



Utah Construction Report

Bureau of Economic and Business Research
David Eccles School of Business
University of Utah

Permit-Authorized • April, May, June 2004 • Volume 47 NO. 2

UTAH PERMIT CONSTRUCTION ACTIVITY POSTS NEW RECORD VALUE

Diane S. Gillam

Permit-authorized construction activity in Utah during the months of April, May and June of 2004 was characterized by continued strength in residential building—both single-family homes and multifamily buildings—and a rebounding nonresidential sector. During the quarter, permits were issued for 5,130 new single-family homes, bringing the total for 2004 to 8,671, a 9.9 percent increase over the first half of 2003. The number of new single-family homes through June is second only to the same period in 1978. The number of new apartments and condominiums jumped 27.0 percent, as 3,005 new units received permits. For the year, permits have been issued for a total of 12,021 new dwelling units, an increase of 13.1 percent over 2003. Residential valuation surged to another record, reaching \$1.7 billion for the first six months of 2004, 23.0 percent above the previous six-month record posted in 2003.

Nonresidential construction value for the first half of the year totaled \$473.7 million, a 16.4 percent increase over the same period in 2003 and the best performance since before the 2002 Winter Olympics. Construction of new retail buildings bolstered the sector, along with office buildings, and new church buildings.

The additions, alterations and repairs sector registered a slight decline of 3.5 percent from 2003 levels, to \$236.6 million. Nonresidential additions, alterations and repairs declined 10.9 percent, to \$155.4 million, while residential additions, alterations and repairs rebounded from lower levels last year to reach \$81.2 million, up 14.7 percent.

Total permit-authorized construction value for the first half of 2004 reached \$2.4 billion, up 18.5 percent over the same period in 2003 due in large part to the strength of residential construction sector, and partly due to rising costs of materials (Table 1).

Table 1
Permit-Authorized Construction in Utah
1995-2004
January through June
(values in thousands)

Year	Number of New Dwelling Units	Residential Construction Value	Nonresidential Construction Value	Value of Additions, Alteration and Repairs		Total Construction Value
				Residential	Nonresidential	
1995	9,889	\$825,877.5	\$398,288.8	\$43,353.0	\$150,540.0	\$1,418,059.3
1996	12,882	1,095,166.1	458,256.4	52,924.9	120,885.5	1,727,232.9
1997	9,799	948,744.7	451,856.0	59,725.1	131,916.1	1,592,241.9
1998	10,954	1,080,768.1	572,230.2	64,288.8	159,571.2	1,876,858.3
1999	10,027	1,100,177.2	485,318.9	67,027.3	169,975.9	1,822,499.3
2000	9,323	1,100,176.7	632,364.0	60,559.3	216,067.6	2,009,167.6
2001	10,503	1,240,107.5	539,055.6	93,248.2	186,809.7	2,059,221.0
2002	9,567	1,195,205.6	449,077.6	80,953.6	121,732.8	1,846,969.6
2003	10,633	1,400,165.5	406,802.8	70,777.2	174,468.5	2,052,214.0
2004	12,021	1,722,003.4	473,689.7	81,172.1	155,439.1	2,432,304.3
Ten-year Average	10,560	\$1,170,839.2	\$486,694.0	\$67,403.0	\$158,740.6	\$1,883,676.8

Table 2
Major Residential Projects
Second Quarter 2004

Location	Type	Value	Units
April			
Cedar City	Apartments	\$5,000,000	50
Layton	Apartments	1,462,451	24
Midvale	Condominiums	3,171,915	23
Park City	Condominiums	1,243,573	4
Pleasant Grove	Apartments	2,541,996	24
Saint George	Condominiums	1,100,000	12
Salt Lake County	Condominiums	2,095,305	18
Sandy	Condominiums	1,100,000	12
Springville	Condominiums	1,206,612	16
West Valley	Condominiums	1,532,267	16
May			
Midvale	Condominiums	\$1,098,187	8
North Salt Lake	Apartments	1,091,872	9
North Salt Lake	Apartments	8,233,383	180
Park City	Condominiums	1,004,981	3
Salt Lake City	Apartments	4,952,172	100
Salt Lake County	Condominiums	1,221,072	12
Spanish Fork	Condominiums	2,104,095	41
June			
Logan	Townhomes	\$1,005,878	10
Pleasant Grove	Condominiums	1,694,664	16
Salt Lake City	Apartments	18,600,000	209
West Jordan	Condominiums	1,150,374	15
West Jordan	Condominiums	1,980,209	20
West Jordan	Condominiums	2,008,491	18

Residential Construction

Not since 1978 has Utah had so many permits issued for the building of single-family homes. During the first six months of 2004, 8,671 new single-family homes were authorized, the most since the record year of 1978 when 8,833 permits were issued during the same period. New single-family home permits issued during the second quarter totaled 5,130, a number 15.8 percent higher than last year. Each month during the quarter recorded gains over the same month in 2003 in single-family permits. Mortgage rates continue to boost the sector, with the rates remaining below the 6 percent level. More significant, perhaps is the increase in valuation in single-family homes, climbing from \$1.18 billion in 2003 to \$1.43 billion in 2004, up 21.3 percent. Substantial increases in

the costs of building materials have been reported by builders and others in the industry, although the price increases seemingly have not dampened the demand for new homes in Utah.

Multifamily building also surged ahead, as 3,005 new apartment and condominium units were authorized through June, 27.0 percent higher than in 2003. One-half (1,510) of these new units were condominiums and townhomes, which also receive a significant boost from low mortgage rates. The largest multifamily project for the quarter was a 209-unit apartment complex in Salt Lake City, valued at \$18.6 million. Another large apartment complex was begun in North Salt Lake, with 180 units and valued at \$8.2 million. It should be noted that permits for apartment projects frequently are all taken out at the same time, while condominiums mostly are built as the units are sold, much like single-family homes. (Table 2).

St. George led individual cities by far as the city issuing the most permits for the construction of single-family homes with 519 through June. Washington City, just north of St. George, authorized 380 new homes during

Figure 1
Dwelling Units Authorized by Quarter
State of Utah
1970-2004

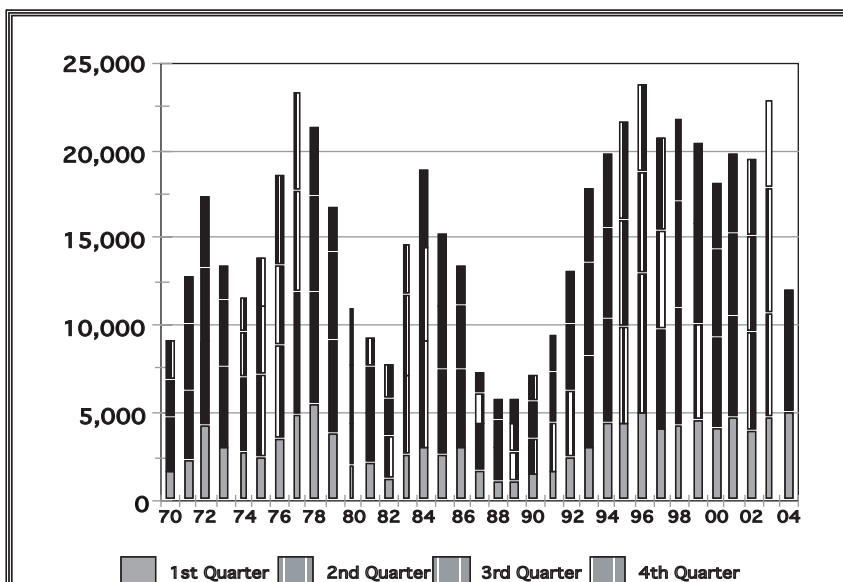


Table 3
Summary of Residential Construction by County
January through June
2003 and 2004

County	Single-family Homes			Mobile/Manufactured Homes and Cabins			Multifamily and Condominium Units			Total New Dwelling Units			New Residential Value		
	2003	2004	Percent Change	2003	2004	Percent Change	2003	2004	Percent Change	2003	2004	Percent Change	(\$000) 2003	(\$000) 2004	Percent Change
Beaver County	14	11	-21.4	3	2	-33.3	0	0	0.0	17	13	-23.5	1,854.1	1,443.1	-22.2
Box Elder County	65	103	58.5	5	2	-60.0	28	0	--	98	105	7.1	8,703.2	11,829.2	35.9
Cache County	274	373	36.1	27	10	-63.0	55	161	192.7	356	544	52.8	43,484.2	73,052.2	68.0
Carbon County	13	10	-23.1	22	25	13.6	2	0	--	37	35	-5.4	2,931.3	3,274.1	11.7
Daggett County	3	1	--	16	5	-68.8	0	0	0.0	19	6	-68.4	1,256.0	617.0	-50.9
Davis County	1,336	1,346	0.7	2	2	0.0	87	382	339.1	1,425	1,730	21.4	206,720.6	270,391.7	30.8
Duchesne County	37	38	2.7	32	30	-6.3	0	2	--	69	70	1.4	3,624.5	6,691.8	84.6
Emery County	6	3	-50.0	8	11	37.5	0	0	0.0	14	14	0.0	856.8	1,343.6	56.8
Garfield County	10	11	10.0	6	11	83.3	0	0	0.0	16	22	37.5	2,105.0	2,326.3	10.5
Grand County	22	34	--	26	10	--	12	23	91.7	60	67	11.7	4,130.4	6,532.1	58.1
Iron County	118	127	7.6	11	22	100.0	27	100	270.4	156	249	59.6	19,704.6	33,676.8	70.9
Juab County	22	16	-27.3	0	0	0.0	0	0	0.0	22	16	-27.3	3,122.9	3,167.5	1.4
Kane County	3	8	166.7	41	31	-24.4	0	0	0.0	44	39	-11.4	3,989.6	3,720.7	-6.7
Millard County	23	16	-30.4	10	12	20.0	0	0	0.0	33	28	-15.2	3,774.3	3,355.6	-11.1
Morgan County	38	51	34.2	2	0	0.0	16	0	--	56	51	-8.9	8,355.9	8,703.7	4.2
Piute County	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0.0	0.0	0.0
Rich County	8	19	137.5	2	3	0.0	0	0	0.0	10	22	120.0	1,298.0	3,859.5	197.3
Salt Lake County	2,314	2,375	2.6	52	51	-1.9	1,032	945	-8.4	3,398	3,371	-0.8	411,957.7	462,744.6	12.3
San Juan County	13	20	53.8	13	10	-23.1	0	0	0.0	26	30	15.4	2,481.3	3,126.6	26.0
Sanpete County	51	53	3.9	21	14	-33.3	6	20	233.3	78	87	11.5	7,461.8	8,951.5	20.0
Sevier County	41	48	17.1	6	12	100.0	0	5	--	47	65	38.3	7,063.0	8,530.8	20.8
Summit County	145	192	32.4	13	32	146.2	28	85	203.6	186	309	66.1	41,461.9	70,291.8	69.5
Tooele County	189	206	9.0	4	3	-25.0	9	16	77.8	202	225	11.4	23,299.4	27,653.4	18.7
Uintah County	3	20	--	2	3	50.0	0	2	--	5	25	400.0	441.7	3,005.0	580.3
Utah County	1,615	1,745	8.0	21	23	9.5	628	678	8.0	2,264	2,446	8.0	339,731.7	383,777.1	13.0
Wasatch County	111	126	13.5	2	4	--	8	8	--	121	138	14.0	23,812.4	30,097.8	26.4
Washington County	844	1,226	45.3	17	14	-17.6	355	467	31.5	1,216	1,707	40.4	141,890.2	203,338.0	43.3
Wayne County	9	8	-11.1	5	1	-80.0	0	2	--	14	11	-21.4	1,185.5	1,191.0	0.5
Weber County	566	485	-14.3	4	2	-50.0	74	109	47.3	644	596	-7.5	83,467.5	85,310.9	2.2
State Total	7,893	8,671	9.9	373	345	-7.5	2,367	3,005	27.0	10,633	12,021	13.1	1,400,165.5	1,722,003.4	23.0

Figure 2
Mortgage Rates and Single-family Units
1976-2004

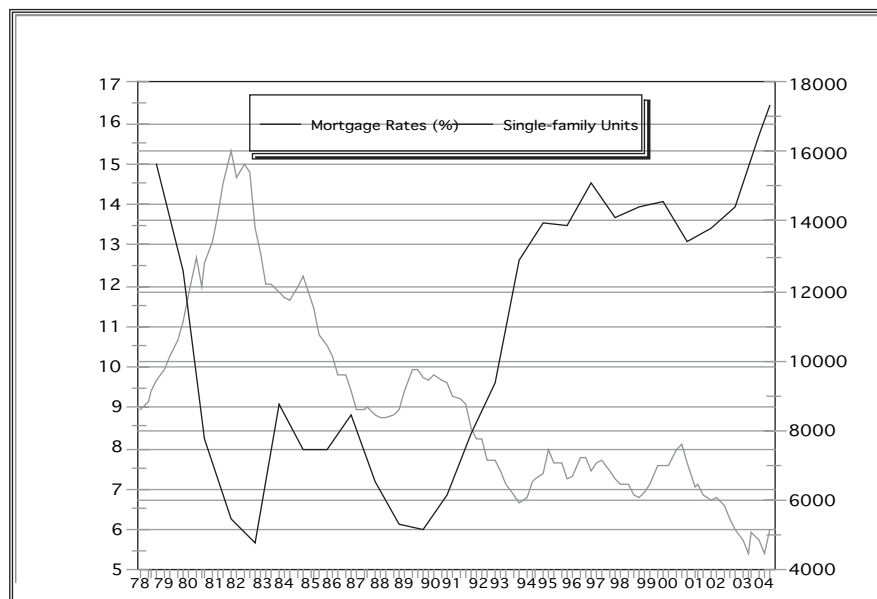


Table 4
Major Nonresidential Projects
Second Quarter 2004

Location	Type	Value
April		
American Fork	Office Building	\$2,390,900
Cedar City	Home Improvement Store	3,200,000
Layton	Private School	2,145,250
Lehi	Church	1,262,629
Provo	Parking Structure	4,006,000
Provo	Office Building	7,224,000
Salt Lake City	Hospital Building	19,000,000
Salt Lake City	Grocery Store	2,900,240
Saratoga Springs	Golf Club House	1,300,000
May		
Holladay	Office Building	\$3,978,339
Lehi	Church	1,280,481
Lehi	Swimming Pool	3,800,000
Midway	Hotel	4,900,000
Ogden	Office Building	4,880,635
Orem	Church	2,250,410
Orem	Office Building	1,965,531
Orem	Church	2,240,510
Orem	Church	1,163,073
Pleasant Grove	Church	1,361,524
Provo	Airport Building	1,600,000
Riverton	Church	3,099,000
Roy	Mortuary	1,530,000
Saint George	Church	1,000,000
Saint George	Manufacturing Building	3,000,000
Salt Lake City	Warehouse	1,000,000
Salt Lake City	Hotel	4,127,000
Salt Lake City	Zoo Building	4,088,110
Salt Lake City	Manufacturing Building	1,050,000
Salt Lake County	Office Building	6,815,924
Salt Lake County	Parking Structure	2,667,340
Salt Lake County	Office/Warehouse	1,365,000
Sandy	Retail Building	2,446,700
Saratoga Springs	Clubhouse	1,300,000
Summit County	Grocery Store	2,986,000
June		
Cedar Hills	Church	\$1,175,227
Draper	Retail Complex	4,233,840
Draper	Restaurant	1,000,000
Draper	Retail Building	1,209,780
Draper	Private School	1,500,000
Draper	Credit Union	1,400,000
Herriman	Church	2,020,000
Lindon	Auto Dealership	1,121,379
North Logan	Medical Offices	2,430,000
Orem	Retail Building	2,397,175
Paradise	Church	1,290,274
Saint George	Office Building	2,800,000
South Jordan	Manufacturing Building F/F	3,396,000
Summit County	Ski Lift	1,000,000
Summit County	Office Building	1,709,430
Vernal	Ice Rink	1,000,000
West Valley	Office Building	2,741,301

the period. Other top sites for single-family building were located in Salt Lake County: West Jordan, with 427 new single-family home permits, Herriman (419), South Jordan (359), and Draper (280). Lehi, in Utah

County, issued permits for 406 new houses. Nearly eight of ten new single-family homes receiving building permits through June were located in four counties: Salt Lake (2,375), Utah (1,745), Davis (1,346) and Washington (1,226). The same holds true for condominium and apartment units. Salt Lake (859), Utah (610), Washington (429), and Davis (378) account for three-quarters of new multifamily construction. Residential construction by county, type of unit and valuation is shown in Table 3.

It seems likely that the number of new single-family homes permitted in 2004 will approach record levels. While building may moderate toward the end of the year, total new dwelling units (single-family, multifamily and mobile homes) should be close to the 23,737 recorded in 1996. Even more certain is that residential valuation will, for the second year in a row, reach record levels. As long as mortgage rates remain relatively low, new condominium and townhomes may continue to provide nearly half of all new multifamily units.

Nonresidential Construction

Nonresidential construction activity continued to recover during the second quarter of 2004. Valuation of new nonresidential construction through June totaled \$473.7 million, up 16.4 percent from the same period in 2003. The two main impediments to higher levels of nonresidential construction—an oversupply of office, retail and warehouse space and lack of new business investment due to the national recession—have both eased. Nonresidential construction that is related to population growth and new housing has bolstered the sector as new retail stores, office buildings and churches led the rebound in the nonresidential sector.

A number of multimillion dollar projects received building permits during the months of April, May and June. The largest project receiving a permit was a new hospital building located in Research Park, at the University of Utah for \$19.0 million. A bank building (\$7.2 million) with an associated parking structure (\$4.0 million) in Provo and a new office building in suburban Salt Lake County, valued at \$6.8 million were additional large projects receiving permits during the

Table 5
New Nonresidential Construction in Utah by Major Sector
January - June 2000-2004
(millions of dollars)

Year	Churches	Industrial	Offices	Retail	Public(a)	Hotels	Hospitals	Other(b)	Total
2000	\$29.6	\$82.2	\$83.8	\$92.3	\$56.9	\$1.0	\$136.2	\$150.4	\$632.4
2001	34.7	84.6	92.5	79.0	104.8	3.0	24.0	116.5	\$539.1
2002	32.0	35.0	91.0	53.8	24.9	5.3	71.8	135.3	\$449.1
2003	16.3	65.9	65.2	99.7	38.4	1.4	33.9	86.0	\$406.8
2004	37.7	40.8	87.9	98.3	47.5	17.2	6.0	138.3	\$473.7
5-year Avg	\$30.1	\$61.7	\$84.1	\$84.6	\$54.5	\$5.6	\$54.4	\$125.3	\$500.2

(a) Includes only those structures built by public agencies such as state and local governments. Not all local entities require every public project to obtain a permit.

