland City	463	-	463
2	Kent Island	208	127	335
3	Marley Neck	170	-	170
5	Ellicott City	131	42	173
4	Jessup/Severn	131	-	131
6	Crofton	126	-	126
7	Laurel	123	-	123
8	Brooklyn Park/Linthicum	120	-	120
9	Fort Meade	117	8	125
10	Edgewood/Joppa	116	12	128
11	Bel Air/Fallston	107	68	175
12	Annapolis Neck/Edgewater/Mayo	101	-	101
13	Mount Airy	87	18	105
14	Taneytown	85	-	85
15	Columbia	83	-	83
16	Elkridge	68	70	138
17	Clarksville	57	-	57
18	Westminster	55	35	90
19	South Baltimore	40	920	960
20	Cooksville	36	-	36
21	Centreville	33	-	33
22	Eldersburg	29	3	32
23	Deale/Lothian	26	-	26
24	Grasonville-Queenstown	26	-	26
25	Severna Park	25	-	25

Rank	Location	Single-Family	Multi-Family	Total Units
26	Jarrettsville/Norrisville	24	-	24
27	Pasadena/Lake Shore	23	-	23
28	Finksburg	23	-	23
29	Cardiff/Darlington	22	-	22
31	Broadneck	20	48	68
30	Glen Burnie	20	-	20
33	Aberdeen/Havre De Grace	19	364	383
32	Hampden	19	-	19
34	Davidsonville/Harwood	17	-	17
35	East Baltimore	15	102	117
36	Annapolis	15	-	15
37	Manchester	15	-	15
38	West Friendship	15	-	15
39	Crownsville	9	758	767
40	Govans/Northwood	5	-	5
41	Upper Park Heights	4	-	4
42	Odenton	3	-	3
43	Gardenville	2	-	2
47	Lower Park Heights	1	228	229
44	Mount Washington	1	50	51
45	Chinquapin	1	-	1
46	Forest Park	1	-	1
48	Rosemont	1	-	1
49	Canton	-	150	150
50	Highlandtown	-	51	51
51	Carroll Park	-	5	5

Source: Building Permit Data System—Baltimore Metropolitan Council



The South Baltimore RPD (920 Units), ranked 1st in multi-family unit authorizations in 2022. South Baltimore experienced an increase of 73.3 percent when compared to the number of multi-family units permitted in 2021, and was ranked 1st in 2021.

Table 1-C. New Residential Units Permitted in 2022 - RPDs Ranked By Multi-Family Units Permitted

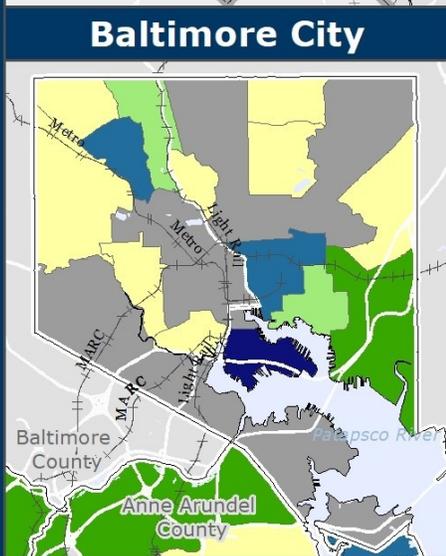
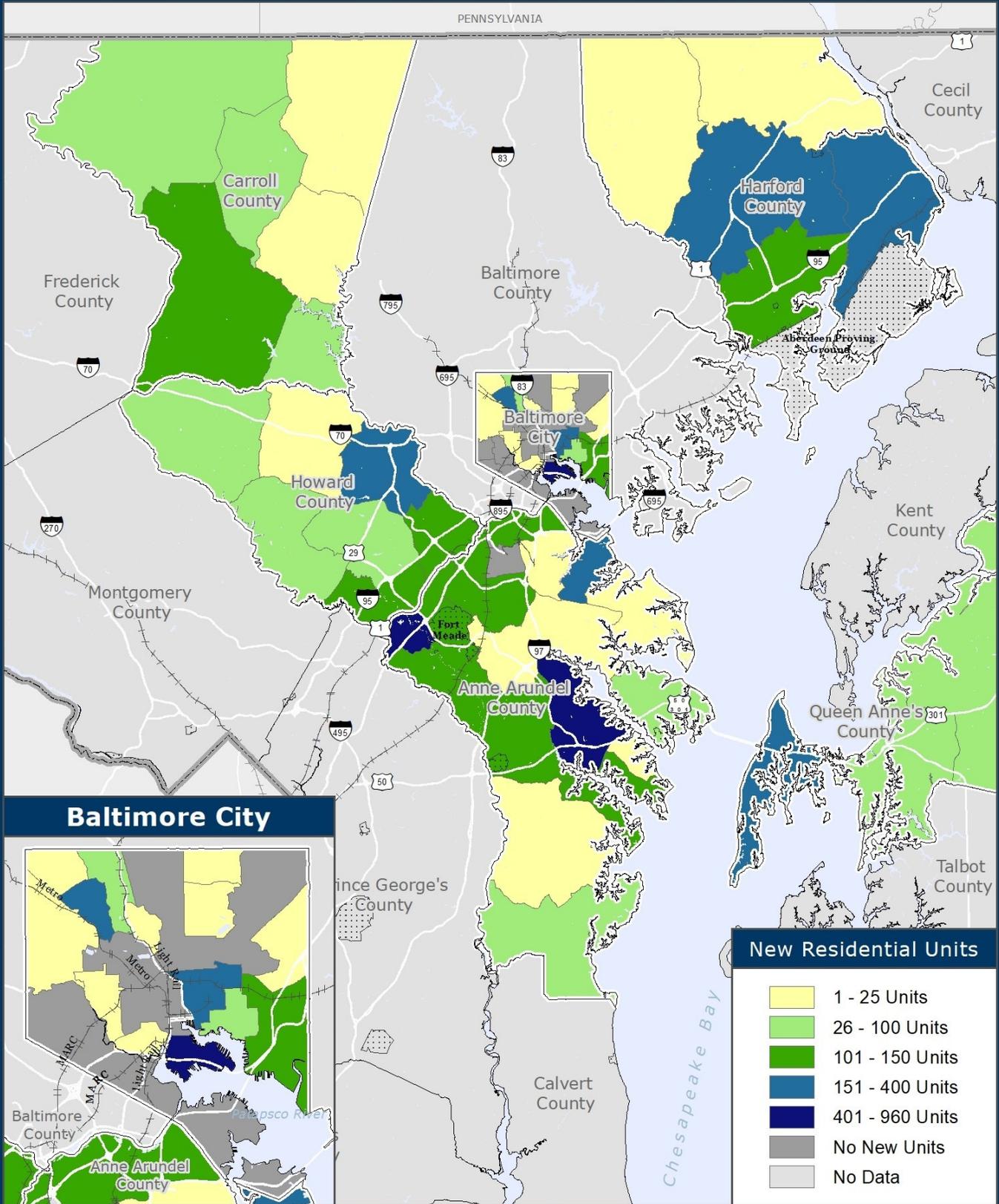
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3	Aberdeen/Havre De Grace	19	364	383
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17	Fort Meade	117	8	125
18	Carroll Park	-	5	5
19	Eldersburg	29	3	32
20	Maryland City	463	-	463
21	Marley Neck	170	-	170
22	Jessup/Severn	131	-	131
23	Crofton	126	-	126
24	Laurel	123	-	123
25	Brooklyn Park/Linthicum	120	-	120

