

# SPECIAL RELEASE

## Construction Statistics From Approved Building Permits Davao Region: Second Quarter 2024

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TABLE A. Summary of Construction Statistics from Approved Building Permits,  
Davao Region: Second Quarter 2023, First Quarter 2024, Second Quarter 2024

Type of Construction	Second Quarter 2023		First Quarter 2024		Second Quarter 2024	
	Level	Annual Growth Rate (percent)	Level	Annual Growth Rate (percent)	Level	Annual Growth Rate (percent)
<b>Total</b>						
Number	2,590	-6.46	2,033	-19.80	2,171	-16.18
Floor area (sq.m.)	414,746	-15.78	356,336	-62.84	494,919	19.33
Value (Php '000)	4,480,377	1.95	3,634,876	-34.47	5,364,764	19.74
Average cost per sqm (Php)	10,802.70	21.06	10,170.68	75.81	10,839.68	0.34
<b>Residential</b>						
Number	1,828	-8.96	1,289	-22.02	1,389	-24.02
Percent Share (number)	70.58%		63.40%		63.98%	
Floor area (sq.m.)	156,285	-18.61	152,038	-78.78	180,811	15.69
Value (Php '000)	1,692,873	-4.95	1,823,356	-35.96	2,283,929	34.91
Percent Share (value)	37.78%		50.16%		42.57%	
Average cost per sqm (Php)	10,831.96	16.78	11,992.76	201.75	12,631.58	16.61
<b>Non-residential</b>						
Number	664	20.51	723	0.00	717	7.98
Percent Share (number)	25.64%		35.56%		33.03%	
Floor area (sq.m.)	256,939	-10.81	204,252	-13.85	313,436	21.99
Value (Php '000)	2,604,549	0.54	1,800,354	-23.33	2,749,639	5.57
Percent Share (value)	58.13%		49.53%		51.25%	
Average cost per sqm (Php)	10,136.84	12.72	8,814.38	-11.01	8,772.57	-13.46
<b>Addition</b>						
Number	14	-93.30	1	-94.12	6	-57.14
Percent Share (number)	0.54%		0.05%		0.28%	
Floor area (sq.m.)	1522	-87.69	46	-99.15	672	-55.85
Value (Php '000)	13,138	-42.84	189	-99.53	7,124	-45.78
Percent Share (value)	0.29%		0.01%		0.13%	
<b>Alteration and Repair</b>						
Number	84	8300.00	20	-85.92	59	-29.76
Percent Share (number)	3.24%		0.98%		2.72%	
Value (Php '000)	169,817	282928.55	10,977	-96.47	324,072	90.84
Percent Share (value)	3.79%		0.30%		6.04%	

Note: Details of floor area and value may not add up to their respective totals due to rounding. Percent share is computed in terms of value. Source: Philippine Statistics Authority

## NUMBER OF CONSTRUCTIONS

### 1. Number of Constructions decreased

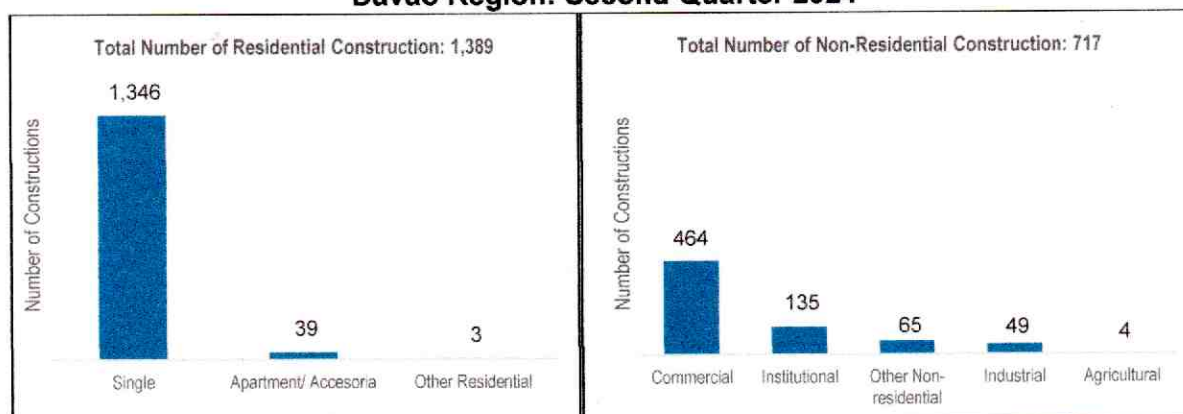
The number of constructions based on approved building permits in Davao Region for the second quarter of 2024 recorded a total of 2,171. This indicates a decrease of 16.18 percent from second quarter of 2023, but an increase of 6.79 percent compared to the first quarter of 2024. (Table A)

