

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

First Quarter 2024 (January-March)



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

BUILDING PERMIT/POPULATION ESTIMATE INFORMATION

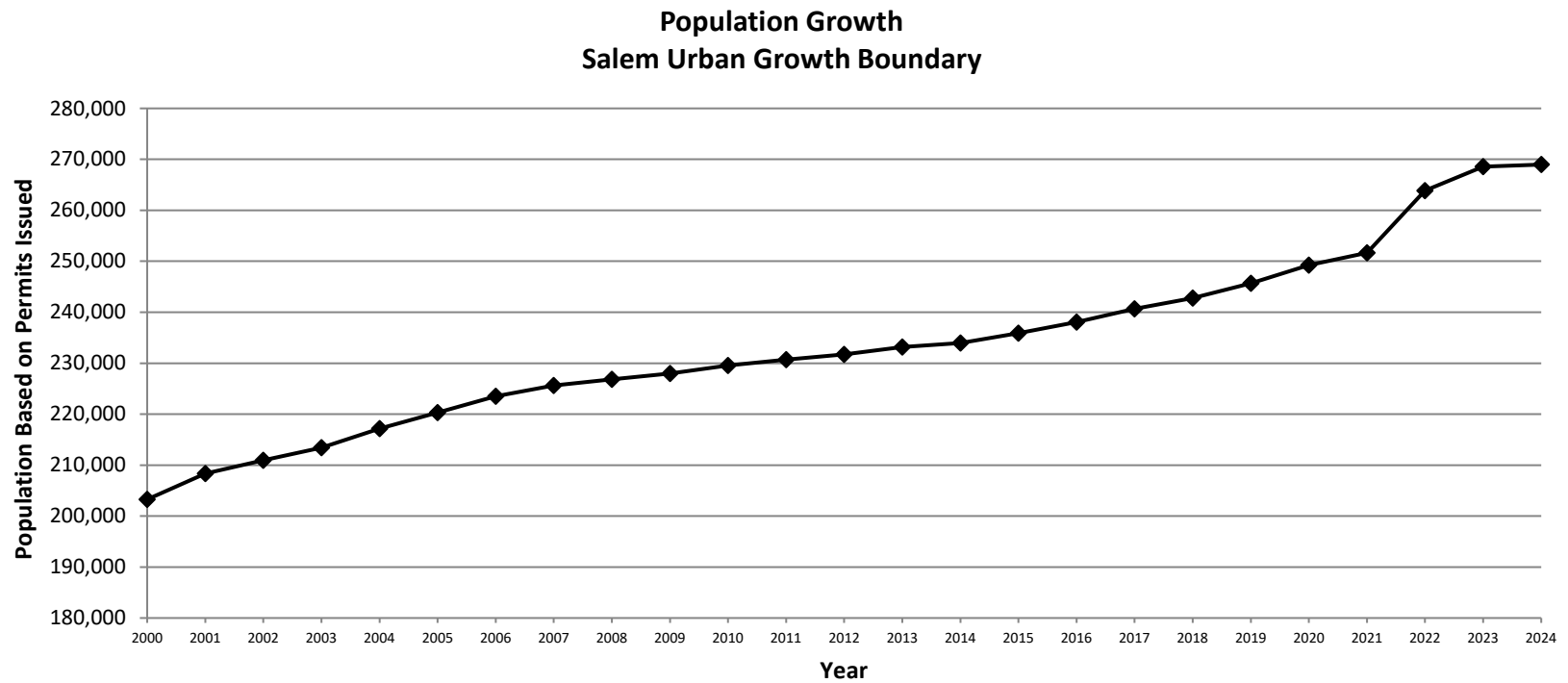
Building permit and residential subdivision information is obtained from Marion and Polk Counties, and the city of Salem for the Salem-Keizer area. These data are then grouped by several geographic units for various planning purposes.

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.

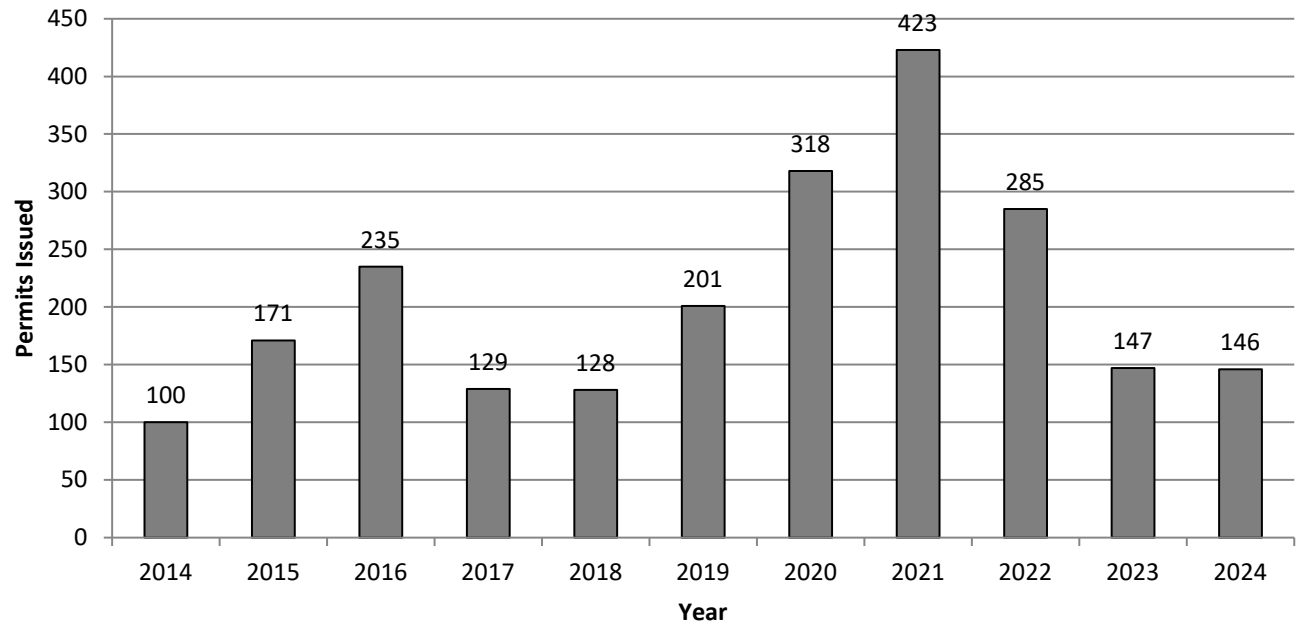
Population Estimates Based on Building Permit Activity Salem-Keizer Urban Growth Boundary