Rank	Location	Single-Family	Multi-Family	Total Units
26	Annapolis Neck/Edgewater/Mayo	101	-	101
27	Taneytown	85	-	85
28	Columbia	83	-	83
29	Clarksville	57	-	57
30	Cooksville	36	-	36
31	Centreville	33	-	33
32	Deale/Lothian	26	-	26
33	Grasonville-Queenstown	26	-	26
34	Severna Park	25	-	25
35	Jarrettsville/Norrisville	24	-	24
36	Pasadena/Lake Shore	23	-	23
37	Finksburg	23	-	23
38	Cardiff/Darlington	22	-	22
39	Glen Burnie	20	-	20
40	Hampden	19	-	19
41	Davidsonville/Harwood	17	-	17
42	Annapolis	15	-	15
43	Manchester	15	-	15
44	West Friendship	15	-	15
45	Govans/Northwood	5	-	5
46	Upper Park Heights	4	-	4
47	Odenton	3	-	3
48	Gardenville	2	-	2
49	Chinquapin	1	-	1
50	Forest Park	1	-	1
51	Rosemont	1	-	1

Source: Building Permit Data System—Baltimore Metropolitan Council

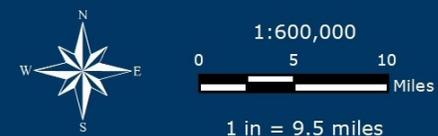


Exhibit 5 Number of Permitted Residential Units by RPD 2022



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 Baltimore, MD 21230
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Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2022, TIGER/Line®, MTA
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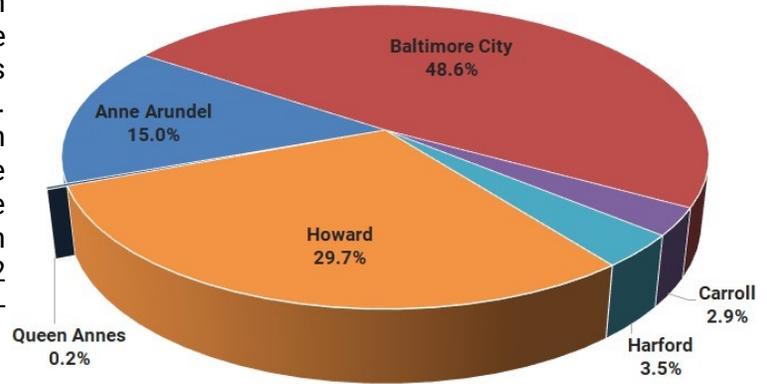




NON-RESIDENTIAL MARKET

In 2022 the value of new non-residential construction decreased in the Baltimore region. The permitted value was \$777.8 million, down 10.0 percent from the previous year's total and 57.5 percent above the 2020 total. Baltimore City was the regional leader in this category with an estimated permitted value of \$378.4 million, while Howard County was second with \$231.0 million. See Exhibit 6 for the share of new non-residential construction value across the region's reporting jurisdictions. Table 2 provides a listing of several of the largest new non-residential projects permitted in the region during 2022.

