

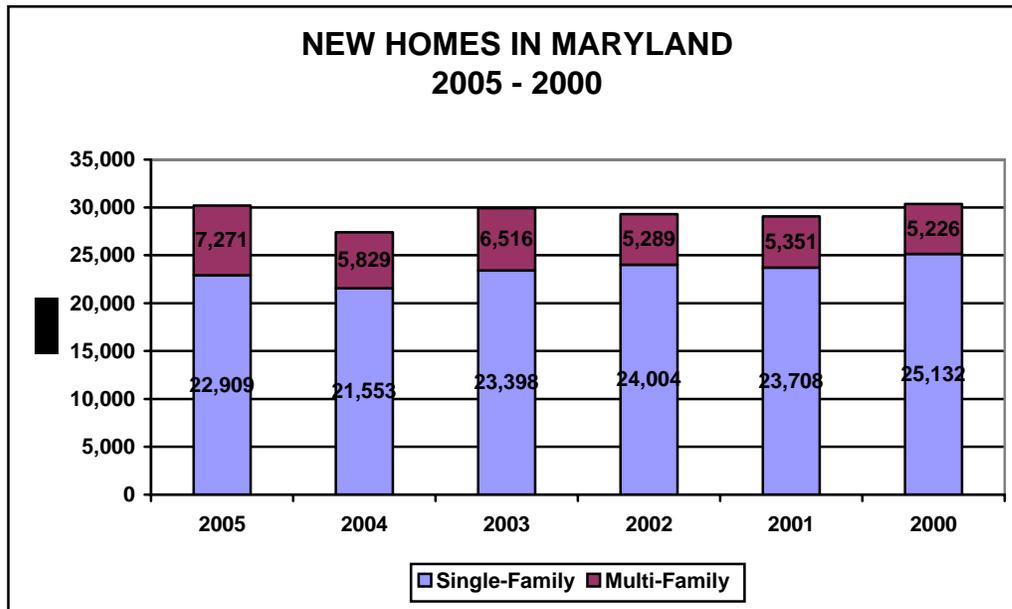
## SUMMARY OF FINDINGS: 2005

### State of Maryland

During 2005, Maryland building permit offices authorized the construction of 30,180 new homes. Since 2000, there have been 176,186 new homes authorized for construction in Maryland.

The number of new housing units authorized for construction during 2005 is up 2,798 units (over 10-percent) from the 27,382 housing units authorized in 2004. It is also 979 more units than the annual average over the preceding five years of 29,201 units.

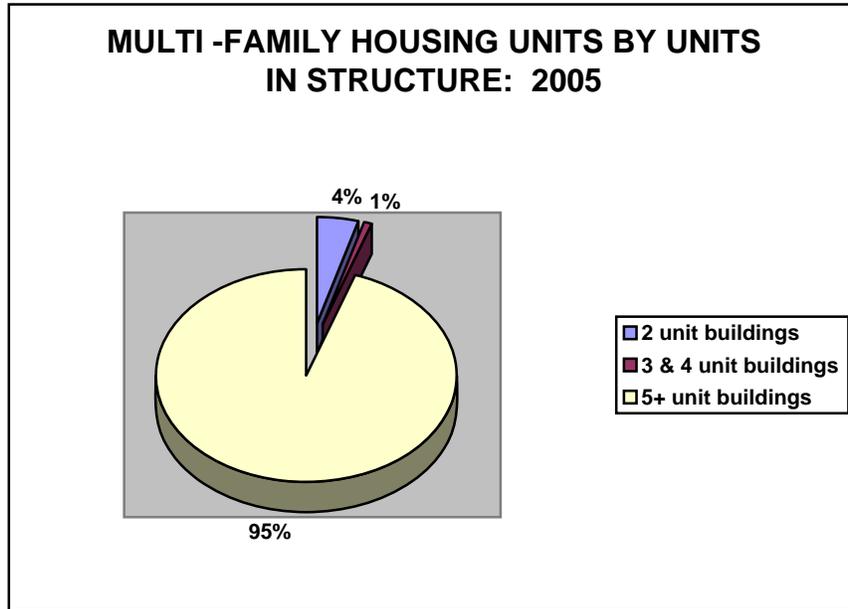
Montgomery County authorized most of the new homes in the State. The County authorized 3,591 new housing units during the year. Other counties with very high levels of new home construction activity include Prince George's, Harford and Anne Arundel Counties (3,425 units, 2,659 units and 2,495 units, respectively).



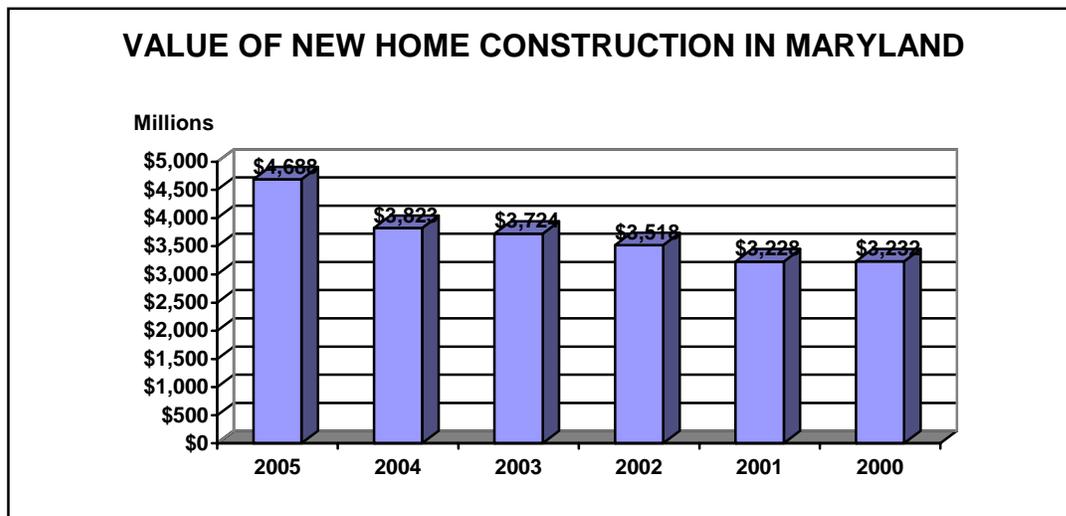
The majority of the new homes built in the State are single - family dwellings. Seventy-six-percent (22,909) of the new units are attached or detached houses. This is an increase of 1,356 units from 21,553 single-family homes authorized for construction the previous year. Most of these homes are built in Prince George's County (3,255 units). Harford (2,216 units), Montgomery (1,700 units), and Anne Arundel (1,565 units) Counties also authorized substantial new single - family home construction.

During 2005, building permit issuing places authorized the construction of 504 buildings containing 7,271 multi family housing units for construction. Almost 65-percent of all new multi family structures (325 of 504 buildings) contain five or more units. Typically

these buildings are garden-style or hi-rise apartments or condominiums. New buildings of this type contained 6,882 units, or 95-percent of all multi-family housing units in 2005. There are 160 buildings authorized for construction containing two units, and 19 buildings containing three or four units (69 housing units).



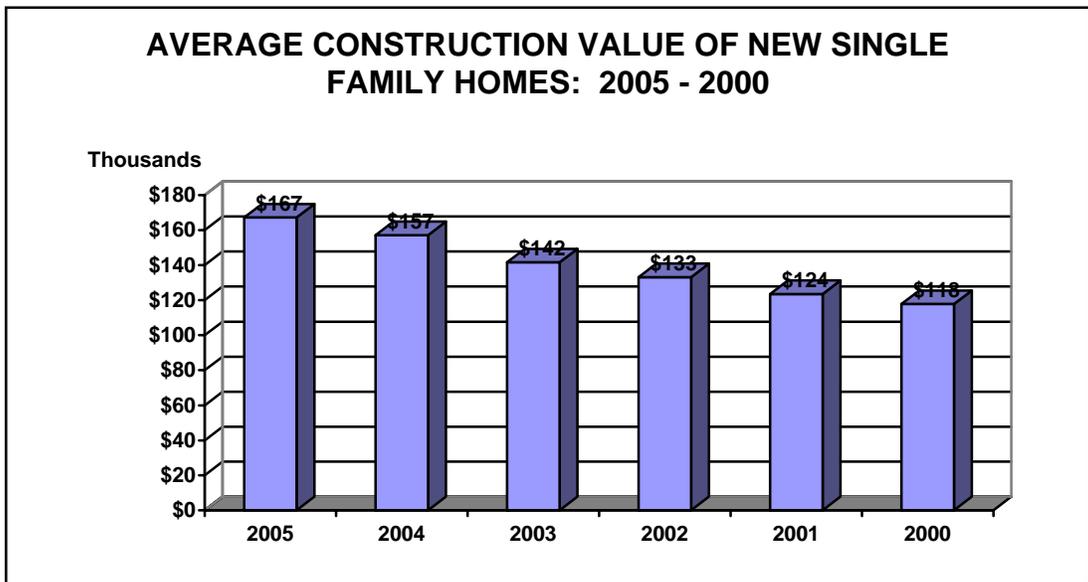
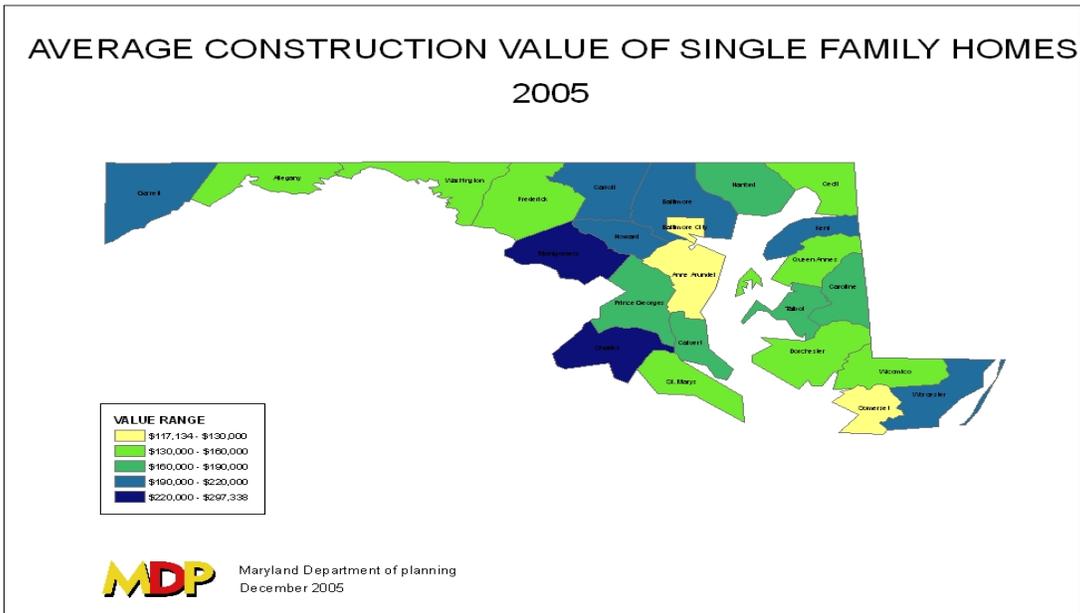
More than a quarter of the State’s multi-family housing unit construction activity occurred in Montgomery County, where 1,891 new units are authorized. Anne Arundel County (930 new multi family dwellings), Baltimore City (613 new multi family dwellings) and Washington County (498 new multi family housing units) also reported substantial multi – family housing unit construction activity.