### 2. Residential had the highest number of constructions

Residential buildings accounted for the highest number of constructions in Davao Region during the quarter, totaling 1,389 or 63.98 percent of the overall construction activity. This represents a 24.02 percent decline compared to the same quarter of the previous year. Majority of residential constructions were single-type houses, comprising 96.90 percent of the total. Notably, no residential condominium constructions were recorded during the period. (Table A and Figure 1)

Non-residential constructions ranked second in total number during the quarter, with 717 projects or 33.03 percent of all construction activity in the region. Among these, commercial buildings made up the largest share at 64.71 percent, followed by institutional buildings at 18.83 percent, and industrial construction at 6.83 percent. (Table A and Figure 1)

**Figure 1. Number of Constructions from Approved Building Permits by Type  
Davao Region: Second Quarter 2024**



Source: Philippine Statistics Authority

Alteration and repair of existing structures decreased by 29.76 percent compared to the same quarter of 2023. This type of construction had a total of 59 or 2.72 percent share to the total number of constructions during the quarter. (Table A)

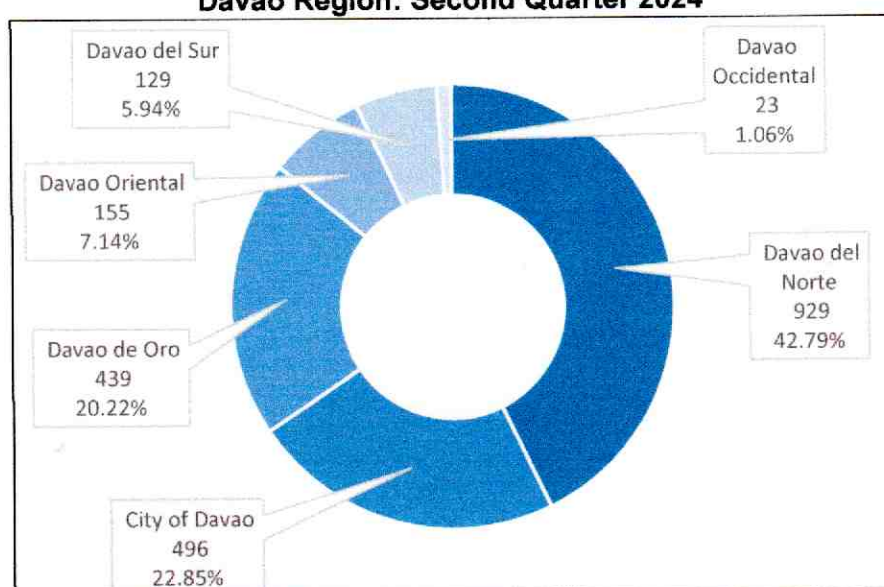
Similarly, Addition—which refers to any new construction that increases the height or floor area of an existing building—accounted for only 0.28 percent of the total constructions during the quarter. This reflects a significant decline of 57.14 percent compared to the same period in 2023. (Table A)



### 3. Number of constructions was highest in Davao Del Norte

Among the provinces and highly urbanized cities in Davao Region, Davao del Norte recorded the highest number of constructions during the quarter with 929 or 42.79 percent of the regional total. This was followed by City of Davao with 496 constructions (22.85%), and Davao de Oro with 439 (20.22%). Meanwhile, Davao Oriental and Davao del Sur contributed 7.14 percent and 5.94 percent, respectively. Davao Occidental registered the least number of constructions at only twenty-three (23), accounting for 1.06 percent of the total. (Figure 2)

**Figure 2. Distribution of Constructions from Approved Building Permits by Province, Davao Region: Second Quarter 2024**



