

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

**Third Quarter 2022 (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.

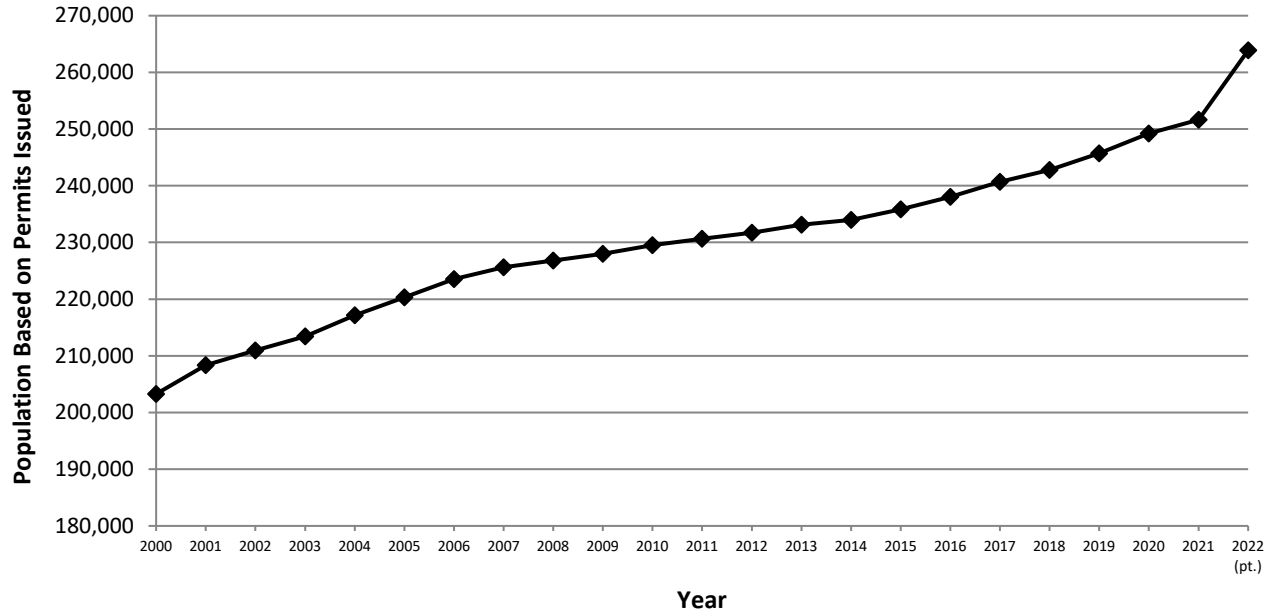
### **Census Tracts and Census Tract Data**

Beginning with the first quarter report of 2022, census tract data will be reported for 2020 census tracts. Caution is advised when comparing census-tract level data in this report to older reports, which are tabulated by 2010 census tracts.

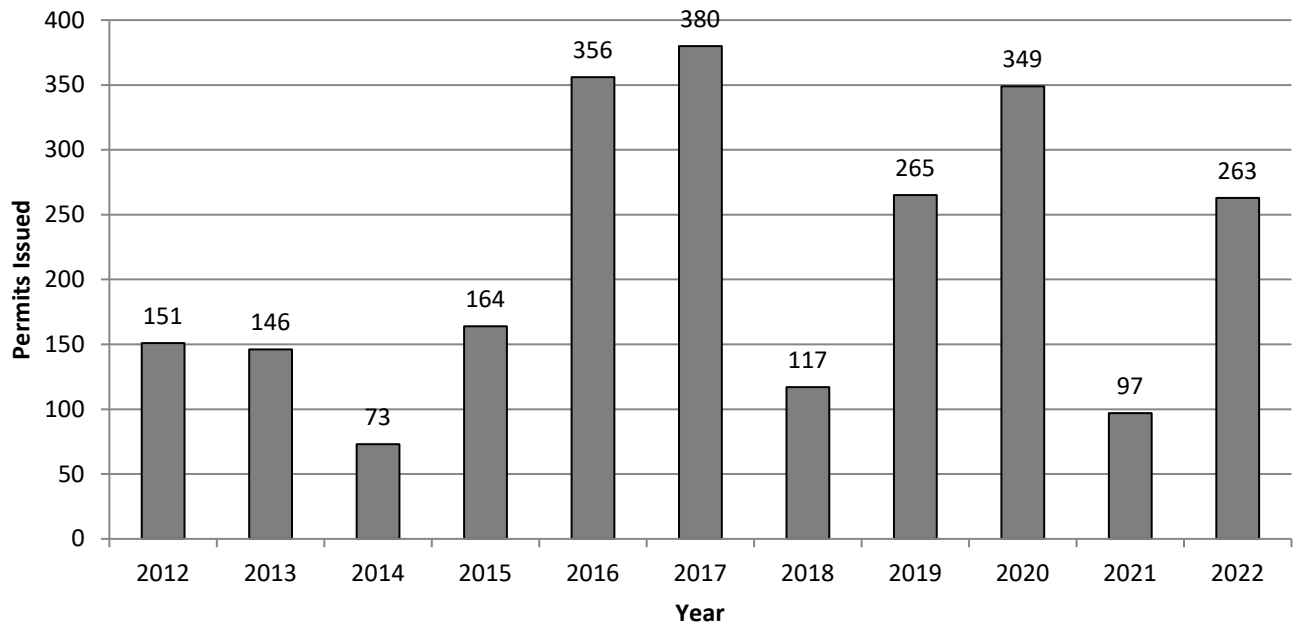
**Population Estimates Based on Building Permit Activity  
Salem-Keizer Urban Growth Boundary**

2020 Census Population	Building Permits Issued by Year			Total Change in Units	Persons Per Unit	Population October 1, 2022
	2020	2021	2022 (pt)			
256,785	1,044	928	758	2,730	2.6	263,883

