

REPORT

# Metropolitan Building Activity Report

April 2023



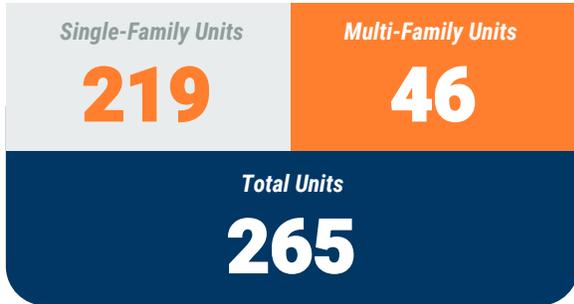
# Building Activity Report

April, 2023

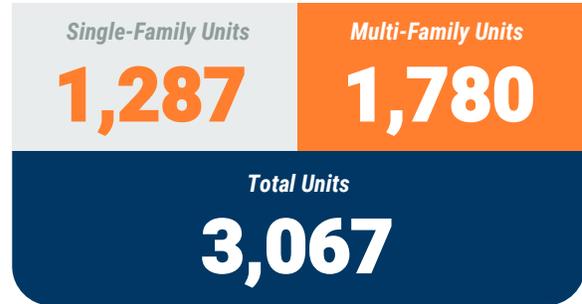
Region

## Residential Construction Overview

### MONTHLY UNIT TOTAL

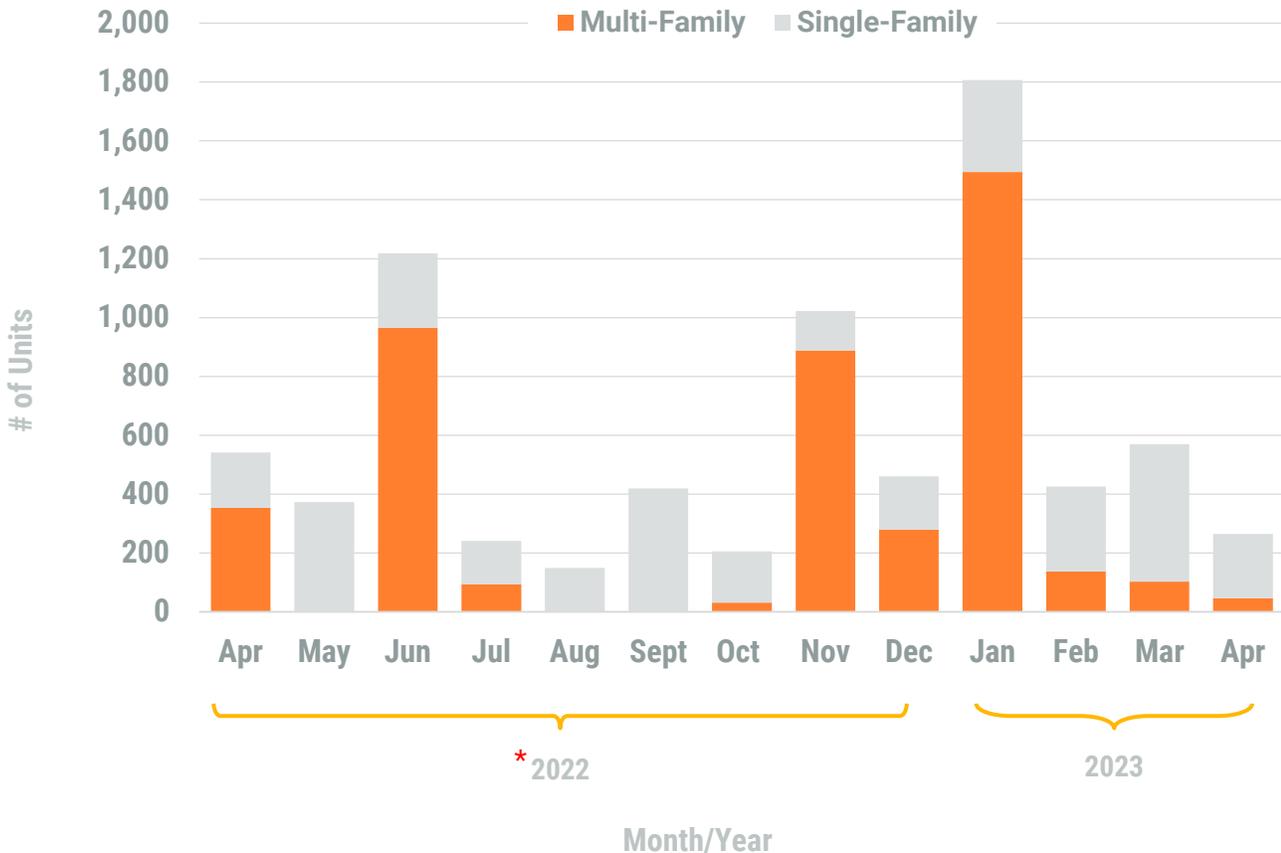


### YEAR-TO-DATE UNIT TOTAL



### Exhibit 1: New Residential Unit Permit Activity (13-Month)

\*Chart excludes Baltimore County from 2022 regional totals. Due to a change in software at Baltimore County, permit information was not available.\*





# Building Activity Report

April, 2023

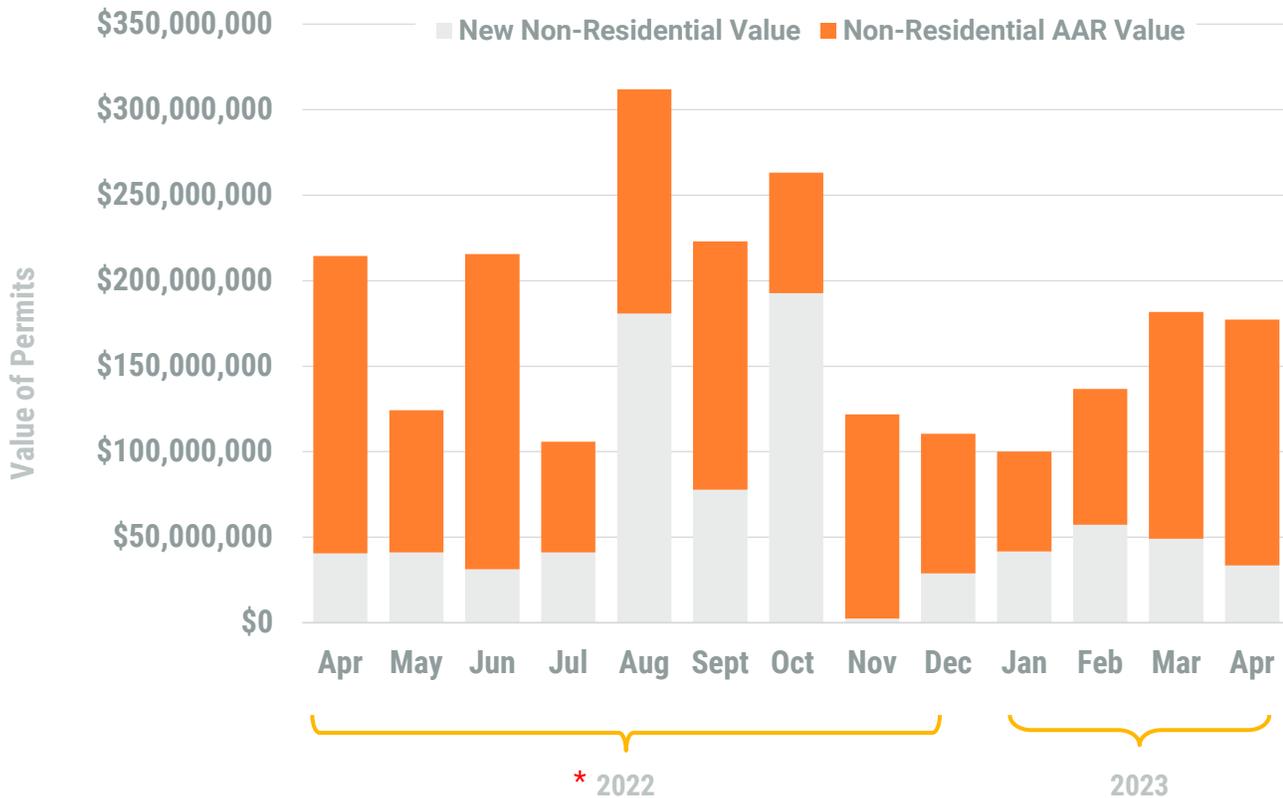
Region

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$33,555,000</b>	<b>\$181,503,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$143,669,000</b>	<b>\$416,405,000</b>

### Exhibit 2: Non-Residential Construction Permit Activity (13-Month)

\*Chart excludes Baltimore County from 2022 regional totals. Due to a change in software at Baltimore County, permit information was not available.\*



\* As of Aug 2020, Queen Anne's County is included in the Regional BPDS  
 \*\* Annapolis data are 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 cannot be apportioned and are not included in Non-Residential Value totals.  
 Source: BPDS at the Baltimore Metropolitan Council



