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A Snapshot of California Homebuilding Activity - November 2018

Additional submitted attachment is included below.



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A Snapshot of California Homebuilding Activity

PRIVATE BUILDING CONSTRUCTION

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Most recent month reported: **November 2018**

Since 1954, CIRB has been California's premier source for residential and commercial permit statistics by publishing information directly from California building departments and maintaining a 95% or higher data compliance rate.

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**CONSTRUCTION INDUSTRY
RESEARCH BOARD**

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CIRB's A Snapshot of California Homebuilding Activity is a monthly statistical publication from the Construction Industry Research Board (CIRB), a service provided by the California Homebuilding Foundation. The 'Snapshot' is a comparison of new residential building permits issued by month and year for the major California regions*, including historical statistics, providing context for statewide building permit activity.

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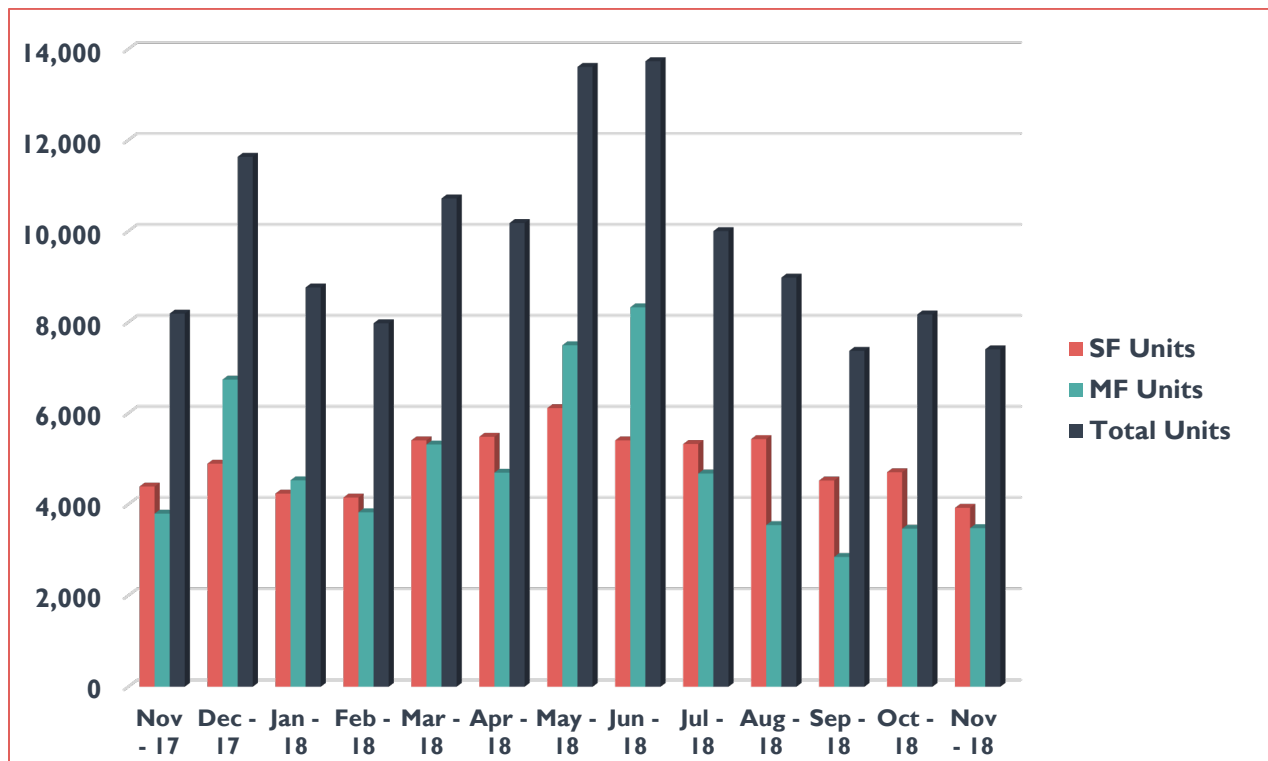
**For data including all 58 California counties and 539 cities, please contact CHF-CIRB@mychf.org to inquire about the California Construction Review (CCR) or a custom report.*