(b) Other and miscellaneous includes all other types of nonresidential buildings and structures other than specified buildings.

quarter. Notably, the number of projects with a valuation of between \$1 million and \$5 million expanded over the January-to-June period, adding to the rebound of the nonresidential construction sector. A list of nonresidential projects over \$1 million receiving permits during the quarter is shown in Table 4.

As illustrated in Table 5 and Figure 3, construction activity for major types of nonresidential buildings was

mixed. Retail building continued at levels above the five-year average for the sector, with \$98.3 million in valuation through the month of June. Building of churches more than doubled over 2003 at \$37.7 million. New office building construction also showed significant gains over last year. After four years of little activity, the hotel sector surged ahead with \$17.2 million in construction value. Sectors still lagging with below-average valuation include industrial and

Figure 3
New Nonresidential Construction in Utah by Major Sector
January - June 2000-2004
(millions of dollars)

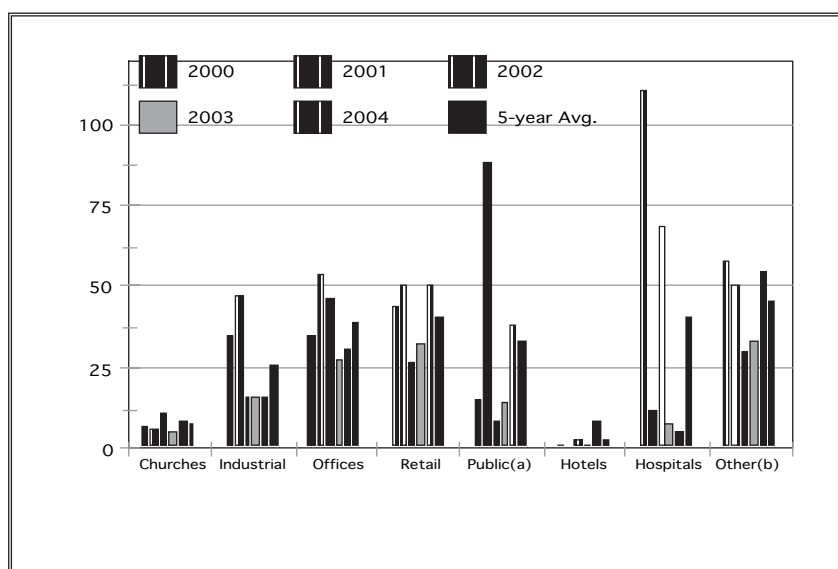


Table 6
Major Additions, Alterations, and Repairs
Second Quarter 2004

Location	Type	Value
April		
Salt Lake City	Remodel Industrial Building	\$1,750,000
Salt Lake City	Remodel Warehouse	3,959,378
Salt Lake City	Remodel Office Building	5,783,221
May		
Salt Lake City	Remodel Apartments	\$1,218,500
West Valley City	Remodel Retail Building	1,100,000
June		
Holladay	Church Remodel	\$1,430,000
Salt Lake County	Elder Care Addition	1,695,355
West Valley	Office Remodel	1,100,700

manufacturing buildings, down more than 50 percent from the sector five-year average and public buildings, which recorded \$47.5 million—less than the five-year average of \$54.5 million, but substantially better than 2003 levels.

Nonresidential construction may not reach the record levels seen just before the Winter Olympics, however several major projects will add significantly to the sector in the near future. Permits will be issued later this year for the first of several hospital buildings at the new Intermountain Medical Center campus in Murray. Also on the horizon are the announced redevelopment of the downtown malls and new educational facilities. Increased residential building in the suburbs will lead to more new churches, grocery stores, retail centers and health care facilities.

Additions, Alterations and Repairs

The additions, alterations and repairs sector declined 3.5 percent from the same period of 2003, from \$245.2 million to \$236.6 million. Nonresidential activity in this sector dropped 10.9 percent to \$155.4 million, while residential renovations increased 14.7 percent to \$81.2 million.

Just one significant project was begun during the second quarter. A bank building remodel in Salt Lake City, valued at \$5.8 million received a permit in April. Additions, alterations and repair projects receiving permits valued at more than \$1 million are shown in Table 6.

Non-Permit Construction

Many public buildings (federal, state, local, and schools) do not require city permits, and therefore do not appear in the permit-authorized building data. Also not included in permit-authorized data are infrastructure projects such as construction of roads and highways, light rail, commuter rail, pipelines and dams. Some school districts do require local building permits, consequently, a small number school projects are included in the permit-authorized construction data.

Bureau of the Census Statistics

To determine how construction activity in Utah compares with other Census regions and the nation, the Bureau of Economic and Business Research uses statistics compiled by the U.S. Bureau of the Census. Due to differences in surveying and modeling methodologies used by the Census, the statistics are not strictly comparable to those reported by the Bureau of Economic and Business Research. Information on nonresidential building by state is not collected by the Census.

According to Census data, residential construction showed strong growth nationwide during the first half of the year. The number of single-family units increased 14.1 percent, while multifamily units increased 6.7 percent, and total units increased by 12. percent. The value of residential construction activity rose 20.9 percent for the nation as a whole.

In the Mountain region, all but one state showed positive growth in the number of new residential dwelling units during the first half of the year. New authorized dwelling units declined by 16.2 percent in Montana due to a 9.2 percent decrease in the number of new single-family homes. Residential construction activity in Colorado reversed the losses of 2003, recording a gain of 24.1 percent.

States showing the strongest growth in new single-family homes were Nevada (40.1%), Arizona (26.2%), and Wyoming (23.9%). Permit-authorized multifamily units during the quarter rose 34.9 percent in Colorado, 25.4 percent in Arizona and 2.1 percent in Utah, according to Census data. All other Mountain states saw

Residential Construction by State and Census Region
January - June 2003-2004
(values in millions of dollars)

	Total Dwelling Units			Single-family Units			Multifamily Units			Residential Valuation		
	2003	2004	Percent Change	2003	Percent Change	2003	Percent Change	2003	2003	Percent Change		
New England	22,136	26,618	20.2	17,397	20,285	16.6	4,739	6,333	33.6	3,341.1	4,148.4	24.2
Connecticut	4,748	5,262	10.8	3,668	4,103	11.9	1,080	1,159	7.3	769.9	951.0	23.5
Maine	3,254	4,277	31.4	3,037	3,889	28.1	2,17	388	78.8	444.9	571.9	28.5
Massachusetts	8,121	9,626	18.5	5,709	6,741	18.1	2,412	2,885	19.6	1,295.6	1,583.4	22.2
New Hampshire	3,701	4,339	17.2	2,920	3,153	8.0	781	1,186	51.9	511.5	626.6	22.5
Rhode Island	979	1,238	26.5	857	961	12.1	122	277	127.0	134.5	179.2	33.2
Vermont	1,333	1,876	40.7	1,206	1,438	19.2	127	438	244.9	184.5	236.2	28.0
Middle Atlantic	56,231	68,548	21.9	37,090	43,847	18.2	19,141	24,701	29.0	6,858.7	8,602.8	25.4
New Jersey	13,902	16,726	20.3	9,907	10,667	7.7	3,995	6,059	51.7	1,577.6	1,972.4	25.0
New York	22,949	25,522	11.2	10,996	11,674	6.2	11,953	13,848	15.9	2,784.1	3,197.9	14.9
Pennsylvania	19,380	26,300	35.7	16,187	21,506	32.9	3,193	4,794	50.1	2,497.0	3,432.5	37.5
East North Central	113,983	114,813	0.7	89,596	94,550	5.5	24,387	20,263	-16.9	15,718.0	17,277.6	9.9
Illinois	27,902	28,061	0.6	20,737	22,372	7.9	7,165	5,689	-20.6	4,122.7	4,515.7	9.5
Indiana	19,214	19,498	1.5	15,551	16,133	3.7	3,663	3,365	-8.1	2,541.2	2,768.2	8.9
Michigan	23,375	24,344	4.1	20,088	21,450	6.8	3,287	2,894	-12.0	3,101.2	3,490.3	12.5
Ohio	24,399	24,795	1.6	20,218	21,162	4.7	4,181	3,633	-13.1	3,508.1	3,915.2	11.6
Wisconsin	19,093	18,115	-5.1	13,002	13,433	3.3	6,091	4,682	-23.1	2,444.7	2,588.1	5.9
West North Central	52,715	56,540	7.3	42,262	46,030	8.9	10,453	10,510	0.5	6,853.6	7,938.3	15.8
Iowa	8,016	7,885	-1.6	6,230	6,187	-0.7	1,786	1,698	-4.9	982.9	1,091.5	11.0
Kansas	5,994	5,996	0.0	4,959	5,375	8.4	1,035	621	-40.0	797.8	881.5	10.5
Minnesota	16,984	18,213	7.2	13,771	14,700	6.7	3,213	3,513	9.3	2,522.7	2,875.1	14.0
Missouri	13,122	14,575	11.1	10,410	11,964	14.9	2,712	2,611	-3.7	1,560.8	1,919.3	23.0
Nebraska	4,871	4,927	1.1	4,234	4,328	2.2	637	599	-6.0	598.6	627.6	4.8
North Dakota	1,562	2,043	30.8	911	1,175	29.0	651	868	33.3	165.5	205.0	23.8
South Dakota	2,166	2,901	33.9	1,747	2,301	31.7	419	600	43.2	225.1	338.4	50.3
South Atlantic	255,180	299,059	17.2	203,040	238,043	17.2	52,140	61,016	17.0	31,105.5	39,507.2	27.0
Delaware	3,030	3,930	29.7	2,976	3,669	23.3	54	261	383.3	335.9	432.0	28.6
Dist. of Columbia	1,158	1,254	8.3	93	166	78.5	1,065	1,088	2.2	76.2	161.2	111.4
Florida	102,110	125,375	22.8	74,487	93,810	25.9	27,623	31,565	14.3	13,018.2	17,532.5	34.7
Georgia	45,576	52,678	15.6	38,561	45,099	17.0	7,015	7,579	8.0	5,125.3	6,234.4	21.6
Maryland	15,673	13,609	-13.2	12,769	11,181	-12.4	2,904	2,428	-16.4	1,901.0	1,924.1	1.2
North Carolina	38,137	46,735	22.5	32,436	39,267	21.1	5,701	7,468	31.0	4,786.4	6,261.7	30.8
South Carolina	18,032	20,804	15.4	15,586	17,779	14.1	2,446	3,025	23.7	2,099.9	2,665.0	26.9
Virginia	29,295	32,011	9.3	24,130	24,621	2.0	5,165	7,390	43.1	3,497.2	3,961.6	13.3
West Virginia	2,169	2,663	22.8	2,002	2,451	22.4	167	212	26.9	265.3	334.7	26.2
East South Central	45,890	57,109	24.4	40,026	47,215	18.0	5,864	9,894	68.7	5,183.6	6,760.0	30.4
Alabama	12,525	15,905	27.0	10,625	12,415	16.8	1,900	3,490	83.7	1,418.5	1,806.3	27.3
Kentucky	9,865	11,441	16.0	8,434	9,699	15.0	1,431	1,742	21.7	1,056.2	1,313.6	24.4
Mississippi	5,745	6,440	12.1	4,928	5,746	16.6	817	694	-15.1	605.2	668.7	10.5
Tennessee	17,755	23,323	31.4	16,039	19,355	20.7	1,716	3,968	131.2	2,103.6	2,971.4	41.3
West South Central	115,629	120,222	4.0	86,795	95,151	9.6	28,834	25,071	-13.1	12,637.6	14,242.6	12.7
Arkansas	7,422	8,094	9.1	4,625	4,938	6.8	2,797	3,156	12.8	732.5	840.1	14.7
Louisiana	10,145	10,515	3.6	8,459	8,981	6.2	1,686	1,534	-9.0	1,067.4	1,223.6	14.6
Oklahoma	7,699	7,985	3.7	6,252	6,693	7.1	1,447	1,292	-10.7	910.9	1,029.0	13.0
Texas	90,363	93,628	3.6	67,459	74,539	10.5	22,904	19,089	-16.7	9,926.8	11,150.0	12.3
Mountain	100,991	122,028	20.8	85,138	106,114	24.6	15,853	15,914	0.4	13,479.1	17,737.2	31.6
Arizona	33,702	42,507	26.1	30,502	38,494	26.2	3,200	4,013	25.4	4,779.1	6,304.0	31.9
Colorado	18,978	23,549	24.1	16,223	19,832	22.2	2,755	3,717	34.9	2,943.2	4,092.4	39.0
Idaho	6,931	7,849	13.2	5,785	6,800	17.5	1,146	1,049	-8.5	892.3	1,118.4	25.3
Montana	1,834	1,537	-16.2	1,103	1,001	-9.2	731	536	-26.7	189.3	193.1	2.0
Nevada	20,517	26,011	26.8	16,015	22,440	40.1	4,502	3,571	-20.7	2,322.0	3,156.5	35.9
New Mexico	6,982	7,629	9.3	5,741	6,882	19.9	1,241	747	-39.8	801.7	1,011.3	26.1
Utah	10,717	11,411	6.5	8,746	9,398	7.5	1,971	2,013	2.1	1,367.3	1,612.5	17.9
Wyoming	1,330	1,535	15.4	1,023	1,267	23.9	307	268	-12.7	184.0	249.1	35.3
Pacific	136,726	147,132	7.6	102,066	111,552	9.3	34,660	35,580	2.7	22,029.2	25,496.6	15.7
Alaska	1,995	1,756	-12.0	931	956	2.7	1,064	800	-24.8	314.9	298.2	-5.3
California	95,829	104,092	8.6	70,909	78,426	10.6	24,920	25,666	3.0	15,956.0	18,512.4	16.0
Hawaii	3,662	4,875	33.1	2,790	2,868	2.8	872	2,007	130.2	663.5	969.3	46.1
Oregon	13,407	13,200	-1.5	9,601	10,391	8.2	3,806	2,809	-26.2	1,982.0	2,127.1	7.3
Washington	21,833	23,209	6.3	17,835	18,911	6.0	3,998	4,298	7.5	3,112.7	3,589.7	15.3
United States	899,481	1,012,069	12.5	703,410	802,787	14.1	196,071	209,282	6.7	117,206.2	141,710.7	20.9

Source: U.S. Department of Commerce, Bureau of the Census (Washington, D.C.), June 2003 and 2004.

declines in multifamily building: Idaho (-8.5%), Wyoming (-12.7%), Nevada (-20.7%), Montana (-26.7%) and New Mexico (-39.8%). Bureau of the Census data for states and regions are shown in Table 7.

Second Quarter 2004 Highlights and Outlook

- Single-family home building continued at near-record levels, with more new homes receiving permits each month during the quarter than for the same month in 2003. For the months of April, May and June, permits were issued for 5,130 new homes, compared to 4,429 permits in the second quarter of 2003, a gain of 15.8 percent. For the year, 8,671 permits have been issued for single-family homes, up 9.9 percent from year-ago levels. Single-family homebuilding will likely continue to be the main-stay of the Utah construction industry in 2004, as mortgage rates remain at low levels.
- Multifamily construction also increased substantially during the quarter with 1,629 new apartment and condominium units receiving permits, an increase of 31.5 percent over 2003. Multifamily units for the year are up 27.0 percent to a total of 3,005 apartment and condominium units. Half of all new multifamily units receiving permits for the first six months of 2004 have been condominiums and townhomes, reflecting the influence of still-low mortgage rates.
- Residential valuation again reached new heights in the first half of 2004, jumping 23.0 percent to a record \$1.7 billion. Valuation of new homes, condominiums and apartments will continue at a record pace through the remainder of 2004.
- Nonresidential construction activity recorded the highest value since 2001, bolstered by the improving state economy and still-strong retail building. Valuation of new nonresidential construction through June totaled \$473.7 million, up 16.4 percent from 2003. Nonresidential construction activity will continue to improve, especially with the expected growth in the health care sector.
- The additions, alterations and repairs sector was down 3.3 percent from year-ago levels, but is showing signs of improvement. The valuation of residential additions, alterations and repairs posted strong gains, rising 14.7 percent to \$81.2 million, while the nonresidential additions, alterations and repairs sector declined by 10.9 percent to \$155.4 million.
- Total permit-authorized construction value for the first half of 2004 reached \$2.4 billion, up an impressive 18.5 percent over the same period in 2003. Continued strength in the single-family home sector will combine with stronger nonresidential construction activity to raise permit construction values to record levels by the end of the year.

PERMIT-AUTHORIZED CONSTRUCTION IN UTAH
Summary Table
Second Quarter 2002 - 2004
(values in thousands of dollars)

April	Month			Percent Change 03-04	Year-to-date			Percent Change 03-04
	2002	2003	2004		2002	2003	2004	
Total New Dwelling Units	1,613	2,120	2,178	2.7	5,542	6,872	7,201	4.8
Single-family	1,297	1,509	1,662	10.1	4,174	4,973	5,203	4.6
Multifamily	255	562	470	-16.4	1,174	1,691	1,846	9.2
Mobile Homes/Cabins	61	49	46	-6.1	194	208	152	-26.9
Residential Valuation	208,959.9	267,648.4	318,079.8	18.8	688,680.5	873,821.7	1,026,796.4	17.5
Nonresidential Valuation	55,145.4	62,409.0	81,564.3	30.7	267,087.6	200,991.3	294,848.2	46.7
Additions, Alterations and Repairs	36,048.7	63,736.2	49,679.9	-22.1	111,454.9	157,312.0	145,508.7	-7.5
Total Construction Valuation	300,154.0	393,793.6	449,324.0	14.1	1,067,223.0	1,232,125.0	1,467,153.3	19.1
May	Month			Percent Change 03-04	Year-to-date			Percent Change 03-04
	2002	2003	2004		2002	2003	2004	
Total New Dwelling Units	2,276	1,851	2,252	21.7	7,818	8,723	9,453	8.4
Single-family	1,512	1,441	1,597	10.8	5,686	6,414	6,800	6.0
Multifamily	652	346	582	68.2	1,826	2,037	2,428	19.2
Mobile Homes/Cabins	112	64	73	14.1	306	272	225	-17.3
Residential Valuation	276,937.7	262,343.1	308,547.4	17.6	965,618.2	1,136,164.8	1,335,343.8	17.5
Nonresidential Valuation	121,371.2	117,354.1	103,914.1	-11.5	388,458.8	318,345.4	398,762.3	25.3
Additions, Alterations and Repairs	43,075.7	41,477.0	36,724.4	-11.5	154,530.6	198,789.0	182,233.1	-8.3
Total Construction Valuation	441,384.6	421,174.2	449,185.9	6.7	1,508,607.6	1,653,299.2	1,916,339.2	15.9
June	Month			Percent Change 03-04	Year-to-date			Percent Change 03-04
	2002	2003	2004		2002	2003	2004	
Total New Dwelling Units	1,749	1,910	2,568	34.5	9,567	10,633	12,021	13.1
Single-family	1,350	1,479	1,871	26.5	7,036	7,893	8,671	9.9
Multifamily	286	330	577	74.9	2,112	2,367	3,005	27.0
Mobile Homes/Cabins	113	101	120	18.8	419	373	345	-7.5
Residential Valuation	229,587.4	264,000.7	386,659.6	46.5	1,195,205.6	1,400,165.5	1,722,003.4	23.0
Nonresidential Valuation	60,618.8	88,457.4	74,927.4	-15.3	449,077.6	406,802.8	473,689.7	16.4
Additions, Alterations and Repairs	48,155.8	46,456.7	54,378.1	17.1	202,686.4	245,245.7	236,611.2	-3.5
Total Construction Valuation	338,362.0	398,914.8	515,965.1	29.3	1,846,969.6	2,052,214.0	2,432,304.3	18.5

Totals may not add due to rounding

For further information contact Bureau of Economic and Business Research, University of Utah, (801) 581-6333.