2020 Census Population	Building Permits Issued by Year					Total Change in Units	Persons Per Unit	Population April 1, 2024
	2020	2021	2022	2023*	2024			
256,785	1,044	928	1,201	1,369	146	4,688	2.6	268,974

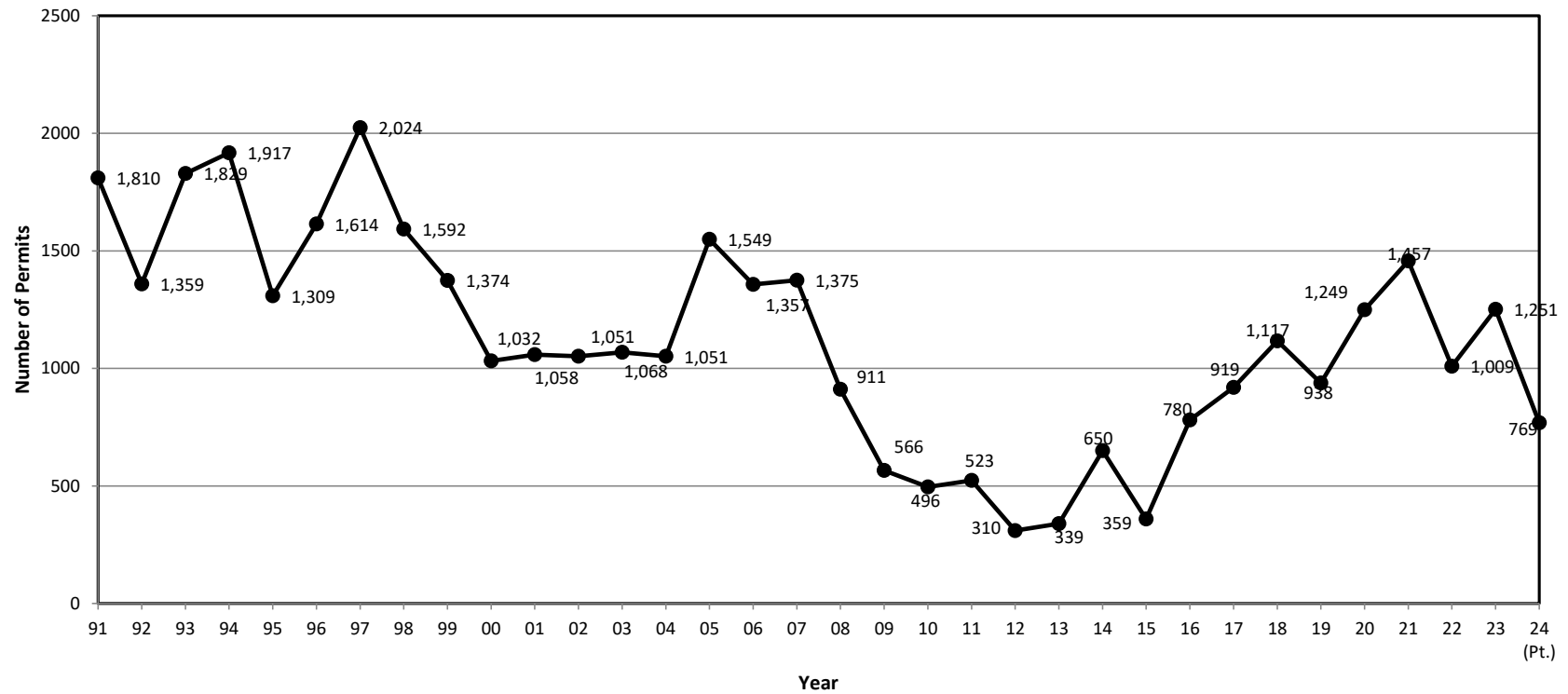


* Includes +600 units adjustment.