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New Residential Building Permits Issued by Month

Year/Month	Single Family Unit	Multi Family Unit	Total Units
Nov - 17	4,392	3,798	8,190
Dec - 17	4,894	6,741	11,635
Jan - 18	4,237	4,528	8,765
Feb - 18	4,151	3,828	7,979
Mar - 18	5,406	5,315	10,721
Apr - 18	5,484	4,696	10,180
May - 18	6,115	7,495	13,610
Jun - 18	5,406	8,329	13,735
Jul - 18	5,326	4,677	10,003
Aug - 18	5,434	3,547	8,981
Sep - 18	4,524	2,848	7,372
Oct - 18	4,705	3,467	8,172
Nov - 18	3,925	3,480	7,405
Total	54,713	52,210	106,923



California Housing Units 1954-2018*

Year	Single Family Units	Multi-Family Units	Total Units
1954	168,970	38,933	207,903
1955	188,434	33,391	221,825
1956	145,462	39,078	184,540
1957	115,449	60,193	175,642
1958	126,778	76,901	203,679
1959	161,399	83,872	245,271
1960	124,698	75,538	200,236
1961	122,115	95,444	217,559
1962	122,975	128,051	250,926
1963	131,546	190,472	322,018
1964	113,425	155,430	268,855
1965	95,690	82,426	178,116
1966	65,406	33,969	99,375
1967	67,842	43,603	111,445
1968	86,816	72,931	159,747
1969	80,119	104,111	184,230
1970	71,362	124,306	195,668
1971	113,348	143,328	256,676
1972	123,990	156,861	280,851
1973	102,734	114,130	216,864
1974	76,205	53,321	129,526
1975	89,823	41,913	131,736
1976	140,051	81,061	221,112
1977	174,845	95,911	270,756
1978	143,088	101,570	244,658
1979	127,478	82,555	210,033
1980	86,650	58,327	144,977
1981	60,278	44,316	104,594
1982	51,160	34,486	85,656
1983	102,509	70,060	172,569
1984	112,839	112,006	224,845
1985	114,202	158,115	272,317
1986	146,569	168,000	314,569
1987	136,128	117,043	253,171
1988	162,167	93,392	255,559
1989	162,651	75,096	237,747
1990	103,819	60,494	164,313
1991	73,809	32,110	105,919

Year	Single Family Units	Multi-Family Units	Total Units
1992	76,187	21,220	97,407
1993	69,901	14,755	84,656
1994	77,115	19,932	97,047
1995	68,689	16,604	85,293
1996	74,923	19,360	94,283
1997	84,780	26,936	111,716
1998	94,298	31,409	125,707
1999	101,711	38,426	140,137
2000	105,595	42,945	148,540
2001	106,902	41,855	148,757
2002	123,865	43,896	167,761
2003	138,762	56,920	195,682
2004	151,417	61,543	212,960
2005	155,322	53,650	208,972
2006	108,021	56,259	164,280
2007	68,409	44,625	113,034
2008	33,050	31,912	64,962
2009	25,454	10,967	36,421
2010	25,526	19,236	44,762
2011	21,641	25,702	47,343
2012	27,560	31,665	59,225
2013	36,991	48,481	85,472
2014	37,089	48,755	85,844
2015	44,896	53,337	98,233
2016	49,208	51,753	100,961
2017	55,827	59,843	115,670
2018*	58,879	61,099	119,978



