

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

Fourth Quarter 2022 (October-December)



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.

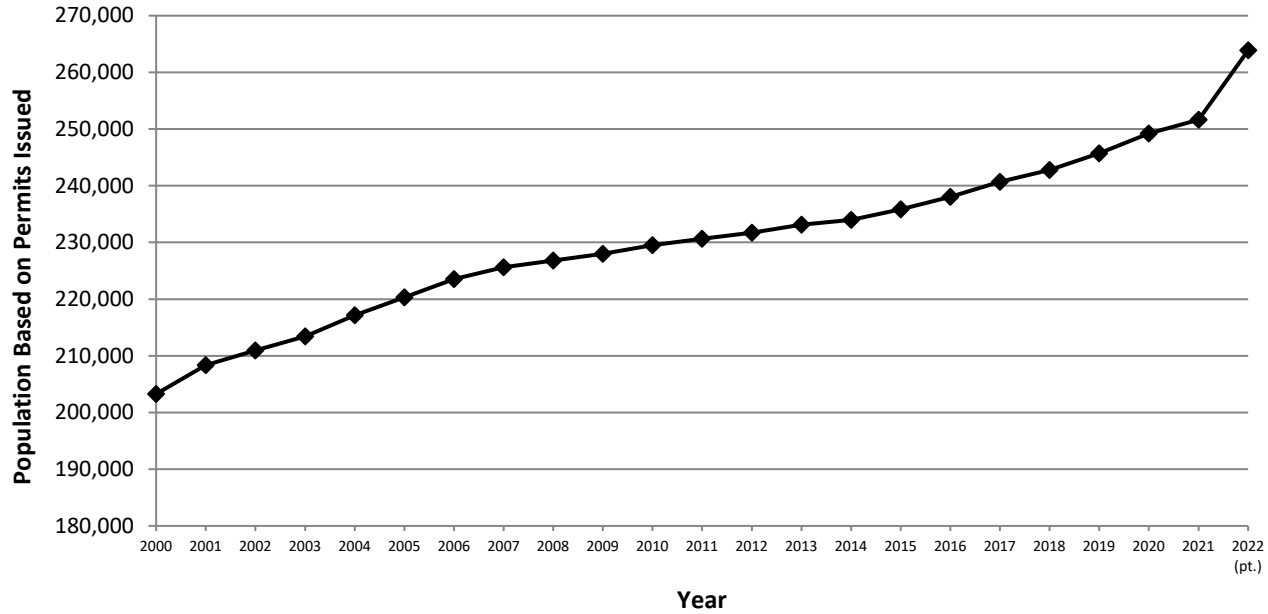
Census Tracts (CT) are the geographic unit which are the most stable, while the Transportation Analysis Zones (TAZ) and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the UGB (excluding Brooks).

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.

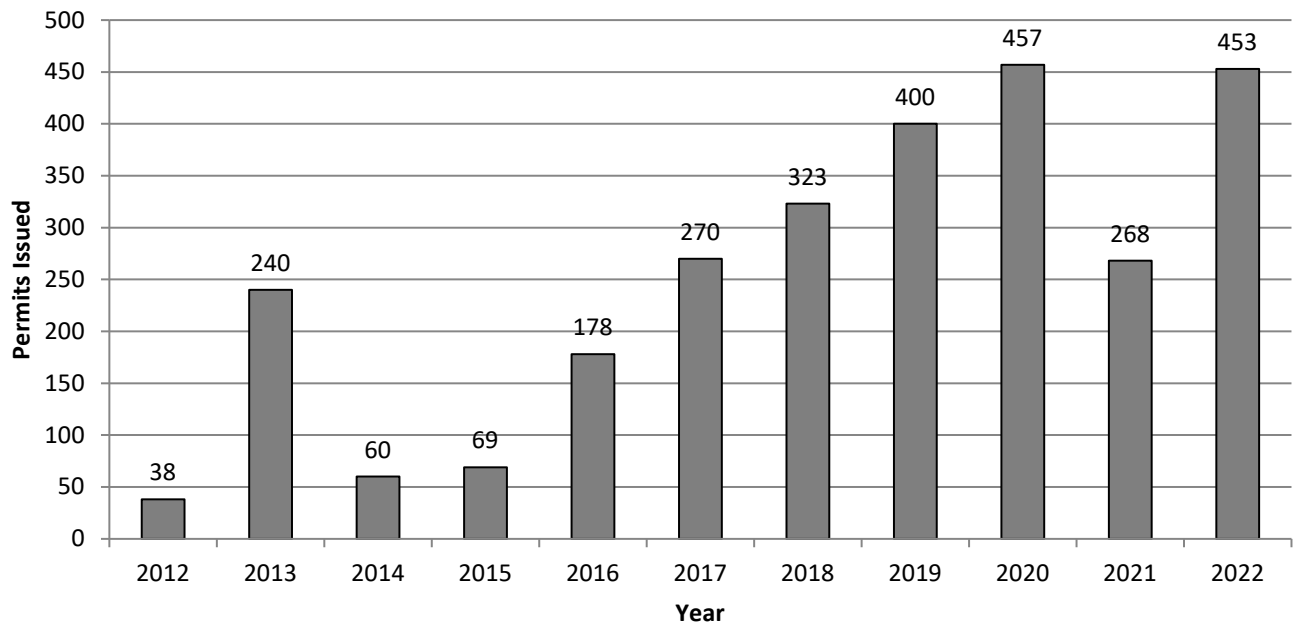
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

2020 Census Population	Building Permits Issued by Year			Total Change in Units	Persons Per Unit	Population January 1, 2023
	2020	2021	2022 (pt)			
256,785	1,044	928	1,201	3,173	2.6	265,035

