

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

Second Quarter 2023 (April - June)



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.

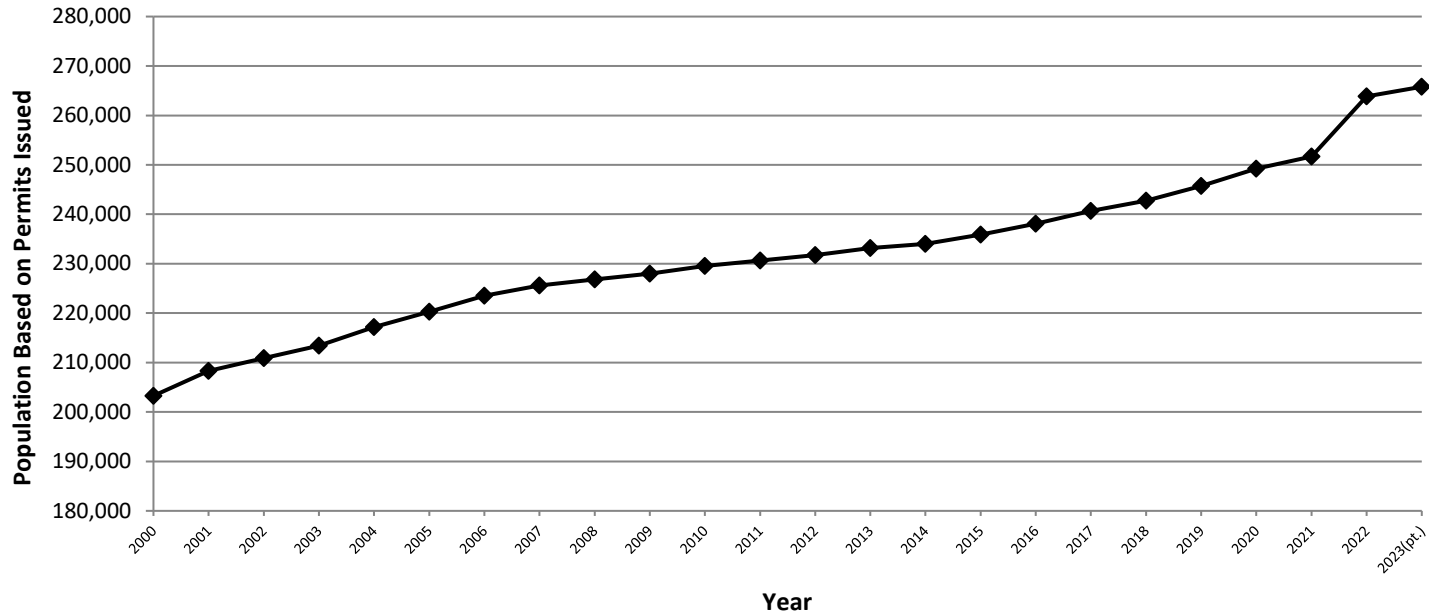
Census Tracts (CT) are the geographic unit which are the most stable, while the Transportation Analysis Zones (TAZ) and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the UGB (excluding Brooks).

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.

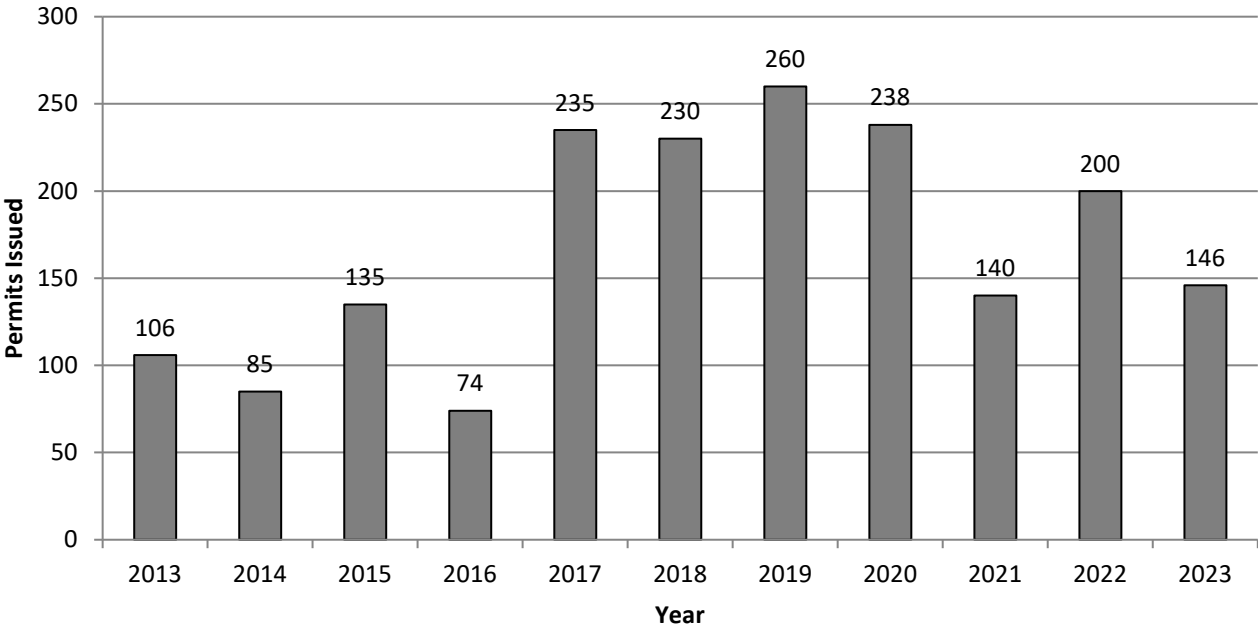
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

2020 Census Population	Building Permits Issued by Year				Total Change in Units	Persons Per Unit	Population January 1, 2023
	2020	2021	2022	2023(pt.)			
256,785	1,044	928	1,201	293	3,466	2.6	265,797

