



**Northern Michigan Area
QUARTERLY REPORT**

4th Quarter Residential – 2015

Contents

Section I

At A Glance Charts

4

Section II

Home Start Information

Jurisdiction Summary Statistics	16
Builder Starts and Value Ranges per Jurisdiction	18
Single Family Starts by Construction Value	22
Single Family Starts by Square Footage	24
Single Family Square Footage Average by County	25
Average Square Footage per Jurisdiction	26
Multi Family Starts	26
Remodels and Additions	27

Section III

Builder Information

Top Ten Builders	30
Builder Ranking Listing	31
Builder Starts Compared to Prior Year	32
Builder Ranking by Average Value	33
Builder Ranking by Square Footage	34
New Builders	34

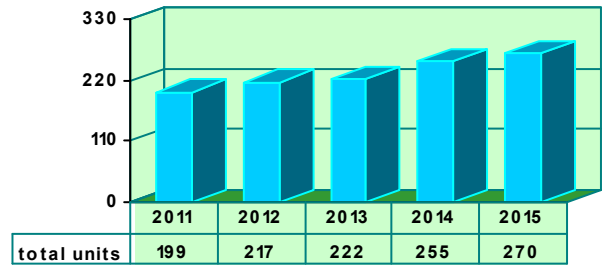
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SECTION I

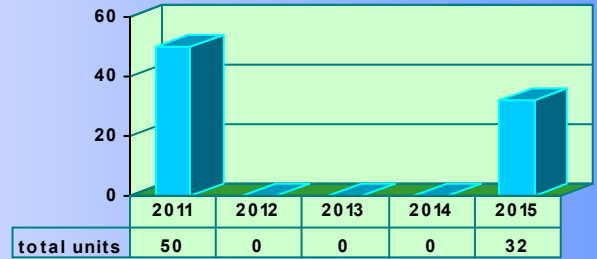
AT A GLANCE

Northern Michigan Area

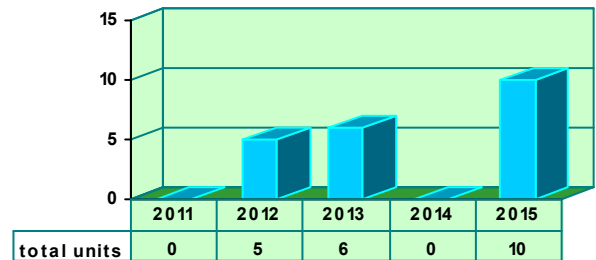
Single Family Home starts through the fourth quarter.



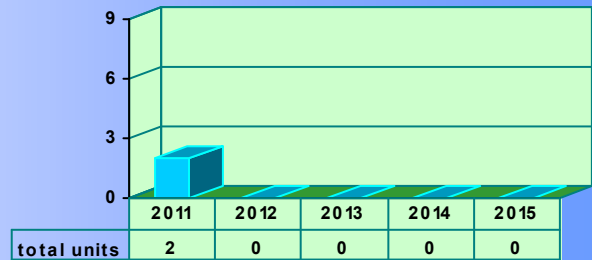
Apartment unit starts through the fourth quarter.



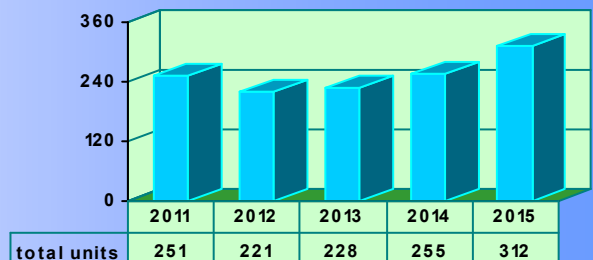
Condominium unit starts through the fourth quarter.



Duplex unit starts through the fourth quarter.

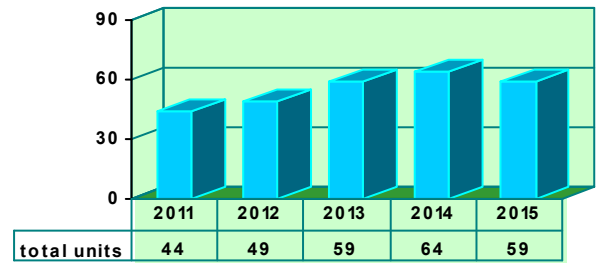


Total Living units through the fourth quarter.

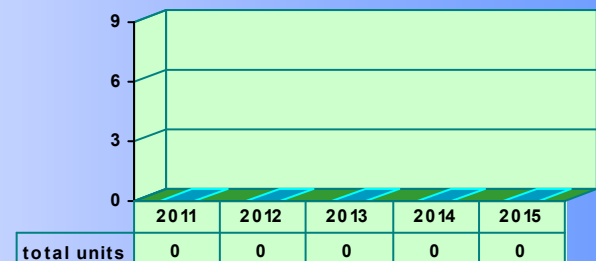


Antrim County

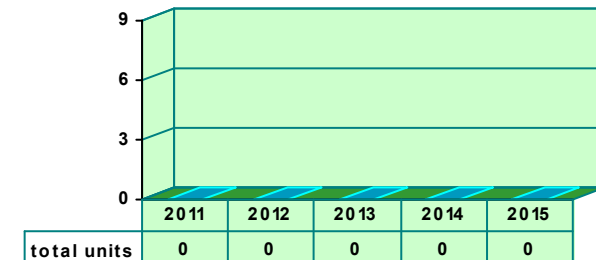
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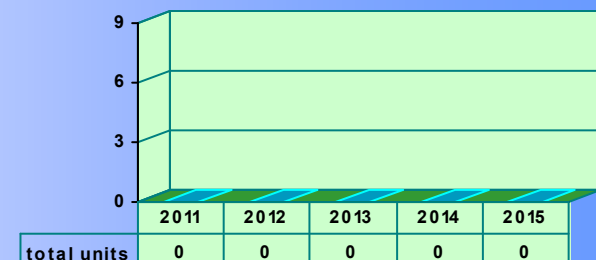
Apartment unit starts through the fourth quarter.



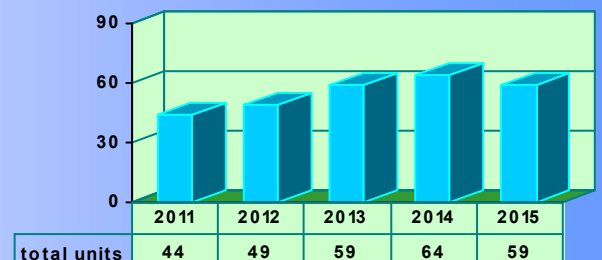
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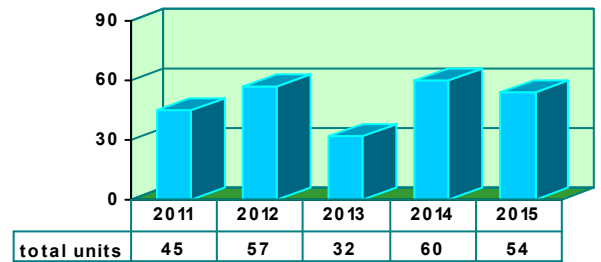


Total Living units through the fourth quarter.

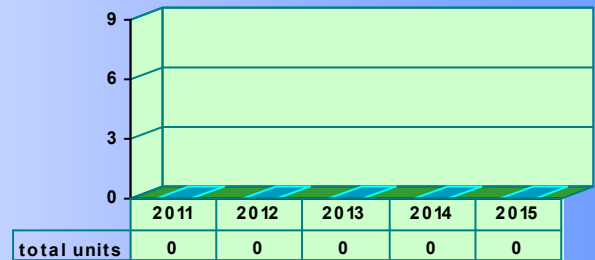


Charlevoix County

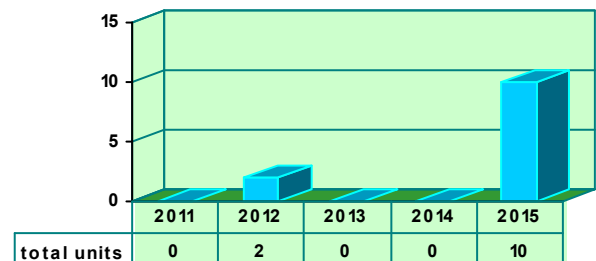
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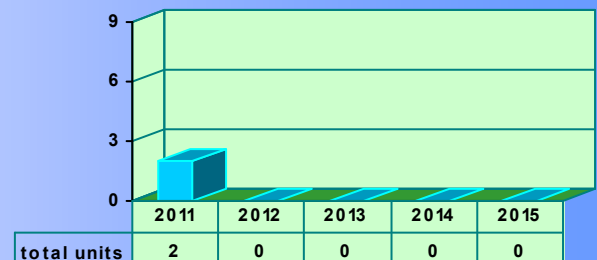
Apartment unit starts through the fourth quarter.