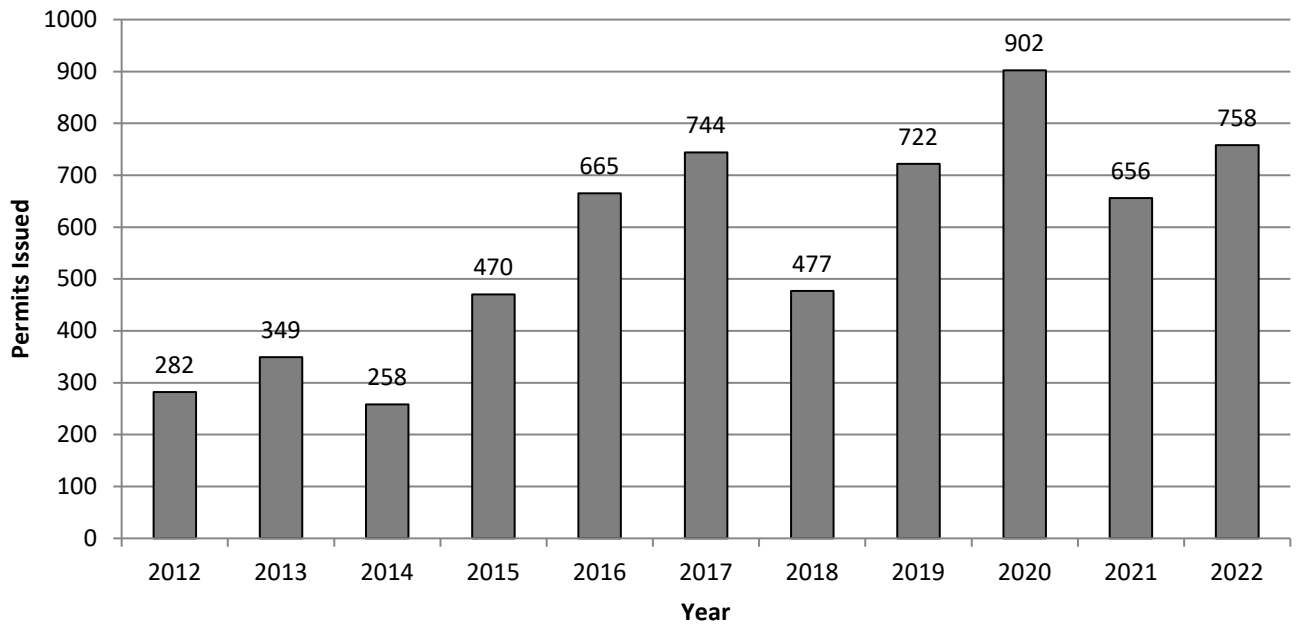
**Population Growth  
Salem Urban Growth Boundary**



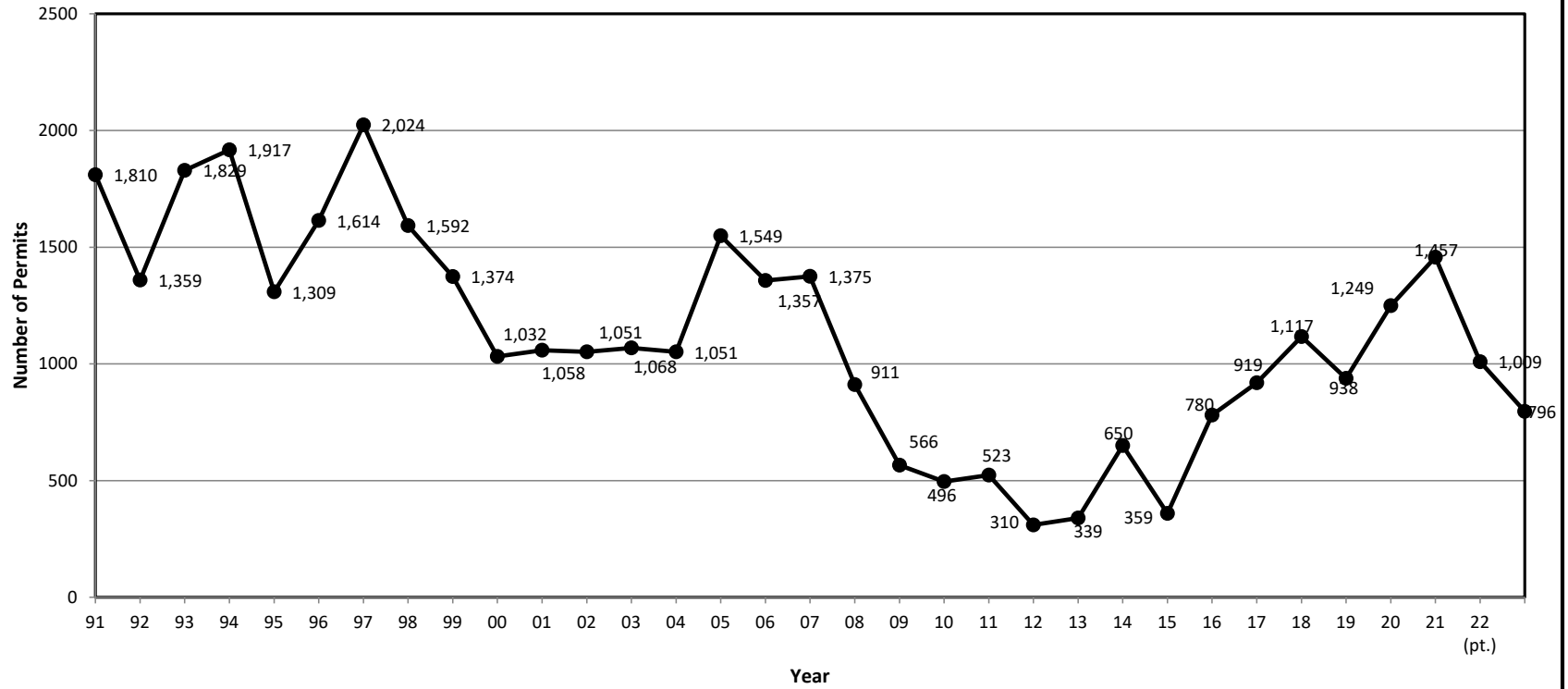
**Net Building Permits Issued in UGB  
Third Quarter Comparative, 2012-2022**



