

JULY 2007 HIGHLIGHTS

- Even though housing accounted for 52.6 percent of the \$1.152 billion of authorized construction in July, the new home industry continued to perform at a sluggish pace. The number of new dwellings authorized was 1,625. This was 36.1 percent below last month.
- The communities with the most work in July all had big, commercial projects. The City of Newark in Essex County led all localities with \$42.6 million of construction. The biggest development was a \$17.7-million alteration to a parking deck.
- Jersey City in Hudson County had \$42.1 million of work. Office construction accounted for \$28.4 million.
- Nearly 96 percent of the \$26.6 million in North Brunswick Township, Middlesex County was for office, school, and other nonresidential uses.
- Nonresidential work accounted for over 85 percent of the \$22.3 million of activity in Atlantic City, Atlantic County.

Year to Date

- All major indicators are down, compared to this time last year.
- New home production has dropped the most. The number of authorized dwellings between January and July 2007 was 14,711. This was 4,960 units less than this time last year, a decline of 25.2 percent.
- The estimated cost of residential and nonresidential work, however, was \$8.659 billion. This was only 3.4 percent below the record pace set last year.
- New office space was down by 19.9 percent and new retail space declined by 8.3 percent.

Major Construction Indicators, New Jersey: Year-to-Date Trends				
Period	Estimated Cost of Construction	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
January – July 2002	\$6,977,038,190	18,459	6,723,355	5,201,147
January – July 2003	\$6,363,928,918	18,365	5,225,932	3,487,499
January – July 2004	\$7,694,036,676	21,500	6,521,075	2,926,533
January – July 2005	\$8,370,138,760	21,521	6,654,423	4,082,247
January – July 2006	\$8,966,946,188	19,671	6,736,281	2,688,593
January – July 2007	\$8,659,333,482	14,711	5,394,208	2,466,516
<i>Difference Between 2006 and 2007</i>				
2006 - 2007	-\$307,612,706	-4,960	-1,342,073	-222,077
Percent Change	-3.4%	-25.2%	-19.9%	-8.3%
Source: N.J. Department of Community Affairs, 9/7/07				

- Jersey City had the most work in the first seven months of 2007 with \$635.1 million. New homes accounted for 63.8 percent of all work. The City had 1,822 new houses authorized during this time, 12.4 percent of all the new houses in the State.
- Atlantic City had \$205.5 million of construction. Hotel, casino, and other nonresidential buildings accounted for 93.2 percent of this work.
- Newark ranked third with \$193.2 million of construction through July. Over \$38 million was for work on the new hockey arena that broke ground in 2005. Another \$63 million (32.7 percent) was for new houses and renovations to existing dwellings. Newark had 622 authorized dwellings through July, second only to Jersey City.
- East Rutherford Borough in Bergen County had \$136.2 million of construction. Two high-rise towers, each with 307 condominiums, accounted for most of this activity. East Rutherford had 616 authorized dwellings through July, ranking third among localities.