Exhibit 6: Share of New Non-Residential Construction (Value) by Jurisdiction, 2022



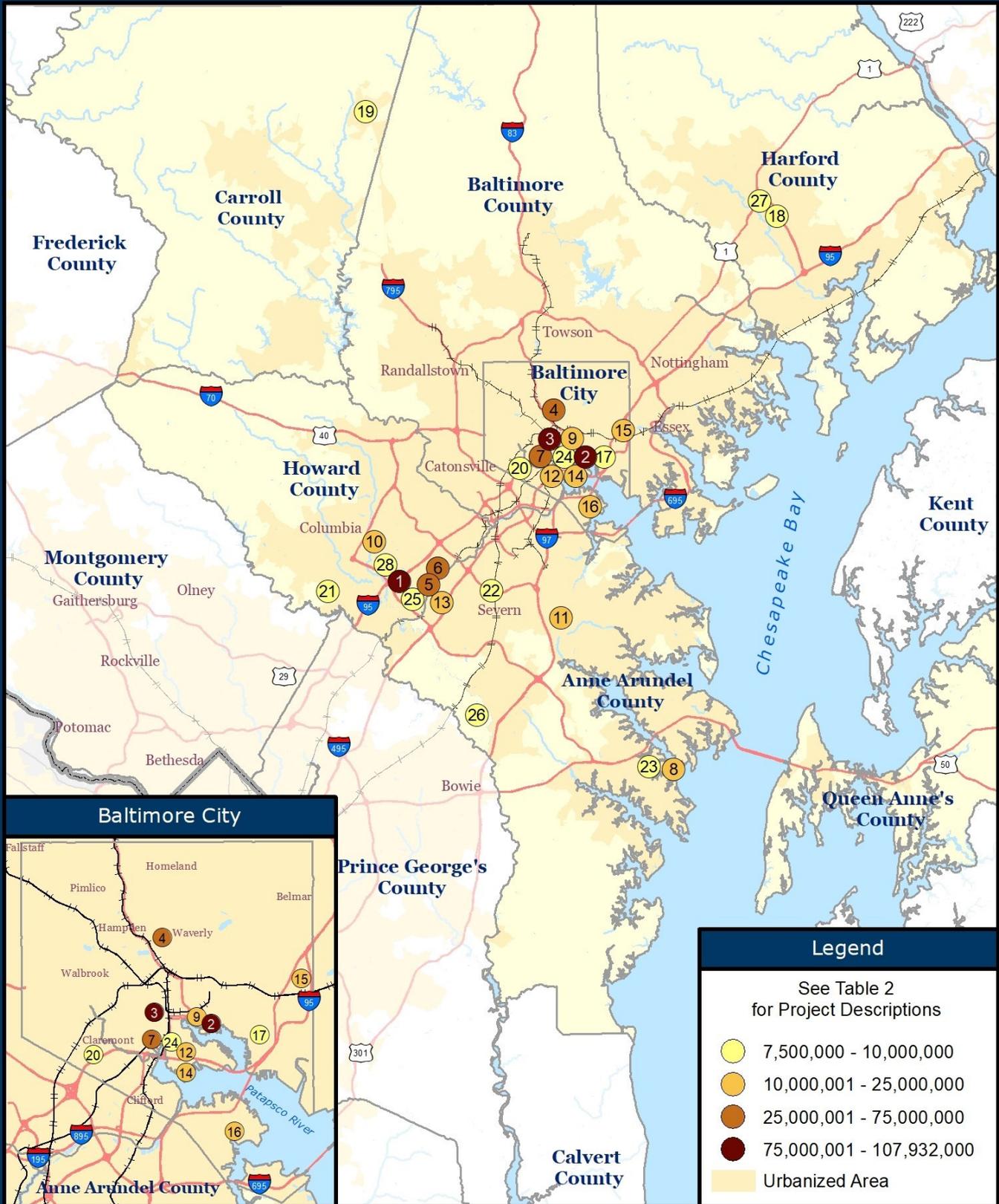
Source: Building Permit Data System – Baltimore Metropolitan Council

Table 2. New Non-Residential Projects Valued at \$7,500,000 and Over, 2022

Jurisdiction	Location	Description	Owner Name	Map ID/Rank	Amount
Annapolis	Annapolis	New Parking Garage (Demo Old Garage)		8	\$ 22,000,000
Annapolis	Annapolis	New Hotel (Foundation Only)		23	\$ 8,270,000
Anne Arundel	Severna Park	New 3-Sty Middle School	Anne Arundel County	11	\$ 13,766,000
Anne Arundel	Jessup/Severn	New 6-Sty Ofc Bldg (Shell)	NBP 550 LLC	13	\$ 12,062,000
Anne Arundel	Jessup/Severn	New 7-Lvl Parking Garage	Harmans Road Assoc LLC	22	\$ 8,391,000
Anne Arundel	Crofton	New 2-Sty Elementary School	Anne Arundel County	26	\$ 7,561,000
Baltimore City	Highlandtown	New 7-Sty Ofc Bldg w Grnd Flr Retail, Shell Spc, Undrgrnd Parking	Harbor Point Parcel 3	2	\$ 105,000,000
Baltimore City	West Baltimore	New 8-Sty Lab/Ofc Bldg, Grading, Paving	4 MLK Phase 1 Owner, LLC	3	\$ 81,000,000
Baltimore City	Waverly	New 4-Sty Bldg "Stavros Niarchos Foundation Agora Institute"	Johns Hopkins Medical Services	4	\$ 54,742,000
Baltimore City	Carroll Park	New Mixed Use Entertainment Venue	The Paramount Baltimore LLC	7	\$ 28,000,000
Baltimore City	Highlandtown	New 4-Acre Park	Harbor Point Open Space Corp	9	\$ 18,000,000
Baltimore City	South Baltimore	New Shell Industrial Bldg: Warehse, Potential Manufacturing, Ofcs	NPD Baltimore Industrial LLC	12	\$ 12,500,000
Baltimore City	South Baltimore	New Stadium Bldg w Track, Sports Field	UA Port Covington Holdings LLC	14	\$ 12,000,000
Baltimore City	Canton	New Warehouse, Paving, Parking, Grading, Utilities, SWM	6709 Pulaski LLC	15	\$ 12,000,000
Baltimore City	Brooklyn	New Shell Industrial Bldg: Warehse, Potential Manufacturing, Ofcs	NPD Baltimore Industrial LLC	16	\$ 11,000,000
Baltimore City	Canton	New 6-Sty Shell Building. Five Flrs of Ofc Over 1st Flr Retail	Refinery Canton, LLC	17	\$ 10,000,000
Baltimore City	Morrell Park	New Industrial Bldg w Loading Dock, Parking, Sidewalk, Curb, Gutter	City Logistics Baltimore LLC	20	\$ 8,699,000
Baltimore City	South Baltimore	New 6 Tier Pre-Cast Garage	Lennar Multifamily Communities	24	\$ 8,000,000
Carroll	Manchester	New 2 -Sty Bldg: Manufacturing w Ofc Space "Ridge Engineering"	Tracey Propco LLC	19	\$ 9,167,000
Harford	Bel Air/Fallston	New 4 Story Medical Office Shell Bldg	Upper Chesapeake Medical Center	18	\$ 10,000,000
Harford	Bel Air/Fallston	New 3-Sty Bldg W Mezzanine, Cellar (Self Storage)	Stack & Store Mini Storage LLC	27	\$ 7,500,000
Howard	Laurel	New (2) Athletic Bldgs, Bleachers, Press Box at HS #13	Howard County Public Schools	1	\$ 107,932,000
Howard	Laurel	New Comm Freezer Bldg - NAFCO	Maryland Food Center Authority	5	\$ 36,000,000
Howard	Laurel	New Structure to Use as Gas Grid Entry Unit	Maryland Food Center Authority	6	\$ 30,000,000
Howard	Columbia	New 2-Sty Community Center for Seniors	Howard County Maryland	10	\$ 15,340,000
Howard	Clarksville	New 3-Sty Shell Ofc Bldg - Maple Lawn #5	MLCC Parcel 5 LLC	21	\$ 8,614,000
Howard	Laurel	New Water Storage Facility (2.5 Mg): Dept Of Public Works	Howard County	25	\$ 7,742,000
Howard	Columbia	New Public Storage Bldg	Public Storage	28	\$ 7,500,000