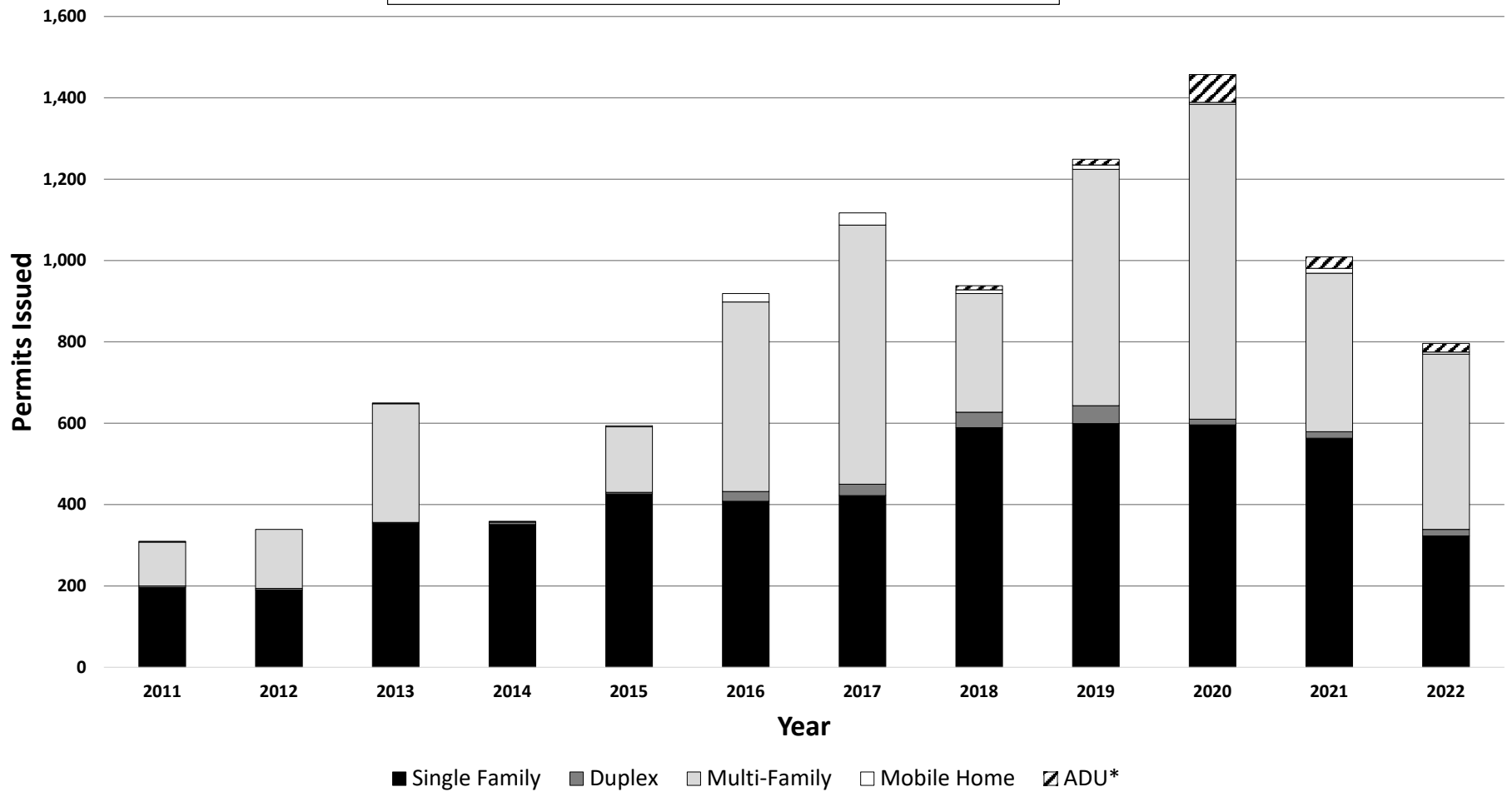
**Net Building Permits Issued in UGB  
Third Quarter Cumulative, 2012-2022**



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

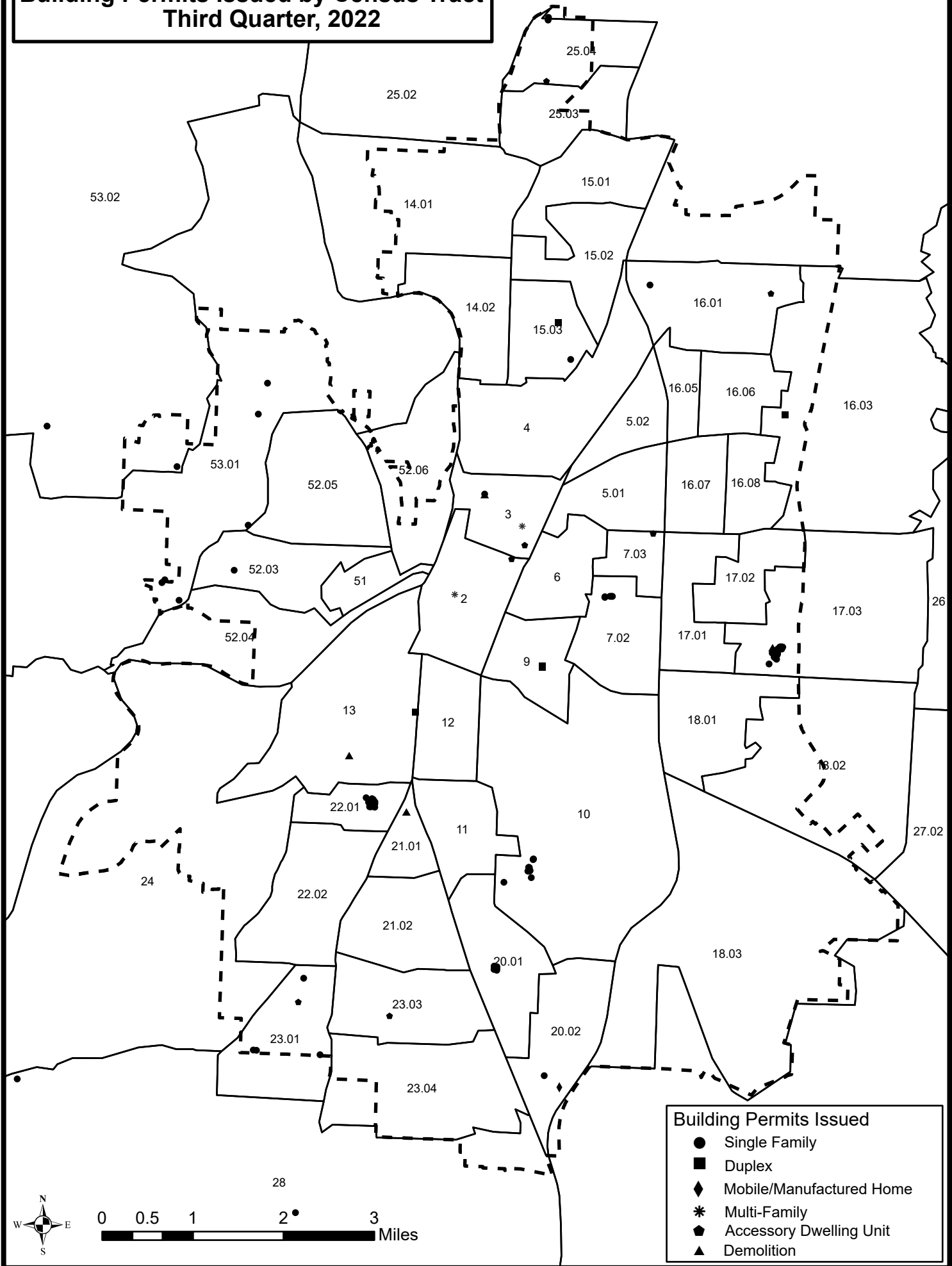


**Building Permits by Type- Greater Salem Area  
Third Quarter, 2012-2022**



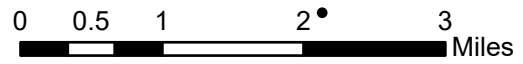
\* ADU Category added in 2018.