**Detail Table 1
Permit-Authorized Construction in Utah
April 2004**

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Alterations, Repairs, Additions Valuation (\$000)	Residential Valuation (\$000)	Nonresidential Valuation (\$000)	Total Construction Value (\$000)		New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Alterations, Repairs, Additions Valuation (\$000)	Residential Valuation (\$000)	Nonresidential Valuation (\$000)	Total Construction Value (\$000)
Beaver County								Duchesne County							
Beaver	1	182.4	0.0	9.0	213.0	404.4		Duchesne	2	157.7	39.4	0.0	0.0	0.0	197.1
Milford	0	0.0	0.0	0.0	0.0	0.0		Roosevelt	0	0.0	0.0	0.0	0.0	0.0	0.0
Other Beaver County	1	86.7	66.6	0.0	0.0	153.3		Other Duchesne County	21	1,877.0	736.0	168.0	0.0	0.0	2,781.0
Total	2	269.1	66.6	9.0	213.0	557.7		Total	23	2,034.7	775.4	168.0	0.0	0.0	2,978.1
Percent Change	-60.0	-35.5	156.2	12.5	0.0	23.7		Percent Change	53.3	172.1	4,776.7	35.4	0.0	0.0	235.4
Box Elder County								Emery County							
Brigham City	2	239.3	39.6	50.1	348.0	677.0		Ferron	0	0.0	0.0	0.0	0.0	0.0	0.0
Corinne	0	0.0	0.0	0.0	0.0	0.0		Green River	0	0.0	0.0	0.0	0.0	0.0	0.0
Deweyville	2	250.0	85.0	0.0	0.0	335.0		Huntington	0	0.0	0.0	0.0	0.0	0.0	0.0
Elwood	0	0.0	0.0	0.0	0.0	0.0		Orangeville	0	0.0	0.0	0.0	0.0	0.0	0.0
Garland	3	264.0	0.0	0.0	0.0	264.0		Other Emery County	1	101.2	0.0	59.3	0.0	0.0	160.5
Howell	0	0.0	0.0	0.0	0.0	0.0		Total	1	101.2	0.0	59.3	0.0	0.0	160.5
Mantua	0	0.0	0.0	0.0	0.0	0.0		Percent Change	-50.0	32.3	-100.0	16.0	0.0	0.0	-17.2
Perry	0	0.0	0.0	0.0	0.0	0.0		Garfield County							
Plymouth	0	0.0	0.0	0.0	0.0	0.0		Antimony	0	0.0	0.0	0.0	0.0	0.0	0.0
Portage	0	0.0	0.0	0.0	0.0	0.0		Boulder	0	0.0	0.0	0.0	0.0	0.0	0.0
Snowville	0	0.0	0.0	0.0	0.0	0.0		Cannonville	0	0.0	0.0	0.0	0.0	0.0	0.0
Tremonton	4	391.1	37.2	0.0	10.0	438.3		Escalante	0	0.0	0.0	0.0	0.0	0.0	0.0
Willard	1	100.0	0.0	0.0	0.0	100.0		Hatch	0	0.0	0.0	0.0	0.0	0.0	0.0
Other Box Elder County	0	0.0	0.0	0.0	0.0	0.0		Henrieville	0	0.0	0.0	0.0	0.0	0.0	0.0
Total	12	1,244.4	161.8	50.1	358.0	1,814.3		Panguitch	0	0.0	0.0	0.0	0.0	0.0	0.0
Percent Change	-45.5	-30.0	-51.3	-86.6	-96.5	-85.6		Tropic	0	0.0	210.0	0.0	0.0	0.0	210.0
Cache County								Grand County							
Amalga	0	0.0	0.0	0.0	0.0	0.0		Moab	0	0.0	12.0	8.0	14.1	0.0	34.1
Clarkston	1	256.4	0.0	0.0	0.0	256.4		Other Grand County	3	289.6	165.7	14.6	0.0	0.0	469.9
Cornish	0	0.0	0.0	0.0	0.0	0.0		Total	3	289.6	177.7	22.6	14.1	0.0	504.0
Hyde Park	6	956.4	4.0	0.0	4.5	964.9		Percent Change	-75.0	-75.5	-21.0	-80.5	0.0	0.0	-66.9
Hyrum	2	215.4	70.0	0.0	8.0	293.4		Iron County							
Lewiston	0	0.0	0.0	0.0	0.0	0.0		Cedar City	75	8,778.0	3,279.0	27.0	0.0	0.0	12,084.0
Logan	29	3,998.4	1,681.2	231.1	395.2	6,305.9		Paragonah	0	0.0	0.0	0.0	0.0	0.0	0.0
Mendon	0	0.0	0.0	0.0	0.0	0.0		Parowan	0	0.0	0.0	0.0	0.0	0.0	0.0
Millville	4	491.7	65.0	0.0	0.0	556.7		Other Iron County	10	1,344.3	66.7	73.0	0.0	0.0	1,484.0
Newton	0	0.0	0.0	0.0	0.0	0.0		Total	85	10,122.3	3,345.7	100.0	0.0	0.0	13,568.0
Nibley	8	798.2	24.5	0.0	0.0	822.7		Percent Change	63.5	65.7	354.8	-11.5	-100.0	0.0	86.8
North Logan	0	0.0	0.0	0.0	0.0	0.0		Juab County							
Paradise	0	0.0	14.8	0.0	0.0	14.8		Eureka	0	0.0	0.0	0.0	0.0	0.0	0.0
Providence	16	2,347.8	0.0	0.0	3.4	2,351.2		Levan	0	0.0	33.2	0.0	0.0	0.0	33.2
Richmond	3	346.8	200.0	57.9	0.0	604.7		Nephi	4	1,043.7	55.1	24.0	20.0	0.0	1,142.8
River Heights	0	0.0	0.0	0.0	0.0	0.0		Other Juab County	0	0.0	77.0	0.0	0.0	0.0	77.0
Smithfield	5	739.8	392.0	15.0	0.0	1,146.8		Total	4	1,043.7	165.3	24.0	20.0	0.0	1,253.0
Trenton	2	299.5	0.0	31.7	0.0	331.2		Percent Change	-50.0	12.0	-62.1	-80.5	-76.7	0.0	-20.6
Wellsville	4	623.5	15.0	28.0	0.0	666.5		Kane County							
Other Cache County	8	3,015.1	24.8	187.3	0.0	3,227.2		Glendale	0	0.0	0.0	0.0	0.0	0.0	0.0
Total	88	14,089.0	2,491.3	551.0	411.1	17,542.4		Kanab	0	0.0	0.0	0.0	0.0	0.0	0.0
Percent Change	51.7	89.0	-19.0	26.6	106.3	57.1		Orderville	0	0.0	0.0	0.0	0.0	0.0	0.0
Carbon County								Millard County							
East Carbon	0	0.0	0.0	0.0	0.0	0.0		Delta	1	116.0	16.4	0.0	0.0	0.0	132.4
Helper	1	17.1	0.0	24.7	0.0	41.8		Fillmore	1	170.0	0.0	1.0	51.4	0.0	222.4
Price	0	0.0	9.0	175.2	50.0	234.2		Hinckley	0	0.0	0.0	0.0	0.0	0.0	0.0
Scofield	1	10.7	0.0	0.0	0.0	10.7		Kanosh	0	0.0	0.0	0.0	0.0	0.0	0.0
Sunnyside	0	0.0	2.3	0.0	0.0	2.3		Lynndyl	0	0.0	0.0	0.0	0.0	0.0	0.0
Wellington	0	0.0	28.8	13.9	0.0	42.7		Oak City	0	0.0	0.0	0.0	0.0	0.0	0.0
Other Carbon County	8	1,031.6	376.4	55.4	0.0	1,463.4		Other Millard County	4	322.2	146.6	6.0	0.0	0.0	474.8
Total	10	1,059.4	416.5	269.2	50.0	1,795.1		Total	6	608.2	163.0	7.0	51.4	0.0	829.6
Percent Change	25.0	20.0	-9.8	114.2	16,566.7	22.1		Percent Change	0.0	-10.8	393.9	-96.4	38.9	0.0	-12.5
Daggett County								Morgan County							
Manila	0	0.0	0.0	0.0	0.0	0.0		Morgan	5	840.1	73.1	0.0	0.0	0.0	913.2
Other Daggett County	0	0.0	22.0	0.0	0.0	22.0		Other Morgan County	7	1,190.4	39.0	140.0	0.0	0.0	1,369.4
Total	0	0.0	22.0	0.0	0.0	22.0		Total	12	2,030.5	112.1	140.0	0.0	0.0	2,282.6
Percent Change	-100.0	-100.0	-53.2	-100.0	0.0	-94.4		Percent Change	20.0	34.2	224.0	1,066.7	0.0	0.0	46.3
Davis County								Piute County							
Bountiful	9	3,147.5	840.0	169.0	154.0	4,310.5		Kingston	0	0.0	0.0	0.0	0.0	0.0	0.0
Centerville	3	824.0	4.2	486.0	75.0	1,389.2		Other Piute County	0	0.0	0.0	0.0	0.0	0.0	0.0
Clearfield	7	856.3	151.8	33.5	141.8	1,183.4		Total	0	0.0	0.0	0.0	0.0	0.0	0.0
Clinton	46	6,454.3	1,054.3	32.3	0.0	7,540.9		Percent Change	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Farmington	17	3,321.0	22.0	45.8	279.3	3,668.1		Morgan County							
Fruit Heights	4	902.2	0.0	0.0	0.0	902.2		Morgan	5	840.1	73.1	0.0	0.0	0.0	913.2
Kaysville	16	2,960.1	303.1	262.1	0.0	3,525.3		Other Morgan County	7	1,190.4	39.0	140.0	0.0	0.0	1,369.4
Layton	76	5,085.0	2,619.1	60.4	733.8	8,498.3		Total	12	2,030.5	112.1	140.0	0.0	0.0	2,282.6
North Salt Lake	23	6,757.0	965.6	21.6	7.0	7,751.2		Percent Change	20.0	34.2	224.0	1,066.7	0.0	0.0	46.3
South Weber	2	201.5	0.0	0.0	26.9	228.4		Piute County							
Sunset	0	0.0	0.0	2.0	0.0	2.0		Kingston	0	0.0	0.0	0.0	0.0	0.0	0.0
Syracuse	35	6,400.9	837.7	50.4	0.0	7,289.0		Other Piute County	0	0.0	0.0	0.0	0.0	0.0	0.0
West Bountiful	6	1,182.5	24.5	0.0	0.0	1,207.0		Total	0	0.0	0.0	0.0	0.0	0.0	0.0
West Point	29	4,260.8	46.4	41.2	0.0	4,348.4		Percent Change	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Woods Cross	4	566.2	31.8	16.7	39.6	654.3		Morgan County							
Other Davis County	1	66.0	2,032.5	95.5	0.0	2,194.0		Morgan	5	840.1	73.1	0.0	0.0	0.0	913.2
Total	278	42,985.3	8,933.0	1,316.5	1,457.4	54,692.2		Other Morgan County	7	1,190.4	39.0	140.0	0.0	0.0	1,369.4
Percent Change	10.8	15.7	-9.8	-31.0	-60.6	3.9		Total	12	2,030.5	112.1	140.0	0.0	0.0	2,282.6

Detail Table 1
Permit-Authorized Construction in Utah
May 2004

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Conditions, Alterations, Repairs Residential Valuation (\$000)	Conditions, Alterations, Repairs Nonresidential Valuation (\$000)	Total Construction Value (\$000)		New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Conditions, Alterations, Repairs Residential Valuation (\$000)	Conditions, Alterations, Repairs Nonresidential Valuation (\$000)	Total Construction Value (\$000)
Beaver County							Duchesne County						
Beaver	0	0.0	7.9	4.2	0.0	12.1	Duchesne	2	665.0	13.1	0.0	0.0	678.1
Milford	0	0.0	0.0	14.0	0.0	14.0	Roosevelt	0	0.0	0.0	0.0	0.0	0.0
Other Beaver County	3	314.9	7.2	30.0	0.0	352.1	Other Duchesne County	8	582.0	21.0	49.4	0.0	652.4
Total	3	314.9	15.1	48.2	0.0	378.2	Total	10	1,247.0	34.1	49.4	0.0	1,330.5
Percent Change	50.0	14.1	-83.9	119.1	0.0	-3.4	Percent Change	-33.3	52.6	-55.1	-42.4	0.0	35.9
Box Elder County							Emery County						
Brigham City	10	903.9	57.1	37.7	7.0	1,005.7	Ferron	0	0.0	0.0	0.0	0.0	0.0
Corinne	0	0.0	0.0	0.0	0.0	0.0	Green River	0	0.0	0.0	0.0	0.0	0.0
Deweyville	0	0.0	0.0	0.0	0.0	0.0	Huntington	0	0.0	0.0	0.0	0.0	0.0
Elwood	0	0.0	0.0	0.0	7.0	7.0	Orangeville	0	0.0	0.0	0.0	0.0	0.0
Garland	2	153.4	0.0	0.0	20.0	173.4	Other Emery County	1	100.9	29.5	52.4	0.0	182.8
Howell	1	350.0	10.0	0.0	0.0	360.0	Total	1	100.9	29.5	52.4	0.0	182.8
Mantua	0	0.0	0.0	0.0	0.0	0.0	Percent Change	-85.7	-79.2	-91.6	-32.2	-100.0	-82.8
Perry	0	0.0	0.0	0.0	0.0	0.0	Garfield County						
Plymouth	0	0.0	0.0	37.4	6.0	43.4	Antimony	0	0.0	0.0	0.0	0.0	0.0
Portage	0	0.0	0.0	0.0	0.0	0.0	Boulder	1	5.0	0.0	0.0	0.0	5.0
Snowville	0	0.0	0.0	0.0	0.0	0.0	Cannonville	0	0.0	0.0	0.0	0.0	0.0
Tremonton	6	533.8	12.4	55.7	0.0	601.9	Escalante	0	0.0	0.0	0.0	0.0	0.0
Willard	1	197.0	0.0	0.0	0.5	197.5	Hatch	0	0.0	0.0	0.0	0.0	0.0
Other Box Elder County	0	0.0	0.0	0.0	0.0	0.0	Henrieville	0	0.0	0.0	0.0	0.0	0.0
Total	20	2,138.1	79.5	130.8	40.5	2,388.9	Panguitch	0	0.0	10.0	0.0	0.0	10.0
Percent Change	17.6	12.2	-84.1	-14.0	6.6	-8.0	Tropic	0	0.0	0.0	0.0	0.0	0.0
Cache County							Grand County						
Amalga	0	0.0	0.0	0.0	0.0	0.0	Moab	3	208.0	0.0	1.0	0.0	209.0
Clarkston	0	0.0	0.0	0.0	0.0	0.0	Other Grand County	11	905.7	0.0	0.0	0.0	905.7
Cornish	0	0.0	0.0	43.5	0.0	43.5	Total	14	1,113.7	0.0	1.0	0.0	1,114.7
Hyde Park	2	347.4	18.1	208.3	0.0	573.8	Percent Change	27.3	28.7	-100.0	-97.4	0.0	-18.7
Hyrum	7	790.4	19.4	0.0	0.0	809.8	Iron County						
Lewiston	0	0.0	0.0	0.0	0.0	0.0	Cedar City	18	2,670.0	545.0	53.0	232.0	3,500.0
Logan	29	3,984.5	103.2	44.5	0.0	4,132.2	Paragonah	0	0.0	0.0	0.0	0.0	0.0
Mendon	0	0.0	0.0	0.0	0.0	0.0	Parowan	0	0.0	0.0	0.0	0.0	0.0
Millville	0	0.0	19.6	32.6	0.0	52.2	Other Iron County	14	1,963.8	81.7	47.8	0.0	2,093.3
Newton	5	535.2	18.0	0.0	0.0	553.2	Total	32	4,633.8	626.7	100.8	232.0	5,593.3
Nibley	16	2,074.3	13.2	231.5	0.0	2,319.0	Percent Change	45.5	28.3	-78.6	-23.1	6,723.5	-16.3
North Logan	0	0.0	0.0	0.0	0.0	0.0	Juab County						
Paradise	0	0.0	8.5	0.0	0.0	8.5	Eureka	0	0.0	0.0	0.0	0.0	0.0
Providence	16	2,073.8	0.0	85.6	66.0	2,225.4	Levan	1	157.0	0.0	0.0	0.0	157.0
Richmond	1	148.8	0.0	0.0	0.0	148.8	Nephi	1	153.8	194.9	12.8	242.4	603.9
River Heights	2	261.4	0.0	10.0	0.0	271.4	Other Juab County	0	0.0	419.5	0.0	0.0	419.5
Smithfield	6	883.1	254.1	1.0	0.0	1,138.2	Total	2	310.8	614.4	12.8	242.4	1,180.4
Trenton	0	0.0	0.0	0.0	0.0	0.0	Percent Change	-71.4	-73.8	416.7	-26.0	0.0	-10.8
Wellsville	2	313.0	21.1	0.0	0.0	334.1	Kane County						
Other Cache County	6	1,206.7	494.2	45.4	0.0	1,746.3	Glendale	0	0.0	0.0	0.0	0.0	0.0
Total	92	12,618.6	969.4	702.4	66.0	14,356.4	Kanab	4	567.7	32.6	36.0	0.0	636.3
Percent Change	22.7	28.9	-1.0	268.5	-82.7	26.6	Orderville	0	0.0	0.0	0.0	0.0	0.0
Carbon County							Millard County						
East Carbon	0	0.0	0.0	0.0	3.0	3.0	Delta	0	0.0	40.0	0.0	0.0	40.0
Helper	0	0.0	0.0	9.2	0.0	9.2	Fillmore	0	0.0	9.9	44.5	0.0	54.4
Price	0	0.0	2.0	81.3	8.8	92.1	Hinckley	0	0.0	0.0	0.0	0.0	0.0
Scotfield	0	0.0	0.0	0.5	0.0	0.5	Kanosh	0	0.0	0.0	0.0	0.0	0.0
Sunnyside	0	0.0	0.0	6.9	0.0	6.9	Lynnlyl	0	0.0	0.0	0.0	0.0	0.0
Wellington	2	9.1	5.0	1.2	0.0	15.3	Oak City	0	0.0	0.0	0.0	0.0	0.0
Other Carbon County	4	647.2	28.4	54.1	0.0	729.7	Other Millard County	4	436.7	83.0	0.0	0.0	519.7
Total	6	656.3	35.4	153.2	11.8	856.7	Total	4	436.7	132.9	44.5	0.0	614.1
Percent Change	-45.5	2.9	268.8	0.2	5,800.0	7.0	Percent Change	-20.0	-41.2	-34.6	-50.3	0.0	-40.7
Daggett County							Morgan County						
Manila	0	0.0	0.0	0.0	0.0	0.0	Morgan	4	705.7	473.2	0.0	38.1	1,217.0
Other Daggett County	1	50.0	0.0	2.0	0.0	52.0	Other Morgan County	2	583.8	0.0	0.0	0.0	583.8
Total	1	50.0	0.0	2.0	0.0	52.0	Total	6	1,289.5	473.2	0.0	38.1	1,800.8
Percent Change	0.0	0.0	-100.0	-96.9	0.0	-47.5	Percent Change	-14.3	6.5	0.0	-100.0	0.0	47.0
Davis County							Piute County						
Bountiful	6	2,672.0	1,240.0	226.0	1,789.0	5,927.0	Kingston	0	0.0	0.0	0.0	0.0	0.0
Centerville	4	887.0	26.0	112.0	0.0	1,025.0	Other Piute County	0	0.0	0.0	0.0	0.0	0.0
Clearfield	10	1,184.3	1,630.4	39.2	18.2	2,872.1	Total	0	0.0	0.0	0.0	0.0	0.0
Clinton	46	6,356.6	1,295.9	139.8	0.0	7,792.3	Percent Change	0.0	0.0	0.0	0.0	0.0	0.0
Farmington	19	4,203.0	275.0	48.8	33.6	4,560.4	Morgan County						
Fruit Heights	0	0.0	0.0	0.0	0.0	0.0	Morgan	4	705.7	473.2	0.0	38.1	1,217.0
Kaysville	21	3,489.3	479.2	143.5	0.0	4,112.0	Other Morgan County	2	583.8	0.0	0.0	0.0	583.8
Layton	25	3,641.8	2,431.4	122.2	258.2	6,453.6	Total	6	1,289.5	473.2	0.0	38.1	1,800.8
North Salt Lake	222	17,650.8	648.9	19.7	889.0	19,208.4	Percent Change	-14.3	6.5	0.0	-100.0	0.0	47.0
South Weber	5	670.4	0.0	12.0	0.0	682.4	Piute County						
Sunset	0	0.0	0.0	0.0	0.0	0.0	Kingston	0	0.0	0.0	0.0	0.0	0.0
Syracuse	49	8,148.5	39.3	86.5	0.0	8,274.3	Other Piute County	0	0.0	0.0	0.0	0.0	0.0
West Bountiful	5	901.3	81.9	68.7	0.0	1,051.9	Total	0	0.0	0.0	0.0	0.0	0.0
West Point	23	3,540.4	49.0	0.0	0.0	3,589.4	Percent Change	0.0	0.0	0.0	0.0	0.0	0.0
Woods Cross	7	844.7	8.2	43.1	56.6	952.6	Morgan County						
Other Davis County	1	385.0	81.5	93.2	0.0	559.7	Morgan	4	705.7	473.2	0.0	38.1	1,217.0
Total	443	54,575.1	8,286.7	1,154.7	3,044.6	67,061.1	Other Morgan County	2	583.8	0.0	0.0	0.0	583.8
Percent Change	71.0	44.1	-67.2	-5.0	326.7	3.1	Total	6	1,289.5	473.2	0.0	38.1	1,800.8