The 2005 value of new home construction in the State is reported at \$4,687,630,258. This is almost 23-percent higher (\$864,954,870), than the value of construction of authorized during 2004 (\$3,822,675,388). It is a 45-percent increase over the

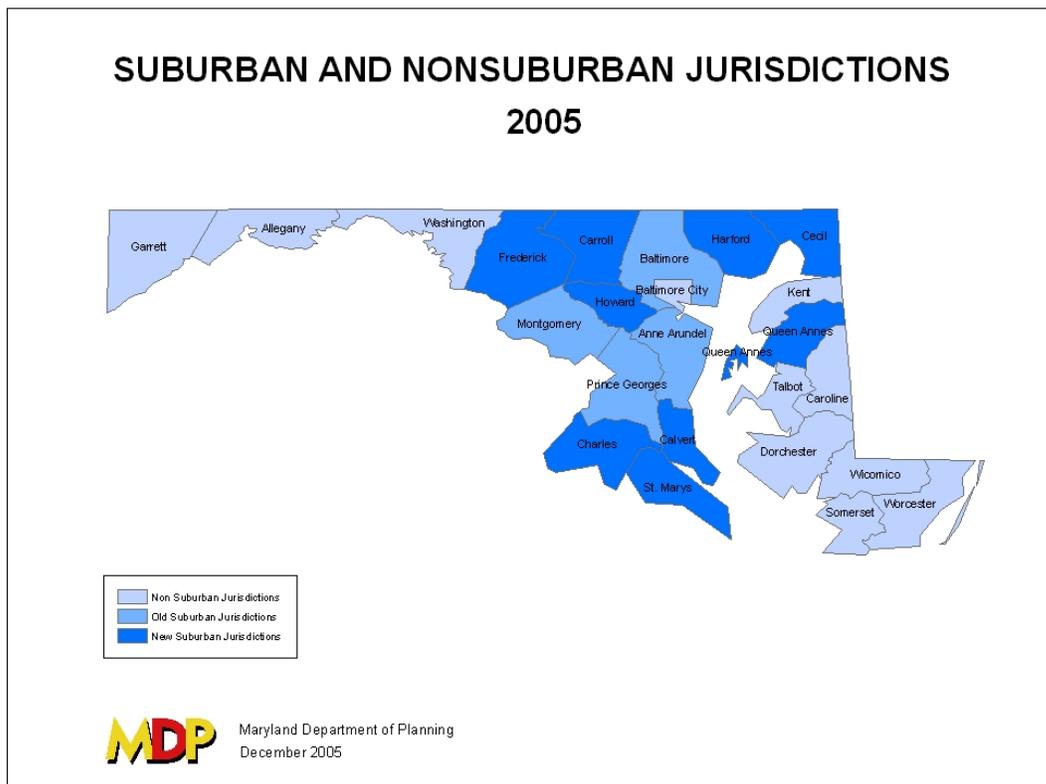
\$3,232,126,379 value of new home construction in 2000. With the exception of 2001, the construction costs for new dwellings increased each year this decade.

The highest average new home construction values are in Montgomery (\$297,338), Charles (\$221,311), Garrett (\$218,085), and Carroll (\$210,220) Counties. Statewide, the average construction value of a new single family home, increased substantially from 2000 to 2005. The average cost of building a single-family home in 2005 is \$171,541. This is nine-percent higher (\$14,484), than the \$157,057 average value the previous year and 46-percent higher than the \$117,805 average value during 2000.



## **Suburban Housing Development: 2005**

Maryland's suburban jurisdictions are the central or outlying counties of the Baltimore, Philadelphia and Washington, D. C. population cores. The jurisdictions referred to as 'old suburban' are the counties adjacent to Baltimore City and the District of Columbia. The 'new' suburban jurisdictions are counties in the region lying beyond the immediate vicinity of the population centers. Baltimore City and other specified metropolitan and non-metropolitan counties comprise the State's Non Suburban Jurisdictions.

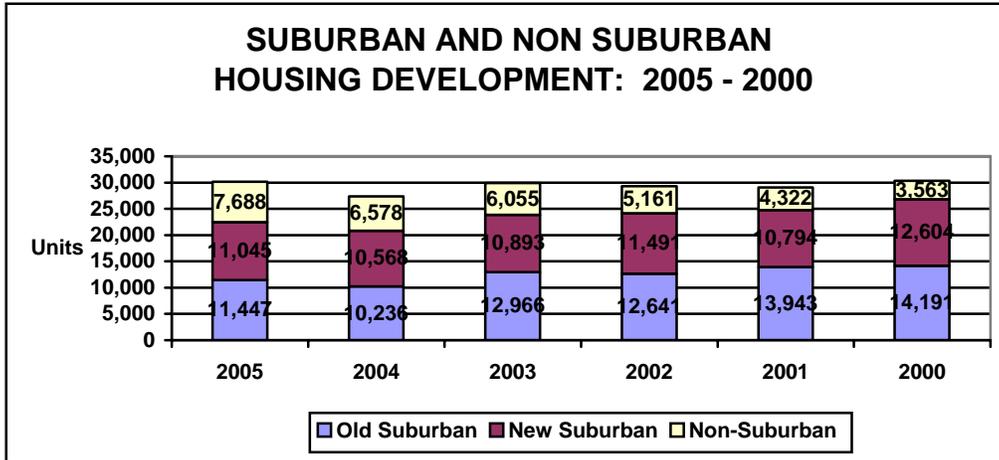


More than three-quarters (77-percent) of the State's 2005 census population estimate of 5,600,388 persons live in suburban jurisdictions. These counties authorized 22,492 new housing units with a construction value placed at \$3,599,273,745.

The Old Suburban counties authorized 11,447 new housing units during 2005. This accounts for 38-percent of all new unit construction in the State and 51-percent of all suburban residential development. The value of this construction is placed at \$1,861,767,090. This is over 39-percent of the value of all new residential construction Statewide, and an increase of 35-percent from the \$1,375,271,180 value of residential construction in the Old Suburban counties reported in 2004.

During 2005, there are 8,034 new single-family homes authorized for construction in the Old Suburban counties, accounting for 70-percent of the area's new residential home construction. The Old Suburban counties also have the highest average value for single-family home construction.

The average value of construction for single-family homes built in these counties is \$191,965. This is 12-percent higher than the state's single - family home construction average value of \$171,541.



The New Suburban jurisdictions authorized 11,045 new housing units during 2005. This is 37-percent of total State residential development, and 49-percent of the State's suburban residential development for the year. The value of new construction in the new suburbs is placed at \$1,737,506,655. This is an increase of 10-percent (\$161,434,617) over the \$1,576,072,038 value of construction reported for 2004. The value of residential construction in the New Suburban Jurisdictions is 37-percent of the State's total.

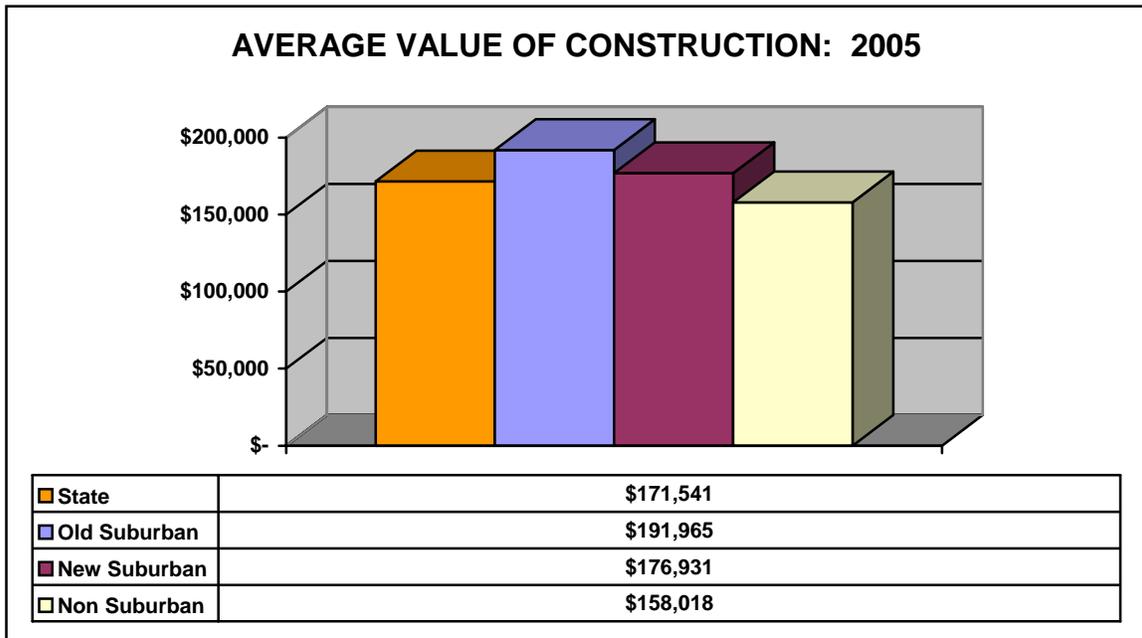
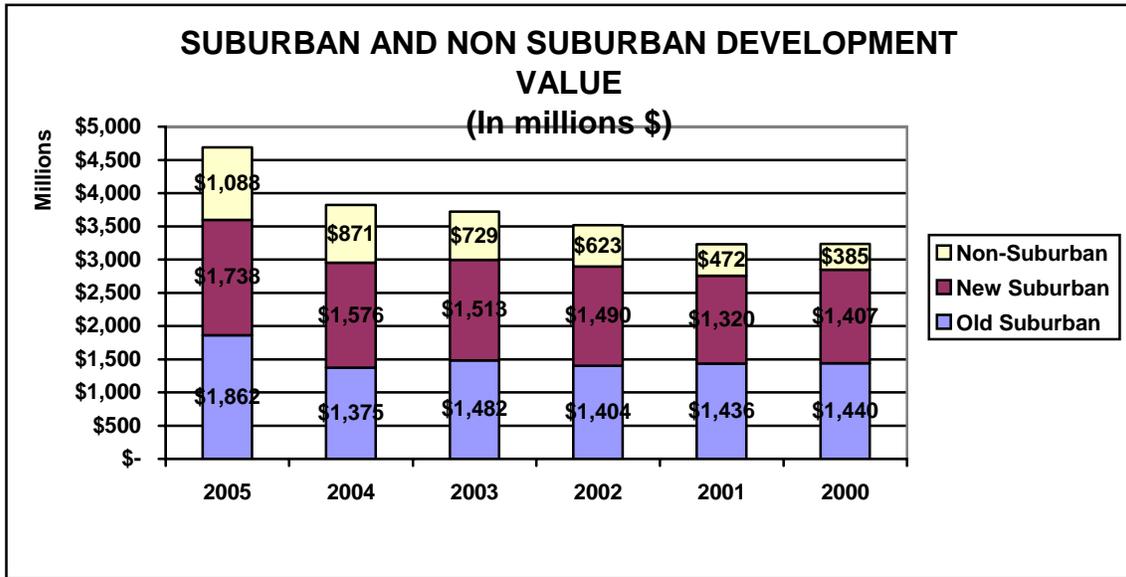
Of the three geographic areas, the New Suburbs authorized the highest number of single-family homes in the State. More than eight of 10 new housing units (9,079 units or 82-percent), authorized for construction in New Suburban counties are single-family homes. The average value of construction for single-family homes built in the new suburban jurisdictions is \$176,931. This is three percent higher than the State's average single - family home construction.