Exhibit 7 New Non-Residential Projects \$7,500,000 and Over in 2022



Legend

See Table 2
for Project Descriptions

- 7,500,000 - 10,000,000
- 10,000,001 - 25,000,000
- 25,000,001 - 75,000,000
- 75,000,001 - 107,932,000
- Urbanized Area

Baltimore Metropolitan Council
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 Baltimore, MD 21230
www.BaltoMetro.org

Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2022, TIGER/Line®, MTA
 Printed - July 2023



1:560,000

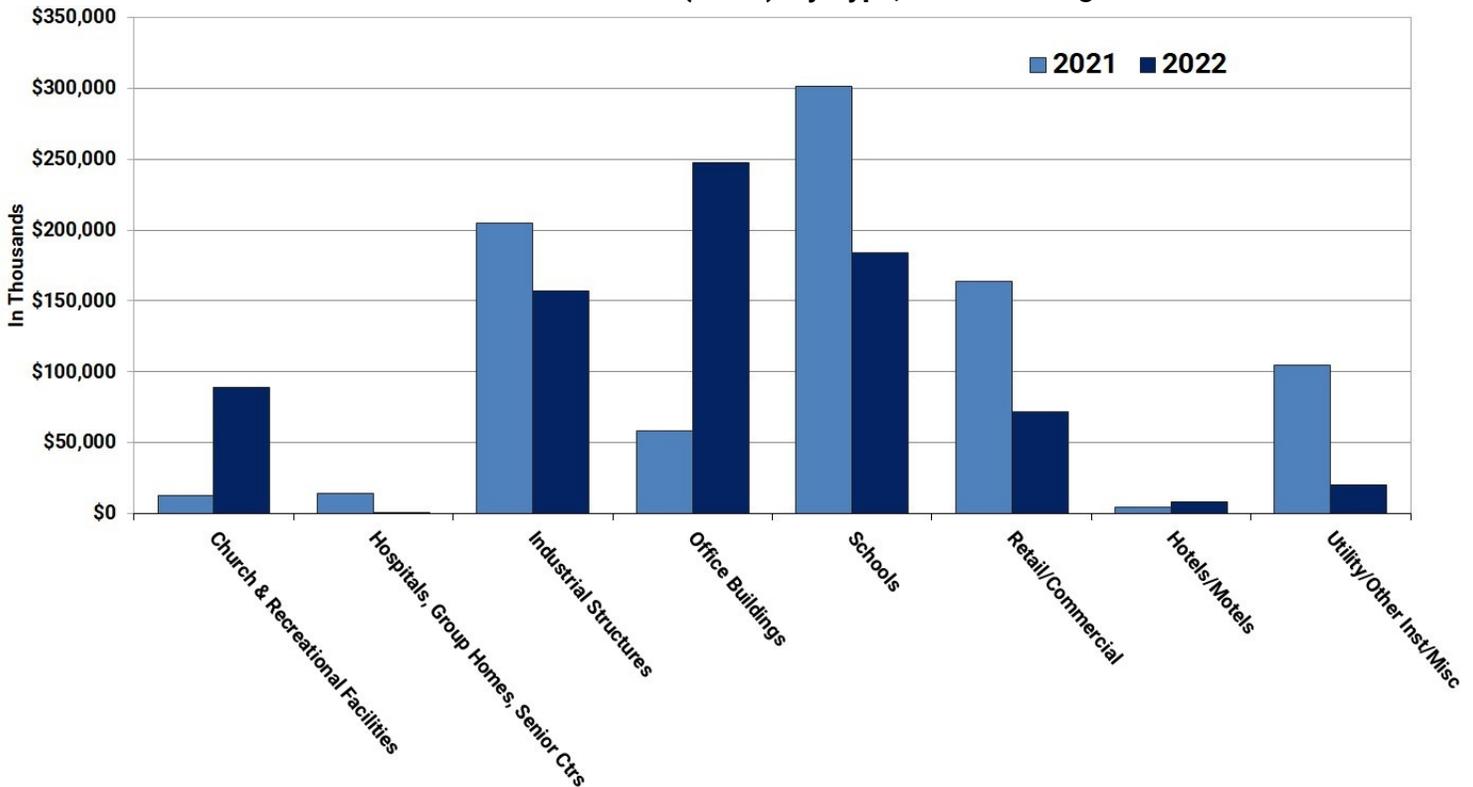
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Miles

