



Lansing Area
QUARTERLY REPORT
4th Quarter Residential – 2015

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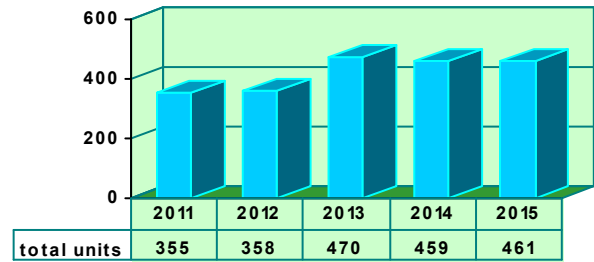
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SECTION I

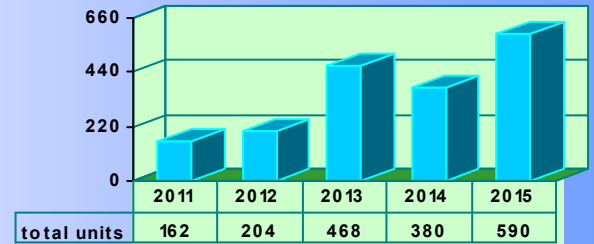
AT A GLANCE

Lansing Area

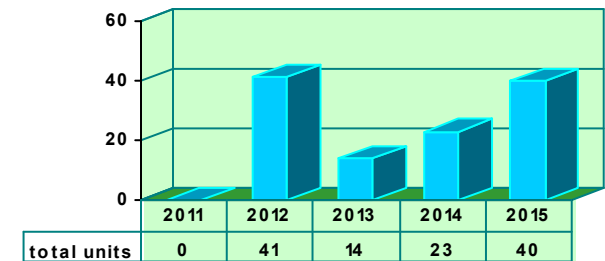
Single Family Home starts through the fourth quarter.



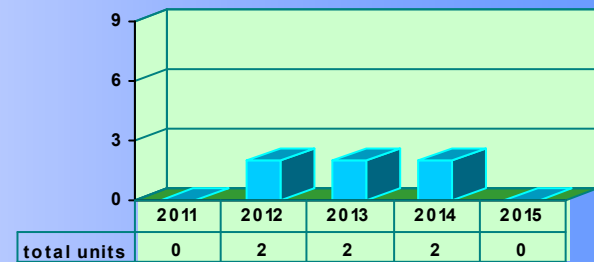
Apartment unit starts through the fourth quarter.



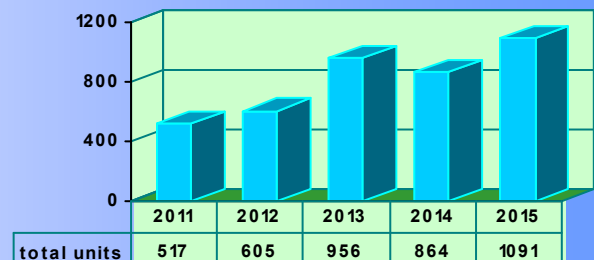
Condominium unit starts through the fourth quarter.



Duplex unit starts through the fourth quarter.

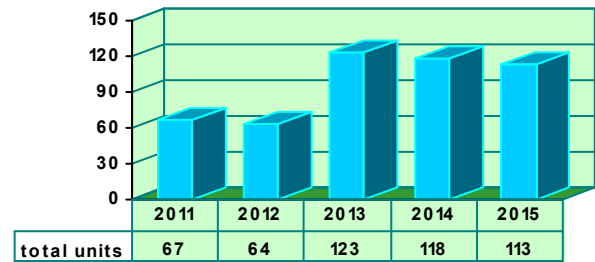


Total Living units through the fourth quarter.

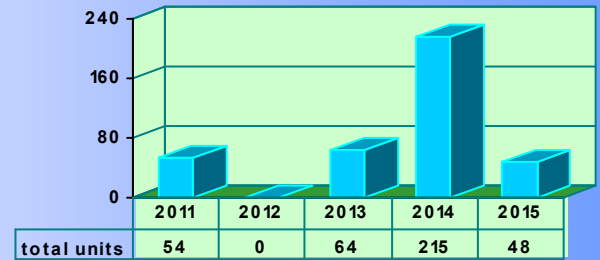


Clinton County

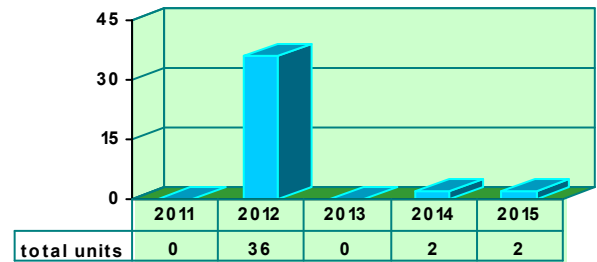
Single Family Home starts through the fourth quarter.



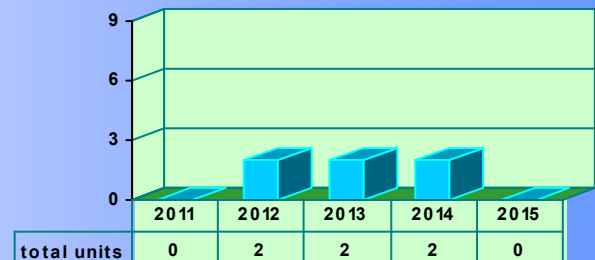
Apartment unit starts through the fourth quarter.



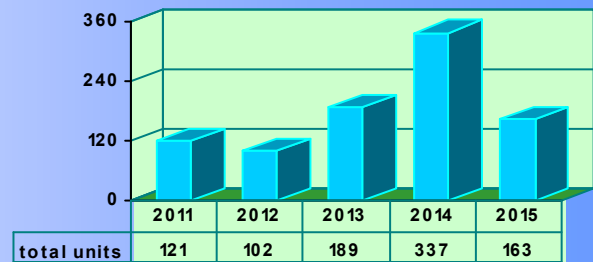
Condominium unit starts through the fourth quarter.



Duplex unit starts through the fourth quarter.



Total Living units through the fourth quarter.

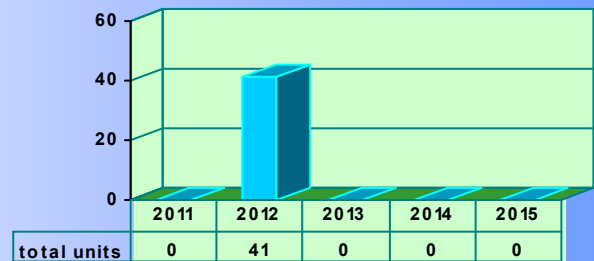


Eaton County

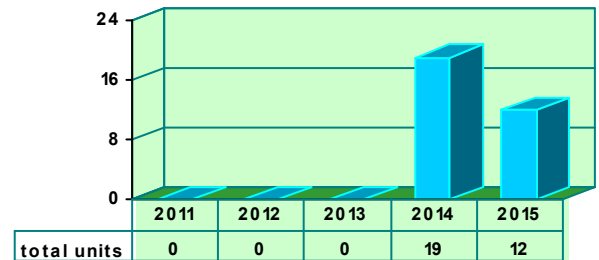
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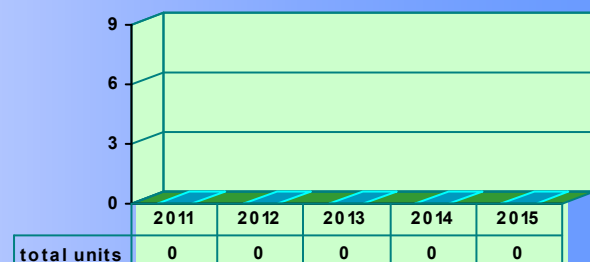
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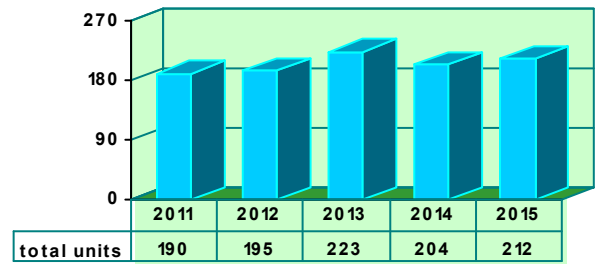
Total Living units through the fourth quarter.



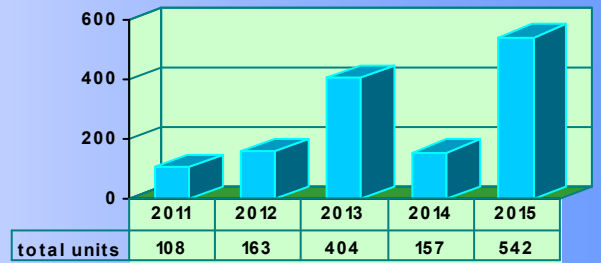
Ingham County

See Jurisdiction Summary for areas covered.