The highest percentage increase in new housing development occurs in the State's Non - Suburban jurisdictions. In 2000, these jurisdictions authorized 3,563 new units with a construction value of \$385,011,872. This was over 11-percent of the State's 30,358 new homes at the time, and accounted for 12-percent of the State's 2000 value of residential construction of \$3,232,126,379.

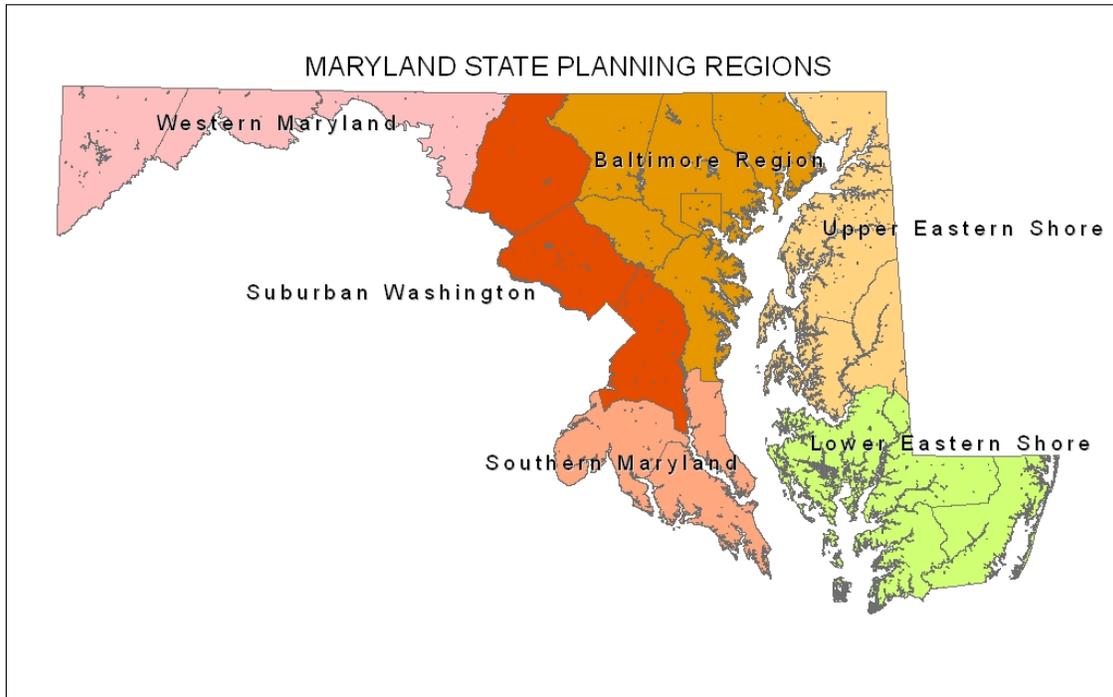
Total new housing construction in Non-Suburban jurisdictions increased every year since 2000. By 2005, housing construction in these areas increased to 7,688 new homes (an

increase of 4,125 units or over 115-percent). The value of construction increased to \$1,088,356,513. This is an increase of \$703,344,641 (183-percent).

Non-Suburban jurisdictions in the State authorized 5,796 new single-family homes. These homes account for 75-percent of all new housing built in these areas. The average construction value of new homes built in this area is \$158,018. This is more than eight-percent below the State average construction cost for a single-family home of \$171,541.



## Regional Housing Development: 2005

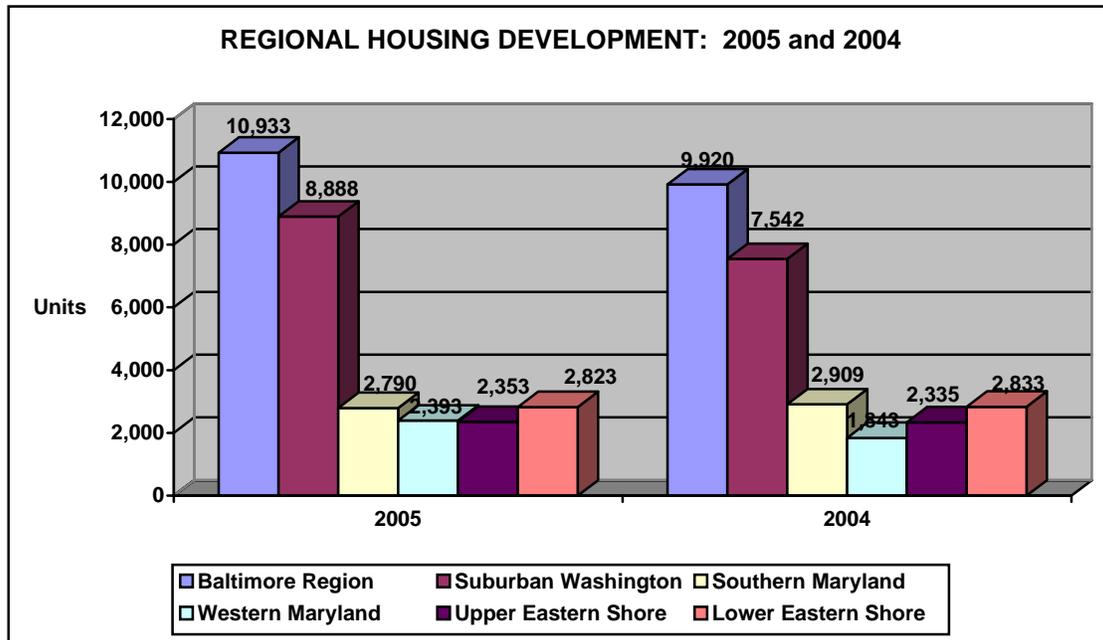


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There are six State Planning regions in Maryland. These regions are titled; Baltimore, Lower Eastern Shore, Southern Maryland, Suburban Washington, Western Maryland, and the Upper Eastern Shore.

According to 2005 population estimates from the U. S. Bureau of the Census, the Baltimore region, with 2,610,063 persons, has the highest number of inhabitants. It consists of Baltimore County (786,113 persons), Baltimore City (635,815 persons), Anne Arundel (510,878 persons), Howard (269,457 persons), Harford (239,259 persons), and Carroll (168,541 persons) Counties.

During 2005, permit-issuing places in the Baltimore State Planning Region authorized 10,933 new housing units for construction. This accounts for more than one-third (36-percent) of the State's total new housing construction activity. This is an increase of 1,013 units (10-percent), from the previous year. The value of this construction is placed at \$1,674,018,966. This is a 21-percent increase from the \$1,385,942,880 value of home construction in the region during 2004.



The average construction value of a new single-family home in the Baltimore State Planning Region ranks third among all regions. At \$174,567, new single-family home construction value in the Baltimore Region is almost two-percent higher than the statewide average of \$171,541.

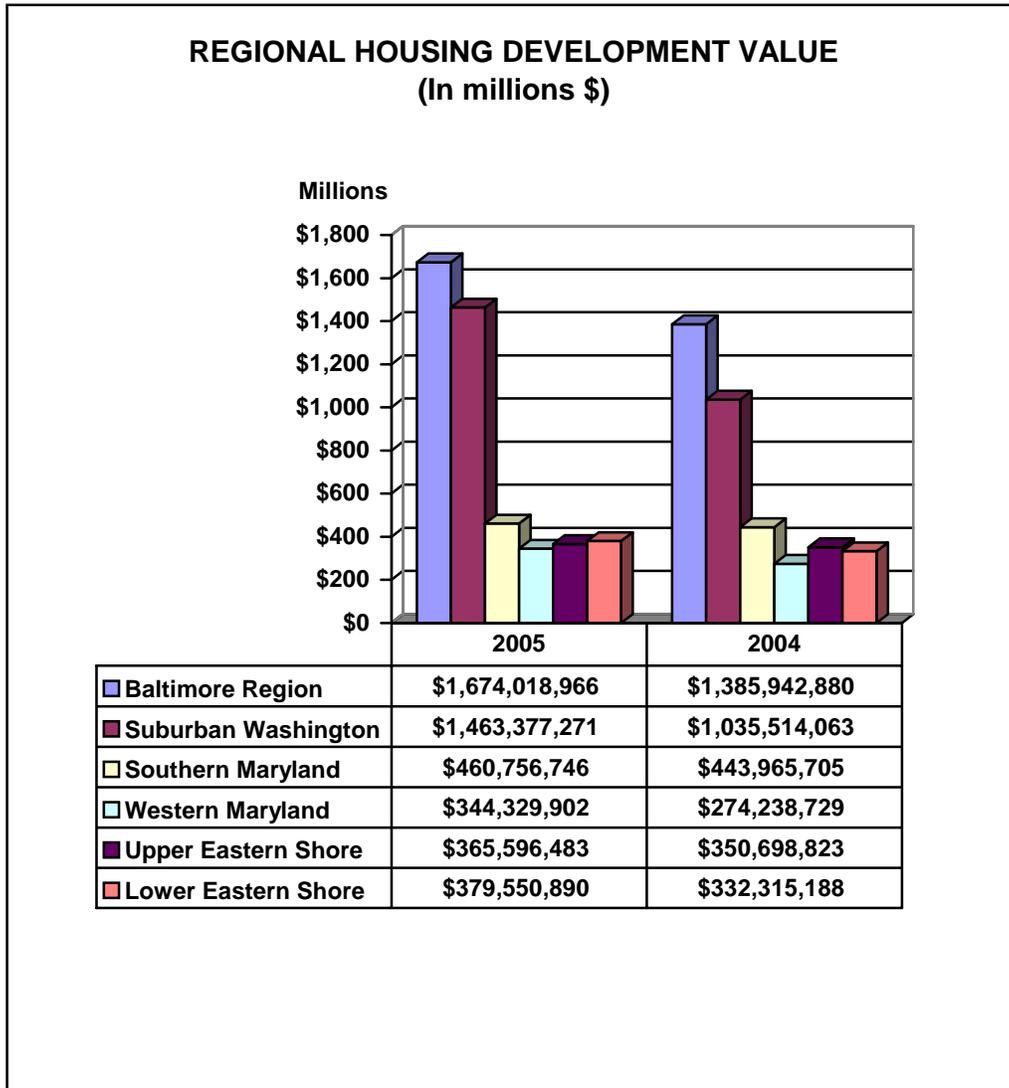
The second highest population (1,994,407 persons) lives in the Suburban Washington state Planning Region. It consists of Montgomery (927,583 persons), Prince George’s (846,123 persons), and Frederick (220,701 persons) Counties. The region accounts for 29-percent of Maryland’s new housing construction activity. There are 8,888 new housing units authorized here, an increase of 1,346 units (18-percent) from the previous year.

The value of residential construction in the region is placed at \$1,463,377,271 during 2005, an increase of 41-percent from the \$1,035,514,063 in 2004. The average cost of construction for a single-family home is \$193,804. This is the highest average value of construction among all of the State’s planning regions. It is 13-percent higher than the Statewide average.

The Southern Maryland State Planning Region has a 2005 census estimated population of 323,265 persons. Its component jurisdictions are Charles (138,822 persons), St. Mary’s (96,518 persons) and Calvert (87,925 persons) Counties. Permit issuing places in these jurisdictions authorized 2,790 new housing units for construction. This accounts for nine-percent of the new homes built in the State. This is four-percent less than the 2,909 units authorized for construction in 2004.