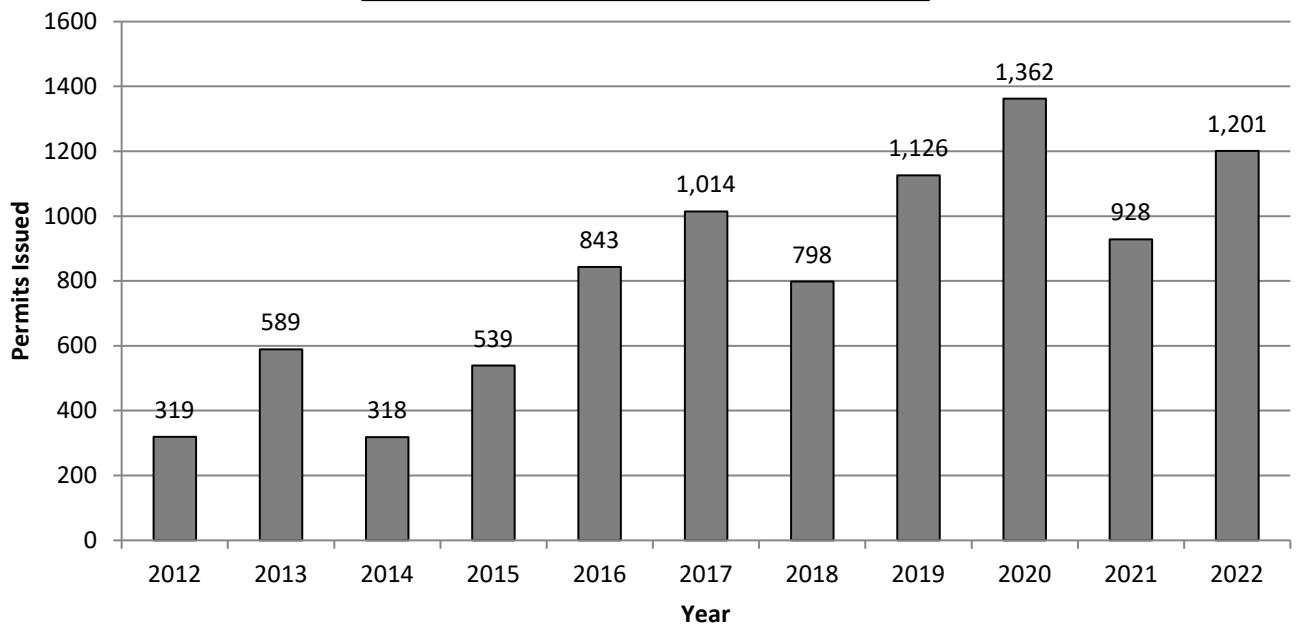
**Population Growth
Salem Urban Growth Boundary**



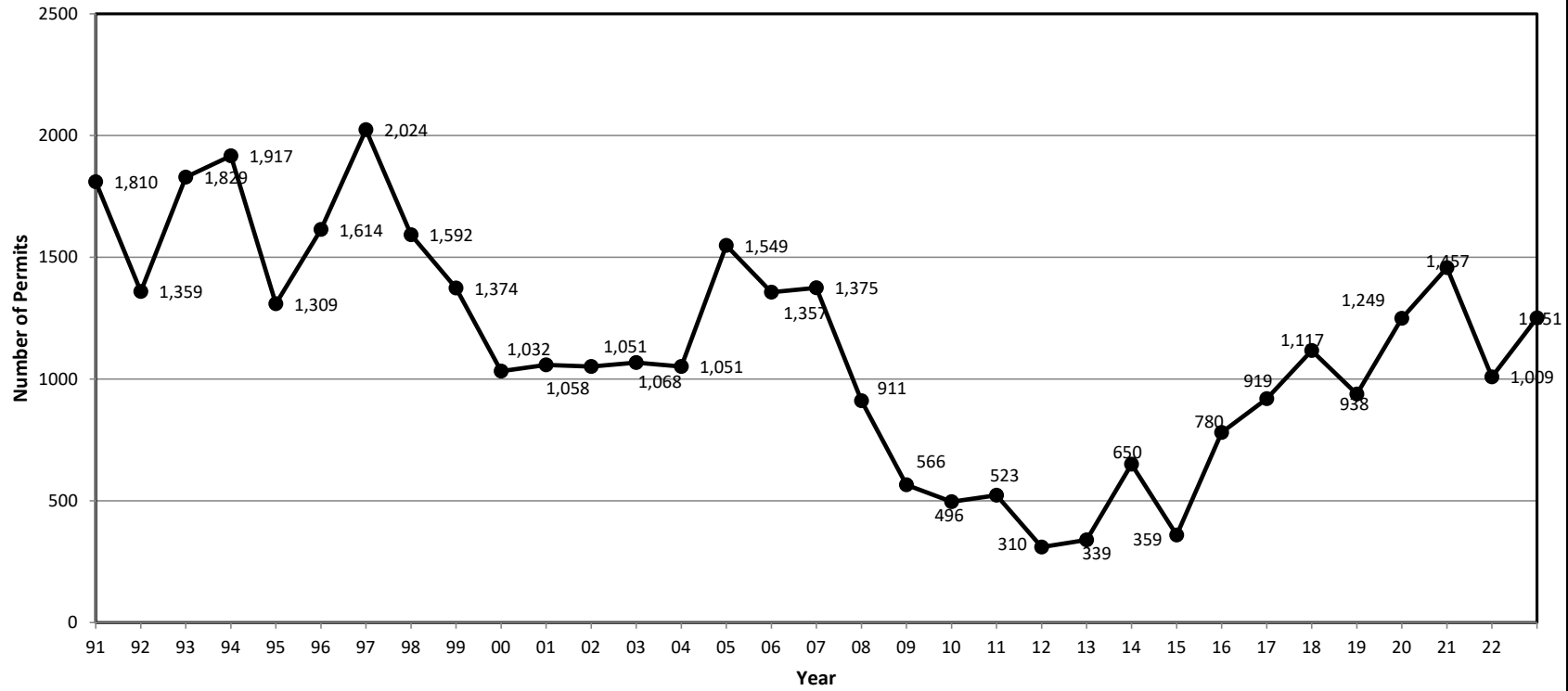
**Net Building Permits Issued in UGB
Fourth Quarter Comparative, 2012-2022**