Detail Table 1
Permit-Authorized Construction in Utah
May 2004

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Residential Valuation (\$000)	Nonresidential Valuation (\$000)	Construction Value (\$000)		New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Residential Valuation (\$000)	Nonresidential Valuation (\$000)	Construction Value (\$000)
Rich County							Uintah County						
Garden City	1	64.8	0.0	0.0	0.0	64.8	Vernal	0	0.0	0.0	0.0	0.0	0.0
Randolph	0	0.0	0.0	0.0	0.0	0.0	Other Uintah County	0	0.0	0.0	0.0	0.0	0.0
Other Rich County	0	0.0	0.0	0.0	0.0	0.0	Total	0	0.0	0.0	0.0	0.0	0.0
Total	1	64.8	0.0	0.0	0.0	64.8	Percent Change	0.0	0.0	0.0	0.0	0.0	0.0
Percent Change	-66.7	-73.6	0.0	-100.0	-100.0	-81.5							
Salt Lake County							Utah County						
Bluffdale	11	2,632.5	760.1	0.0	0.0	3,392.6	Alpine	3	743.0	27.0	192.0	0.0	962.0
Draper	89	8,128.4	1,305.2	182.8	21.0	9,637.4	American Fork	6	904.1	1,498.3	77.5	6.0	2,485.9
Midvale	22	3,379.1	581.8	102.9	429.7	4,493.5	Cedar Hills	23	5,839.0	0.0	192.3	0.0	6,031.3
Murray	17	4,309.0	72.2	70.7	580.8	5,032.7	Elk Ridge	4	638.3	0.0	0.0	0.0	638.3
Riverton	45	5,641.7	3,534.4	79.4	25.0	9,280.5	Eagle Mountain	17	2,579.3	0.0	0.0	0.0	2,579.3
Salt Lake City	106	6,435.5	11,532.6	3,772.0	4,734.1	26,474.2	Goshen	0	0.0	0.0	0.0	0.0	0.0
Sandy	10	1,727.2	3,247.0	235.7	3,233.2	8,443.1	Highland	31	7,820.2	0.0	0.0	0.0	7,820.2
South Jordan	63	12,307.0	1,597.3	235.2	1,210.6	15,350.1	Lehi	60	8,517.8	6,914.4	172.9	0.0	15,605.1
South Salt Lake	0	0.0	280.0	6.8	239.8	526.6	Lindon	8	2,076.8	152.5	30.4	43.5	2,303.2
West Jordan	94	13,950.6	959.8	124.5	170.0	15,204.9	Mapleton	5	1,610.0	187.0	50.0	0.0	1,847.0
West Valley City	45	4,474.6	139.4	134.6	2,051.1	6,799.7	Orem	15	3,141.6	8,672.7	180.0	862.8	12,857.1
Taylorville	2	390.6	931.5	118.5	458.6	1,899.2	Payson	12	1,364.7	0.0	5.0	0.0	1,369.7
Herriman	71	10,684.0	5.3	32.2	0.0	10,721.5	Pleasant Grove	11	1,852.0	1,879.4	119.7	43.9	3,895.0
Holladay	8	2,294.8	4,028.5	0.0	106.7	6,430.0	Provo	13	2,180.0	2,243.0	514.6	794.5	5,732.1
Other Salt Lake County	50	7,404.4	11,384.9	1,025.1	674.3	20,488.7	Salem	5	1,130.8	496.4	32.6	242.0	1,901.8
Total	633	83,759.4	40,360.0	6,120.4	13,934.9	144,174.7	Santaquin	11	2,105.8	61.3	35.5	0.9	2,203.5
Percent Change	24.6	22.6	-23.6	29.1	0.8	3.2	Spanish Fork	48	3,516.2	53.0	69.8	33.8	3,672.8
San Juan County							Wasatch County						
Blanding	1	112.0	0.0	4.8	48.0	164.8	Heber City	12	1,951.4	0.0	43.8	37.9	2,033.1
Monticello	0	0.0	0.0	77.8	2.0	79.8	Midway	7	1,118.1	4,962.1	0.0	50.0	6,130.2
Other San Juan County	7	826.4	126.2	0.0	0.0	952.6	Other Wasatch County	6	3,781.9	20.3	0.0	0.0	3,802.2
Total	8	938.4	126.2	82.6	50.0	1,197.2	Total	374	59,033.8	25,771.6	2,120.7	2,053.0	88,979.1
Percent Change	166.7	406.4	145.5	0.0	0.0	405.8	Percent Change	3.3	-3.2	34.2	-1.3	3.3	5.5
Sanpete County							Washington County						
Centerfield	1	140.2	0.0	0.0	0.0	140.2	Enterprise	1	143.2	0.0	52.0	0.0	195.2
Ephraim	9	687.3	21.3	0.0	0.0	708.6	Hurricane	22	1,853.0	795.3	132.6	0.0	2,780.9
Fairview	1	91.4	16.8	41.6	0.0	149.8	Ivins	8	1,013.0	88.7	0.0	0.0	1,101.7
Fayette	0	0.0	0.0	0.0	0.0	0.0	La Verkin	8	541.0	0.0	0.0	5.0	546.0
Fountain Green	1	64.6	0.0	0.0	0.0	64.6	Leeds	1	250.0	0.0	3.0	0.0	253.0
Gunnison	1	144.3	0.0	45.5	12.0	201.8	Santa Clara	10	1,907.8	0.0	0.0	0.0	1,907.8
Manti	3	346.3	11.9	0.0	22.0	380.2	Springdale	0	0.0	0.0	0.0	0.0	0.0
Mayfield	2	223.5	0.0	0.0	0.0	223.5	St. George	140	19,268.0	5,172.0	199.0	282.0	24,921.0
Moroni	1	90.5	0.0	0.0	0.0	90.5	Virgin	0	0.0	0.3	0.0	0.0	0.3
Mt. Pleasant	0	0.0	700.0	75.7	0.0	775.7	Washington	94	9,232.3	740.9	0.0	0.0	9,973.2
Spring City	1	76.4	0.0	0.0	0.0	76.4	Other Washington Count	8	1,294.8	37.2	193.0	0.0	1,525.0
Sterling	0	0.0	0.0	0.0	0.0	0.0	Total	292	35,503.1	6,834.4	579.6	287.0	43,204.1
Wales	0	0.0	11.5	0.0	0.0	11.5	Percent Change	5.0	7.0	325.2	24.2	-85.1	16.2
Other Sanpete County	6	842.0	5.4	0.0	0.0	847.4	Wayne County						
Total	26	2,706.5	766.9	162.8	34.0	3,670.2	Hanksville	0	0.0	0.0	0.0	0.0	0.0
Percent Change	62.5	56.8	65.6	29.7	0.0	58.6	Loa	0	0.0	0.0	0.0	0.0	0.0
Sevier County							Weber County						
Annabella	0	0.0	6.0	0.0	0.0	6.0	Farr West	11	1,621.7	10.0	10.5	0.0	1,642.2
Aurora	1	180.0	28.0	0.0	0.0	208.0	Harrisville	6	543.1	12.2	0.5	0.0	555.8
Elsinore	1	64.6	1.5	10.4	0.0	76.5	Huntsville	0	0.0	0.0	0.0	0.0	0.0
Glenwood	1	206.0	0.0	2.0	0.0	208.0	North Ogden	12	1,971.5	52.1	22.0	0.0	2,045.6
Joseph	0	0.0	0.0	0.0	0.0	0.0	Ogden	29	3,720.7	5,123.7	150.4	322.2	9,317.0
Koosharem	0	0.0	0.0	0.0	0.0	0.0	Plain City	8	941.7	5.0	25.0	12.9	984.6
Monroe	1	180.0	3.0	14.0	6.0	203.0	Pleasant View	9	2,160.0	100.5	2.0	0.0	2,262.5
Redmond	0	0.0	0.0	0.0	0.0	0.0	Riverdale	0	0.0	0.0	0.0	0.0	0.0
Richfield	1	88.0	0.0	41.8	45.0	174.8	Roy	11	1,310.4	1,587.4	39.3	40.0	2,977.1
Salina	0	0.0	8.0	13.5	2.0	23.5	South Ogden	8	910.7	160.0	51.5	586.0	1,708.2
Sigurd	0	0.0	0.0	2.0	0.0	2.0	Utah	0	0.0	0.0	0.0	0.0	0.0
Other Sevier County	3	577.2	49.0	160.0	0.0	786.2	Washington Terrace	2	325.5	5.0	22.2	0.0	352.7
Total	8	1,295.8	95.5	243.7	53.0	1,688.0	Other Weber County	7	1,358.7	1,336.9	216.3	0.0	2,911.9
Percent Change	-11.1	5.9	-98.6	52.8	-84.9	-80.6	Total	103	14,864.0	8,392.8	539.7	961.1	24,757.6
Summit County							Permit Change						
Coalville	1	84.1	0.0	0.0	8.1	92.2		-6.4	-8.1	313.1	27.1	-74.0	10.9
Kamas	0	0.0	17.4	0.0	0.0	17.4	State Total						
Oakley	2	119.5	8.6	0.0	0.0	128.1		2,252	308,547.4	103,914.1	13,722.3	23,002.1	449,185.9
Park City	35	7,005.3	3.0	862.2	1,292.1	9,162.6	Percent Change	21.7	17.6	-11.5	-2.4	-16.1	6.7
Other Summit County	45	8,692.7	3,902.9	264.0	133.6	12,993.2							
Total	83	15,901.6	3,931.9	1,126.2	1,433.8	22,393.5							
Percent Change	66.0	50.1	84.4	-61.2	-64.8	13.7							
Tooele County													
Grantsville	3	464.9	85.9	0.0	0.0	550.8							
Tooele	15	2,726.1	1,171.5	0.0	0.0	3,897.6							
Wendover	0	0.0	0.0	0.0	0.0	0.0							
Other Tooele County	19	1,888.4	0.0	0.0	432.0	2,320.4							
Total	37	5,079.4	1,257.4	0.0	432.0	6,768.8							
Percent Change	-9.8	-2.0	118.9	-100.0	76.5	11.2							

