

Building Permit Data and Population Estimates for the Salem-Keizer Area

Third Quarter 2023 (July - September)



Mid-Willamette Valley Council of Governments
100 High Street SE, Suite 200
Salem, Oregon 97301

BUILDING PERMIT/POPULATION ESTIMATE INFORMATION

Building permit and residential subdivision information is obtained from Marion and Polk Counties, and the city of Salem for the Salem-Keizer area. These data are then grouped by several geographic units for various planning purposes.

Census Tracts (CT) are the geographic unit which are the most stable, while the Transportation Analysis Zones (TAZ) and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the UGB (excluding Brooks).

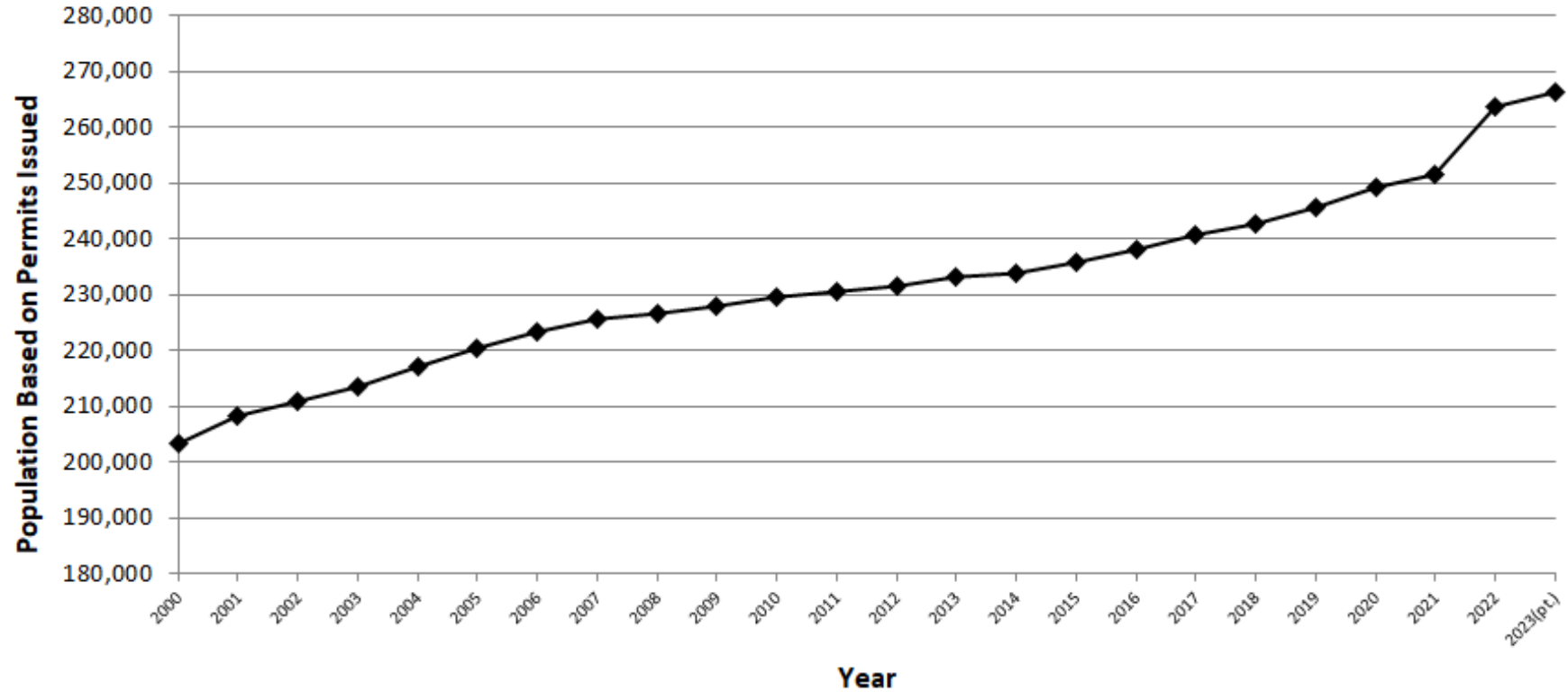
The population estimates are based solely on census data and building permits. They do not take into account a changing group quarters population, nor any change in the average persons per unit or vacancy rates. Therefore, the population estimates are intended for use as a planning guide and are not official estimates for the area.

Population Estimates Based on Building Permit Activity

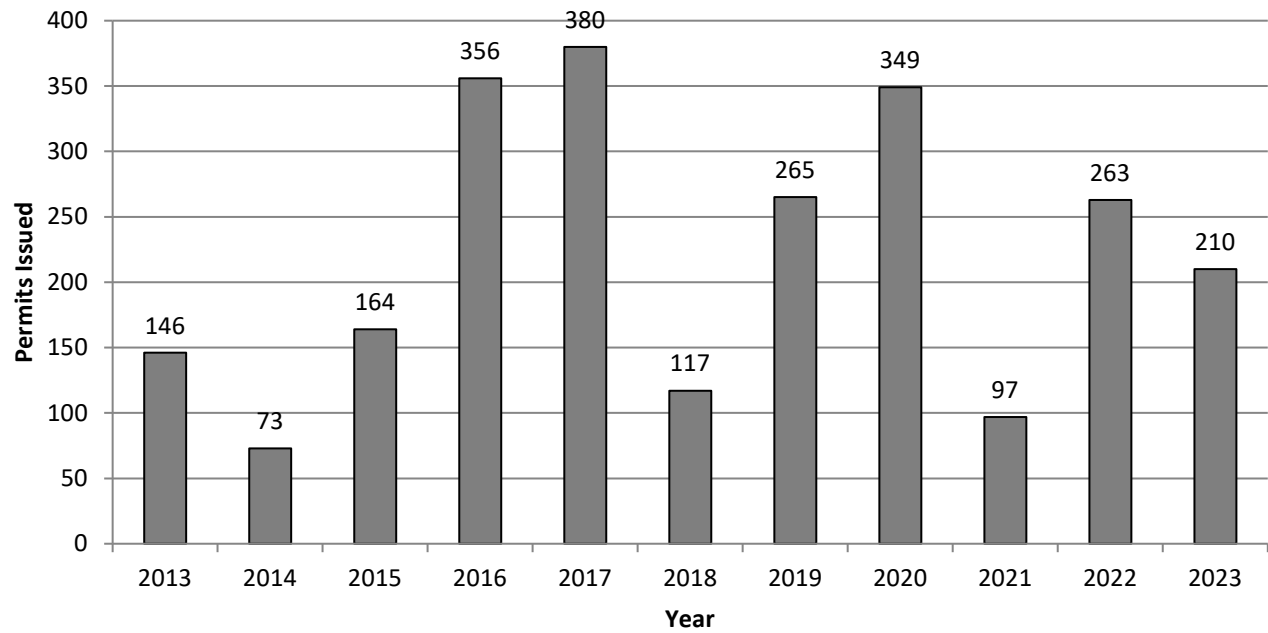
Salem-Keizer Urban Growth Boundary

2020 Census	Building Permits Issued by Year				Total Change	Persons Per	Population
Population	2020	2021	2022	2023(pt.)	in Units	Unit	October 1, 2023
256,785	1,044	928	1,201	503	3,676	2.6	266,343