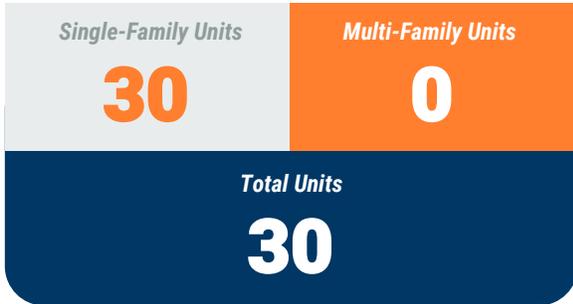
# Building Activity Report

April, 2023

Anne Arundel County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

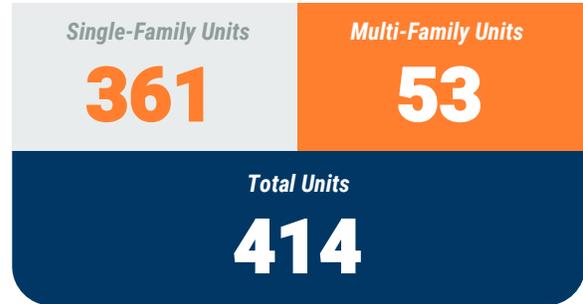
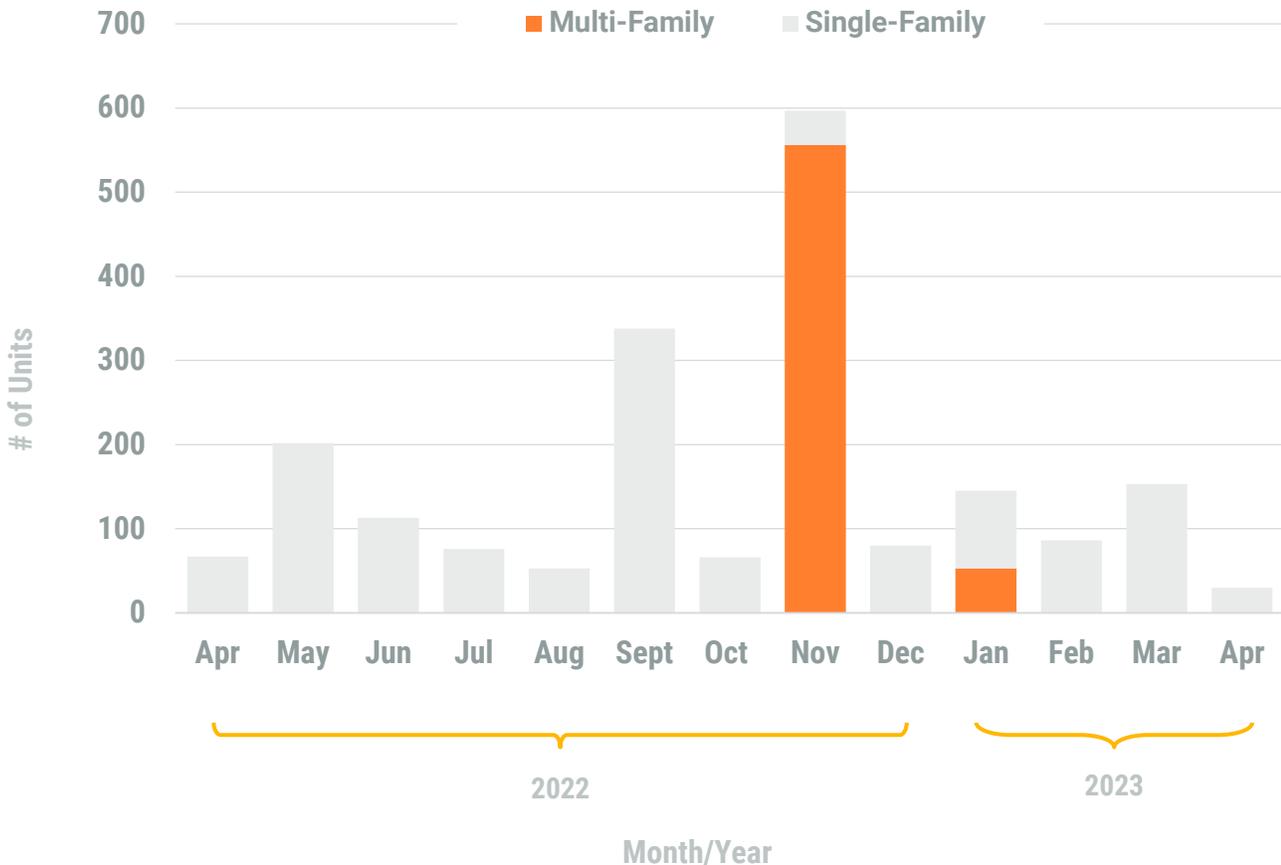


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

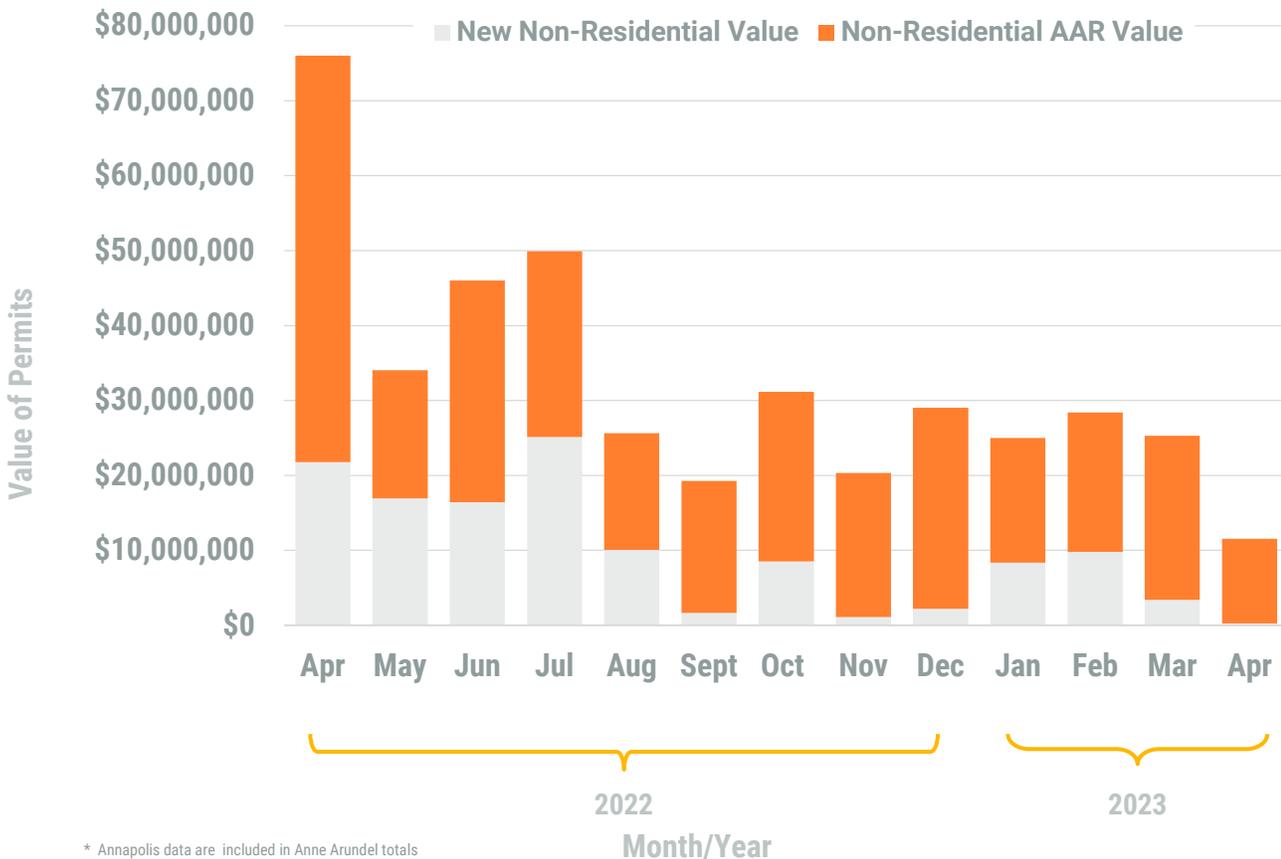
April, 2023

Anne Arundel County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$264,000</b>	<b>\$21,814,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$11,255,000</b>	<b>\$70,695,000</b>

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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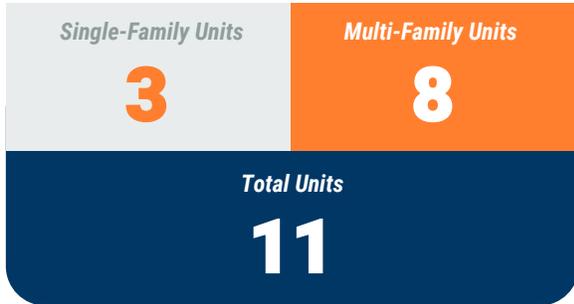
# Building Activity Report