# Building Permits Issued by Census Tract Third Quarter, 2022



**Building Permits Issued**

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

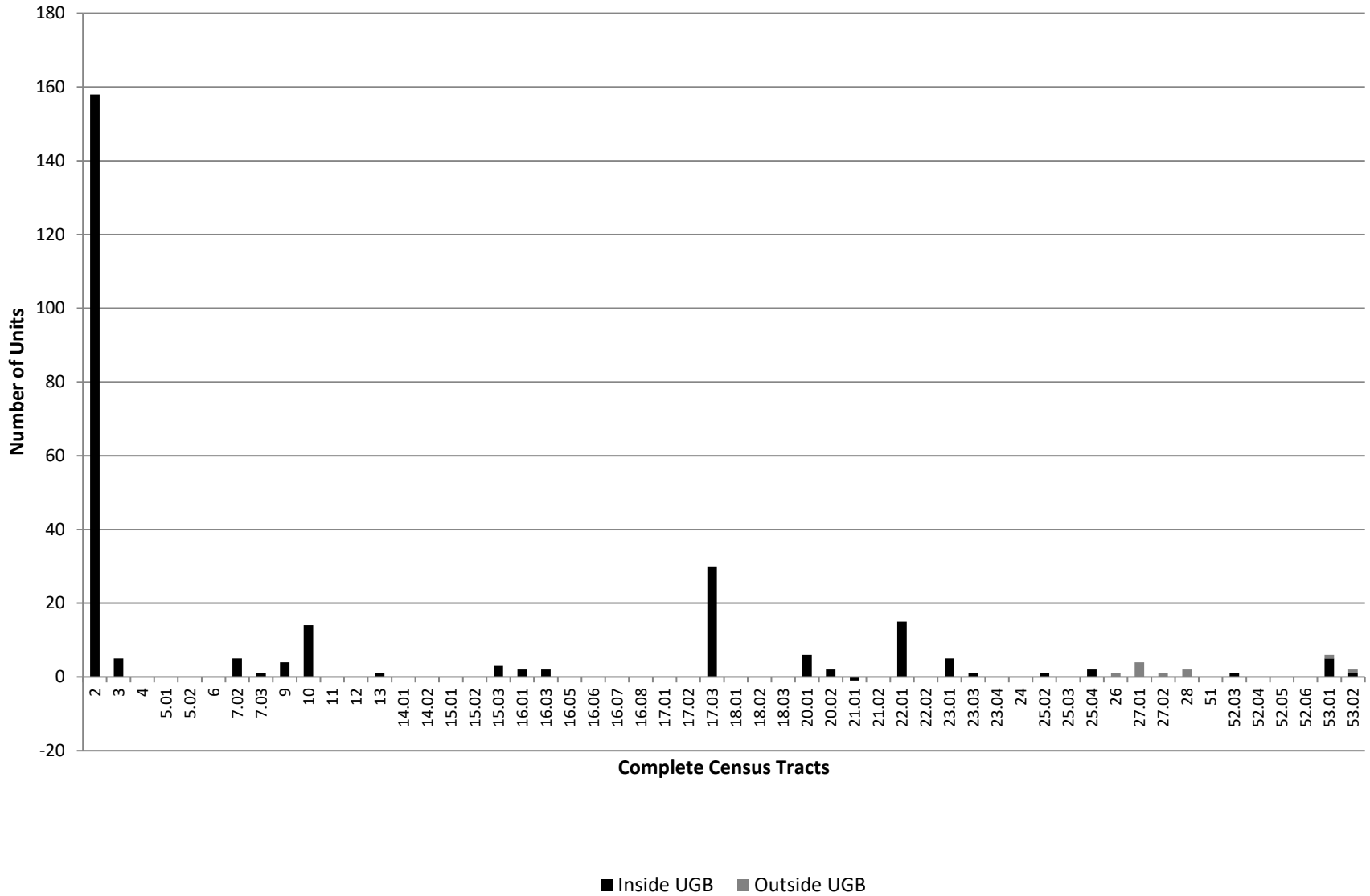




**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity  
Third Quarter, 2022 (July through September)**

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			157		1	158									157		1	158
3			4		1	5									4		1	5
4																		
5.01																		
5.02																		
6																		
7.02	5					5							5					5
7.03					1	1											1	1
9		4				4								4				4
10	14					14							14					14
11																		
12																		
13	-1	2				1							-1	2				1
14.01																		
14.02																		
15.01																		
15.02																		
15.03	1	2				3							1	2				3
16.01	1				1	2							1				1	2
16.03		2				2								2				2
16.05																		
16.06																		
16.07																		
16.08																		
17.01																		
17.02																		
17.03	30					30							30					30
18.01																		
18.02																		
18.03																		
20.01	6					6							6					6
20.02	1			1		2							1			1		2
21.01	-1					-1							-1					-1
21.02																		
22.01	15					15							15					15
22.02																		
23.01	4				1	5							4				1	5
23.03					1	1											1	1
23.04																		
24																		
25.02	1					1							1					1
25.03																		
25.04	1				1	2							1				1	2
26							1					1						1
27.01							4					4						4
27.02							1					1						1
28							2					2						2
51																		
52.03	1					1							1					1
52.04																		
52.05																		
52.06																		
53.01	5					5	1					1	6					6
53.02	1					1	1					1	2					2
<b>Total</b>	<b>84</b>	<b>10</b>	<b>161</b>	<b>1</b>	<b>7</b>	<b>263</b>	<b>10</b>					<b>10</b>	<b>94</b>	<b>10</b>	<b>161</b>	<b>1</b>	<b>7</b>	<b>273</b>