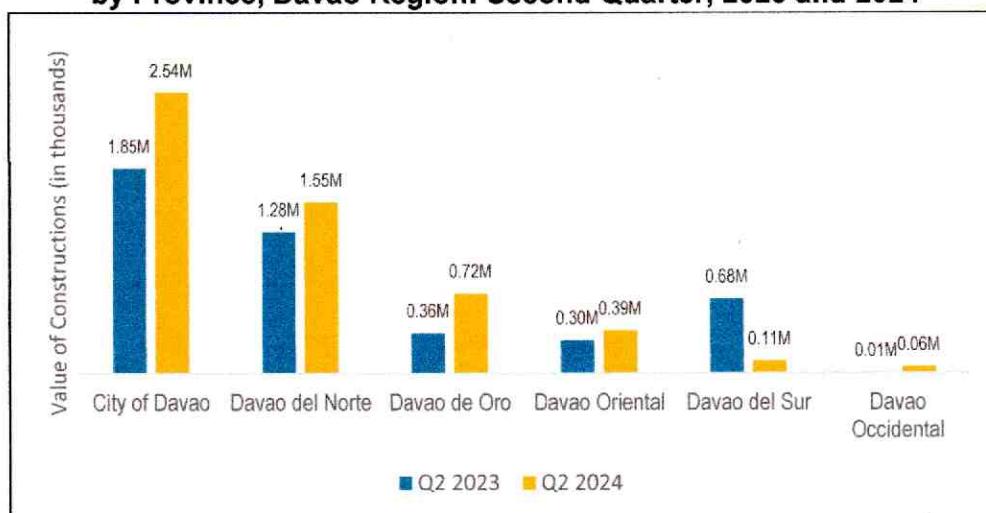
Source: Philippine Statistics Authority

## VALUE OF CONSTRUCTIONS

### 1. Total value of constructions increased

The total value of constructions in the Davao Region for the second quarter of 2024 reached PhP 5.36 billion, marking a 19.74 percent increase from PhP 4.48 billion recorded in the same quarter of 2023. This growth was largely attributed to the significant increase in construction activities in Davao de Oro, which nearly doubled its total value from PhP 364.49 million in Q2 2023 to PhP 721.81 million in Q2 2024. The City of Davao also maintained its position as the top contributor in the region, with total construction value increasing by 36.7 percent, from PhP 1.85 billion to PhP 2.54 billion. Meanwhile, Davao Occidental recorded the fastest growth in relative terms, posting an 813.3 percent increase, albeit from a low base of PhP 6.53 million in Q2 2023 to PhP 59.74 million in Q2 2024. (Table A and Figure 3)

**Figure 3. Value of Constructions from Approved Building Permits by Province, Davao Region: Second Quarter, 2023 and 2024**



Source: Philippine Statistics Authority

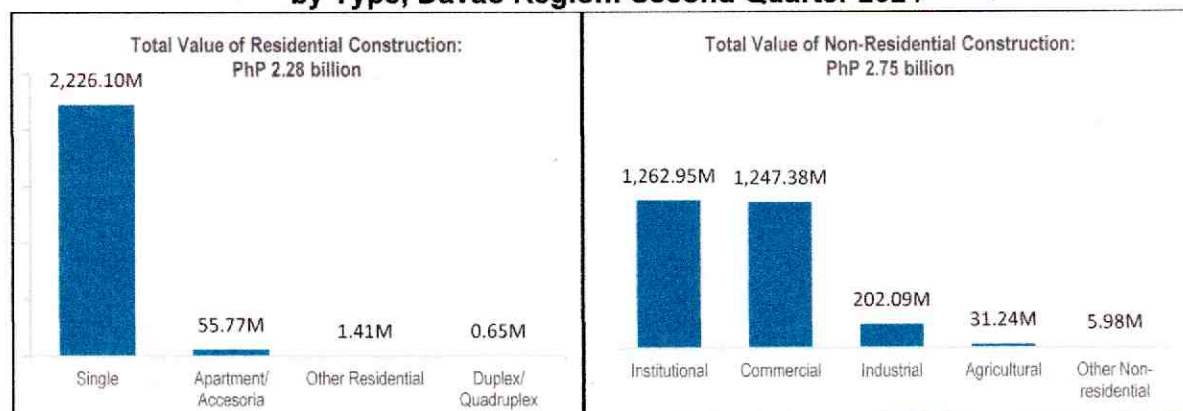
## 2. Non-residential recorded the highest value of constructions

Non-residential constructions recorded the highest share of the total value of constructions in the Davao Region for Q2 2024, amounting to PhP 2.75 billion or 51.25 percent of the total. This was a 5.57 percent increase compared to the PhP 2.60 billion posted in Q2 2023. (Table A and Figure 4)

Residential constructions were valued at PhP 2.28 billion in Q2 2024, accounting for 42.57 percent of the total construction value. This represents a 34.91 percent increase compared to the PhP 1.69 billion recorded in the same quarter of the previous year.