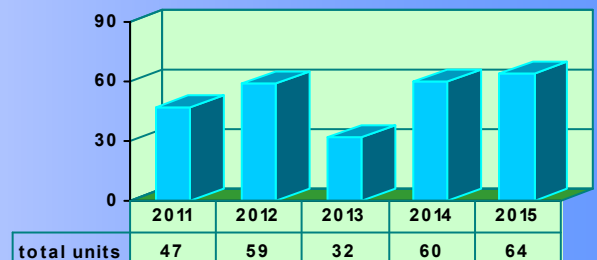
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Duplex unit starts through the fourth quarter.

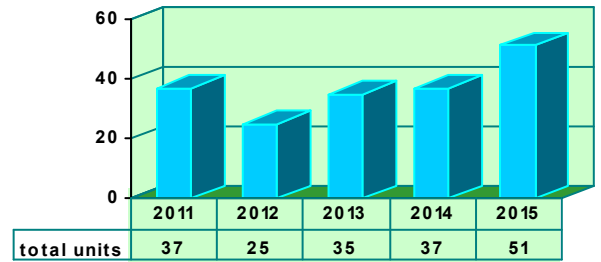


Total Living units through the fourth quarter.

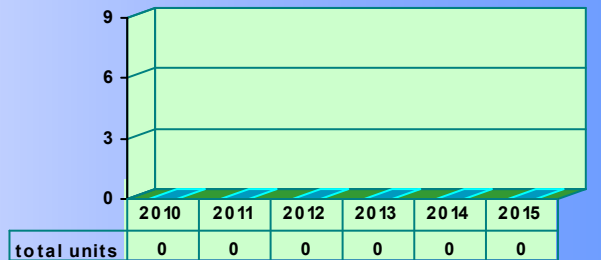


Cheboygan County

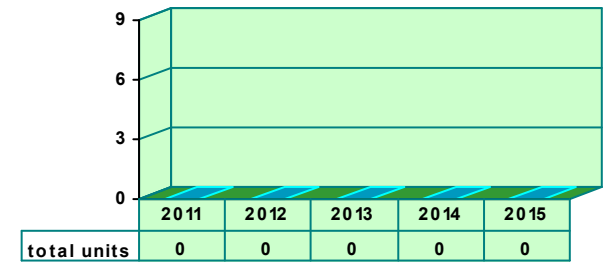
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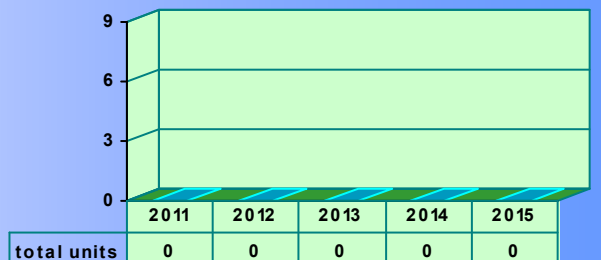
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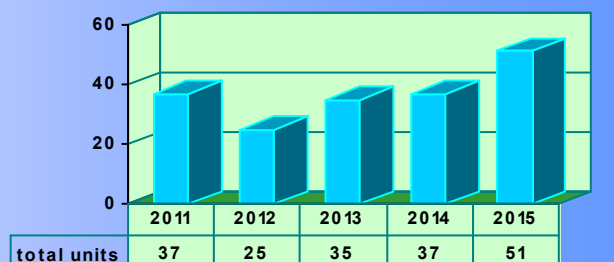
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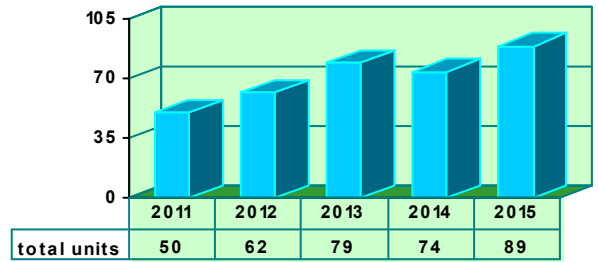


Total Living units through the fourth quarter.

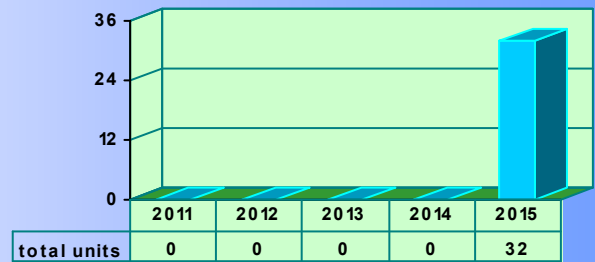


Emmet County

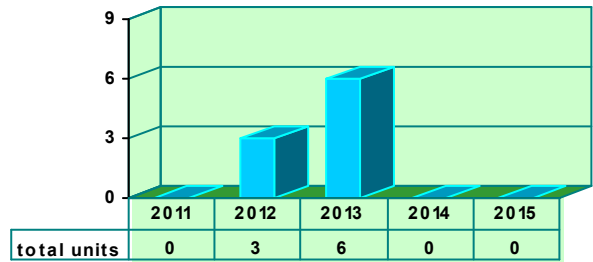
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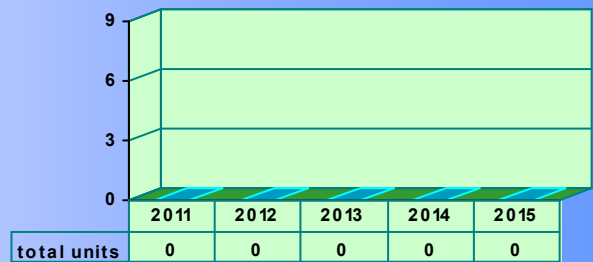
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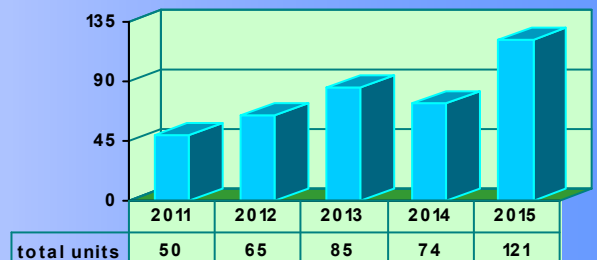
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Duplex unit starts through the fourth quarter.



Total Living units through the fourth quarter.

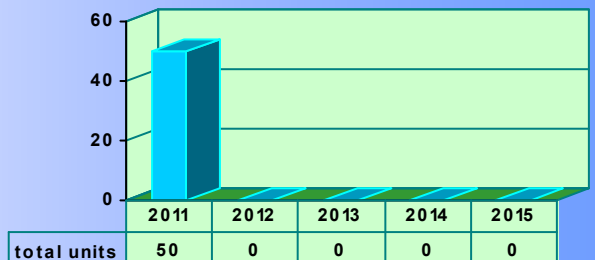


Otsego County

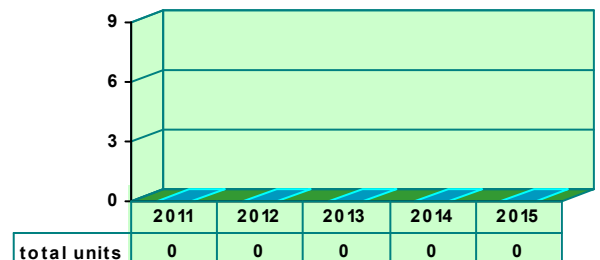
Single Family Home starts through the fourth quarter.



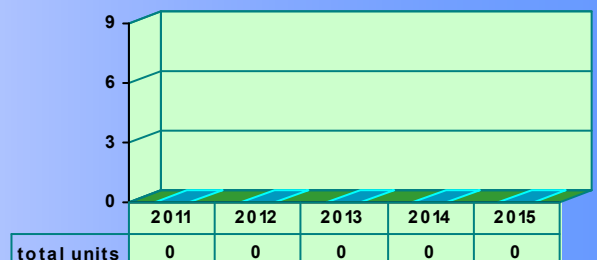
Apartment unit starts through the fourth quarter.



