

## Residential New Construction Permits Issued by Year and Dwelling Unit Type (2014-2023 with 2024 projections)

In 2023, the number of permits issued for new single-family detached homes (138) dipped below average the 10-year average of 178 permits for that type of housing. This caused single-family permits in 2023 to be at their lowest point since 2011 (103); however, an influx of townhouse permits and the start of a new apartment complex in Schilling Farms caused 2023 to see the second highest number of residential permits (482) in a decade. 2013 (649) remains the most active post-recession year for construction, primarily due to the number of apartment units built. 2020 (511) had the most residential permits since 2006 due to a wave of new senior-related "group quarters," such as independent living and assisted living facilities. 2021 saw strong single-family growth (225) and a spike in the number of fee simple townhouse permits (attached housing). In 2022, residential growth cooled as the number of new single family and townhouse starts dropped and new senior housing and stand-alone apartment projects not being far enough along in the pipeline to obtain permits. In 2024, single family permit trends are expected to continue to be lower than average; however, even with that slowdown, 2024 is expected to be the third highest year for new housing starts (440) in the past 10 years due to planned senior housing and stand-alone apartment projects. Despite a decline over the past couple of years, new single-family home construction activity has been relatively stable for the last decade and is expected to be a constant in the years to come.

Dwelling Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Proj.	Total
Residential Detached (i.e. single family)	142	158	174	195	191	199	187	225	166	138	138	1,913
Res. Attached-Vertical (i.e. townhouses & duplexes)	-	4	6	-	-	-	4	31	7	85	25	162
Res. Attached-Horizontal (i.e. stand-alone apartments & condos)	-	125	207	-	-	-	-	-	-	259	187	778
Res. Group Quarters (i.e. senior housing)	-	-	-	99	-	185	320	141	-	-	90	835
<b>TOTAL</b>	<b>142</b>	<b>287</b>	<b>387</b>	<b>294</b>	<b>191</b>	<b>384</b>	<b>511</b>	<b>397</b>	<b>173</b>	<b>482</b>	<b>440</b>	<b>3,688</b>

### Dwelling Unit Types

**Residential Detached** = A residential structure designed to house a single-family unit (e.g. single-family detached house)

**Attached, Vertical** = Residential dwellings attached by common wall only (e.g. duplex, triplex, quadplex, attached townhouse)

**Attached, Horizontal** = Residential dwellings typically "stacked" above other dwellings or non-residential uses and attached by common wall (e.g. live-above units, conventional multistory apartment units)

**Group Quarters** = Per US Census, a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents (e.g. assisted living facility, nursing home, dormitory)