Meanwhile, Addition and Alteration & Repair types of construction continued to account for a minimal share of the total. Addition-type constructions were valued at PhP 7.12 million or 0.13 percent of the total, while Alteration & Repair constructions were valued at PhP 324.07 million, representing 6.04 percent of the total. Compared to second quarter of 2023, the value of Addition decreased by 45.78 percent, while Alteration & Repair increased by 90.84 percent.

**Figure 4. Value of Constructions from Approved Building Permits by Type, Davao Region: Second Quarter 2024**



Source: Philippine Statistics Authority



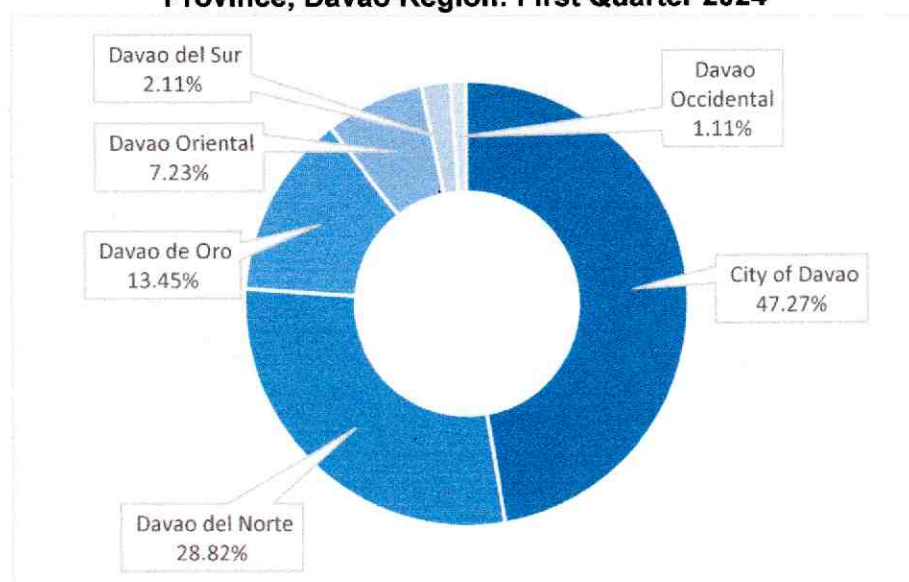
Single-type houses continued to dominate residential constructions in the second quarter of 2024, accounting for the largest share at PhP 2.23 billion or 97.46 percent of the total residential construction value. This was followed by Apartment/Accessoria constructions, which reached a value of PhP 55.77 million (2.44 percent), while Duplex/Quadruplex structures registered PhP 651.06 thousand, comprising only 0.03 percent of the residential total. Other types of residential buildings accounted for the remaining PhP 1.41 million or 0.06 percent. (Table A and Figure 4)

Meanwhile, the combined value of alteration and repair of existing structures and additions remained minimal. Alteration and repair works amounted to PhP 324.07 million, contributing 6.04 percent to the overall construction value—representing a 90.84 percent increase from the PhP 169.87 million recorded in Q2 2023. On the other hand, construction additions were valued at PhP 7.12 million, accounting for 0.13 percent of the total value and showing a 45.78 percent decrease from the PhP 13.13 million posted in the same quarter last year. (Table A)

### 3. City of Davao amounted the highest value of constructions

City of Davao recorded the highest value of constructions during the second quarter of 2024, amounting to PhP 2.54 billion, which accounted for 47.27 percent of the total value of constructions in the Davao Region. This was followed by Davao del Norte, with a total construction value of PhP 1.55 billion or 28.82 percent share. Davao de Oro came in third with PhP 721.81 million (15.01%), while Davao Oriental posted PhP 388.03 million (7.23%). Davao del Sur reported PhP 113.05 million (2.11%). Meanwhile, Davao Occidental had the lowest value of constructions at PhP 59.74 million, contributing just 1.11 percent of the regional total. (Figure 5)

