

## AUGUST 2005 HIGHLIGHTS

- The estimated cost of construction authorized by building permits in August was \$1.466 billion. This was \$2.8 million more than the amount reported for June 2005, which had been the highest monthly total. The number of municipalities reporting for this month was 535.
- Residential construction accounted for \$856.1 million, 58.4 percent of all activity in August. New home construction totaled \$525.4 million. Nearly 36 cents of every dollar of authorized construction in August was to build a new house.
- Authorized housing reached a new monthly high, breaking the 4,000 mark for the first time since the Department of Community Affairs began reporting construction statistics. The number of housing units authorized for construction totaled 4,006 units.
- Four northern New Jersey communities had the most work. The City of Newark in Essex County had \$60.6 million of construction. The City of Hoboken in Hudson County reported \$54.9 million. The City of Englewood in Bergen County had \$46.8 million, and the Town of West New York in Hudson County had \$39.2 million. All four of these municipalities also had the most new housing in August. Newark had 721 authorized dwellings in August, more than any other locality. Included in this total was a \$37-million project to convert an office tower to 317 apartments. Hoboken had 224 authorized units. The biggest new development that broke ground in August will have more than 200 condominiums built on the old Maxwell House Coffee site. Englewood reported 416 new houses. Four building permits were issued for the Englewood Commons apartments. This complex accounted for 351 authorized dwellings in August. The construction office also reported a permit for a 63-unit condominium development called Windsor Park. West New York issued a building permit to K. Hovnanian that will expand the Port Imperial complex by another 168 condominiums.

<b>Major Construction Indicators, New Jersey: Year-to-Date Trends</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 – August 2002	\$8,009,676,773	21,699	6,845,554	5,613,885
January – August 2003	\$7,427,669,633	21,904	6,371,865	3,676,276
January – August 2004	\$8,864,794,829	25,153	7,191,451	3,603,455
January – August 2005	\$9,875,901,592	25,615	7,349,034	4,920,026
<i>Difference Between 2004 and 2005</i>				
2004 - 2005	\$1,011,106,763	462	157,583	1,316,571
Percent Change	11.4%	1.8%	2.2%	36.5%
Source: N.J. Department of Community Affairs, 10/7/05				

- Year-to-date figures show that 2005 is on pace to be a record year. Since January of this year, nearly \$9.9 billion of construction was authorized by permits. This is \$1 billion more than this time in 2004.
- Housing is up by 462 units compared to the first eight months of 2004. New office space is 2 percent higher and there is 36.5 percent more retail space than what was reported the same time last year.