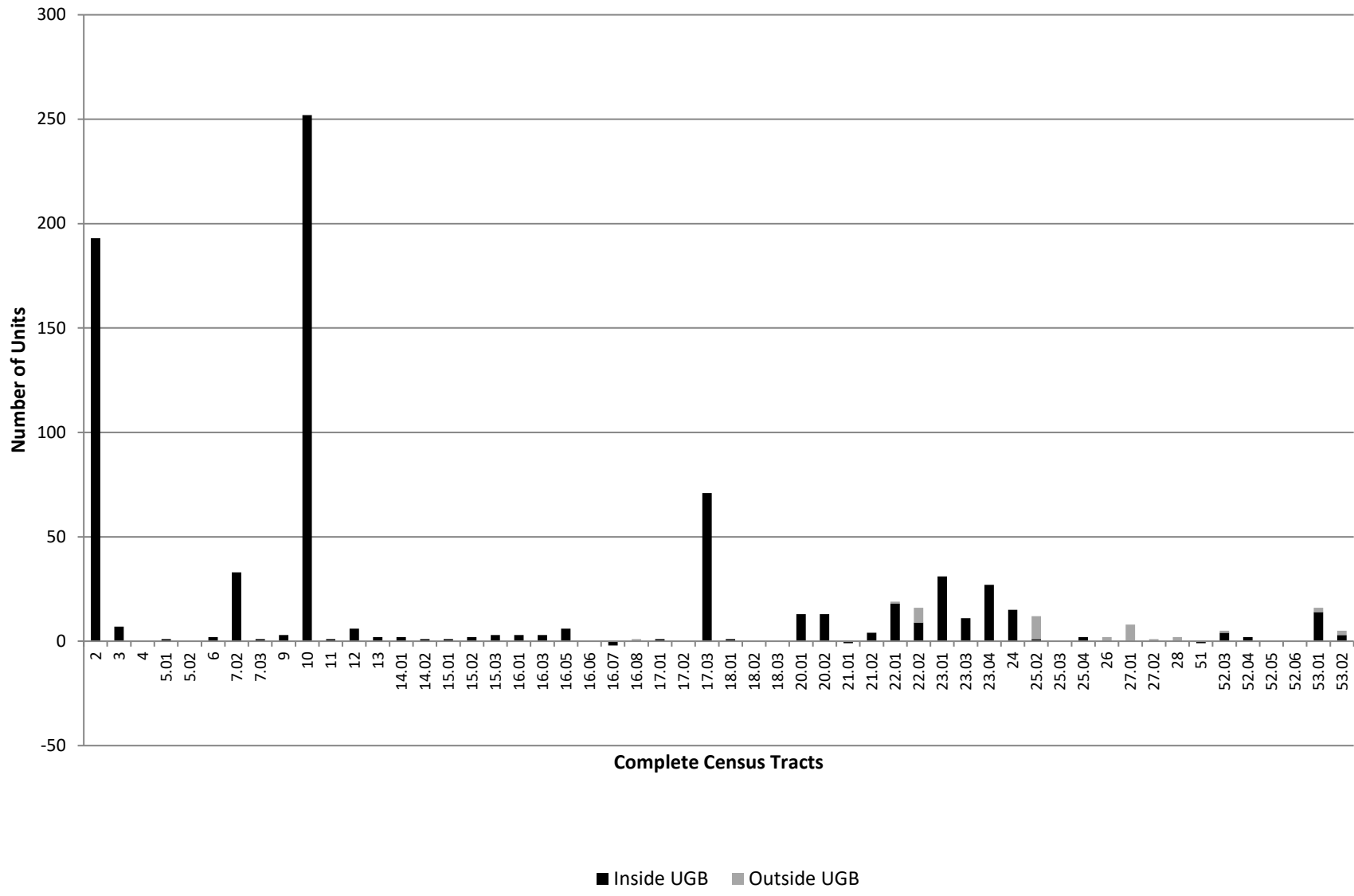
## Residential Building Permit Activity Third Quarter, 2022



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity  
Third Quarter Cumulative, 2022 (January through September)**

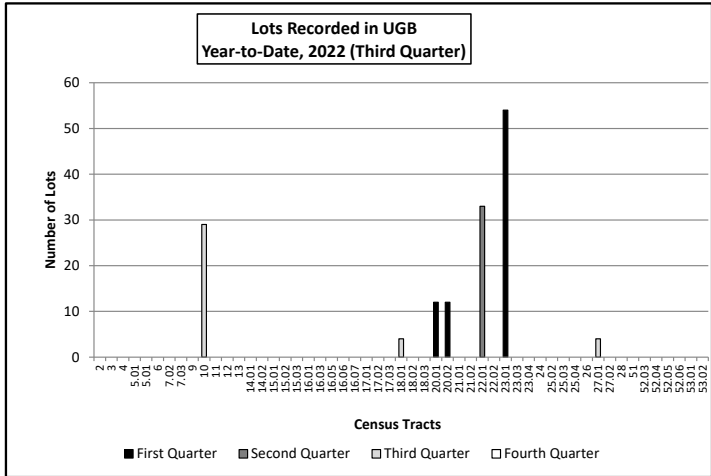
Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2			191		2	193									191		2	193
3		2	4		1	7								2	4		1	7
4																		
5.01					1	1											1	1
5.02																	2	2
6					2	2												
7.02	17		12		4	33							17		12		4	33
7.03					1	1											1	1
9	-1	4				3							-1	4				3
10	66		186			252							66		186			252
11	1					1							1					1
12			6			6									6			6
13		2				2								2				2
14.01		2				2								2				2
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	-2					-2							-2					-2
16.08				-1	1					1	1						1	1
17.01					1	1											1	1
17.02																		
17.03	71					71							71					71
18.01	1					1							1					1
18.02																		
18.03																		
20.01	13					13							13					13
20.02	13					13							13					13
21.01	-1					-1							-1					-1
21.02	2				2	4							2				2	4
22.01	18					18	1					1	19					19
22.02	1		8			9	7					7	8		8			16
23.01	30				1	31							30				1	31
23.03	10				1	11							10				1	11
23.04	3		24			27							3		24			27
24	14			1		15							14			1		15
25.02	1					1	11					11	12					12
25.03																		
25.04	1				1	2							1				1	2
26							1			1	2		1			1		2
27.01							7			1	8		7			1		8
27.02							1				1		1					1
28							2				2		2					2
51	-1					-1							-1					-1
52.03	4					4	1				1		5					5
52.04	1				1	2							1			1		2
52.05																		
52.06																		
53.01	12				1	14	2				2		14			1	1	16
53.02	3					3	2				2		5					5
Total	288	16	431	2	21	758	35			3	38		323	16	431	5	21	796