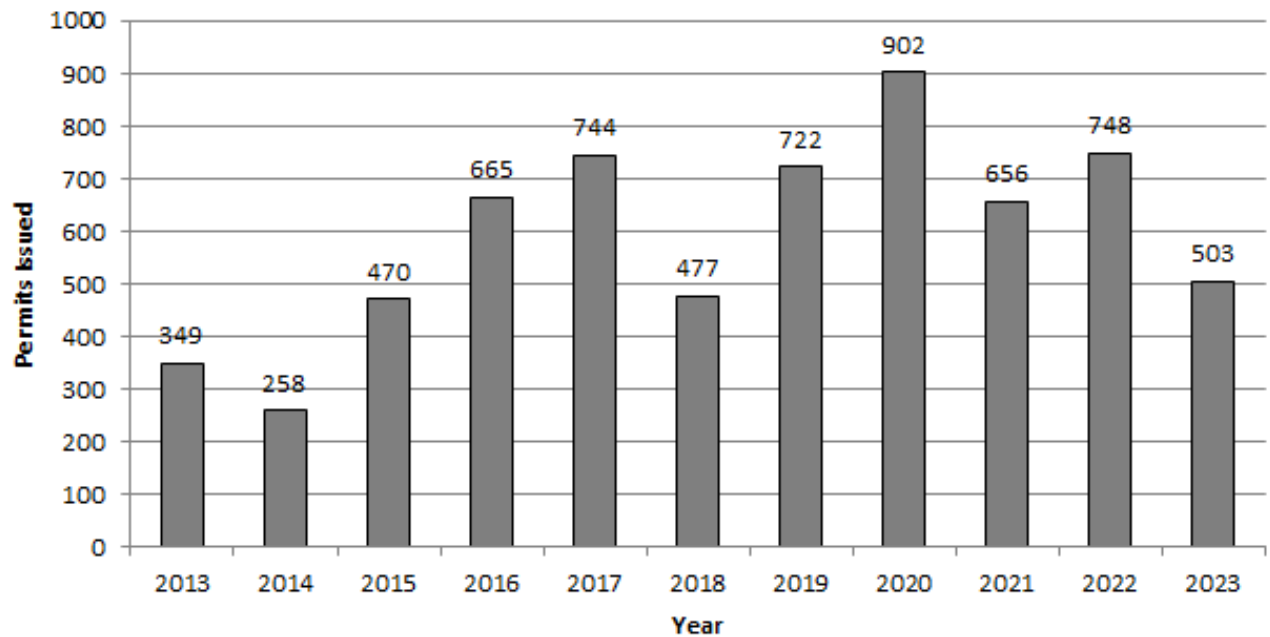
Population Growth Salem Urban Growth Boundary



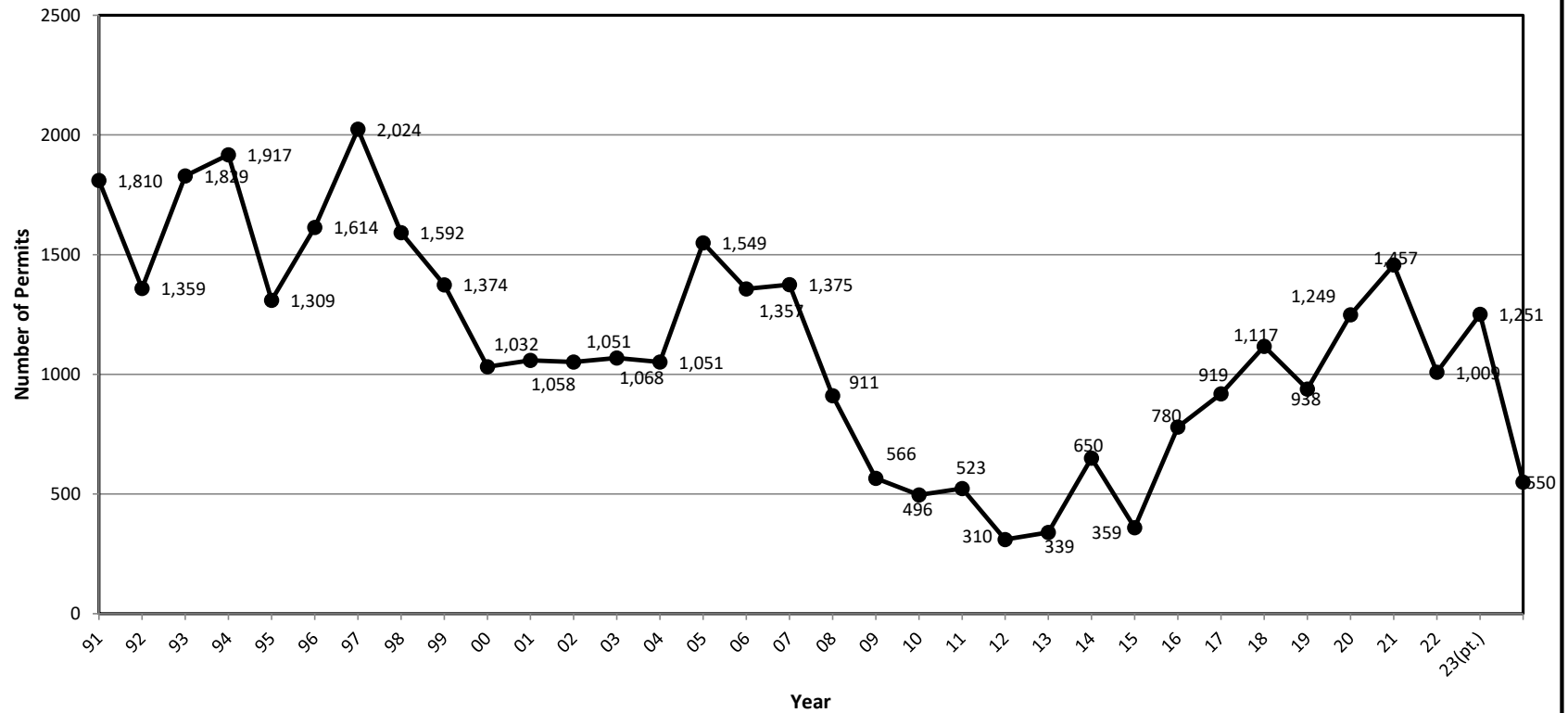
**Net Building Permits Issued in UGB
Third Quarter Comparative, 2013-2023**