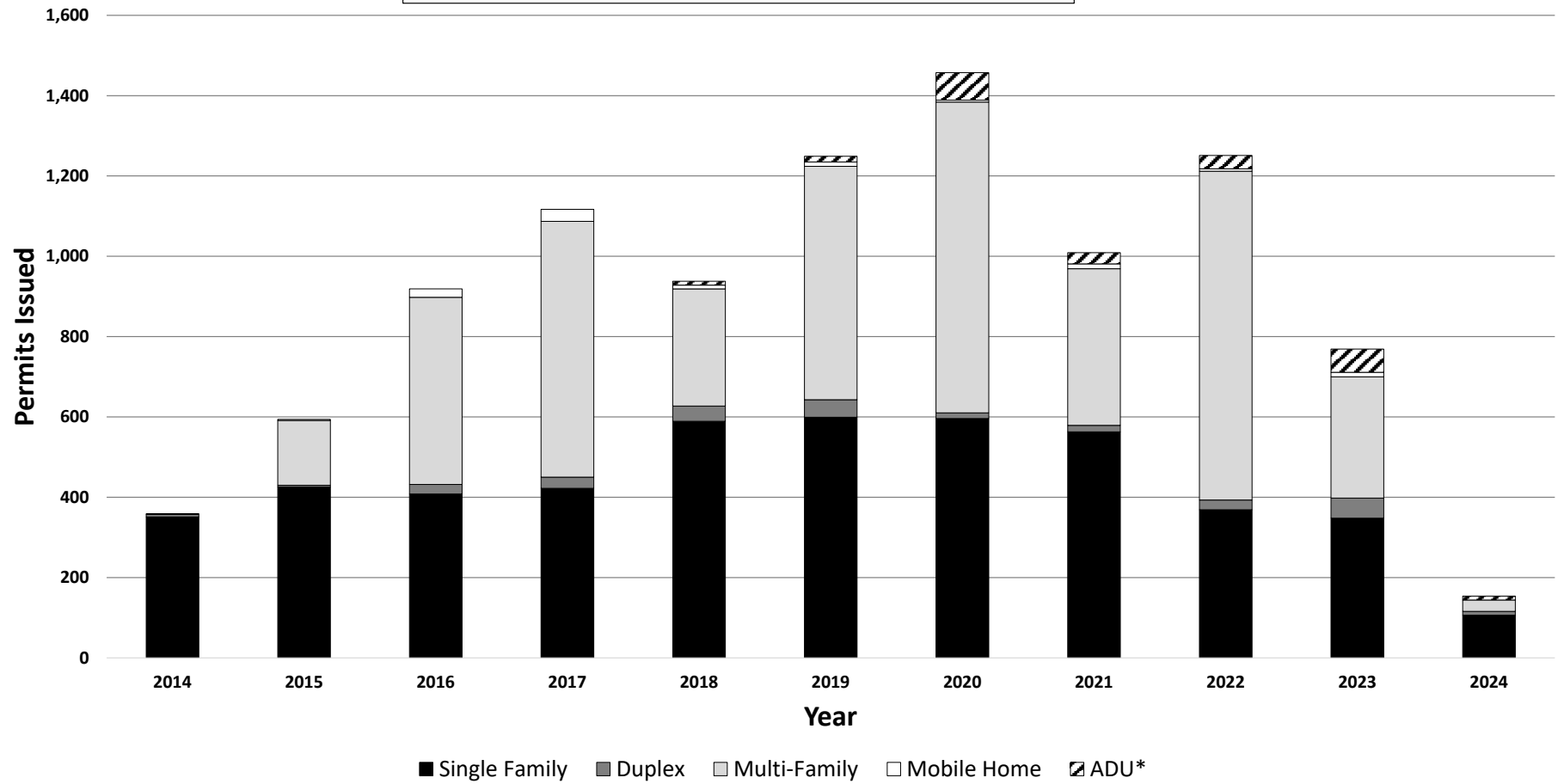
**Net Building Permits Issued in UGB
First Quarter Comparative, 2014-2024**