**Figure 5. Distribution of Value of Constructions from Approved Building Permits by Province, Davao Region: First Quarter 2024**



Source: Philippine Statistics Authority

## FLOOR AREA

### 1. Reported total floor area of constructions increased

The total floor area of constructions in the second quarter of 2024 was recorded at 495 thousand square meters, showing a 19.33 percent increase from the 415 thousand square meters reported in the same quarter of 2023. Likewise, this reflects a 38.89 percent increase compared to the previous quarter (Q1 2024). (Table A)

### 2. Non-residential comprised more than half of the total floor area of constructions

Non-residential constructions accounted for 313 thousand square meters, representing 63.33 percent of the total floor area in the second quarter of 2024. This reflects a 21.99 percent increase compared to the total non-residential floor area recorded in the same quarter of the previous year. (Table A)

On the other hand, residential constructions covered 181 thousand square meters, comprising 36.53 percent of the total floor area. This marks a 15.69 percent increase from the 156 thousand square meters registered in the second quarter of 2023. (Table A)

## AVERAGE COST PER SQUARE METER

### 1. Average cost of constructions slightly increased

The estimated average cost per square meter of construction, excluding those for alteration and repair, was PhP 10,839.68 in the second quarter of 2024. This reflects a marginal increase of 0.34 percent compared to the PhP 10,802.70 posted in the same quarter of 2023, and a modest rise from the PhP 10,170.68 recorded in the previous quarter (Q1 2024). (Table A)

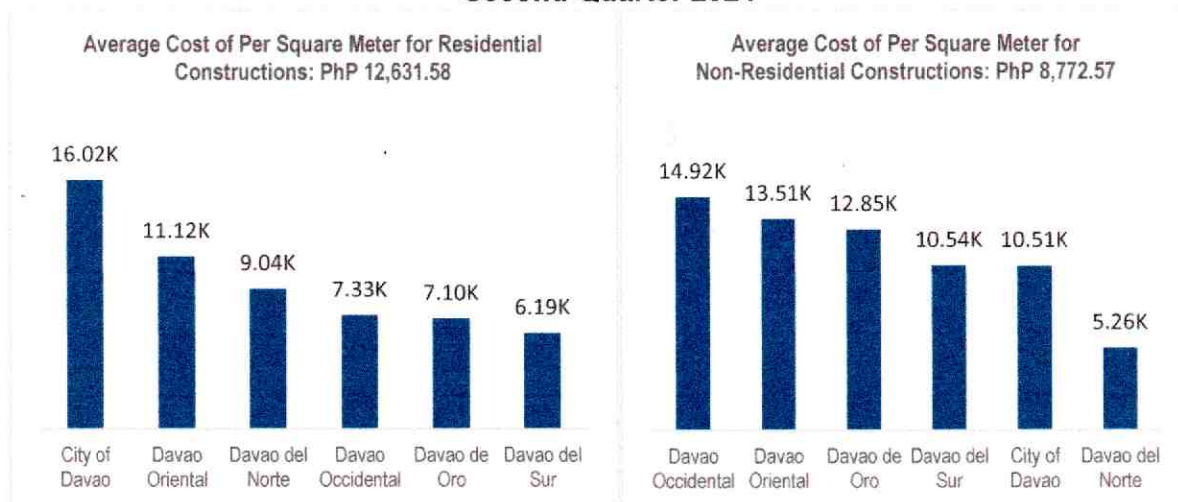
### 2. Residential had the highest average cost of constructions

Residential constructions registered an average cost of PhP 12,631.58 per square meter in the second quarter of 2024, marking a 16.61 percent increase compared to the same period in 2023. Among the provinces and cities in the region, City of Davao recorded the highest residential construction cost at PhP 16,016.59 per square meter. This was significantly higher than in Davao Oriental (PhP 11,116.49 per square meter), Davao del Norte (PhP 9,035.67 per square meter), Davao Occidental (PhP 7,328.08 per square meter), Davao de Oro (PhP 7,104.45 per square meter), and Davao del Sur (PhP 6,186.41 per square meter). (Table A and Figure 6)