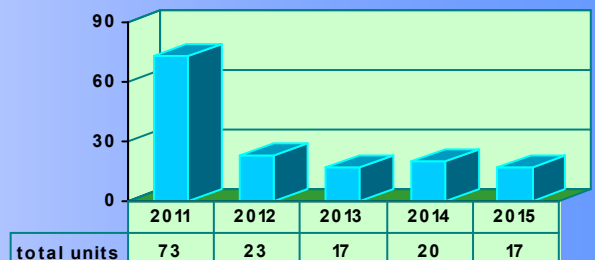
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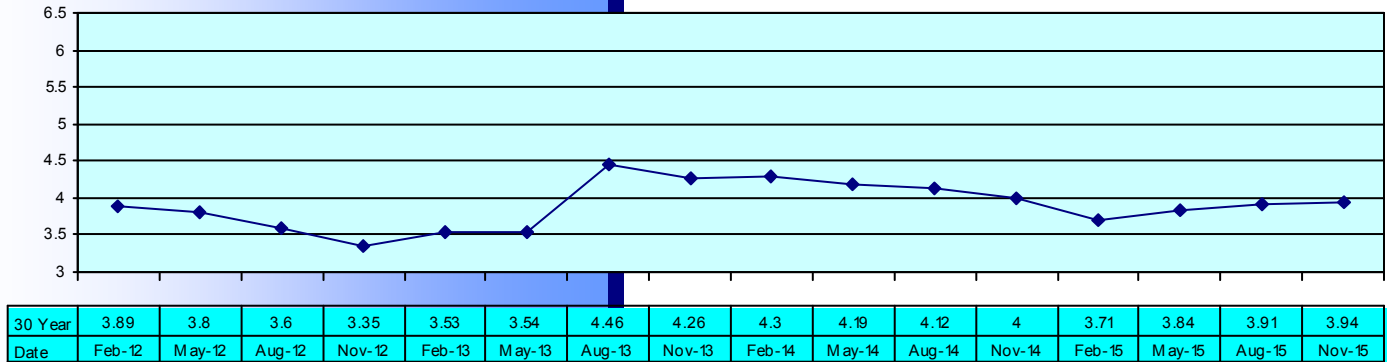


Total Living units through the fourth quarter.

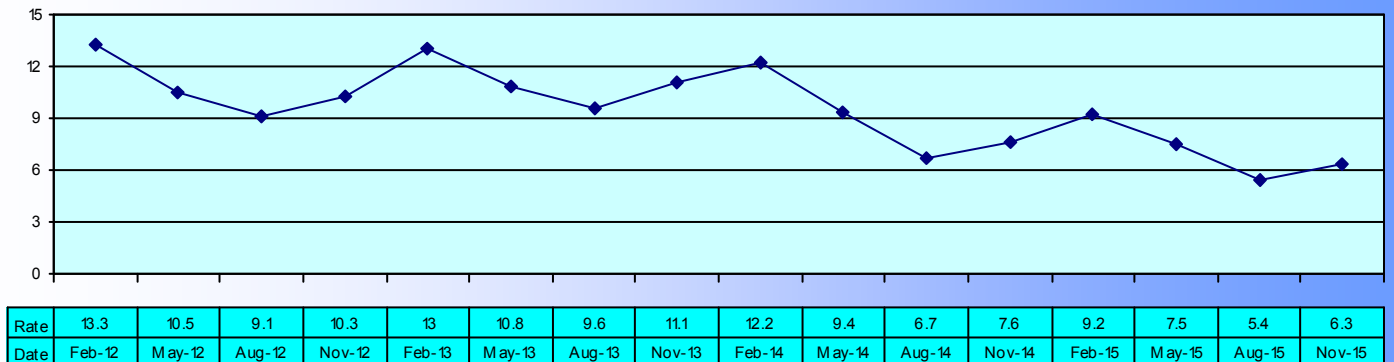


Unemployment And Mortgage Information

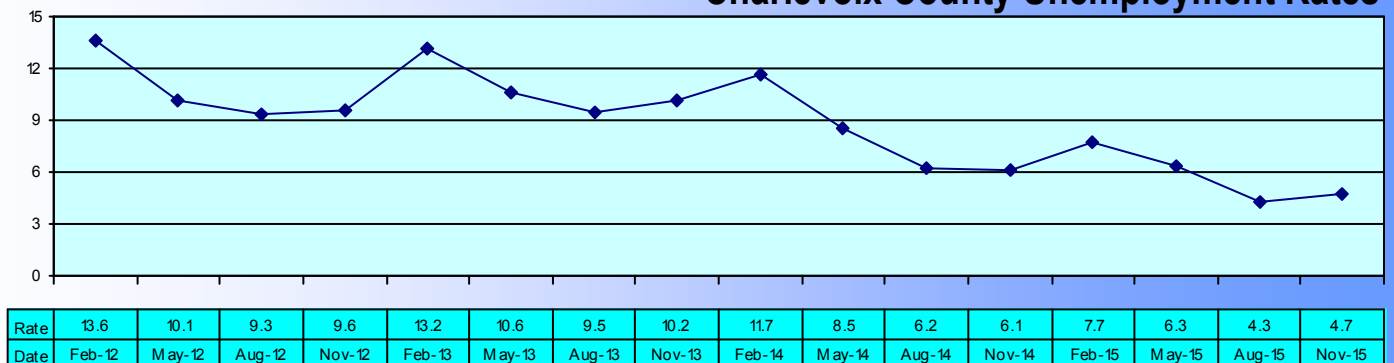
Fixed Mortgage Rates



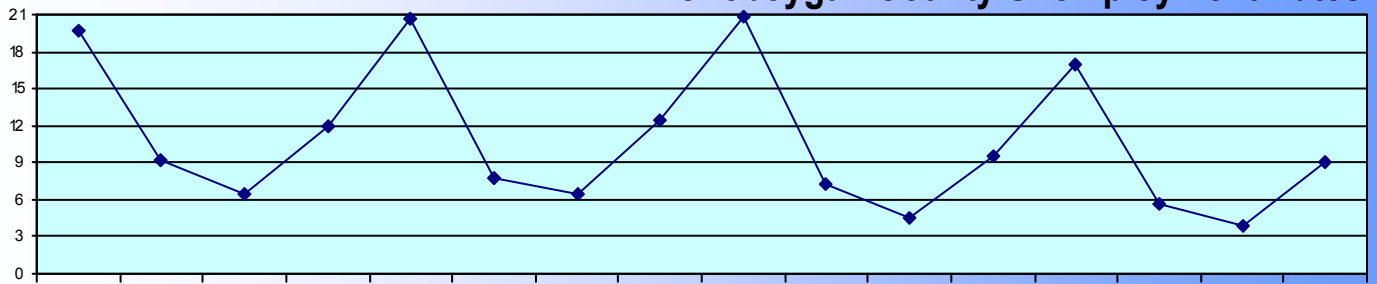
Antrim County Unemployment Rates



Charlevoix County Unemployment Rates

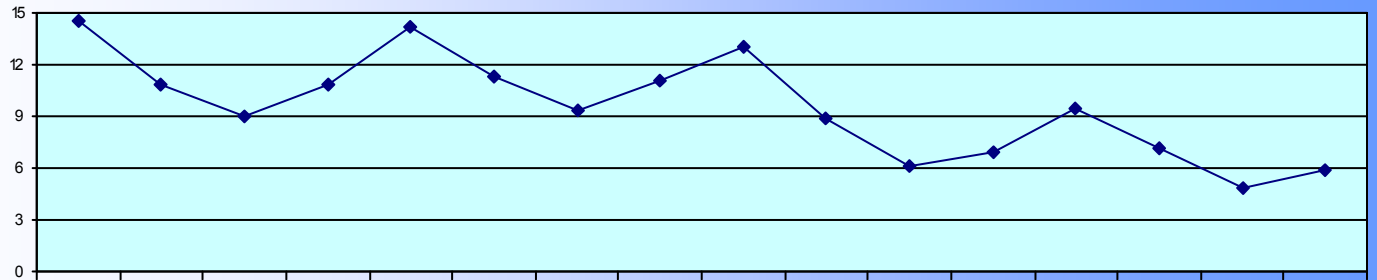


Cheboygan County Unemployment Rates



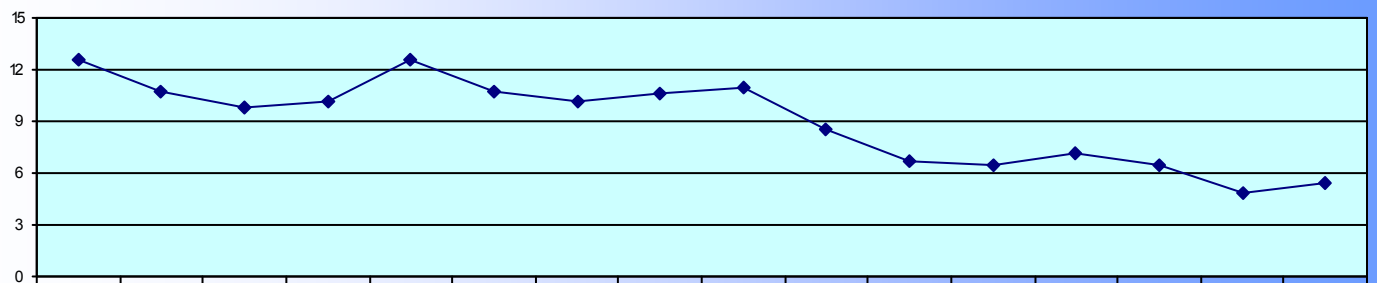
Rate	19.7	9.2	6.4	12	20.6	7.8	6.4	12.5	20.8	7.3	4.6	9.6	16.9	5.6	3.8	9.1
Date	Feb-12	May-12	Aug-12	Nov-12	Feb-13	May-13	Aug-13	Nov-13	Feb-14	May-14	Aug-14	Nov-14	Feb-15	May-15	Aug-15	Nov-15