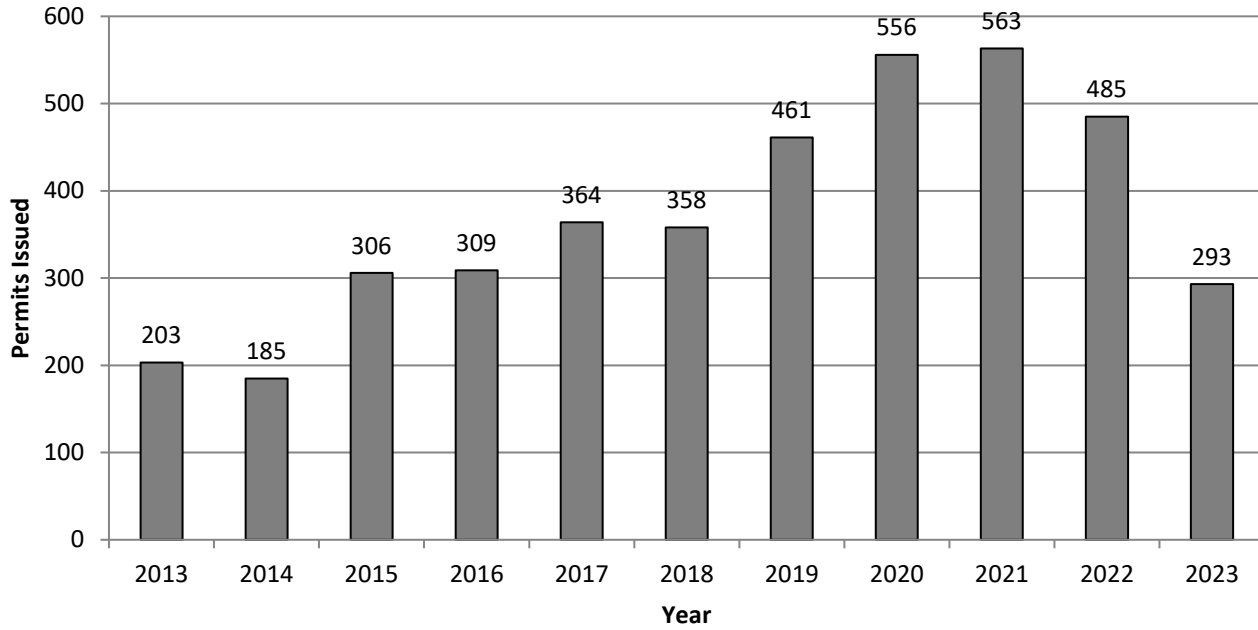
**Population Growth
Salem Urban Growth Boundary**



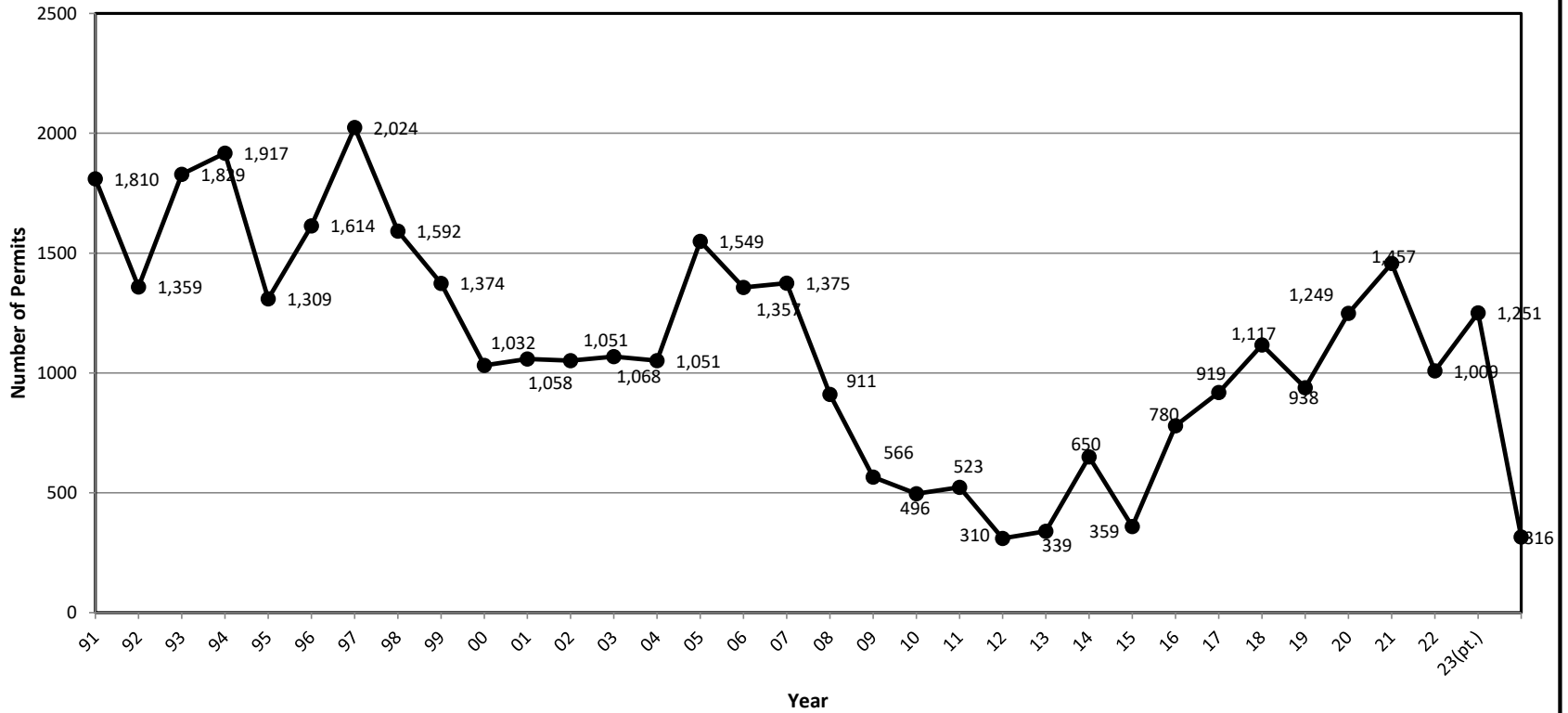
**Net Building Permits Issued in UGB
Second Quarter Comparative, 2013-2023**