April, 2023

Baltimore City

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

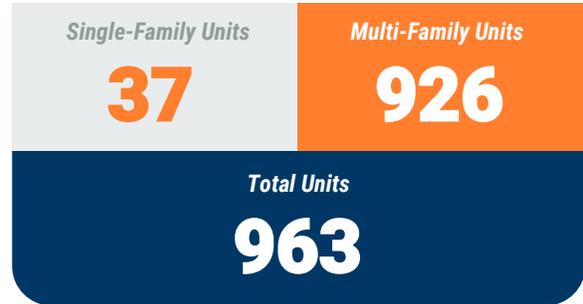
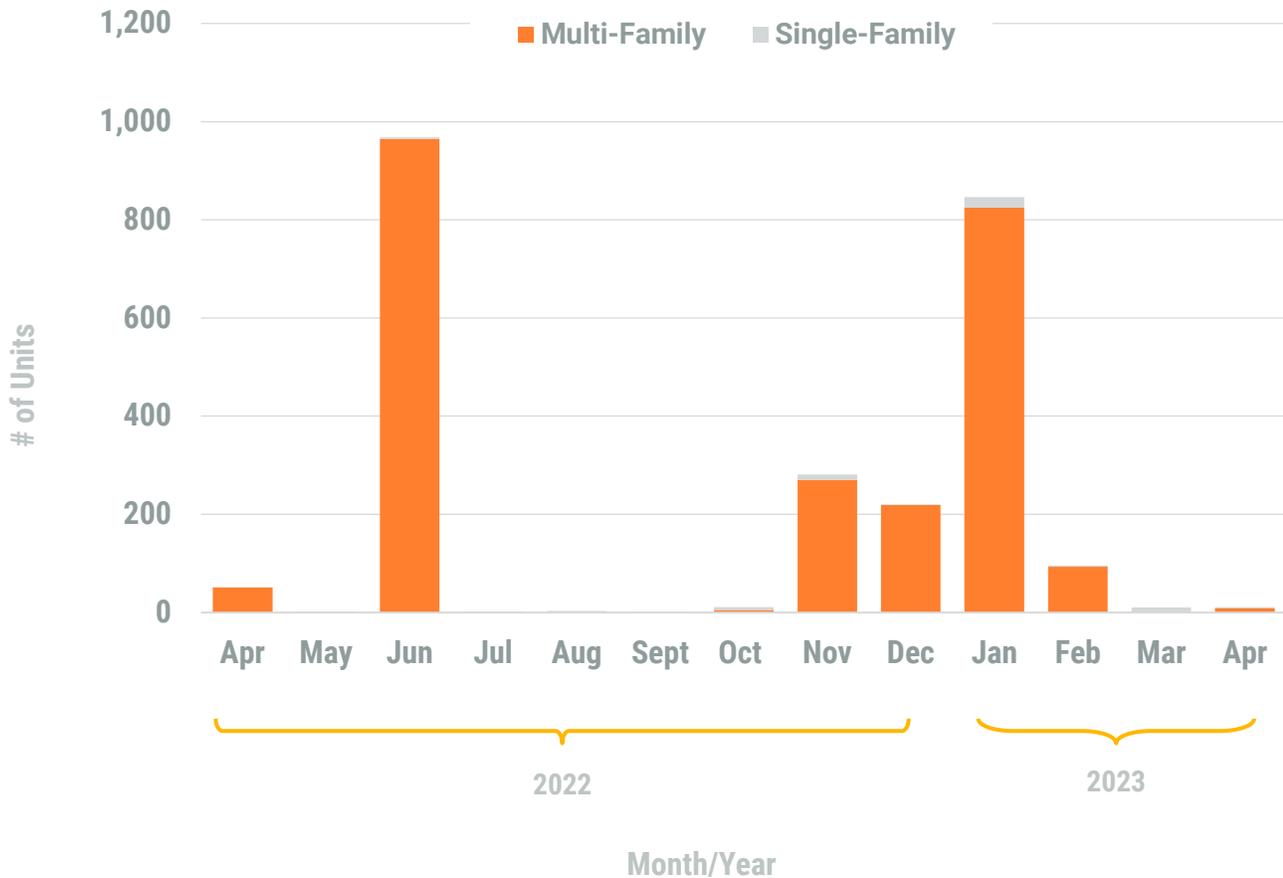


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

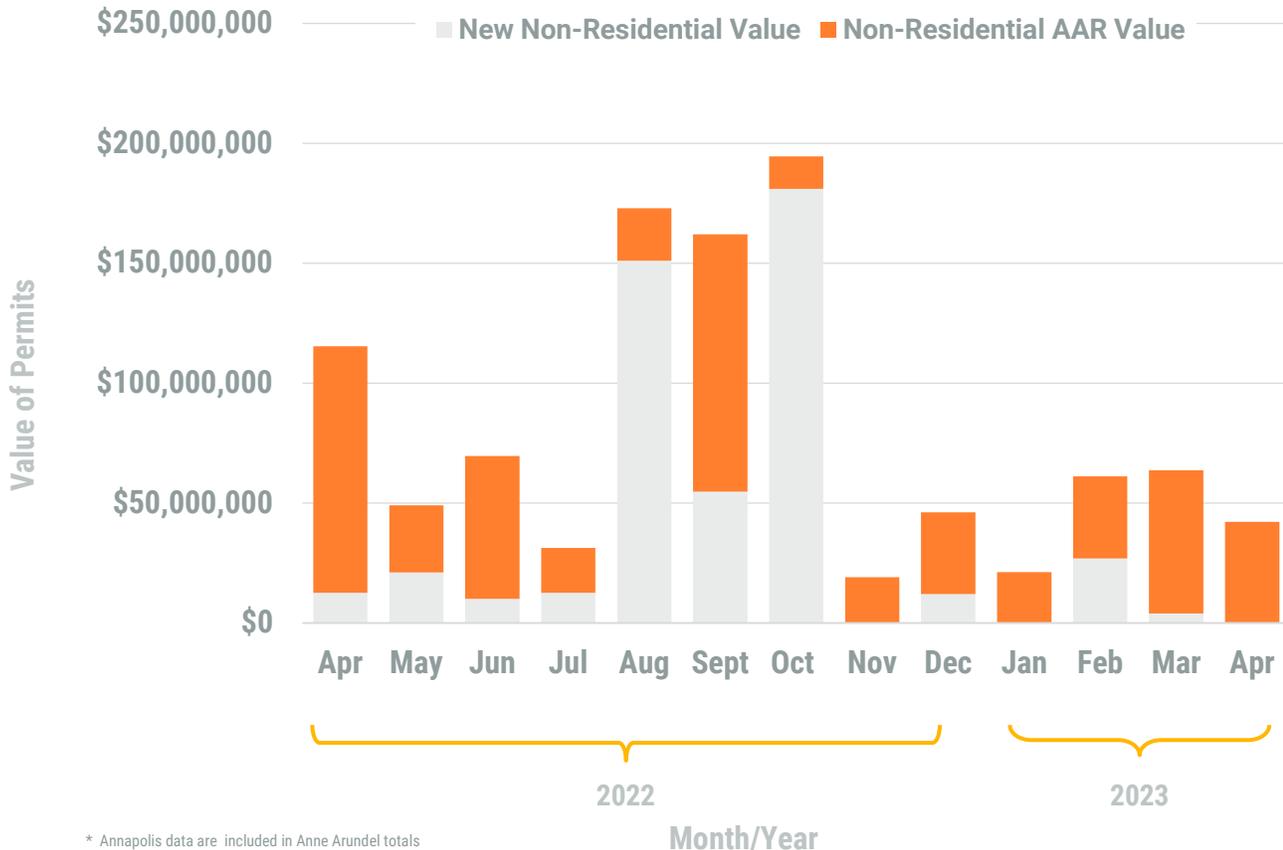
April, 2023

Baltimore City

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$175,000</b>	<b>\$31,094,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$41,919,000</b>	<b>\$156,881,000</b>

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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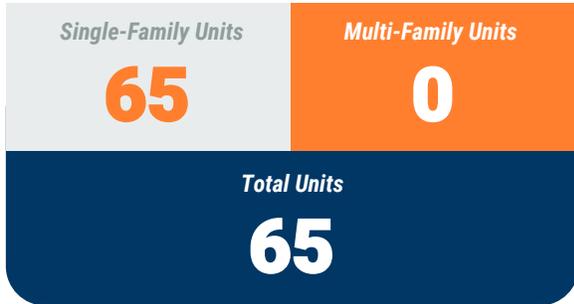
# Building Activity Report

April, 2023

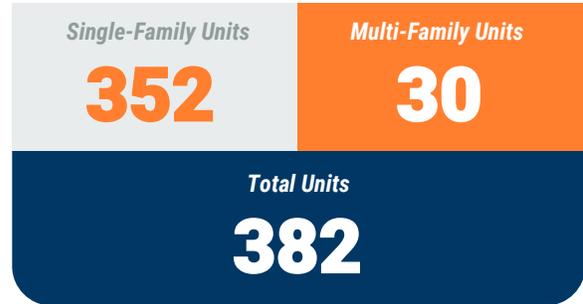
Baltimore County

## Residential Construction Overview

### MONTHLY UNIT TOTAL

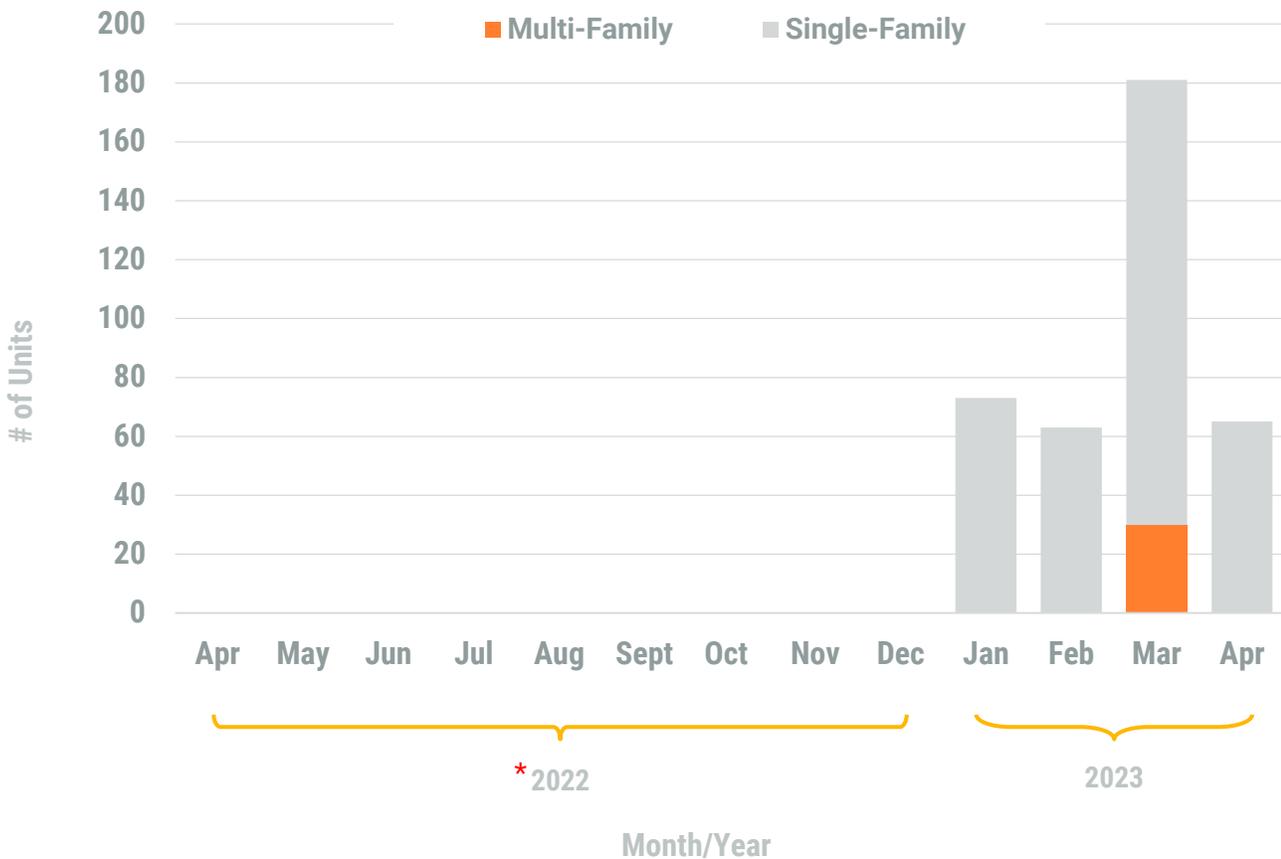


### YEAR-TO-DATE UNIT TOTAL



## Exhibit 1: New Residential Unit Permit Activity (13-Month)

\*Chart excludes data in 2022. Due to a change in software at Baltimore County, permit information was not available.\*