Emmet County Unemployment Rates



Rate	14.5	10.9	9	10.8	14.2	11.3	9.3	11.1	13	8.9	6.1	6.9	9.5	7.1	4.8	5.9
Date	Feb-12	May-12	Aug-12	Nov-12	Feb-13	May-13	Aug-13	Nov-13	Feb-14	May-14	Aug-14	Nov-14	Feb-15	May-15	Aug-15	Nov-15

Otsego County Unemployment Rate



Rate	12.6	10.7	9.8	10.1	12.6	10.7	10.1	10.6	11	8.5	6.7	6.5	7.1	6.5	4.9	5.4
Date	Feb-12	May-12	Aug-12	Nov-12	Feb-13	May-13	Aug-13	Nov-13	Feb-14	May-14	Aug-14	Nov-14	Feb-15	May-15	Aug-15	Nov-15

Single Family Starts by Quarter

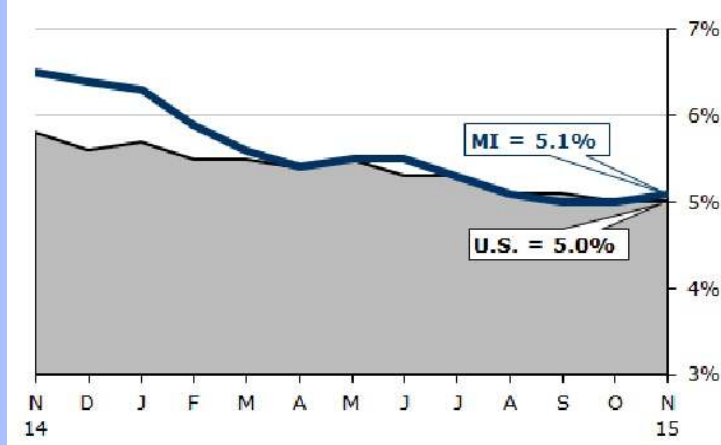
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2001	88	175	239	212
2002	90	238	244	197
2003	86	346	381	262
2004	84	407	356	256
2005	162	280	338	236
2006	78	258	224	207
2007	68	173	162	125
2008	41	97	106	61
2009	13	56	75	53
2010	15	67	71	54
2011	27	65	69	43
2012	26	66	63	68
2013	20	65	87	57
2014	16	68	118	70
2015	20	78	102	80

Michigan Fast Facts

(From the State of Michigan)

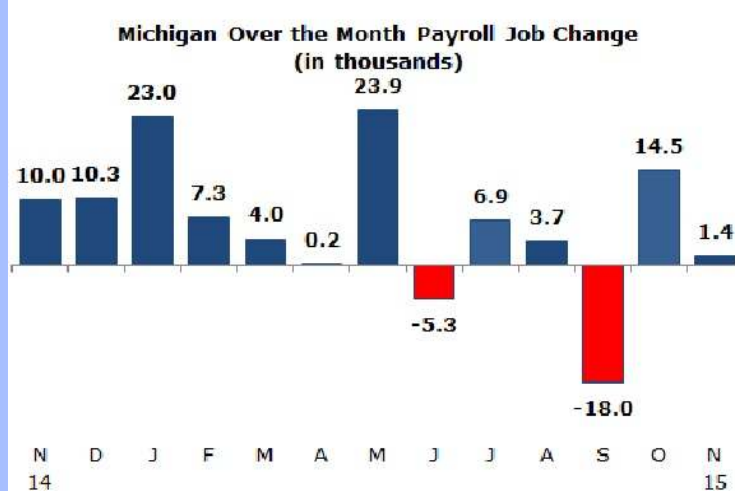
Michigan Unemployment Rate (Seasonally Adjusted)

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.

Antrim County

	2015	2014	2013	2012	2011
Milton	11	7	11	6	8
Torch Lake	8	11	11	4	6
Central Lake	5	4	2	2	3
Mancelona	4	6	5	2	1
Forest Home	4	10	6	13	5
Elk Rapids Village	4	3	5	2	3
Echo	4	1	2	2	1
Custer	4	3	1	1	4
Elk Rapids Township	4	4	4	1	3
Helena	3	4	1	6	5
Star	2	2	1	2	
Banks	2	1	3	2	2
Chestonia	2	1		1	2
Jordan	1	2	2	1	
Kearney	1	2	3	1	
Mancelona Village		1			
Bellaire Village		2	1	2	
Warner			1	1	1
TOTAL	59	64	59	49	44

Charlevoix County

	2015	2014	2013	2012	2011
Bay	6	4	1	7	3
Wilson	6	2	3	2	1
South Arm	6	5	5	4	2
Eveline	5	11	4	8	3
Boyne Valley	5	9	4	3	4
Melrose	5	5		4	4
Marion	5	2	2	2	2
Boyne City	4	6	3	2	5
Hayes	2	6	2	7	4
Chandler	2				1
Evangeline	2		3	5	1
Charlevoix City	2	1	2	1	3
Hudson	1	1	1	5	
East Jordan	1	1	1		2
Charlevoix Township	1	3	1	4	4
St. James	1	1		1	
Peaine		3		2	6
TOTAL	54	60	32	57	45

Cheboygan County

	2015	2014	2013	2012	2011
Tuscarora	8	4	4	5	5
Benton	8				
Koehler	6	4	6	3	3
Burt	5	4	4	3	2
Mullett	4	4	6	2	5
Inverness	4	1	3	3	1
Munro	3	2	1	1	3
Ellis	2	2	1		2
Wilmot	2				1
Grant	2	3	3	1	1
Nunda	2		3	2	2
Hebron	1				1
Waverly	1	1	1		
Aloha	1	5	2	2	7
Beaugrand	1	1			
Mentor	1	2	1	3	1
Walker		2			
Mackinaw		1			1
Cheboygan		1			2
TOTAL	51	37	35	25	37

Emmet County

	2015	2014	2013	2012	2011
Bear Creek	26	20	16	13	21
Springvale	8	3	5	3	1
Resort	6	16	8	10	5
Petoskey	6	2	9	7	4
Little Traverse	6	11	4	7	
Harbor Springs	5	1	6	4	2
Littlefield	4	2	4	3	3
Bliss	4	1		2	1
Pleasantview	4	2	6	1	2
West Traverse	4	6	7	2	
Center	3	1	2	2	1
Maple River	3		2		1
Friendship	2	1	4	1	4
Cross Village	2	2	3		1
Readmond	2	1	1		2
Mackinaw City	2				1
Wawatam	1	3	1	1	
Alanson	1			2	
McKinley		1		1	1
Pellston			1	1	
Carp Lake		1		2	
TOTAL	89	74	79	62	50

Otsego County

	2015	2014	2013	2012	2011
Bagley	5	4		4	4
Livingston	4	1	3	2	
Hayes	2	3	2	4	3
Otsego Lake	2	4	5	3	5
Charlton	1	3	2	3	5
Chester	1	3		3	
Dover	1		2	1	3
Elmira	1	1	1	2	
Corwith			2	1	3
Gaylord		1			
TOTAL	17	20	17	23	23

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

Antrim County

Banks		low	high	average
Arrow Homes	1	235,626	235,626	235,626
Homeowner	1	85,487	85,487	85,487
TOTAL	2			

Central Lake		low	high	average
Homeowner	2	135,911	172,765	154,338
North Country Homes	1	121,282	121,282	121,282
Sommer Construction	1	202,093	202,093	202,093
Guy Stanhope	1	113,848	113,848	113,848
TOTAL	5			

Chestonia		low	high	average
Homeowner	1	84,642	84,642	84,642
Nelson & Associates	1	60,694	60,694	60,694
TOTAL	2			