The value of new residential unit construction in Southern Maryland is placed at \$460,756,746 during 2005. This is an increase of just under four-percent from the \$443,965,705 reported in 2004.

The region's average construction value of a new single-family house is \$184,147. This is second highest among the State's Planning Regions. It is seven-percent higher than the \$171,541 Statewide average cost of building a new single - family house.



With a 2005 census estimate of 245,443 persons, the Western Maryland State Planning Region is the State's fourth most populous region. The region is made up of Washington (141,895 persons), Allegany (73,639 persons) and Garrett (29,909 persons) Counties.

Permit issuing places in these jurisdictions authorized the construction of 2,393 new housing units, or eight-percent of the State's total. This is an increase of 30-percent (550

units) over the 1,843 units authorized for construction in the Western Maryland State Planning Region during 2004.

The region's 2005 value of new residential unit construction is reported at \$344,329,902. This is over a 25-percent increase (\$470,091,173), from the \$274,238,729 value of construction reported for Western Maryland in 2004. The average value of construction for a single-family home in Western Maryland is \$167,720. This is two-percent less than the State average of \$171,541.

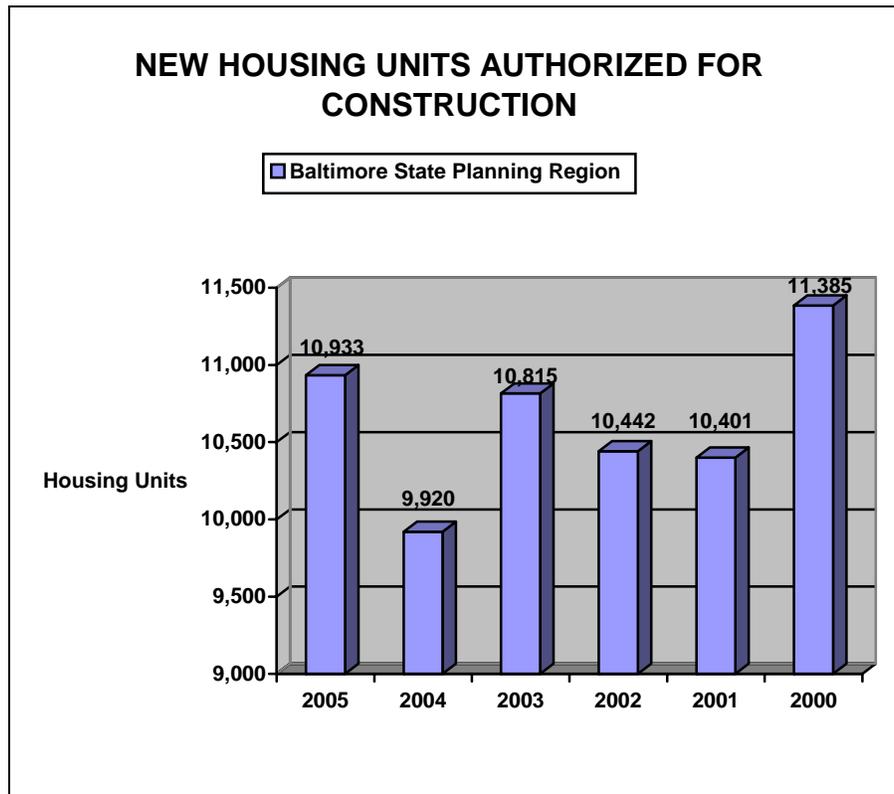
The Upper Eastern Shore State Planning Region has 230,812 inhabitants according to 2005 census population estimates. The region is composed Cecil (97,796 persons), Queen Anne's (45,612 persons), Talbot (35,683 persons), Caroline (31,822 persons), and Kent (19,899 persons) Counties. Permit issuing places in the region authorized 2,353 new housing units for construction during 2005, or over seven-percent of the State's new housing. This is up slightly from the previous year when 2,335 new housing units were authorized for construction.

The value of housing construction on the Upper Eastern Shore during 2005 is placed at \$365,596,483. This is an increase of \$14,897,660 (four-percent), over the value of the region's new housing unit construction the previous year. The average value of construction for a single-family home in the Upper Eastern Shore State Planning Region is \$163,900. This is four-percent less than the statewide average cost of building a new single-family house.

The Lower Eastern Shore State Planning Region has a 2005 estimated population of 196,398 persons. Counties comprising the region include, Wicomico (90,402 persons), Worcester (48,750 persons), Dorchester (31,401 persons) and Somerset (25,845 persons). Permit issuing places in these jurisdictions authorized the construction of 2,823 new housing units, 10 units less than the 2,833 new units authorized in 2004. New housing unit construction in this region of the Eastern Shore accounts for nine –percent of all residential development activity in the State.

The 2005 value of construction for new residential units authorized on the Lower Eastern Shore is \$379,550,890. This is an increase of \$47,235,702, or 14-percent higher than the previous year. The average construction value of a new single-family home in this region is \$153,529. This is 10-percent less than State's mean cost of single-family home construction (\$171,541).

## Baltimore State Planning Region: 2005



The Baltimore State Planning Region authorized 10,933 new homes for construction during 2005. This is a net increase from the previous year 1,013 units (10-percent). Harford County, Baltimore City and Anne Arundel were the only jurisdictions in the region to show increases in total housing from the previous year (823 additional units, 516 additional units and 131 additional units, respectively).

Since 2000, 63,896 new homes have been authorized in the region. This is the highest level of home construction for any State Planning Region, and annually accounts for slightly more than one-third of all home building in the State.

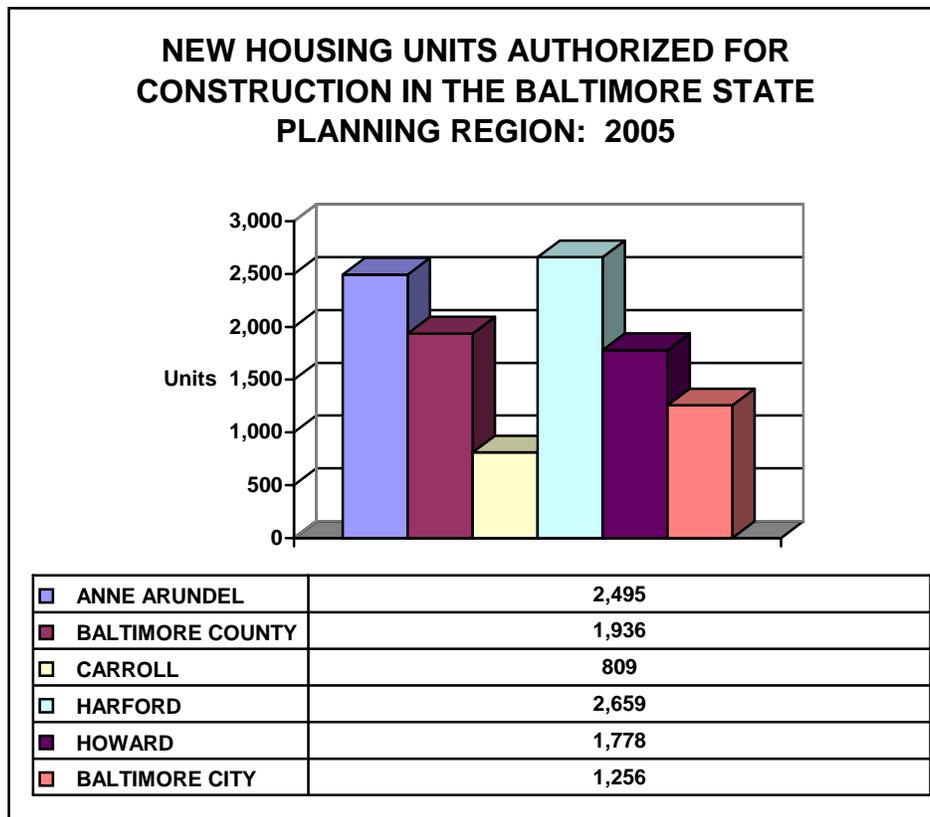
Over the past six years, the annual number of new housing units authorized for construction in the Baltimore State Planning region has declined twice from the previous year (nine-percent decrease from year 2000's total of 11,385 new housing units, and the eight-percent decrease from 10,815 new housing units in 2003 to 9,920 new units in 2004).

The highest level of home building activity is in Harford (2,659 units and 24-percent of the region total), Anne Arundel (2,495 units and 23-percent of the region total), and Baltimore County (1,936 units and 18-percent of the region total). Statewide these jurisdictions rank third, fourth, and sixth in terms of new home building activity.

Howard with 1,778 new units (a little more than 16-percent of the new units in the region), ranks 8<sup>th</sup> in the State. Baltimore City authorized 1,256 new housing units and ranks 10<sup>th</sup> Statewide. New housing construction activity in Baltimore City accounts for over 11-percent of residential development in the region. Carroll County authorized 809 new housing units for construction during 2005. This accounts for just over seven-percent of the residential construction activity in the Baltimore Region and ranks 14<sup>th</sup> Statewide.

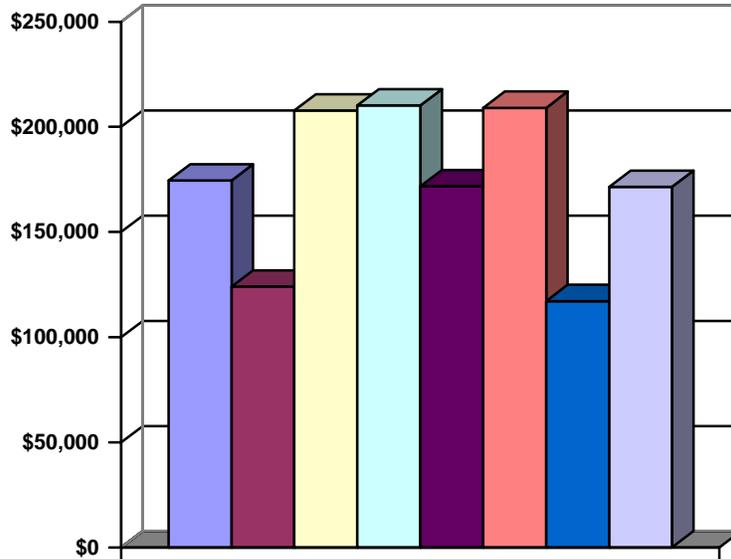
The value of home construction in the Baltimore Region is placed at \$1,674,018,966. This is 36-percent of the State’s total home construction cost. There were 8,001 single – family housing authorized for construction, accounting for 73-percent of the region’s home building activity.

Most of the single-family units are built in Harford County. Harford County permit issuing places authorized 2,216 new units representing almost 28-percent of single-family home building in the region. This is the second highest number of single family housing units authorized for construction in the State.



The aggregate value of single-family home construction in Harford is \$380,689,429. With an average value of construction cost of \$171,791, Harford ranks 10<sup>th</sup> Statewide, and is roughly equivalent to the State average of \$171,541.