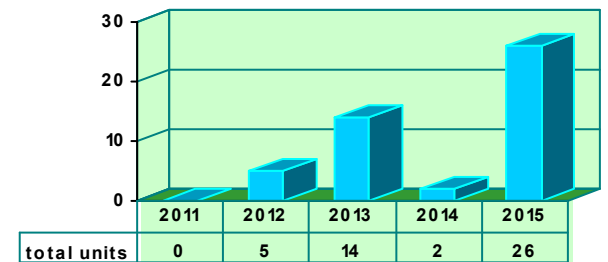
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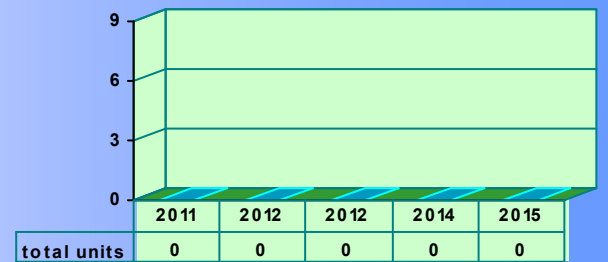
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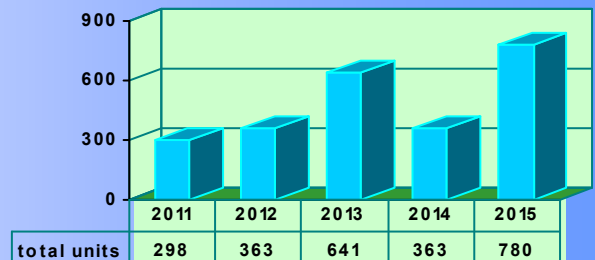
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Duplex unit starts through the fourth quarter.

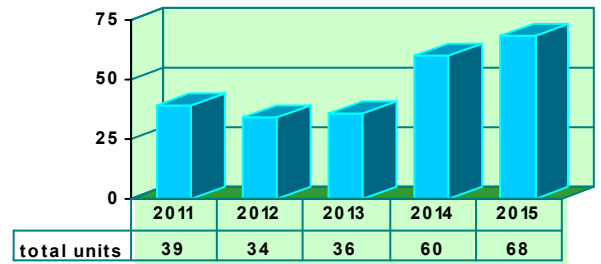


Total Living units through the fourth quarter.

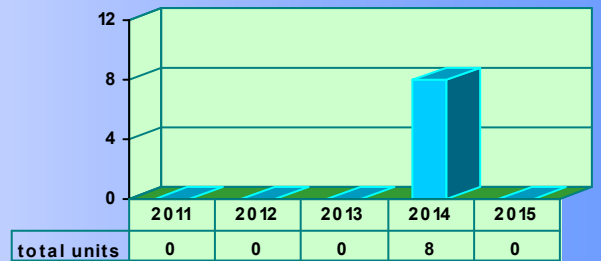


Ionia County

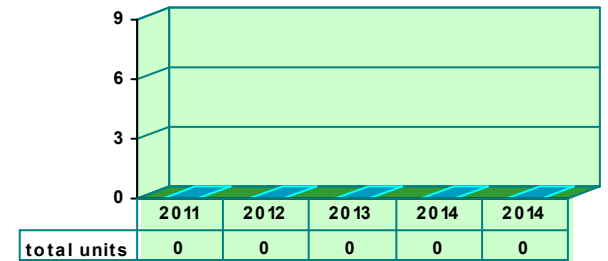
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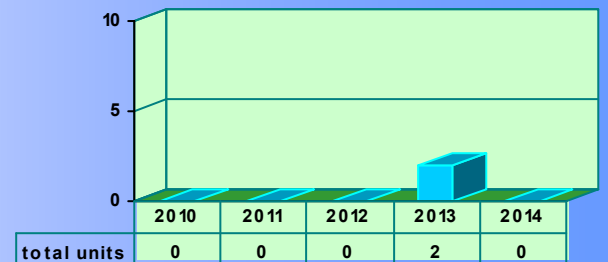
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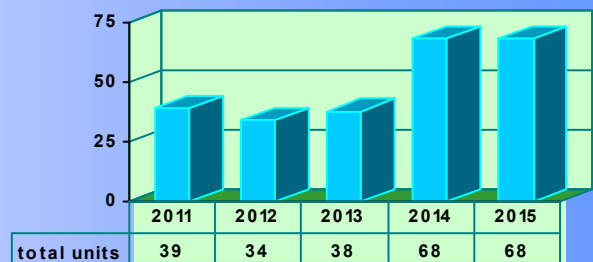
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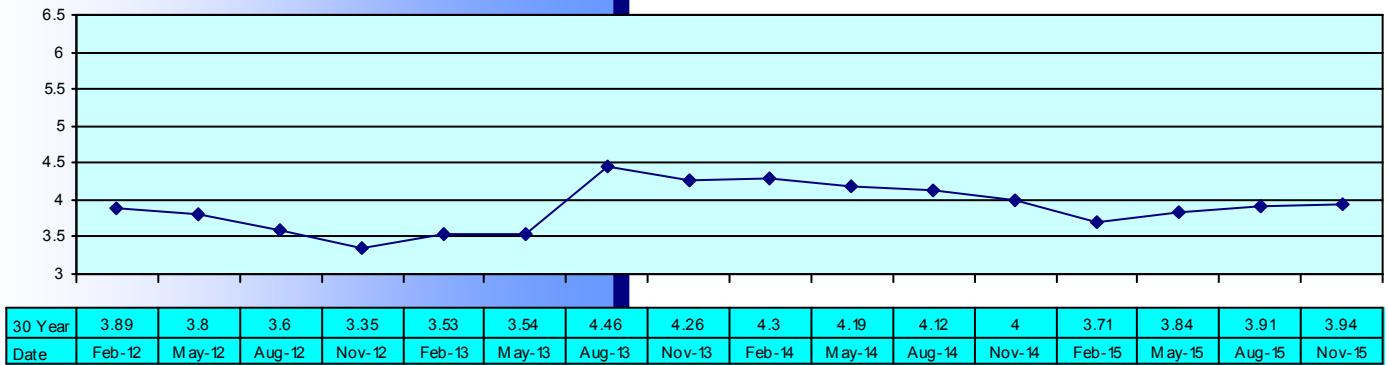


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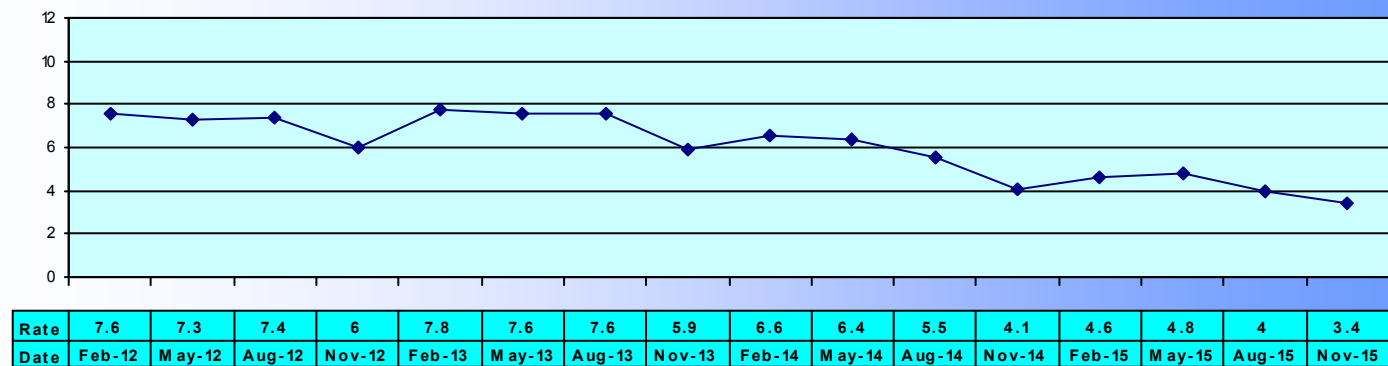