# Building Activity Report

April, 2023

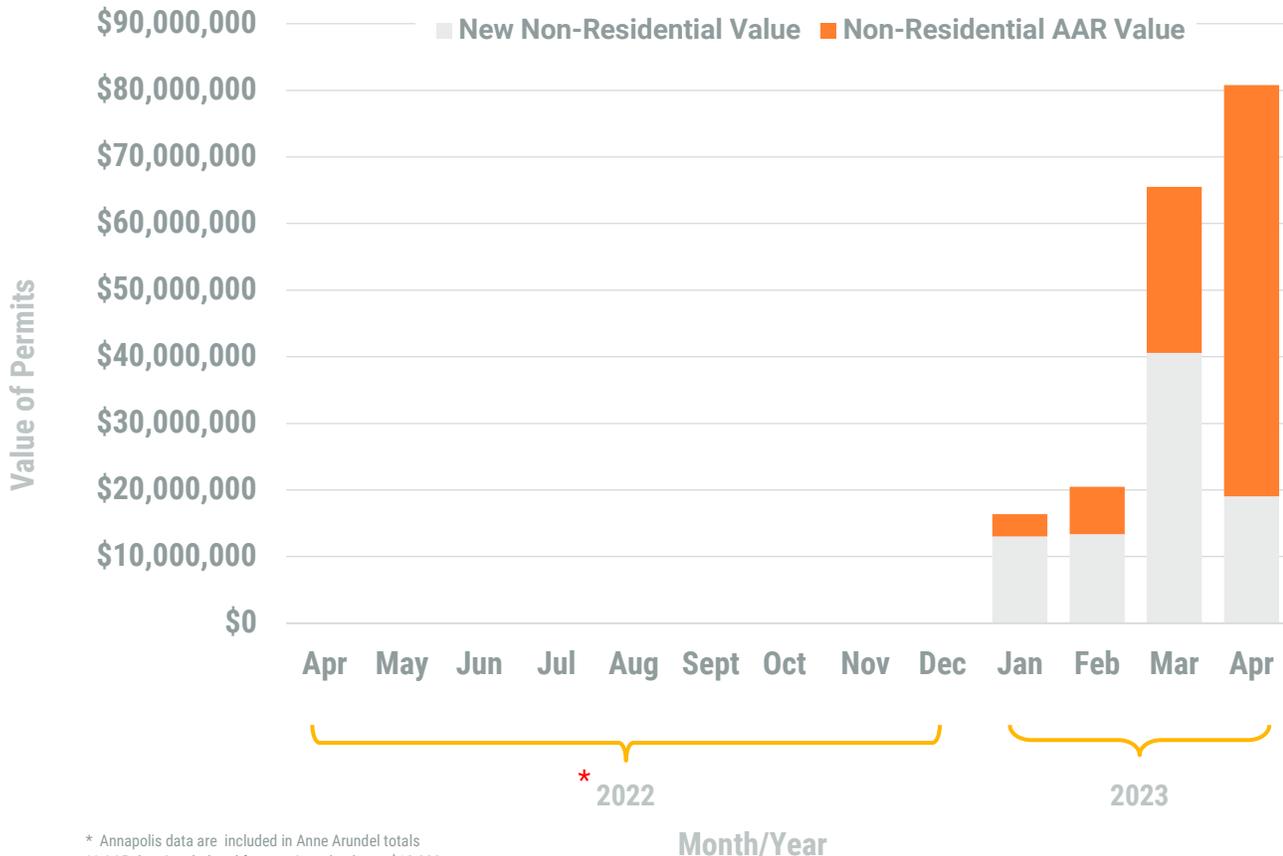
Baltimore County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$19,026,000</b>	<b>\$85,992,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$61,782,000</b>	<b>\$97,173,000</b>

## Exhibit 2: Non-Residential Construction Permit Activity (13-Month)

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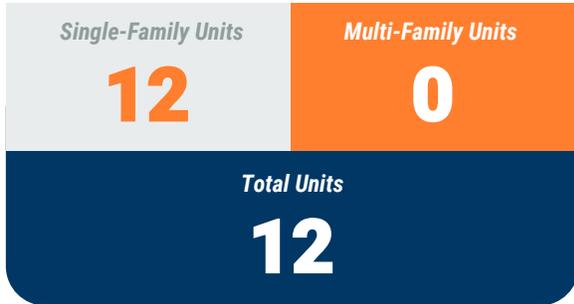
# Building Activity Report

April, 2023

Carroll County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

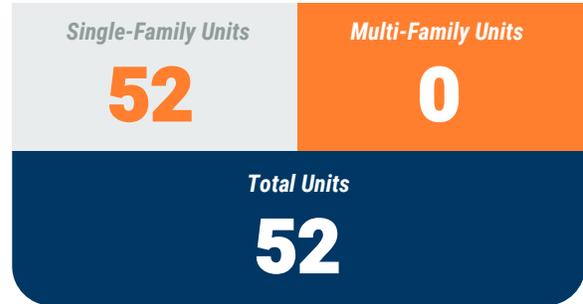
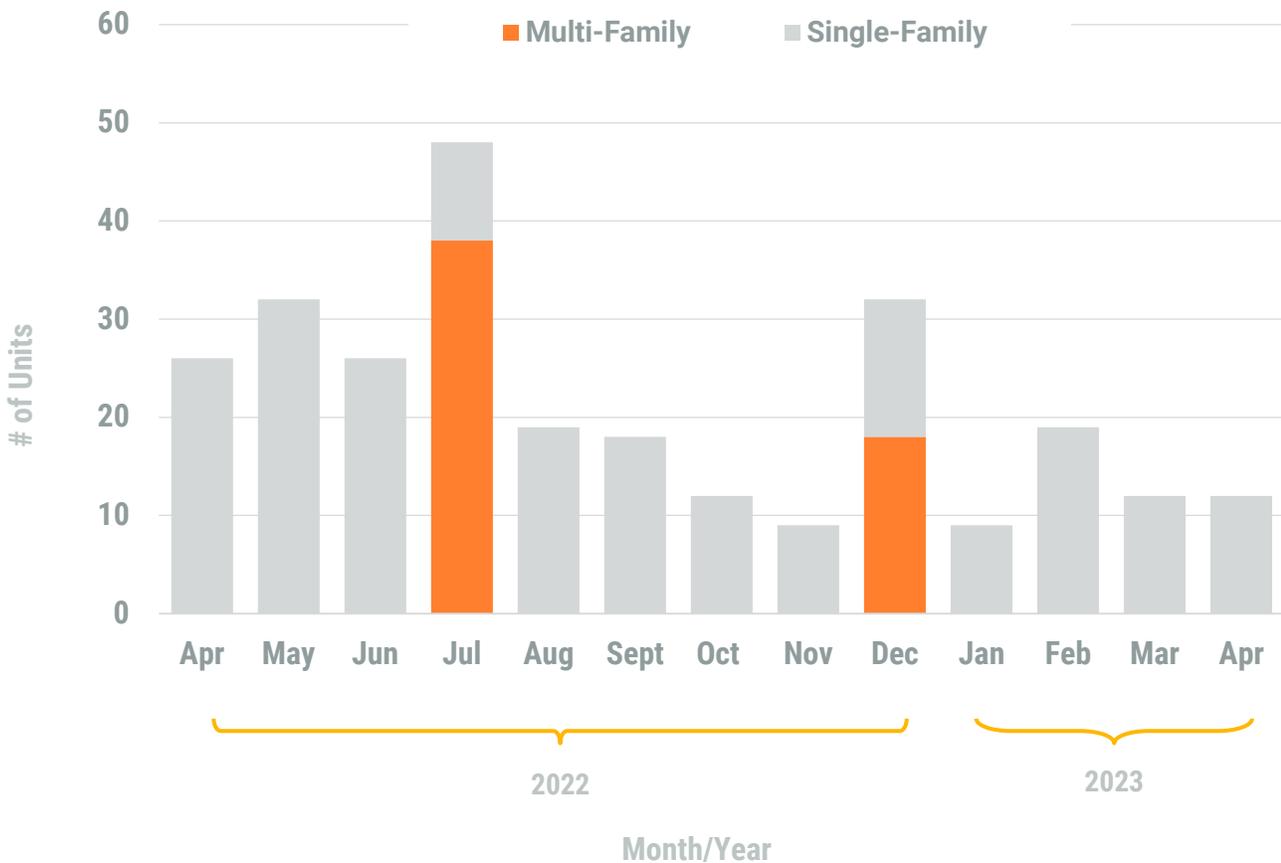