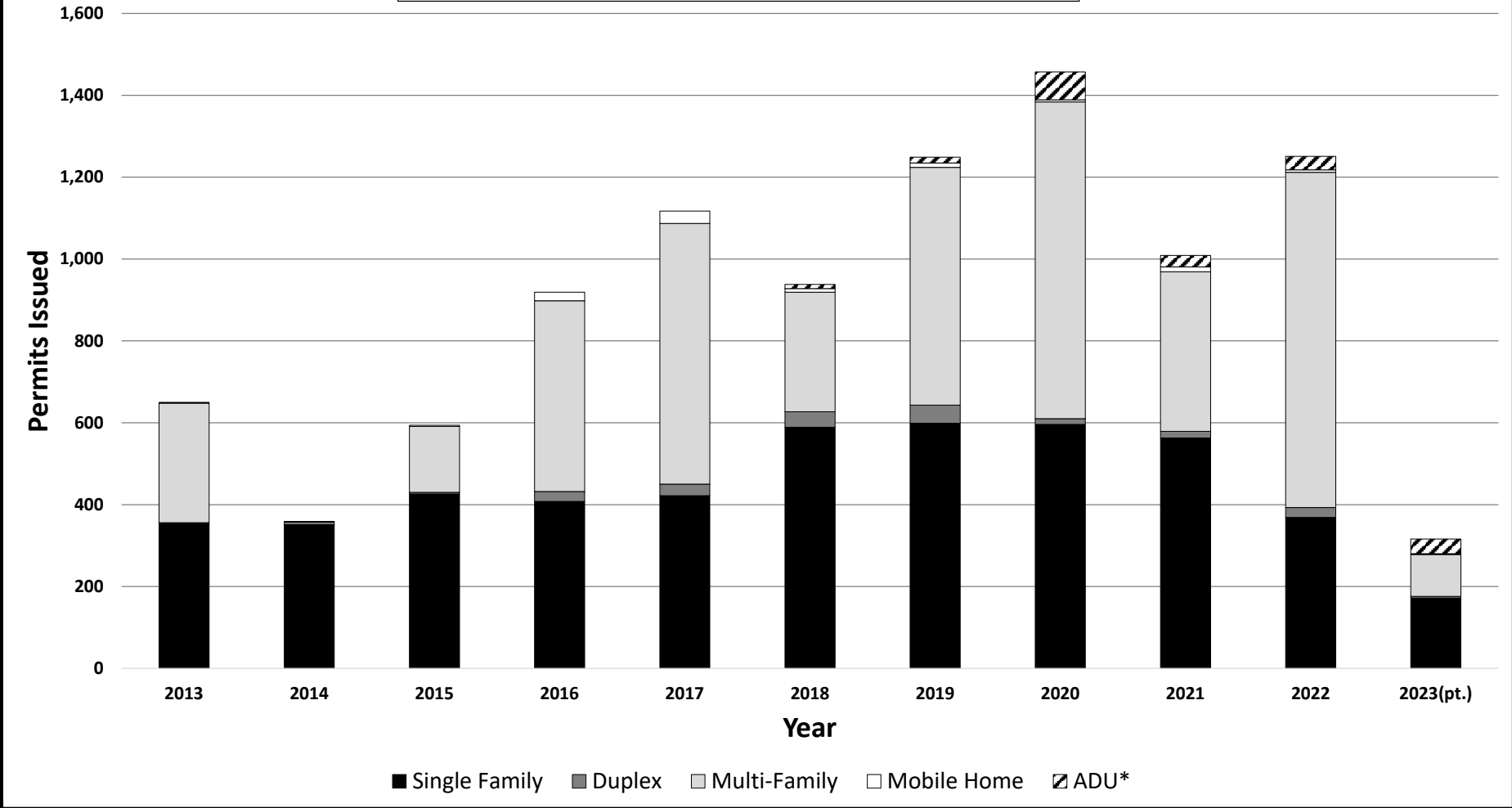
**Net Building Permits Issued in UGB
Second Quarter Cumulative, 2013-2023**



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

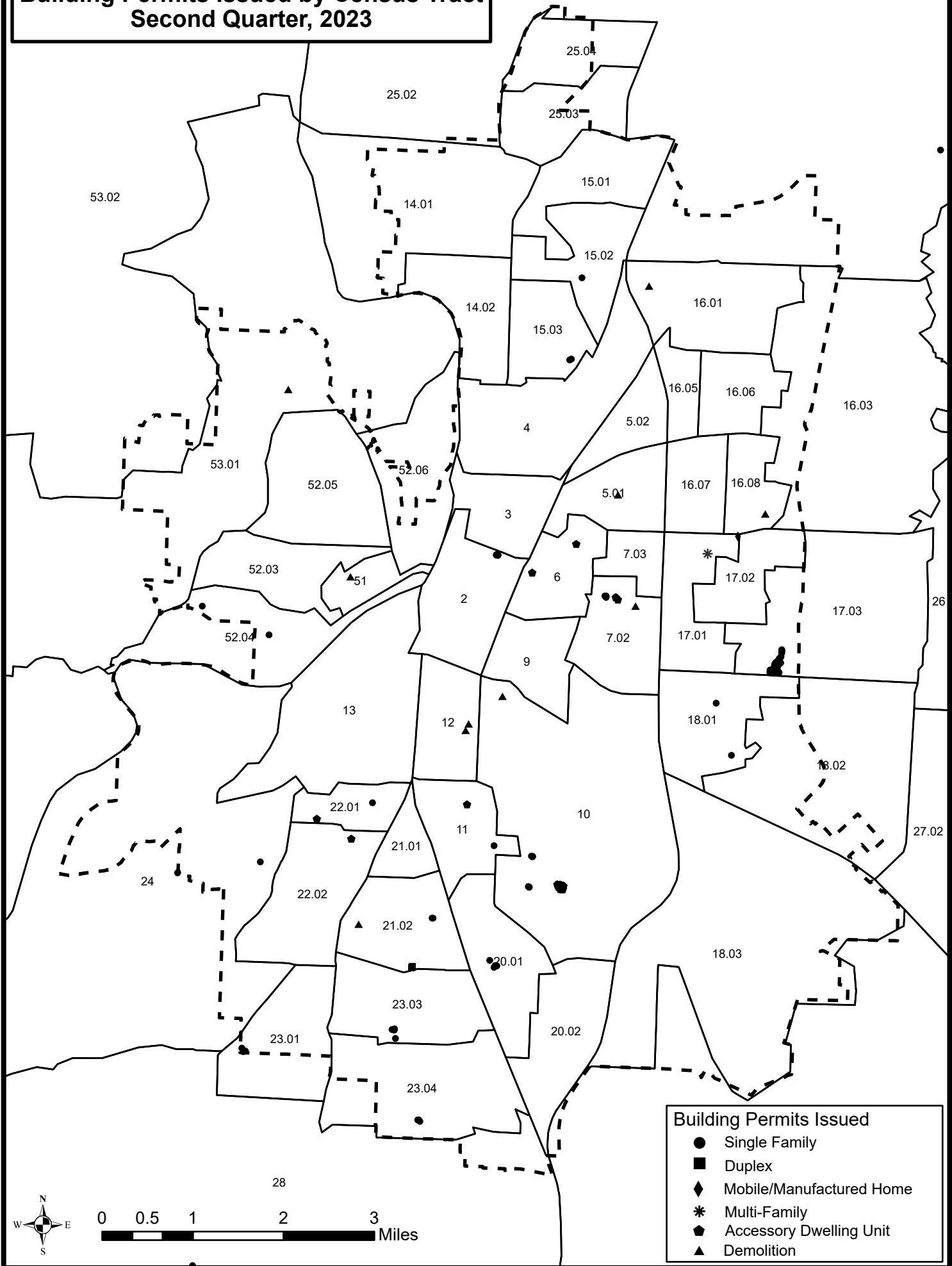


Building Permits by Type- Greater Salem Area Second Quarter, 2013-2023



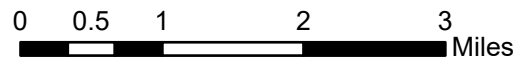
* ADU Category added in 2018.