**AVERAGE CONSTRUCTION VALUE OF SINGLE-FAMILY HOMES FOR THE STATE BALTIMORE REGION AND SPECIFIED JURISDICTIONS: 2005**



■ BALTIMORE REGION	\$174,567
■ ANNE ARUNDEL	\$124,041
■ BALTIMORE COUNTY	\$207,713
■ CARROLL	\$210,220
■ HARFORD	\$171,791
■ HOWARD	\$209,043
■ BALTIMORE CITY	\$117,134
■ STATE OF MARYLAND	\$171,541

Within the Baltimore State Planning Region, Anne Arundel follows with 1,565 new single-family homes. This is 20-percent of the region total. The value of single-family home construction in Anne Arundel is \$194,123,629. The average value of construction for a new single family home in Anne Arundel is \$124,041. This is second lowest average value in the State. It is 28-percent below the State average construction cost of a new single-family home.

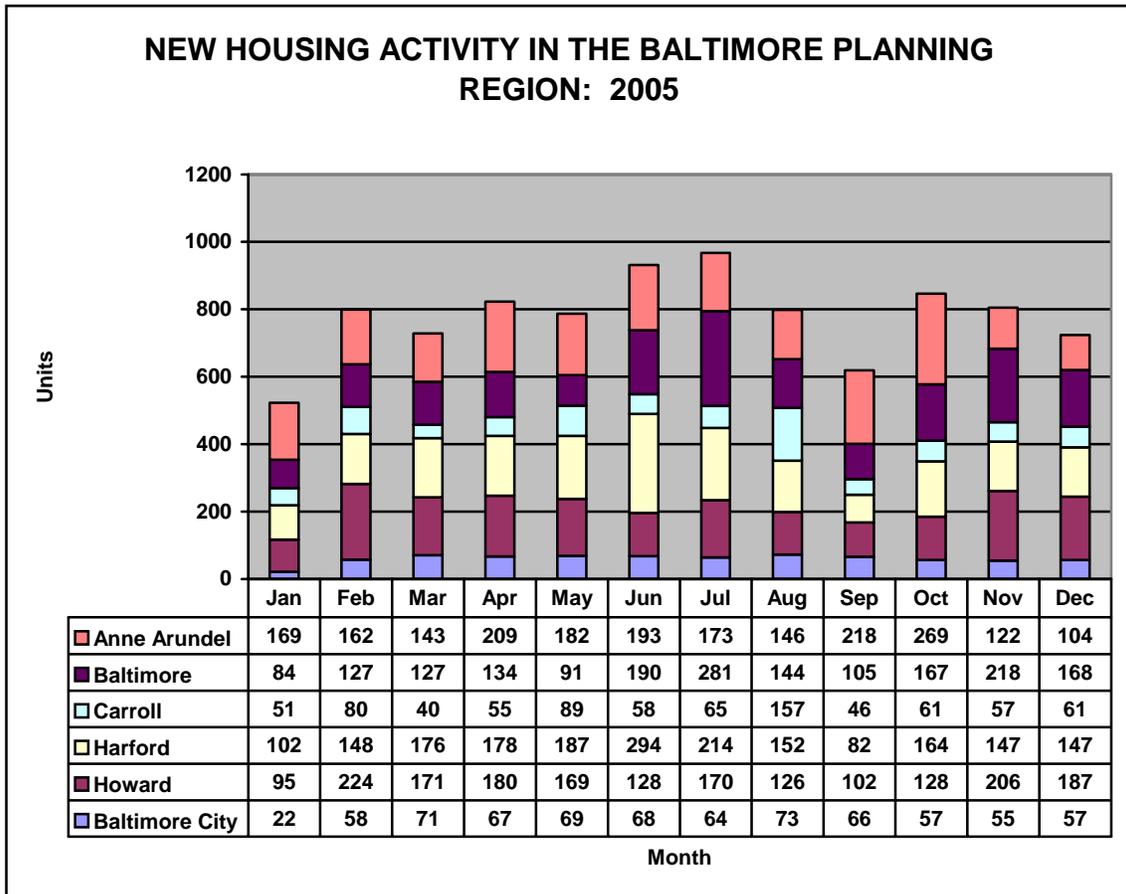
Baltimore County authorized 1,514 new single-family homes for construction. This is 19-percent of the Baltimore Region total with a construction value of \$314,476,782. The average cost of construction for a new home in Baltimore County is the sixth highest in the State. At \$207,713, new home construction in Baltimore County is 21-percent higher than the State average cost of \$171,541.

Howard County permitted 1,340 new single-family homes during 2005. This is about 17-percent of the region's total single-family home construction activity. The cost of single-family home building in Howard is \$280,116,956. The average value of construction for

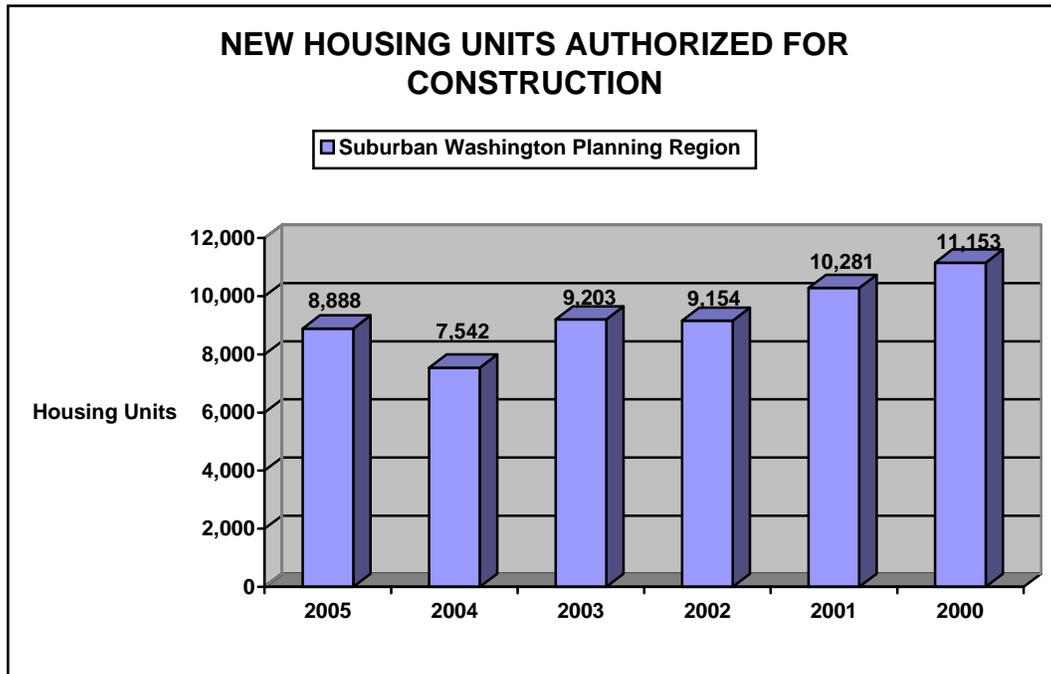
single-family homes is \$209,043 and ranks fifth, statewide. It is 22-percent higher than the State average construction cost of a new single family home.

Carroll County authorized 723 new single-family homes for construction during 2005, accounting for nine-percent of the region’s single-family housing production. The value of this construction is placed at \$151,989,271. The average value of construction for a new home in Carroll is \$210,220. This ranks 4<sup>th</sup> among jurisdictions Statewide and is over 22-percent higher than the State average.

The jurisdiction building the fewest single-family units in the region is Baltimore City. It authorized 643 new units accounting for eight-percent of the home building activity in the region. The aggregate value of single-family home construction is \$75,317,180. With an average value of construction cost of \$117,134, Baltimore City has the lowest single-family home construction cost in the State. It is 32-percent below the State’s average cost of \$171,541.



## Suburban Washington State Planning Region: 2005



The Suburban Washington Planning Region authorized 8,888 new homes for construction during 2005. The net change from the previous year is substantial as the 2005 count represents an increase of 1,346 units (18-percent).

Since 2000, 56,221 new homes have been authorized in the region. This is the second highest level of home construction for any State Planning Region, and accounts for 32-percent all home building in the State over the period.

Over the past six years, housing construction in the region declined three consecutive years (from 2000 through 2002). Only in the year 2003 and 2005, has home building increased from the previous year.

The highest level of home building activity during 2005 is in Montgomery (3,591 units or 40-percent of the region total). This is the highest annual total among all of the State's political subdivisions.

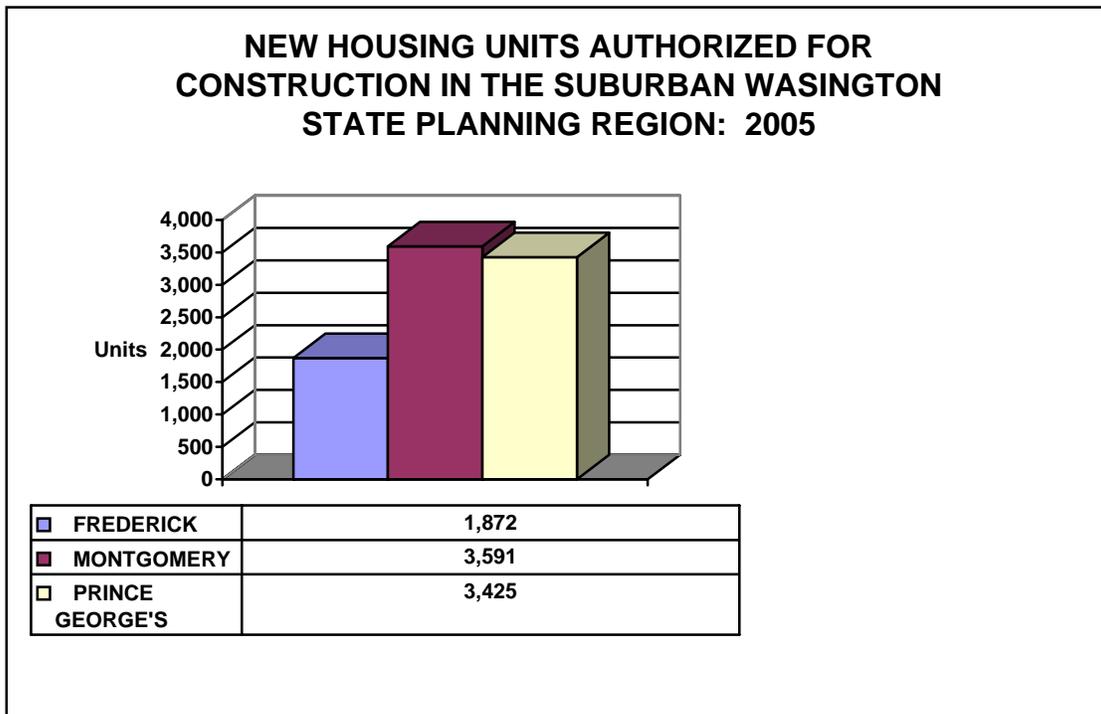
Prince George's County ranks second in new housing construction activity. It authorized 3,425 dwelling units or almost 39-percent of the region total. Frederick County with 1,872 new units authorized for construction, accounts for 21-percent of the housing production in the Suburban Washington region. Frederick County ranks seventh among the State's political subdivisions in new home construction.

The value of new home construction in the Suburban Washington Region is placed at \$1,463,377,271. This is 31-percent of the State's total home construction cost. The

region authorized 6,369 single-family housing units for construction. This is 72-percent of the region's new home building activity.

There are 6,369 new single-family homes authorized for construction in the Suburban Washington Planning Region. Most of these new homes are in Prince George's County. Prince George's permit issuing places authorized 3,255 single-family residences. This is the highest level of single-family home construction in the State. It represents almost 51-percent of the single-family home building activity in the region.