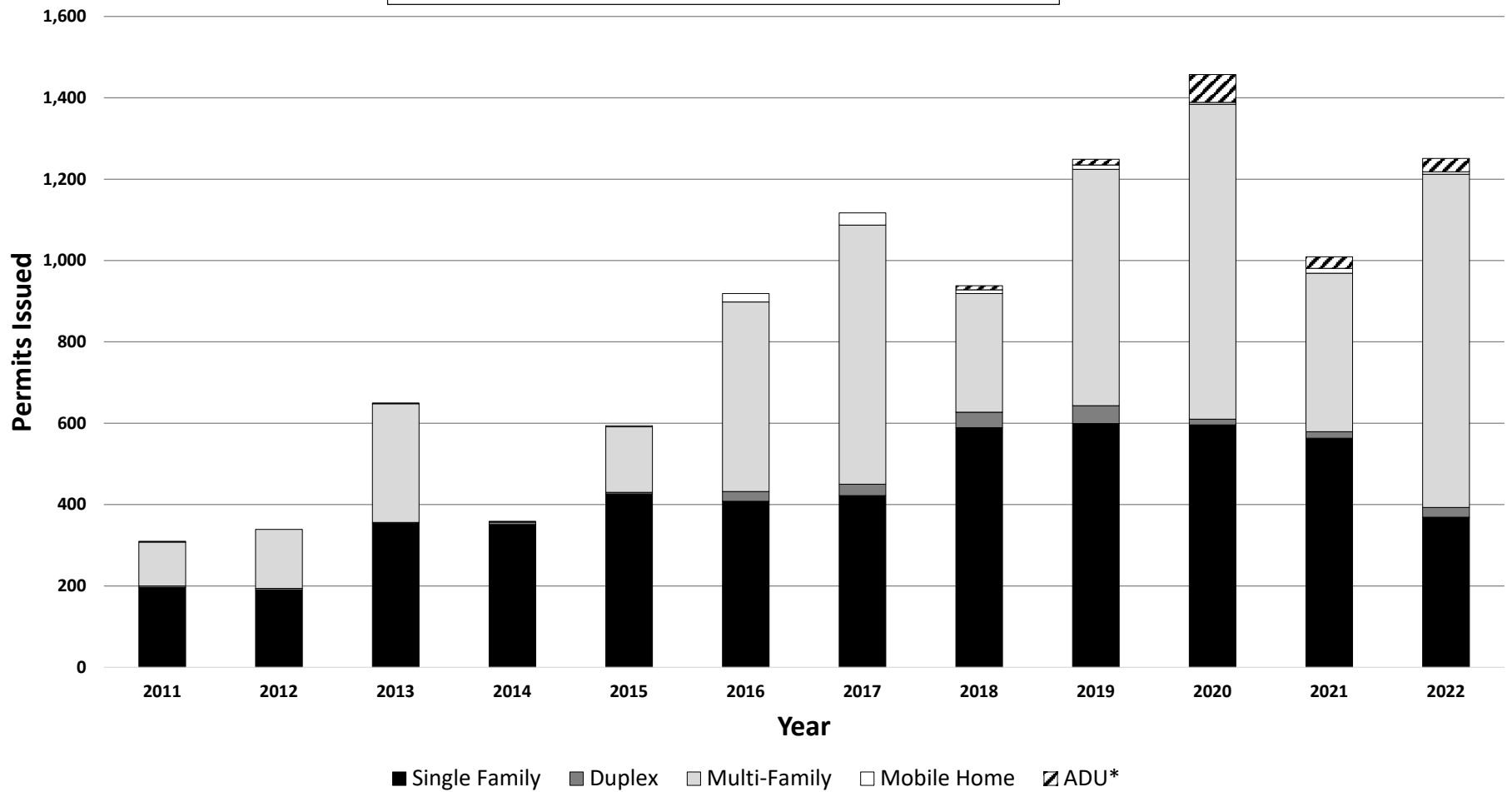
**Net Building Permits Issued in UGB
Fourth Quarter Cumulative, 2012-2022**



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

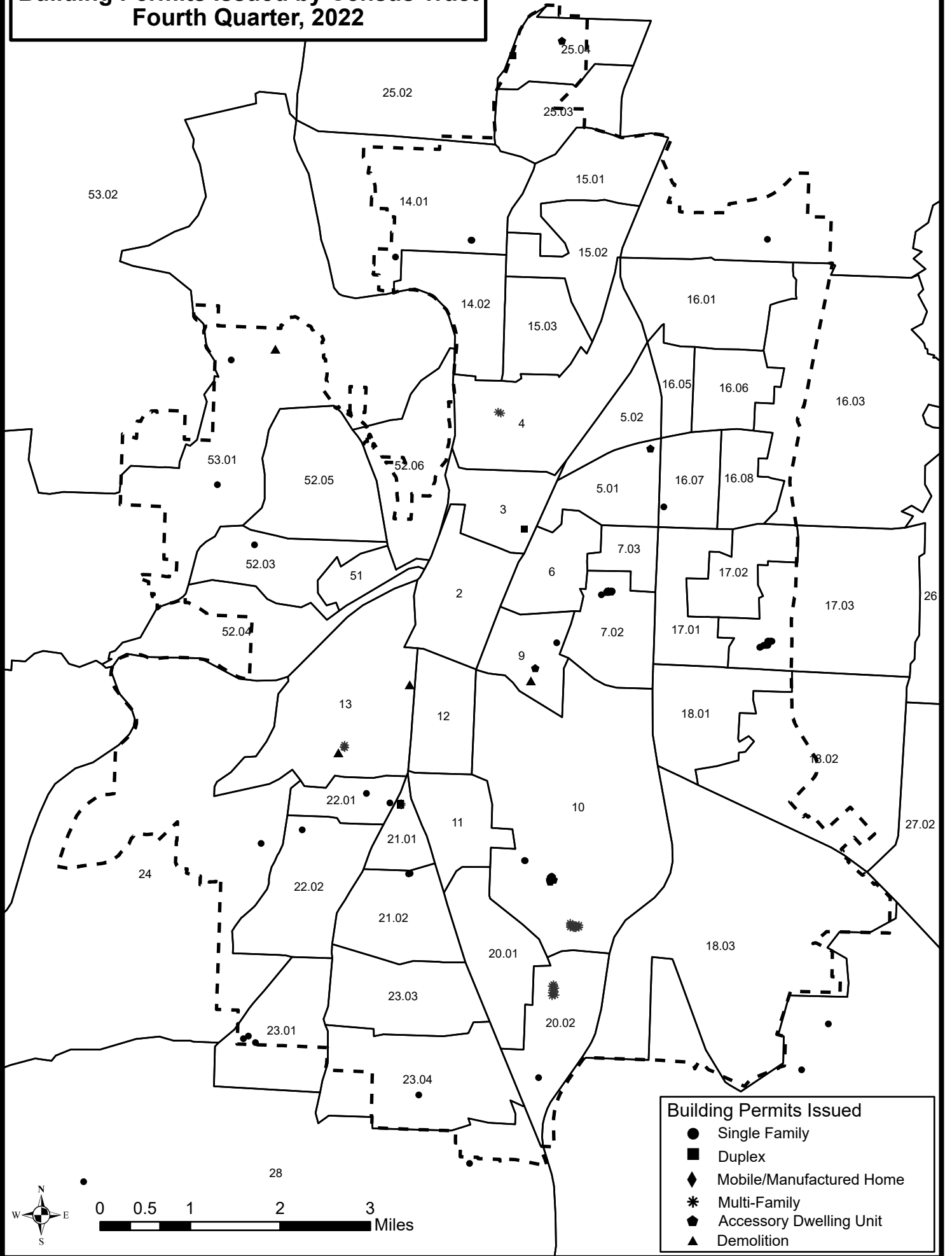


**Building Permits by Type- Greater Salem Area
Fourth Quarter, 2012-2022**



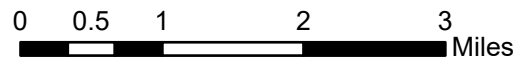
* ADU Category added in 2018.