1 in = 8.8 miles



Further analysis of permitted new non-residential construction activity can be observed in Exhibit 8. The Church & Recreational Facilities, Office Buildings and Hotels/Motels categories experienced growth. All other categories decreased in annual estimated value. It is important to note that as the permitted value for new non-residential buildings tends to be substantial, a single building can have a dramatic impact upon the distribution of investment across building types and between time periods.

Exhibit 8: New Non-Residential Construction (Value) by Type, Baltimore Region 2021 & 2022



Source: Building Permit Data System - Baltimore Metropolitan Council

Eighteen permits were issued for Office Buildings in 2022, with a combined construction value of \$247.7 million (category rank first). This figure marked an increase of 323.0 percent from 2021. The highest value permit in this category during the year totaled \$105.0 million for a new Office Building with ground floor retail and underground parking at the Harbor Point development in Baltimore City. The second highest value permit in this category was \$81.0 million for an Office/Lab building at the University of Maryland BioPark development in Baltimore City.

The estimated value of School buildings permitted in 2022 decreased 38.8 percent from 2021, with a total investment of \$184.3 million (second). New athletic buildings for a new public high school permitted in Howard County had a construction cost of \$107.9 million, the highest permitted value in this category. A new academic facility building at Johns Hopkins University was permitted with a construction cost of \$54.7 million. In Anne Arundel County a new middle school building was permitted, “Old Mill Middle School South”, with a value of \$13.8 million.

The Industrial Structures category totaled \$156.8 million in construction value (third). The top two highest value permits in this category during the year totaled \$66.0 million for a new commercial freezer building and a gas grid entry unit at Maryland Food Center Authority development in Howard County. In the South Baltimore area of Baltimore City a new shell industrial warehouse building was permitted, valued at \$12.5 million.

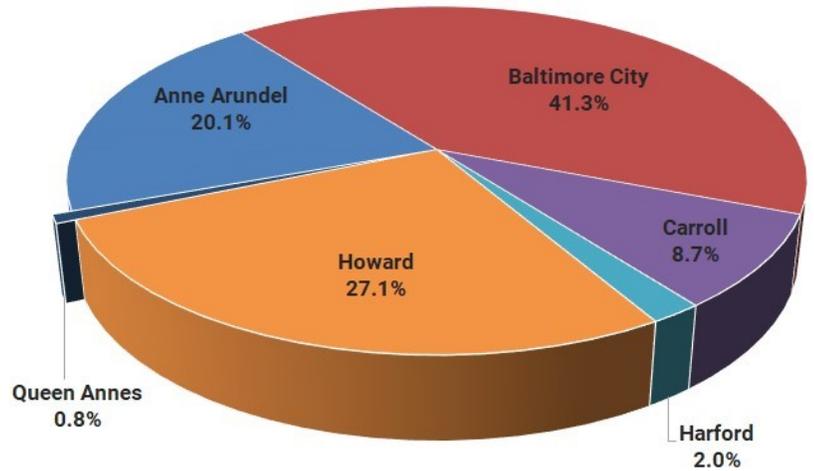


The Church & Recreational Facilities category experienced a 610.9 percent increase from 2021, with estimated construction costs of \$88.8 million (fourth). The category’s highest value permit during 2022 was a new mixed use entertainment venue permitted in the Carroll Park area of Baltimore City, valued at \$28.0 million. A new 4-acre park at the Harbor Point development in Baltimore City had the second highest value at \$18.0 million.

The Retail/Commercial category accounted for \$71.7 million (fifth) in new non-residential permitting activity. The permitted amount reflects a 56.1 percent decrease in value over retail/commercial projects from 2021. The highest value permit in this category during the year was \$22.0 million for a new parking garage in Annapolis City. A new parking garage in Jessup/Severn, Anne Arundel County had the second highest value at \$8.4 million.

There were eight permits issued in 2022 for Public Utilities, Other Institutions and Miscellaneous Buildings totaling \$20.0 million in estimated construction value (sixth), representing an 80.9 percent decrease from 2021. In Jessup, Howard County a new water storage facility was permitted with a value of \$7.7 million. In South Baltimore, Baltimore City, a new daycare facility was permitted at \$4.5 million.

Exhibit 9: Share of Non-Residential AAR Construction (Value) by Jurisdictions reporting, 2022



Source: Building Permit Data System—Baltimore Metropolitan Council

The **value of non-residential additions, alterations, and repairs (AARs)** increased to \$1.4 billion in 2022, up 3.7 percent from the 2021 level of \$1.3 billion. Baltimore City led the region with values totaling \$570.7 million, a decrease of 16.5 percent from 2021. Howard County followed with \$375.0 million, an increase of 27.0 percent from 2021. Anne Arundel County had the third highest value for this category at \$278.0 million, up 12.0 percent from the 2021 value. A selection of the largest non-residential AAR projects in the region in 2022 are listed below:

Exhibit 10: Baltimore Region Permitted Non-Residential AAR Projects By Value, 2022