Montgomery County permit issuing places authorized the construction of 1,700 single-family housing units. This ranks third Statewide and accounts for 27-percent of the single-family home construction in the region. Frederick County authorized the construction of 1,414 new single-family homes. This ranks seventh statewide, and accounts for 22-percent of the single-family home construction in the region.

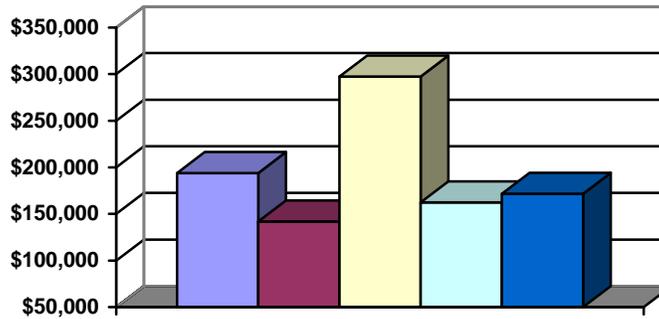


The value of the Suburban Washington Region's single-family home construction is placed at \$1,234,337,736. With an average value of construction cost of \$297,338, Montgomery has the highest average single-family home construction cost in the State. It is 73-percent higher than the State average of \$171,541.

The average value of construction for a new single family home in Prince George's County is \$162,266. This ranks 12th among the State's political subdivisions and is over five-percent lower than the State average.

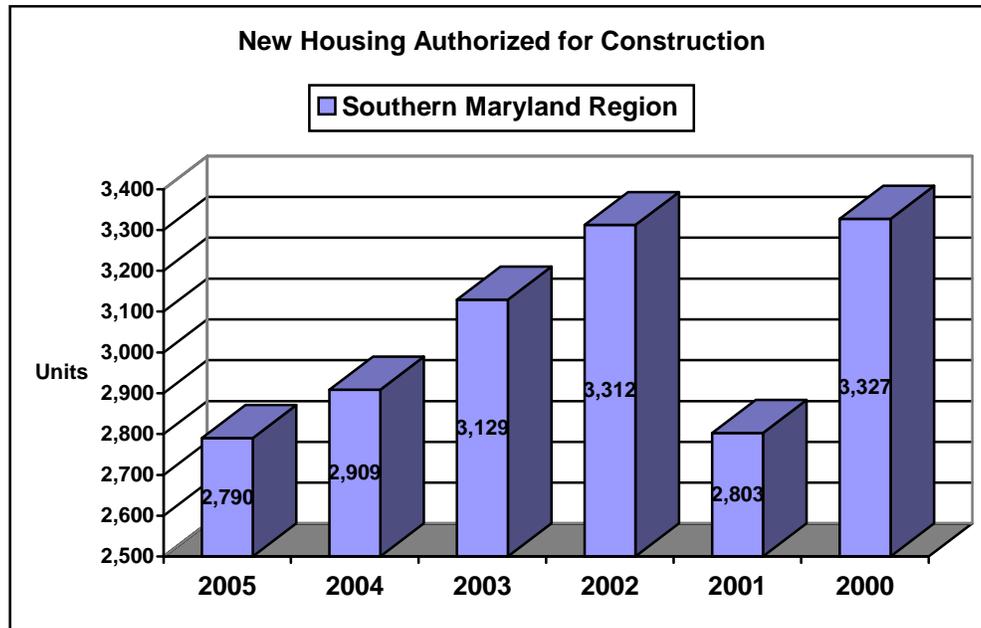
The average cost of construction for a new home in Frederick ranks 20th in the State. At \$141,929, the construction cost for a new home in Frederick is 17-percent lower than the State average cost of single-family home construction (\$171,541).

**AVERAGE CONSTRUCTION VALUE OF SINGLE FAMILY HOMES FOR THE STATE, SUBURBAN WASHINGTON REGION AND SPECIFIED JURISDICTIONS: 2005**



■ SUBURBAN WASHINGTON	\$193,804
■ FREDERICK	\$141,929
■ MONTGOMERY	\$297,338
■ PRINCE GEORGE'S	\$162,266
■ STATE OF MARYLAND	\$171,541

## Southern Maryland State Planning Region: 2005



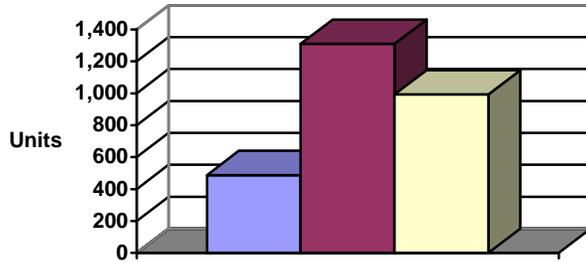
Since 2000, 18,270 new housing units have been authorized for construction in the Southern Maryland State Planning Region. This is the third highest level of home construction for any State Planning Region, and accounts for 10 - percent of all home building in the State over the period.

Southern Maryland permit issuing places authorized 2,790 new homes for construction during 2005. From 2004, the net change is a drop of 119 units (four-percent). Only Charles County posted an increase (309 units or about 31-percent), in housing production from 2004.

This is the third consecutive year that new home building has declined in the region, and the lowest level of construction activity this decade. Only during the 2001 through 2002 period has the Southern Maryland State Planning Region authorized more homes for construction than the previous year, when the region experienced an increase of 509 units.

The highest level of home building activity is in Charles (1,309 units or almost 47-percent of the region total). Charles County ranks ninth in total housing units authorized Statewide. St. Mary's County, ranking 13th, authorized 993 dwelling units or 36-percent of the region total. Calvert County with 488 new units authorized for construction, accounts for 17-percent of the housing production in the Southern Maryland region, and ranks 18th Statewide.

**NEW HOUSING UNITS AUTHORIZED FOR  
CONSTRUCTION IN THE SOUTHERN MARYLAND STATE  
PLANNING REGION: 2005**



■ CALVERT	488
■ CHARLES	1,309
■ ST. MARY'S	993

The 2005 value of total new home construction in the Southern Maryland Region is placed at \$460,756,746. This is about 10-percent of the State's total home construction cost. The Region authorized 2,382 single-family housing units for construction. This is 85-percent of the region's home building activity.

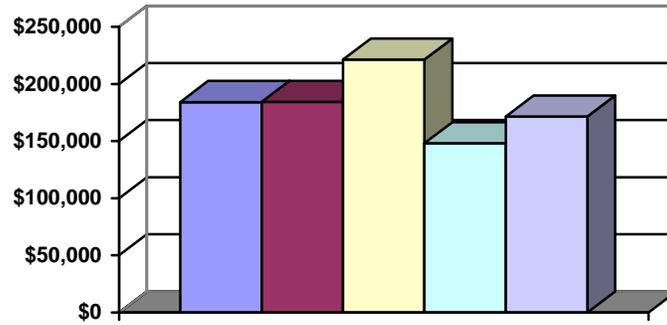
With an aggregate value of single-family home construction in Southern Maryland reported at \$438,638,873, the average construction value of a single-family unit in the region is \$184,147. Most of these houses (963 units) are built in St. Mary's County. This is 40-percent of the Region's new single-family homes.

The value of single-family home construction in St. Mary's County is \$142,614,773. These have an average construction cost of \$148,094. This is one of the lowest single-family home construction costs in the State. It ranks 19<sup>th</sup> Statewide, and is lower than the State average cost of single-family home construction of \$171,541 by almost 14-percent.

Charles County authorized the construction of 931 new single-family homes. This is 39-percent of the region total. The value of single-family home construction in the county is \$206,040,674. The average cost of building a new single family home in Charles County is among the highest in the State. the average value of new single-family home construction is \$221,311. This ranks second among the State's political subdivisions and is 29-percent higher than the State average.

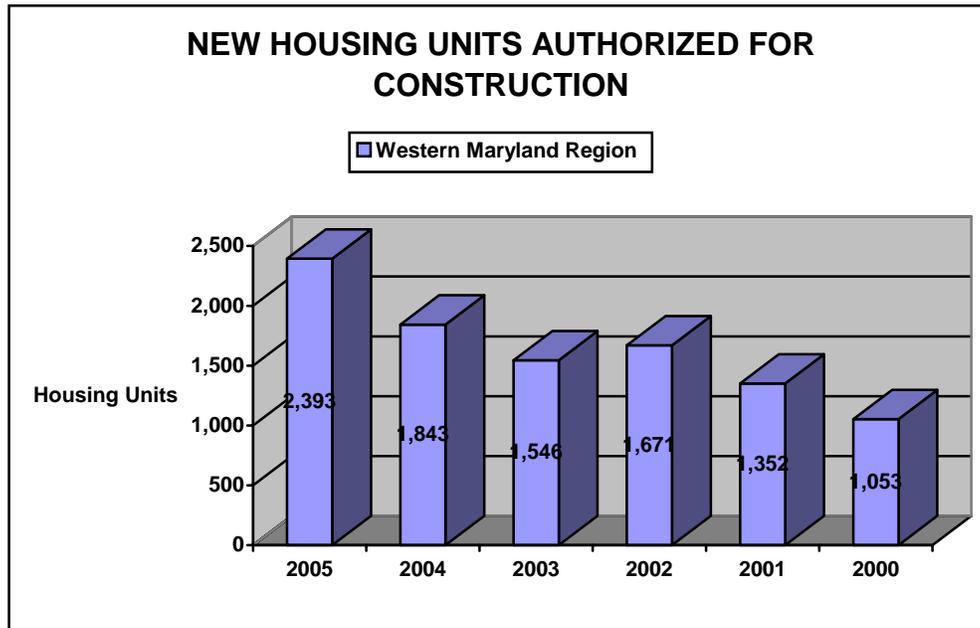
Calvert County authorized 488 new single-family homes for construction. This is 20-percent of the Southern Maryland State Planning Region total. The construction value of these dwellings is \$89,983,426. The average cost of construction for a new home in Calvert ranks ninth in the State. At \$184,392 the construction cost for a new home is seven-percent higher than the State average cost of single-family home construction of \$171,541.

**AVERAGE CONSTRUCTION VALUE OF SINGLE  
FAMILY HOMES FOR THE STATE, SOUTHERN  
MARYLAND REGION AND SPECIFIED  
JURISDICTIONS: 2005**



■ SOUTHERN MARYLAND	\$184,147
■ CALVERT	\$184,392
■ CHARLES	\$221,311
■ ST. MARY'S	\$148,094
■ STATE OF MARYLAND	\$171,541

**Western Maryland State Planning Region: 2005**



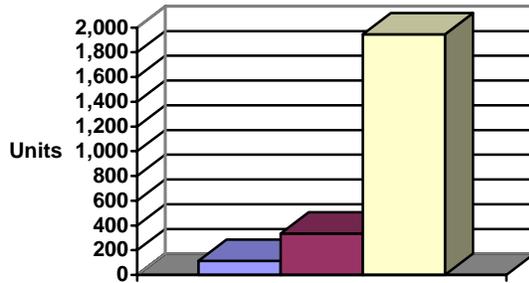
Since 2000, Western Maryland State Planning Region permit issuing places authorized the construction of 9,858 new homes. This is the fifth highest level of home construction activity among all State Planning Regions. Western Maryland accounts for almost six-percent of all home building in the State. With the exception of the 2002 – 2003 period, the number of new housing units authorized for construction in the Western Maryland State Planning region increased every year over the last six years.