Custer		low	high	average
Homeowner	1	86,209	86,209	86,209
Northern Builders LLC	1	251,341	251,341	251,341
Roth Contracting LLC	1	77,722	77,722	77,722
Gordon Weber Construction, Inc.	1	199,200	199,200	199,200
TOTAL	4			

Echo		low	high	average
Homeowner	2	56,204	59,553	57,879
Daniel W. Pardee	1	151,844	151,844	151,844
Michael Ray Skop, Builder	1	231,615	231,615	231,615
TOTAL	4			

Elk Rapids Township		low	high	average
T. Jay Merchant Builders	2	90,261	266,342	178,302
Bluewater Homes of North	1	265,230	265,230	265,230
Pine Grove Homes	1	139,432	139,432	139,432
TOTAL	4			

Elk Rapids Village		low	high	average
Maison Builders LLC	1	196,138	196,138	196,138
T. Jay Merchant Builders	1	309,616	309,616	309,616
Pathway Homes	1	198,783	198,783	198,783
Brent A. Tompkins	1	152,835	152,835	152,835
TOTAL	4			

Forest Home		low	high	average
Bruen Construction	1	102,530	102,530	102,530
Comstock Construction Co.	1	330,099	330,099	330,099
Lamberto Construction Corp.	1	206,233	206,233	206,233
Northwoods Homes, LLC	1	288,327	288,327	288,327
TOTAL	4			

Helena		low	high	average
Porter Builders	2	220,584	235,407	227,996
Homeowner	1	144,489	144,489	144,489
TOTAL	3			

Jordan		low	high	average
Homeowner	1	78,081	78,081	78,081
TOTAL	1			

Kearney		low	high	average
Sunset Construction LLC	1	135,645	135,645	135,645
TOTAL	1			

Mancelona		low	high	average
Homeowner	2	34,586	56,007	45,297
JC Construction	1	137,092	137,092	137,092
Tim Malcomson Construction	1	194,311	194,311	194,311
TOTAL	4			

Milton		low	high	average
Homeowner	4	99,654	306,188	213,670
Burkholder Construction	1	117,437	117,437	117,437
Ron Grammer & Sons	1	369,547	369,547	369,547
Gribi Builders, Inc.	1	301,158	301,158	301,158
Scott Norris Construction	1	218,419	218,419	218,419
Pine Aire Building Co.	1	184,828	184,828	184,828
Jim Serra	1	228,932	228,932	228,932
Solid Rock Construction	1	213,608	213,608	213,608
TOTAL	11			

Star		low	high	average
Homeowner	1	118,274	118,274	118,274
Precision Buildt Construction	1	105,488	105,488	105,488
TOTAL	2			

Torch Lake		low	high	average
Homeowner	2	170,000	266,820	218,410
Arrow Homes	1	156,220	156,220	156,220
DLH Builders	1	199,938	199,938	199,938
Eastwood Custom Homes	1	154,510	154,510	154,510
Mapleridge Construction LLC	1	587,076	587,076	587,076
Paul W. Maurer General	1	314,207	314,207	314,207
Porter Builders	1	207,821	207,821	207,821
TOTAL	8			

Charlevoix County

Bay		low	high	average
Alpine Ridge Carpentry	2			
Eric D. Darooge	1			
Howard Smith	1			
Legacy Construction Services LLC	1			
Wright Builders	1			
TOTAL	6			

Boyer City		low	high	average
Shane Baxter Builder	1			
Homeowner	1			
Phillip Lewin	1			
Homer Williams Log Work &	1	365,161	365,161	365,161
TOTAL	4			

Boyer Valley		low	high	average
Birchwood Construction Co., Inc.	1			
Garber Contracting Inc.	1			
Howard Smith	1			
Poloski Construction Co.	1			
TK Builders of Grand Traverse, Inc.	1			
TOTAL	5			

Chandler		low	high	average
Homeowner	2			
TOTAL	2			

Charlevoix City		low	high	average
Way Building Contractors Inc.	2	330,824	330,824	330,824
TOTAL	2			

Charlevoix Township

		low	high	average
Glennwood Custom Builders, LLC	1			
TOTAL	1			

East Jordan

		low	high	average
Homeowner	1			
TOTAL	1			

Evangeline

		low	high	average
Homeowner	1			
Wright Builders	1			
TOTAL	2			

Eveline

		low	high	average
Birch & Son Construction	1			
Damton Enterprises, Inc.	1			
Homeowner	1			
Christopher J. Kuhn	1			
Rickard Construction	1			
TOTAL	5			

Hayes

		low	high	average
Glennwood Custom Builders, LLC	1			
Homeowner	1			
TOTAL	2			

Hudson

		low	high	average
Builders North, Inc.	1			
TOTAL	1			

Marion

		low	high	average
Home Improvements & Complete	2			
CDS Enterprise, LLC	1	288,371	288,371	288,371
Jess Construction Co.	1			
Steve Speigl, General Contractor	1			
TOTAL	5			

Melrose

		low	high	average
Homeowner	2			
Benny's Construction Co.	1			
Matthews Construction	1			
Wolgast Corporation	1	152,446	152,446	152,446
TOTAL	5			

South Arm

		low	high	average
Homeowner	2			
CJK Builders	1	389,206	389,206	389,206
Crozier Construction &	1			
Glennwood Custom Builders, LLC	1			
Rick's Building & Remodeling	1			
TOTAL	6			

St. James

		low	high	average
Homeowner	1			
TOTAL	1			

Wilson

		low	high	average
Homeowner	3			
Kroondyk Construction, Inc.	1			
Little Valley Homes	1	66,559	66,559	66,559
Toby Prevo	1			
TOTAL	6			

Cheboygan County**Aloha**

		low	high	average
Sullivan Construction	1	50,000	50,000	50,000
TOTAL	1			

Beaugrand

		low	high	average
Homeowner	1	60,000	60,000	60,000
TOTAL	1			

Benton

		low	high	average
Alexander Custom Builders Inc.	2	280,000	300,000	290,000
North Country Homes	2	150,000	180,000	165,000
C & M Masonry	1	15,000	15,000	15,000
Homeowner	1	50,000	50,000	50,000
Northern Mobile & Modular	1	80,000	80,000	80,000
Shore Stone Custom Builders	1	277,200	277,200	277,200
TOTAL	8			

Burt

		low	high	average
Homeowner	1	60,000	60,000	60,000
George Parker Jr. Construction	1	361,000	361,000	361,000
Sturgeon Bay Construction	1	385,000	385,000	385,000
TWB Contractors Inc.	1	350,000	350,000	350,000
Randall Wolfram Construction	1	800,000	800,000	800,000
TOTAL	5			

Ellis

		low	high	average
Inland Lakes Construction	1	80,000	80,000	80,000
North Country Homes	1	160,000	160,000	160,000
TOTAL	2			

Grant

		low	high	average
Homeowner	1	80,000	80,000	80,000
Northern Mobile & Modular	1	80,000	80,000	80,000
TOTAL	2			

Hebron

		low	high	average
Jerry Brandt Builders	1	95,000	95,000	95,000
TOTAL	1			

Inverness

		low	high	average
Bandi Builders	1	225,000	225,000	225,000
Dennis Budzinski Construction, Inc.	1	123,000	123,000	123,000
Cal Gouine Construction Inc.	1	250,000	250,000	250,000
Homeowner	1	70,000	70,000	70,000
TOTAL	4			

Koehler

		low	high	average
Homeowner	2	70,000	85,000	77,500
Pigeon River Construction	2	130,000	180,000	155,000
Alexander Custom Builders Inc.	1	250,000	250,000	250,000
Buildings By Burrus	1	209,000	209,000	209,000
TOTAL	6			

Mentor

		low	high	average
North Country Homes	1	160,000	160,000	160,000
TOTAL	1			

Mullett

		low	high	average
Benny's Construction Co.	1	500,000	500,000	500,000
Goral Builders	1	275,000	275,000	275,000
Homeowner	1	80,000	80,000	80,000
North Country Homes	1	120,000	120,000	120,000
TOTAL	4			

Munro

		low	high	average
Bob Fate Builder, Inc.	1	189,000	189,000	189,000
MJ Builders	1	60,000	60,000	60,000
VanPelt Construction Co.	1	180,000	180,000	180,000
TOTAL	3			

Nunda

		low	high	average
Homeowner	1	35,000	35,000	35,000
North Country Homes	1	130,000	130,000	130,000
TOTAL	2			

Tuscarora

		low	high	average
R. Nichols Construction, Inc.	3	160,000	275,000	229,667
Adelaine Construction &	1	620,000	620,000	620,000
Buildings By Burrus	1	205,000	205,000	205,000
Frank T. Foster	1	450,000	450,000	450,000
Homeowner	1	400,000	400,000	400,000