Amount	County/City	Location	Description	Owner Name
\$ 87,500,000	Baltimore City	Metro Center	Int Alts: Reno, Reconfig, Structural, Electric, Mech, Plumbing 'The Baltimore Arena'	Mayor And City Council
\$ 50,000,000	Carroll	Taneytown	Ext Alt: Expand Greenhouses On Existing Slab "Catocin Mountain Growers"	Bob and Denise LLC
\$ 40,000,000	Baltimore City	Carroll Park	Alts (Waste Mgmt): Install Fire Suppression Sys for the Unit 1, Unit 2 Ehouse	Baltimore Mayor & City Council
\$ 40,000,000	Baltimore City	Carroll Park	Alts (Wheelabrator Baltimore): Precipitators, Mech, Electric, Fabric Filter Bag Houses	Waste Innovations
\$ 36,000,000	Howard	Laurel	Ext Alt: Bldg 1 - Instal Diesel Tank for Generator "NAFCO Wholesale Seafood Distributors"	Maryland Food Center Authority
\$ 36,000,000	Howard	Laurel	Ext Alt: Bldg 3 - Instal Diesel Tank for Generator "NAFCO Wholesale Seafood Distributors"	Maryland Food Center Authority
\$ 36,000,000	Howard	Laurel	Int Alts: NAFCO	Maryland Food Center Authority
\$ 32,000,000	Baltimore City	Canton	Int Reno- Flrs 7 - 10, 15 - 17: Partitns, Doors, Stairs, Electric, Mechanical, Plumbing, Structural	Copt CC Tower, LLC
\$ 26,000,000	Anne Arundel	Jessup/Severn	Alts: Fitout 6 Flrs - Open Workplace Conference Rms, Stairs	NBP 560 LLC
\$ 20,000,000	Howard	Ellicott City	Addition, Alts	Church of the Resurrection
\$ 19,000,000	Baltimore City	Brooklyn	Alts: Fitout Cold Storage Facility - Cool/Freeze Rms, Insulation, Flr Warming, Drain, Engine Rm	NPD Baltimore Industrial LLC
\$ 17,000,000	Baltimore City	Waverly	Addtn (2- Sty). Upgrades to Chilled Water Plant	Johns Hopkins University
\$ 16,722,000	Baltimore City	Metro Center	Int Alts: Update Technical Infrastructure in Hospital	University Of Maryland Medical
\$ 16,250,000	Carroll	Westminster	Ground Mounted (1984) Solar Panels	Baughner Enterprises Inc
\$ 15,000,000	Howard	Laurel	Int Alts: New Production Line	Dreyers Ice Cream Inc
\$ 13,923,000	Anne Arundel	Deale/Lothian	Addtn To Ofc Bldg, Reno Existing Bldg	Anne Arundel County
\$ 13,000,000	Baltimore City	East Baltimore	Alts: Add 2 Chillers, Control Center, 8 Chilled/Condenser Pumps, Pipe, Equip	Johns Hopkins Hospital
\$ 12,700,000	Howard	Laurel	Alts: Instal Pallet Racking for Cold Storage. Bldg 1 "NAFCO Wholesale Seafood"	Maryland Food Center Authority
\$ 12,500,000	Howard	Elkridge	Int/Ext Alts: Instal Heat and Power Chilled Water System "Freestate Wellness"	Gaulin Properties LLC

Source: Building Permit Data System—Baltimore Metropolitan Council

**NEW MIXED-USE MARKET**

There was a total of 1,529 residential units authorized and \$275.6 million in estimated construction cost permitted in eight mixed-use projects during 2022. The mixed-use category experienced a increase of 9.5 percent from 2021 in terms of units permitted, and was up 26.7 percent in terms of estimated value permitted. Characteristics of the new mixed-use projects are provided in the table below. The mixed-use residential units are included in the residential unit totals for the year. The estimated construction costs for mixed-use permits have not been split into residential and non-residential components. For this reason, the construction costs for mixed-use permits are not included in the residential and non-residential annual totals.

Exhibit 11: Permitted New Mixed-Use Buildings, 2022

Amount	Unit Count	Jurisdiction	Location	Description	Owner Name
\$ 111,924,000	508	Anne Arundel	Crownsville	New Mixed Use Bldgs (2)	Avalon Beacon Square
\$ 100,000,000	312	Baltimore City	Highlandtown	New Garage and South Tower (312 Apts, Hotel, Ofcs), Foundation of North Tower	Harbor Point Parcel 4
\$ 56,000,000	650	Baltimore City	South Baltimore	New 5-Sty Multi-Fam Res Bldg (1st Flr Mixed Use)	Stadium Square II LLC
\$ 3,500,000	18	Baltimore City	Highlandtown	New 5-Sty Mixed Use Bldg (Res Apt Flrs 1 -5, Retail 1st Flr)	CC 1517 Eastern Ave LLC
\$ 2,750,000	33	Baltimore City	Highlandtown	New 5-Sty Mixed Use Bldg (2 Comm Shells on Lvl 1, 2nd Flr Ofcs, Apts Abv)	421 South Broadway LLC
\$ 800,000	3	Queen Anne's	Kent Island	New 2-Sty Apt Bldg w Ofc Space Below Apts	
\$ 350,000	2	Baltimore City	East Baltimore	New 3-Sty Bldg (2 Comm Shells on 1st Flr, Apts Abv)	William/Denise Brown/CEO
\$ 269,000	3	Carroll	Eldersburg	New 3-Sty Shell (2 Comm Tenants on 1st Flr, Apts Abv)	Historic Carriage House

Source: Building Permit Data System—Baltimore Metropolitan Council

RESIDENTIAL UNITS FROM CONVERSIONS

The table below lists the projects that produced (3 or more) residential units in 2022 through the conversion of existing non-residential buildings to residential structures. A total of 564 conversion units were permitted in 2022, a figure that is 107.4 percent above the 272 unit total permitted in 2021. Residential conversion units were again concentrated in the Metro Center area of Baltimore City during 2022.