*2018 numbers are estimated



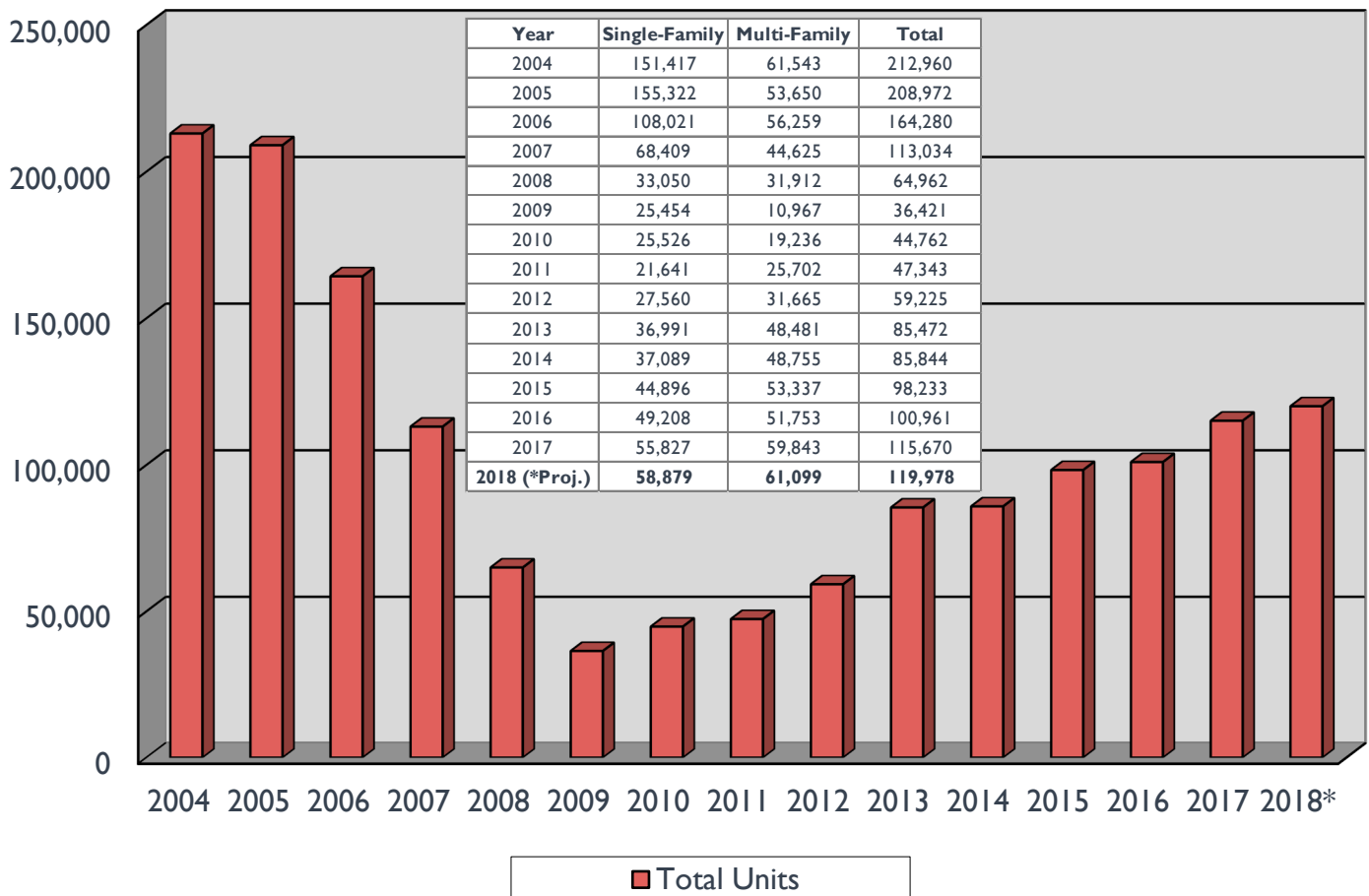
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Talking Points

Share the following with your industry contacts or the press!

- **A little history.** The highest number of total California new home units issued in a single year was 322,018 in 1963 (see *housing chart on previous page*).
- **Monthly statistics.** New housing units in building permits issued for the month of November 2018 in California totaled 7,355, down 10% from 8,172 units in October of 2018 and down 10% from 8,190 units in November of 2017. (Get more monthly comparisons and statistics in our *California Construction Review*. [Subscribe today!](#))
- **Large projects.** The largest project construction in November 2018 was a new \$166 million, 37-story, 80-unit hotel, with a restaurant and parking space in the City of San Francisco. (Want more large projects? Ask us about our *New Development in California 2019 Report!*)
- **Employment.** California's construction industry averaged 864,200 employed persons in November 2018, down 5,200 from October 2018.