Western Maryland authorized 2,393 new homes for construction during 2005. From 2004, the net change for the region is an increase of 550 units (30-percent). All of the increase may be attributable to marked residential growth Washington County. Both Garrett (-21 housing units) and Allegany (-6 housing units), Posted small declines in housing construction activity.

Overwhelmingly, most of the home building construction activity in the Western Maryland State Planning Region takes place in Washington County. During 2005, the County authorized 1,945 new housing units. This is 81-percent of all the new housing in the region. It is also an increase of 577 units (42-percent) over the previous year. Washington County ranks fifth in housing production among the State's 24 political subdivisions.

Garrett County authorized 334 new housing units for construction during 2005. This is 14-percent of the region's new housing unit total, and ranks the county 21<sup>st</sup> in housing production Statewide. The 2005 count of authorized new housing is a net decrease of 21 new units from 2004, when 355 new housing units were authorized for construction.

**NEW HOUSING UNITS AUTHORIZED FOR  
CONSTRUCTION IN THE WESTERN MARYLAND  
STATE PLANNING REGION: 2005**



ALLEGANY	114
GARRETT	334
WASHINGTON	1,945

Allegany County, with 114 new units authorized for construction, accounts for almost five-percent of the housing production in the Western Maryland region, and ranks 24th Statewide. This represents a decrease of six units from the 120 new housing units authorized for construction during 2004.

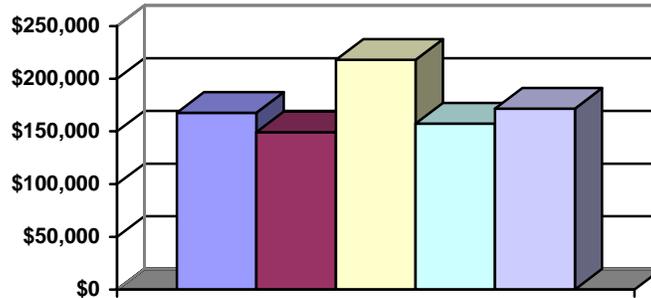
The 2005 value of total new housing unit construction in Western Maryland is placed at \$344,329,902. This is more than seven-percent of the State's total home construction cost. During the year, permit-issuing places in the region authorized the construction of 1,885 single-family housing units. These units account for 79-percent of the region's home building activity.

Washington County's permit issuing places authorized 1,447 new single-family units. This is 77-percent of the Region's new single-family homes. The value of this construction is placed at \$227,777,415. The average cost of building a home in the county is \$157,414. This ranks 14<sup>th</sup> Statewide, and is eight percent below the State average of \$171,541.

Garrett County authorized 334 new single-family homes for construction. This is 18-percent of the region total. The value of single-family home construction in Garrett County is \$72,840,517. The average value of construction for a new single family home in Garrett County is among the highest in the State. At \$218,085, the average construction cost of building a new home is the third highest all political subdivisions. The county's average construction cost is 27-percent higher than the Statewide average.

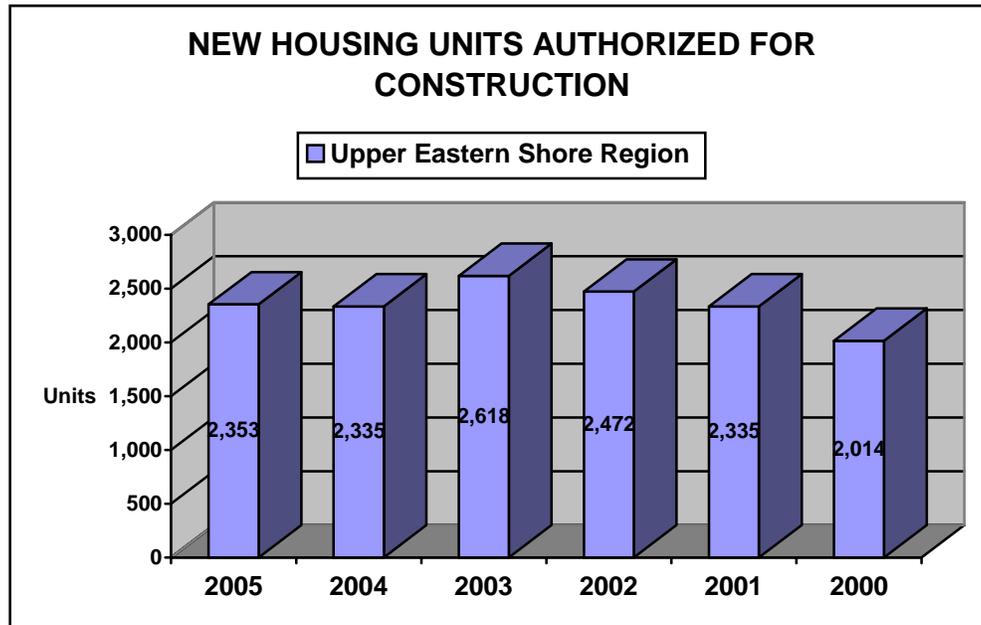
Allegany County permit issuing places authorized 104 new single-family homes for construction during 2005. This is five-percent of the home construction activity in the Western Maryland State Planning Region. The total construction value of these homes is \$15,535,170. The average cost of building a new home in Allegany is \$149,377. This average cost ranks 17<sup>th</sup> in the State, and is 13-percent below the Statewide average of \$171,541.

**AVERAGE CONSTRUCTION VALUE OF SINGLE FAMILY HOMES FOR THE STATE, WESTERN MARYLAND REGION AND SPECIFIED JURISDICTIONS: 2005**



■ WESTERN MARYLAND	\$167,720
■ ALLEGANY	\$149,377
■ GARRETT	\$218,085
■ WASHINGTON	\$157,414
■ STATE OF MARYLAND	\$171,541

## Upper Eastern Shore State Planning Region: 2005



Permit issuing places in the Upper Eastern Shore State Planning Region authorized 14,127 new housing units for construction from 2000 through 2005. This is eight percent of the 176,186 housing units authorized in the State over the same period.

During 2005, the Planning Region authorized 2,353 new homes for construction. This is an increase of 18 units (an increase of less than one-percent) over new housing construction authorized in 2004. With the exception of 2004, housing production in the region has increased every year this decade.

The Upper Eastern Shore's highest level of home building activity occurred in Cecil County during 2005. The County's permit issuing places authorized 743 housing units for construction. This is almost 32-percent of the region's total new units, and ranks 15<sup>th</sup> in new units Statewide.

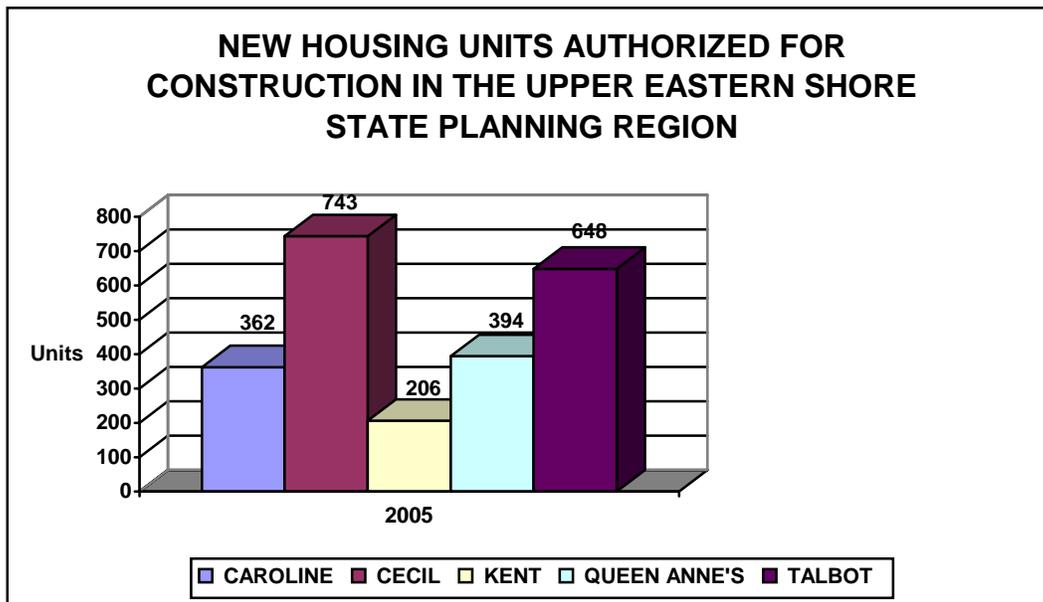
Talbot County authorized 648 new housing units for construction, or nearly 28-percent of the region's new dwellings. This ranks 16<sup>th</sup> among the State's 24 political subdivisions. Permit issuing places in Queen Anne's authorized 394 new housing units built, placing the County 19<sup>th</sup>, Statewide. These places authorized almost 17-percent of the Upper Eastern Shore State Planning Region total.

Caroline County permit issuing places authorized 362 new housing units for construction. This is 15-percent of all new homes in the region, and ranks 20<sup>th</sup> in the State. Kent County authorized 206 new housing units for construction. It ranks 23<sup>rd</sup> Statewide, accounting for nine-percent of the Upper Eastern Shore State Planning Region's new housing units.

The 2005 value of new housing unit construction in the Upper Eastern Shore Region State planning region is placed at \$365,596,483. This is almost eight-percent of the State's total home construction value of \$4,687,630,258.

Upper Eastern Shore jurisdictions authorized the highest percentage of single-family homes in the State. There were 2,195 single-family homes permitted for construction, accounting for over 93-percent of the region's home building activity. Statewide single-family housing units account for 76-percent of total new homes built during 2005.

Most of the Region's single-family housing units are built in Talbot and Cecil Counties. Talbot permit issuing places authorized 648 new houses accounting for 30-percent of the single-family home building activity in the upper Eastern Shore. The County's value of single-family home construction is placed \$110,334,192. These homes have an average construction value of \$170,269. It is slightly lower than the State average construction value of \$171,541 (less than one-percent), and ranks 11<sup>th</sup> Statewide.



Cecil County permit issuing places authorized building 619 new single-family homes, or 28-percent of the region's total during 2005. The value of single-family home construction in Cecil County is placed at \$95,806,048. the County has the 15th highest average construction value in the State. The average value of construction for a new single family home is \$154,776. This is almost 10-percent below the State average.

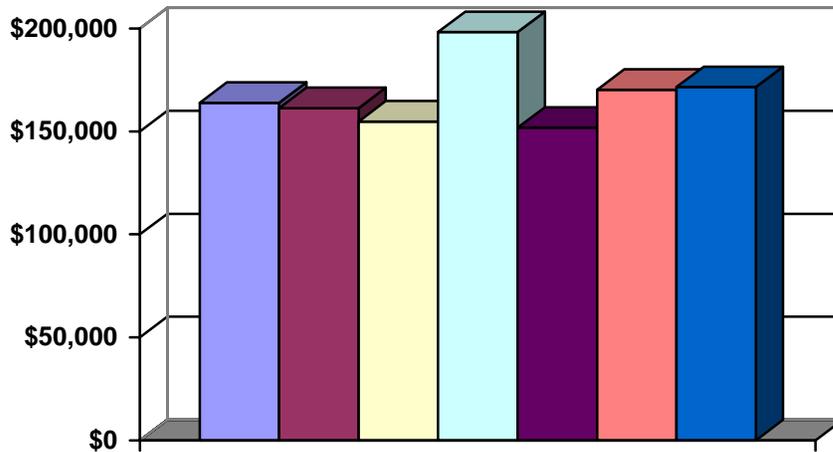
Queen Anne's County authorized 385 new single-family homes for construction. This is almost 18-percent of all single - family homes authorized for construction in the Upper Eastern Shore Planning State Planning Region. The value of construction for these houses is placed at \$58,432,244. The average cost of construction for a single family home in Queen Anne's County is \$151,772 and ranks 16<sup>th</sup> in the State. This cost is more

than 11-percent lower than the State’s average cost of building a single–family housing unit.