Exhibit 12: Permitted Residential Units from Conversions, 2022

Amount	Unit Count	Jurisdiction	Location	Description	Owner Name
\$ 7,000,000	168	Baltimore City	Metro Center	Int Reno: 16-Sty Structure for Dwelling Units w Comm Space on 1st, 2nd Flrs	CC 201 East Baltimore St
\$19,000,000	107	Baltimore City	Metro Center	Reno Vacant to Mixed-Use Multifamily Bldg: 1st Flr Retail/Ofc, Apts on Upper Flrs	300 West Fayette Finance LLC
\$12,500,000	66	Baltimore City	Metro Center	Reno 3 Existing Bldgs w Addtn into 1 Apt Bldg	Landmark Restoration Partners
\$ 1,000,000	28	Baltimore City	Metro Center	Int/Ext Reno to Create Apts, Fire Rated Stairs, Structural Repair, MEP	CC 419 Saint Paul Place LLC
\$ 1,500,000	22	Baltimore City	Highlandtown	Addtn: 3 Comm Shells, Apts w Decks	Eastern Square Properties LLC
\$ 2,000,000	20	Baltimore City	Metro Center	Alts: Conv Hotel to Apts	Melrose Baltimore, LLC
\$ 700,000	19	Baltimore City	Metro Center	Reno, Addtn: For Multifamily Units	600 N Howard LLC
\$ 750,000	11	Baltimore City	Metro Center	Int Alts: To Apts, Framing, MEP, Gas. (Rstrnt on 1st Flr Remains As Is)	Design Misfit Studios LLC
\$ 605,540	10	Baltimore City	Highlandtown	Alts: Create 2nd Flr Residential Units, Comm Grnd Flr	1909 Thames LLC
\$ 600,000	10	Baltimore City	Metro Center	Int/Ext Alts: Convert Parsonage Bldg to Apts	Ministry of Good Shepherds LLC
\$ 80,000	8	Baltimore City	Waverly	Int Reno: Conv Upper 2 Flrs of 3-Sty Bldg from Ofcs to Apts	2126 Maryland & 101 W 22nd St
\$ 400,000	7	Baltimore City	East Baltimore	Alts: Reno Bldg For New Apts, MEP	907 S Fawn Street LLC
\$ 250,000	6	Baltimore City	Highlandtown	Int Reno: Conv Rectory to Apt Bldg	901 Ellwood LLC
\$ 500,000	5	Baltimore City	West Baltimore	Alts: Rehab Bldg for Apts w Mech Rm. Electric, Sprinklers	Jefdan Properties LLC
\$ 427,000	5	Baltimore City	Hampden	Alts: Convert Vacant Bldg to Apt Bldg, Add Roof Deck, Roof Addtn	Bruce Phillips
\$ 40,000	5	Baltimore City	Metro Center	Alts: Reno Bldg to Apts	1130 Calvert Managers LLC
\$ 375,000	4	Baltimore City	Metro Center	Addtn, Int Reno: Decks, Create New Apts, Comm Shell	Adrian/Jennifer Goldszmidt
\$ 300,000	4	Baltimore City	Waverly	Reno old Multi Family Apt Bldg to 4 Large Apts	Fuma Real Estate
\$ 300,000	4	Baltimore City	Metro Center	Int Reno: 2nd, 3rd Lvl's to Create Apts, Roof Deck, MEP	QSL Real Estate LLC
\$ 200,000	4	Baltimore City	Metro Center	Int/Ext Reno, Addtn: To 1st Flr Comm Shell w Apts Abv	Yusang Chung
\$ 200,000	4	Baltimore City	Metro Center	Int Alts: Reconfig Bldg to Ofc Suites, Apts	1 East Montgomery Street LLC
\$ 180,000	4	Baltimore City	South Baltimore	Int Reno: To Apts	Spartan Homes, LLC
\$ 180,000	4	Baltimore City	Highlandtown	Int Reno Main Bldg and Carriage House to Apts	James Heise
\$ 175,000	4	Baltimore City	Highlandtown	Addtn: New Apts	V.I.P Homes LLC
\$ 150,000	4	Baltimore City	East Baltimore	Alts, Addtn to Mixed Use Bldg: Retail Lower Lvl, 1st Flr. Add Apts to 2nd, 3rd Flrs	Ira Godfrey and Associates LLC
\$ 100,000	4	Baltimore City	Waverly	Int/Ext Alts Add Dwelling Units. Add Rftp Deck, Exit Stairs	Icehouse Housing Development
\$ 240,000	3	Baltimore City	East Baltimore	Int Alts: Create Apts w Framing, MEP	Kevin Scott
\$ 150,000	3	Baltimore City	East Baltimore	Alts: Reno to 1st Flr Comm Shell w Apts Abv	MT Investment Capital LLC
\$ 75,000	3	Baltimore City	West Baltimore	Int Alts: For Use as Apts	Simsmac Inc

Source: Building Permit Data System—Baltimore Metropolitan Council



Permit data excludes Baltimore County as of November 2021. Due to a change in software at Baltimore County, permit information was not available at the time of data collection.