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

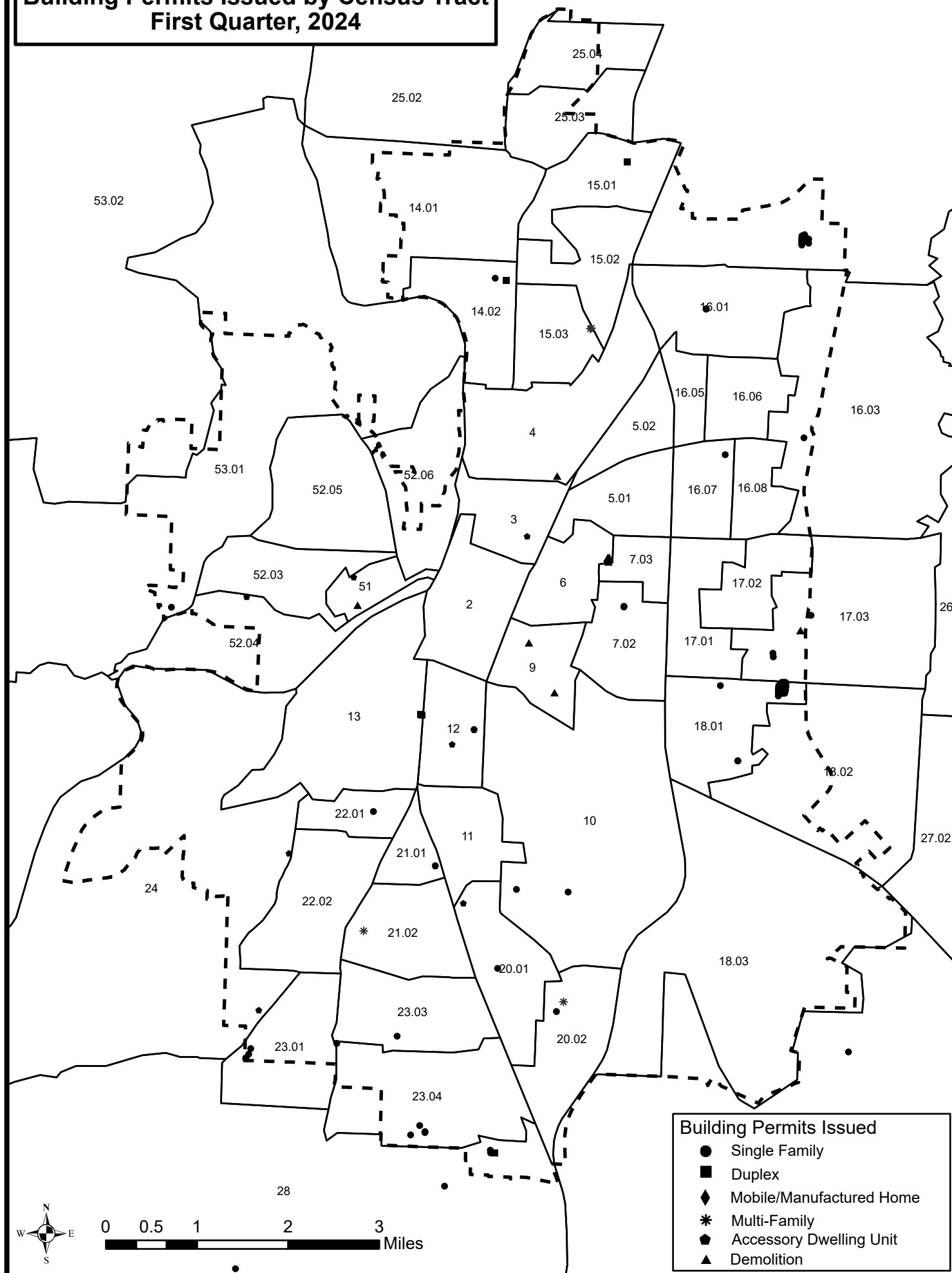


Building Permits by Type- Greater Salem Area First Quarter, 2014-2024



* ADU Category added in 2018.

Building Permits Issued by Census Tract First Quarter, 2024



0 0.5 1 2 3 Miles

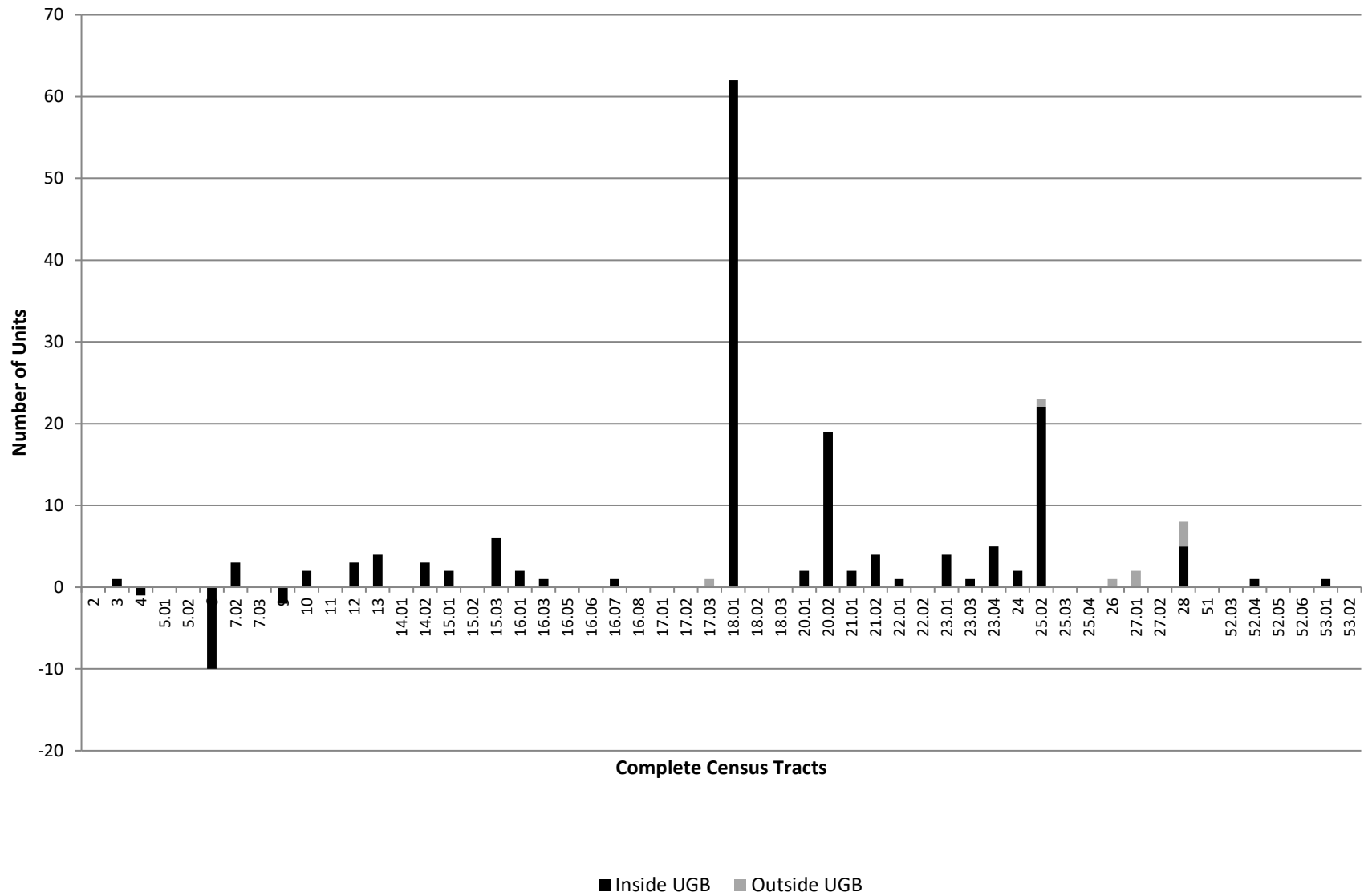
Building Permits Issued

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

Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
First Quarter, 2024 (January through March)