Doug Kenyon Builders Inc.	1	525,000	525,000	525,000
TOTAL	8			
Waverly		low	high	average
North Country Homes	1	110,000	110,000	110,000
TOTAL	1			
Wilmot		low	high	average
Homeowner	1	50,000	50,000	50,000
MBS Construction & Development	1	175,000	175,000	175,000
TOTAL	2			

Emmet County

Alanson		low	high	average
Lively Construction	1	156,899	156,899	156,899
TOTAL	1			

Bear Creek		low	high	average
James Cesario Jr.	5	50,000	155,000	101,000
Adam Vertican	4	169,000	250,000	195,750
Bricker Construction	2	177,500	195,000	186,250
Phil Duran Building & Development,	2	415,000	615,000	515,000
Homeowner	2	100,000	300,000	200,000
Behan Construction	1	393,000	393,000	393,000
Benny's Construction Co.	1	375,000	375,000	375,000
Boyne Country Homes Inc.	1	89,000	89,000	89,000
Brown Builders	1	220,000	220,000	220,000
CA Hanes Inc.	1	70,000	70,000	70,000
James Jakeway	1	70,000	70,000	70,000
Steve Jakeway	1	1,500,000	1,500,000	1,500,000
Matthews Construction	1	2,056,800	2,056,800	2,056,800
North Country Homes	1	141,000	141,000	141,000
Wright Builders	1	552,000	552,000	552,000
Young & Meathe Custom Homes	1	750,000	750,000	750,000
TOTAL	26			

Bliss		low	high	average
Brian Byard	1	161,002	161,002	161,002
Homeowner	1	103,733	103,733	103,733
Wolverine Custom Homes	1	361,102	361,102	361,102
Yoder Construction, Inc.	1	263,468	263,468	263,468
TOTAL	4			

Center		low	high	average
Bricker Construction	1	136,248	136,248	136,248
C & M Masonry	1	55,571	55,571	55,571
Homeowner	1	133,837	133,837	133,837
TOTAL	3			

Cross Village		low	high	average
Homeowner	2	102,746	298,754	200,750
TOTAL	2			

Friendship		low	high	average
Damton Enterprises, Inc.	1	243,771	243,771	243,771
Shoreline Building & Maintenance	1	356,123	356,123	356,123
TOTAL	2			

Harbor Springs		low	high	average
Lake Custom Builders	2	448,279	518,592	483,436
The Cottage Company	1	186,922	186,922	186,922
Bob Michels	1	320,836	320,836	320,836
Mark J. Selewski	1	379,712	379,712	379,712
TOTAL	5			

Little Traverse		low	high	average
Episcopo Home Construction, Inc.	1	526,925	526,925	526,925
Homeowner	1	473,537	473,537	473,537
Kane Construction, Inc.	1	479,517	479,517	479,517
Newbury Homes Inc.	1	550,208	550,208	550,208
George Parker Jr. Construction	1	411,149	411,149	411,149

Secrest Woodworking, Inc.	1	263,642	263,642	263,642
TOTAL	6			

Littlefield		low	high	average
Homeowner	2	301,567	405,055	353,311
Wolverine Custom Homes	2	259,234	471,379	365,307
TOTAL	4			

Mackinaw City		low	high	average
Marshall Builders Inc.	1	124,355	124,355	124,355
Spychalski Building Inc.	1	222,284	222,284	222,284
TOTAL	2			

Maple River		low	high	average
Grif Hofbauer	1	214,052	214,052	214,052
Ironwood Construction Company	1	119,743	119,743	119,743
United Construction	1	76,354	76,354	76,354
TOTAL	3			

Petoskey		low	high	average
Homeowner	2	65,656	261,067	163,362
Benny's Construction Co.	1	407,261	407,261	407,261
Howard Smith	1	489,660	489,660	489,660
Lakeview Builders LLC	1	492,082	492,082	492,082
Wager Builders	1	155,599	155,599	155,599
TOTAL	6			

Pleasantview		low	high	average
Homeowner	1	417,167	417,167	417,167
Ironwood Construction Company	1	380,138	380,138	380,138
Jones Construction, LLC	1	307,630	307,630	307,630
Rick Weiss Builders	1	285,188	285,188	285,188
TOTAL	4			

Readmond		low	high	average
Homeowner	1	294,371	294,371	294,371
Ironwood Construction Company,	1	360,886	360,886	360,886
TOTAL	2			

Resort		low	high	average
Young & Meathe Custom Homes	2	168,900	465,669	317,285
RL Fay, Builder	1	506,569	506,569	506,569
Lake Custom Builders	1	415,100	415,100	415,100
Stuck Family Construction	1	493,219	493,219	493,219
Woods & Water Construction, Inc.	1	331,474	331,474	331,474
TOTAL	6			

Springvale		low	high	average
Homeowner	3	79,000	256,017	196,844
Benny's Construction Co.	1	355,895	355,895	355,895
Eastwood Custom Homes	1	249,704	249,704	249,704
William Hill	1	271,463	271,463	271,463
Kevin Squier Construction	1	65,000	65,000	65,000
Timber Wolf Handcrafted Log	1	513,604	513,604	513,604
TOTAL	8			

Wawatam		low	high	average
Les Bosma Builder	1	166,395	166,395	166,395
TOTAL	1			

West Traverse		low	high	average
Adelaine Construction &	1	374,628	374,628	374,628
DWS Builders, Inc.	1	549,187	549,187	549,187
James F. Martin, Builder	1	566,509	566,509	566,509
Waterfront Property Mgmt. & Builders	1	206,122	206,122	206,122
TOTAL	4			

Otsego County

Bagley		low	high	average
Homeowner	3			
A+ Builders	1			
MBS Construction & Development	1			
TOTAL	5			
Charlton		low	high	average
Homeowner	1			
TOTAL	1			
Chester		low	high	average
Hall Construction	1			
TOTAL	1			
Dover		low	high	average
MBS Construction & Development	1			
TOTAL	1			
Elmira		low	high	average
David P. Land	1			
TOTAL	1			
Hayes		low	high	average
Homeowner	2			
TOTAL	2			
Livingston		low	high	average
Homeowner	1			
William J. Raymond	1			
Rich Construction	1			
Shoreline Building & Maintenance	1			
TOTAL	4			
Otsego Lake		low	high	average
Homeowner	2			
TOTAL	2			

SINGLE FAMILY HOME STARTS BY CONSTRUCTION VALUE

Through the fourth quarter.

Antrim County

	<i>Values (in thousands)</i>					
	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Banks	1			1		
Central Lake		3	1	1		
Chestonia	2					
Custer	2		1	1		
Echo	2		1	1		
Elk Rapids Township	1	1		2		
Elk Rapids Village			3		1	
Forest Home		1		2	1	
Helena		1		2		
Jordan	1					
Kearney		1				
Mancelona	2	1	1			
Milton	1	1	2	4	3	
Star		2				
Torch Lake			4	2	1	1
County Totals	12	11	13	16	6	1
% of Total:	20.3%	18.6%	22.0%	27.1%	10.2%	1.7%

Charlevoix County

Insufficient data

Cheboygan County

	<i>Values (in thousands)</i>					
	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Aloha	1					
Beaugrand	1					
Benton	2		2	2	1	
Burt	1				3	1
Ellis	1		1			
Grant	2					
Hebron	1					
Inverness	1	1		2		
Koehler	2	1	1	2		
Mentor			1			
Mullett	1	1		1		1
Munro	1		2			
Nunda	1	1				
Tuscarora			1	3	2	2
Waverly		1				
Wilmot	1		1			
County Totals	16	5	9	10	6	4
% of Total:	32.0%	10.0%	18.0%	20.0%	12.0%	8.0%

Emmet County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Alanson			1			
Bear Creek	5	4	6	2	4	5
Bliss		1	1	1	1	
Center	1	2				
Cross Village		1		1		
Friendship				1	1	
Harbor Springs			1		3	1
Little Traverse				1	3	2
Littlefield				1	3	
Mackinaw City		1		1		
Maple River	1	1		1		
Petoskey	1		1	1	3	
Pleasantview				1	3	
Readmond				1	1	
Resort			1		4	1
Springvale	2			4	1	1
Wawatam			1			
West Traverse				1	1	2
County Totals	10	10	12	17	28	12
% of Total:	11.2%	11.2%	13.5%	19.1%	31.5%	13.5%

Otsego County

Insufficient data

SINGLE FAMILY HOME STARTS BY SQUARE FOOTAGE

Through the fourth quarter.