Unemployment And Mortgage Information

Fixed Mortgage Rates



Lansing Area Unemployment Rates



Single Family Starts by Quarter

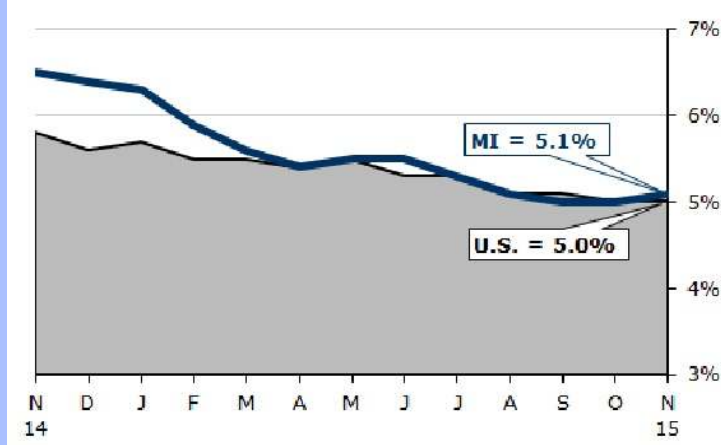
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2002	251	431	373	283
2003	298	468	417	299
2004	293	381	396	264
2005	264	366	322	299
2006	240	342	264	169
2007	124	208	169	135
2008	61	117	101	41
2009	30	79	91	57
2010	117	151	82	76
2011	71	120	90	75
2012	74	111	100	76
2013	99	139	150	83
2014	80	133	156	94
2015	60	165	145	93

Michigan Fast Facts

(From the State of Michigan)

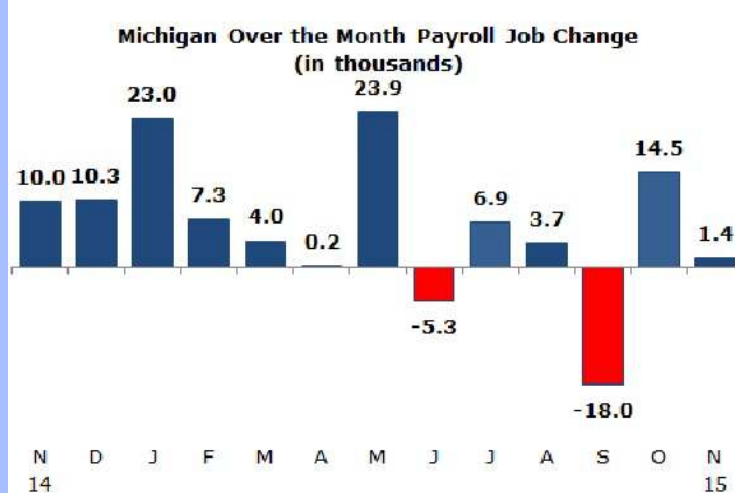
Michigan Unemployment Rate (Seasonally Adjusted)

November 2015 5.1%
 Change Over Month +0.1
 Change Over Year -1.4



Michigan Payroll Jobs (Seasonally Adjusted)

November 2015 4,279,000
 Change Over Month +1,000
 Change Over Year +72,000



Detroit Consumer Prices

October 2015 220.5
 Change Over Year -0.7%

Total Nonfarm Employment by Michigan Metropolitan Areas (Unadjusted)

(Click on Area Name to view detail)

AREA	2015	2015	2014	% Change From Previous	
	November	October	November	Mnth	Year
Michigan - Statewide	4326.5	4332.0	4253.9	-0.1	1.7
Ann Arbor	217.6	218.1	214.8	-0.2	1.3
Battle Creek	60.1	59.9	59.4	0.3	1.2
Bay City	37.7	37.9	37.6	-0.5	0.3
Detroit - Dearborn - Livonia	745.8	741.1	736.5	0.6	1.3
Detroit-Warren-Dearborn	1965.2	1958.0	1931.4	0.4	1.8
Flint	143.5	142.6	143.1	0.6	0.3
Grand Rapids - Wyoming	544.1	543.7	524.8	0.1	3.7
Jackson	56.5	56.4	56.3	0.2	0.4
Kalamazoo-Portage	146.6	146.1	142.9	0.3	2.6
Lansing-East Lansing	231.3	231.3	229.0	0.0	1.0
Midland	38.4	38.5	38.0	-0.3	1.1
Monroe	43.4	43.6	42.1	-0.5	3.1
Muskegon	65.0	64.6	63.5	0.6	2.4
Niles-Benton Harbor	62.5	63.4	60.9	-1.4	2.6
Saginaw	91.3	90.4	89.9	1.0	1.6
Warren - Troy - Farmington Hills	1219.4	1216.9	1194.9	0.2	2.1

SECTION II

HOME START INFORMATION

JURISDICTION SUMMARY STATISTICS

Single Family Starts Through the fourth quarter

Clinton County

	2015	2014	2013	2012	2011
Dewitt Township	40	47	42	24	25
Bath	29	23	31	16	13
Westphalia	12	3	4	3	5
Victor	7	3	4	2	3
Bingham	6	5	1	2	
Village of Fowler	3				
Ovid	3	2	1		4
Greenbush	3				2
Eagle	2	5	3	2	3
Olive	2	8	6	4	2
St. Johns	2	4	4	1	1
Essex	2	1	1	2	
Dallas	1	7	6	2	
Lebanon	1	1			
Bengal		1		1	
Dewitt City		3	17	4	5
Riley		2	1		1
Duplain		3	2	1	3
TOTAL	113	118	123	64	67

Eaton County

	2015	2014	2013	2012	2011
Delta	27	36	45	21	22
Windsor	9	11	11	10	5
Eaton	6	5	9	1	2
Oneida	5	1		2	3
Bellevue	4		2	1	
Eaton Rapids Township	4	3	2	2	1
Benton	4	9	3	10	4
Walton	3		6	1	3
Hamlin	2	4	1	5	3
Carmel	2	1	1	2	
Chester	1			1	7
Sunfield	1	1	1		
Kalamo		3	2	3	2
City of Pottersville		1			2
Dimondale			1		1
Grand Ledge				3	
Brookfield			1	1	2
Mulliken		1			
Olivet City		1	1		
Roxand				2	
Vermontville			2		2
TOTAL	68	77	88	65	59

Ingham County

	2015	2014	2013	2012	2011
Meridian	71	92	100	59	56
Delhi	59	52	34	20	19
City Of Lansing	39	14	34	40	41
East Lansing	25	17	8	9	11
Vevay	8	5	4	1	2
Aurelius	4	14	35	59	56
Leslie City	3		2	1	2
Lansing Township	2				
Locke	1	2	2	1	1
Williamston		8	4	5	2
TOTAL	212	204	223	195	190

Ionia County

	2015	2014	2013	2012	2011
Boston	19	13	5	7	5
Portland	8	10	6	8	5
Berlin	6	4	3		4
Ronald	5	4		2	2
Danby	5	5	5	4	1
Orleans	4	1	4		3
Keene	3	3	1		2
Odessa	2	3	2	3	1
Otisco	2	2	2	1	3
Campbell	2	1	4	2	2
Orange	2	2	1	2	1
Lyons	2	1		2	2
Ionia Township	2	2	1		1
Easton	1	3		2	2
Pewamo	1				
Clarksville Village	1	1			
Village of Lake Odessa	1				
Sebewa	1	1	1	1	
North Plains	1				3
Ionia City		4	1		1
Village of Hubbardston					1
TOTAL	68	60	36	34	39

BUILDER STARTS AND VALUE RANGES PER JURISDICTION

Construction Values are as reported on building permits and do not necessarily reflect the actual project costs.
Single Family starts per jurisdiction are ranked by builder

Clinton County

Bath		low	high	average
HDI Builders	9	133,550	220,544	163,160
CVE Builders	6	96,908	184,980	138,711
Giguere Homes	3	172,230	450,361	313,799
Homeowner	2	154,392	154,392	154,392
Boverhof Builders	1	848,232	848,232	848,232
Eastbrook Homes	1	196,453	196,453	196,453
James Edward Builders	1	140,610	140,610	140,610
Jerry Fedewa Homes Inc.	1	179,129	179,129	179,129
Fred Motz, Builder	1	228,751	228,751	228,751
Qualified Builders	1	128,425	128,425	128,425
Stier Bros. Builders	1	160,791	160,791	160,791
LJ Trumble Builders LLC	1			
Volkers Builders LLC	1	180,342	180,342	180,342
TOTAL	29			

Bingham		low	high	average
Sierra Homes of Michigan, Inc.	2	202,690	232,837	217,764
CVE Builders	1	222,003	222,003	222,003
Rozen Construction Inc.	1	232,783	232,783	232,783
Jeremy Swender	1	460,113	460,113	460,113
Pete Vandenberg	1	300,070	300,070	300,070
TOTAL	6			