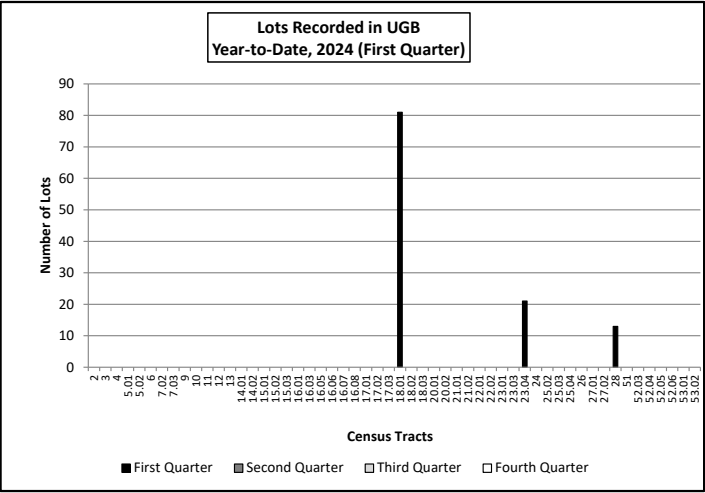
Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2																		
3					1	1											1	1
4	-1					-1							-1					-1
5.01																		
5.02																		
6	-10					-10							-10					-10
7.02	2				1	3							2				1	3
7.03																		
9	-2					-2							-2					-2
10	2					2							2					2
11																		
12	1				2	3							1				2	3
13		4				4								4				4
14.01																		
14.02	1	2				3							1	2				3
15.01		2				2								2				2
15.02																		
15.03			6			6									6			6
16.01	2					2							2					2
16.03	1					1							1					1
16.05																		
16.06																		
16.07	1					1							1					1
16.08																		
17.01																		
17.02																		
17.03							1					1	1					1
18.01	62					62							62					62
18.02																		
18.03																		
20.01	1				1	2							1				1	2
20.02	1		18			19							1		18			19
21.01	1				1	2							1				1	2
21.02			4			4									4			4
22.01	1					1							1					1
22.02																		
23.01	4					4							4					4
23.03	1					1							1					1
23.04	5					5							5					5
24					2	2											2	2
25.02	22					22	1					1	23					23
25.03																		
25.04																		
26							1					1	1					1
27.01							2					2	2					2
27.02																		
28	3	2				5	3					3	6	2				8
51	-1				1								-1				1	
52.03																		
52.04					1	1											1	1
52.05																		
52.06																		
53.01	1					1							1					1
53.02																		
Total	98	10	28		10	146	8					8	106	10	28		10	154