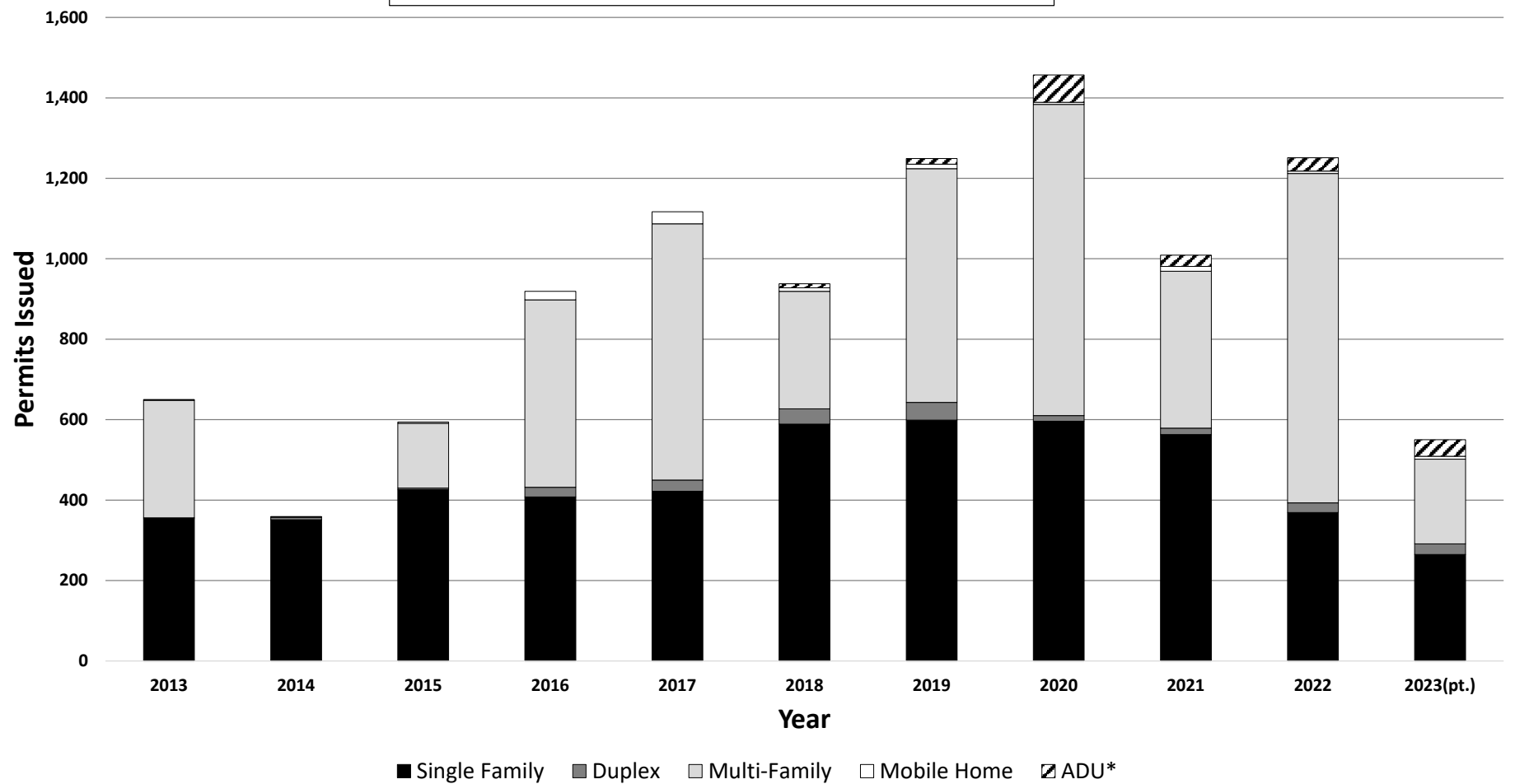
**Net Building Permits Issued in UGB
Third Quarter Cumulative, 2013-2023**



**Net Annual Building Permit Activity
Construction Minus Demolition
Greater Salem-Keizer Area Census Tracts (GSA)**

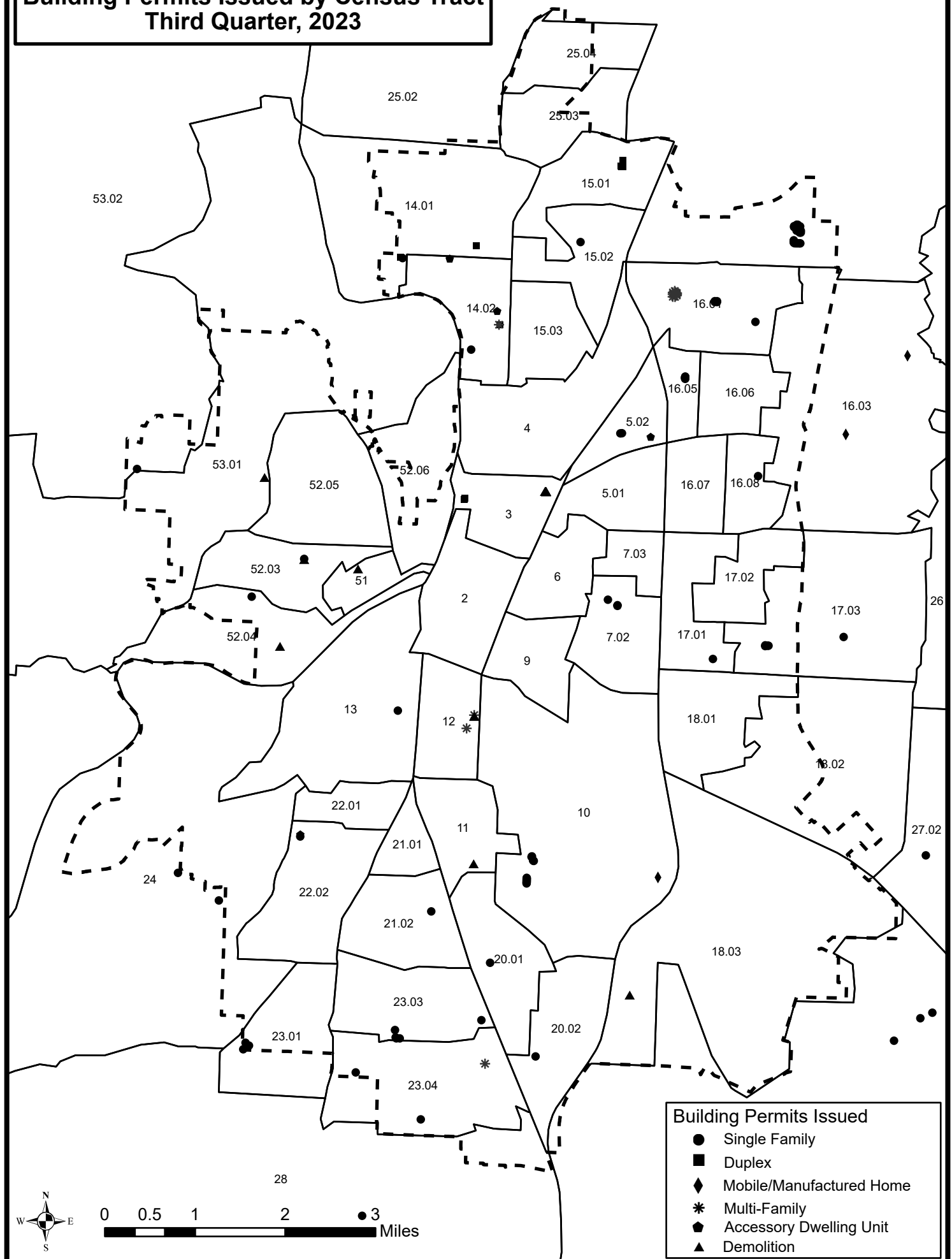


**Building Permits by Type- Greater Salem Area
Third Quarter, 2013-2023**



* ADU Category added in 2018.