HOUSING PRODUCTION IN CALIFORNIA 2004-2018*





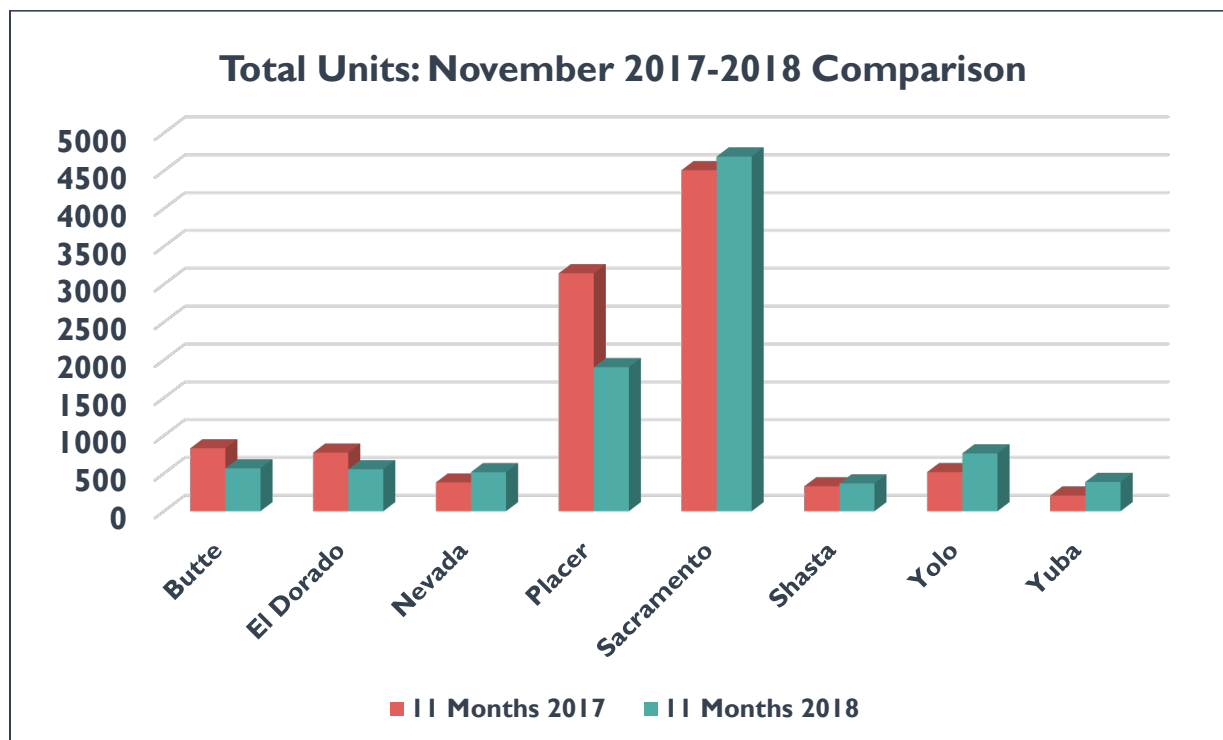
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CIRB's A Snapshot of California Homebuilding Activity

Northern California

Butte, El Dorado, Nevada, Placer, Sacramento, Shasta, Yuba, Yolo

County	New Housing Units In Building Permits Issued					
	Single Family Units		Multi-Family Units		Total Units	
	11 Months 2017	11 Months 2018	11 Months 2017	11 Months 2018	11 Months 2017	11 Months 2018
Butte	510	403	321	164	831	567
El Dorado	767	552	6	2	773	554
Nevada	379	364	0	151	379	515
Placer	2,361	1,884	783	19	3,144	1,903
Sacramento	2,877	3,367	1,630	1,320	4,507	4,687
Shasta	323	272	6	94	329	366
Yolo	357	374	159	389	516	763
Yuba	204	382	2	4	206	386
Total	7,778	7,598	2,907	2,143	10,685	9,741
Percentage Change	-2.31%		-26.28%		-8.83%	