Building Permits Issued by Census Tract Second Quarter, 2023



Building Permits Issued

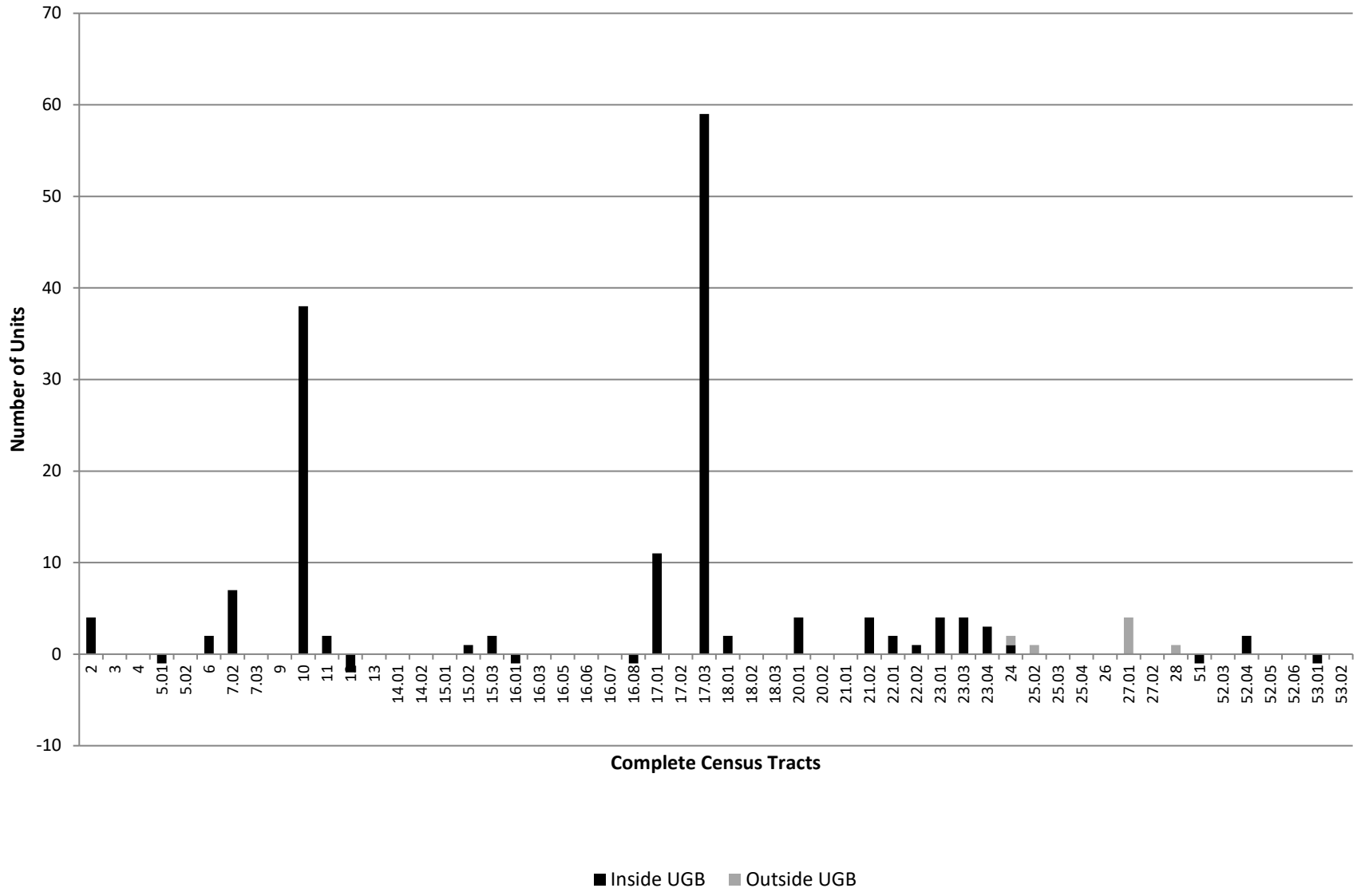
- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ◆ Accessory Dwelling Unit
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Second Quarter, 2023 (April through June)**

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																		
4																		
5.01	-1					-1							-1					-1
5.02																		
6					2	2											2	2
7.02	5				2	7							5				2	7
7.03																		
9																		
10	23				15	38							23				15	38
11	1				1	2							1				1	2
12	-2					-2							-2					-2
13																		
14.01																		
14.02																		
15.01																		
15.02	1					1							1					1
15.03	2					2							2					2
16.01	-1					-1							-1					-1
16.03																		
16.05																		
16.06																		
16.07																		
16.08					-1	-1										-1		-1
17.01			10	1		11									10	1		11
17.02																		
17.03	59					59							59					59
18.01	2					2							2					2
18.02																		
18.03																		
20.01	4					4							4					4
20.02																		
21.01																		
21.02	2	2				4							2	2				4
22.01	1				1	2							1				1	2
22.02					1	1											1	1
23.01	4					4							4					4
23.03	4					4							4					4
23.04	3					3							3					3
24	1					1						1						1
25.02							1					1						1
25.03																		
25.04																		
26																		
27.01							3			1	4		3				1	4
27.02																		
28							1				1		1					1
51	-1					-1							-1					-1
52.03																		
52.04	2					2							2					2
52.05																		
52.06																		
53.01	-1					-1							-1					-1
53.02																		
Total	112	2	10		22	146	6			1	7	118	2	10		23	153	