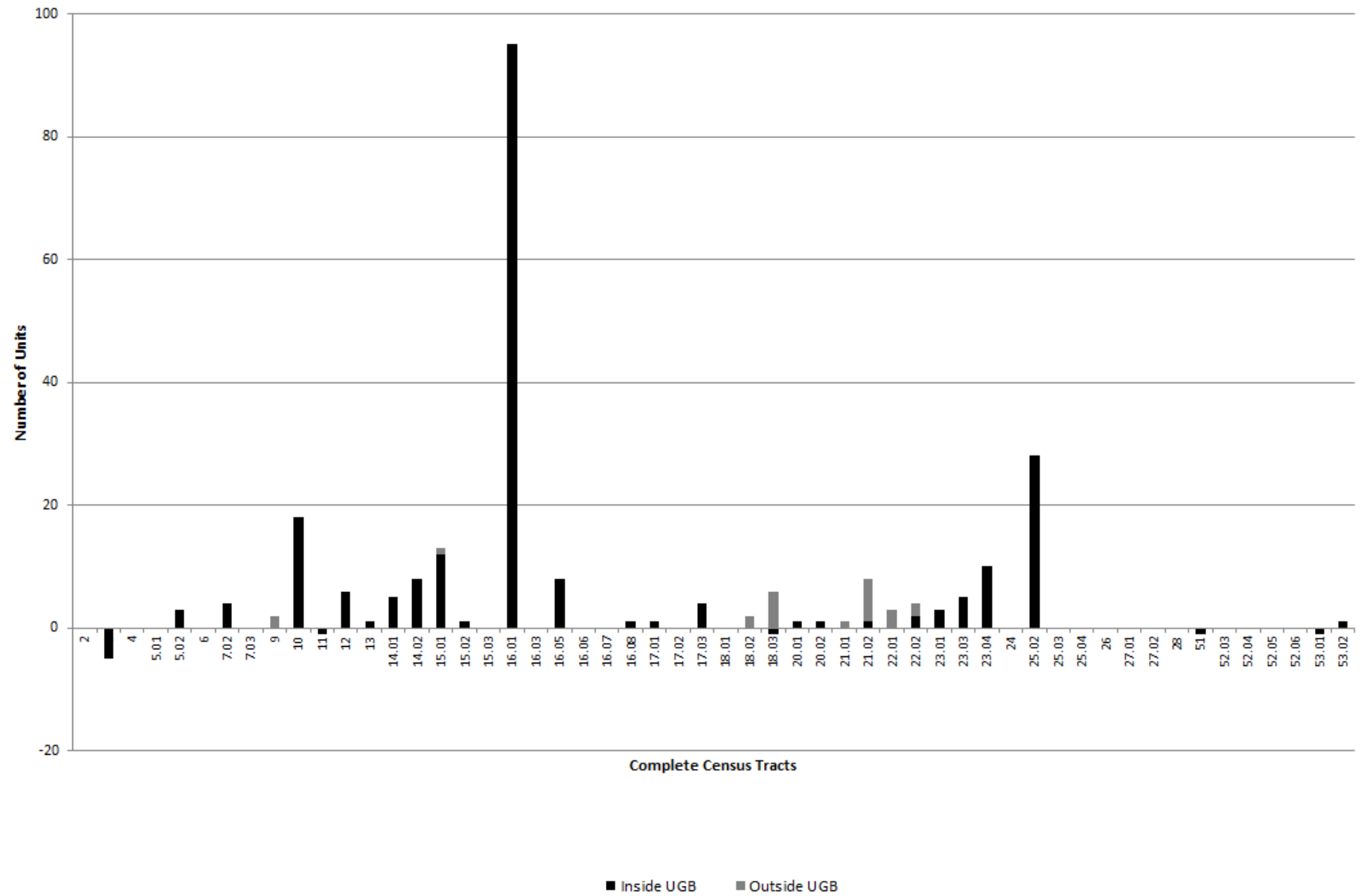
Building Permits Issued by Census Tract Third Quarter, 2023



Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Third Quarter, 2023 (July through September)

Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2																		
3	-9	4				-5							-9	4				-5
4																		
5.01																		
5.02	2				1	3							2				1	3
6																		
7.02	3				1	4							3				1	4
7.03																		
9										2		2				2		2
10	17			1		18							17			1		18
11	-1					-1							-1					-1
12	-2		8			6							-2		8			6
13	1					1							1					1
14.01	1	4				5							1	4				5
14.02	1	2	3		2	8							1	2	3		2	8
15.01		12				12	1					1		12				13
15.02	1					1							1					1
15.03																		
16.01	5		90			95							5		90			95
16.03																		
16.05	8					8							8					8
16.06																		
16.07																		
16.08	1					1							1					1
17.01	1					1							1					1
17.02																		
17.03	4					4							4					4
18.01																		
18.02							2					2	2					2
18.03	-1					-1	5			1		6	4			1		5
20.01	1					1							1					1
20.02	1					1							1					1
21.01							1					1	1					1
21.02	1					1	7					7	8					8
22.01							2			1		3	2			1		3
22.02	1				1	2	2					2	3				1	4
23.01	3					3							3					3
23.03	5					5							5					5
23.04	2		8			10							2		8			10
24																		
25.02	28					28							28					28
25.03																		
25.04																		
26																		
27.01																		
27.02																		
28																		
51	-1					-1							-1					-1
52.03																		
52.04																		
52.05																		
52.06																		
53.01	-1					-1							-1					-1
53.02	1					1							1					1
Total	73	22	109	1	5	210	20			4		24	93	22	109	5	5	234

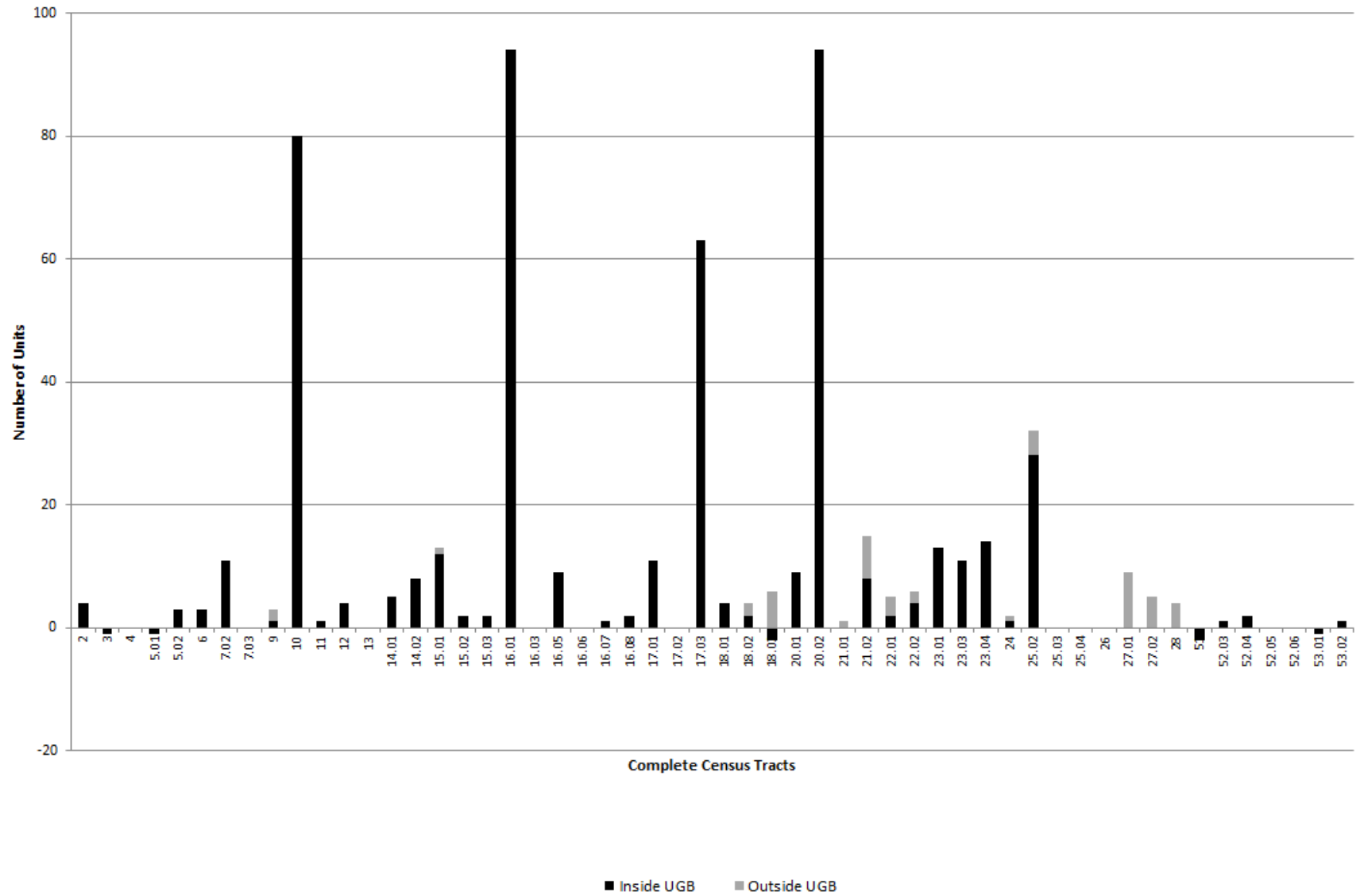
Residential Building Permit Activity Third Quarter, 2023



Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Third Quarter Cumulative, 2023 (January through September)

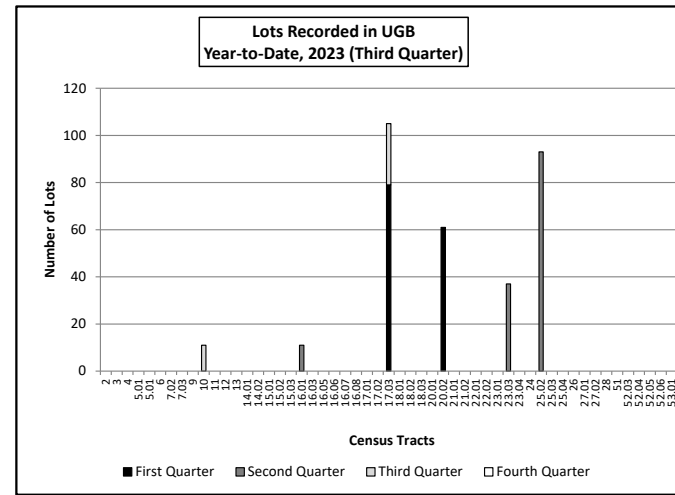
Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2	4					4							4					4
3	-6	4		1		-1							-6	4		1		-1
4																		
5.01	-1					-1							-1					-1
5.02	2				1	3							2				1	3
6					3	3											3	3
7.02	8				3	11							8				3	11
7.03																		
9					1	1					2	2				2	1	3
10	56	2		1	21	80							56	2		1	21	80
11					1	1											1	1
12	-4		8			4							-4		8			4
13																		
14.01	1	4				5							1	4				5
14.02	1	2	3		2	8							1	2	3		2	8
15.01		12				12	1					1		12				13
15.02	2					2							2					2
15.03	2					2							2					2
16.01	4		90			94							4		90			94
16.03																		
16.05	9					9							9					9
16.06																		
16.07	1					1							1					1
16.08	1				1	2							1				1	2
17.01			10	1		11									10	1		11
17.02																		
17.03	63					63							63					63
18.01	4					4							4					4
18.02	2					2	2					2	4					4
18.03	-2					-2	5			1		6	3			1		4
20.01	8				1	9							8				1	9
20.02	2		92			94							2		92			94
21.01							1					1	1					1
21.02	5	2			1	8	7					7	12	2			1	15
22.01	1				1	2	2			1		3	3			1	1	5
22.02	2				2	4	2					2	4				2	6
23.01	12				1	13							12				1	13
23.03	10				1	11							10				1	11
23.04	6		8			14							6		8			14
24	1					1	1					1	2					2
25.02	28					28	4					4	32					32
25.03																		
25.04																		
26																		
27.01							8				1	9	8				1	9
27.02							5					5	5					5
28							4					4	4					4
51	-2					-2							-2					-2
52.03	1					1							1					1
52.04	2					2							2					2
52.05																		
52.06																		
53.01	-1					-1							-1					-1
53.02	1					1							1					1
Total	223	26	211	3	40	503	42			4	1	47	265	26	211	7	41	550

Residential Building Permit Activity Third Quarter Cumulative, 2023 (January-September)

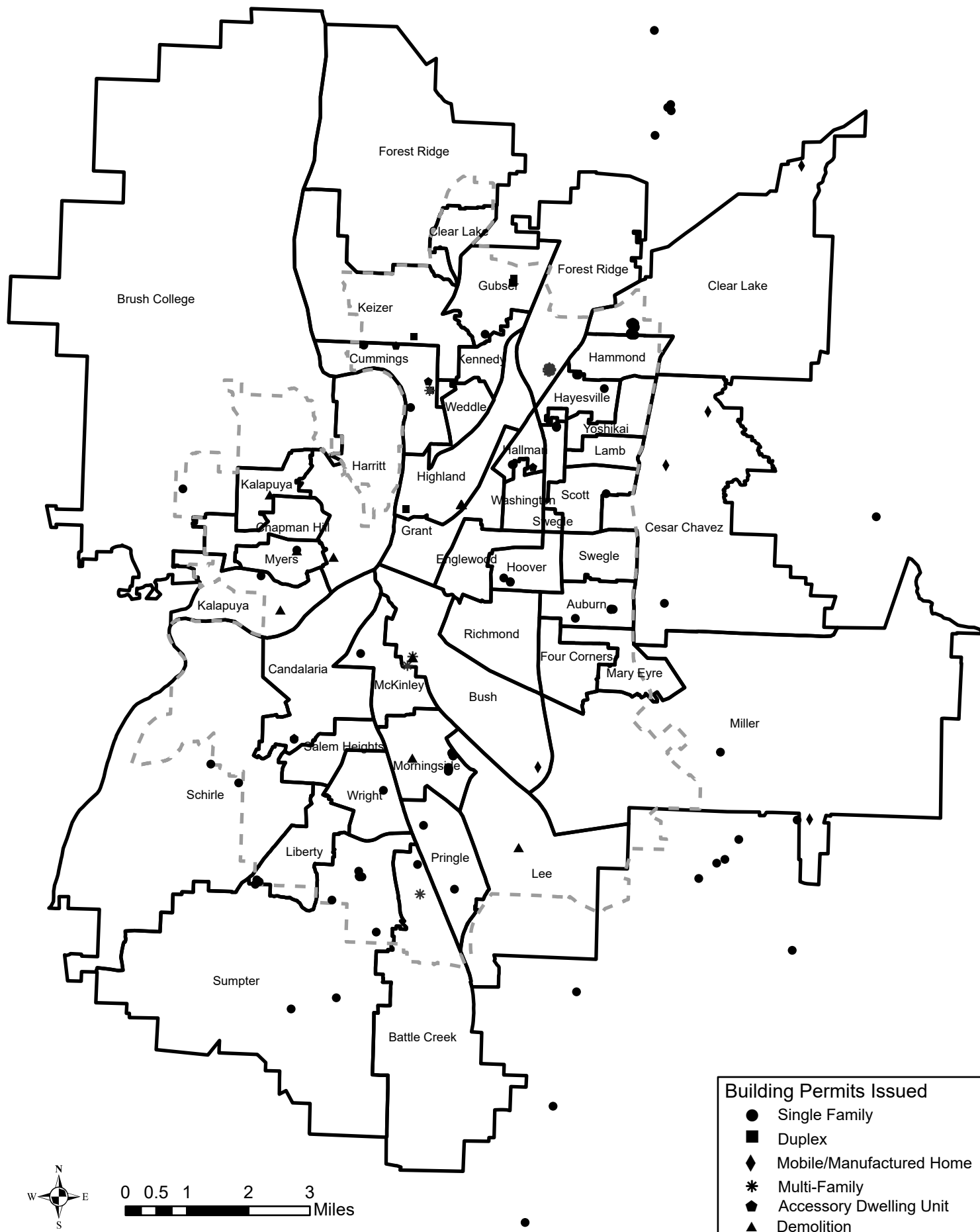


Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer
Urban Growth Boundary, January-September, 2023