## Residential Building Permit Activity Third Quarter Cumulative, 2022 (January-September)

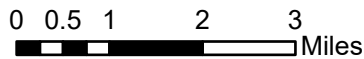
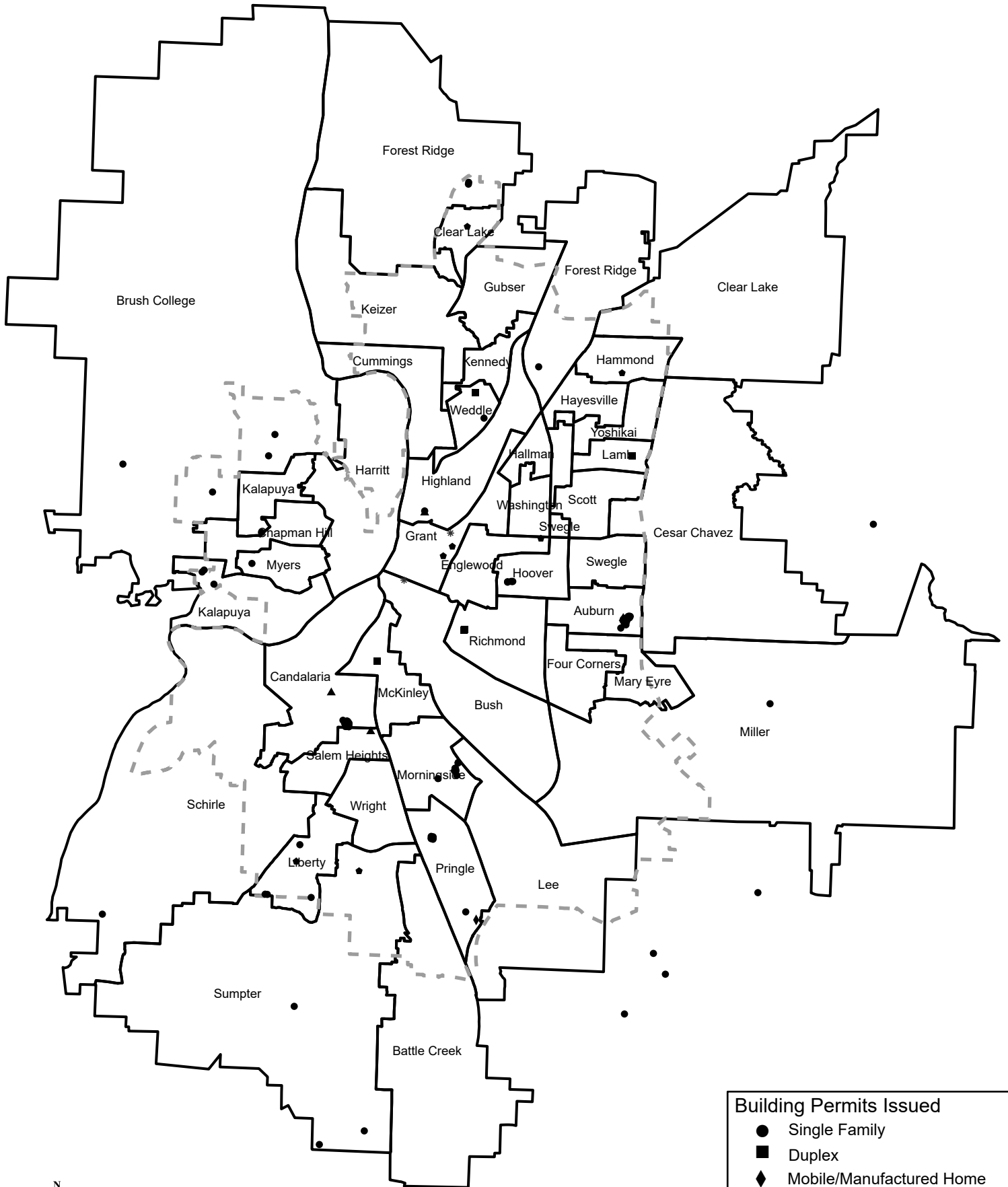


**Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer Urban Growth Boundary, January-December, 2022**

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					
3					
4					
5.01					
5.01					
6					
7.02					
7.03					
9					
10			29		29
11					
12					
13					
14.01					
14.02					
15.01					
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	12				12
21.01					
21.02					
22.01		33			33
22.02					
23.01	54				54
23.03					
23.04					
24					
25.02					
25.03					
25.04					
26					
27.01			4		4
27.02					
28					
51					
52.03					
52.04					
52.05					
52.06					
53.01					
53.02					
<b>Total</b>	<b>78</b>	<b>33</b>	<b>37</b>		<b>148</b>



# Building Permits Issued by School Attendance Area Third 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 Areas  
Third Quarter (July-September) 2022**

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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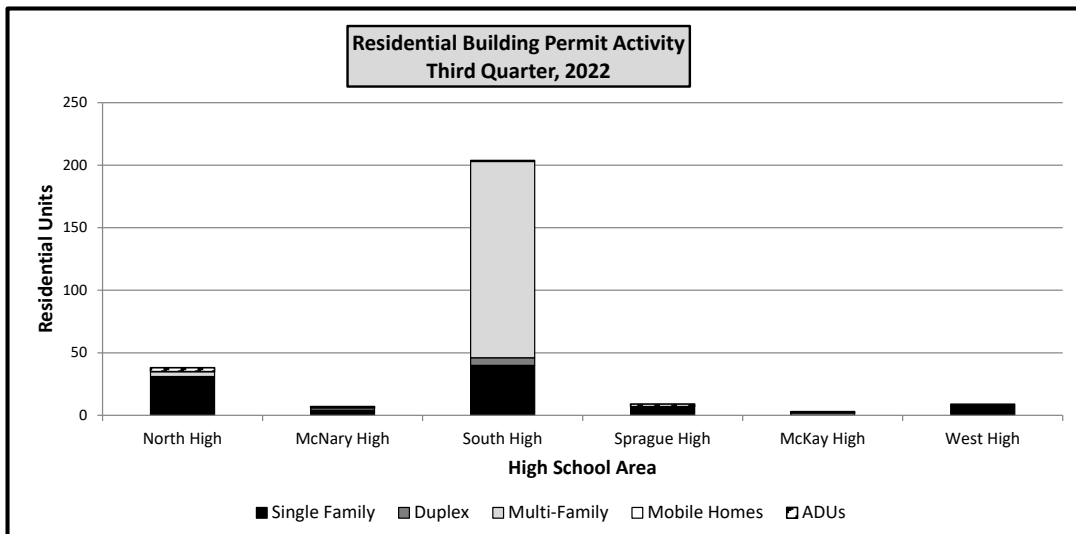
North Salem High						
Auburn	30					30
Engelwood					1	1
Four Corners						
Grant			4		2	6
Highland						
Mary Eyre						
Miller	1					1
<b>Total</b>	<b>31</b>		<b>4</b>		<b>3</b>	<b>38</b>
McNary High						
Clear Lake					1	1
Cummings						
Forest Ridge	3					3
Gubser						
Keizer						
Kennedy						
Weddle	1	2				3
<b>Total</b>	<b>4</b>	<b>2</b>			<b>1</b>	<b>7</b>
South Salem High						
Bush			157			157
Candalaria	14					14
Hoover	5					5
Lee						
McKinley		2				2
Morningside	14					14
Pringle	7			1		8
Richmond		4				4
<b>Total</b>	<b>40</b>	<b>6</b>	<b>157</b>	<b>1</b>		<b>204</b>

Sprague High						
Battle Creek						
Liberty	4				1	5
Salem Heights	-1					-1
Schirle	1					1
Sumpter	3				1	4
Wright						
<b>Total</b>	<b>7</b>				<b>2</b>	<b>9</b>
McKay High						
Cesar Chavez						
Hallman						
Hammond					1	1
Hayesville						
Lamb		2				2
Scott						
Swegle						
Washington						
Yoshikai						
<b>Total</b>		<b>2</b>			<b>1</b>	<b>3</b>
West Salem High						
Brush College	4					4
Chapman Hill						
Harritt						
Kalapuya	4					4
Myers	1					1
<b>Total</b>	<b>9</b>					<b>9</b>
<b>Total</b>	<b>91</b>	<b>10</b>	<b>161</b>	<b>1</b>	<b>7</b>	<b>270</b>

