

## MARCH 2005 HIGHLIGHTS

- The estimated cost of all work authorized by building permits in March was \$1.081 billion. Residential activity was \$655 million (60.6 percent of all work). Nonresidential construction amounted to \$426.1 million (39.4 percent). The number of municipalities reporting for the month was 536.
- Jersey City in Hudson County had the most work for the month. New Jersey's second largest city had \$36.3 million of construction. New houses accounted for 62.4 percent of this total.
- The City of Newark in Essex County ranked second. New Jersey's largest city had \$25.2 million of construction. New houses accounted for 76.3 percent of this total. Newark had 173 authorized houses for the month, top among all municipalities.
- Ramsey Borough in Bergen County reported \$24 million. New housing accounted for 65.2 percent of authorized construction. Ramsey issued building permits for 114 new dwellings. Only Newark and Cherry Hill Township in Camden County had more in March. In addition to new housing, the Borough construction offices reported a \$6.2-million permit for a new Lexus car dealership.
- Year-to-date figures indicate authorized construction in the first quarter is up by about \$291 million, or 9.4 percent, compared to this time last year. The number of authorized houses is 2.4 percent below last year's pace. New office space is down by 69 percent, but retail construction is 65 percent higher than this time last year.

<b>Major Construction Indicators, New Jersey</b>				
<b>Period</b>	<b>Estimated Cost of Construction</b>	<b>Authorized Housing Units</b>	<b>Authorized Office Space (square feet)</b>	<b>Authorized Retail Space (square feet)</b>
January through March 2001	\$2,693,697,622	7,649	1,599,036	1,520,020
January through March 2002	\$2,527,798,171	6,948	1,755,610	879,075
January through March 2003	\$2,290,325,619	6,448	1,607,895	1,688,879
January through March 2004	\$2,794,204,925	8,068	3,227,919	407,238
January through March 2005	\$3,084,919,710	7,877	1,909,144	1,174,320
<b><i>Difference Between 2004 and 2005</i></b>				
2004 – 2005	\$290,714,787	-191	-1,318,775	767,082
Percent Change	9.4	-2.4	-69.1	65.3
Source: N.J. Department of Community Affairs, 5/9/05				

- New house prices declined by two percent in the first quarter of 2005, compared to the fourth quarter of 2004.
- The median sales price of the 4,614 new houses that began enrollment in a new home warranty program in the first quarter of 2005 was \$357,604.
- Hunterdon and Bergen Counties had the most expensive new homes, with median sales prices of \$596,592 and \$580,000, respectively.

<b>New House Prices</b>			
<b>Period</b>	<b>Number of New Houses</b>	<b>Median Sales Price</b>	<b>Percent Change in Sales Price</b>
1996	20,903	\$183,300	
1997	21,640	\$190,000	3.7%
1998	23,884	\$209,980	10.5%
1999	24,479	\$224,496	6.9%
2000	25,058	\$231,728	3.2%
2001	23,372	\$253,670	9.5%
2002	23,647	\$274,705	8.3%
2003	22,226	\$307,168	11.8%
2004	23,844	\$349,900	13.9%
1 <sup>st</sup> Quarter 2003	4,465	\$295,000	-15.7%
2 <sup>nd</sup> Quarter 2003	5,540	\$300,793	2.0%
3 <sup>rd</sup> Quarter 2003	6,901	\$307,950	2.4%
4 <sup>th</sup> Quarter 2003	6,130	\$319,938	3.9%
1 <sup>st</sup> Quarter 2004	4,924	\$326,652	2.1%
2 <sup>nd</sup> Quarter 2004	6,350	\$350,000	7.1%
3 <sup>rd</sup> Quarter 2004	6,219	\$350,539	0.2%
4 <sup>th</sup> Quarter 2004	6,351	\$365,000	4.1%
1 <sup>st</sup> Quarter 2005	4,614	\$357,604	-2.0%

Source: N.J. Department of Community Affairs, 5/9/05