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					
3					
4					
5.01					
5.01					
6					
7.02					
7.03					
9					
10			11		11
11					
12					
13					
14.01					
14.02					
15.01					
15.02					
15.03					
16.01		11			11
16.03					
16.05					
16.06					
16.07					
16.08					
17.01					
17.02					
17.03	79		26		105
18.01					
18.02					
18.03					
20.01					
20.02	61				61
21.01					
21.02					
22.01					
22.02					
23.01					
23.03		37			37
23.04					
24					
25.02		93			93
25.03					
25.04					
26					
27.01					
27.02					
28					
51					
52.03					
52.04					
52.05					
52.06					
53.01					
53.02					
Total	140	141	37		318



**Building Permits Issued by School Attendance Area
Third Quarter, 2023**



**Salem-Keizer School District (24J) Net Residential
Building Permit Activity by School Attendance Areas
Third Quarter (July-September) 2023**

High Schools/ Elementary Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total		High Schools/ Elementary Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	5					5
Engelwood						
Four Corners						
Grant						
Highland	-9	4				-5
Mary Eyre						
Miller	1			1		2
Total	-3	4		1		2
McNary High						
Clear Lake	28			1		29
Cummings	2	4	3		2	11
Forest Ridge			90			90
Gubser	1	12				13
Keizer		2				2
Kennedy						
Weddle						
Total	31	18	93	1	2	145
South Salem High						
Bush	-2		8	1		7
Candalaria	1				1	2
Hoover	3				1	4
Lee	-1					-1
McKinley	1					1
Morningside	16					16
Pringle	2					2
Richmond						
Total	20		8	1	2	31

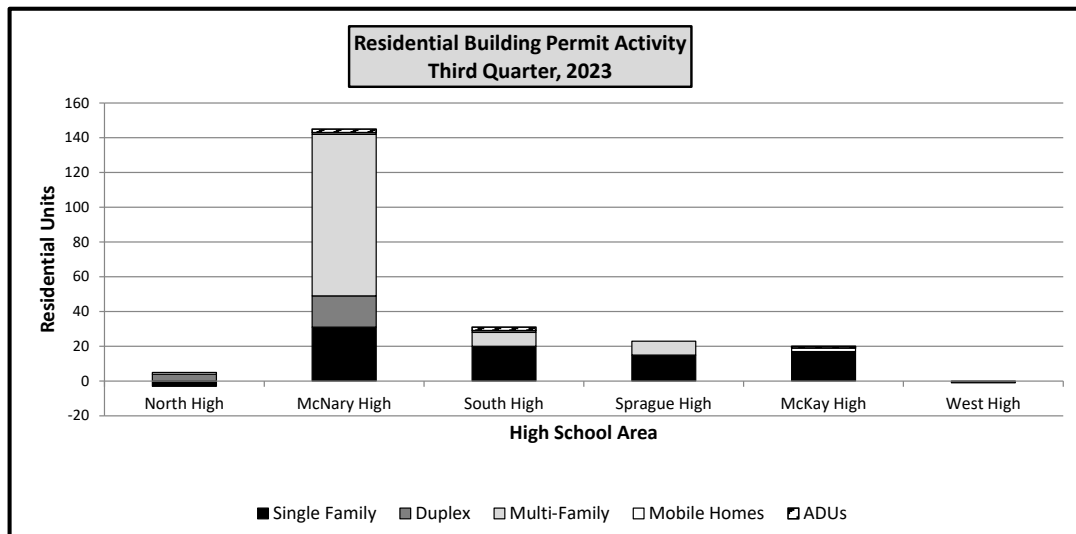
Sprague High						
Battle Creek	1		8			9
Liberty	2					2
Salem Heights						
Schirle	2					2
Sumpter	9					9
Wright	1					1
Total	15		8			23
McKay High						
Cesar Chavez	9			2		11
Hallman	2				1	3
Hammond						
Hayesville	5					5
Lamb						
Scott	1					1
Swegle						
Washington						
Yoshikai						
Total	17			2	1	20
West Salem High						
Brush College	1					1
Chapman Hill						
Harritt	-1					-1
Kalapuya	-1					-1
Myers						
Total	-1					-1
Total	79	22	109	5	5	220

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total		Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
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Claggett Creek	2	6	3		2	13
Crossler	13					13
Houck	6			1		7
Judson	3		8			11
Leslie	16		8	1	1	26
Parrish	-6	4			1	-1

Stephens	6			2		8
Straub						
Waldo	11				1	12
Walker	-1					-1
Whiteaker	29	12	90	1		132

Total	79	22	109	5	5	220
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**Salem-Keizer School District (24J) Net Residential
Building Permit Activity by School Attendance Area
Third Quarter Cumulative (January-September) 2023**

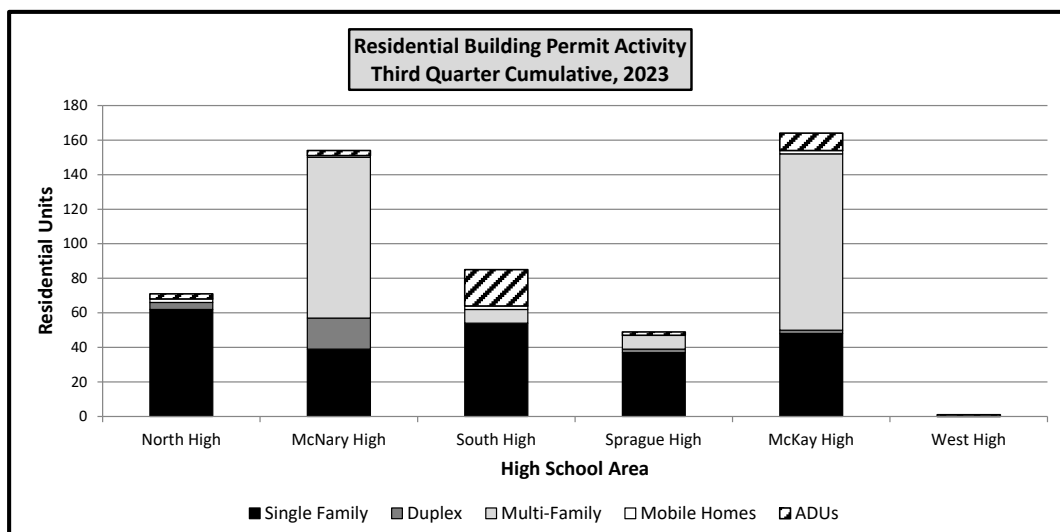
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total		High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	64					64
Engelwood					2	2
Four Corners	2					2
Grant	4				1	5
Highland	-10	4				-6
Mary Eyre	1			1		2
Miller	1			1		2
Total	62	4		2	3	71
McNary High						
Clear Lake	29			1		30
Cummings	2	4	3		2	9
Forest Ridge	-1		90		1	89
Gubser	1	12				13
Keizer	2	2				4
Kennedy	4					4
Weddle	2					2
Total	39	18	93	1	3	151
South Salem High						
Bush	-5		8	1		4
Candalaria	3				2	3
Hoover	8				3	8
Lee	-1					-1
McKinley	1			1		2
Morningside	41				16	41
Pringle	7					7
Richmond						
Total	54		8	2	21	64