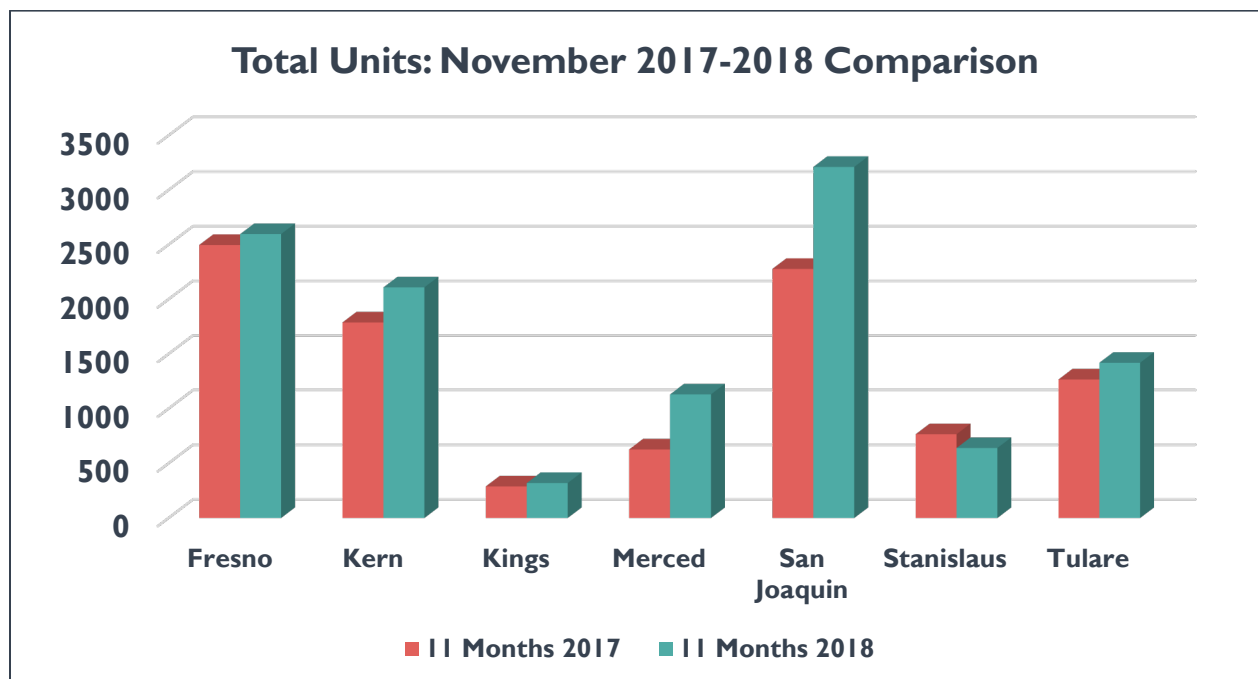
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Central Valley

Fresno, Kern, Kings, Merced, San Joaquin, Stanislaus, Tulare

County	New Housing Units In Building Permits Issued					
	Single Family Units		Multi-Family Units		Total Units	
	11 Months 2017	11 Months 2018	11 Months 2017	11 Months 2018	11 Months 2017	11 Months 2018
Fresno	1,675	2,377	822	220	2,497	2,597
Kern	1,778	1,779	10	330	1,788	2,109
Kings	289	268	0	52	289	320
Merced	623	1,124	4	6	627	1,130
San Joaquin	1,862	2,651	416	561	2,278	3,212
Stanislaus	738	634	28	6	766	640
Tulare	1,055	1,102	212	317	1,267	1,419
Total	8,020	9,935	1,492	1,492	9,512	11,427
Percentage Change	23.88%		0.00%		20.13%	