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

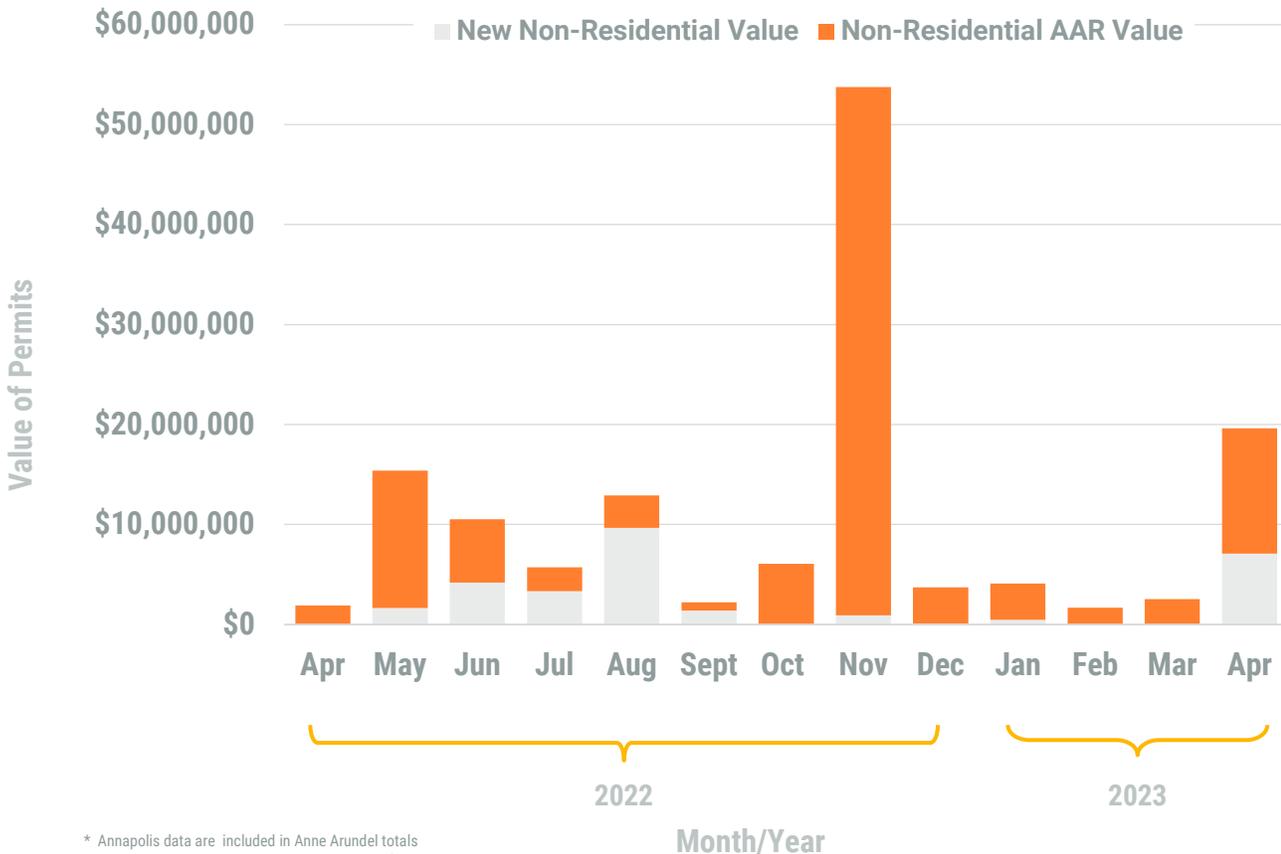
April, 2023

Carroll County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$7,090,000</b>	<b>\$7,546,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$12,531,000</b>	<b>\$20,391,000</b>

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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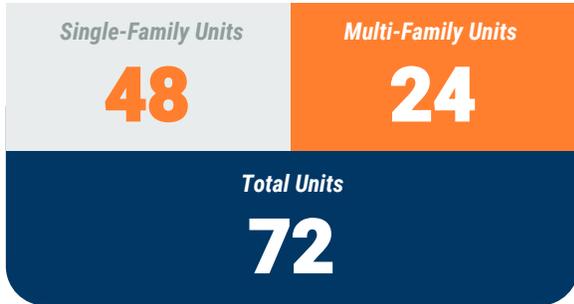
# Building Activity Report

April, 2023

Harford County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

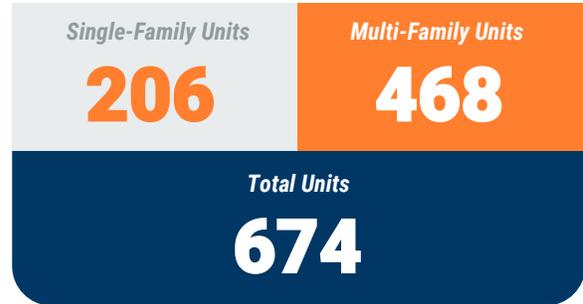
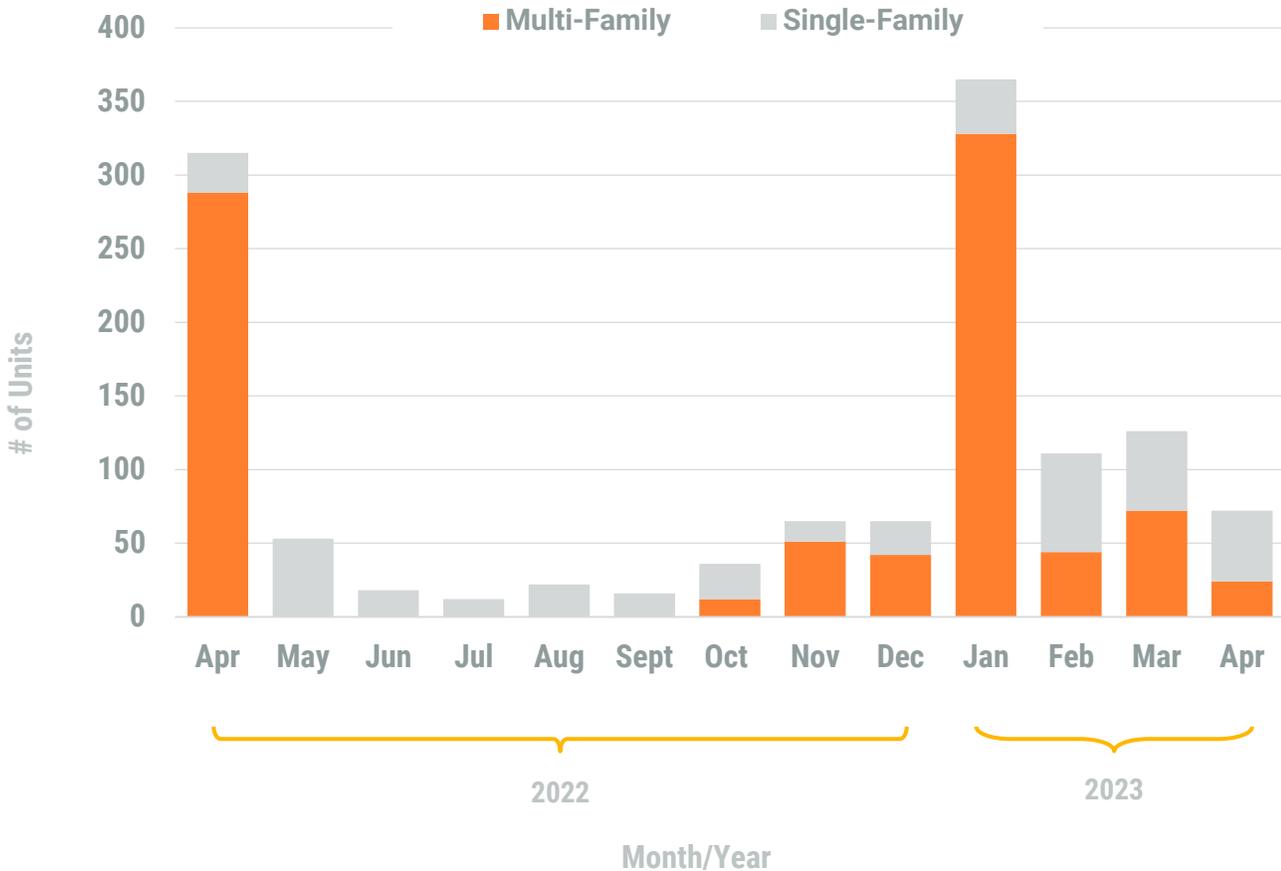


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

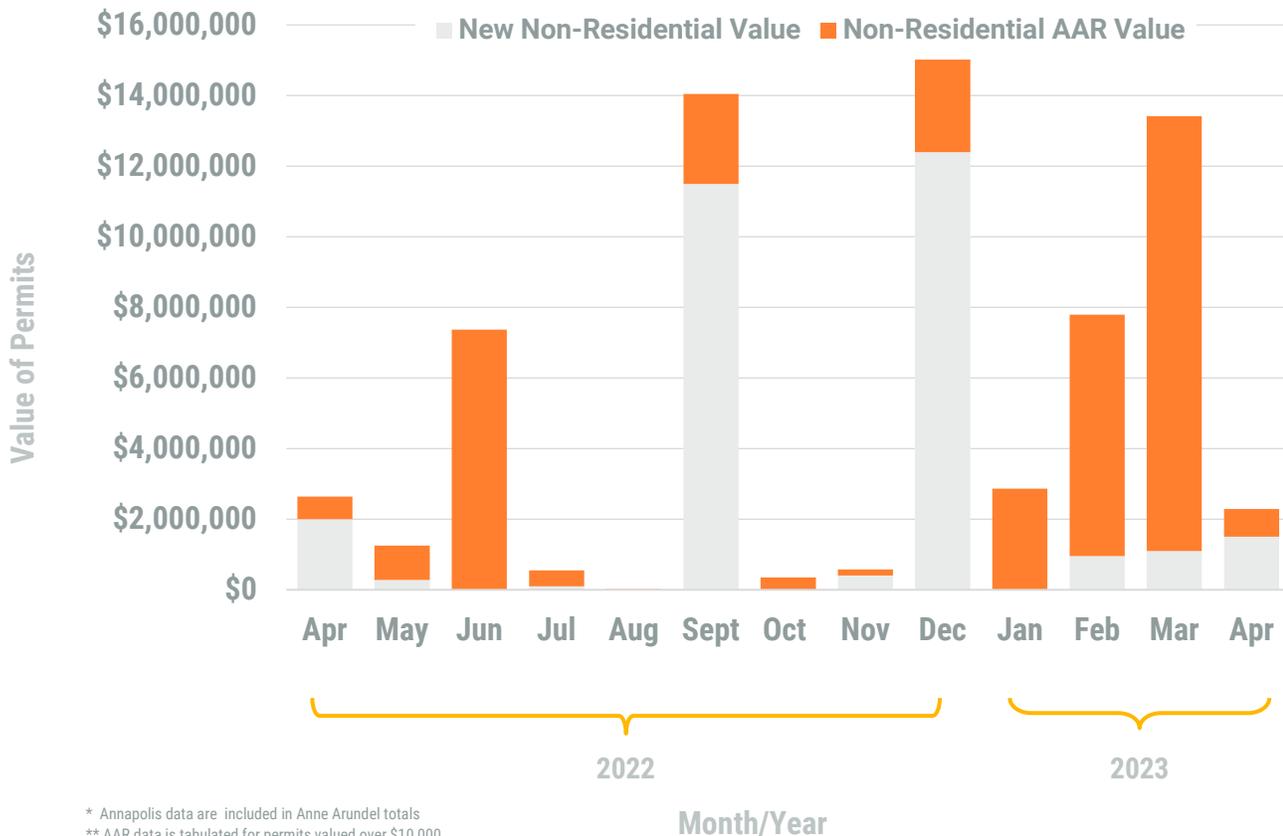
April, 2023

Harford County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$1,500,000</b>	<b>\$3,558,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$792,000</b>	<b>\$22,802,000</b>