Meanwhile, the average cost for non-residential constructions in the region stood at PhP 8,772.57 per square meter, showing a slight decrease of 13.46 percent compared to the same quarter last year. The highest non-residential construction cost was observed in Davao Occidental at PhP 14,917.22 per square meter, followed by Davao Oriental (PhP 13,513.64), Davao de Oro (PhP 12,846.72), and Davao del Sur (PhP 10,535.85). The lowest average costs were recorded in City of Davao (PhP 10,505.51) and Davao del Norte (PhP 5,261.60). (Table A and Figure 6)



**Figure 6. Average Cost per Square Meter by Province, Davao Region:  
Second Quarter 2024**



Source: Philippine Statistics Authority

### 3. Single-type residential buildings were the most expensive among residential constructions

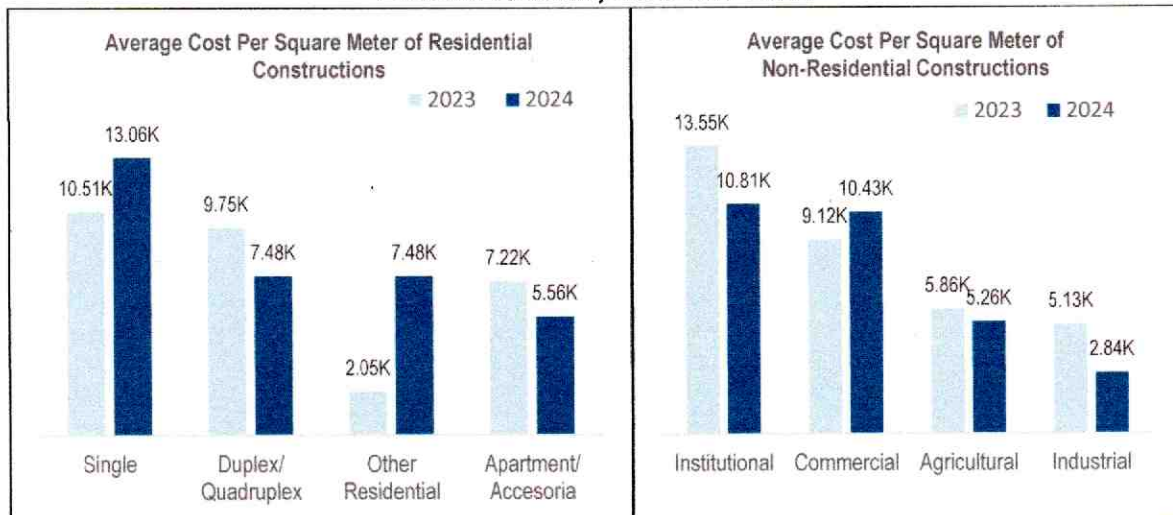
In the second quarter of 2024, single-type residential buildings posted the highest average cost per square meter at PhP 13,056.15, surpassing all other types of residential constructions. This was followed by duplex/quadruplex (PhP 7,483.48), other residential buildings (PhP 7,478.86), and apartment/accessoria types (PhP 5,558.36). No condominium construction was reported during the quarter. (Figure 7)

### 4. Institutional-type buildings had the highest cost among non-residential constructions

In the second quarter of 2024, institutional-type buildings posted the highest average cost per square meter among non-residential constructions at PhP 10,809.98, despite a 20.2 percent decrease from PhP 13,545.83 in the same quarter of 2023.

This was followed by commercial buildings with an average cost of PhP 10,428.60, while agricultural and industrial building types had significantly lower average costs at PhP 5,259.76 and PhP 2,844.26, respectively. (Figure 7)

**Figure 7. Average Cost per Square Meter by Type of Construction, Davao Region:  
Second Quarter, 2023 and 2024**



*Note: No condominium construction permits reported in the second quarter of 2024.*

*Source: Philippine Statistics Authority*

**APPROVED FOR RELEASE:**

**BABY JEAN P. ALID**

(Chief Administrative Officer)

Officer-in-Charge

Regional Statistical Services Office 11

Philippine Statistics Authority

*[Signature]*  
MLSM/ALME