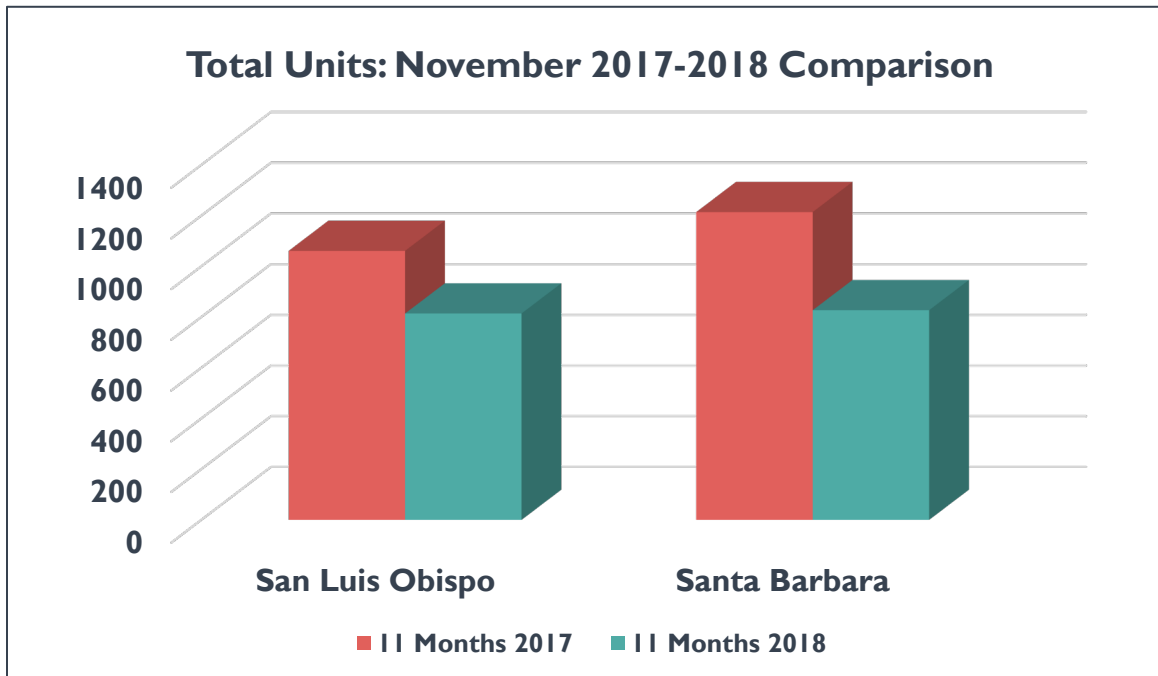


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Central Coast

San Luis Obispo, Santa Barbara

County	New Housing Units In Building Permits Issued					
	Single Family Units		Multi-Family Units		Total Units	
	11 Months 2017	11 Months 2018	11 Months 2017	11 Months 2018	11 Months 2017	11 Months 2018
San Luis Obispo	618	607	443	207	1,061	814
Santa Barbara	625	460	589	367	1,214	827
Total	1,243	1,067	1,032	574	2,275	1,641
Percentage Change	-14.16%		-44.38%		-27.87%	