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	1	2				3
Crossler	7				2	9
Houck	31					31
Judson	7			1		8
Leslie	28	6	157			191
Parrish	5		4		3	12

Stephens		2			1	3
Straub	5					5
Waldo						
Walker	4					4
Whiteaker	3				1	4
<b>Total</b>	<b>91</b>	<b>10</b>	<b>161</b>	<b>1</b>	<b>7</b>	<b>270</b>



**Salem-Keizer School District (24J) Net Residential  
Building Permit Activity by School Attendance Area  
Third Quarter Cumulative (January-September) 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	71				1	72
Engelwood					3	3
Four Corners						
Grant		2	4		3	9
Highland						
Mary Eyre	2			1		3
Miller	2					2
<b>Total</b>	<b>75</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>7</b>	<b>89</b>

McNary High						
Clear Lake	1				1	1
Cummings	1	2				3
Forest Ridge	3					3
Gubser	1					1
Keizer						
Kennedy		2				2
Weddle	1	2				3
<b>Total</b>	<b>7</b>	<b>6</b>			<b>1</b>	<b>13</b>

South Salem High						
Bush			191			191
Candalaria	19					19
Hoover	17		12		4	29
Lee	1					1
McKinley	1	2	6			9
Morningside	68		186			254
Pringle	13			1		14
Richmond	-1	4				3
<b>Total</b>	<b>118</b>	<b>6</b>	<b>395</b>	<b>1</b>	<b>4</b>	<b>520</b>

Sprague High						
Battle Creek			24			24
Liberty	30				1	31
Salem Heights	-1		8			7
Schirle	15			1		16
Sumpter	16				1	17
Wright	2				2	4
<b>Total</b>	<b>62</b>		<b>32</b>	<b>1</b>	<b>4</b>	<b>99</b>

McKay High						
Cesar Chavez	6					6
Hallman						
Hammond	1				2	3
Hayesville						
Lamb		2				2
Scott					1	1
Swegle	-2					-2
Washington					1	1
Yoshikai	1					1
<b>Total</b>	<b>6</b>	<b>2</b>			<b>4</b>	<b>12</b>

West Salem High						
Brush College	11				1	12
Chapman Hill	1					1
Harritt	-1					-1
Kalapuya	9				1	11
Myers	4					4
<b>Total</b>	<b>24</b>				<b>2</b>	<b>27</b>

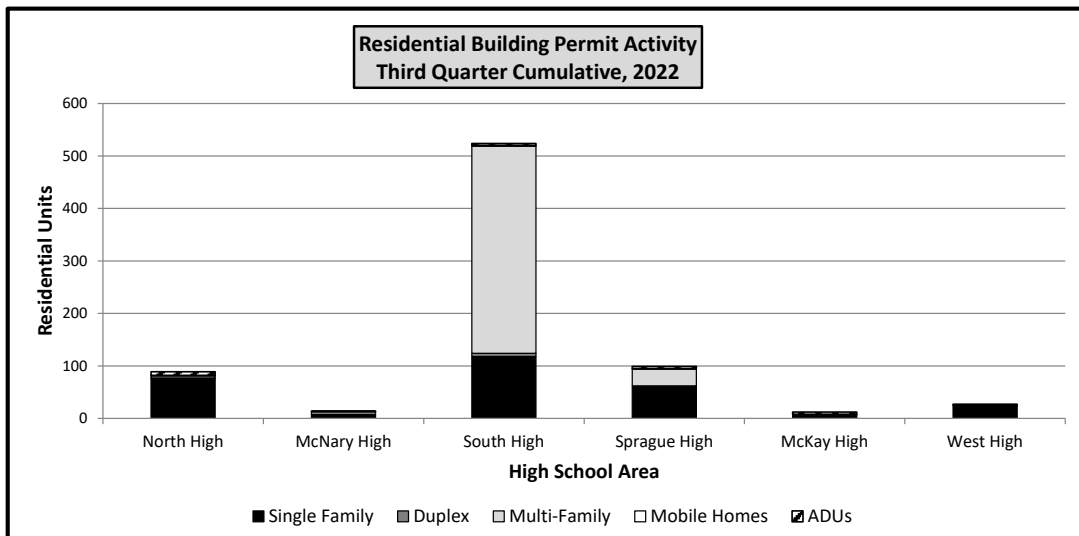
<b>Total</b>	<b>292</b>	<b>16</b>	<b>431</b>	<b>5</b>	<b>21</b>	<b>765</b>
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Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total	Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
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Claggett Creek	2	6				8
Crossler	60		8	1	2	71
Houck	75			1	1	77
Judson	16		24	1	2	43
Leslie	87	6	383			476
Parrish	17	2	16		10	45

Stephens	2	2			2	6
Straub	17			1	1	19
Waldo	4				2	6
Walker	7			1		8
Whiteaker	5				1	6