Dallas		low	high	average
Homeowner	1	375,657	375,657	375,657
TOTAL	1			

Dewitt Township		low	high	average
Eastbrook Homes	21	221,500	390,729	290,507
Mayberry Homes, LLC	7	250,692	340,779	292,730
Motz Homes	3	212,536	295,844	247,289
Chad Ballard	1	289,550	289,550	289,550
Capital City Homes	1	160,174	160,174	160,174
Jeff Cranson, Builder	1	247,824	247,824	247,824
Giguere Homes	1	625,000	625,000	625,000
Homeowner	1	378,532	378,532	378,532
Key Builders, Inc.	1	390,000	390,000	390,000
John L. McNamara	1	358,251	358,251	358,251
Fred Motz, Builder	1	274,696	274,696	274,696
Rozen Construction Inc.	1	255,535	255,535	255,535
TOTAL	40			

Eagle		low	high	average
Homeowner	1	189,852	189,852	189,852
Westphalia Builders & Supply Co.	1	192,804	192,804	192,804
TOTAL	2			

Essex		low	high	average
Motz Homes	1	339,061	339,061	339,061
Schneider Builders	1	296,035	296,035	296,035
TOTAL	2			

Greenbush		low	high	average
Larry T. Schaefer, Inc.	3	323,008	358,137	344,771
TOTAL	3			

Lebanon		low	high	average
Larry T. Schaefer, Inc.	1	306,937	306,937	306,937
TOTAL	1			

Olive		low	high	average
Rozen Construction Inc.	1	235,915	235,915	235,915
Sierra Homes of Michigan, Inc.	1	291,399	291,399	291,399
TOTAL	2			

Ovid		low	high	average
Keller Construction	1	421,148	421,148	421,148
Mayberry Homes, LLC	1	286,194	286,194	286,194
Kenneth Nanasy	1	18,886	18,886	18,886
TOTAL	3			

St. Johns		low	high	average
CVE Builders	2	208,099	311,439	259,769
TOTAL	2			

Victor		low	high	average
CVE Builders	1	301,767	301,767	301,767
James Edward Builders	1	237,106	237,106	237,106
Key Builders, Inc.	1	395,516	395,516	395,516
Fred Motz, Builder	1	196,277	196,277	196,277
Robert Petrach	1	225,583	225,583	225,583
Rozen Construction Inc.	1	259,213	259,213	259,213
Larry T. Schaefer, Inc.	1	284,005	284,005	284,005
TOTAL	7			

Village of Fowler		low	high	average
Sierra Homes of Michigan, Inc.	2	243,982	254,292	249,137
Keith Fedewa, Carpenter	1	312,973	312,973	312,973
TOTAL	3			

Westphalia		low	high	average
Homeowner	4	183,203	349,027	295,256
Westphalia Builders & Supply Co.	2	245,927	253,259	249,593
A & H Homes, LLC	1	298,991	298,991	298,991
Dible Builders, Inc.	1	223,995	223,995	223,995
Motz Homes	1	264,397	264,397	264,397
Brad Myers	1	313,884	313,884	313,884
Larry T. Schaefer, Inc.	1	233,265	233,265	233,265
Sierra Homes of Michigan, Inc.	1	224,364	224,364	224,364
TOTAL	12			

Eaton County

Bellevue		low	high	average
Homeowner	2			
Mayberry Homes, LLC	1	214,168	214,168	214,168
Precise Construction Contractors	1	126,000	126,000	126,000
TOTAL	4			

Benton		low	high	average
Edward Morden	2	389,908	389,908	389,908
Tom Bondarenko	1	385,000	385,000	385,000
Goodall Construction	1	319,850	319,850	319,850
TOTAL	4			

Carmel		low	high	average
Cassidy Builders	1	154,000	154,000	154,000
Homeowner	1	157,958	157,958	157,958
TOTAL	2			

Chester low high average

Mills Electric 1
TOTAL 1

Delta low high average

Mayberry Homes, LLC 14 142,286 320,000 202,865
 Eastbrook Homes 8 164,000 220,000 193,000
 AmeriPro Restoration LLC 1 271,745 271,745 271,745
 Gilbert Construction 1 450,000 450,000 450,000
 Homeowner 1 180,000 180,000 180,000
 Key Builders, Inc. 1 550,000 550,000 550,000
 Sierra Homes of Michigan, Inc. 1 154,850 154,850 154,850
TOTAL 27

Eaton low high average

CVE Builders 5 91,000 288,482 168,096
 Mayberry Homes, LLC 1 207,844 207,844 207,844
TOTAL 6

Eaton Rapids Township low high average

Arrowhead Homes 2 186,565 200,000 193,283
 Cody Collins Construction 2 153,490 153,490 153,490
TOTAL 4

Hamlin low high average

Arrowhead Homes 1 338,156 338,156 338,156
 Bofysil Construction LLC 1 265,000 265,000 265,000
TOTAL 2

Oneida low high average

Homeowner 2 220,296 392,744 306,520
 Allen Edwin Homes 1 336,000 336,000 336,000
 Giguere Homes 1 420,833 420,833 420,833
 Fred Motz, Builder 1 400,000 400,000 400,000
TOTAL 5

Sunfield low high average

Homeowner 1
TOTAL 1

Walton low high average

Bronco Builders 1 156,550 156,550 156,550
 CVE Builders 1 125,300 125,300 125,300
 Pine Hill Construction 1 309,266 309,266 309,266
TOTAL 3

Windsor low high average

CVE Builders 5 112,000 334,207 179,915
 Earl Builders 1 297,003 297,003 297,003
 K Fedewa Builders Inc. 1 128,000 128,000 128,000
 Homeowner 1 250,000 250,000 250,000
 Sommer Building LLC 1 450,000 450,000 450,000
TOTAL 9

Ingham County

Aurelius low high average

Arrowhead Homes 2 98,000 120,000 109,000
 James Edward Builders 1 298,000 298,000 298,000
 Motz Homes 1 230,000 230,000 230,000
TOTAL 4

City Of Lansing low high average

Mayberry Homes, LLC 18 155,000 398,989 319,125
 Eastbrook Homes 11 280,000 472,403 359,830
 Metro Development Corp. 3
 David Muylle 2
 Ballard Development, Inc. 1
 DZI Construction Services Inc. 1
 Giguere Homes 1
 Habitat for Humanity Lansing 1

Masterwork LLC 1
TOTAL 39

Delhi low high average

Allen Edwin Homes 23 186,076 357,515 248,172
 Mayberry Homes, LLC 16 175,738 268,684 220,605
 CVE Builders 7 176,910 212,197 198,399
 K Fedewa Builders Inc. 3 185,241 195,422 190,173
 Homeowner 2 210,329 215,246 212,788
 Century Construction 1 283,718 283,718 283,718
 DNR Improvements 1 283,783 283,783 283,783
 Eastbrook Homes 1 192,640 192,640 192,640
 Jerry Fedewa Homes Inc. 1 286,278 286,278 286,278
 Rozen Construction Inc. 1 265,329 265,329 265,329
 John Russell Builders, Inc. 1 170,157 170,157 170,157
 Sierra Homes of Michigan, Inc. 1 285,249 285,249 285,249
 Volkers Builders LLC 1 392,748 392,748 392,748
TOTAL 59

East Lansing low high average

Mayberry Homes, LLC 21 178,445 430,608 241,546
 LJ Trumble Builders LLC 3 132,393 146,818 142,010
 Property Owner 1 50,000 50,000 50,000
TOTAL 25

Lansing Township low high average

Homeowner 1 130,000 130,000 130,000
 Property Owner 1 670,357 670,357 670,357
TOTAL 2

Leslie City low high average

Allen Edwin Homes 3 101,265 157,824 120,851
TOTAL 3

Locke low high average

LaFollette Custom Homes 1 263,497 263,497 263,497
TOTAL 1

Meridian low high average

Mayberry Homes, LLC 21 224,652 389,630 301,417
 Giguere Homes 11 181,000 422,000 274,356
 Eastbrook Homes 8 183,000 286,000 232,714
 CVE Builders 6 134,460 213,379 173,418
 Schroeder Homes 6 262,533 362,992 327,647
 Goodrich Builders 4 225,000 255,000 246,250
 Jerry Fedewa Homes Inc. 2 399,000 553,000 476,000
 Homeowner 2 250,000 427,367 338,684
 Allen Edwin Homes 1 350,035 350,035 350,035
 Ballard Development, Inc. 1 239,480 239,480 239,480
 Central Management & 1 203,000 203,000 203,000
 Corrado Contracting LLC 1 375,000 375,000 375,000
 James Edward Builders 1 325,000 325,000 325,000
 HDI Builders 1 270,000 270,000 270,000
 Fred Motz, Builder 1 558,000 558,000 558,000
 Palmer Construction 1 257,400 257,400 257,400
 Mark Sanders Construction 1 207,000 207,000 207,000
 Sierra Homes of Michigan, Inc. 1 230,000 230,000 230,000
 Townsend Builders 1 289,920 289,920 289,920
TOTAL 71