Building Permits Issued by Census Tract Fourth Quarter, 2022



Building Permits Issued

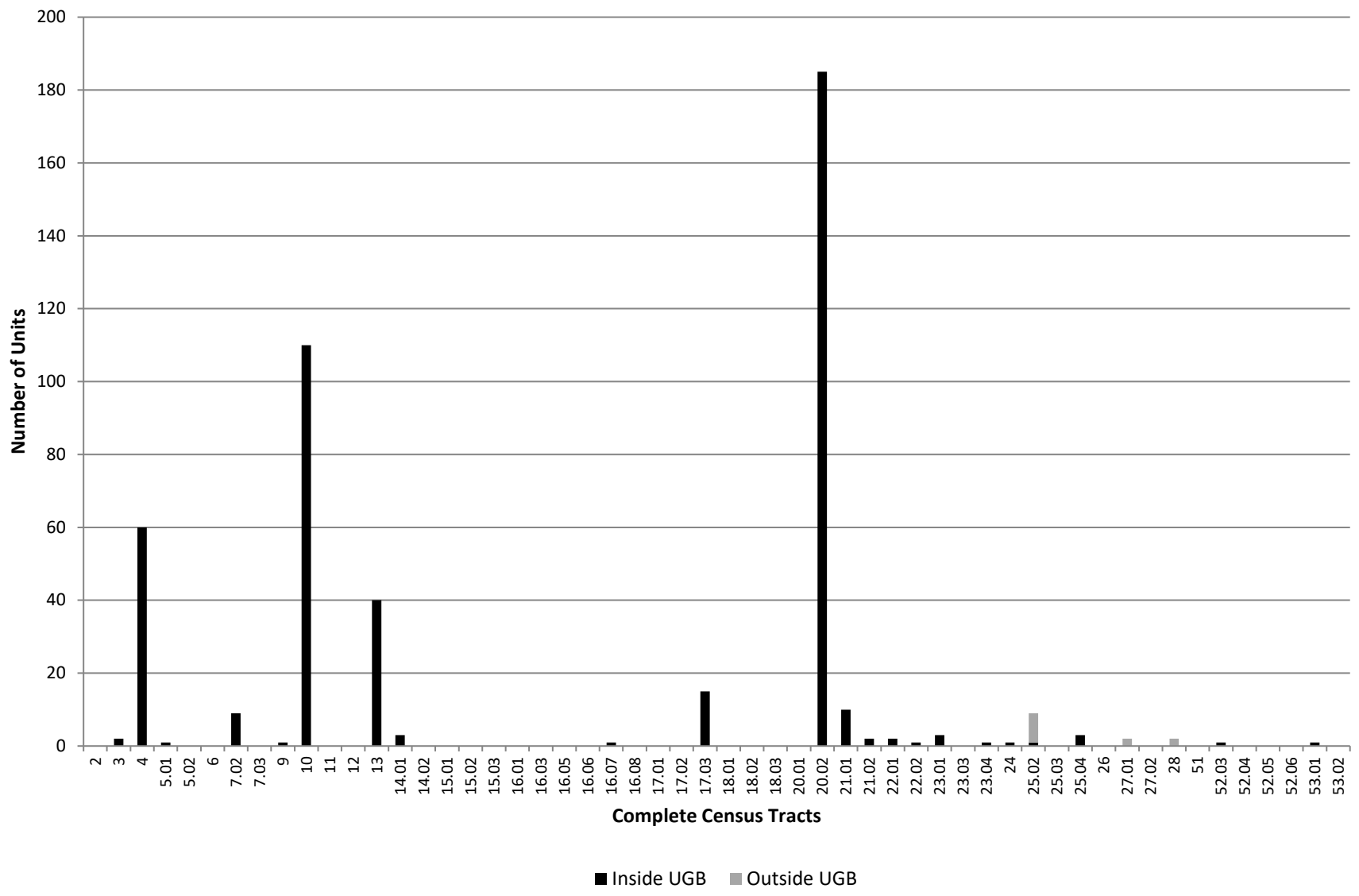
- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ⬠ Accessory Dwelling Unit
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Fourth Quarter, 2022 (October through December)**

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		2				2								2				2
4			60			60									60			60
5.01					1	1											1	1
5.02																		
6																		
7.02	6					3							6				3	9
7.03																		
9					1	1											1	1
10	8		96		6	110							8		96	6	6	110
11																		
12																		
13	-2		42			40							-2		42			40
14.01	3					3							3					3
14.02																		
15.01																		
15.02																		
15.03																		
16.01																		
16.03																		
16.05																		
16.06																		
16.07	1					1							1					1
16.08																		
17.01																		
17.02																		
17.03	15					15							15					15
18.01																		
18.02																		
18.03																		
20.01																		
20.02	1		184			185							1		184			185
21.01		4	6			10								4	6			10
21.02	2					2							2					2
22.01	2					2							2					2
22.02	1					1							1					1
23.01	3					3							3					3
23.03																		
23.04	1					1							1					1
24	1					1							1					1
25.02	1					1	8				8		9					9
25.03																		
25.04		2			1	3								2			1	3
26																		
27.01							2				2		2					2
27.02																		
28							2				2		2					2
51																		
52.03	1					1							1					1
52.04																		
52.05																		
52.06																		
53.01	1					1							1					1
53.02																		
Total	45	8	388		12	453	12				12	57	8	388		12		465