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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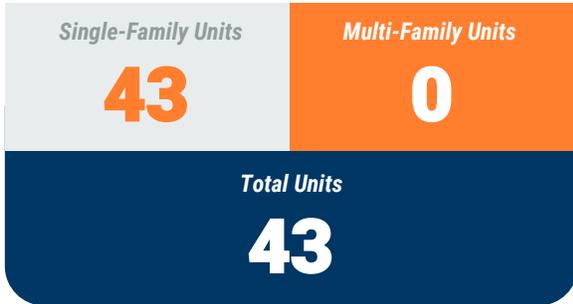
# Building Activity Report

April, 2023

Howard County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

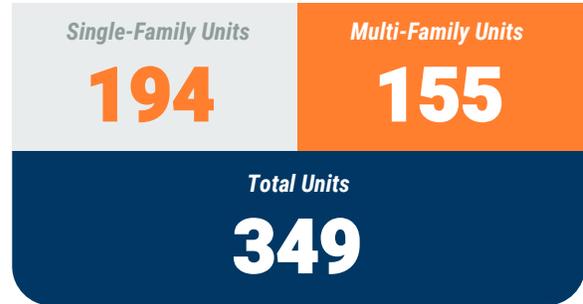
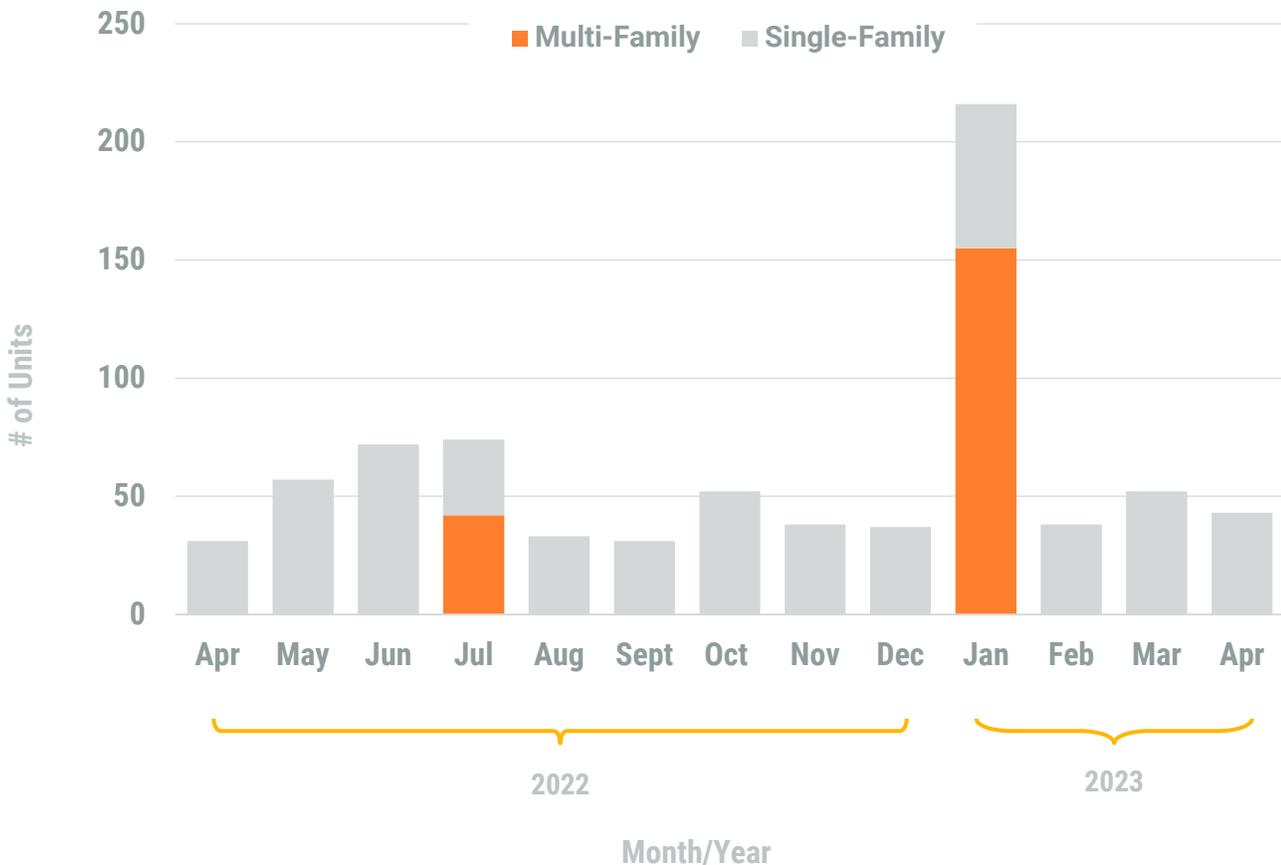


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

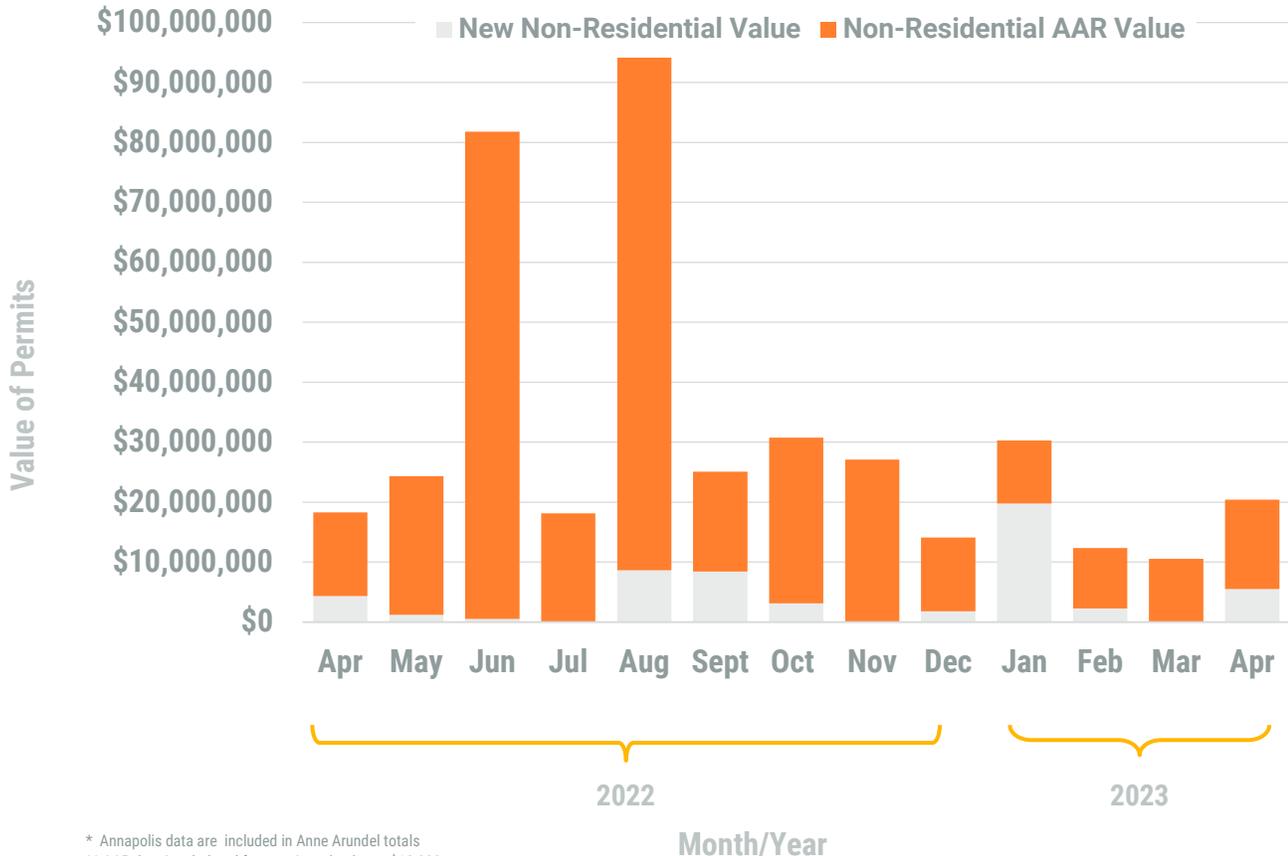
April, 2023

Howard County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$5,500,000</b>	<b>\$27,499,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$14,890,000</b>	<b>\$46,009,000</b>

