

NOVEMBER 2005 HIGHLIGHTS

- The estimated cost of construction authorized by building permits in November was \$1.102 billion. It was the tenth time this year that monthly activity exceeded one billion dollars. The number of municipalities reporting was 556.
- Nearly 66 cents of every dollar of authorized construction was for a new house, or to repair or make additions to an existing one. Residential construction amounted to \$726.7 million. New homes accounted for \$422.6 million, 38 percent of all residential and nonresidential work authorized by permits.
- Jersey City in Hudson County had the most work in November. The construction office reported \$26.5 million of construction and 276 authorized dwellings, more than any other locality. One of the bigger projects in November was a \$10-million alteration of an existing office building, Harborside Financial Center Plaza 5.
- Carteret Borough in Middlesex County reported \$17.7 million of construction, ranking second among municipalities for the month. Nearly all of the work was for an extensive mechanical and electrical upgrade to an existing facility owned by the Goldman Sachs Group.
- The City of Hoboken in Hudson County had \$16.5 million of work, \$15 million of which was for a new eight-story garage.
- Bernards Township in Somerset County had \$16.3 million of construction. Nearly \$10 million of the reported total was for alterations to a campus of buildings under renovation for Verizon Communications.
- The City of Newark in Essex County also had \$16.3 million of activity. New houses accounted for \$10.9 million. The City had 158 authorized units in November, second only to Jersey City.

Year to Date

- Last year, authorized construction reached nearly \$14.3 billion. For the first 11 months of 2005, the estimated cost of all work reported on building permits totaled \$14.155 billion.
- Residential construction made up 59.5 percent of all authorized activity between January and November 2005, or \$8.425 billion. New home construction comprised \$5.224 billion of this amount.

- Between January and November, 36,870 new homes were authorized for construction. With one month to go, this year-to-date total is only 2,384 dwellings below last year.

Major Construction Indicators, New Jersey: November Year-to-Date Figures Compared to Annual Totals				
Period	Estimated Cost of Construction	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
1996	\$7,028,424,990	27,577	6,229,515	4,880,139
1997	\$8,346,533,144	30,017	10,409,171	5,688,955
1998	\$9,396,755,517	35,676	12,703,824	7,921,892
1999	\$10,584,167,530	37,536	13,237,891	6,229,471
2000	\$11,387,683,514	38,065	15,531,039	6,063,412
2001	\$12,007,456,630	35,680	19,134,533	7,244,833
2002	\$12,079,942,099	34,589	9,261,054	7,560,913
2003	\$12,148,747,807	35,171	9,744,146	6,038,428
2004	\$14,274,331,850	39,254	12,219,068	4,911,257
January – November 2005	\$14,154,567,457	36,870	10,447,774	5,638,497
<i>Difference between 2004 and January – November 2005</i>				
2004 – 2005 (ytd)	-\$119,764,393	-2,384	-1,771,294	727,240
Percent Change	-0.8%	-6.1%	-14.5%	14.8%
Source: N.J. Department of Community Affairs, 1/9/06				

- Four cities had the most work in the first 11 months of 2005. Jersey City led all localities with \$692 million of construction. Newark reported \$316.7 million. These two cities also had the most new. Jersey City reported 3,668 authorized dwellings through November. Newark had 2,463 authorized dwellings.
- Atlantic City in Atlantic County and Hoboken ranked third and fourth among localities with the most work -- \$280.4 million and \$161.3 million, respectively. One of the bigger developments reported in Atlantic City this year was for the expansion of the Borgata Hotel Casino & Spa. In Hoboken, 78.8 percent of the estimated cost of all work reported on building permits was for the construction of new houses or additions and alterations to existing ones.