Antrim County

Insufficient Information

Charlevoix County

	<i>Square Footage</i>						
	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Bay		3			2		
Boyne City			2	1			
Boyne Valley			1	1			
Charlevoix City				1	1		
Eveline			1	1	1		
Marion			1		1		
Melrose		2					
South Arm			1		1		
St. James	1						
Wilson	1	1	1				
COUNTY TOTALS	2	6	7	4	6		
% of total:	8.0%	24.0%	28.0%	16.0%	24.0%		

Cheboygan County

	<i>Square Footage</i>						
	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Aloha			1				
Beaugrand	1						
Benton	1	5	1	1			
Burt			1	2	1		
Ellis	1		1				
Grant		1	1				
Hebron	1						
Inverness	2		2				
Koehler	3	1	1	1			
Mentor			1				
Mullett		1	2	1			
Munro		2	1				
Nunda	1	1					
Tuscarora		2	1	2	3		
Waverly		1					
Wilmot		1	1				
COUNTY TOTALS	10	15	14	7	4		
% of total:	20.0%	30.0%	28.0%	14.0%	8.0%		

Emmet County

	<i>Square Footage</i>						
	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Alanson		1					
Bear Creek	3	9	1	3	2		2
Bliss		1		1	1		
Center	1	1					
Cross Village					1		
Friendship					1		1
Harbor Springs			1				1
Little Traverse	1	1					4
Littlefield			1	1	1		
Mackinaw City		1	1				
Maple River		1	2				
Petoskey	1	1				1	1
Pleasantview					2		
Readmond		1				1	
Resort			1			1	
Springvale			2	1		2	
Wawatam	1						
West Traverse					1		2
COUNTY TOTALS	7	17	9	6	10	5	11
% of total:	10.8%	26.2%	13.8%	9.2%	15.4%	7.7%	16.9%

Otsego County

	<i>Square Footage</i>						
	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Bagley	1	2	1	1			
Dover		1					
Hayes	1						
Livingston		2		1			
Otsego Lake		1					
COUNTY TOTALS	2	6	1	2			
% of total:	18.2%	54.5%	9.1%	18.2%			

SINGLE FAMILY HOME SQUARE FOOTAGE AVERAGE BY COUNTY

	2015	2014	2013	2012	2011
Charlevoix	2293	2452	1942	2109	2041
Cheboygan	1847	1925	1956	2039	2077
Emmet	3005	3178	3896	1849	1205
Otsego	1689	1813	1964	1888	2132

*Emmet County provides data on total SF. Others provide data on finished SF

AVERAGE SQUARE FOOTAGE PER JURISDICTION

Average Square Footage for homes built 4th quarter. Information in some jurisdictions is from a limited sample and will be less reliable than large samples.

Average finished square footage listed on building permits

Total homes in sample

Charlevoix County

Charlevoix City	3225	2
South Arm	2898	2
Marion	2728	2
Eveline	2525	3
Bay	2320	5
Boyne City	2291	3
Boyne Valley	2281	2
Melrose	1703	2
Wilson	1475	3
St. James	1176	1

Cheboygan County

Tuscarora	2589	8
Burt	2570	4
Mentor	2374	1
Aloha	2070	1
Mullett	2038	4
Wilmot	1868	2
Waverly	1675	1
Benton	1656	8
Ellis	1598	2
Grant	1571	2
Munro	1562	3
Koehler	1473	6
Inverness	1443	4
Nunda	1239	2
Hebron	1120	1
Beaugrand	864	1

Emmet County*

Friendship	5160	2
West Traverse	5015	3
Little Traverse	4794	6
Harbor Springs	4230	2
Cross Village	3768	1
Petoskey	3410	5
Resort	3377	2
Springvale	3262	5
Readmond	3189	2
Pleasantview	3076	2
Littlefield	2703	3
Bliss	2703	3
Bear Creek	2363	22
Mackinaw City	1786	2
Maple River	1779	3
Alanson	1770	1
Center	1271	2
Wawatam	900	1

Otsego County

Livingston	1877	3
Bagley	1835	5
Dover	1512	1
Otsego Lake	1464	1
Hayes	800	1

*Emmet County provides data on total SF. Others provide data on finished SF

MULTI FAMILY STARTS Through the fourth quarter.

Apartments

<u>Emmet County</u>	units
Harbor Springs	
West Construction Services	
305 West Main St.	32
<i>Total Units for Jurisdiction</i>	32
<i>Total Units for County</i>	32

John T. Grzelak	
2430, 40 Cliff Dweller Rd.	2
<i>Total Units for Jurisdiction</i>	2

Eveline	
Sommerset Construction	
850 Pointe Dr., units 65 & 66	2
900 Pointe Dr., units 55 & 56	2
916 Pointe Dr., units 51 & 52	2
924 Pointe Dr., units 49 & 50	2
<i>Total Units for Jurisdiction</i>	8
<i>Total Units for County</i>	10

Condominiums

<u>Charlevoix County</u>	units
Boyne Valley	

REMODELS AND ADDITIONS

selected permits valued over approximately \$40,000

For the 4th quarter.

Antrim County

Central Lake

Mark E. Byard Builder 3249 North East Torch Lake Rd.	\$117,905
Total Value for Jurisdiction	\$117,905

Elk Rapids Township

Clearwater Carpentry 501 Pine St.	\$130,000
FL Padella Co., Inc. 10434 Lakeshore Rd.	\$124,948
Total Value for Jurisdiction	\$254,948

Kearney

Homeowner 5304 Ridge Wood	\$81,468
Clifford Willson 5180 North Crossover Dr.	\$125,739
Total Value for Jurisdiction	\$207,207

Mancelona

Homeowner 9805 Skytrails Circle	\$67,884
Total Value for Jurisdiction	\$67,884

Milton

Aaron R. Draper 3515 North West Torch Lake Dr.	\$203,833
Brett Thomas Gallagher 14032 Fairmont Dr.	\$60,922
Ed Gliniski III Custom Builders 9946 Mor-Len Dr.	\$62,752
Midlake Builders 14600 Fairmont Dr.	\$78,831
Salisbury & May Construction 11381 Pinetree Lane	\$100,965
Total Value for Jurisdiction	\$507,303
Total Value for County	\$1,155,247

Charlevoix County

Boyer City

Shane Baxter Builder 311 Front St.	
WB Builders 721 Douglas St.	
Total Value for Jurisdiction	

Boyer Valley

WB Builders 2036 Kitzbuhel Dr.	
Total Value for Jurisdiction	

Charlevoix City

Builders North, Inc. 503 Belvedere Ave.	
Total Value for Jurisdiction	

East Jordan

McBride Construction, Inc. 2330 Shepard's Lane	
Total Value for Jurisdiction	

Marion

Jus' Call Da Boss 13065 Maple	
Total Value for Jurisdiction	

Peaine

KM Contractors 26425 Hemlock Pointe Rd.	
Total Value for Jurisdiction	

South Arm

BLM Services Inc. 8989 Village Rd.	
JPR Builders 680 Forest Lake Lane	
Total Value for Jurisdiction	
Total Value for County	

Cheboygan County

Benton

Doss Builders 1682 Mc Rae Dr.	\$105,665
Total Value for Jurisdiction	\$105,665

Burt

Far Hills Construction Co. 1604 Indian Point Rd.	\$300,000
KP Neuman & Sons Construction 3597 White Goose Dr.	\$150,000
George Parker Jr. Construction 2394 West Burt Lake Rd.	\$200,000
Total Value for Jurisdiction	\$650,000

Grant

Northern Vista Builders 10883 High Bluffs Dr.	\$112,000
Total Value for Jurisdiction	\$112,000

Koehler

Goral Construction 120 East Mullett Lake Rd.	\$210,000
Chris Ogden 2274 West Hackelburg Rd.	\$65,000
Total Value for Jurisdiction	\$275,000

Munro

O'Neil Builders 11140 Pells Island View Lane	\$71,500
VanPelt Construction Co. 8322 Silver Strand Rd.	\$50,000
Total Value for Jurisdiction	\$121,500

Tuscarora

Far Hills Construction Co. 1220 Wahbee Ave.	\$150,000
Homeowner 1582 Wahbee Ave.	\$115,000
Huntman Builders, Inc. 3889 Fisher Trail	\$500,000
Inland Building Co. LLC 10590 Hassler Farm Rd.	\$800,000
Roots & Reverence LLC	

6503 Hillside Ave.	\$60,000
Total Value for Jurisdiction	\$1,625,000
Total Value for County	\$2,889,165

Emmet County

Bear Creek

Duran Building Inc. 1552 Fairview Ave.	\$125,000
Steve Jakeway 2755 Harbor-Petoskey Rd. 2a	\$65,000
JPR Builders 1020 Manvel Rd.	\$120,000
Knibbs Building & Remodeling, Inc. 2755 Harbor-Petoskey Rd.	\$100,000
Arden S. Pierson Jr. 5446 Pickerel Lake Rd.	\$107,000
Total Value for Jurisdiction	\$517,000