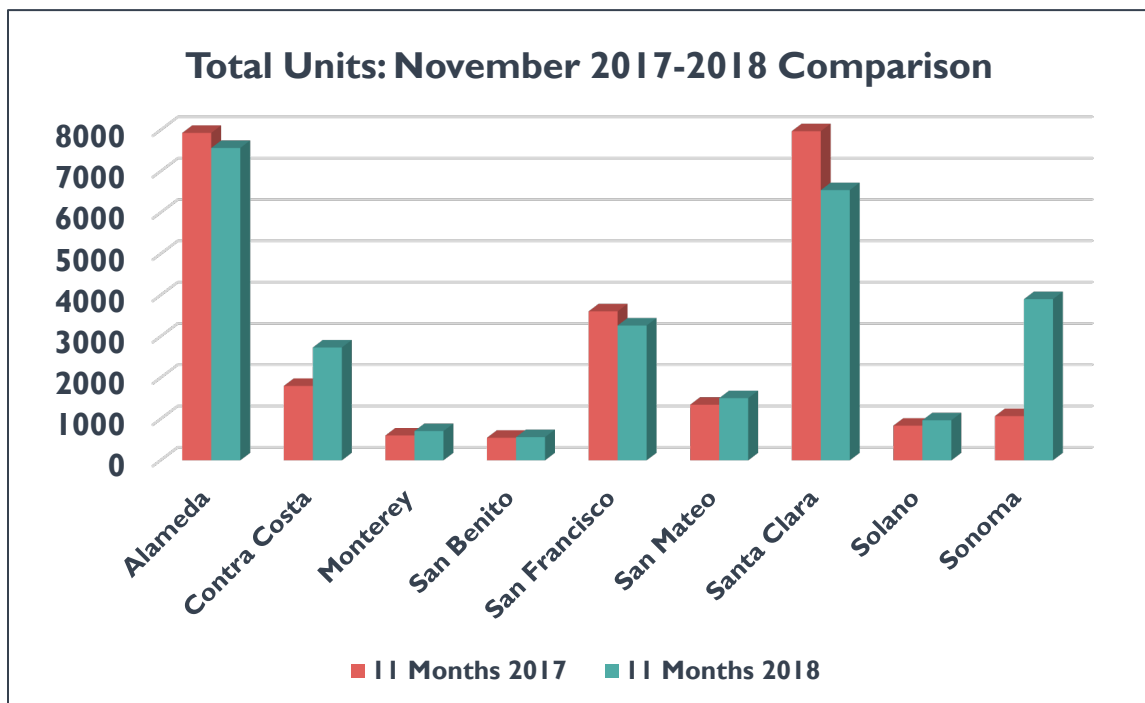
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Bay Area

Alameda, Contra Costa, Monterey, San Benito, San Francisco, San Mateo, Santa Clara, Solano, Sonoma

County	New Housing Units In Building Permits Issued					
	Single Family Units		Multi-Family Units		Total Units	
	II Months 2017	II Months 2018	II Months 2017	II Months 2018	II Months 2017	II Months 2018
Alameda	1,813	1,694	6,118	5,872	7,931	7,566
Contra Costa	1,530	1,572	272	1,161	1,802	2,733
Monterey	495	587	107	122	602	709
San Benito	545	512	2	51	547	563
San Francisco	43	91	3,566	3,174	3,609	3,265
San Mateo	384	469	963	1,037	1,347	1,506
Santa Clara	1,851	1,650	6,122	4,895	7,973	6,545
Solano	788	831	51	140	839	971
Sonoma	816	3,072	256	833	1,072	3,905
Total	8,265	10,478	17,457	17,285	25,722	27,763
Percentage Change	26.78%		-0.99%		7.93%	