Detail Table 1
Permit-Authorized Construction in Utah
June 2004

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Alterations, Repairs, Additions Residential Valuation (\$000)	Alterations, Repairs, Additions Nonresidential Valuation (\$000)	Total Construction Value (\$000)		New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Alterations, Repairs, Additions Residential Valuation (\$000)	Alterations, Repairs, Additions Nonresidential Valuation (\$000)	Total Construction Value (\$000)
Beaver County							Duchesne County						
Beaver	1	135.0	0.0	0.0	0.0	135.0	Duchesne	3	181.1	5.8	0.0	0.0	186.9
Milford	1	93.1	0.0	0.0	0.0	93.1	Roosevelt	5	650.0	6.0	0.0	75.0	731.0
Other Beaver County	2	203.3	90.8	22.3	0.0	316.4	Other Duchesne County	12	1,028.0	52.0	182.0	0.0	1,262.0
Total	4	431.4	90.8	22.3	0.0	544.5	Total	20	1,859.1	63.8	182.0	75.0	2,179.9
Percent Change	0.0	14.9	229.0	-3.5	0.0	27.7	Percent Change	0.0	38.9	124.6	142.7	-50.0	37.0
Box Elder County							Emery County						
Brigham City	4	454.9	127.1	134.4	0.0	716.4	Ferron	0	0.0	0.0	0.0	0.0	0.0
Corinne	0	0.0	0.0	0.0	0.0	0.0	Green River	0	0.0	0.0	0.0	0.0	0.0
Deweyville	0	0.0	0.0	300.0	0.0	300.0	Huntington	0	0.0	0.0	0.0	0.0	0.0
Elwood	4	455.4	0.0	10.0	0.0	465.4	Orangeville	2	137.0	1.8	0.0	0.0	138.8
Garland	0	0.0	0.0	0.0	0.0	0.0	Other Emery County	7	687.4	168.8	141.2	0.0	997.4
Howell	0	0.0	0.0	0.0	0.0	0.0	Total	9	824.4	170.6	141.2	0.0	1,136.2
Mantua	0	0.0	0.0	0.0	0.0	0.0	Percent Change	0.0	0.0	0.0	28,140.0	0.0	*****
Perry	24	3,020.4	865.6	58.0	0.0	3,944.0	Garfield County						
Plymouth	0	0.0	19.4	0.0	0.0	19.4	Antimony	0	0.0	0.0	0.0	0.0	0.0
Portage	2	182.7	0.0	0.0	0.0	182.7	Boulder	1	2.0	0.0	0.0	0.0	2.0
Snowville	0	0.0	0.0	0.0	0.0	0.0	Cannonville	0	0.0	0.0	0.0	0.0	0.0
Tremonton	7	811.4	273.5	35.6	0.0	1,120.5	Escalante	0	0.0	0.0	0.0	0.0	0.0
Willard	3	256.0	5.8	0.0	0.0	261.8	Hatch	0	0.0	0.0	0.0	0.0	0.0
Other Box Elder County	0	0.0	0.0	0.0	0.0	0.0	Henrieville	0	0.0	0.0	0.0	0.0	0.0
Total	44	5,180.8	1,291.4	538.0	0.0	7,010.2	Panguitch	0	0.0	0.0	0.0	0.0	0.0
Percent Change	131.6	228.2	706.1	703.0	-100.0	251.1	Tropic	0	0.0	0.0	0.0	0.0	0.0
Cache County							Grand County						
Amalga	1	128.4	10.0	0.0	0.0	138.4	Moab	4	171.8	0.0	36.3	10.0	218.1
Clarkston	0	0.0	0.0	96.3	0.0	96.3	Other Grand County	14	1,752.9	20.0	8.8	24.0	1,805.7
Cornish	0	0.0	0.0	0.0	0.0	0.0	Total	18	1,924.7	20.0	45.1	34.0	2,023.8
Hyde Park	5	926.3	0.0	50.2	0.0	976.5	Percent Change	260.0	451.0	-45.2	87.9	580.0	387.9
Hyrum	3	342.3	0.0	8.2	0.0	350.5	Iron County						
Lewiston	0	0.0	0.0	0.0	0.0	0.0	Cedar City	26	4,712.0	130.0	24.0	5.0	4,871.0
Logan	21	2,432.5	1,208.3	293.4	210.1	4,144.3	Paragonah	0	0.0	0.0	0.0	0.0	0.0
Mendon	0	0.0	0.0	0.0	0.0	0.0	Parowan	1	228.6	224.2	152.1	0.0	604.9
Millville	3	314.9	1.4	0.0	0.0	316.3	Other Iron County	13	1,861.0	112.1	23.0	0.0	1,996.1
Newton	1	80.0	0.0	0.0	0.0	80.0	Total	40	6,801.6	466.3	199.1	5.0	7,472.0
Nibley	16	1,917.9	6.0	0.0	0.0	1,923.9	Percent Change	42.9	117.3	-11.1	2,963.1	-90.9	101.1
North Logan	42	8,605.1	2,764.3	40.2	190.0	11,599.6	Juab County						
Paradise	0	0.0	2,190.3	66.3	0.0	2,256.6	Eureka	0	0.0	0.0	0.0	0.0	0.0
Providence	6	1,161.9	0.0	68.2	0.0	1,230.1	Levan	1	157.0	0.0	1.0	70.0	228.0
Richmond	2	225.0	299.8	26.8	0.0	551.6	Nephi	4	597.1	605.2	48.9	0.0	1,251.2
River Heights	1	105.2	0.0	0.0	0.0	105.2	Other Juab County	0	0.0	0.0	0.0	0.0	0.0
Smithfield	10	1,504.6	12.3	21.2	0.0	1,538.1	Total	5	754.1	605.2	49.9	70.0	1,479.2
Trenton	0	0.0	0.0	0.0	0.0	0.0	Percent Change	66.7	45.0	17.2	3,226.7	600.0	41.2
Wellsville	3	412.8	0.0	23.3	0.0	436.1	Kane County						
Other Cache County	6	1,227.4	59.4	28.3	0.0	1,315.1	Glendale	0	0.0	0.0	5.0	0.0	5.0
Total	120	19,384.3	6,551.8	722.4	400.1	27,058.6	Kanab	0	0.0	0.0	0.0	0.0	0.0
Percent Change	22.4	87.3	110.6	85.7	-16.2	88.9	Orderville	0	0.0	0.0	0.0	0.0	0.0
Carbon County							Millard County						
East Carbon	0	0.0	0.0	9.0	0.0	9.0	Delta	0	0.0	29.5	3.0	13.5	46.0
Helper	0	0.0	0.0	0.5	0.0	0.5	Fillmore	1	178.1	27.0	33.5	0.0	238.6
Price	1	5.0	42.0	166.9	68.0	281.9	Hinckley	0	0.0	0.0	0.0	0.0	0.0
Scofield	0	0.0	0.0	5.2	0.0	5.2	Kanosh	1	250.0	0.0	0.0	0.0	250.0
Sunnyside	0	0.0	0.0	1.6	0.0	1.6	Lynndyl	0	0.0	0.0	0.0	0.0	0.0
Wellington	0	0.0	7.6	13.9	0.0	21.5	Oak City	0	0.0	0.0	0.0	0.0	0.0
Other Carbon County	5	626.2	4.6	25.1	0.0	655.9	Other Millard County	6	940.1	566.2	24.2	0.0	1,530.5
Total	6	631.2	54.2	222.2	68.0	975.6	Total	8	1,368.2	622.7	60.7	13.5	2,065.1
Percent Change	50.0	187.2	-83.1	145.0	7,455.6	54.4	Percent Change	60.0	127.8	24.8	-52.8	0.0	68.2
Daggett County							Morgan County						
Manila	0	0.0	0.0	0.0	0.0	0.0	Morgan	16	2,577.3	20.0	0.0	0.0	2,597.3
Other Daggett County	4	417.0	50.0	0.0	0.0	467.0	Other Morgan County	6	1,218.6	52.7	47.7	0.0	1,319.0
Total	4	417.0	50.0	0.0	0.0	467.0	Total	22	3,795.9	72.7	47.7	0.0	3,916.3
Percent Change	33.3	599.7	0.0	0.0	0.0	683.6	Percent Change	100.0	50.7	-69.7	0.0	0.0	41.9
Davis County							Piute County						
Bountiful	6	3,272.0	188.0	264.0	935.0	4,659.0	Kingston	0	0.0	0.0	0.0	0.0	0.0
Centerville	3	557.0	78.6	143.5	0.0	779.1	Other Piute County	0	0.0	0.0	0.0	0.0	0.0
Clearfield	9	918.9	63.5	457.5	336.0	1,775.9	Total	0	0.0	0.0	0.0	0.0	0.0
Clinton	40	6,073.5	50.8	82.5	0.0	6,206.8	Percent Change	0.0	0.0	0.0	0.0	0.0	0.0
Farmington	33	7,663.0	43.0	142.7	43.0	7,891.7	Morgan County						
Fruit Heights	0	0.0	40.0	0.0	0.0	40.0	Morgan	16	2,577.3	20.0	0.0	0.0	2,597.3
Kaysville	26	5,098.2	261.1	174.9	31.5	5,565.7	Other Morgan County	6	1,218.6	52.7	47.7	0.0	1,319.0
Layton	68	8,032.6	1,131.9	177.8	102.5	9,444.8	Total	22	3,795.9	72.7	47.7	0.0	3,916.3
North Salt Lake	49	12,814.2	412.3	766.0	24.2	14,016.7	Percent Change	100.0	50.7	-69.7	0.0	0.0	41.9
South Weber	4	627.6	11.5	24.7	0.0	663.8	Piute County						
Sunset	0	0.0	0.0	0.0	0.0	0.0	Kingston	0	0.0	0.0	0.0	0.0	0.0
Syracuse	57	8,926.1	158.8	433.2	0.0	9,518.1	Other Piute County	0	0.0	0.0	0.0	0.0	0.0
West Bountiful	7	1,998.1	0.0	52.4	0.0	2,050.5	Total	0	0.0	0.0	0.0	0.0	0.0
West Point	21	3,485.2	0.0	0.0	0.0	3,485.2	Percent Change	0.0	0.0	0.0	0.0	0.0	0.0
Woods Cross	8	998.9	89.0	6.0	39.6	1,133.5	Morgan County						
Other Davis County	1	78.0	0.0	48.0	0.0	126.0	Morgan	16	2,577.3	20.0	0.0	0.0	2,597.3
Total	332	60,543.3	2,528.5	2,773.2	1,511.8	67,356.8	Other Morgan County	6	1,218.6	52.7	47.7	0.0	1,319.0
Percent Change	16.5	48.6	-77.0	217.0	88.3	26.1	Total	22	3,795.9	72.7	47.7	0.0	3,916.3

**Detail Table 1
Permit-Authorized Construction in Utah
June 2004**

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Residential Valuation (\$000)	Alterations, Repairs Valuation (\$000)	Total Construction Value (\$000)		New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Residential Valuation (\$000)	Alterations, Repairs Valuation (\$000)	Total Construction Value (\$000)
Rich County							Uintah County						
Garden City	12	2,835.7	102.0	159.9	0.0	3,097.6	Vernal	3	400.3	1,245.4	110.2	287.2	2,043.1
Randolph	0	0.0	0.0	0.0	0.0	0.0	Other Uintah County	19	2,337.0	798.2	6.0	21.0	3,162.2
Other Rich County	0	0.0	0.0	0.0	0.0	0.0	Total	22	2,737.3	2,043.6	116.2	308.2	5,205.3
Total	12	2,835.7	102.0	159.9	0.0	3,097.6	Percent Change	0.0	0.0	0.0	0.0	0.0	0.0
Percent Change	200.0	304.8	750.0	522.2	-100.0	313.0	Utah County						
Salt Lake County							Wasatch County						
Bluffdale	6	1,624.9	216.2	118.4	0.0	1,959.5	Heber City	8	1,336.0	26.3	83.5	15.0	1,460.8
Draper	41	7,799.0	10,092.6	201.5	278.2	18,371.3	Midway	14	2,294.3	12.7	38.0	0.0	2,345.0
Midvale	9	1,604.8	341.4	166.6	111.3	2,224.1	Other Wasatch County	10	2,971.2	339.9	23.0	0.0	3,334.1
Murray	4	1,067.8	145.5	64.2	454.9	1,732.4	Total	32	6,601.5	378.9	144.5	15.0	7,139.9
Riverton	39	5,040.7	1,290.8	63.0	46.0	6,440.5	Percent Change	-8.6	16.4	-64.3	-23.3	-4.5	2.9
Salt Lake City	212	19,104.8	2,360.3	3,040.5	6,500.3	31,005.9	Washington County						
Sandy	15	2,159.2	742.0	485.1	1,867.3	5,253.6	Enterprise	1	155.3	0.0	0.0	0.0	155.3
South Jordan	61	12,503.0	5,535.2	157.9	280.0	18,476.1	Hurricane	40	3,637.8	0.0	56.9	0.0	3,694.7
South Salt Lake	0	0.0	0.0	0.0	691.3	691.3	Ivins	15	2,287.0	441.0	6.0	0.0	2,734.0
West Jordan	119	12,815.8	318.8	132.0	621.9	13,888.5	La Verkin	7	340.0	0.0	0.0	0.0	340.0
West Valley City	98	6,320.1	4,580.9	189.1	1,786.8	12,876.9	Leeds	0	0.0	10.0	0.0	0.6	10.6
Taylorville	3	244.9	98.6	237.9	189.4	770.8	Santa Clara	3	567.8	64.3	96.9	0.0	729.0
Herriman	65	10,926.2	2,042.0	33.0	12.0	13,013.2	Springdale	0	0.0	0.0	0.0	0.0	0.0
Holladay	3	880.5	13.4	458.9	1,524.0	2,876.8	St. George	165	24,731.0	5,817.4	42.0	208.0	30,798.4
Other Salt Lake County	47	7,087.8	2,078.8	1,971.7	3,190.1	14,328.4	Virgin	0	0.0	0.0	1.5	0.0	1.5
Total	722	89,179.5	29,856.5	7,319.8	17,553.5	143,909.3	Washington	93	9,066.9	733.9	36.1	110.0	9,946.9
Percent Change	41.3	31.3	-11.8	32.4	-13.9	12.7	Other Washington County	12	1,293.9	75.8	240.1	0.0	1,609.8
San Juan County							Wayne County						
Blanding	0	0.0	0.0	0.0	0.0	0.0	Hanksville	0	0.0	0.0	0.0	0.0	0.0
Monticello	0	0.0	0.0	9.8	0.1	9.9	Loa	0	0.0	0.0	0.0	0.0	0.0
Other San Juan County	5	491.4	44.4	0.0	0.0	535.8	Other Wayne County	2	404.0	7.5	80.0	0.0	491.5
Total	5	491.4	44.4	9.8	0.1	545.7	Total	2	404.0	7.5	80.0	0.0	491.5
Percent Change	-44.4	-45.2	109.4	42.0	-99.6	-42.5	Percent Change	-33.3	16.4	-25.0	45.5	0.0	19.3
Sanpete County							Weber County						
Centerfield	0	0.0	2.7	0.0	0.0	2.7	Farr West	7	1,036.9	228.5	0.1	0.0	1,265.5
Ephraim	13	940.6	174.4	11.4	22.1	1,148.5	Harrisville	5	674.6	2.3	50.0	0.0	726.9
Fairview	0	0.0	0.0	0.0	0.0	0.0	Huntsville	0	0.0	0.0	0.0	0.0	0.0
Fayette	0	0.0	0.0	0.0	0.0	0.0	North Ogden	13	2,434.3	45.8	27.0	0.0	2,507.1
Fountain Green	1	78.8	0.0	0.0	0.0	78.8	Ogden	32	4,608.0	167.7	159.6	2,241.3	7,176.6
Gunnison	0	0.0	6.0	0.0	0.0	6.0	Plain City	10	1,431.1	0.0	28.7	55.0	1,514.8
Manti	1	78.3	30.7	111.5	0.0	220.5	Pleasant View	13	2,181.4	639.9	77.4	0.0	2,898.7
Mayfield	0	0.0	0.0	0.0	0.0	0.0	Riverdale	11	2,060.0	262.4	1.9	961.7	3,286.0
Moroni	0	0.0	20.0	0.0	0.0	20.0	Roy	5	524.2	840.4	32.2	70.0	1,466.8
Mt. Pleasant	0	0.0	0.0	0.0	0.0	0.0	South Ogden	2	216.1	820.0	37.6	21.5	1,095.2
Spring City	0	0.0	60.0	31.5	0.0	91.5	Uintah	0	0.0	62.7	0.0	0.0	62.7
Sterling	0	0.0	0.0	0.0	0.0	0.0	Washington Terrace	0	0.0	959.8	54.3	0.0	1,014.1
Wales	1	114.0	0.0	0.0	45.0	159.0	Other Weber County	5	1,298.2	650.2	152.7	210.2	2,311.3
Other Sanpete County	6	766.0	16.4	89.4	0.0	871.8	Total	103	16,464.8	4,679.7	621.5	3,559.7	25,325.7
Total	22	1,977.7	310.2	243.8	67.1	2,598.8	Percent Change	2.0	16.6	-67.2	-25.7	188.6	-16.9
Percent Change	-15.4	-26.4	87.4	69.2	86.4	-14.3	State Total						
Sevier County							Summit County						
Annabella	0	0.0	18.0	8.0	0.0	26.0	Coalville	1	85.4	0.0	0.0	0.0	85.4
Aurora	0	0.0	0.0	10.0	0.0	10.0	Kamas	6	449.8	0.0	0.1	0.0	449.9
Elsinore	0	0.0	8.6	19.6	0.0	28.2	Oakley	10	1,733.8	27.8	0.0	0.0	1,761.6
Glenwood	0	0.0	2.1	25.0	0.0	27.1	Park City	12	4,159.3	2.5	2,814.7	489.1	7,465.6
Joseph	0	0.0	0.0	5.0	0.0	5.0	Other Summit County	67	16,622.1	1,763.7	219.5	1,470.2	20,075.5
Koosharem	0	0.0	0.0	0.0	0.0	0.0	Total	96	23,050.4	1,794.0	3,034.3	1,959.3	29,838.0
Monroe	2	248.0	23.0	9.1	0.0	280.1	Percent Change	108.7	117.7	-73.1	85.2	9.7	44.2
Redmond	0	0.0	0.0	0.0	0.0	0.0	Tooele County						
Richfield	2	486.0	14.0	0.0	8.0	508.0	Grantsville	6	684.6	14.3	304.0	0.0	1,002.9
Salina	0	0.0	0.0	22.0	30.0	52.0	Tooele	28	3,444.4	995.2	14.1	234.8	4,688.5
Sigurd	0	0.0	25.0	5.0	0.0	30.0	Wendover	0	0.0	0.0	0.0	0.0	0.0
Other Sevier County	8	1,045.0	69.0	68.5	41.0	1,223.5	Other Tooele County	24	3,205.3	110.1	0.7	0.0	3,316.1
Total	12	1,779.0	159.7	172.2	79.0	2,189.9	Total	58	7,334.3	1,119.6	318.8	234.8	9,007.5
Percent Change	0.0	-3.1	-21.2	-38.7	334.1	-6.3	Percent Change	38.1	56.6	-19.5	57.7	1,098.0	43.0