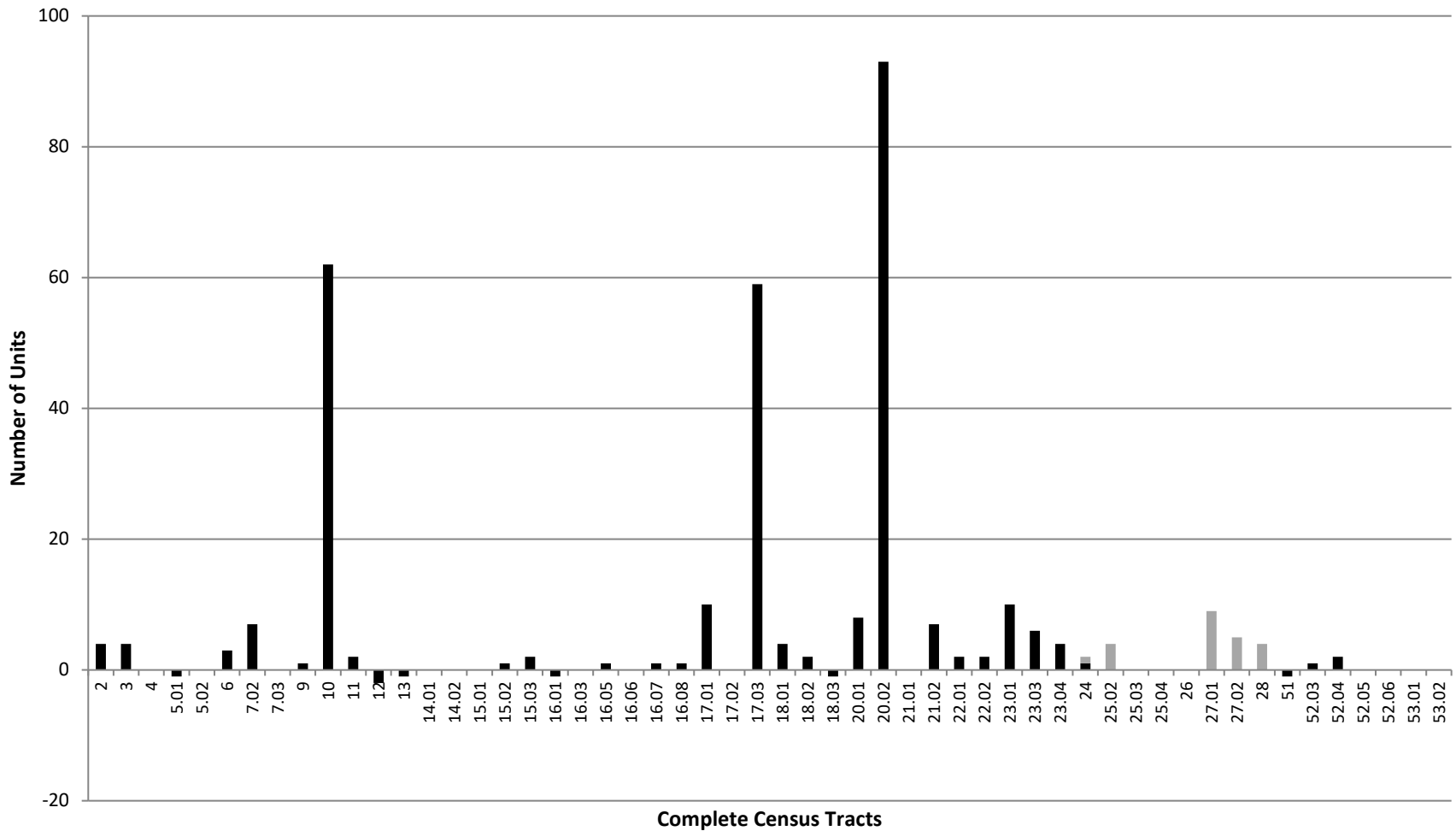
Residential Building Permit Activity Second Quarter, 2023



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Second Quarter Cumulative, 2023 (January through June)**

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	3			1		4							3			1		4
4																		
5.01	-1					-1							-1					-1
5.02																		
6					3	3											3	3
7.02	5				2	7							5				2	7
7.03																		
9					1	1											1	1
10	39	2			21	62							39	2			21	62
11	1				1	2							1				1	2
12	-2					-2							-2					-2
13	-1					-1							-1					-1
14.01																		
14.02																		
15.01																		
15.02	1					1							1					1
15.03	2					2							2					2
16.01	-1					-1							-1					-1
16.03																		
16.05	1					1							1					1
16.06																		
16.07	1					1							1					1
16.08					1	1											1	1
17.01	-1		10	1		10							-1		10	1		10
17.02																		
17.03	59					59							59					59
18.01	4					4							4					4
18.02	2					2							2					2
18.03	-1					-1							-1					-1
20.01	7				1	8							7				1	8
20.02	1		92			93							1		92			93
21.01																		
21.02	4	2			1	7							4	2			1	7
22.01	1				1	2							1				1	2
22.02	1				1	2							1				1	2
23.01	9				1	10							9				1	10
23.03	5				1	6							5				1	6
23.04	4					4							4					4
24	1					1	1					1						2
25.02							4					4						4
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	-1					-1							-1					-1
52.03	1					1							1					1
52.04	2					2							2					2
52.05																		
52.06																		
53.01																		
53.02																		
Total	150	4	102	2	35	293	22				1	23	172	4	102	2	36	316

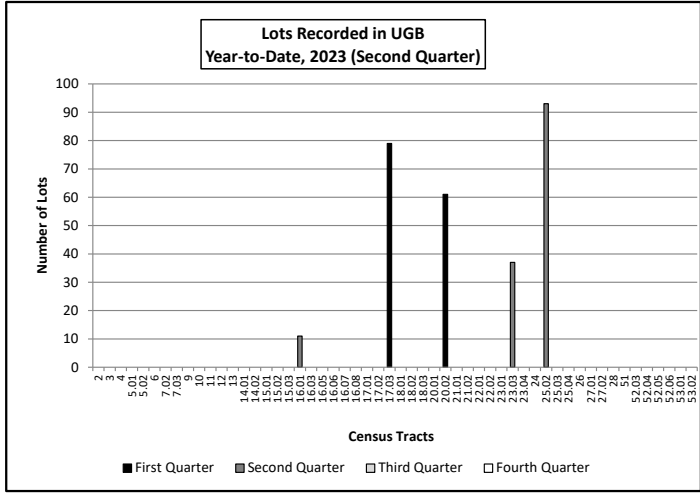
Residential Building Permit Activity Second Quarter Cumulative, 2023 (January-June)