Vevay low high average

Homeowner 3 77,220 299,959 195,112
 Mike Buchman 1 262,002 262,002 262,002
 Byrum Builders 1 248,958 248,958 248,958
 CVE Builders 1 271,532 271,532 271,532
 James Edward Builders 1 302,350 302,350 302,350
 Sierra Homes of Michigan, Inc. 1 267,510 267,510 267,510
TOTAL 8

Ionia County

Berlin		low	high	average
Homeowner	3	71,095	289,355	163,353
Cedar Hill Homes Inc.	1			
PEL G.C.	1	276,062	276,062	276,062
RBC Construction Contractors LLC	1	164,821	164,821	164,821
TOTAL	6			

Boston		low	high	average
Diversco Construction	5	151,824	167,756	158,565
Homeowner	2	103,730	185,919	144,825
Don Miles Builders	2	295,781	346,486	321,134
Advanced Building & Construction	1	218,667	218,667	218,667
American Living Inc.	1	114,087	114,087	114,087
Richard Anderson	1	393,142	393,142	393,142
BDD Construction	1	147,890	147,890	147,890
Case Construction	1	137,327	137,327	137,327
David Allen DeGraaf	1	217,434	217,434	217,434
Heartland Builders, LLC	1	201,425	201,425	201,425
JMB Builders	1	135,214	135,214	135,214
Bill Racine Construction	1	123,946	123,946	123,946
Art Romence Custom Homes	1	456,348	456,348	456,348
TOTAL	19			

Campbell		low	high	average
Homeowner	1	329,584	329,584	329,584
Dennis Pepper	1	158,144	158,144	158,144
TOTAL	2			

Clarksville Village		low	high	average
Nurenberg Homes	1	153,876	153,876	153,876
TOTAL	1			

Danby		low	high	average
Homeowner	2	147,890	255,903	201,897
Lilly Construction	2	151,427	160,215	155,821
Fred Motz, Builder	1	253,510	253,510	253,510
TOTAL	5			

Easton		low	high	average
KDH Construction	1	187,328	187,328	187,328
TOTAL	1			

Ionia Township		low	high	average
Homeowner	1	117,943	117,943	117,943
Larry T. Schaefer, Inc.	1	205,990	205,990	205,990
TOTAL	2			

Keene		low	high	average
Advanced Building & Construction	1	169,004	169,004	169,004
Richard Anderson	1	122,867	122,867	122,867
Scott A. Crater Construction	1	118,312	118,312	118,312
TOTAL	3			

Lyons		low	high	average
Larry T. Schaefer, Inc.	1	205,915	205,915	205,915
F. Thomas Builders Inc.	1	202,469	202,469	202,469
TOTAL	2			

North Plains		low	high	average
Homeowner	1	135,621	135,621	135,621
TOTAL	1			

Odessa		low	high	average
JMB Builders	1	275,597	275,597	275,597
Trimworks Construction	1	244,019	244,019	244,019
TOTAL	2			

Orange		low	high	average
Homeowner	2	394,374	394,374	394,374
TOTAL	2			

Orleans		low	high	average
Homeowner	2	84,509	84,509	84,509
Feehan & Son Excavation	1	211,560	211,560	211,560
JR Wright Builders, LLC	1	300,505	300,505	300,505
TOTAL	4			

Otisco		low	high	average
Austin Home Builders	1	292,208	292,208	292,208
Nugent Builders, Inc.	1	153,876	153,876	153,876
TOTAL	2			

Pewamo		low	high	average
Mayberry Homes, LLC	1	236,625	236,625	236,625
TOTAL	1			

Portland		low	high	average
Homeowner	3	98,594	150,749	124,672
A & H Homes, LLC	1	381,346	381,346	381,346
Mark Klein	1	215,186	215,186	215,186
Rowley Construction LLC	1	415,502	415,502	415,502
Larry T. Schaefer, Inc.	1	409,340	409,340	409,340
Trimworks Construction	1	325,359	325,359	325,359
TOTAL	8			

Ronald		low	high	average
Homeowner	4	90,814	147,890	120,755
Horn Construction	1	328,000	328,000	328,000
TOTAL	5			

Sebewa		low	high	average
Homeowner	1	86,269	86,269	86,269
TOTAL	1			

Village of Lake Odessa		low	high	average
Lakewood Builders	1	594,214	594,214	594,214
TOTAL	1			

SINGLE FAMILY HOME STARTS BY CONSTRUCTION VALUE

Through the fourth quarter.

Clinton County

	<i>Values (in thousands)</i>					
	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Bath	1	9	12	2	2	1
Bingham				4	2	
Dallas					1	
Dewitt Township			1	26	12	1
Eagle			2			
Essex				1	1	
Village of Fowler				2	1	
Greenbush					3	
Lebanon					1	
Olive				2		
Ovid				1	1	
St. Johns				1	1	
Victor			1	4	2	
Westphalia			1	7	4	
County Totals	1	9	17	50	31	2
% of Total:	0.9%	8.2%	15.5%	45.5%	28.2%	1.8%

Eaton County

	<i>Values (in thousands)</i>					
	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Bellevue		1		1		
Benton					4	
Carmel			2			
Delta		2	13	9	2	1
Eaton	1	2		3		
Eaton Rapids Township			2	1		
Hamlin				1	1	
Oneida				1	4	
Walton		1	1		1	
Windsor		4		3	2	
County Totals	1	10	18	19	14	1
% of Total:	1.6%	15.9%	28.6%	30.2%	22.2%	1.6%

Ingham County

	<i>Values (in thousands)</i>					
	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Aurelius	1	1		2		
Delhi			14	41	4	
East Lansing	1	3	5	12	4	
City Of Lansing			1	3	8	
Lansing Township		1				1
Leslie City		2	1			
Locke				1		
Meridian		1	7	37	23	2
Vevay	1			6	1	
County Totals	3	8	28	102	40	3
% of Total:	1.6%	4.3%	15.2%	55.4%	21.7%	1.6%

Ionia County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Berlin	1	1	1	2		
Boston		6	6	4	3	
Campbell			1		1	
Clarksville Village			1			
Danby		1	2	2		
Easton			1			
Ionia Township		1		1		
Keene		2	1			
Lyons				2		
North Plains		1				
Odessa				2		
Orange					1	
Orleans	1			1	1	
Otisco			1	1		
Pewamo				1		
Portland	1		1	1	4	
Ronald	1	2			1	
Sebewa	1					
Village of Lake Odessa						1
County Totals	5	14	15	17	11	1
% of Total:	7.9%	22.2%	23.8%	27.0%	17.5%	1.6%

SINGLE FAMILY HOME STARTS BY SQUARE FOOTAGE

Through the fourth quarter.

Clinton County

	<i>Square Footage</i>	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Bath		2	3	9	10	2		2
Bingham			2	2		1		
Dallas						1		
Eagle			2					
Essex					1	1		
Village of Fowler				2	1			
Greenbush					1	2		
Lebanon					1			
Olive			1	1				
Ovid			1	1		1		
St. Johns			1		1			
Victor			1	2	3	1		
Westphalia			3	4	3	1		
COUNTY TOTALS		2	14	21	21	10		2
% of total:		2.9%	20.0%	30.0%	30.0%	14.3%		2.9%

Eaton County

	<i>Square Footage</i>	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Bellevue			1	1	1			
Benton					1	2	1	
Carmel		1	1					
Chester				1				
Delta			9	4	5	5		
Eaton			1	4	1			
Eaton Rapids Township			2					1
Hamlin				1		1		
Oneida					1			
Sunfield						1		
Walton			2					
Windsor			4	1	2	2		
COUNTY TOTALS		1	20	12	11	11	1	1
% of total:		1.8%	35.1%	21.1%	19.3%	19.3%	1.8%	1.8%

Ingham County

	<i>Square Footage</i>						
	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Aurelius		2	1				
Delhi			1				
East Lansing	1	1	8	2	1	1	
City Of Lansing	4	4	9	5	7		1
Meridian		8	20	26	10	2	
COUNTY TOTALS	5	15	39	33	18	3	1
% of total:	4.4%	13.2%	34.2%	28.9%	15.8%	2.6%	0.9%

Ionia County

	<i>Square Footage</i>						
	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Berlin	1	2	2				
Boston	2	10	3	1	2		
Campbell		1	1				
Clarksville Village		1					
Danby	1	3				1	
Easton		1					
Ionia Township		1	1				
Keene		2	1				
Lyons			2				
North Plains		1					
Odessa			1		1		
Orange		1	1				
Orleans		2				1	
Otisco				1			
Pewamo		1					
Portland	1	1	3		3		
Ronald		3					1
Village of Lake Odessa				1			
COUNTY TOTALS	5	30	15	3	6	2	1
% of total:	8.1%	48.4%	24.2%	4.8%	9.7%	3.2%	1.6%

SINGLE FAMILY HOME SQUARE FOOTAGE AVERAGE BY COUNTY

	2015	2014	2013	2012	2011
Clinton	2390	2234	2327	2289	2495
Eaton	2343	2296	2091	2154	2164
Ingham	2413	2460	2338	2397	2310
Ionia	1976	2093	2076	1919	1672

AVERAGE SQUARE FOOTAGE PER JURISDICTION

Average Square Footage for Single Family homes. Information in some jurisdictions is from a limited sample and will be less reliable than large samples.