Residential Building Permit Activity First Quarter, 2024

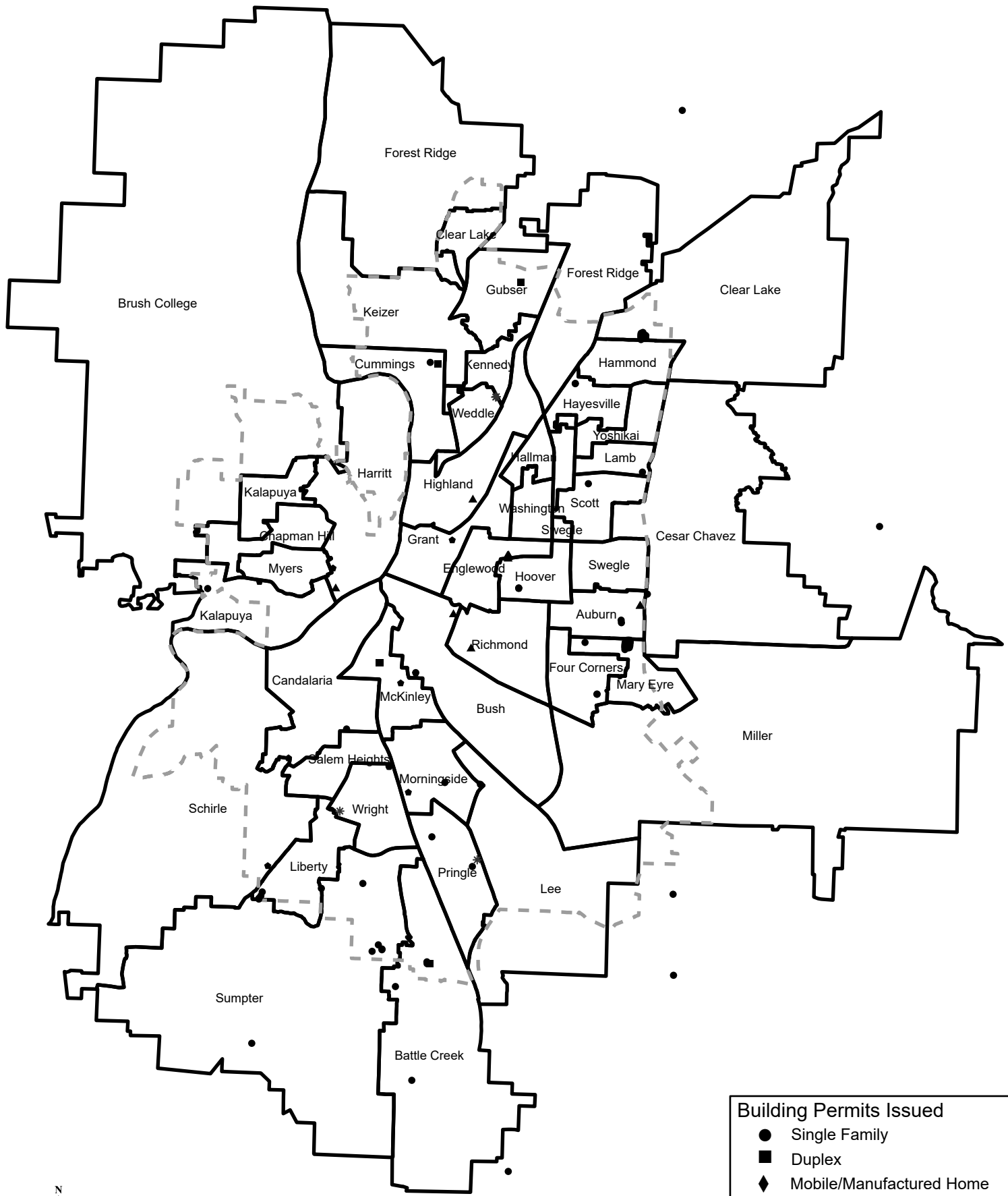


Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer
Urban Growth Boundary, January-December, 2024

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					0
3					0
4					0
5.01					0
5.02					0
6					0
7.02					0
7.03					0
9					0
10					0
11					0
12					0
13					0
14.01					0
14.02					0
15.01					0
15.02					0
15.03					0
16.01					0
16.03					0
16.05					0
16.06					0
16.07					0
16.08					0
17.01					0
17.02					0
17.03					0
18.01	81				81
18.02					0
18.03					0
20.01					0
20.02					0
21.01					0
21.02					0
22.01					0
22.02					0
23.01					0
23.03					0
23.04	21				21
24					0
25.02					0
25.03					0
25.04					0
26					0
27.01					0
27.02					0
28	13				13
51					0
52.03					0
52.04					0
52.05					0
52.06					0
53.01					0
53.02					0
Total	115	0	0	0	115



Building Permits Issued by School Attendance Area First Quarter, 2024



0 0.5 1 2 3 Miles

- 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
First Quarter (January-March) 2024**

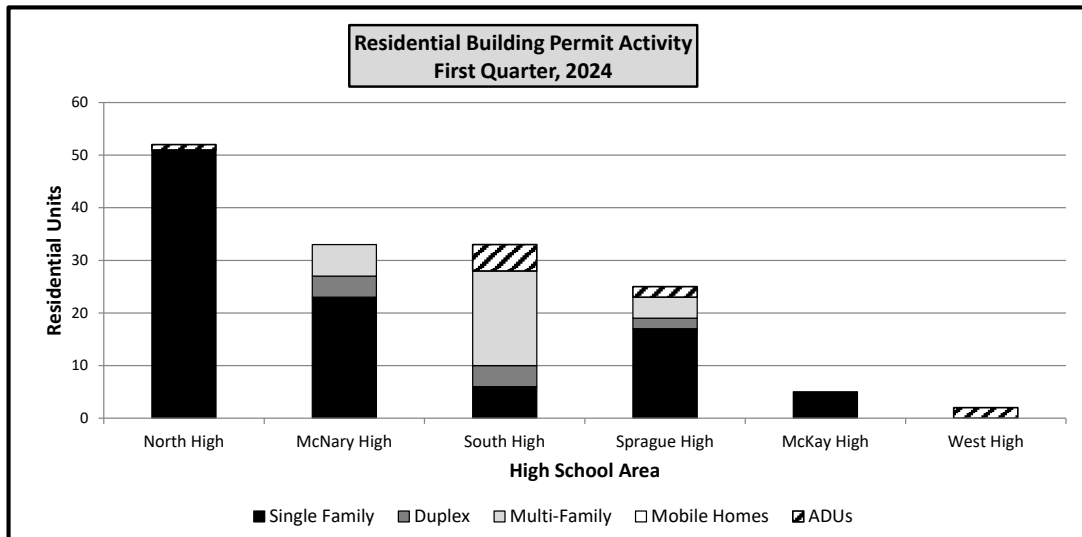
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total		High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn						
Engelwood	-10					-10
Four Corners	2					2
Grant					1	1
Highland	-1					-1
Mary Eyre	60					60
Miller						
Total	51				1	52
McNary High						
Clear Lake	22					22
Cummings	1	2				3
Forest Ridge						
Gubser		2				2
Keizer						
Kennedy						
Weddle			6			6
Total	23	4	6			33
South Salem High						
Bush					1	1
Candalaria	1				1	2
Hoover	2				1	3
Lee						
McKinley		4			1	5
Morningside	2				1	3
Pringle	2		18			20
Richmond	-1					-1
Total	6	4	18		5	33

Sprague High						
Battle Creek	5	2				7
Liberty	4					4
Salem Heights						
Schirle					1	1
Sumpter	7					7
Wright	1		4		1	6
Total	17	2	4		2	25
McKay High						
Cesar Chavez	1					1
Hallman						
Hammond						
Hayesville	2					2
Lamb	1					1
Scott	1					1
Swegle						
Washington						
Yoshikai						
Total	5					5
West Salem High						
Brush College						
Chapman Hill						
Harritt	-1				1	
Kalapuya	1				1	2
Myers						
Total					2	2
Total	102	10	28		10	150