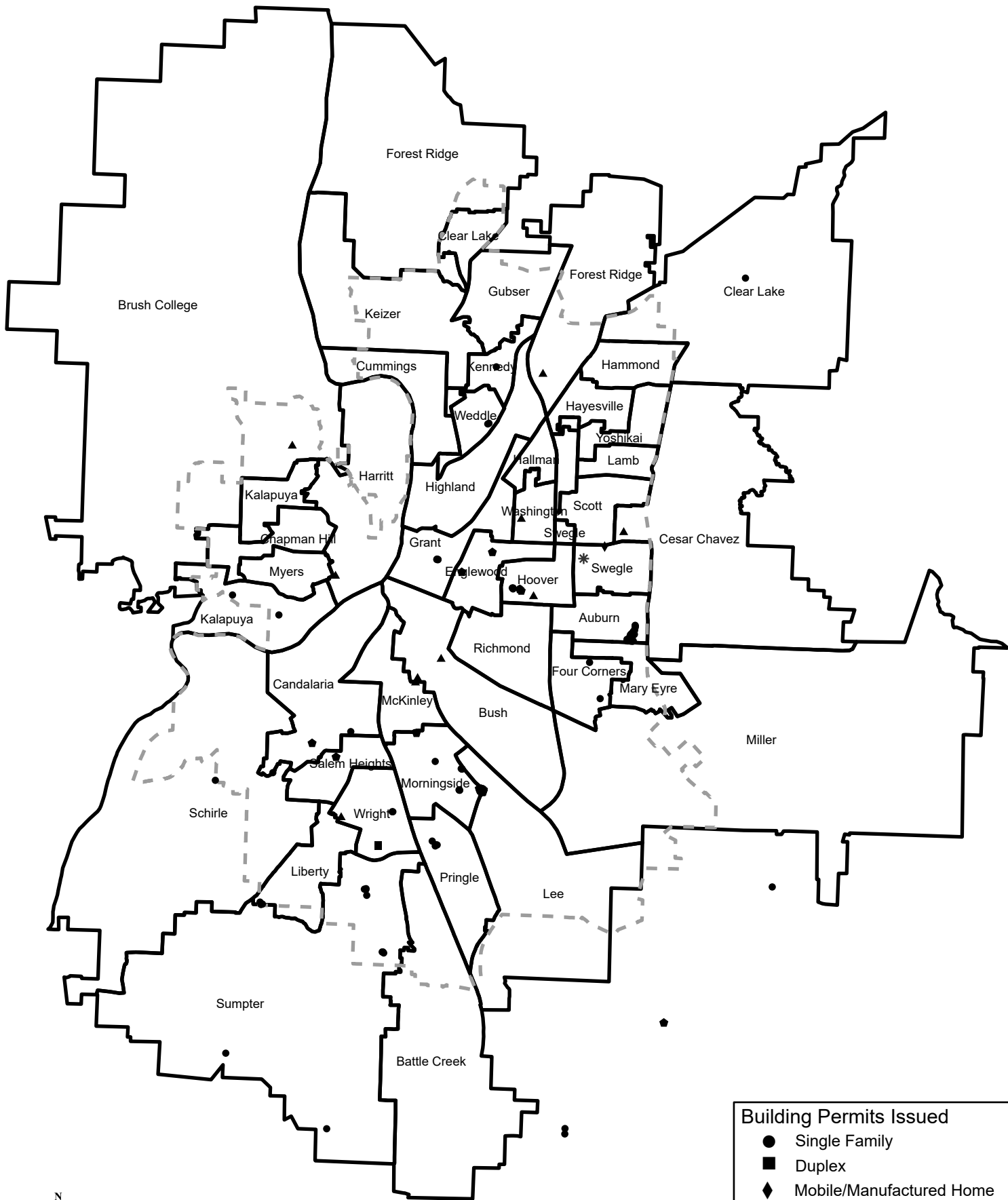
■ Inside UGB ■ Outside UGB

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

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					
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				79
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			281

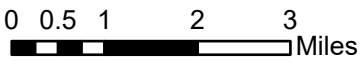


Building Permits Issued by School Attendance Area Second Quarter, 2023



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
Second Quarter (April-June) 2023**

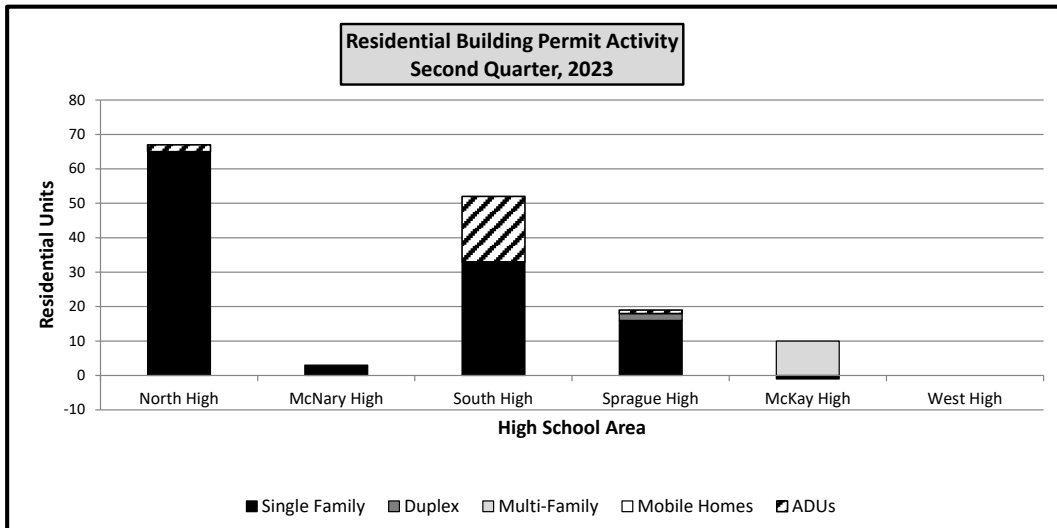
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	59					59
Engelwood					2	2
Four Corners	2					2
Grant	4					4
Highland						
Mary Eyre						
Miller						
Total	65				2	67
McNary High						
Clear Lake	1					1
Cummings						
Forest Ridge	-1					-1
Gubser						
Keizer						
Kennedy	1					1
Weddle	2					2
Total	3					3
South Salem High						
Bush	-3					-3
Candalaria	2				1	3
Hoover	5				2	7
Lee						
McKinley						
Morningside	25				16	41
Pringle	4					4
Richmond						
Total	33				19	52

Sprague High						
Battle Creek						
Liberty	4					4
Salem Heights					1	1
Schirle	1					1
Sumpter	9					9
Wright	2	2				4
Total	16	2			1	19
McKay High						
Cesar Chavez					-1	-1
Hallman						
Hammond						
Hayesville						
Lamb						
Scott						
Swegle			10	1		11
Washington	-1					-1
Yoshikai						
Total	-1		10	1		9
West Salem High						
Brush College	-1					-1
Chapman Hill						
Harritt	-1					-1
Kalapuya	2					2
Myers						
Total	-1					-1
Total	116	2	10		22	150

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	3					3
Crossler	14				1	15
Houck	61					61
Judson	6	2				8
Leslie	24				17	41
Parrish	9				4	13

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens				-1		-1
Straub	-1					-1
Waldo	-1		10	1		10
Walker	1					1
Whiteaker						
Total	116	2	10		22	150



**Salem-Keizer School District (24J) Net Residential
Building Permit Activity by School Attendance Area
Second Quarter Cumulative (January-June) 2023**