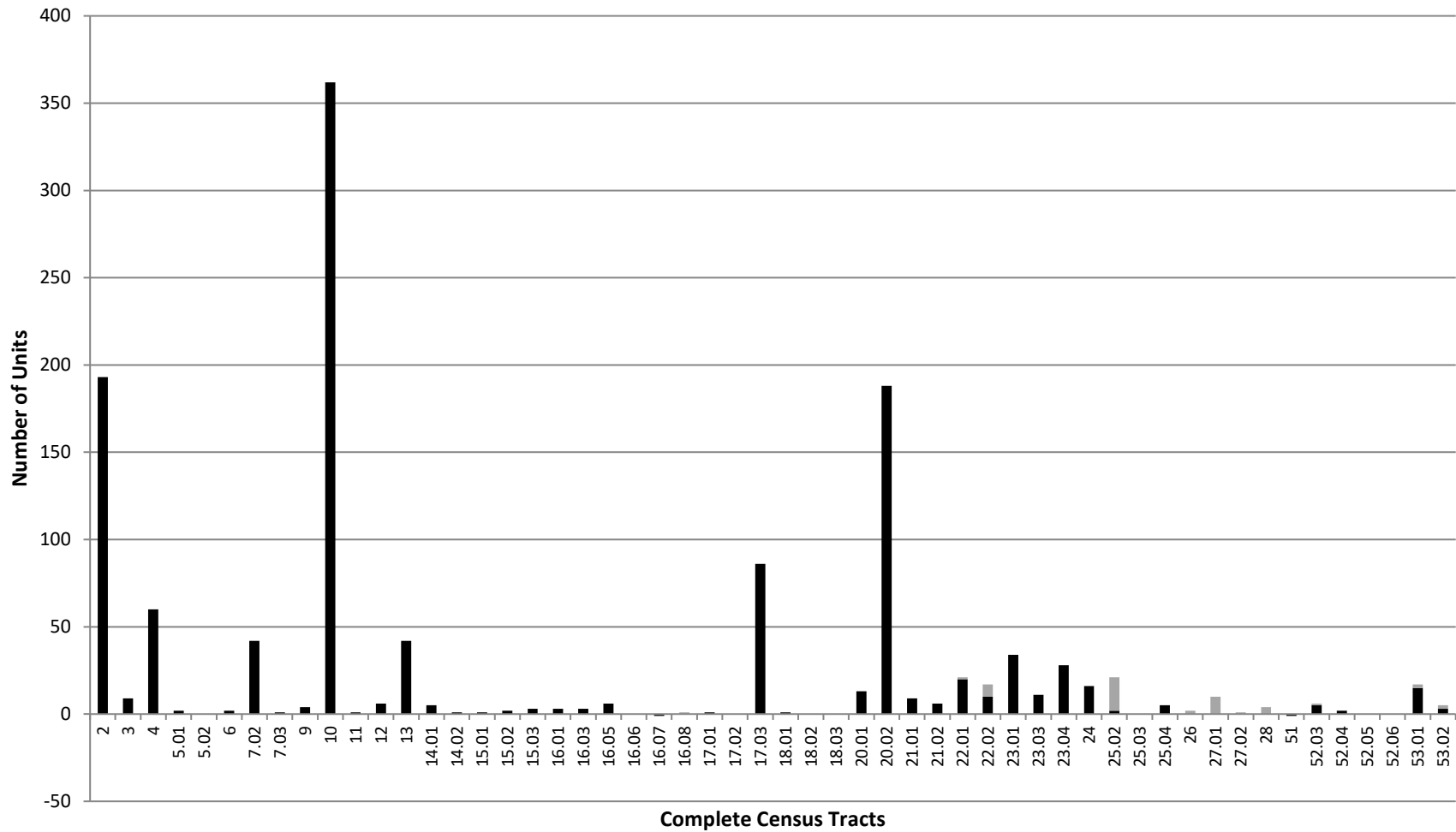
Residential Building Permit Activity Fourth Quarter, 2022



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Year-End Totals, 2021 (January through December)**

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			191		2	193									191		2	193
3		4	4		1	9								4	4		1	9
4			60			60									60			60
5.01					2	2											2	2
5.02																		
6					2	2											2	2
7.02	23		12		7	42							23		12		7	42
7.03					1	1											1	1
9	-1	4			1	4							-1	4			1	4
10	74		282		6	362							74		282		6	362
11	1					1							1					1
12			6			6									6			6
13	-2	2	42			42							-2	2	42			42
14.01	3	2				5							3	2				5
14.02	1					1							1					1
15.01	1					1							1					1
15.02		2				2								2				2
15.03	1	2				3							1	2				3
16.01	1				2	3							1				2	3
16.03	1	2				3							1	2				3
16.05	6					6							6					6
16.06																		
16.07	-1					-1							-1					-1
16.08					-1	1				1	1						1	1
17.01					1	1											1	1
17.02																		
17.03	86					86							86					86
18.01	1					1							1					1
18.02																		
18.03																		
20.01	13					13							13					13
20.02	3		184	1		188							3		184	1		188
21.01	-1	4	6			9							-1	4	6			9
21.02	4				2	6							4				2	6
22.01	20					20	1					1	21					21
22.02	2		8			10	7					7	9		8			17
23.01	33				1	34							33				1	34
23.03	10				1	11							10				1	11
23.04	4		24			28							4		24			28
24	15			1		16							15			1		16
25.02	2					2	19					19	21					21
25.03																		
25.04	1	2			2	5							1	2			2	5
26							1			1	2		1			1		2
27.01							9			1	10		9			1		10
27.02							1				1		1					1
28							4				4		4					4
51	-1					-1							-1					-1
52.03	5					5	1				1		6					6
52.04	1			1		2							1			1		2
52.05																		
52.06																		
53.01	13			1	1	15	2				2		15			1	1	17
53.02	3					3	2				2		5					5
Total	322	24	819	3	33	1,201	47			3	50		369	24	819	6	33	1,251

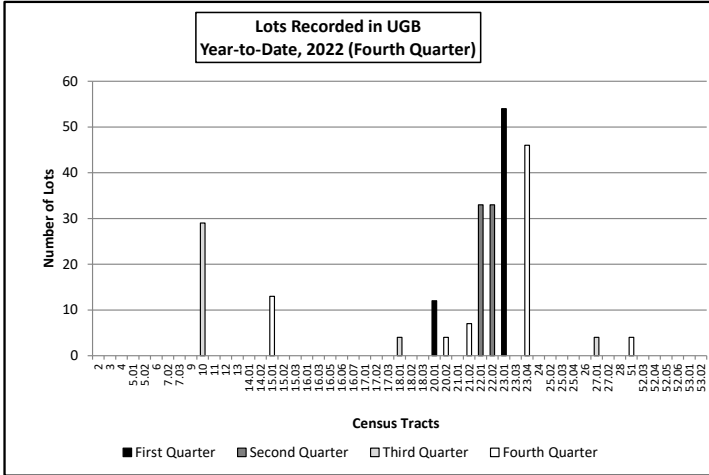
Residential Building Permit Activity Year-End Totals, 2022 (January-December)