Table 3-A. Residential Construction Activity - December and YTD: 2021 and 2022

	Single-Family Units				Multi-Family Units				Total Units			
	December 2021	December 2022	YTD 2021	YTD 2022	December 2021	December 2022	YTD 2021	YTD 2022	December 2021	December 2022	YTD 2021	YTD 2022
Anne Arundel	97	80	1,405	1,387	4	-	340	814	101	80	1,745	2,201
Annapolis*	(1)	(4)	(12)	(65)	(4)	-	(12)	-	(5)	(4)	(24)	(65)
Baltimore City	1	1	204	90	-	219	1,549	1,879	1	220	1,753	1,969
Baltimore												
Carroll	31	14	529	297	-	18	-	56	31	32	529	353
Harford	48	23	477	288	-	42	298	444	48	65	775	732
Howard	129	37	881	513	53	-	889	112	182	37	1,770	625
Queen Annes	30	26	302	267	-	-	42	127	30	26	344	394
Region	336	181	3,798	2,842	57	279	3,118	3,432	393	460	6,916	6,274
Regional Change 2021-2022		(155)		(956)		222		314		67		(642)
As a Percent		-46.1%		-25.2%		389.5%		10.1%		17.0%		-9.3%
	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	December 2021	December 2022	YTD 2021	YTD 2022	December 2021	December 2022	YTD 2021	YTD 2022	December 2021	December 2022	YTD 2021	YTD 2022
Anne Arundel	195	307	2,701	3,758	20,481	12,071	305,520	280,178	9,372	16,039	128,155	151,845
Annapolis*	(39)	(32)	(504)	(457)	(2,908)	796	(12,820)	16,115	(2,528)	(3,805)	(32,349)	(24,868)
Baltimore City	116	141	1,486	1,711	160	48,919	147,665	169,118	105,243	23,899	234,201	189,201
Baltimore												
Carroll	77	107	1,178	1,264	8,392	7,475	128,755	95,250	3,235	4,988	47,321	60,366
Harford	6	36	128	312	13,376	19,062	198,692	191,063	199	648	4,580	5,445
Howard	150	126	1,925	2,105	40,939	9,933	226,309	169,723	8,624	6,456	85,222	106,571
Queen Annes	2	18	51	95	6,958	5,052	72,669	77,381	60	506	5,140	5,322
Region	546	735	7,469	9,245	90,306	102,512	1,079,610	982,713	126,733	52,536	504,619	518,750
Regional Change 2021-2022		189		1,776		12,206		(96,897)		(74,197)		14,131
As a Percent		34.6%		23.8%		13.5%		-9.0%		-58.5%		2.8%

Table 3-B. Non-Residential Construction Activity - December and YTD: 2021 and 2022

	Number of AAR Permits**				Value of New Non-Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	December 2021	December 2022	YTD 2021	YTD 2022	December 2021	December 2022	YTD 2021	YTD 2022	December 2021	December 2022	YTD 2021	YTD 2022
Anne Arundel	122	106	1,365	1,207	7,262	2,215	139,865	116,317	19,301	26,810	247,970	277,595
Annapolis*	(16)	(20)	(198)	(210)	(1,040)	-	(1,200)	(33,270)	(1,643)	(15,982)	(34,570)	(43,258)
Baltimore City	48	74	646	818	1,250	12,000	300,962	378,359	270,518	34,175	683,114	570,738
Baltimore												
Carroll	19	17	224	225	63,050	80	75,629	22,831	2,571	3,618	39,272	120,263
Harford	4	6	58	204	-	12,400	8,856	27,455	392	2,620	59,832	26,989
Howard	51	38	521	584	88,317	1,800	317,559	230,963	15,409	12,315	295,116	374,668
Queen Annes	7	18	83	97	3,098	400	21,746	1,900	553	2,028	6,139	10,965
Region	251	259	2,897	3,135	162,977	28,895	864,617	777,825	308,744	81,566	1,331,443	1,381,218
Regional Change 2021-2022		8		238		(134,082)		(86,792)		(227,178)		49,775
As a Percent		3.2%		8.2%		-82.3%		-10.0%		-73.6%		3.7%

Table 3-C. Mixed-Use Construction Activity - December and YTD: 2021 and 2022

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	December 2021	December 2022	YTD 2021	YTD 2022	December 2021	December 2022	YTD 2021	YTD 2022
Anne Arundel	-	-	6	508	-	-	2,103	111,924
Annapolis*	-	-	(6)	-	-	-	(2,103)	-
Baltimore City	-	-	919	1,015	-	-	209,900	162,600
Baltimore								
Carroll	-	-	-	3	-	-	-	269
Harford	-	-	-	-	-	-	-	-
Howard	-	-	472	-	-	-	5,500	-
Queen Annes	-	-	-	3	-	-	-	800
Region	-	-	1,397	1,529	-	-	217,503	275,593
Regional Change 2021-2022		-		132		-		58,090
As a Percent		-		9.4%		-		26.7%

*Annapolis data is included in Anne Arundel totals.
 **AAR data is tabulated for permits valued over \$10,000.

Note: Residential units in mixed-use permits are included in residential unit totals. Value of mixed-use permits cannot be apportioned.

Source: Building Permit Data System—Baltimore Metropolitan Council



Data Sources:

1. Baltimore Metropolitan Council Member Jurisdictions
2. Building Permit Data System at the Baltimore Metropolitan Council
3. U.S. Census Bureau New Residential Construction and New Residential Sales data

Reference:

1. U.S. Census Bureau & U.S. Department of Housing and Urban Development. **“New Residential Construction in December 2022”**. January 19, 2023.
2. United States Census Bureau; <https://www.census.gov/construction/bps/>, **New Privately Owned Housing Units Authorized, Unadjusted Units by Metropolitan Area—Annual 2022**, January, 2023.
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7. National Association of Realtors; www.realtor.org, **“December 2022 Existing - Home Sales”**; January 26, 2023.
8. U.S. Bureau of Economic Analysis; U.S. Bureau of Labor Statistics. **Labor Force Statistics from the Current Population Survey**. Data Extracted on May 25, 2023.
9. U.S. Bureau of Economic Analysis; U.S. Department of Commerce. **Change From Preceding Period in Real Gross Domestic Product**. May 25, 2023.

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