**Detail Table 2
Permit-Authorized Construction in Utah
January through June 2004**

County/City	New Dwelling Units		New Residential Value		New Nonresidential Value		Additions, Alterations, Repairs				Total Construction Value	
	Number	Percent Change 2003-04	(\$000)	Percent Value Change 2003-04	(\$000)	Percent Value Change 2003-04	Residential Value (\$000)	Percent Change 2003-04	Nonresidential Value (\$000)	Percent Change 2003-04	Value (\$000)	Percent Change 2003-04
Beaver County												
Beaver	2	-71.4	317.4	-58.2	7.9	-86.5	55.5	-79.9	213.0	2,030.0	593.8	-46.2
Milford	1	0.0	93.1	163.7	0.0	-100.0	14.0	102.9	0.0	-100.0	107.1	-74.0
Other Beaver County	10	11.1	1,032.6	-2.6	185.2	-19.1	73.4	353.1	0.0	0.0	1,291.2	-1.1
Total	13	-23.5	1,443.1	-22.2	193.1	-64.8	142.9	-52.2	213.0	80.5	1,992.1	-29.3
Box Elder County												
Brigham City	25	-10.7	2,734.6	14.9	375.6	-25.0	393.7	-17.2	458.2	64.7	3,962.1	9.0
Corinne	0	-100.0	0.0	-100.0	0.0	-100.0	0.0	-100.0	0.0	-100.0	0.0	-100.0
Deweyville	2	0.0	250.0	0.0	85.0	0.0	300.0	0.0	0.0	0.0	635.0	0.0
Elwood	7	40.0	814.0	34.7	0.0	-100.0	64.7	261.5	7.0	0.0	885.7	36.2
Garland	5	-37.5	417.4	-46.9	0.0	0.0	0.0	0.0	20.0	0.0	437.4	-44.3
Howell	1	0.0	350.0	0.0	10.0	0.0	0.0	0.0	0.0	0.0	360.0	0.0
Mantua	0	0.0	0.0	0.0	0.0	-100.0	0.0	0.0	0.0	0.0	0.0	-100.0
Perry	28	180.0	3,383.4	278.5	865.6	607.2	59.9	-51.2	200.0	0.0	4,508.9	295.8
Plymouth	0	0.0	0.0	0.0	19.4	0.0	37.4	0.0	6.0	0.0	62.8	0.0
Portage	2	0.0	182.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	182.7	0.0
Snowville	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tremonton	27	-30.8	2,770.1	-8.2	1,837.3	398.6	123.8	-37.2	10.0	-99.9	4,741.2	-65.5
Willard	8	33.3	927.0	4.7	29.8	-66.9	68.0	-44.3	0.5	0.0	1,025.3	-6.5
Other Box Elder Count	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	105	7.1	11,829.2	35.9	3,222.7	167.7	1,047.5	7.7	701.7	-93.3	16,801.1	-21.3
Cache County												
Amalga	1	0.0	128.4	21.2	10.0	0.0	0.0	0.0	0.0	0.0	138.4	30.7
Clarkston	1	-50.0	256.4	-14.0	0.0	-100.0	96.3	0.0	0.0	0.0	352.7	5.3
Cornish	0	-100.0	0.0	-100.0	0.0	-100.0	43.5	242.5	0.0	0.0	43.5	-66.0
Hyde Park	25	38.9	4,355.9	59.6	22.1	-72.3	282.2	165.5	4.8	0.0	4,665.0	60.1
Hyrum	22	29.4	2,359.5	39.8	93.4	-90.1	8.2	-62.0	8.0	0.0	2,469.1	-6.9
Lewiston	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Logan	126	5.0	14,942.0	24.2	5,582.8	-70.0	703.9	21.7	3,070.9	43.7	24,299.6	-27.1
Mendon	0	0.0	0.0	0.0	23.0	0.0	0.0	0.0	0.0	0.0	23.0	0.0
Millville	10	233.3	1,158.5	274.4	86.0	362.4	32.6	0.0	0.0	0.0	1,277.1	289.4
Newton	6	0.0	615.2	0.0	18.0	0.0	0.0	0.0	0.0	0.0	633.2	0.0
Nibley	71	42.0	8,585.0	50.9	231.2	2,620.0	238.7	128.2	0.0	-100.0	9,054.9	56.0
North Logan	42	**	8,605.1	**	2,764.3	3,766.2	40.2	11.0	190.0	0.0	11,599.6	2,327.7
Paradise	0	0.0	0.0	0.0	2,213.6	**	92.5	-19.6	0.0	0.0	2,306.1	1,891.5
Providence	149	166.1	15,723.2	114.9	0.0	-100.0	208.2	452.3	105.8	105.0	16,037.2	116.1
Richmond	10	66.7	1,267.3	72.9	507.8	150.6	84.7	205.8	0.0	-100.0	1,859.8	92.8
River Heights	4	300.0	524.5	221.2	0.0	-100.0	62.0	-41.7	0.0	0.0	586.5	93.3
Smithfield	31	-24.4	4,542.9	-27.2	659.9	-35.7	48.0	-58.9	0.0	-100.0	5,250.8	-29.0
Trenton	2	100.0	299.5	628.7	0.0	0.0	31.7	0.0	0.0	0.0	331.2	705.8
Wellsville	16	45.5	2,504.4	36.5	36.1	-67.6	51.3	-77.7	0.0	-100.0	2,591.8	17.5
Other Cache County	28	7.7	7,184.4	87.4	5,216.4	1,255.3	261.0	46.2	0.0	-100.0	12,661.8	187.6
Total	544	52.8	73,052.2	68.0	17,464.6	-18.9	2,285.0	36.6	3,379.5	51.1	96,181.3	39.6
Carbon County												
East Carbon	0	0.0	0.0	0.0	0.0	0.0	22.7	-33.4	3.0	0.0	25.7	-24.6
Helper	1	0.0	17.1	-14.1	0.0	-100.0	82.5	-64.6	0.0	0.0	99.6	-61.6
Price	3	-66.7	81.2	-84.8	341.5	86.6	524.4	303.4	274.1	-5.9	1,221.2	7.1
Scofield	1	0.0	10.7	0.0	0.0	0.0	5.7	-9.5	0.0	0.0	16.4	160.3
Sunnyside	0	0.0	0.0	0.0	2.3	-43.9	8.5	-69.1	5.1	0.0	15.9	-49.7
Wellington	5	150.0	39.5	-37.2	41.4	-23.9	67.4	332.1	0.0	0.0	148.3	11.6
Other Carbon Co	25	0.0	3,125.6	35.1	888.1	21.9	215.6	-20.8	0.0	0.0	4,229.3	27.6
Total	35	-5.4	3,274.1	11.7	1,273.3	30.4	926.8	28.9	282.2	-3.1	5,756.4	17.0
Daggett County												
Manila	0	-100.0	0.0	-100.0	0.0	-100.0	0.0	-100.0	0.0	0.0	0.0	-100.0
Other Daggett County	6	-60.0	617.0	-47.2	107.0	-79.4	2.0	-98.3	0.0	0.0	726.0	-59.8
Total	6	-68.4	617.0	-50.9	107.0	-79.4	2.0	-98.9	0.0	0.0	726.0	-63.0
Davis County												
Bountiful	43	-14.0	15,648.5	5.4	3,011.4	-79.4	1,509.5	-5.2	3,362.0	-44.7	23,531.4	-36.6
Centerville	17	0.0	3,889.0	19.9	886.1	-40.7	904.5	104.5	371.0	304.1	6,050.6	14.8
Clearfield	59	-49.6	6,056.3	-51.2	1,897.1	119.5	642.8	93.6	731.8	-16.9	9,328.0	-35.6
Clinton	261	27.3	36,686.2	24.3	3,745.2	-61.0	403.3	-36.2	27.7	-50.7	40,862.4	2.6
Farmington	107	37.2	22,982.0	104.4	720.0	-27.7	268.4	-8.7	393.9	14.2	24,364.3	89.2
Fruit Heights	5	-37.5	1,076.1	-29.5	40.0	48.7	0.0	0.0	0.0	0.0	1,116.1	-28.1
Kaysville	142	57.8	26,940.4	64.5	2,408.2	34.7	1,255.1	18.4	936.4	103.8	31,540.1	60.2
Layton	266	33.0	29,214.8	14.2	18,944.9	177.9	562.7	-50.5	2,411.9	72.6	51,134.3	46.4
North Salt Lake	369	434.8	54,497.5	181.0	3,465.0	30.4	1,272.1	179.9	993.2	199.0	60,227.8	163.7
South Weber	21	-12.5	2,663.4	8.6	24.6	-95.3	36.7	0.0	26.9	0.0	2,751.6	-7.6
Sunset	0	-100.0	0.0	-100.0	0.0	-100.0	6.0	-88.0	7.0	-74.7	13.0	-99.3
Syracuse	247	-29.0	40,718.3	-1.1	1,106.1	-59.9	937.4	63.3	26.5	-80.0	42,788.3	-4.1
West Bountiful	36	63.6	7,401.9	45.2	139.9	-75.8	335.9	82.9	0.0	-100.0	7,877.7	33.2
West Point	112	34.9	16,973.5	46.8	171.0	-36.3	56.5	-50.9	0.0	-100.0	17,201.0	43.2
Woods Cross	40	-61.9	4,595.8	-59.5	2,204.4	28.0	150.3	34.4	331.7	114.8	7,282.2	-45.4
Other Davis County	5	25.0	1,048.0	64.3	2,114.0	-54.0	237.7	59.0	0.5	-99.2	3,400.2	-37.6
Total	1,730	21.4	270,391.7	30.8	40,877.9	-19.7	8,578.9	20.4	9,620.5	-5.1	329,469.0	19.8

**Detail Table 2
Permit-Authorized Construction in Utah
January through June 2004**

County/City	New Dwelling Units		New Residential Value		New Nonresidential Value		Additions, Alterations, Repairs Residential		Additions, Alterations, Repairs Nonresidential		Total Construction Value	
	Number	Percent Change 2003-04	Value (\$000)	Percent Change 2003-04	Value (\$000)	Percent Change 2003-04	Value (\$000)	Percent Change 2003-04	Value (\$000)	Percent Change 2003-04	Value (\$000)	Percent Change 2003-04
Duchesne County												
Duchesne	9	80.0	1,029.8	100.1	67.5	20.5	49.2	-42.3	0.0	-100.0	1,146.5	42.3
Roosevelt	7	0.0	875.0	0.0	206.0	0.0	43.9	0.0	75.0	0.0	1,199.9	0.0
Other Duchesne County	54	-15.6	4,787.0	53.9	826.0	422.1	477.4	27.7	0.0	0.0	6,090.4	67.2
Total	70	1.4	6,691.8	84.6	1,099.5	413.3	570.5	24.3	75.0	-50.0	8,436.8	89.7
Emery County												
Ferron	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Green River	0	-100.0	0.0	-100.0	0.0	-100.0	0.5	0.0	1.5	-99.1	2.0	-98.8
Huntington	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Orangeville	2	0.0	137.0	0.0	1.8	-98.9	0.0	-100.0	0.0	-100.0	138.8	-27.4
Other Emery County	12	0.0	1,206.6	41.0	244.5	-22.3	358.0	72.4	54.5	0.0	1,863.6	35.2
Total	14	0.0	1,343.6	56.8	246.3	-48.9	358.5	50.1	56.0	-66.0	2,004.4	15.0
Garfield County												
Antimony	0	0.0	0.0	0.0	12.0	0.0	0.0	0.0	0.0	0.0	12.0	0.0
Boulder	3	0.0	177.0	0.0	10.0	-75.0	30.6	206.0	37.5	0.0	255.1	410.2
Cannonville	0	0.0	0.0	0.0	0.0	0.0	0.0	-100.0	0.0	0.0	0.0	-100.0
Escalante	0	-100.0	0.0	-100.0	20.0	-50.0	0.0	-100.0	0.0	0.0	20.0	-89.6
Hatch	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-100.0	0.0	-100.0
Henrieville	1	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0
Panguitch	1	-66.7	58.0	-80.3	20.0	-67.7	0.0	-100.0	0.0	0.0	78.0	-84.3
Tropic	3	0.0	428.2	0.0	210.0	0.0	0.0	0.0	0.0	0.0	638.2	0.0
Other Garfield County	14	16.7	1,661.6	-3.8	443.5	1,167.1	349.0	179.2	437.0	0.0	2,891.1	53.1
Total	22	37.5	2,326.3	10.5	715.5	304.2	379.6	6.6	474.5	1,877.1	3,895.9	46.4
Grand County												
Moab	22	450.0	2,027.8	**	486.8	24.6	75.1	45.5	83.1	-32.1	2,672.8	288.4
Other Grand County	45	-19.6	4,504.3	12.4	753.2	-49.1	116.9	-24.2	628.9	6,189.0	6,003.3	6.3
Total	67	11.7	6,532.1	58.1	1,240.0	-33.7	192.0	-6.7	712.0	437.8	8,676.1	36.9
Iron County												
Cedar City	190	63.8	24,881.0	68.2	8,819.0	69.3	219.0	-18.6	437.0	-68.4	34,356.0	58.7
Paragonah	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Parowan	1	0.0	228.6	0.0	224.2	0.0	152.1	0.0	0.0	0.0	604.9	0.0
Other Iron County	58	45.0	8,567.2	74.3	454.3	-36.7	168.8	295.3	0.0	0.0	9,190.3	61.9
Total	249	59.6	33,676.8	70.9	9,497.5	60.2	539.9	73.1	437.0	-68.4	44,151.2	61.6
Juab County												
Eureka	0	-100.0	0.0	-100.0	0.0	-100.0	0.0	0.0	0.0	0.0	0.0	-100.0
Levan	2	-33.3	314.0	76.4	33.2	232.0	1.5	-75.0	70.5	0.0	419.2	116.1
Nephi	12	9.1	2,288.5	36.2	2,125.7	191.1	191.2	-42.7	317.5	119.7	4,922.9	70.4
Other Juab County	2	-66.7	565.0	-46.7	496.5	-72.5	0.0	0.0	0.0	-100.0	1,061.5	-63.1
Total	16	-27.3	3,167.5	1.4	2,655.4	3.7	192.7	-43.3	388.0	151.1	6,403.6	3.6
Kane County												
Glendale	0	0.0	0.0	0.0	0.0	-100.0	5.0	0.0	0.0	0.0	5.0	-92.3
Kanab	14	75.0	1,424.5	121.3	142.7	-59.8	106.6	-65.6	0.0	-100.0	1,673.8	19.4
Orderville	0	0.0	0.0	0.0	0.0	-100.0	14.0	-48.1	0.0	-100.0	14.0	-84.0
Other Kane County	25	-30.6	2,296.2	-31.4	179.8	-46.3	47.2	10.5	0.0	0.0	2,523.2	-32.2
Total	39	-11.4	3,720.7	-6.7	322.5	-58.9	172.8	-54.5	0.0	-100.0	4,216.0	-20.1
Millard County												
Delta	2	-60.0	180.0	-69.7	160.9	-74.5	44.9	-78.5	13.5	0.0	399.3	-72.1
Fillmore	3	-57.1	518.1	-49.6	186.1	8.3	114.2	-46.3	51.4	32.1	869.8	-40.0
Hinckley	1	-50.0	38.2	-84.8	12.0	0.0	0.0	-100.0	0.0	0.0	50.2	-80.7
Kanosh	1	-75.0	250.0	-51.9	0.0	0.0	0.0	0.0	0.0	0.0	250.0	-51.9
Lynndyl	0	-100.0	0.0	-100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-100.0
Oak City	0	0.0	0.0	0.0	11.8	-0.8	21.0	-76.9	0.0	0.0	32.8	-68.1
Other Millard County	21	50.0	2,369.3	81.6	819.2	1,052.2	42.7	-51.9	52.0	0.0	3,283.2	124.2
Total	28	-15.2	3,355.6	-11.1	1,190.0	34.5	222.8	-63.5	116.9	200.5	4,885.3	-8.0
Morgan County												
Morgan	32	-13.5	5,160.1	15.6	566.3	195.3	0.0	-100.0	38.1	95.4	5,764.5	22.4
Other Morgan County	19	0.0	3,543.6	-8.9	138.1	-75.3	187.7	259.6	0.0	0.0	3,869.4	-14.1
Total	51	-8.9	8,703.7	4.2	704.4	-6.1	187.7	117.5	38.1	95.4	9,633.9	4.6
Piute County												
Kingston	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other Piute County	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

**Detail Table 2
Permit-Authorized Construction in Utah
January through June 2004**

County/City	New Dwelling Units		New Residential Value		New Nonresidential Value		Additions, Alterations, Repairs				Total Construction Value	
	Number	Percent	Value (\$000)	Percent	Value (\$000)	Percent	Residential		Nonresidential		Value (\$000)	Percent
		Change 2003-04		Change 2003-04		Change 2003-04	Value	Change 2003-04	Value	Change 2003-04		Change 2003-04
Rich County												
Garden City	22	120.0	3,859.5	197.3	339.6	49.6	614.9	47.4	7.0	-67.4	4,821.0	145.5
Randolph	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other Rich County	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	22	120.0	3,859.5	197.3	339.6	49.6	614.9	47.4	7.0	-67.4	4,821.0	145.5
Salt Lake County												
Bluffdale	62	-7.5	12,054.1	16.2	1,832.4	-45.6	183.6	-17.6	79.6	-76.6	14,149.7	-1.1
Draper	426	85.2	48,677.8	39.9	17,742.4	321.0	1,284.0	-1.5	6,078.8	262.0	73,783.0	75.7
Midvale	64	48.8	9,887.5	73.0	1,341.4	-0.7	539.8	17.1	3,624.6	80.6	15,393.3	61.5
Murray	71	26.8	15,437.4	31.6	3,882.7	-70.3	683.8	-41.5	5,046.2	-36.4	25,050.1	-26.1
Riverton	255	55.5	32,227.0	52.9	5,005.9	-75.3	472.2	-8.3	552.2	-38.5	38,257.3	-10.5
Salt Lake City	348	192.4	31,354.5	169.0	68,103.1	70.1	13,679.1	9.6	46,049.5	15.1	159,186.2	52.8
Sandy	94	-73.7	14,101.1	-48.2	8,839.1	-50.6	1,962.8	0.7	7,646.9	180.3	32,549.9	-34.6
South Jordan	396	26.5	74,165.0	69.2	12,142.9	120.1	1,583.1	119.3	2,588.7	81.7	90,479.7	75.7
South Salt Lake	2	-60.0	160.0	-76.8	1,257.9	-24.4	118.0	11.1	2,257.1	-72.4	3,793.0	-64.3
West Jordan	503	-39.0	68,738.7	-12.0	12,479.2	-50.5	487.3	-46.7	1,287.5	-56.2	82,992.7	-22.6
West Valley City	319	-14.5	26,902.4	-11.3	11,696.7	-8.3	861.9	82.5	6,849.9	62.9	46,310.9	-3.1
Taylorville	31	-63.1	4,478.8	-70.5	2,994.8	51.6	672.2	-42.4	2,915.9	-24.4	11,061.7	-50.1
Herriman	451	20.9	69,446.0	20.5	3,794.3	-32.7	198.6	-65.9	58.8	-59.4	73,497.7	14.8
Holladay	17	-32.0	5,672.7	-10.2	4,632.0	775.0	1,111.0	-35.9	1,751.7	128.9	13,167.4	40.9
Other Salt Lake County	332	-9.0	49,441.6	-13.6	30,250.8	389.5	5,200.5	4.2	10,061.3	159.3	94,954.2	31.3
Total	3,371	-0.8	462,744.6	12.3	185,995.6	16.5	29,037.9	0.9	96,848.7	19.6	774,626.8	13.7
San Juan County												
Blanding	2	-33.3	186.2	-43.6	0.7	0.0	4.8	-56.8	50.2	82.5	241.9	-34.4
Monticello	1	0.0	95.0	-26.5	38.7	178.4	449.2	**	2.1	0.0	585.0	306.3
Other San Juan County	27	22.7	2,845.4	40.7	494.3	192.7	28.0	0.0	0.0	0.0	3,367.7	53.7
Total	30	15.4	3,126.6	26.0	533.7	192.0	482.0	3,950.4	52.3	90.2	4,194.6	55.2
Sanpete County												
Centerfield	1	-66.7	140.2	-45.0	11.3	-59.4	6.0	0.0	0.0	0.0	157.5	-44.2
Ephraim	31	244.4	2,852.2	248.5	479.8	-25.2	131.9	152.2	567.9	102.3	4,031.8	124.9
Fairview	2	-33.3	182.8	-2.5	38.4	222.7	61.8	100.0	125.0	0.0	408.0	77.2
Fayette	1	0.0	119.3	0.0	0.0	-100.0	0.0	0.0	0.0	0.0	119.3	439.8
Fountain Green	3	-40.0	236.1	-51.5	0.0	0.0	0.0	-100.0	0.0	-100.0	236.1	-55.9
Gunnison	4	0.0	456.5	0.0	33.7	-93.5	45.5	-80.1	12.0	20.0	547.7	-27.6
Manti	9	-35.7	715.9	-49.4	61.7	-0.8	259.8	64.4	22.0	-67.8	1,059.4	-37.8
Mayfield	3	0.0	321.6	0.0	0.0	-100.0	0.0	-100.0	0.0	0.0	321.6	370.9
Moroni	4	0.0	334.1	0.0	20.0	-60.2	0.0	-100.0	0.0	0.0	354.1	452.4
Mt. Pleasant	3	-25.0	171.0	-56.1	737.9	159.5	114.1	69.3	12.0	0.0	1,035.0	39.6
Spring City	3	-40.0	305.2	-22.1	77.2	2,390.3	31.5	-31.5	0.0	0.0	413.9	-6.1
Sterling	1	0.0	145.2	0.0	0.0	-100.0	0.0	0.0	0.0	0.0	145.2	95.7
Wales	1	-50.0	114.0	-20.6	21.9	0.0	0.0	-100.0	45.0	95.7	180.9	0.1
Other Sanpete County	21	-36.4	2,857.4	-15.4	103.1	-80.0	270.5	61.3	0.0	0.0	3,231.0	-20.4
Total	87	11.5	8,951.5	20.0	1,585.0	-29.2	921.1	9.4	783.9	93.6	12,241.5	11.8
Sevier County												
Annabella	0	-100.0	0.0	-100.0	56.5	68.7	123.0	1,950.0	0.0	0.0	179.5	-9.1
Aurora	2	0.0	266.0	-35.7	72.0	-6.7	72.9	37.3	0.0	-100.0	410.9	-24.6
Elsinore	2	100.0	178.6	90.0	10.1	-45.4	57.4	-27.5	0.0	-100.0	246.1	4.2
Glenwood	2	100.0	391.0	255.5	65.0	253.3	27.0	68.8	0.0	0.0	483.0	234.5
Joseph	0	-100.0	0.0	-100.0	0.0	-100.0	5.0	-63.0	0.0	-100.0	5.0	-91.9
Koosharem	3	200.0	140.0	-6.7	0.0	-100.0	0.0	-100.0	24.0	500.0	164.0	1.2
Monroe	13	333.3	1,388.0	218.3	63.5	-67.4	47.6	8.2	6.0	-43.4	1,505.1	119.6
Redmond	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Richfield	22	57.1	3,027.0	21.1	4,247.3	-54.5	186.8	17.2	143.0	-68.0	7,604.1	-38.9
Salina	1	0.0	150.0	25.0	35.0	-55.8	80.5	-26.5	52.0	0.0	317.5	2.9
Sigurd	1	0.0	196.0	0.0	25.0	0.0	7.0	0.0	0.0	0.0	228.0	0.0
Other Sevier Co	19	-9.5	2,794.2	-8.4	338.4	83.3	239.0	-52.5	81.0	-72.2	3,452.6	-14.3
Total	65	38.3	8,530.8	20.8	4,912.8	-50.6	846.2	-14.1	306.0	-62.0	14,595.8	-22.4
Summit County												
Coalville	5	400.0	555.5	446.8	4.5	-97.5	36.6	-18.3	21.6	0.0	618.2	91.4
Kamas	18	500.0	1,360.1	278.1	240.9	6,239.5	0.2	-99.5	0.0	-100.0	1,601.2	295.5
Oakley	14	40.0	2,094.0	2.7	137.4	191.1	0.0	-100.0	0.0	0.0	2,231.4	4.1
Park City	73	82.5	22,550.6	62.3	32.3	-89.4	6,019.0	-17.0	4,028.0	-25.2	32,629.9	21.6
Other Summit County	199	50.8	43,731.6	74.4	8,501.3	-18.1	944.5	4.9	1,905.3	67.9	55,082.7	46.9
Total	309	66.1	70,291.8	69.5	8,916.4	-18.3	7,000.3	-15.6	5,954.9	-8.7	92,163.4	37.2
Tooele County												
Grantsville	21	-32.3	2,695.3	-23.0	135.9	-55.1	336.0	15.0	20.3	-35.6	3,187.5	-22.8
Tooele	118	68.6	15,286.3	81.6	3,222.1	45.3	426.9	171.0	393.0	-12.4	19,328.3	71.9
Wendover	0	-100.0	0.0	-100.0	0.0	-100.0	0.0	-100.0	0.0	-100.0	0.0	-100.0
Other Tooele County	86	-1.1	9,671.8	-1.6	1,062.1	-70.1	40.1	-79.0	482.0	666.3	11,256.0	-17.4
Total	225	11.4	27,653.4	18.7	4,420.1	-30.6	803.0	21.1	895.3	23.0	33,771.8	8.7
Uintah County												
Vernal	6	20.0	668.0	51.2	1,987.9	1,185.0	274.7	153.9	297.7	-96.4	3,228.3	-64.0
Other Uintah County	19	0.0	2,337.0	0.0	798.2	0.0	6.0	0.0	21.0	0.0	3,162.2	0.0
Total	25	400.0	3,005.0	580.3	2,786.1	1,701.0	280.7	159.4	318.7	-96.1	6,390.5	-28.8