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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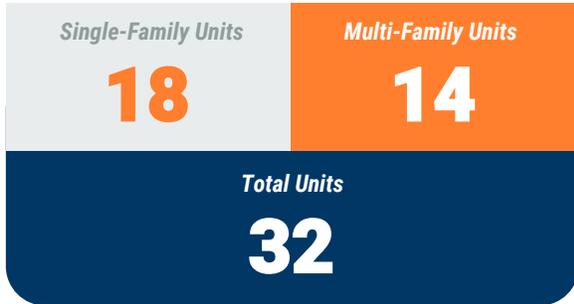
# Building Activity Report

April, 2023

Queen Anne's County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

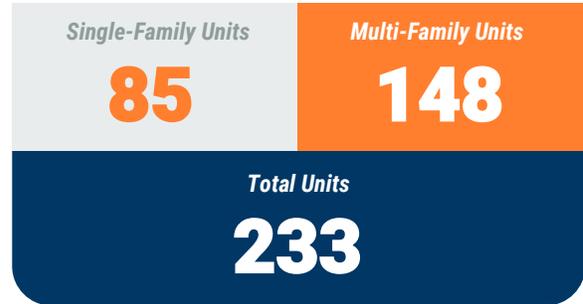
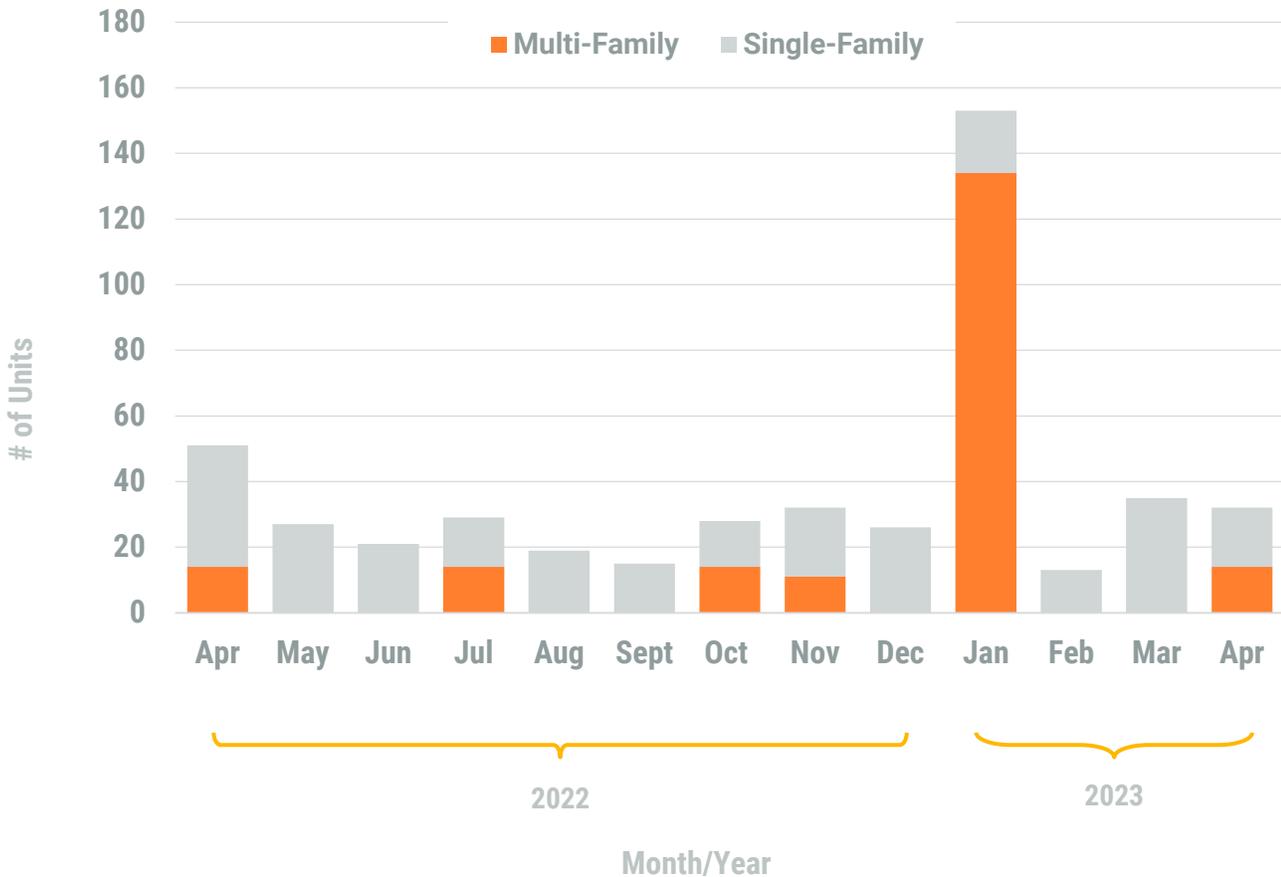


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

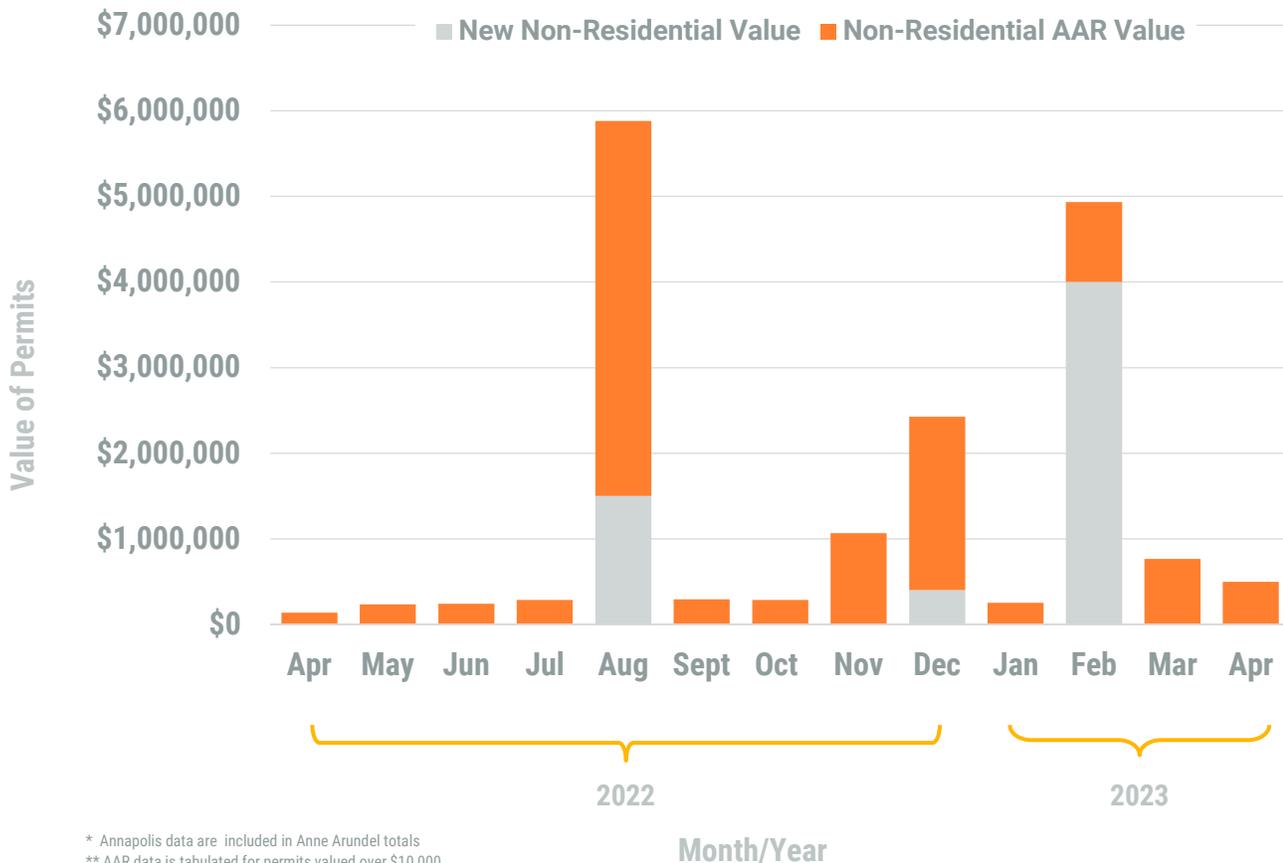
April, 2023

Queen Anne's County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$0</b>	<b>\$4,000,000</b>
<b>AARs NON-RESIDENTIAL</b> <small>Alterations, Additions, Repairs (AARs)</small>	<b>\$500,000</b>	<b>\$2,454,000</b>

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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 Source: BPDS at the Baltimore Metropolitan Council



# Building Activity Report

April, 2023

**Table A. Region's Most Significant New Non-Residential Projects**

Amount	County/City	Location	Description	Owner Name
\$ 10,500,000	Baltimore	Overlea	New 1-Sty Community Center Bldg	Board of Education
\$ 5,500,000	Howard	Elkridge	New 1-Sty Shell Bldg for Auto Racing Facility	TPC Racing / DCS Sport
\$ 4,000,000	Baltimore	Greenspring Valley/Pikesville	New Retail Bldg	
\$ 3,840,000	Carroll	Westminster	New 1-Sty Self-Storage Bldg w Ofc, Rstrm	G & F Self Storage LLC
\$ 3,511,000	Baltimore	Chase/Bowleys Quarters	New Shell Bldg (Bldg A)	BC Rosedale Realty LLC
\$ 3,250,000	Carroll	Taneytown	New Shell Bldg w Loading Dock, Covered Patio	WCA North LLC
\$ 1,500,000	Harford	Edgewood/Joppa	New Bldg: 24 Bed Alcohol And Drug Rehab Facility	Pyramid Walden LLC
\$ 750,000	Baltimore	Edgemere	New 1-Sty Fabric Covered Storage Structure	