Caroline County permit issuing places authorized 337 new single-family homes for construction during 2005. This is 15-percent of the Upper Eastern Shore State Planning Region’s single-family home construction activity. The value of construction is placed at \$54,339,035. The average cost of building a single-family home in Caroline County is \$161,243. This ranks 13<sup>th</sup> among the State’s 24 political subdivisions, and is six-percent lower than the \$171,541 Maryland average.

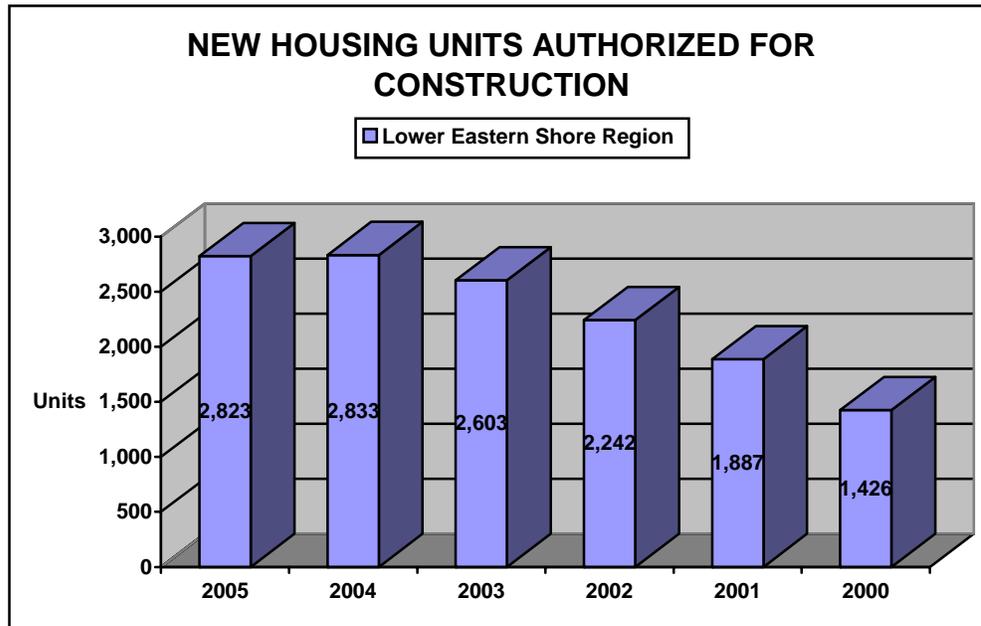
Kent County permit issuing places authorized 206 new single-family homes for construction during 2005. this accounts for over nine-percent of the planning region’s single family housing production. The value of construction is placed at \$40,848,564. The average value of construction for a new single family home in Kent is the highest in the Upper Eastern Shore. At \$198,294, the County’s average value of new home construction is nearly 16-percent higher than the State average. It ranks seventh in average value among jurisdictions, Statewide.

**AVERAGE CONSTRUCTION VALUE OF SINGLE FAMILY HOMES FOR THE STATE, UPPER EASTERN SHORE REGION AND SPECIFIED JURISDICTIONS: 2005**



UPPER EASTERN SHORE	\$163,900
CAROLINE	\$161,243
CECIL	\$154,776
KENT	\$198,294
QUEEN ANNE'S	\$151,772
TALBOT	\$170,269
STATE OF MARYLAND	\$171,541

**Lower Eastern Shore State Planning Region: 2005**



From 2000 through 2005, permit issuing places in the Lower Eastern Shore State Planning Region authorized 13,814 new housing units for construction. This is eight – percent of all the housing authorized in the State this decade. Residential construction activity increased every year in the region from 2000 through 2004, and the reported number of units authorized during 2005 (2,823), is just 10 units fewer than the 2,833 units authorized during 2004.

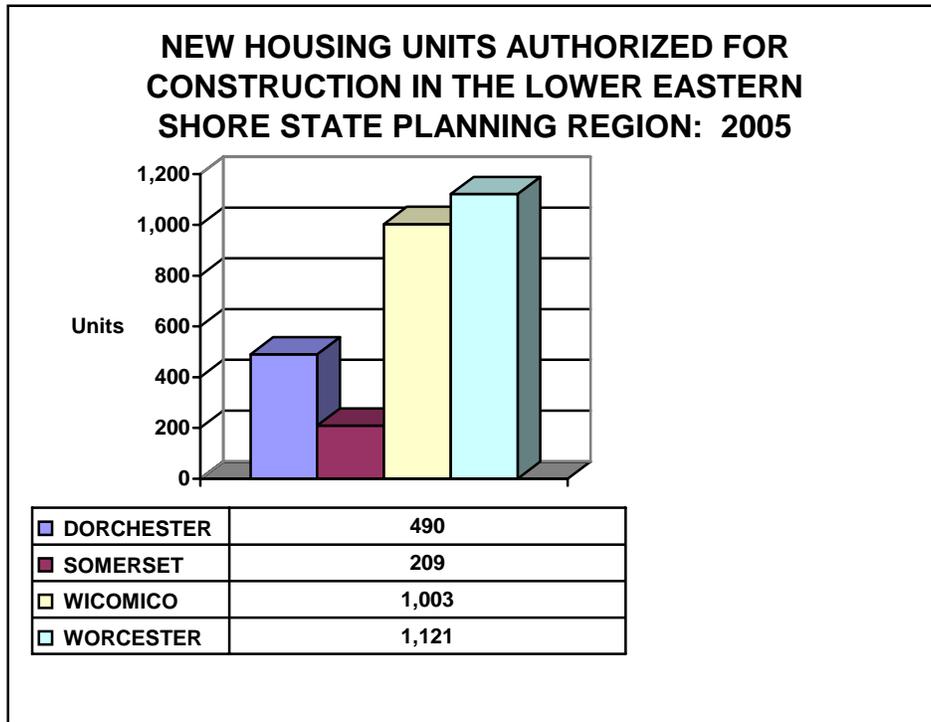
Worcester County is the region’s only county to report a decrease (104 units) in housing production from the previous year. Still, it is where most of the housing units in the Lower Eastern Shore are being built. The County’s permit issuing places authorized the construction of 1,121 new housing units, or nearly 40-percent of the region total. It ranks 11th in new unit authorizations among the State’s 24 political subdivisions.

Wicomico County authorized 1,003 new dwelling units for construction during 2005. This is almost 36-percent of the new residential construction activity in the region, and ranks 12<sup>th</sup> Statewide. It is an increase of three units over the number reported during 2004.

Dorchester County authorized 490 new housing units for construction. This accounts for 17-percent of the housing production in the Lower Eastern Shore State Planning Region, and ranks 17th Statewide. This is an increase of 67 units from the 423 new housing units authorized by the county’s permit issuing places during 2004.

Permit issuing places in Somerset County authorized 209 new housing units for construction. This accounts for over seven-percent of all new housing in the region

during 2005. This total is 24 units higher than were authorized during 2004. for the year, Somerset County ranks 22<sup>nd</sup> in new housing production among the State’s 24 political subdivisions.



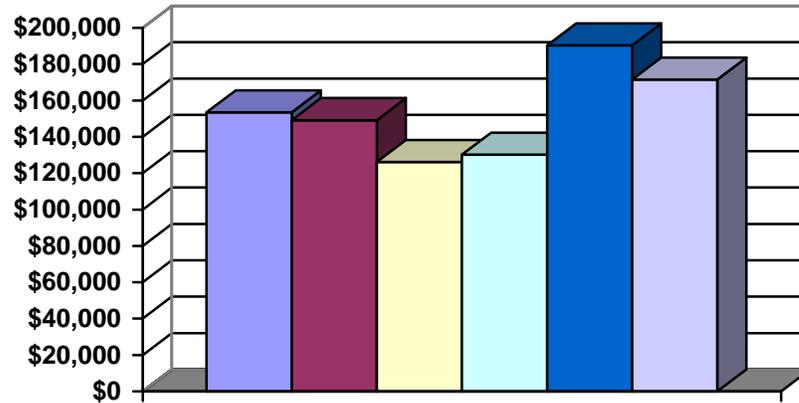
The value of new home construction in the Upper Eastern Shore Region is placed at \$379,550,890. This is more than eight-percent of the State’s total home construction value.

Over 73-percent of all new housing constructed in the Lower Eastern Shore State Planning Region are single-family homes (2,077). Most of these are built in Wicomico County. Wicomico county permit issuing places authorized 828 new single-family units. This is 40-percent of the region’s single-family housing unit construction.

The value of Wicomico county single-family home construction is placed at \$107,836,387, while the average cost of constructing a single-family home is \$130,237. This ranks 21st Statewide, and is 24-percent below the Statewide average cost of construction of \$171,541.

Worcester County reported the second highest number of single-family housing units authorized for construction in the region. During 2005, building permits were issued for 712 single – family housing units, with a value of construction placed at \$135,510,291. The 712 new homes account for 34-percent of the single-family housing authorized in the Lower Eastern Shore region.

**AVERAGE CONSTRUCTION VALUE OF SINGLE FAMILY HOMES  
FOR THE STATE, LOWER EASTERN SHORE REGION, AND  
SPECIFIED JURISDICTIONS: 2005**



■ LOWER EASTERN SHORE	\$153,529
■ DORCHESTER	\$149,185
■ SOMERSET	\$126,175
■ WICOMICO	\$130,237
■ WORCESTER	\$190,323
■ STATE OF MARYLAND	\$171,541

The average value of construction for a new single-family home in Worcester county is \$190,323. This is the Lower Eastern Shore State Planning Region's highest average value of construction cost. It is the eighth highest among the State's 24 political subdivisions, and 11-percent higher than the State average cost of \$171,541.

Permit issuing places in Dorchester County authorized 338 new single-family homes for construction during 2005. This is 16-percent of the Region's total. The value of single-family home construction in Dorchester County is placed at \$50,424,473. The average cost of construction for a new single-family home in Dorchester is \$149,185. This ranks 18<sup>th</sup> among jurisdictions in the State, and is 13 -percent lower than the State average cost of \$171,541.

Permit issuing places in Somerset County authorized 199 new single-family homes. This is nearly 10-percent of all single-family residences authorized for construction in the Lower Eastern Shore State Planning Region. The value of single-family home construction in the County is placed at \$25,108,867.

The average value of construction for a Somerset County new single-family home is \$126,175. This ranks 22<sup>nd</sup> among average value of construction for single-family homes Statewide. It is 26-percent less than the State average construction value of \$171,541.

Data Sources

U. S. Department of Commerce, Bureau of the Census, Construction Statistics Division,  
Annual Building Permit Reports.

Prepared by MD Department of Planning, Planning Data Services, 2006 Annual Report  
Tables 1 – 3.