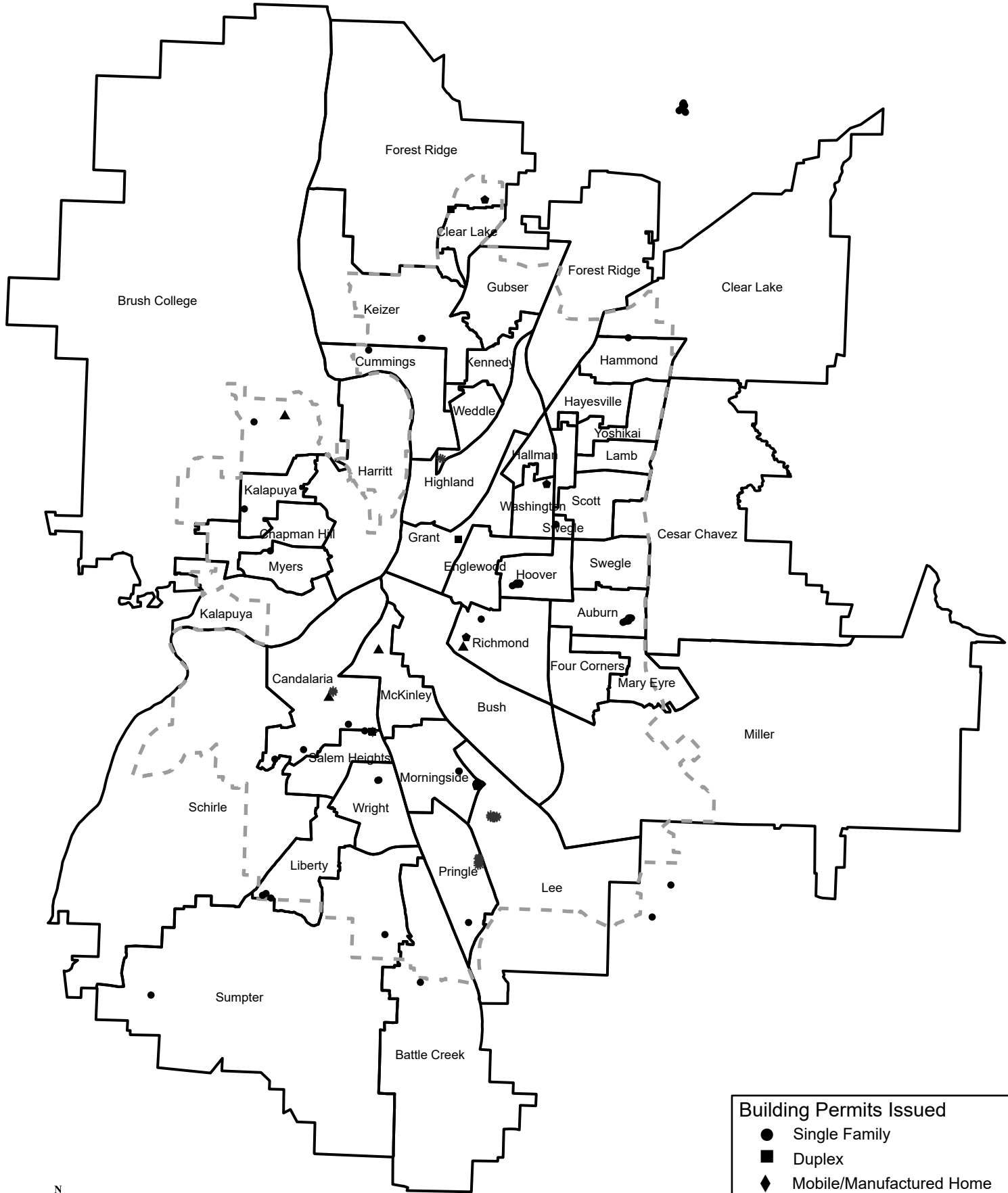
■ Inside UGB ■ Outside UGB

Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer Urban Growth Boundary, January-December, 2022

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					
3					
4					
5.01					
5.02					
6					
7.02					
7.03					
9					
10			29		29
11					
12					
13					
14.01					
14.02					
15.01				13	13
15.02					
15.03					
16.01					
16.03					
16.05					
16.06					
16.07					
17.01					
17.02					
17.03					
18.01			4		4
18.02					
18.03					
20.01	12				12
20.02				4	4
21.01					
21.02				7	7
22.01		33			33
22.02		33			33
23.01	54				54
23.03					
23.04				46	46
24					
25.02					
25.03					
25.04					
26					
27.01			4		4
27.02					
28					
51				4	4
52.03					
52.04					
52.05					
52.06					
53.01					
53.02					
Total	66	66	37	74	243

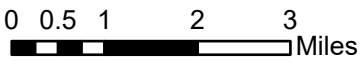


Building Permits Issued by School Attendance Area Fourth Quarter, 2022



Building Permits Issued

- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ⬠ Accessory Dwelling Unit
- ▲ Demolition



**Salem-Keizer School District (24J) Net Residential
Building Permit Activity by School Attendance Area
Fourth Quarter (October-December) 2022**

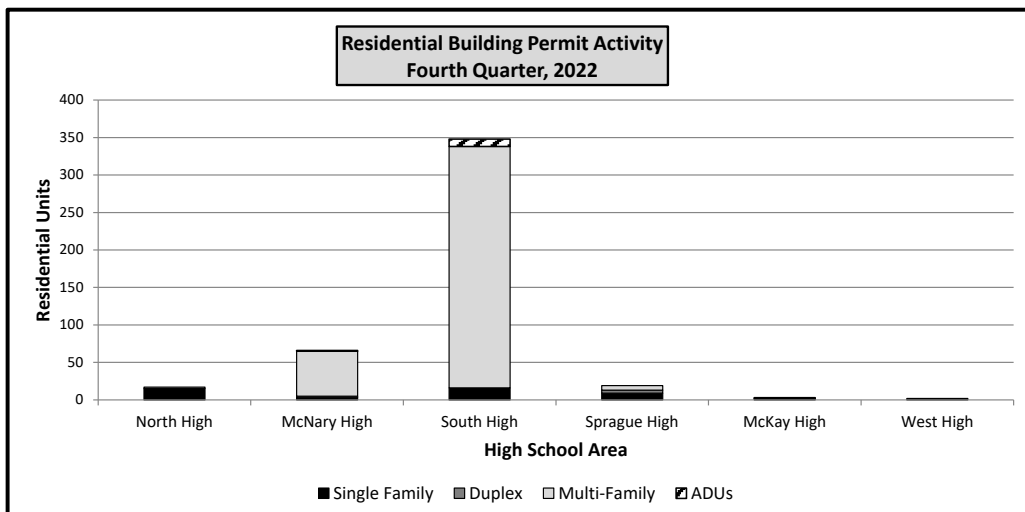
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	15					15
Engelwood						
Four Corners						
Grant		2				2
Highland						
Mary Eyre						
Miller						
Total	15	2				17
McNary High						
Clear Lake		2				2
Cummings	1					1
Forest Ridge					1	1
Gubser						
Keizer	2					2
Kennedy						
Weddle			60			60
Total	3	2	60		1	66
South Salem High						
Bush						
Candalaria	2		42			44
Hoover	6				3	9
Lee			96			96
McKinley	-1					-1
Morningside	8				6	14
Pringle	1		184			185
Richmond					1	1
Total	16		322		10	348