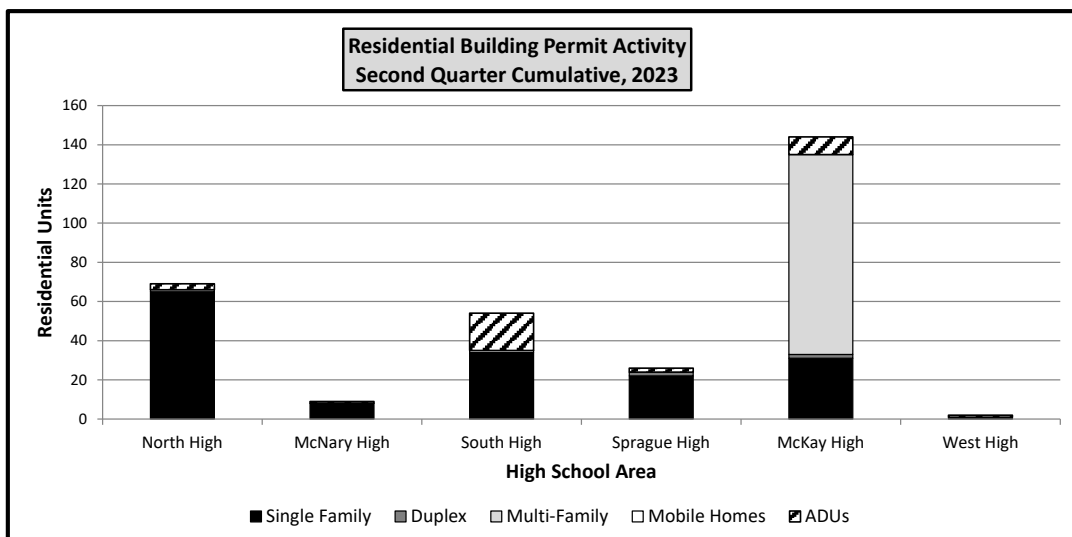
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	59					59
Engelwood					2	2
Four Corners	2					2
Grant	4				1	5
Highland	-1					-1
Mary Eyre	1			1		2
Miller						
Total	65			1	3	69
McNary High						
Clear Lake	1					1
Cummings						
Forest Ridge	-1				1	
Gubser						
Keizer	2					2
Kennedy	4					4
Weddle	2					2
Total	8				1	9
South Salem High						
Bush	-3					-3
Candalaria	2				1	3
Hoover	5				2	7
Lee						
McKinley				1		1
Morningside	25				16	41
Pringle	5					5
Richmond						
Total	34			1	19	54

Sprague High						
Battle Creek						
Liberty	4					4
Salem Heights	-1				1	
Schirle	6				1	7
Sumpter	11					11
Wright	2	2				4
Total	22	2			2	26
McKay High						
Cesar Chavez	4				-1	3
Hallman	16	2			6	24
Hammond	1					1
Hayesville	4		92		1	97
Lamb						
Scott						
Swegle	1		10	1		12
Washington					1	1
Yoshikai	5				1	6
Total	31	2	102		9	144
West Salem High						
Brush College	-2					-2
Chapman Hill						
Harritt	-1					-1
Kalapuya	4				1	5
Myers						
Total	1				1	2
Total	161	4	102	2	35	304

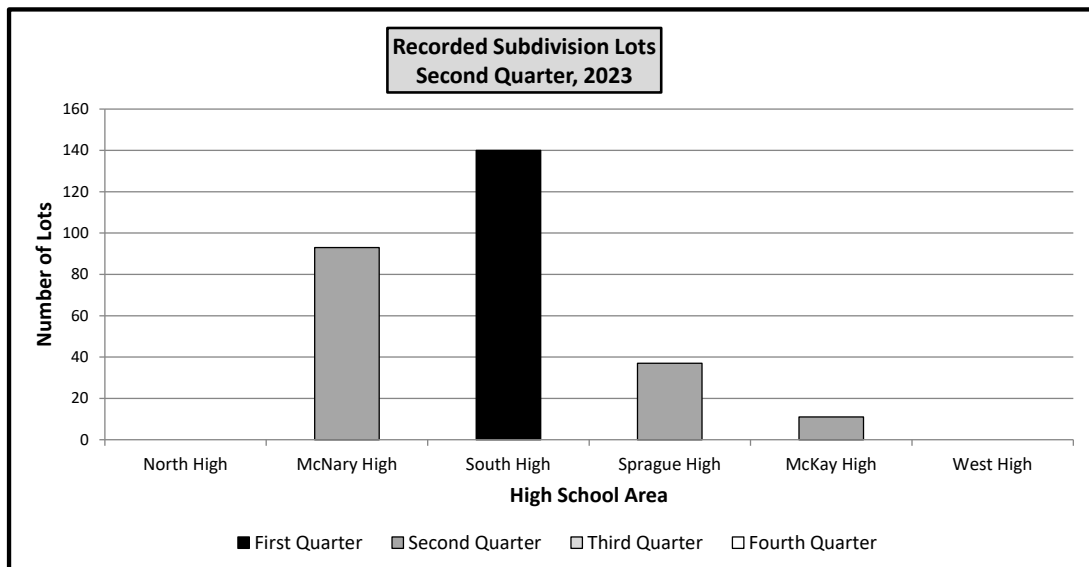
Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	3					3
Crossler	25				3	25
Houck	69					69
Judson	11	2	92		2	105
Leslie	39	2			24	41
Parrish	12			1	5	13

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens						
Straub						
Waldo			10	1	1	12
Walker	2					2
Whiteaker						
Total	161	4	102	2	35	304

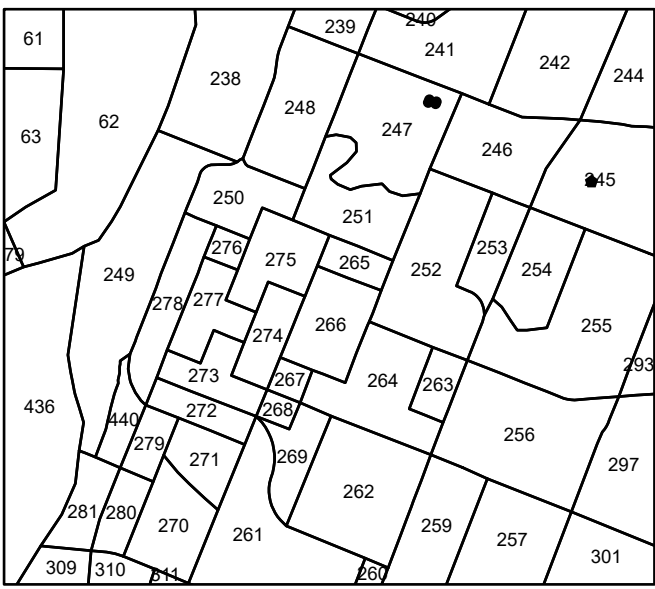


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
Second Quarter (April-June) 2023**

