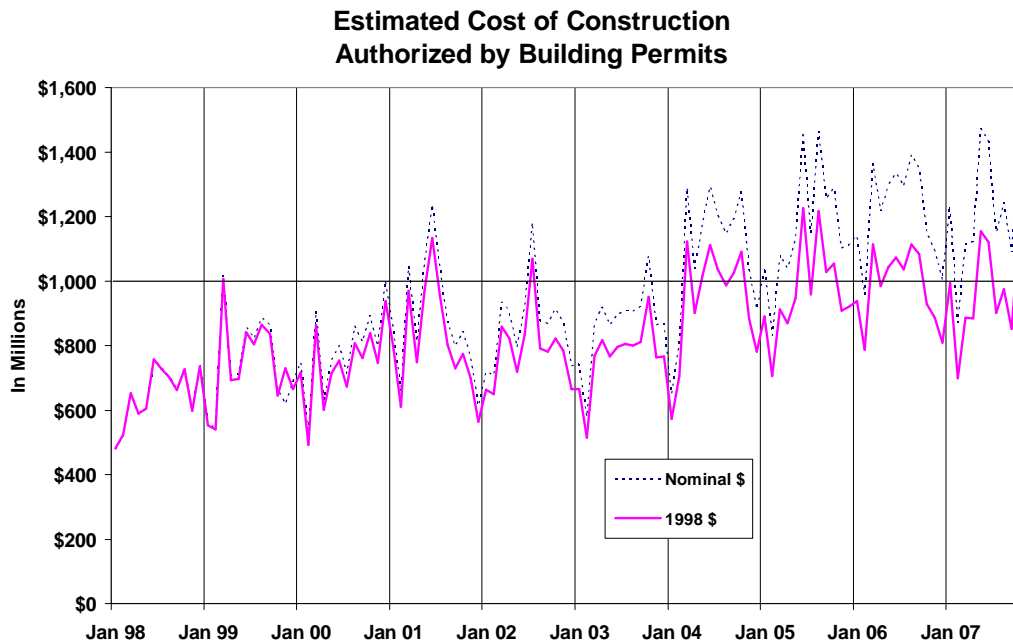


OCTOBER 2007 HIGHLIGHTS

- The estimated cost of work authorized by building permits in October was \$1.488 billion. In nominal terms, this was the largest dollar amount in the more than ten years since the Department of Community Affairs published construction statistics. The previous high was last May, when reported activity was \$1.473 billion.



- New dwellings and home renovations totaled \$822.3 million, 55.3 percent of all work in October. Office, retail, and other nonresidential activity totaled \$665.2 million, (44.7 percent). The number of municipalities reporting was 551.
- The number of new authorized dwellings was 2,579. This was 49.1 percent more than last month.
- While statewide figures suggest the housing slump that plagues the rest of the nation skipped New Jersey in October, this is not the case. New home construction, especially single-family dwellings, remains depressed in most parts of the State, but a multifamily boom continues in Jersey City, Hudson County. The City had 752 authorized dwellings in October, due mainly to the construction of two new developments. The estimated cost of all authorized construction in this municipality was \$252.1 million. New home construction accounted for nearly all of this (95 percent). Jersey City had 16.9 percent of all authorized work in the State in October and 29.2 percent of all the new houses.

- Other top localities were the City of Trenton in Mercer County, the City of Elizabeth in Union County, and Livingston Township in Essex County. Trenton had \$62.2 million of construction. Almost all of this was the estimated cost authorized for renovation of the local water plant. A building permit issued to construct a new 202,000-square-foot warehouse accounted for \$40 million of the \$50.1 million reported in Elizabeth. Livingston had \$37.8 million of construction, \$25 million of which was for construction projects for the Township's high school.

Year to Date

- Between January and October 2007, New Jersey had \$12.749 billion of construction authorized by building permits. This is a 3 percent decline or \$395.3 million less than this time last year. Jersey City had the most construction: \$948.9 million or 7.4 percent of all authorized work. Seventy five cents of every dollar authorized in Jersey City was to build new houses, or renovate and add onto existing dwellings. Jersey City had 2,687 authorized dwellings between January and October 2007, tops in the State. Twelve of every 100 new homes built in New Jersey between January and October 2007 were in Jersey City.

Major Construction Indicators, New Jersey: Ten-Month Comparison				
Period	Estimated Cost of Construction	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
January – October 2004	\$11,459,646,185	32,344	9,713,290	4,492,364
January – October 2005	\$12,985,138,148	33,712	9,574,824	4,595,944
January – October 2006	\$13,144,183,527	26,681	9,574,824	4,595,944
January – October 2007	\$12,748,923,589	22,004	7,397,004	3,711,951
<i>Difference Between 2006 and 2007</i>				
2006 – 2007	-\$395,259,938	-4,677	-2,177,820	-883,993
Percent Change	-3.0%	-17.5%	-22.7%	-19.2%
<i>Difference Between 2005 and 2007</i>				
2005 – 2007	-\$236,214,559	-11,708	-2,177,820	-883,993
Percent Change	-1.82%	-34.73%	-22.75%	-19.23%
Source: N.J. Department of Community Affairs, 12/7/07				

- Along with Jersey City, two other cities were top among localities with the most construction. The City of Newark in Essex County ranks second with \$287.4 million. Newark had 859 authorized dwellings through October, which also is second to Jersey City.
- Atlantic City in Atlantic County ranks third with \$272.1 million of construction. Major expansions at the Borgata, the Trump Taj Mahal, and Harrah's hotels and casinos accounted for much of this work.