Sprague High						
Battle Creek	1					1
Liberty	3					3
Salem Heights	1	4	6			11
Schirle						
Sumpter	2					2
Wright	2					2
Total	9	4	6			19
McKay High						
Cesar Chavez						
Hallman						
Hammond	1					1
Hayesville						
Lamb						
Scott						
Swegle	1					1
Washington					1	1
Yoshikai						
Total	2				1	3
West Salem High						
Brush College						
Chapman Hill						
Harritt						
Kalapuya	1					1
Myers	1					1
Total	2					2
Total	47	8	388		12	455

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	3		60			63
Crossler	6	4	6			16
Houck	15					15
Judson	4		280			284
Leslie	9		42		7	58
Parrish	6	2			3	11

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	1					1
Straub	1					1
Waldo	1				1	2
Walker	1					1
Whiteaker		2			1	3
Total	47	8	388		12	455



**Salem-Keizer School District (24J) Net Residential
Building Permit Activity by School Attendance Area
Year-End Totals (January-December) 2022**

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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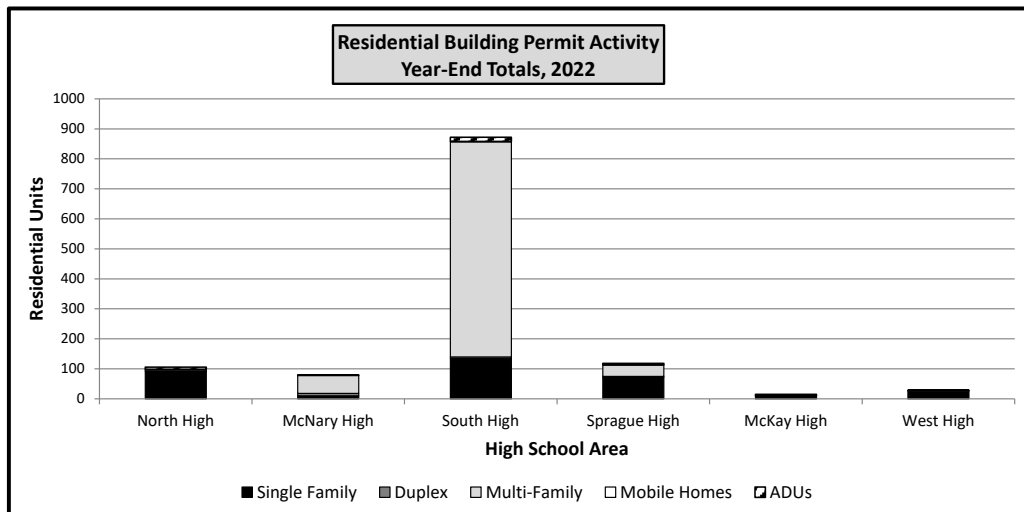
North Salem High						
Auburn	86				1	87
Engelwood					3	3
Four Corners						
Grant		4	4		3	11
Highland						
Mary Eyre	2			1		3
Miller	2					2
Total	90	4	4	1	7	106
McNary High						
Clear Lake	1	2			1	4
Cummings	2	2				4
Forest Ridge	3				1	4
Gubser	1					1
Keizer	2					2
Kennedy		2				2
Weddle	1	2	60			63
Total	10	8	60		2	80
South Salem High						
Bush			191			191
Candalaria	21		42			63
Hoover	23		12		7	42
Lee	1		96			97
McKinley		2	6			8
Morningside	76		186		6	268
Pringle	14		184	1		199
Richmond	-1	4			1	4
Total	134	6	717	1	14	872

Sprague High						
Battle Creek	1		24			25
Liberty	33				1	34
Salem Heights		4	14			18
Schirle	15			1		16
Sumpter	18				1	19
Wright	4				2	6
Total	71	4	38	1	4	118
McKay High						
Cesar Chavez	6					6
Hallman						
Hammond	2				2	4
Hayesville						
Lamb		2				2
Scott					1	1
Swegle	-1					-1
Washington					2	2
Yoshikai	1					1
Total	8	2			5	15
West Salem High						
Brush College	11				1	12
Chapman Hill	1					1
Harritt	-1					-1
Kalapuya	10				1	11
Myers	5					5
Total	26				2	28
Total	339	24	819	5	33	1,220

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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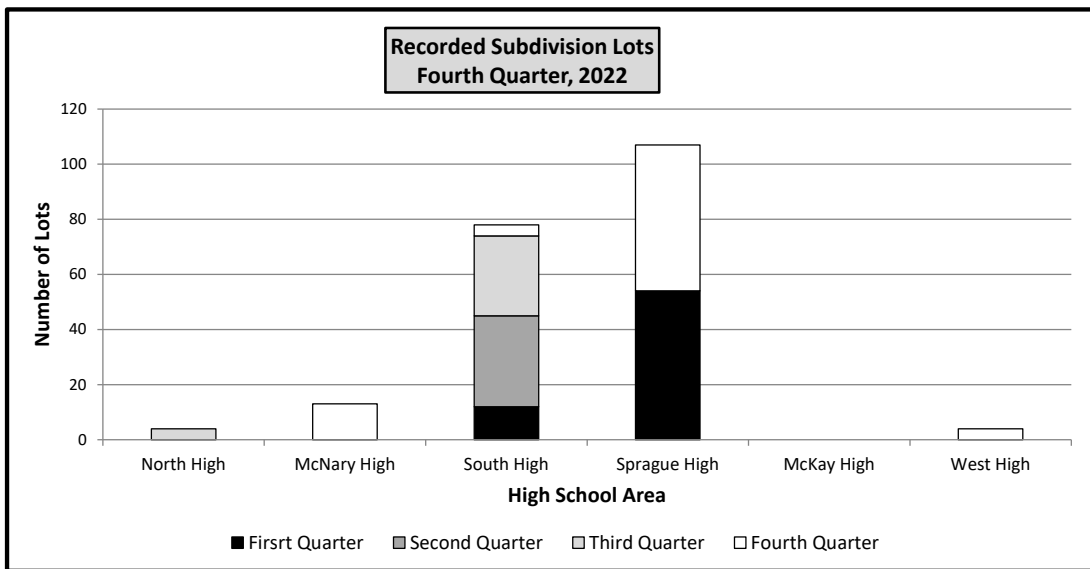
Claggett Creek	5	6	60			71
Crossler	66	4	14	1	2	87
Houck	90			1	1	92
Judson	20		304	1	2	327
Leslie	96	6	425		7	534
Parrish	23	4	16		13	56

Stephens	3	2			2	7
Straub	18			1	1	20
Waldo	5				3	8
Walker	8			1		9
Whiteaker	5	2			2	9
Total	339	24	819	5	33	1,220