**Detail Table 2
Permit-Authorized Construction in Utah
January through June 2004**

County/City	New Dwelling Units		New Residential Value		New Nonresidential Value		Additions, Alterations, Repairs				Total Construction Value	
	Number	Percent Change 2003-04	Value (\$000)	Percent Change 2003-04	Value (\$000)	Percent Change 2003-04	Residential Value (\$000)	Percent Change 2003-04	Nonresidential Value (\$000)	Percent Change 2003-04	Value (\$000)	Percent Change 2003-04
Utah County												
Alpine	47	-4.1	12,200.3	-7.9	4,077.0	153.9	884.1	531.5	0.0	0.0	17,161.4	14.5
American Fork	71	2.9	11,166.6	4.7	14,402.3	-39.0	503.8	25.6	1,859.8	10.6	27,932.5	-23.1
Cedar Hills	145	29.5	37,818.1	46.4	1,175.2	12,270.5	1,011.5	140.5	0.0	0.0	40,004.8	52.3
Elk Ridge	8	33.3	1,606.0	-15.2	0.0	-100.0	50.7	-3.6	0.0	-100.0	1,656.7	-38.2
Eagle Mountain	158	-4.8	21,350.0	6.7	544.9	361.8	6.2	0.0	0.0	0.0	21,901.1	8.8
Goshen	3	0.0	100.0	-9.1	0.0	0.0	0.0	0.0	0.0	0.0	100.0	-9.1
Highland	142	19.3	37,412.5	29.4	0.0	-100.0	0.0	0.0	0.0	0.0	37,412.5	28.1
Lehi	548	53.1	70,192.5	45.5	10,041.3	36.6	1,746.2	81.9	110.0	-83.3	82,090.0	43.5
Lindon	37	54.2	9,276.1	70.6	4,945.2	104.5	297.2	-20.2	989.6	181.2	15,508.1	80.7
Mapleton	21	-12.5	6,379.0	-7.2	286.0	170.6	328.5	-17.0	0.0	0.0	6,993.5	-5.2
Orem	236	-9.9	29,924.3	9.6	16,073.6	235.8	1,726.3	-15.7	7,423.8	-22.5	55,148.0	26.1
Payson	78	-11.4	10,088.1	5.8	1,183.3	-87.4	229.2	-45.8	1,013.6	406.5	12,514.2	-36.1
Pleasant Grove	191	52.8	28,584.7	41.0	4,155.6	825.5	769.5	9.1	75.9	-59.6	33,585.7	55.4
Provo	132	-49.6	21,203.0	-44.7	21,700.1	209.6	7,949.0	231.6	6,546.5	-8.1	57,398.6	4.7
Salem	29	20.8	5,691.2	36.3	1,219.1	2,978.5	74.1	-63.1	242.0	89.1	7,226.4	59.0
Santaquin	56	24.4	9,131.7	37.6	2,376.9	1,800.0	56.6	-76.7	158.7	48.2	11,723.9	64.8
Spanish Fork	153	-11.0	18,068.2	-32.9	1,566.7	-73.6	600.9	53.3	670.6	-32.6	20,906.4	-39.0
Springville	167	65.3	20,181.1	63.5	3,181.1	-73.1	811.2	8.2	286.6	-90.1	24,460.0	-12.1
Vineyard	0	0.0	0.0	0.0	301.8	0.0	0.0	0.0	0.0	0.0	301.8	0.0
Woodland Hills	5	0.0	2,605.8	52.8	0.0	-100.0	0.0	0.0	0.0	0.0	2,605.8	46.3
Saratoga Springs	185	-14.7	23,114.0	-7.2	4,838.5	217.1	397.0	-6.9	274.2	0.0	28,623.7	6.6
Other Utah County	34	3.0	7,683.9	20.7	666.5	-21.9	957.2	66.4	0.0	0.0	9,307.6	19.5
Total	2,446	8.0	383,777.1	13.0	92,735.1	19.5	18,399.2	68.7	19,651.3	-20.1	514,562.7	13.6
Wasatch County												
Heber City	42	13.5	6,366.5	8.9	68.9	-96.1	207.2	77.5	98.5	64.2	6,741.1	-13.5
Midway	40	81.8	6,425.5	107.4	5,168.3	4,874.3	72.5	-70.0	50.0	0.0	11,716.3	240.2
Other Wasatch County	56	-9.7	17,305.8	16.4	2,078.6	277.4	229.0	-70.1	0.0	-100.0	19,613.4	20.6
Total	138	14.0	30,097.8	26.4	7,315.8	202.2	508.7	-54.7	148.5	7.4	38,070.8	38.5
Washington County												
Enterprise	2	-33.3	298.5	-7.9	0.0	-100.0	54.5	-35.7	0.0	0.0	353.0	-26.8
Hurricane	144	105.7	12,861.7	113.0	24,734.1	4,244.7	487.3	27.1	0.0	-100.0	38,083.1	353.2
Ivins	66	153.8	10,526.4	197.9	797.7	207.5	256.3	205.1	20.0	0.0	11,600.4	199.2
La Verkin	26	-18.8	1,687.0	-36.7	2.5	-98.1	752.0	217.0	10.0	-50.0	2,451.5	-19.6
Leeds	5	150.0	1,171.0	380.9	10.0	-16.7	3.0	275.0	0.6	-70.0	1,184.6	358.6
Santa Clara	31	-40.4	6,022.3	-19.4	323.5	92.2	138.5	117.1	0.0	-100.0	6,484.3	-16.0
Springdale	1	0.0	230.0	0.0	45.7	0.0	0.0	0.0	34.5	0.0	310.2	0.0
St. George	953	29.8	120,615.0	35.5	33,813.6	149.3	823.5	36.8	2,948.0	-57.1	158,200.1	43.8
Virgin	7	133.3	895.0	167.6	0.3	0.0	1.5	-88.6	0.0	0.0	896.8	157.9
Washington	407	63.5	40,446.8	51.1	4,467.5	75.8	118.3	8.3	126.0	-53.3	45,158.6	52.1
Other Washington County	65	44.4	8,584.3	56.0	569.4	-66.0	805.3	460.0	30.0	0.0	9,989.0	36.5
Total	1,707	40.4	203,338.0	43.3	64,764.3	241.1	3,440.2	99.7	3,169.1	-63.1	274,711.6	60.5
Wayne County												
Hanksville	4	0.0	220.0	0.0	8.0	-20.0	0.0	0.0	0.0	0.0	228.0	2,180.0
Loa	0	-100.0	0.0	-100.0	0.0	-100.0	0.0	-100.0	0.0	0.0	0.0	-100.0
Other Wayne County	7	-41.7	971.0	-10.1	149.7	-54.6	264.6	257.6	3.0	-97.0	1,388.3	-12.4
Total	11	-21.4	1,191.0	0.5	157.7	-59.0	264.6	234.9	3.0	-97.0	1,616.3	-7.6
Weber County												
Farr West	71	-22.0	10,232.2	-22.3	349.2	-79.5	116.2	1,073.7	1.0	-91.7	10,698.6	-28.2
Harrisville	33	-45.0	3,598.6	-39.8	135.7	-81.4	64.5	191.9	0.0	-100.0	3,798.8	-45.7
Huntsville	1	0.0	212.3	0.0	0.0	-100.0	0.0	0.0	0.0	0.0	212.3	1.0
North Ogden	69	32.7	10,078.5	43.1	175.6	421.1	322.5	93.8	0.0	-100.0	10,576.6	40.1
Ogden	152	27.7	20,467.3	30.3	7,200.6	34.9	661.0	-21.1	4,865.3	-66.2	33,194.2	-8.5
Plain City	45	66.7	6,271.9	69.7	58.6	-5.3	234.8	382.1	67.9	0.0	6,633.2	74.2
Pleasant View	45	-4.3	8,818.0	35.2	792.4	60.5	112.4	-59.5	114.5	-78.2	9,837.3	25.8
Riverdale	26	-18.8	4,391.0	-20.0	1,245.1	-90.1	19.9	1,226.7	1,750.2	287.8	7,406.2	-59.9
Roy	59	-28.0	6,859.2	-18.7	2,588.6	115.5	253.8	-56.3	1,557.6	168.5	11,259.2	4.2
South Ogden	31	-50.8	3,204.3	-40.8	2,456.5	-37.8	258.6	23.3	2,089.6	69.4	8,009.0	-25.9
Uintah	1	-75.0	145.0	-80.6	92.4	-75.6	20.0	19.0	0.0	0.0	257.4	-77.5
Washington Terrace	11	10.0	1,439.0	4.6	966.8	141.3	142.3	19.4	116.9	2,285.7	2,665.0	40.3
Other Weber County	52	-8.8	9,593.6	-3.0	2,356.3	76.5	567.7	-3.1	243.0	247.1	12,760.6	7.4
Total	596	-7.5	85,310.9	2.2	18,417.8	-35.1	2,773.7	-3.6	10,806.0	-39.4	117,308.4	-11.5
State Total	12,021	13.1	1,722,003.4	23.0	473,689.7	16.4	81,172.1	14.7	155,439.1	-10.9	2,432,304.3	18.5

Detail Table 3
Permit-Authorized Dwelling Units by Type
January through June 2004

County/City	Single-family Units	Mobile/Manuf./Cabin Units	Duplex/'win Hom Units	Multi-family/Condo Units	Total Dwelling Units	Percent Single-family Units	County/City	Single-family Units	Mobile/Manuf./Cabin Units	Duplex/'win Hom Units	Multi-family/Condo Units	Total Dwelling Units	Percent Single-family Units
Beaver County							Duchesne County						
Beaver	2	0	0	0	2	100.0	Duchesne	2	5	2	0	9	22.2
Milford	1	0	0	0	1	100.0	Roosevelt	6	1	0	0	7	85.7
Other Beaver Count	8	2	0	0	10	80.0	Other Duchesne Cot	30	24	0	0	54	55.6
Total	11	2	0	0	13	84.6	Total	38	30	2	0	70	54.3
Box Elder County							Emery County						
Brigham City	23	2	0	0	25	92.0	Ferron	0	0	0	0	0	0.0
Corinne	0	0	0	0	0	0.0	Green River	0	0	0	0	0	0.0
Deweyville	2	0	0	0	2	100.0	Huntington	0	0	0	0	0	0.0
Elwood	7	0	0	0	7	100.0	Orangeville	0	2	0	0	2	0.0
Garland	5	0	0	0	5	100.0	Other Emery County	3	9	0	0	12	25.0
Howell	1	0	0	0	1	100.0	Total	3	11	0	0	14	21.4
Mantua	0	0	0	0	0	0.0	Garfield County						
Perry	28	0	0	0	28	100.0	Antimony	0	0	0	0	0	0.0
Plymouth	0	0	0	0	0	0.0	Boulder	1	2	0	0	3	33.3
Portage	2	0	0	0	2	100.0	Cannonville	0	0	0	0	0	0.0
Snowville	0	0	0	0	0	0.0	Escalante	0	0	0	0	0	0.0
Tremonton	27	0	0	0	27	100.0	Hatch	0	0	0	0	0	0.0
Willard	8	0	0	0	8	100.0	Henrieville	0	1	0	0	1	0.0
Other Box Elder Cot	0	0	0	0	0	0.0	Panguitch	0	1	0	0	1	0.0
Total	103	2	0	0	105	98.1	Tropic	2	1	0	0	3	66.7
Cache County							Grand County						
Amalga	1	0	0	0	1	100.0	Moab	4	3	2	13	22	18.2
Clarkston	1	0	0	0	1	100.0	Other Grand County	30	7	0	8	45	66.7
Cornish	0	0	0	0	0	0.0	Total	34	10	2	21	67	50.7
Hyde Park	25	0	0	0	25	100.0	Iron County						
Hyrum	21	1	0	0	22	95.5	Cedar City	90	0	26	74	190	47.4
Lewiston	0	0	0	0	0	0.0	Paragonah	0	0	0	0	0	0.0
Logan	65	5	10	46	126	51.6	Parowan	1	0	0	0	1	100.0
Mendon	0	0	0	0	0	0.0	Other Iron County	36	22	0	0	58	62.1
Millville	10	0	0	0	10	100.0	Total	127	22	26	74	249	51.0
Newton	5	1	0	0	6	83.3	Juab County						
Nibley	71	0	0	0	71	100.0	Eureka	0	0	0	0	0	0.0
North Logan	42	0	0	0	42	100.0	Levan	2	0	0	0	2	100.0
Paradise	0	0	0	0	0	0.0	Nephi	12	0	0	0	12	100.0
Providence	44	0	0	105	149	29.5	Other Juab County	2	0	0	0	2	100.0
Richmond	10	0	0	0	10	100.0	Total	16	0	0	0	16	100.0
River Heights	4	0	0	0	4	100.0	Kane County						
Smithfield	31	0	0	0	31	100.0	Glendale	0	0	0	0	0	0.0
Trenton	2	0	0	0	2	100.0	Kanab	7	7	0	0	14	50.0
Wellsville	16	0	0	0	16	100.0	Orderville	0	0	0	0	0	0.0
Other Cache County	25	3	0	0	28	89.3	Other Kane County	1	24	0	0	25	4.0
Total	373	10	10	151	544	68.6	Total	8	31	0	0	39	20.5
Carbon County							Millard County						
East Carbon	0	0	0	0	0	0.0	Delta	1	1	0	0	2	50.0
Helper	0	1	0	0	1	0.0	Fillmore	3	0	0	0	3	100.0
Price	0	3	0	0	3	0.0	Hinckley	0	1	0	0	1	0.0
Scofield	0	1	0	0	1	0.0	Kanosh	1	0	0	0	1	100.0
Sunnyside	0	0	0	0	0	0.0	Lynndyl	0	0	0	0	0	0.0
Wellington	0	5	0	0	5	0.0	Oak City	0	0	0	0	0	0.0
Other Carbon Co	10	15	0	0	25	40.0	Other Millard Count	11	10	0	0	21	52.4
Total	10	25	0	0	35	28.6	Total	16	12	0	0	28	57.1
Daggett County							Morgan County						
Manila	0	0	0	0	0	0.0	Morgan	32	0	0	0	32	100.0
Other Daggett Coun	1	5	0	0	6	16.7	Other Morgan Coun	19	0	0	0	19	100.0
Total	1	5	0	0	6	16.7	Total	51	0	0	0	51	100.0
Davis County							Piute County						
Bountiful	39	0	0	4	43	90.7	Kingston	0	0	0	0	0	0.0
Centerville	15	0	2	0	17	88.2	Other Piute County	0	0	0	0	0	0.0
Clearfield	47	0	0	12	59	79.7	Total	0	0	0	0	0	0.0
Clinton	229	0	0	32	261	87.7	Utah Total						
Farmington	107	0	0	0	107	100.0	Single-family	1,346	2	4	378	1,730	77.8
Fruit Heights	5	0	0	0	5	100.0	Mobile/Manuf./Cabin	10	2	0	0	12	12.0
Kaysville	142	0	0	0	142	100.0	Duplex/'win Hom	10	0	0	0	10	10.0
Layton	157	0	0	109	266	59.0	Multi-family/Condo	151	0	0	0	151	15.1
North Salt Lake	164	0	0	205	369	44.4	Total	1,346	2	4	378	1,730	77.8
South Weber	17	0	0	4	21	81.0							
Sunset	0	0	0	0	0	0.0							
Syracuse	245	0	2	0	247	99.2							
West Bountiful	36	0	0	0	36	100.0							
West Point	106	0	0	6	112	94.6							
Woods Cross	34	0	0	6	40	85.0							
Other Davis County	3	2	0	0	5	60.0							
Total	1,346	2	4	378	1,730	77.8							