Average finished Total
square footage listed sample
on building permits

Clinton County

Dallas	3613	1
Greenbush	3101	3
Essex	3018	2
Bath	2467	28
Lebanon	2449	1
Ovid	2368	3
Victor	2330	7
Village of Fowler	2289	3
Bingham	2222	5
Westphalia	2202	11
St. Johns	2096	2
Olive	2033	2
Eagle	1475	2

Eaton County

Sunfield	3902	1
Benton	3646	4
Eaton Rapids Township	2982	3
Hamlin	2717	2
Oneida	2468	1
Chester	2304	1
Windsor	2254	9
Delta	2234	23
Eaton	2066	6
Bellevue	2003	3
Walton	1571	2
Carmel	1356	2

Ingham County

Meridian	2479	66
City Of Lansing	2393	30
Delhi	2350	1
East Lansing	2323	14
Aurelius	1617	3

Ionia County

Otisco	2850	1
Odessa	2651	2
Ronald	2589	4
Village of Lake Odessa	2414	1
Portland	2340	8
Lyons	2304	2
Orleans	2287	3
Danby	2051	5
Orange	1842	2
Campbell	1842	2
Boston	1825	18
Ionia Township	1633	2
Pewamo	1574	1
Keene	1563	3
North Plains	1500	1
Berlin	1460	5
Easton	1364	1
Clarksville Village	1210	1

MULTI FAMILY STARTS

Through the fourth quarter

Apartments

<u>Clinton County</u>	units
Bath	
The Eyde Company	
14690 Abbey, Bldg. A	24
14690 Abbey, Bldg. B	24
<i>Total Units for Jurisdiction</i>	48
<i>Total Units for County</i>	48
<u>Ingham County</u>	units
Delhi	
Hovey Construction	
2379 Cedar St.	8
2381 Cedar St.	8
2383 Cedar St.	8
2385 Cedar St.	8
2387 Cedar St.	8
2389 Cedar St.	8
2393 Cedar St.	8
2395 Cedar St.	8
<i>Total Units for Jurisdiction</i>	64
East Lansing	
Mayberry Homes, LLC	
3418, 20, 22, 24 Hamlet Circle	4
Pinnacle Homes of Michigan	
3983, 87 Pasture Dr.	2
<i>Total Units for Jurisdiction</i>	6
City Of Lansing	
Oakwood Construction Co.	
310 North Cedar St.	84
Wolverine Building Group	
3165 East Michigan Ave.	359
<i>Total Units for Jurisdiction</i>	443
Meridian	
The Eyde Company	
5177 Marsh	21
Thomas Taborn	
6101 Marsh aaa	8
<i>Total Units for Jurisdiction</i>	29
<i>Total Units for County</i>	542

Condominiums

<u>Clinton County</u>	units
Bath	
Brad Bennett	
16585, 95 Austin Way	2
<i>Total Units for Jurisdiction</i>	2
<i>Total Units for County</i>	2
<u>Eaton County</u>	units
Delta	
Buckeye Construction	
229, 31, 33, 35 Barrington Circle	4
241, 43, 45, 47 Barrington Circle	4
<i>Total Units for Jurisdiction</i>	8
Windsor	
Kater Engineering	
6366 Blue Water Dr.	4
<i>Total Units for Jurisdiction</i>	4
<i>Total Units for County</i>	12
<u>Ingham County</u>	units
Delhi	
Mayberry Homes, LLC	
2080, 82, 84, 86, 88 Sunshine Peak Dr.	5
2090, 92, 94, 96 Sunshine Peak Dr.	4
3903, 05, 07, 09 Mountain Glade	4
<i>Total Units for Jurisdiction</i>	13
East Lansing	
Mayberry Homes, LLC	
3410-14 Hamlet Circle	4
<i>Total Units for Jurisdiction</i>	4
Meridian	
Jerry Fedewa Homes Inc.	
2043 Hamilton	5
Giguere Homes	
2316, 18 Fieldstone	2
2424, 26 Turning Leaf Lane	2
<i>Total Units for Jurisdiction</i>	9
<i>Total Units for County</i>	26

REMODELS AND ADDITIONS

selected permits valued over approximately \$50,000

For the 4th quarter.

Eaton County		Ionia County	
Carmel		Berlin	
JK Rose Construction		Covert Construction	
1428 North Bradley Rd.		6777 Jackson Rd.	\$78,875
Total Value for Jurisdiction		Total Value for Jurisdiction	
		\$78,875	
Delta		Odessa	
Custom Built, Inc.		Huisman Construction	
1616 Riley Ridge Dr.	\$51,500	10746 Jordan Lake Rd.	\$84,509
Stevens Associates Builders		Total Value for Jurisdiction	
6408 Barnett Circle	\$52,580	\$84,509	
Total Value for Jurisdiction			
\$104,080		Orleans	
Eaton		Harry Mills Builders	
NCR Construction		8575 Hidden Trail	\$65,846
5919 Bell Hwy.		Sherwood & Sons Co.	
Total Value for Jurisdiction		8261 Branch Rd.	\$147,586
		Total Value for Jurisdiction	
		\$213,432	
Windsor		Portland	
Upper Level Construction		Homeowner	
2843 Spruce Rd.		7955 Goodwin Rd.	\$67,607
Total Value for Jurisdiction		Total Value for Jurisdiction	
		\$67,607	
Total Value for County		Village of Lake Odessa	
\$104,080		Nurenberg Homes	
		1414 Virginia St.	
		\$121,654	
		Total Value for Jurisdiction	
		\$121,654	
		Total Value for County	
		\$566,077	
Ingham County			
East Lansing			
Brian Erickson			
534 Bailey St.	\$69,000		
Total Value for Jurisdiction		\$69,000	
City Of Lansing			
Homeowner			
1915 East Michigan Ave.	\$50,000		
226 North Holmes St.	\$80,000		
3606 Aurelius Rd.	\$121,752		
Metro Development Corp.			
3124 Turner St., unit A	\$53,000		
Palmer Construction			
3506 Glasgow Dr.	\$60,000		
Rockford Restoration Services			
1612 Stirling Ave.	\$140,000		
Total Value for Jurisdiction		\$504,752	
Meridian			
David Schertzing Builders, Inc.			
22 Newman	\$130,000		
Jack Wyzywany			
6254 Lake W	\$60,000		
Total Value for Jurisdiction		\$190,000	
Total Value for County		\$763,752	

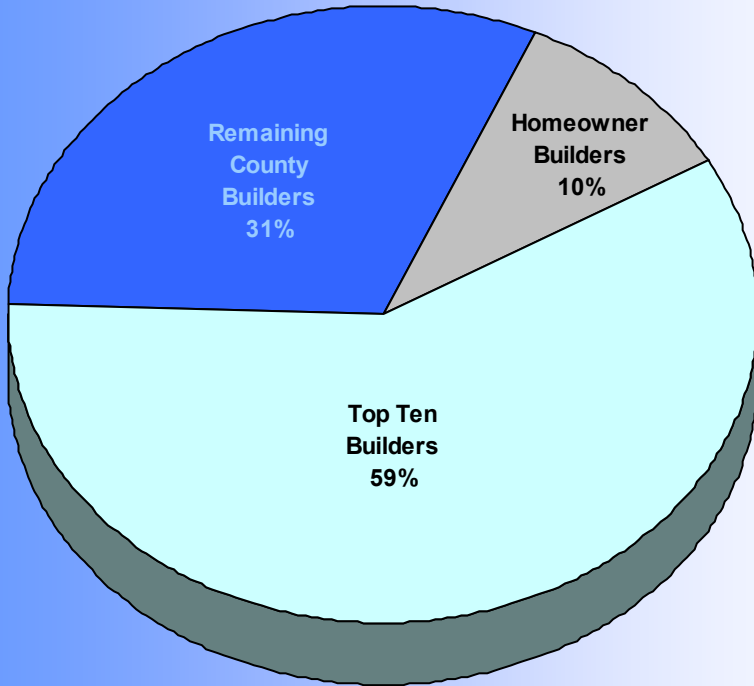
SECTION III

BUILDER INFORMATION

TOP TEN BUILDERS

Lansing Area

Through the 4th Quarter



2015

	starts	%
Mayberry Homes, LLC	101	21.9
Eastbrook Homes	50	10.8
CVE Builders	35	7.6
Allen Edwin Homes	28	6.1
Giguere Homes	17	3.7
Sierra Homes of Michigan, Inc.	10	2.2
HDI Builders	10	2.2
Larry T. Schaefer, Inc.	9	2.0
Schroeder Homes	6	1.3
Motz Homes	6	1.3
Fred Motz, Builder	6	1.3