Sprague High						
Battle Creek	1		8			9
Liberty	6					6
Salem Heights	-1				1	
Schirle	8				1	9
Sumpter	20					20
Wright	3	2				5
Total	37	2	8		2	49
McKay High						
Cesar Chavez	13			1		14
Hallman	18	2			7	27
Hammond	1					1
Hayesville	9		92		1	102
Lamb						
Scott	1					1
Swegle	1		10	1		12
Washington					1	1
Yoshikai	5				1	6
Total	48	2	102	2	10	164
West Salem High						
Brush College	-1					-1
Chapman Hill						
Harritt	-2					-2
Kalapuya	3				1	4
Myers						
Total					1	1
Total	240	26	211	7	40	524

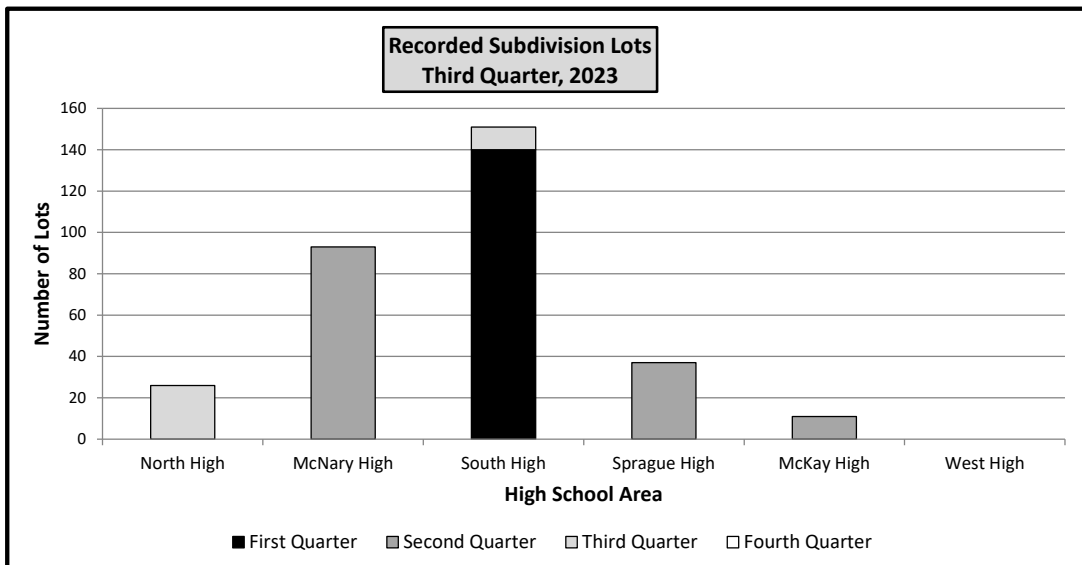
Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	5	6	3		2	16
Crossler	38				3	41
Houck	75			1		76
Judson	14	2	100		2	118
Leslie	55	2	8	1	25	91
Parrish	6	4		1	6	17

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	6			2		8
Straub						
Waldo	11		10	1	2	24
Walker	1					1
Whiteaker	29	12	90	1		132
Total	240	26	211	7	40	524

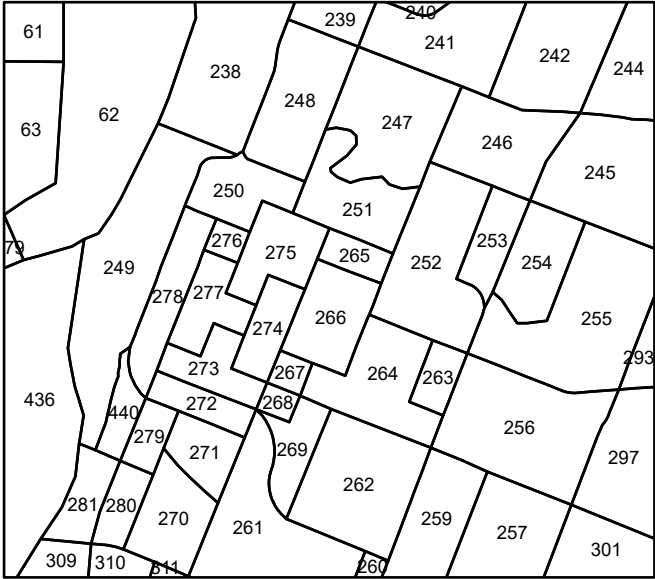


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
Third Quarter (July-September) 2023**

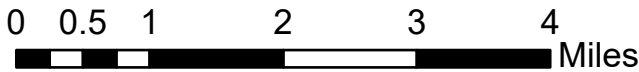
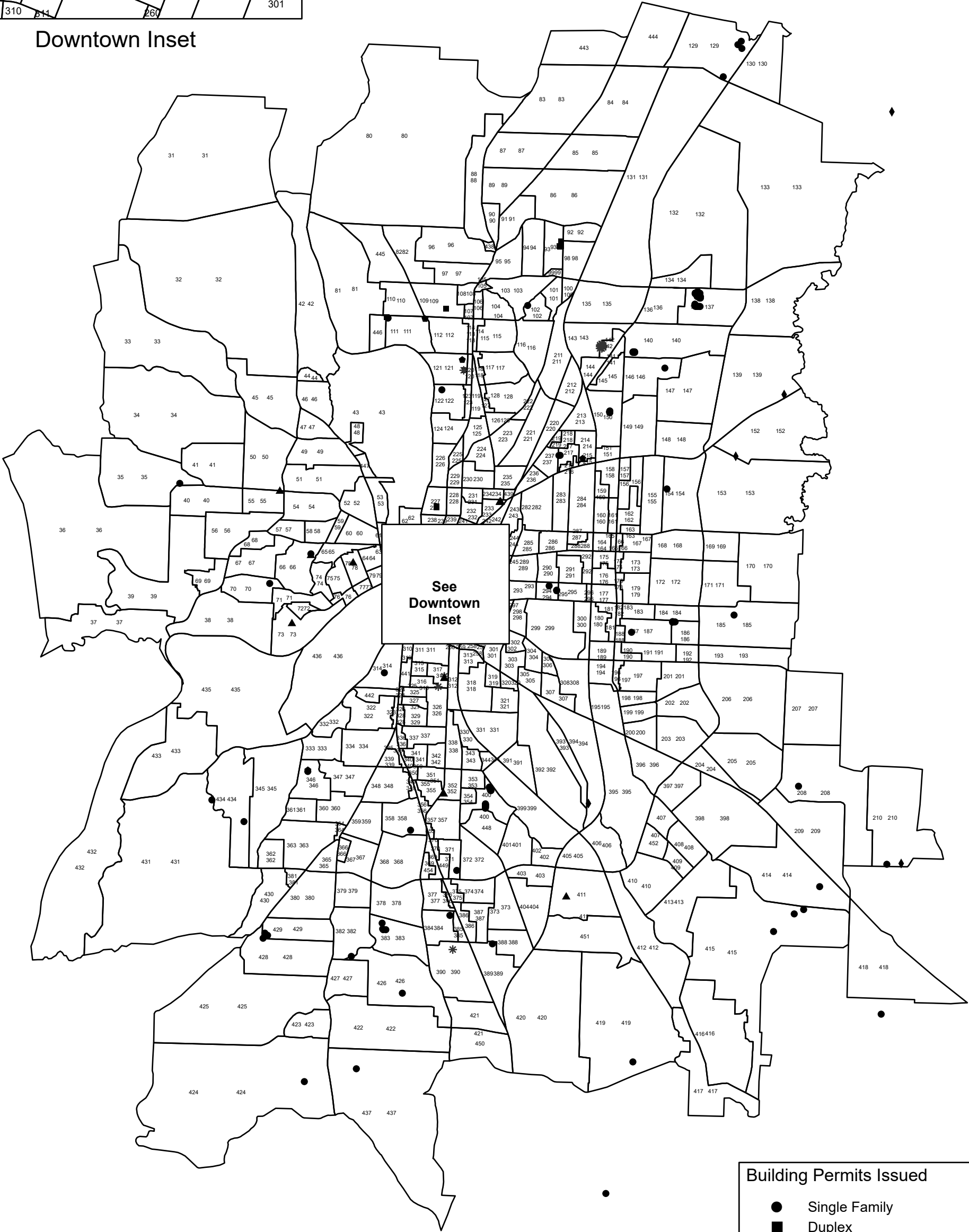
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn			26		26		Battle Creek					
Engelwood							Liberty					
Four Corners							Salem Heights					
Grant							Schirle					
Highland							Sumpter		37			37
Mary Eyre							Wright					
Miller							Total		37			37
Total			26		26							
McNary High							McKay High					
Clear Lake		93			93		Cesar Chavez					
Cummings							Hammond					
Forest Ridge							Hayesville		11			11
Gubser							Lamb					
Keizer							Scott					
Kennedy							Swegle					
Weddle							Washington					
Total		93			93		Yoshikai					
South Salem High							Total		11			11
Bush							West Salem High					
Candalaria							Brush College					
Hoover							Chapman Hill					
Lee	60				60		Hallman					
McKinley							Harritt					
Morningside	80		11		91		Kalapuya					
Pringle							Myers					
Richmond							Total					
Total	140		11		151		Total	140	141	37		318