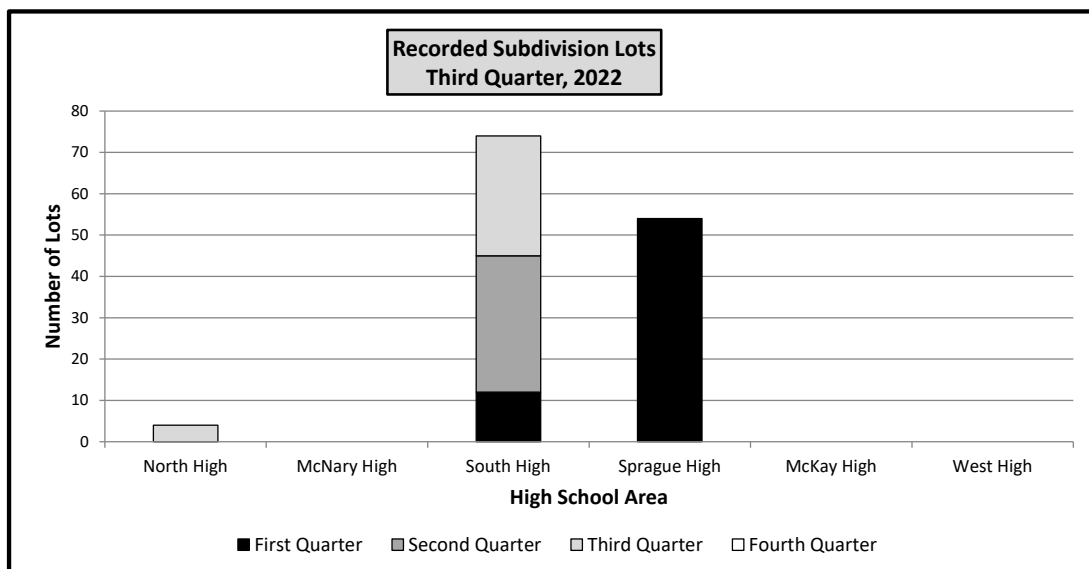
<b>Total</b>	<b>292</b>	<b>16</b>	<b>431</b>	<b>5</b>	<b>21</b>	<b>765</b>
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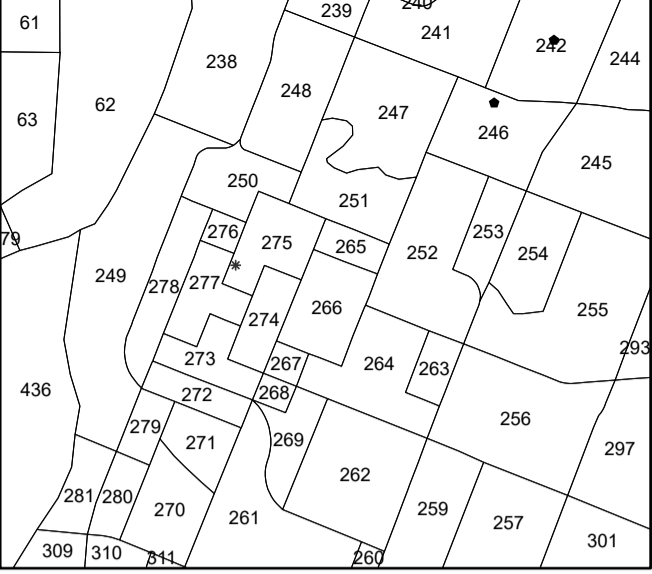


**Year-To-Date Recorded Subdivision Lot Activity  
By School Attendance Area  
Third Quarter (July-September) 2022**

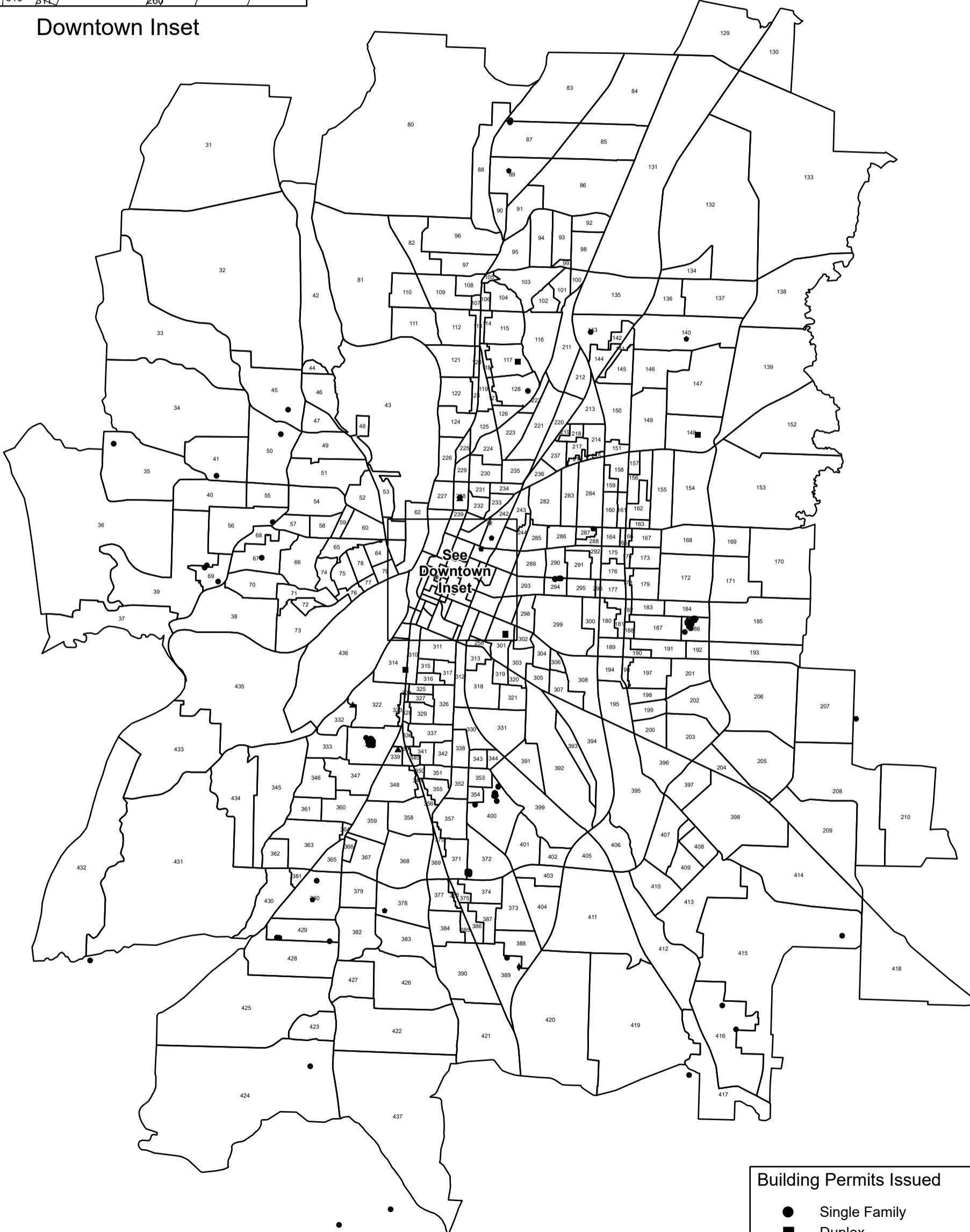
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
<b>North Salem High</b>							<b>Sprague High</b>					
Auburn							Battle Creek					
Engelwood							Liberty	54				54
Four Corners			4		4		Salem Heights					
Grant							Schirle					
Highland							Sumpster					
Mary Eyre							Wright					
Miller							Total	54				54
Total			4		4		<b>McKay High</b>					
<b>McNary High</b>							<b>West Salem High</b>					
Clear Lake							Cesar Chavez					
Cummings							Hammond					
Forest Ridge							Hayesville					
Gubser							Lamb					
Keizer							Scott					
Kennedy							Swegle					
Weddle							Washington					
Total							Yoshikai					
<b>South Salem High</b>							Total					
Bush							<b>Total</b>					
Candalaria		33			33		66	33	33			132
Hoover												
Lee												
McKinley												
Morningside			29		29							
Pringle	12				12							
Richmond												
Total	12	33	29		74							



# Building Permits Issued by Transportation Analysis Zone Third Quarter, 2022



**Downtown Inset**



**Building Permits Issued**

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