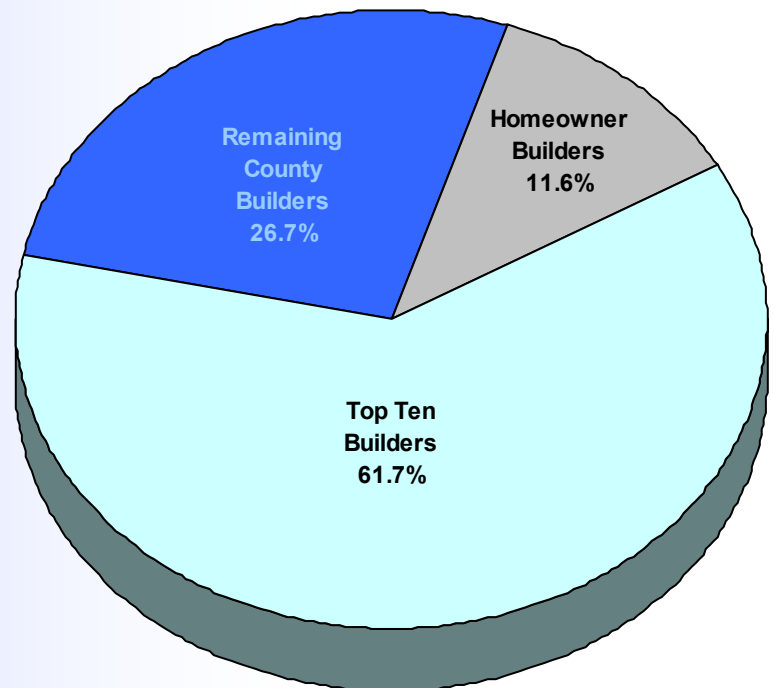
47 homeowner builders are not included in this list.
Ties for 10th show, but only 10 builders' starts are used for top10 %

2014

	starts	%
Mayberry Homes, LLC	101	21.8
Eastbrook Homes	55	11.9
CVE Builders	37	8.0
Allen Edwin Co.	37	8.0
Giguere Homes	20	4.3
Schroeder Homes	8	1.7
Motz Homes	8	1.7
Rozen Construction Inc.	7	1.5
Jerry Fedewa Homes Inc.	7	1.5
Sierra Homes of Michigan, Inc.	6	1.3
Fred Motz, Builder	6	1.3
HDI Builders	6	1.3

54 homeowner builders are not included in this list.
Ties for 10th show, but only 10 builders' starts are used for top 10 %.

Through the 4th Quarter



BUILDER RANKING LIST

YTD Totals. Single family home starts for this report area.

Mayberry Homes, LLC	101	American Living Inc.	1	Lakewood Builders	1
Eastbrook Homes	50	AmeriPro Restoration LLC	1	Masterwork LLC	1
Homeowner	47	Austin Home Builders	1	John L. McNamara	1
CVE Builders	35	Chad Ballard	1	Mills Electric	1
Allen Edwin Homes	28	BDD Construction	1	Brad Myers	1
Giguere Homes	17	Bofysil Construction LLC	1	Kenneth Nanasy	1
HDI Builders	10	Tom Bondarenko	1	Nugent Builders, Inc.	1
Sierra Homes of Michigan, Inc.	10	Boverhof Builders	1	Nurenberg Homes	1
Larry T. Schaefer, Inc.	9	Bronco Builders	1	Palmer Construction	1
Motz Homes	6	Mike Buchman	1	PEL G.C.	1
Fred Motz, Builder	6	Byrum Builders	1	Dennis Pepper	1
Schroeder Homes	6	Capital City Homes	1	Robert Petrach	1
Arrowhead Homes	5	Case Construction	1	Pine Hill Construction	1
Diversco Construction	5	Cassidy Builders	1	Precise Construction Contractors	1
James Edward Builders	5	Cedar Hill Homes Inc.	1	Qualified Builders	1
Rozen Construction Inc.	5	Central Management & Construction	1	Bill Racine Construction	1
K Fedewa Builders Inc.	4	Century Construction	1	RBC Construction Contractors LLC	1
Jerry Fedewa Homes Inc.	4	Corrado Contracting LLC	1	Art Romence Custom Homes	1
Goodrich Builders	4	Jeff Cranson, Builder	1	Rowley Construction LLC	1
LJ Trumble Builders LLC	4	Scott A. Crater Construction	1	John Russell Builders, Inc.	1
Key Builders, Inc.	3	David Allen DeGraaf	1	Mark Sanders Construction	1
Metro Development Corp.	3	Dible Builders, Inc.	1	Schneider Builders	1
Westphalia Builders & Supply Co.	3	DNR Improvements	1	Sommer Building LLC	1
A & H Homes, LLC	2	DZI Construction Services Inc.	1	Stier Bros. Builders	1
Advanced Building & Construction	2	Earl Builders	1	Jeremy Swender	1
Richard Anderson	2	Keith Fedewa, Carpenter	1	F. Thomas Builders Inc.	1
Ballard Development, Inc.	2	Feehan & Son Excavation	1	Townsend Builders	1
Cody Collins Construction	2	Gilbert Construction	1	Pete Vandenberg	1
JMB Builders	2	Goodall Construction	1	JR Wright Builders, LLC	1
Lilly Construction	2	Habitat for Humanity Lansing	1	Number of builders	101
Don Miles Builders	2	Heartland Builders, LLC	1		
Edward Morden	2	Horn Construction	1		
David Muylle	2	KDH Construction	1		
Property Owner	2	Keller Construction	1		
Trimworks Construction	2	Mark Klein	1		
Volkers Builders LLC	2	LaFollette Custom Homes	1		

BUILDER STARTS COMPARED TO PRIOR YEAR

	This year	Last year	Change
Diversco Construction	5	1	400.00%
Metro Development Corp.	3	1	200.00%
Larry T. Schaefer, Inc.	9	4	125.00%
Richard Anderson	2	1	100.00%
Volkers Builders LLC	2	1	100.00%
Ballard Development, Inc.	2	1	100.00%
HDI Builders	10	6	66.67%
Arrowhead Homes	5	3	66.67%
Sierra Homes of Michigan, Inc.	10	6	66.67%
James Edward Builders	5	3	66.67%
Key Builders, Inc.	3	2	50.00%
LJ Trumble Builders LLC	4	3	33.33%
Mayberry Homes, LLC	101	99	2.02%
Habitat for Humanity Lansing	1	1	0.00%
Boverhof Builders	1	1	0.00%
Byrum Builders	1	1	0.00%
Cedar Hill Homes Inc.	1	1	0.00%
Century Construction	1	1	0.00%
Jeff Cranson, Builder	1	1	0.00%
Bofysil Construction LLC	1	1	0.00%
Stier Bros. Builders	1	1	0.00%
Keller Construction	1	1	0.00%
Pete Vandenberg	1	1	0.00%
Tom Bondarenko	1	1	0.00%
Goodrich Builders	4	4	0.00%
Advanced Building & Construction	2	2	0.00%
Schneider Builders	1	1	0.00%
JR Wright Builders, LLC	1	1	0.00%
Masterwork LLC	1	1	0.00%
Mark Sanders Construction	1	1	0.00%
Westphalia Builders & Supply Co.	3	3	0.00%
Fred Motz, Builder	6	6	0.00%
Palmer Construction	1	1	0.00%
Qualified Builders	1	1	0.00%
RBC Construction Contractors LLC	1	1	0.00%
CVE Builders	35	37	-5.41%
Eastbrook Homes	50	54	-7.41%
Giguere Homes	17	20	-15.00%
Allen Edwin Homes	28	37	-24.32%
Schroeder Homes	6	8	-25.00%
Motz Homes	6	8	-25.00%
Rozen Construction Inc.	5	7	-28.57%
Jerry Fedewa Homes Inc.	4	7	-42.86%
Nurenberg Homes	1	2	-50.00%
Dible Builders, Inc.	1	3	-66.67%