Building Permits Issued by Transportation Analysis Zone Third Quarter, 2023



Downtown Inset



Building Permits Issued

●

Single Family

■

Duplex

◆

Mobile/Manufactured Home

*

Multi-Family

⬠

Accessory Dwelling Unit

▲

Demolition

Net Building Permit Activity by Transportation Analysis Zone (TAZ)
Single Family, Duplex, Multi-Family, Mobile Home and ADU Units
Third Quarter (July-September) 2023

TAZ	SF	DUP	MF	MH	ADU	TOT		TAZ	SF	DUP	MF	MH	ADU	TOT		TAZ	SF	DUP	MF	MH	ADU	TOT		TAZ	SF	DUP	MF	MH	ADU	TOT	
31								137	28					28		243									349						
32								138								244									350						
33								139				1		1		245									351						
34								140	4					4		246									352	-1					-1
35	1					1		141								247									353						
36								142			30			30		248									354						
37								143			60			60		249									355						
38								144								250									356						
39								145								251									357						
40								146	1					1		252									358	1					1
41								147								253									359						
42								148								254									360						
43								149								255									361						
44								150	8					8		256									362						
45								151								257									363						
46								152				1		1		258									364						
47								153								259									365						
48								154	1					1		260									366						
49								155								261									367						
50	-1					-1		156								262									368						
51								157								263									369						
52								158								264									370						
53								159								265									371	1					1
54								160								266									372						
55								161								267									373						
56								162								268									374						
57								163								269									375						
58								164								270									376						
59								165								271									377						
60								166								272									378						
61								167								273									379						
62								168								274									380						
63								169								275									381						
64								170								276									382	1					1
65								171								277									383	4					4
66								172								278									384	1					1
67								173								279									385						
68								174								280									386						
69								175								281									387						
70	1					1		176								282									388						
71								177								283									389	1					1
72								178								284									390			8			8
73	-1					-1		179								285									391						
74								180								286									392						
75								181								287									393						
76								182								288									394				1		1
77								183								289									395						
78	-1					-1		184								290									396						
79								185	1					1		291									397						
80								186	4					4		292									398						
81								187	1					1		293									399						
82								188								294	3				1	4			400	17					17
83								189								295									401						
84								190								296									402						
85								191								297									403						
86								192								298									404						
87								193								299									405						
88								194								300									406						
89								195								301									407						
90								196								302									408						
91								197								303									409						
92								198								304									410						
93		12				12		199								305									411	-1					-1
94								200								306									412						
95								201								307									413						
96								202								308									414	1					1
97								203								309									415	3					3
98								204								310									416						
99								205								311									417						
100								206								312									418						
101								207								313									419	1					1
102	1					1		208	1					1		314	1					1			420						
103								209								315									421						
104								210	1			1		2		316									422						
105								211								317	-2		8			6			423						
106								212								318									424	1					1
107								213								319									425						
108								214					1	1		320									426	1					1
109		2				2		215								321									427						
110								216								322									428						
111	1	2			1	4		217	2					2		323									429						

Net Building Permit Activity by Transportation Analysis Zone (TAZ)
Single Family, Duplex, Multi-Family, Mobile Home, and ADU Units
Third Quarter Cumulative (January-September) 2023

TAZ	SF	DUP	MF	MH	ADU	TOT		TAZ	SF	DUP	MF	MH	ADU	TOT		TAZ	SF	DUP	MF	MH	ADU	TOT		TAZ	SF	DUP	MF	MH	ADU	TOT	
31								137	28					28		243									349						
32								138								244									350						
33								139				1		1		245						1	1		351						
34								140	4					4		246									352						
35	1					1		141								247	4						4		353						
36								142				30		30		248									354						
37								143	-1			60		59		249									355						
38								144								250									356						
39								145								251									357						
40								146	1					1		252									358	5					5
41								147								253									359				1		1
42								148								254									360						
43								149								255									361						
44								150	9					9		256									362						
45								151								257									363	1					1
46								152				1		1		258									364						
47	-1					-1		153								259						1	1		365						
48								154	1			1		2		260									366						
49								155								261									367		-2				-2
50	-1					-1		156	1					1		262									368		4				4
51								157								263									369						
52								158								264									370						
53								159								265									371	3					3
54								160								266									372	5				1	6
55	1					1		161								267									373			92			92
56								162								268									374						
57								163								269									375						
58								164								270									376						
59								165								271									377						
60								166								272									378					1	1
61								167	-1			10	1	10		273									379						
62								168								274									380					1	1
63								169								275									381						
64								170								276									382	1					1
65								171								277									383	9					9
66								172								278									384	1					1
67								173								279									385						
68								174								280									386						
69								175								281									387						
70	2					2		176								282									388						
71								177								283	-1						-1		389	2					2
72								178								284									390			8			8
73								179								285						1	1		391						
74	1					1		180								286									392						
75								181								287									393						
76								182								288									394				1		1
77								183								289									395						
78	-2					-2		184								290									396						
79								185	1					1		291									397						
80								186	63					63		292									398						
81								187	1					1		293									399						
82								188								294	9					3	12		400	57	2			21	80
83								189								295	-1						-1		401						
84								190								296									402						
85								191								297									403						
86								192								298									404						
87								193								299									405	-1					-1
88								194								300									406						
89								195								301									407						
90								196								302									408						
91								197	1					1		303									409						
92								198								304									410						
93		12				12		199	3					3		305									411	-1					-1
94								200								306									412						
95								201	2					2		307									413						
96								202								308									414	1					1
97								203								309									415	4					4
98								204								310									416					1	1
99								205								311									417						
100								206								312									418						
101								207	2					2		313	-1						-1		419	1					1
102	1					1		208	2					2		314	1						1		420						
103								209								315									421						
104								210	2			1		3		316									422						
105								211								317	-4		8				4		423						
106								212								318									424	3					3
107								213								319									425						
108								214					1	1		320									426	5					5
109		2				2		215								321									427						
110								216								322									428						
111	1																														