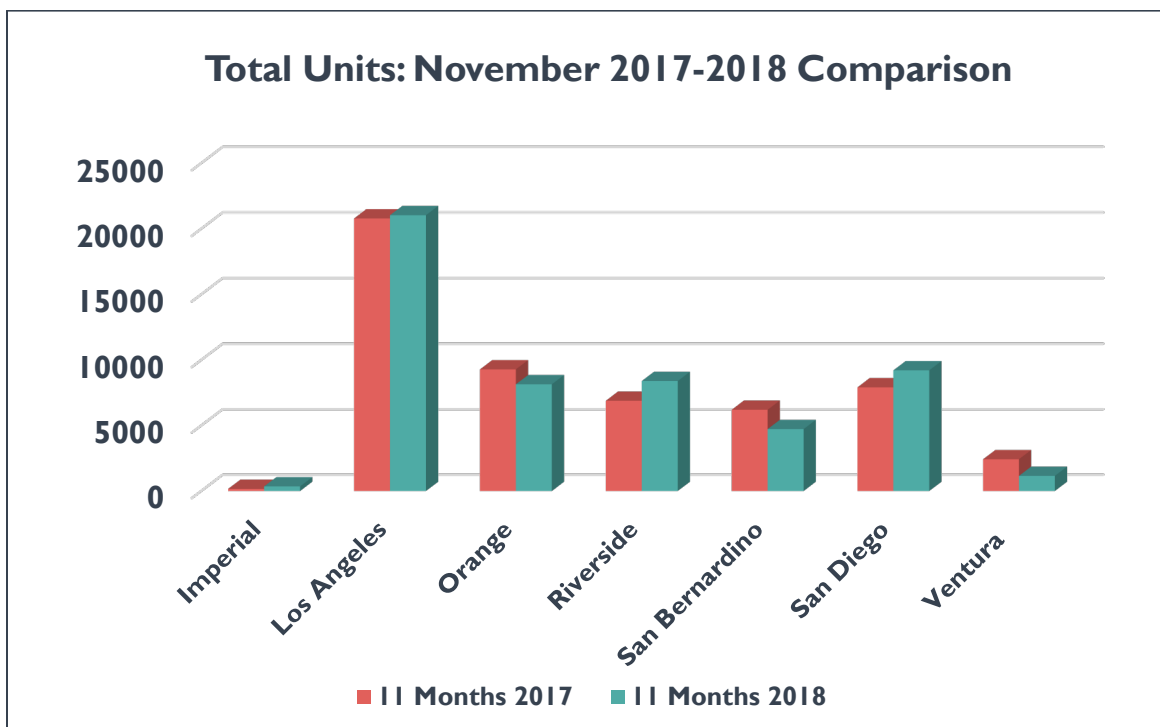


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Southern California

Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Ventura

County	New Housing Units In Building Permits Issued					
	Single Family Units		Multi-Family Units		Total Units	
	11 Months 2017	11 Months 2018	11 Months 2017	11 Months 2018	11 Months 2017	11 Months 2018
Imperial	160	266	6	87	166	353
Los Angeles	4,961	5,565	15,829	15,470	20,790	21,035
Orange	4,592	3,789	4,692	4,358	9,284	8,147
Riverside	5,825	6,954	1,066	1,441	6,891	8,395
San Bernardino	4,080	3,072	2,122	1,656	6,202	4,728
San Diego	3,368	3,217	4,547	5,994	7,915	9,211
Ventura	812	582	1,615	576	2,427	1,158
Total	23,798	23,445	29,877	29,582	53,675	53,027
Percentage Change	-1.48%		-0.99%		-1.21%	





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Building Classifications Notes and Definitions

Single-Family Dwellings include detached, semi-detached, row house and townhouse units with an independent heating or public utilities system. Pre-fabricated, modular and manufactured homes are included. Mobile homes are excluded.

Multifamily Dwellings includes duplexes, 3-4-unit structures, apartment-type or mixed-use structures with 5 units or more. Each type of multifamily housing is included in this report with corresponding valuations. Mixed-use structure valuations are split evenly between each use if calculated square footage is not provided. The dwelling units reported include low-, mid- and high-rise multifamily buildings.

For data on all 58 counties and 539 cities in California, as us about our variety of permit report subscriptions, including commercial and energy permit data, at CHF-CIRB@mychf.org or visit www.cirbreport.org.

Secondary Sources Cited

www.constructionmonitor.com. Construction Monitor, operated by David Mineer, Jr., Cedar City, UT, 2018.

<https://www.census.gov/construction/bps/>. United States Census Bureau, Building Permits Survey, (301) 763-5160, Last Revised: May 01, 2018

About CIRB

CIRB (Construction Industry Research Board) has been California's premier statistical resource for residential and commercial building permit data since 1954. The California Homebuilding Foundation (CHF) acquired the CIRB Report from the Building Industry Association of Southern California (BIASC) and its research director, Ben Bartolotto, in 2012, and is currently located at the CBIA headquarters in Sacramento, CA.

About the California Homebuilding Foundation

Founded in 1978, the California Homebuilding Foundation (CHF) invests in the future of the homebuilding industry through endowments that provide college and graduate school scholarships and fund research on key public policy issues, by compiling and publishing timely construction and new home statistics, providing training seminars, and supporting high school courses to encourage young people to choose careers in the industry. The Foundation is the presenter of California's top industry award, the Hall of Fame.

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