BUILDER RANKING BY AVERAGE VALUE

YTD Totals. Single family home starts for this report area

	# of starts	Average value			
Boverhof Builders	1	\$848,232	Allen Edwin Homes	28	\$241,305
Lakewood Builders	1	\$594,214	Ballard Development, Inc.	1	\$239,480
Jeremy Swender	1	\$460,113	Sierra Homes of Michigan, Inc.	10	\$238,717
Art Romance Custom Homes	1	\$456,348	Westphalia Builders & Supply Co.	3	\$230,663
Gilbert Construction	1	\$450,000	Robert Petrach	1	\$225,583
Sommer Building LLC	1	\$450,000	Dible Builders, Inc.	1	\$223,995
Key Builders, Inc.	3	\$445,172	David Allen DeGraaf	1	\$217,434
Keller Construction	1	\$421,148	Mark Klein	1	\$215,186
Rowley Construction LLC	1	\$415,502	Feehan & Son Excavation	1	\$211,560
Edward Morden	2	\$389,908	Homeowner	39	\$211,337
Tom Bondarenko	1	\$385,000	Mark Sanders Construction	1	\$207,000
Corrado Contracting LLC	1	\$375,000	JMB Builders	2	\$205,406
Property Owner	2	\$360,179	Central Management & Construction Corp.	1	\$203,000
John L. McNamara	1	\$358,251	F. Thomas Builders Inc.	1	\$202,469
Jerry Fedewa Homes Inc.	4	\$354,352	Heartland Builders, LLC	1	\$201,425
A & H Homes, LLC	2	\$340,169	Advanced Building & Construction	2	\$193,836
Horn Construction	1	\$328,000	Arrowhead Homes	5	\$188,544
Schroeder Homes	6	\$327,647	KDH Construction	1	\$187,328
Don Miles Builders	2	\$321,134	CVE Builders	35	\$184,050
Goodall Construction	1	\$319,850	K Fedewa Builders Inc.	4	\$174,630
Fred Motz, Builder	6	\$318,539	HDI Builders	10	\$173,844
Brad Myers	1	\$313,884	John Russell Builders, Inc.	1	\$170,157
Keith Fedewa, Carpenter	1	\$312,973	RBC Construction Contractors LLC	1	\$164,821
Giguere Homes	16	\$312,822	Stier Bros. Builders	1	\$160,791
Pine Hill Construction	1	\$309,266	Capital City Homes	1	\$160,174
JR Wright Builders, LLC	1	\$300,505	Diversco Construction	5	\$158,565
Pete Vandenberg	1	\$300,070	Dennis Pepper	1	\$158,144
Larry T. Schaefer, Inc.	9	\$297,752	Bronco Builders	1	\$156,550
Earl Builders	1	\$297,003	Lilly Construction	2	\$155,821
Schneider Builders	1	\$296,035	Cassidy Builders	1	\$154,000
Austin Home Builders	1	\$292,208	Nugent Builders, Inc.	1	\$153,876
Townsend Builders	1	\$289,920	Nurenberg Homes	1	\$153,876
Chad Ballard	1	\$289,550	Cody Collins Construction	1	\$153,490
Volkers Builders LLC	2	\$286,545	BDD Construction	1	\$147,890
Trimworks Construction	2	\$284,689	LJ Trumble Builders LLC	3	\$142,010
DNR Improvements	1	\$283,783	Case Construction	1	\$137,327
Century Construction	1	\$283,718	Qualified Builders	1	\$128,425
PEL G.C.	1	\$276,062	Precise Construction Contractors	1	\$126,000
AmeriPro Restoration LLC	1	\$271,745	Bill Racine Construction	1	\$123,946
Eastbrook Homes	43	\$266,556	Scott A. Crater Construction	1	\$118,312
Bofysil Construction LLC	1	\$265,000	American Living Inc.	1	\$114,087
LaFollette Custom Homes	1	\$263,497	Kenneth Nanasy	1	\$18,886
Motz Homes	6	\$262,554			
Mike Buchman	1	\$262,002			
James Edward Builders	5	\$260,613			
Richard Anderson	2	\$258,005			
Palmer Construction	1	\$257,400			
Mayberry Homes, LLC	90	\$255,553			
Rozen Construction Inc.	5	\$249,755			
Byrum Builders	1	\$248,958			
Jeff Cranson, Builder	1	\$247,824			
Goodrich Builders	4	\$246,250			

BUILDER RANKING BY SQUARE FOOTAGE

YTD Totals. Single family home starts for this report area

	# of starts with SF Data	Average SF			
Horn Construction	1	6,152	Townsend Builders	1	2,130
Goodall Construction	1	4,256	CVE Builders	27	2,087
JR Wright Builders, LLC	1	4,093	Richard Anderson	2	2,069
David Allen DeGraaf	1	3,772	Sierra Homes of Michigan, Inc.	7	2,067
Edward Morden	2	3,752	Stier Bros. Builders	1	2,064
Gilbert Construction	1	3,606	Homeowner	34	2,015
Jeremy Swender	1	3,524	Robert Petrach	1	1,986
Keller Construction	1	3,375	Trimworks Construction	2	1,941
Schneider Builders	1	3,342	PEL G.C.	1	1,864
Mark Klein	1	3,296	Art Romence Custom Homes	1	1,833
Heartland Builders, LLC	1	3,170	Rozen Construction Inc.	3	1,817
Jerry Fedewa Homes Inc.	3	3,142	Cedar Hill Homes Inc.	1	1,800
JMB Builders	1	3,109	Goodrich Builders	4	1,776
Sommer Building LLC	1	3,067	Advanced Building & Construction	2	1,771
AmeriPro Restoration LLC	1	2,996	Dennis Pepper	1	1,760
Corrado Contracting LLC	1	2,950	Ballard Development, Inc.	1	1,754
Fred Motz, Builder	5	2,948	Diversco Construction	5	1,754
Earl Builders	1	2,858	Westphalia Builders & Supply Co.	3	1,732
Nugent Builders, Inc.	1	2,850	Kenneth Nanasy	1	1,696
Tom Bondarenko	1	2,824	Dible Builders, Inc.	1	1,655
Eastbrook Homes	23	2,772	K Fedewa Builders Inc.	1	1,648
Arrowhead Homes	5	2,703	BDD Construction	1	1,624
Allen Edwin Homes	2	2,702	Case Construction	1	1,560
Giguere Homes	15	2,700	Cody Collins Construction	1	1,477
Central Management & Construction Corp.	1	2,700	Scott A. Crater Construction	1	1,465
HDI Builders	10	2,630	Qualified Builders	1	1,461
Schroeder Homes	6	2,584	Lilly Construction	2	1,419
Key Builders, Inc.	2	2,573	Bill Racine Construction	1	1,408
Larry T. Schaefer, Inc.	9	2,542	KDH Construction	1	1,364
Mark Sanders Construction	1	2,500	Don Miles Builders	2	1,363
Brad Myers	1	2,481	Bronco Builders	1	1,350
Lakewood Builders	1	2,414	American Living Inc.	1	1,296
Pete Vandenberg	1	2,391	Precise Construction Contractors	1	1,260
Motz Homes	2	2,381	Masterwork LLC	1	1,255
F. Thomas Builders Inc.	1	2,342	LJ Trumble Builders LLC	3	1,214
Mayberry Homes, LLC	60	2,337	Nurenberg Homes	1	1,210
Keith Fedewa, Carpenter	1	2,304	Cassidy Builders	1	1,191
Mills Electric	1	2,304	Metro Development Corp.	3	1,130
Rowley Construction LLC	1	2,299	Habitat for Humanity Lansing	1	1,050
Volkers Builders LLC	1	2,296	David Muylle	1	985
A & H Homes, LLC	2	2,211			
James Edward Builders	4	2,207			
Bofysil Construction LLC	1	2,180			

NEW BUILDERS

For the fourth quarter.

In this quarter Builder Track recorded the following "new" builders in the coverage area. Some of these builders may have been active in other areas or active under another name.

Company Name and Address	# of permits
Case Construction 8358 Ramsdell Dr. Rockford, MI 49341	1
Scott A. Crater Construction 8176 Schmeid Rd. Lakeview, MI 48850	1
David Allen DeGraaf 14115 Ironwood Dr. Walker, MI 49534	1
Brad Myers 5066 N. Wacousta Rd. Fowler, MI 48835	1
Pine Hill Construction 14435 North T Dr. Bellevue, MI 49021	1
Pinnacle Homes of Michigan 1668 S. Telegraph Rd., Ste. 200 Bloomfield Hills, MI	1