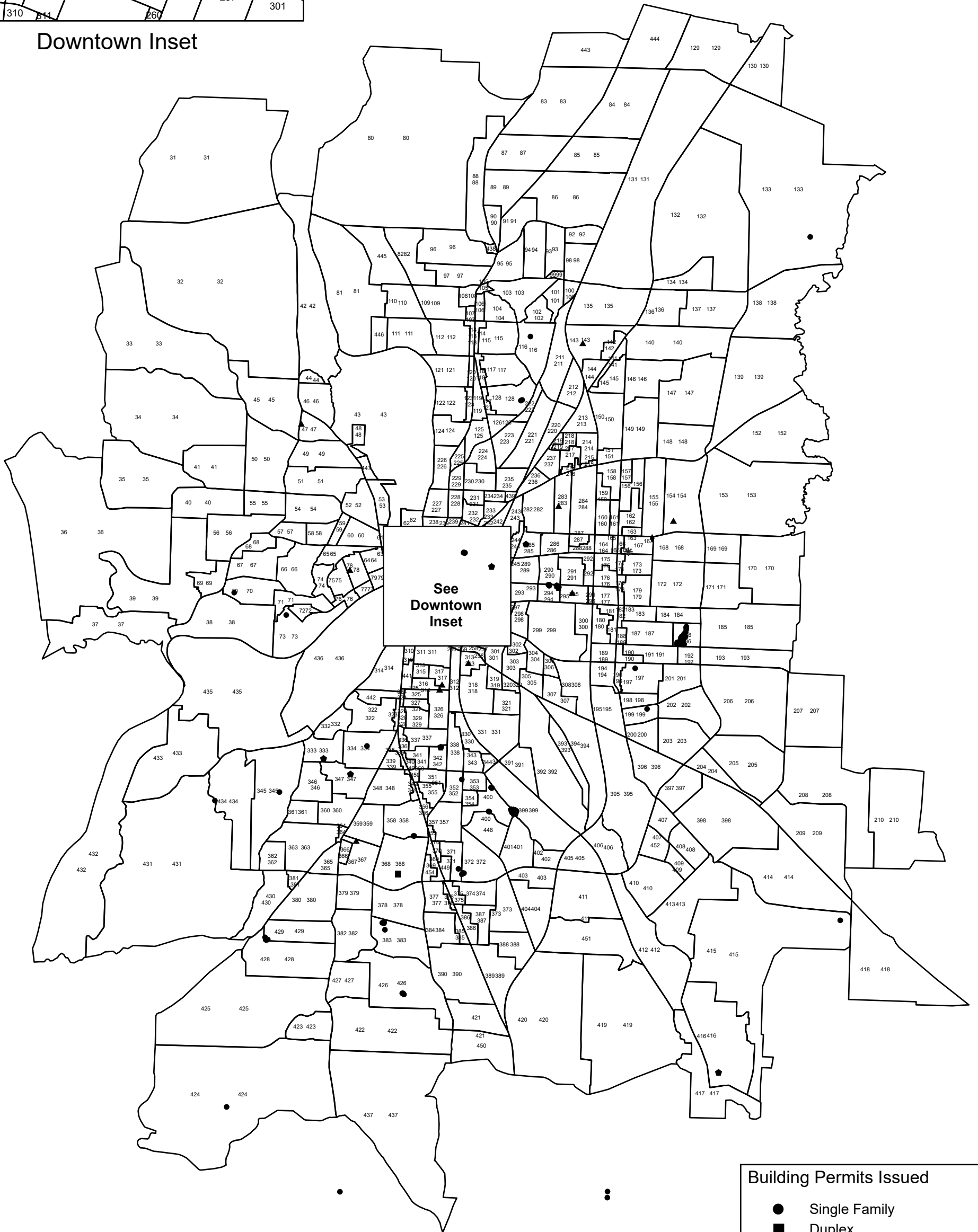
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn							Battle Creek					
Engelwood							Liberty					
Four Corners							Salem Heights					
Grant							Schirle					
Highland							Sumpter		37			37
Mary Eyre							Wright					
Miller							Total		37			37
Total							McKay High					
McNary High							Cesar Chavez					
Clear Lake		93			93		Hammond					
Cummings							Hayesville		11			11
Forest Ridge							Lamb					
Gubser							Scott					
Keizer							Swegle					
Kennedy							Washington					
Weddle							Yoshikai					
Total		93			93		Total		11			11
South Salem High							West Salem High					
Bush							Brush College					
Candalaria							Chapman Hill					
Hoover							Hallman					
Lee	60				60		Harritt					
McKinley							Kalapuya					
Morningside	80				80		Myers					
Pringle							Total					
Richmond							Total					
Total	140				140			140	141			281



Building Permits Issued by Transportation Analysis Zone Second Quarter, 2023

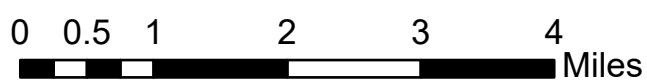


Downtown Inset



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
Second Quarter (April-June) 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							243										349			
32							138							244										350			
33							139							245										351			
34							140							246										352			
35							141							247	4									353			
36							142							248										354			
37							143	-1						249										355			
38							144							250										356			
39							145							251										357			
40							146							252										358			
41							147							253										359			
42							148							254										360			
43							149							255										361			
44							150							256										362			
45							151							257										363			
46							152							258										364			
47	-1						153							259										365			
48							154							260										366			
49							155							261										367			
50							156							262										368			
51							157							263										369			
52							158							264										370			
53							159							265										371			
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			10	1	11		273										379			
62							168							274										380			
63							169							275										381			
64							170							276										382			
65							171							277										383			
66							172							278										384			
67							173							279										385			
68							174							280										386			
69							175							281										387			
70	1						176							282										388			
71							177							283	-1									389			
72							178							284										390			
73	1						179							285										391			
74							180							286										392			
75							181							287										393			
76							182							288										394			
77							183							289										395			
78	-1						184							290										396			
79							185							291										397			
80							186	59				59		292										398			
81							187							293										399			
82							188							294	6									400			
83							189							295	-1									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	1				1		303										409			
92							198							304										410			
93							199	1				1		305										411			
94							200							306										412			
95							201							307										413			
96							202							308										414			
97							203							309										415			
98							204							310	204									416			
99							205							311										417			
100							206							312										418			
101							207							313	-1									419			
102							208							314										420			
103							209							315										421			
104							210							316										422			
105							211							317	-2									423			
106							212							318										424			
107							213							319										425			
108							214							320										426			
109							215							321										427			
110							216							322										428			
111							217							323										429			
112							218							324										430			
113							219							325										431			
114							220							326										432			
115							221							327										433			
116	1						222							328										434			
117							223							329										435			
118							224							330										436			
119							225							331										437			
120							226							332										438			
121							227							333										439			
122							228							334	1									440			
123							229							335										441			
124							230							336										442			
125							231							337										443			
126							232							338										444			
127							233							339										445			
128	2						234							340										446			
129							235							341										447			
130							236							342													

**Net Building Permit Activity by Transportation Analysis Zone (TAZ)
Single Family, Duplex, Multi-Family, Mobile Home, and ADU Units
Second Quarter Cumulative (January-June) 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							243										349			
32							138							244										350			
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