Source: Building Permit Data System at the Baltimore Metropolitan Council

**Table B. Region's Most Significant Non-Residential AAR Projects**

Amount	County/City	Location	Description	Owner Name
\$ 27,000,000	Baltimore City	Canton	Grading (To Install Domestic Water Service and Fire Protection to Proposed Multi-Fam)	Canton Overlook Partnership
\$ 10,723,000	Baltimore	Towson/Loch Raven	Int/Ext Renovations at Towson Pumping Stations 2 & 3	Baltimore City
\$ 8,000,000	Baltimore	Reisterstown/Owings Mills	Int Alts: Partitns, Stud, Ceiling, ADA Rstrms, Kitch, HVAC, Fixtures, Finishes	Ken Bernstein
\$ 4,900,000	Baltimore	Towson/Loch Raven	Int/Ext Alts: Partitns, Stud, Fixtures, Finishes, Facade, Extend Patio (Arhaus)	Kenilworth Limited Partnership
\$ 4,200,000	Baltimore	Liberty/Lochearn	Solar Panels - Ground Mounted	
\$ 3,942,000	Anne Arundel	Jessup/Severn	Alts: Tenant Imprvmnts	NBP 540 LLC
\$ 3,924,000	Carroll	Manchester	Rplc Fire House	Hampstead Volunteer Fire
\$ 3,500,000	Carroll	Eldersburg	Alts: Conv Underpass to Lobby, Lounge, Vestibule, Add New Portico	Fairhaven Inc
\$ 3,000,000	Howard	Elkridge	Int Alts: Install Cooler Rm / Saval Foods	Troy Hill Corporate Ctr Iii LLC
\$ 2,500,000	Baltimore	Cockeysville/Timonium	Int Alts: Partitns, Ceiling, Finishes, Millwork	Joseph Bradley
\$ 2,000,000	Baltimore	Cockeysville/Timonium	Int/Ext Alts: Fit-Out Stud, Partitns, Ceilings, Finishes, Fixtures, Windows, ADA Rstrms	Villa Maria Inc
\$ 1,800,000	Baltimore City	East Baltimore	Int Alts - Lab 418: Mechanical, Electrical, Plumbing	Madison Street Properties, Inc
\$ 1,315,000	Baltimore City	East Baltimore	Int/Ext Alts: Partitns, Ceiling, Floor, Fixtures, Finishes, Light, Millwork	Harbor East Limited Partnership
\$ 1,300,000	Baltimore	Greenspring Valley/Pikesville	Int Alts: Partitns, Stud, Ceiling, HVAC, ADA Rstrms, Fixtures, Finishes	Woodholme Country Club, Inc
\$ 1,300,000	Baltimore City	East Baltimore	Int Reno: 4th Flr 'Maumenee Bldg'	The Johns Hopkins Hospital
\$ 1,042,000	Anne Arundel	Crownsville	Alts: Fit Out	2661 Riva LLC
\$ 1,000,000	Baltimore	Reisterstown/Owings Mills	Int Alts "DMC Grocery Outlet"	11120 Reisterstown LLC
\$ 1,000,000	Baltimore City	Metro Center	Int Alts: Rplc Equip in Renovated Fluoroscopy, Control Rm, Rstrm, Dressing Rms	Mercy Hospital Inc
\$ 1,000,000	Howard	Columbia	Add Modular for Portable Classroom / HCPSS Diagnostic Center	Board Of Education
\$ 1,000,000	Baltimore City	Carroll Park	Int/Ext Reno of 10 Suites on 3rd and 4th Flr of Stadium	The Maryland Stadium Authority
\$ 1,000,000	Baltimore City	Metro Center	Ext Alts: Rplc Roof	Baltimore City

Source: Building Permit Data System at the Baltimore Metropolitan Council



# Appendix

April, 2023

**Table 1a. Residential Construction Activity**

	Single-Family Units				Multi-Family Units				Total Units			
	April 2022	April 2023	YTD 2022	YTD 2023	April 2022	April 2023	YTD 2022	YTD 2023	April 2022	April 2023	YTD 2022	YTD 2023
Anne Arundel	67	30	417	361	-	-	258	53	67	30	675	414
Annapolis*	(11)	-	(30)	(17)	-	-	-	-	(11)	-	(30)	(17)
Baltimore City	-	3	61	37	51	8	108	926	51	11	169	963
Baltimore	-	65	-	352	-	-	-	30	-	65	-	382
Carroll	26	12	157	52	-	-	-	-	26	12	157	52
Harford	27	48	106	206	288	24	339	468	315	72	445	674
Howard	31	43	161	194	-	-	70	155	31	43	231	349
Queen Annes	37	18	109	85	14	14	88	148	51	32	197	233
<b>Region</b>	<b>188</b>	<b>219</b>	<b>1,011</b>	<b>1,287</b>	<b>353</b>	<b>46</b>	<b>863</b>	<b>1,780</b>	<b>541</b>	<b>265</b>	<b>1,874</b>	<b>3,067</b>
<b>Regional Change 2022-2023</b>		<b>31</b>		<b>276</b>		<b>(307)</b>		<b>917</b>		<b>(276)</b>		<b>1,193</b>
<b>As a Percent</b>		<b>16.5%</b>		<b>27.3%</b>		<b>-87.0%</b>		<b>106.3%</b>		<b>-51.0%</b>		<b>63.7%</b>

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	April 2022	April 2023	YTD 2022	YTD 2023	April 2022	April 2023	YTD 2022	YTD 2023	April 2022	April 2023	YTD 2022	YTD 2023
Anne Arundel	349	273	930	1,159	13,627	6,309	99,705	62,903	14,054	12,524	39,294	49,205
Annapolis*	(32)	(3)	(157)	(131)	(2,371)	-	(8,368)	3,444	(871)	(76)	(6,933)	(5,954)
Baltimore City	159	136	516	522	-	700	14,616	34,483	10,008	10,594	49,827	70,941
Baltimore	-	236	-	618	-	16,413	-	90,700	-	19,783	-	37,509
Carroll	99	112	343	350	6,961	5,245	39,066	18,650	4,574	4,783	14,976	18,866
Harford	15	32	45	88	47,723	15,191	87,501	126,603	514	1,270	1,107	3,154
Howard	235	164	698	632	7,040	8,993	66,309	72,390	8,320	6,767	36,196	23,839
Queen Annes	5	12	17	57	12,916	6,561	37,109	48,958	640	432	1,450	2,317
<b>Region</b>	<b>862</b>	<b>965</b>	<b>2,549</b>	<b>3,426</b>	<b>88,267</b>	<b>59,412</b>	<b>344,306</b>	<b>454,687</b>	<b>38,110</b>	<b>56,153</b>	<b>142,850</b>	<b>205,831</b>
<b>Regional Change 2022-2023</b>		<b>103</b>		<b>877</b>		<b>(28,855)</b>		<b>110,381</b>		<b>18,043</b>		<b>62,981</b>
<b>As a Percent</b>		<b>11.9%</b>		<b>34.4%</b>		<b>-32.7%</b>		<b>32.1%</b>		<b>47.3%</b>		<b>44.1%</b>

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# Appendix

April, 2023

**Table 1b. Non-Residential Construction Activity**

	Number of AAR Permits**				Value of New Non-Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	April 2022	April 2023	YTD 2022	YTD 2023	April 2022	April 2023	YTD 2022	YTD 2023	April 2022	April 2023	YTD 2022	YTD 2023
Anne Arundel	103	55	403	327	21,765	264	34,315	21,814	54,244	11,255	104,215	70,695
Annapolis*	(15)	-	(72)	(63)	(1,000)	-	(3,000)	(2,600)	(1,639)	-	(7,974)	(13,365)
Baltimore City	52	51	246	207	12,500	175	36,017	31,094	102,881	41,919	268,386	156,881
Baltimore	-	173	-	448	-	19,026	-	85,992	-	61,782	-	97,173
Carroll	19	24	76	65	-	7,090	1,610	7,546	1,908	12,531	31,202	20,391
Harford	34	9	119	36	2,000	1,500	2,775	3,558	638	792	12,491	22,802
Howard	49	47	194	153	4,350	5,500	207,322	27,499	13,953	14,890	82,377	46,009
Queen Annes	4	4	27	44	-	-	-	4,000	138	500	2,150	2,454
<b>Region</b>	<b>261</b>	<b>363</b>	<b>1,065</b>	<b>1,280</b>	<b>40,615</b>	<b>33,555</b>	<b>282,039</b>	<b>181,503</b>	<b>173,762</b>	<b>143,669</b>	<b>500,821</b>	<b>416,405</b>
<b>Regional Change 2022-2023</b>		<b>102</b>		<b>215</b>		<b>(7,060)</b>		<b>(100,536)</b>		<b>(30,093)</b>		<b>(84,416)</b>
<b>As a Percent</b>		<b>39.1%</b>		<b>20.2%</b>		<b>-17.4%</b>		<b>-35.6%</b>		<b>-17.3%</b>		<b>-16.9%</b>

**Table 1c. Mixed-Use Construction Activity**

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	April 2022	April 2023	YTD 2022	YTD 2023	April 2022	April 2023	YTD 2022	YTD 2023
Anne Arundel	-	-	-	-	-	-	-	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	51	-	53	157	6,250	-	6,600	27,900
Baltimore	-	-	-	-	-	-	-	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	-	-	-	-	-
Queen Annes	-	-	-	-	-	-	-	-
<b>Region</b>	<b>51</b>	<b>-</b>	<b>53</b>	<b>157</b>	<b>6,250</b>	<b>-</b>	<b>6,600</b>	<b>27,900</b>
<b>Regional Change 2022-2023</b>		<b>(51)</b>		<b>104</b>		<b>(6,250)</b>		<b>21,300</b>
<b>As a Percent</b>		<b>-100.0%</b>		<b>196.2%</b>		<b>-100.0%</b>		<b>322.7%</b>

\* Annapolis data are 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 cannot be apportioned and are not included in Non-Residential Value totals.  
 Source: BPDS at the Baltimore Metropolitan Council

METROPOLITAN



# Building Activity Report

April, 2023

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## Produced by:

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For historic reports (1974-present), subscription to the online building permit database and any comments or questions about this report may be directed to Crystal McDermott at 410.732.0500 ext. 1049.

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