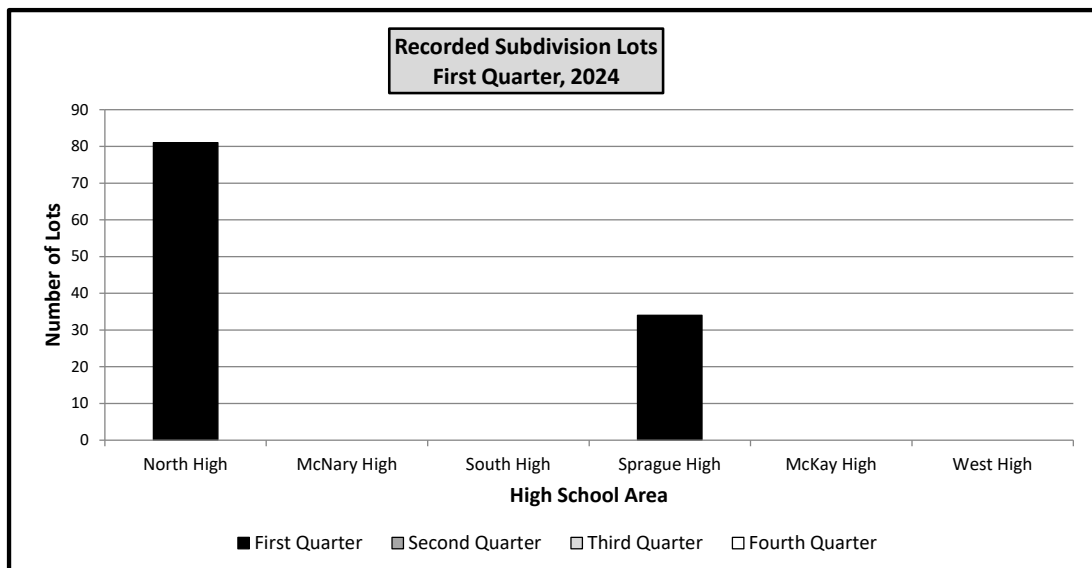
Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total		Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
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Claggett Creek	1	2	6			9		Stephens	4					4
Crossler	11				1	12		Straub						
Houck	62					62		Waldo	1					1
Judson	8	2	22		1	33		Walker				2		2
Leslie	2	4			4	10		Whiteaker	22	2				24
Parrish	-9				2	-7		Total	102	10	28		10	150

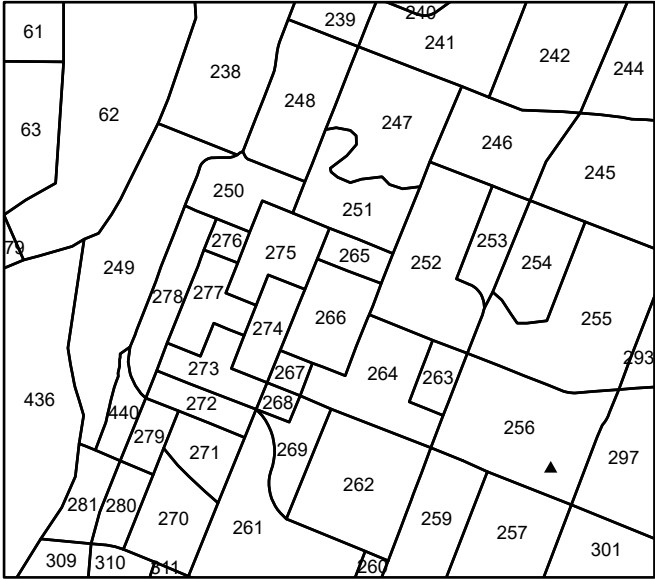


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
First Quarter (January-March) 2024**

