MIDLOTHIAN, TEXAS

RESIDENTIAL CONSTRUCTION REPORT

2010

DEVELOPMENT SERVICES DEPARTMENT
January 2011

THE YEAR IN REVIEW

The residential home construction market bounced back in Midlothian in 2010. Overall, the total number of single-family residential permits was moderately higher at **159**, which is a gain of **48%** compared to 2009. The overall value and square footage for new homes was slightly higher compared to 2009. The average construction value of a new single-family house in 2010 was **$123,443** (estimated sale value **$181,462**) and the average square footage was **2,364** square feet.

New Single-Family Dwelling Units			
Year	**Construction Value**	**Sale Value (est)**	**Square Footage**
2010	$123,443	$181,462	2364
2009	$122,381	$180,835	2353
2008	$135,363	$197,630	2603
2007	$146,423	$215,242	2817
2006	$131,374	$192,062	2527
2005	$117,172	$171,722	2253
2004	$103,430	$152,363	2009
2003	$96,817	$142,321	1864
2002	$92,958	$136,648	1915
2001	$111,037	$163,224	1795
2000	$111,532	$163,952	1825

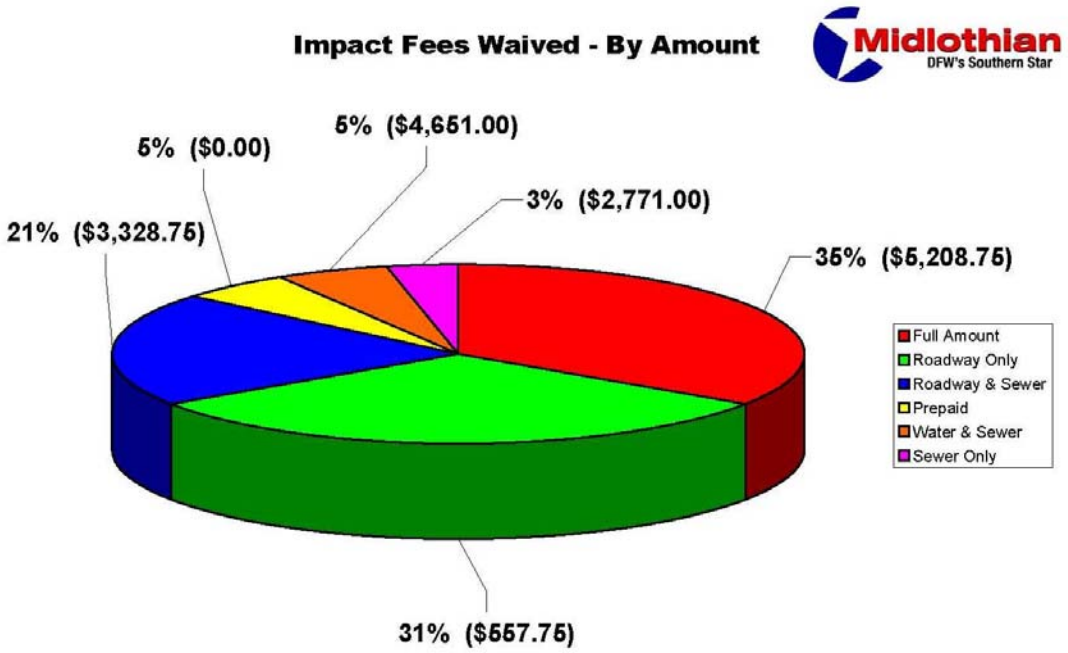
Geographically, the southern, eastern and central portions of Midlothian evenly split the issued single-family permits. This is a departure from previous years when the southern or eastern sections have been the predominant location for new construction.

The uptick in new housing construction was contained to existing lots in established subdivisions in 2010. There has not been significant zoning or platting for the establishment of new subdivisions in several years. Currently, in Midlothian, the existing inventory of lots is approximately **81%** complete with **581** lots available for construction. This is the highest recorded completion percentage since record keeping began in 2006. The pressure will mount throughout 2011 to initiate new developments within Midlothian.

City of Midlothian SF Lot Inventory	
Year	**Completion %**
2011	80.7%
2010	76.3%
2009	72.1%
2008	70.2%
2007	64.4%
2006	66.8%

Midlothian had a strong year when compared to other North Texas municipalities. In terms of Midlothian's current size the number of new homes it permitted was much greater than other communities of a much larger size. Only Frisco, one of the fastest

growing cities in the nation permitted more new homes compared to its size. This measurement does not take into account growth rates or land available for development, but merely looks at new homes permitted this year in proportion to existing housing inventory.

IMPACT FEE WAIVER PROGRAM

The Midlothian City Council approved the waiver of impact fees for existing final-platted residential lots on January 12, 2010. The City of Midlothian waived **$449,587.75** for 151 homes in 2010. Only about **35%** of homes permitted in 2010 qualified for the full impact fee waiver amount of 5,208.75. **23** builders took advantage of this program.