

MAY 2005 HIGHLIGHTS

- The estimated cost of work authorized by building permits was \$1.129 billion in May. The number of municipalities reporting was 530. Construction activity was 8.7 percent more than last month and the highest monthly total in 2005 thus far.
- The estimated construction cost for new houses or improvements and additions to existing dwellings was \$638 million, accounting for 56.5 percent of all activity. New house construction in May was \$340.6 million, or 30 percent of all authorized construction for the month.
- Authorized housing units totaled 2,582; this was five more units than last month's total.
- The City of Camden in Camden County had the most activity in May -- nearly \$21 million. An alteration to Our Lady of Lourdes Medical Center accounted for 70 percent of the work reported.
- Cherry Hill Township in Camden County had \$19.9 million of activity, over half of which was from the construction of a new Wegmans Food Market.
- Pequannock Township in Morris County had \$18.5 million of construction. New housing accounted for over half this amount. Pequannock issued building permits for a 93-unit condominium development for seniors. Only Carteret Borough in Middlesex County had more new houses for the month with 197 authorized dwellings. All but 7 of the dwellings in Carteret were part of the Meridian Terrace Apartment complex.
- South Orange Village Township in Essex County had \$15.3 million of construction, \$11.5 million of which was for work on a new performing arts center that broke ground last year.
- A new elementary school accounted for nearly all of the \$14.5 million reported by Union Township in Hunterdon County.
- Between January and May 2005, the estimated cost of construction reported on building permits was \$165.6 million, or 3.3 percent more than this time last year.
- Authorized housing was down by 790 units or 5.6 percent compared to this time last year. New office construction was about 1.3 million square feet below the pace set at this time last year. Retail construction, however, was up by over 970,000 square feet.

- Atlantic City in Atlantic County had the most work between January and May 2005: \$195.7 million. Jersey City in Hudson County had \$138.6 million of construction, which placed it second among localities. Newark in Essex County ranked third with \$87.3 million.
- The State Plan Review Unit within the Department of Community Affairs reported \$135.6 million of construction in May and \$278.8 million for the first five months of 2005. Among the bigger developments that were approved for construction were dormitories for Rutgers, the State University of New Jersey; Ramapo College of New Jersey; and the University of Medicine & Dentistry of New Jersey. Also, a \$40-million permit was issued by State Buildings for the Xanadu project in East Rutherford Borough, Bergen County. The development is expected to include 1.8-million square feet of new office space, 1.7-million square feet of entertainment attractions, and 594,000 square feet of retail space. The development is expected to take six years to build.

Major Construction Indicators, New Jersey: January – May				
Period	Estimated Cost of Construction	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
January – May 1998	\$3,164,853,868	11,956	3,034,481	3,583,066
January – May 1999	\$3,943,487,194	12,635	4,203,626	2,876,614
January – May 2000	\$3,868,595,659	13,618	5,278,447	2,066,933
January – May 2001	\$4,782,986,399	13,001	7,229,819	2,404,072
January – May 2002	\$4,471,610,569	12,002	3,807,699	3,332,698
January – May 2003	\$4,265,221,462	11,939	3,347,463	2,805,420
January – May 2004	\$5,074,637,462	14,156	4,784,991	1,453,455
January – May 2005	\$5,240,237,921	13,366	3,530,402	2,426,679
<i>Difference Between 2004 and 2005</i>				
2004-2005	\$165,600,459	-790	-1,254,589	973,224
Percent Change	3.3%	-5.6%	-26.2%	67.0%
Source: N.J. Department of Community Affairs, 7/7/05				