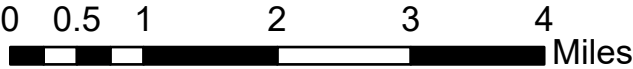
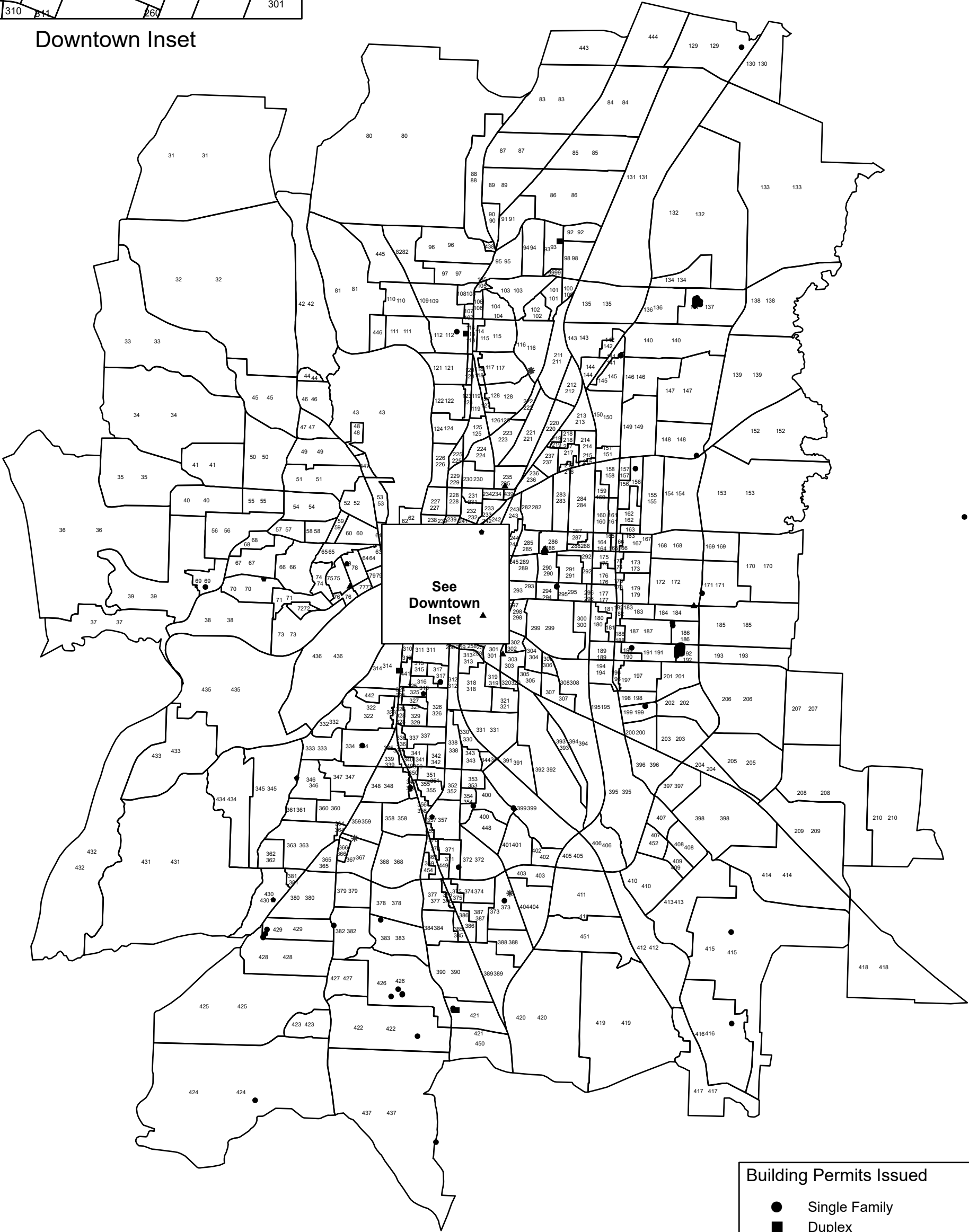
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn							Battle Creek	13				13
Engelwood							Liberty					
Four Corners							Salem Heights					
Grant							Schirle					
Highland							Sumpter	21				21
Mary Eyre	81				81		Wright					
Miller							Total	34				34
Total	81				81							
McNary High							McKay High					
Clear Lake							Cesar Chavez					
Cummings							Hammond					
Forest Ridge							Hayesville					
Gubser							Lamb					
Keizer							Scott					
Kennedy							Swegle					
Weddle							Washington					
Total							Yoshikai					
							Total					
South Salem High							West Salem High					
Bush							Brush College					
Candalaria							Chapman Hill					
Hoover							Hallman					
Lee							Harritt					
McKinley							Kalapuya					
Morningside							Myers					
Pringle							Total					
Richmond												
Total							Total	115				115



Building Permits Issued by Transportation Analysis Zone First Quarter, 2024



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
First Quarter (January-March) 2024

	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	22					22		243									349						
	32								138								244									350						
	33								139								245									351						
	34								140								246									352						
	35								141								247									353						
	36								142								248									354						
	37								143								249									355						
	38								144								250									356						
	39								145	2					2		251									357				1	1	
	40								146								252									358						
	41								147								253									359						
	42								148	1					1		254									360						
	43								149								255									361						
	44								150								256	-1					-1			362						
	45								151								257									363						
	46								152								258									364						
	47								153								259									365						
	48								154								260									366						
	49								155								261									367			4		4	
	50								156	1					1		262									368						
	51								157								263									369						
	52								158								264									370						
	53								159								265									371	1				1	
	54								160								266									372						
	55								161								267									373	1		18		19	
	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	1					1		277									383	1				1	
	66								172	-2					-2		278									384						
	67								173								279									385						
	68								174								280									386						
	69	1					1		175								281									387						
	70					1	1		176								282									388						
	71								177								283									389						
	72								178								284									390						
	73								179								285									391						
	74								180								286	-10					-10			392						
	75	-1					-1		181								287									393						
	76								182								288									394						
	77								183								289									395						
	78				1		1		184								290									396						
	79								185								291									397						
	80								186	2					2		292									398						
	81								187								293									399						
	82								188								294	2					1	3		400	2				2	
	83								189								295									401						
	84								190								296									402						
	85								191	1					1		297									403						
	86								192	59					59		298									404						
	87								193								299									405						
	88								194								300									406						
	89								195								301									407						
	90								196								302									408						
	91								197								303	-1					-1			409						
	92								198								304									410						
	93		2				2		199	2					2		305									411						
	94								200								306									412						
	95								201								307									413						
	96								202								308									414						
	97								203								309									415	1				1	
	98								204								310									416	1				1	
	99								205								311									417						
	100								206								312									418						
	101								207								313									419						
	102								208								314		4				4			420						
	103								209								315									421	3	2			5	
	104								210								316									422	1				1	
	105								211								317	1					1	2		423						
	106								212								318									424	1				1	
	107								213								319									425						
	108								214								320									426	4				4	
	109								215								321									427						
	110								216								322															