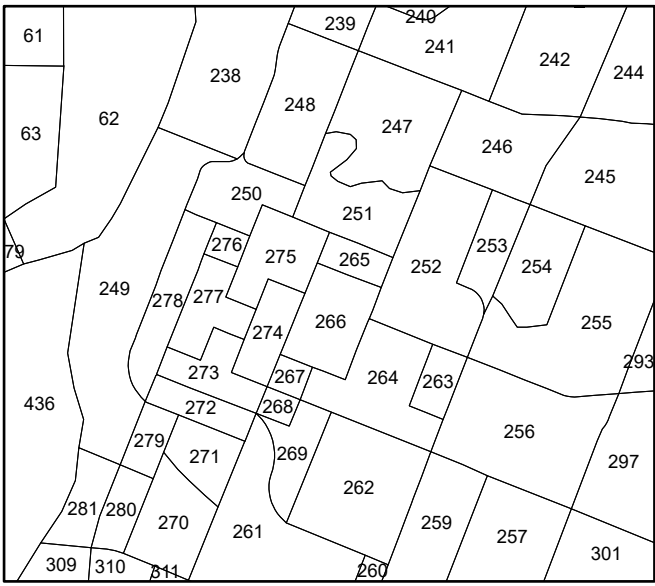


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
Fourth Quarter (October-December) 2022**

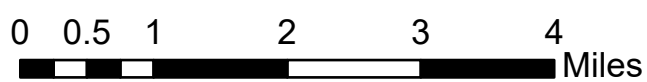
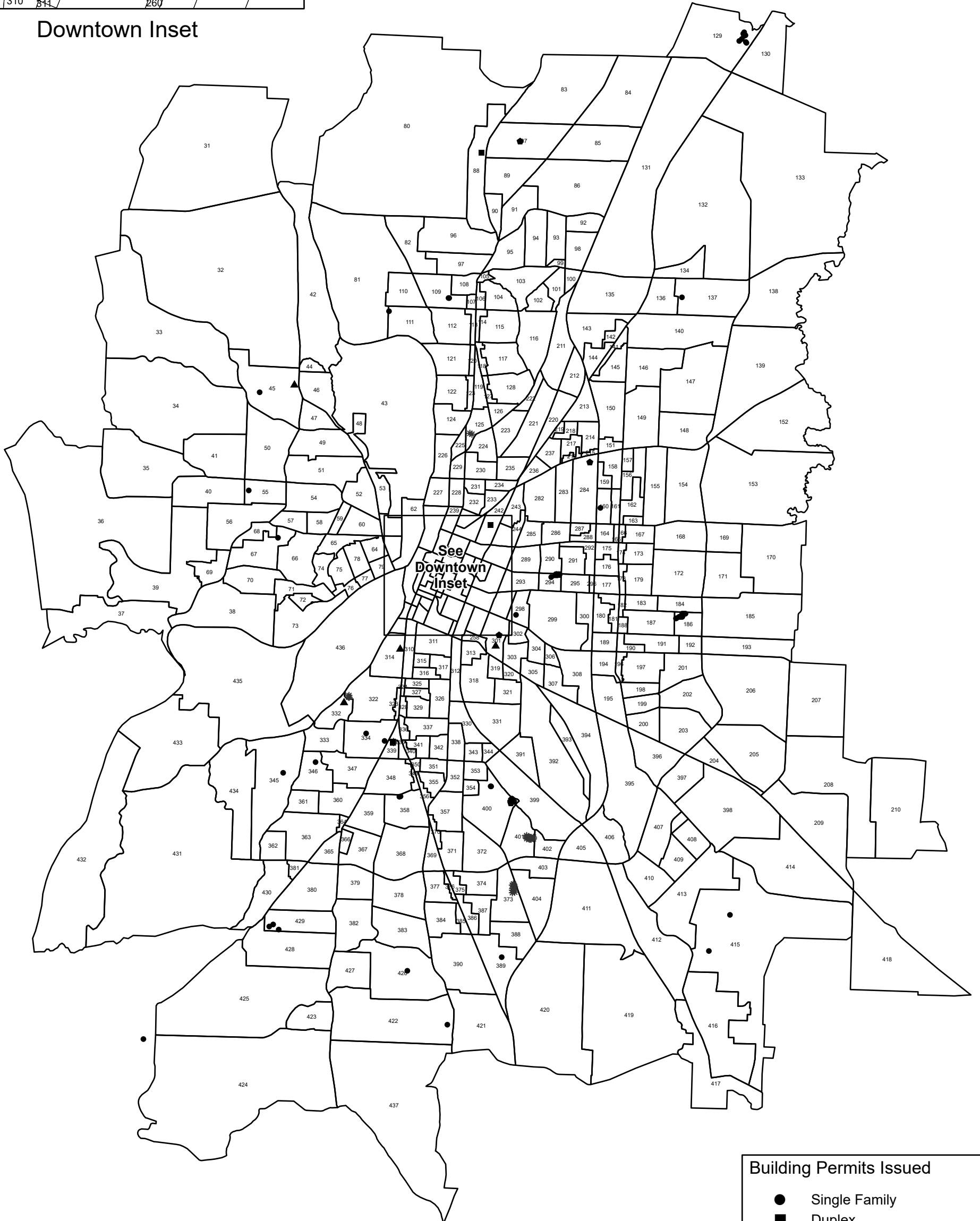
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn							Battle Creek					
Engelwood							Liberty	54				54
Four Corners			4		4		Salem Heights					
Grant							Schirle					
Highland							Sumpter				46	46
Mary Eyre							Wright				7	7
Miller							Total	54			53	107
Total			4		4		McKay High					
McNary High							Cesar Chavez					
Clear Lake							Hammond					
Cummings							Hayesville					
Forest Ridge							Lamb					
Gubser				13	13		Scott					
Keizer							Swegle					
Kennedy							Washington					
Weddle							Yoshikai					
Total				13	13		Total					
South Salem High							West Salem High					
Bush							Brush College					
Candalaria		33			33		Chapman Hill					
Hoover							Hallman					
Lee							Harritt					
McKinley							Kalapuya					
Morningside			29		29		Myers				4	4
Pringle	12			4	16		Total				4	4
Richmond							Total				4	4
Total	12	33	29	4	78		Total	66	33	33	74	206



Building Permits Issued by Transportation Analysis Zone Fourth Quarter, 2022



Downtown Inset



- Building Permits Issued**
- Single Family
 - Duplex
 - ◆ Mobile/Manufactured Home
 - * Multi-Family
 - ⬠ Accessory Dwelling Unit
 - ▲ Demolition