**Detail Table 3
Permit-Authorized Dwelling Units by Type
January through June 2004**

County/City	Mobile/					Total Dwelling Units	Percent Single-family	County/City	Mobile/					Total Dwelling Units	Percent Single-family
	Single-family Units	Manuf. Cabin Units	Duplex/ Twin Hom Units	Multi-family/ Condo Units	Other				Single-family Units	Manuf. Cabin Units	Duplex/ Twin Hom Units	Multi-family/ Condo Units	Other		
Rich County								Uintah County							
Garden City	19	3	0	0	22	86.4	Vernal	4	0	2	0	6	66.7		
Randolph	0	0	0	0	0	0.0	Other Uintah Count	16	3	0	0	19	84.2		
Other Rich County	0	0	0	0	0	0.0	Total	20	3	2	0	25	80.0		
Total	19	3	0	0	22	86.4	Utah County								
Salt Lake County								Alpine	47	0	0	0	47	100.0	
Bluffdale	30	0	0	32	62	48.4	American Fork	41	0	20	10	71	57.7		
Draper	280	0	0	146	426	65.7	Cedar Hills	139	0	0	6	145	95.9		
Midvale	21	0	12	31	64	32.8	Elk Ridge	8	0	0	0	8	100.0		
Murray	71	0	0	0	71	100.0	Eagle Mountain	150	0	0	8	158	94.9		
Riverton	205	0	2	48	255	80.4	Goshen	1	2	0	0	3	33.3		
Salt Lake City	39	0	0	309	348	11.2	Highland	142	0	0	0	142	100.0		
Sandy	72	2	8	12	94	76.6	Lehi	406	0	0	142	548	74.1		
South Jordan	359	0	22	15	396	90.7	Lindon	35	2	0	0	37	94.6		
South Salt Lake	2	0	0	0	2	100.0	Mapleton	21	0	0	0	21	100.0		
West Jordan	427	2	0	74	503	84.9	Orem	81	1	0	154	236	34.3		
West Valley City	187	40	0	92	319	58.6	Payson	63	2	2	11	78	80.8		
Taylorsville	25	6	0	0	31	80.6	Pleasant Grove	106	1	2	82	191	55.5		
Herriman	419	0	32	0	451	92.9	Provo	82	6	4	40	132	62.1		
Holladay	17	0	0	0	17	100.0	Salem	29	0	0	0	29	100.0		
Other Salt Lake Cou	221	1	10	100	332	66.6	Santaquin	56	0	0	0	56	100.0		
Total	2,375	51	86	859	3,371	70.5	Spanish Fork	62	0	20	71	153	40.5		
San Juan County								Springville	68	5	20	74	167	40.7	
Blanding	2	0	0	0	2	100.0	Vineyard	0	0	0	0	0	0.0		
Monticello	1	0	0	0	1	100.0	Woodland Hills	5	0	0	0	5	100.0		
Other San Juan Cou	17	10	0	0	27	63.0	Saratoga Springs	173	0	0	12	185	93.5		
Total	20	10	0	0	30	66.7	Other Utah County	30	4	0	0	34	88.2		
Sanpete County								Total	1,745	23	68	610	2,446	71.3	
Centerfield	1	0	0	0	1	100.0	Wasatch County								
Ephraim	14	1	4	12	31	45.2	Heber City	42	0	0	0	42	100.0		
Fairview	1	1	0	0	2	50.0	Midway	40	0	0	0	40	100.0		
Fayette	1	0	0	0	1	100.0	Other Wasatch Cour	44	4	8	0	56	78.6		
Fountain Green	2	1	0	0	3	66.7	Total	126	4	8	0	138	91.3		
Gunnison	4	0	0	0	4	100.0	Washington County								
Manti	5	2	2	0	9	55.6	Enterprise	2	0	0	0	2	100.0		
Mayfield	3	0	0	0	3	100.0	Hurricane	137	1	6	0	144	95.1		
Moroni	3	1	0	0	4	75.0	Ivins	66	0	0	0	66	100.0		
Mt. Pleasant	0	1	2	0	3	0.0	La Verkin	19	3	4	0	26	73.1		
Spring City	2	1	0	0	3	66.7	Leeds	4	1	0	0	5	80.0		
Sterling	1	0	0	0	1	100.0	Santa Clara	31	0	0	0	31	100.0		
Wales	1	0	0	0	1	100.0	Springdale	1	0	0	0	1	100.0		
Other Sanpete Cour	15	6	0	0	21	71.4	St. George	519	4	12	418	953	54.5		
Total	53	14	8	12	87	60.9	Virgin	7	0	0	0	7	100.0		
Sevier County								Washington	380	0	16	11	407	93.4	
Annabella	0	0	0	0	0	0.0	Other Washington C	60	5	0	0	65	92.3		
Aurora	2	0	0	0	2	100.0	Total	1,226	14	38	429	1,707	71.8		
Elsinore	1	1	0	0	2	50.0	Wayne County								
Glenwood	2	0	0	0	2	100.0	Hanksville	1	1	2	0	4	25.0		
Joseph	0	0	0	0	0	0.0	Loa	0	0	0	0	0	0.0		
Koosharem	1	2	0	0	3	33.3	Other Wayne Count	7	0	0	0	7	100.0		
Monroe	12	1	0	0	13	92.3	Total	8	1	2	0	11	72.7		
Redmond	0	0	0	0	0	0.0	Weber County								
Richfield	16	1	2	3	22	72.7	Farr West	71	0	0	0	71	100.0		
Salina	1	0	0	0	1	100.0	Harrisville	21	0	0	12	33	63.6		
Sigurd	1	0	0	0	1	100.0	Huntsville	1	0	0	0	1	100.0		
Other Sevier County	12	7	0	0	19	63.2	North Ogden	53	0	0	16	69	76.8		
Total	48	12	2	3	65	73.8	Ogden	102	0	22	28	152	67.1		
Summit County								Plain City	43	0	2	0	45	95.6	
Coalville	5	0	0	0	5	100.0	Pleasant View	42	1	2	0	45	93.3		
Kamas	9	0	0	9	18	50.0	Riverdale	25	1	0	0	26	96.2		
Oakley	12	2	0	0	14	85.7	Roy	59	0	0	0	59	100.0		
Park City	31	0	32	10	73	42.5	South Ogden	15	0	0	16	31	48.4		
Other Summit Coun	135	30	0	34	199	67.8	Uintah	1	0	0	0	1	100.0		
Total	192	32	32	53	309	62.1	Washington Terrace	11	0	0	0	11	100.0		
Tooele County								Other Weber County	41	0	0	11	52	78.8	
Grantsville	21	0	0	0	21	100.0	Total	485	2	26	83	596	81.4		
Tooele	99	3	0	16	118	83.9	State Total								
Wendover	0	0	0	0	0	0.0	8,671	345	316	2,689	12,021	72.1			
Other Tooele Count	86	0	0	0	86	100.0									
Total	206	3	0	16	225	91.6									

**Detail Table 4
Construction by Type, by County
January through June 2004**

	Number of Buildings	Dwelling Units	Percent of State Total	Value (\$000)
Davis County				
Single-family Homes	1,346	1,346	15.5	246,115.6
Duplexes and Twin Homes	2	4	1.3	602.4
Condominiums	20	89	5.9	8,919.1
Apartments -3 or 4 Units	8	25	22.1	2,555.0
Apartments -5 or more (up to 3 floors)	14	264	36.3	12,055.6
Apartments -5 or more (more than 3 floors)	0	0	0.0	0.0
Other Shelters	0	0		0.0
Cabins	2	2	2.2	144.0
Manufactured/Mobile Homes	0	0	0.0	0.0
Residential Garages and Carports	73			1,400.5
Hotels and Motels	1			5,555.5
Amusement and Recreation Bldgs.	0			0.0
Churches and other Religious Bldgs.	2			1,970.8
Industrial/Warehouses and Manufacturing	19			6,371.4
Parking Structures	0			0.0
Service Stations and Repair Garages	2			706.2
Hospital and other Institutional Bldgs.	1			216.5
Office, Bank and Professional Bldgs.	20			6,001.8
Public Utility Bldgs. (Private)	0			0.0
Schools and other Educational Bldgs. (Private)	3			2,264.2
Retail Stores, Mercantile and Restaurants	22			11,955.5
Agricultural Bldgs. and Sheds	13			502.0
Other Nonresidential Bldgs.	22			2,385.3
Structures other than Bldgs.	132			1,500.6
Public Buildings and Projects	2			47.6
Additions and Alterations to Residential Bldgs.	445			8,578.9
Additions and Alterations to other Bldgs.	144			9,620.5
Salt Lake County				
Single-family Homes	2,375	2,375	27.4	378,284.5
Duplexes and Twin Homes	43	86	27.2	10,105.4
Condominiums	129	544	36.0	50,039.8
Apartments -3 or 4 Units	0	0	0.0	0.0
Apartments -5 or more (up to 3 floors)	2	106	14.6	5,427.2
Apartments -5 or more (more than 3 floors)	1	209	61.8	18,600.0
Other Shelters	0	0		0.0
Cabins	0	0	0.0	0.0
Manufactured/Mobile Homes	51	51	20.1	287.7
Residential Garages and Carports	271			5,142.4
Hotels and Motels	1			4,127.0
Amusement and Recreation Bldgs.	7			1,113.2
Churches and other Religious Bldgs.	4			5,989.0
Industrial/Warehouses and Manufacturing	21			11,255.4
Parking Structures	10			5,042.7
Service Stations and Repair Garages	1			240.0
Hospital and other Institutional Bldgs.	1			2,221.7
Office, Bank and Professional Bldgs.	25			38,966.8
Public Utility Bldgs. (Private)	3			280.1
Schools and other Educational Bldgs. (Private)	3			1,500.0
Retail Stores, Mercantile and Restaurants	52			45,366.3
Agricultural Bldgs. and Sheds	15			268.9
Other Nonresidential Bldgs.	25			29,640.4
Structures other than Bldgs.	376			26,687.2
Public Buildings and Projects	17			8,154.5
Additions and Alterations to Residential Bldgs.	1,531			29,037.9
Additions and Alterations to other Bldgs.	1,036			96,848.7
Utah County				
Single-family Homes	1,745	1,745	20.1	323,778.2
Duplexes and Twin Homes	34	68	21.5	8,397.7
Condominiums	70	324	21.5	28,040.5
Apartments -3 or 4 Units	11	58	51.3	4,591.6
Apartments -5 or more (up to 3 floors)	11	99	13.6	9,351.2
Apartments -5 or more (more than 3 floors)	3	129	38.2	9,500.1
Other Shelters	0	0		0.0
Cabins	0	0	0.0	0.0
Manufactured/Mobile Homes	23	23	9.1	657.8
Residential Garages and Carports	104			2,061.7
Hotels and Motels	0			0.0
Amusement and Recreation Bldgs.	6			3,177.0
Churches and other Religious Bldgs.	15			22,719.1
Industrial/Warehouses and Manufacturing	15			4,571.6
Parking Structures	2			4,718.2
Service Stations and Repair Garages	4			1,089.9
Hospital and other Institutional Bldgs.	4			3,517.7
Office, Bank and Professional Bldgs.	13			15,665.5
Public Utility Bldgs. (Private)	2			451.7
Schools and other Educational Bldgs. (Private)	2			2,331.4
Retail Stores, Mercantile and Restaurants	39			19,275.9
Agricultural Bldgs. and Sheds	68			1,847.9
Other Nonresidential Bldgs.	40			3,532.0
Structures other than Bldgs.	237			2,153.5
Public Buildings and Projects	5			5,622.0
Additions and Alterations to Residential Bldgs.	633			18,399.2
Additions and Alterations to other Bldgs.	217			19,651.3

**Detail Table 4
Construction by Type, by County
January through June 2004**

	Number of Buildings	Dwelling Units	Percent of State Total	Value (\$000)
Washington County				
Single-family Homes	1,226	1,226	14.1	158,952.5
Duplexes and Twin Homes	19	38	12.0	3,403.6
Condominiums	235	318	21.1	33,321.0
Apartments -3 or 4 Units	4	16	14.2	1,159.8
Apartments -5 or more (up to 3 floors)	10	95	13.0	6,012.8
Apartments -5 or more (more than 3 floors)	0	0	0.0	0.0
Other Shelters	0	0		0.0
Cabins	0	0	0.0	0.0
Manufactured/Mobile Homes	14	14	5.5	488.3
Residential Garages and Carports	75			1,355.4
Hotels and Motels	0			0.0
Amusement and Recreation Bldgs.	4			6,439.6
Churches and other Religious Bldgs.	3			1,898.8
Industrial/Warehouses and Manufacturing	10			5,199.9
Parking Structures	2			4,141.0
Service Stations and Repair Garages	1			509.0
Hospital and other Institutional Bldgs.	0			0.0
Office, Bank and Professional Bldgs.	8			10,645.6
Public Utility Bldgs. (Private)	0			0.0
Schools and other Educational Bldgs. (Private)	0			0.0
Retail Stores, Mercantile and Restaurants	14			4,414.9
Agricultural Bldgs. and Sheds	15			124.9
Other Nonresidential Bldgs.	10			1,543.3
Structures other than Bldgs.	158			4,271.1
Public Buildings and Projects	7			24,220.8
Additions and Alterations to Residential Bldgs.	108			3,440.2
Additions and Alterations to other Bldgs.	47			3,169.1
Weber County				
Single-family Homes	485	485	5.6	74,020.8
Duplexes and Twin Homes	13	26	8.2	2,895.6
Condominiums	18	73	4.8	7,079.1
Apartments -3 or 4 Units	1	4	3.5	346.3
Apartments -5 or more (up to 3 floors)	1	6	0.8	929.1
Apartments -5 or more (more than 3 floors)	0	0	0.0	0.0
Other Shelters	0	0		0.0
Cabins	0	0	0.0	0.0
Manufactured/Mobile Homes	2	2	0.8	40.0
Residential Garages and Carports	54			769.0
Hotels and Motels	0			0.0
Amusement and Recreation Bldgs.	0			0.0
Churches and other Religious Bldgs.	1			1,530.0
Industrial/Warehouses and Manufacturing	8			1,580.6
Parking Structures	0			0.0
Service Stations and Repair Garages	2			791.5
Hospital and other Institutional Bldgs.	0			0.0
Office, Bank and Professional Bldgs.	12			8,720.5
Public Utility Bldgs. (Private)	0			0.0
Schools and other Educational Bldgs. (Private)	0			0.0
Retail Stores, Mercantile and Restaurants	9			3,507.9
Agricultural Bldgs. and Sheds	27			220.6
Other Nonresidential Bldgs.	13			610.4
Structures other than Bldgs.	54			387.3
Public Buildings and Projects	1			300.0
Additions and Alterations to Residential Bldgs.	294			2,773.7
Additions and Alterations to other Bldgs.	140			10,806.0
State Total				
Single-family Homes	8,671	8,671	100.0	1,434,631.1
Duplexes and Twin Homes	158	316	100.0	35,341.5
Condominiums	514	1,510	100.0	145,836.3
Apartments -3 or 4 Units	27	113	100.0	9,399.7
Apartments -5 or more (up to 3 floors)	48	728	100.0	47,420.1
Apartments -5 or more (more than 3 floors)	4	338	100.0	28,100.1
Other Shelters	0	0		0.0
Cabins	91	91	100.0	9,966.7
Manufactured/Mobile Homes	254	254	100.0	11,847.9
Residential Garages and Carports	890			15,767.8
Hotels and Motels	4			17,192.5
Amusement and Recreation Bldgs.	19			10,915.3
Churches and other Religious Bldgs.	30			37,733.3
Industrial/Warehouses and Manufacturing Bldgs.	112			40,762.9
Parking Structures	19			13,953.2
Service Stations and Repair Garages	13			3,668.4
Hospital and other Institutional Bldgs.	6			5,955.9
Offices, Bank and Professional Bldgs.	97			87,931.1
Public Utility Bldgs. (Private)	11			2,460.6
Schools and other Educational Bldgs. (Private)	12			7,791.6
Retail Stores, Mercantile and Restaurants	166			98,316.7
Agricultural Bldgs. and Sheds	238			4,716.9
Other Nonresidential Bldgs.	188			41,785.3
Structures other than Bldgs.	1,146			37,212.2
Public Buildings and Projects	51			47,526.0
Additions and Alterations to Residential Bldgs.	4,038			81,172.1
Additions and Alterations to other Bldgs.	1,899			155,439.1

Bureau of Economic and Business Research
University of Utah
1645 East Campus Center Drive, Room 401
Salt Lake City, Utah 84112-9302

Address Service Requested

NON-PROFIT ORG.
U.S. POSTAGE PAID
Salt Lake City, UT
Permit No. 1529

UTAH CONSTRUCTION REPORT

VOLUME 47 NO. 2



Michael K. Young, *President*

David Eccles School of Business

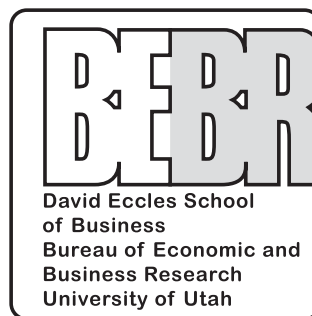
Jack W. Brittain

Dean

Bureau of Economic and Business Review

James A. Wood

Director



Jan E. Crispin
Diane S. Gillam
Alan E. Isaacson
Pamela S. Perlich
Nathan Schaff

Staff

Senior Economist
Accountant/Editor
Research Analyst
Senior Research Economist
Research Assistant

<http://www.business.utah.edu/bebr/>

The University seeks to provide equal access to its programs, services, and activities to people with disabilities.