Center

Danny Jordan 796 Rose Lane	\$65,000
Total Value for Jurisdiction	\$65,000

Friendship

Darnton Enterprises, Inc. 1244 South Lamkin Rd.	\$51,000
Total Value for Jurisdiction	\$51,000

Harbor Springs

Les Bosma Builder 211 East Bluff Dr.	\$117,783
Ronald Kloss 453 East Bluff Dr.	\$75,000
Total Value for Jurisdiction	\$192,783

Little Traverse

Frank Lauer 2742 Beach Dr., Cottage 21	\$192,513
Matthews Construction 1095 Beach Rd.	\$175,000
Total Value for Jurisdiction	\$367,513

Littlefield

Clayton S. Eby Building Services, Inc. 10181 Lakeview Rd.	\$67,864
Total Value for Jurisdiction	\$67,864

Mackinaw City

Peppler's Building & Remodeling 822 Lakeside Dr.	\$50,000
Total Value for Jurisdiction	\$50,000

McKinley

Homeowner 376 Townline Rd.	\$54,799
Total Value for Jurisdiction	\$54,799

Petoskey

Platte Construction 1026 Lindell Ave.	\$60,000
Total Value for Jurisdiction	\$60,000

Pleasantview

Homeowner 1440 Tower Rd.	\$56,595
McBride Construction, Inc. 3801 South Pleasantview Rd.	\$110,000
Total Value for Jurisdiction	\$166,595

Resort

Gene Barnadyn Construction 1807 Killamey Shores Dr.	\$132,715
Bob Fate Builder, Inc. 2362 Resort Pike	\$90,294
Kane Construction, Inc. 6558 Lake Grove Rd.	\$313,482
Young & Meathe Custom Homes 4000 Lake Grove Rd.	\$220,000
Total Value for Jurisdiction	\$756,491

Springvale

Robert K. Brill 1675 Abbey Rd.	\$84,000
Total Value for Jurisdiction	\$84,000

Wawatam

Newman Construction 6770 David Dr.	\$186,811
Total Value for Jurisdiction	\$186,811

West Traverse

All Pro Remodeling & Tile, Inc. 4957 Forest Beach Dr.	\$66,454
The Cottage Company 54 Harborside Dr.	\$100,000
Homeowner 6174 Lower Shore Dr.	\$150,000
Total Value for Jurisdiction	\$316,454
Total Value for County	\$2,936,310

Otsego County

Charlton

Residential Excavating, Inc. 9745 Moore Dr.	
Total Value for Jurisdiction	

Otsego Lake

Homeowner 11492 Enchanted Dr. 2683 Southwest Opal Lake Rd.	
Total Value for Jurisdiction	
Total Value for County	

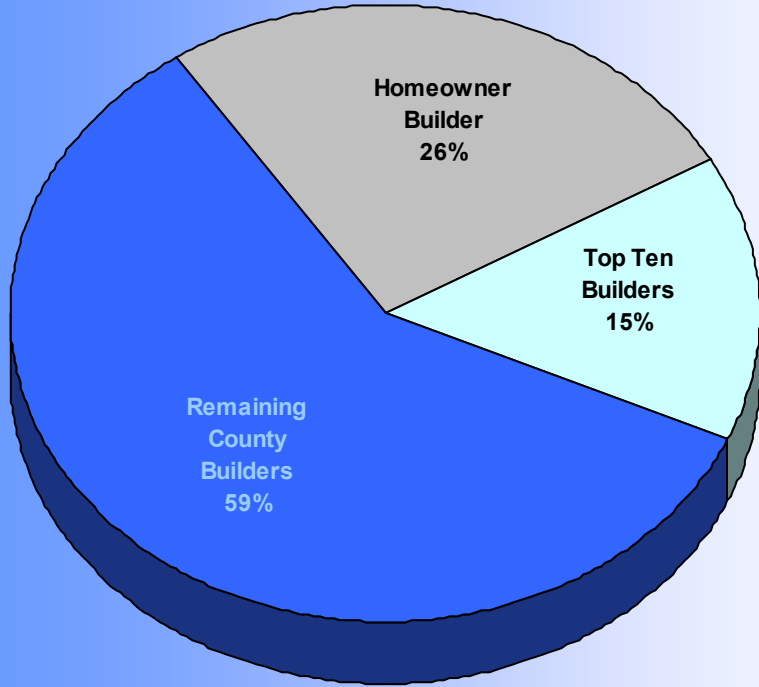
SECTION III

BUILDER INFORMATION

TOP TEN BUILDERS

Northern Michigan Area

Through the 4th Quarter



2015

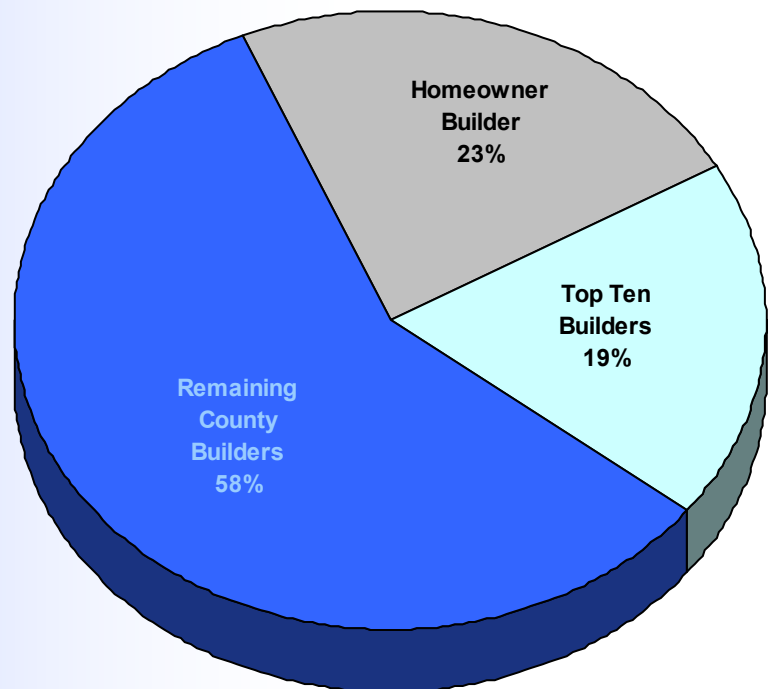
	starts	%
North Country Homes	9	3.3
Benny's Construction Co.	5	1.9
James Cesario Jr.	5	1.9
Adam Vertican	4	1.5
Wright Builders	3	1.1
R. Nichols Construction, Inc.	3	1.1
Wolverine Custom Homes	3	1.1
Alexander Custom Builders Inc.	3	1.1
Porter Builders	3	1.1
Glennwood Custom Builders, LLC	3	1.1
T. Jay Merchant Builders	3	1.1
Lake Custom Builders	3	1.1
MBS Construction & Development	3	1.1
Young & Meathe Custom Homes	3	1.1
Howard Smith	3	1.1
Bricker Construction	3	1.1

69 Homeowner builders are not used in this table.
Ties for 10th are shown but only the first ten numbers are used for %

2014

	starts	%
North Country Homes	8	3.1
Benny's Construction Co.	8	3.1
James Cesario Jr.	5	1.9
Northern Mobile & Modular	5	1.9
Wolverine Custom Homes	4	1.6
Pathway Homes	4	1.6
Sommerset Construction	4	1.6
Howard Smith	4	1.6
Ron Budnik Builders	4	1.6
Brown Builders	3	1.2
Glennwood Custom Builders, LLC	3	1.2
Birchwood Construction Co., Inc.	3	1.2
J & P Fish Construction Inc.	3	1.2
Wright Builders	3	1.2
Pine Grove Homes	3	1.2
DLH Builders	3	1.2

Through the 4th Quarter



58 Homeowner builders are not used in this table.
Ties for 10th are shown but only the first ten numbers are used for %

BUILDER RANKING LIST

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

Homeowner	69	Brian Byard	1	Nelson & Associates	1
North Country Homes	9	CDS Enterprise, LLC	1	Newbury Homes Inc.	1
Benny's Construction Co.	5	CJK Builders	1	Scott Norris Construction	1
James Cesario Jr.	5	Comstock Construction Co.	1	Northern Builders LLC	1
Adam Vertican	4	The Cottage Company	1	Northwoods Homes, LLC	1
Alexander Custom Builders Inc.	3	Crozier Construction & Development	1	Daniel W. Pardee	1
Bricker Construction	3	Eric D. Darooge	1	Pathway Homes	1
Glennwood Custom Builders, LLC	3	DLH Builders	1	Pine Aire Building Co.	1
Howard Smith	3	DWS Builders, Inc.	1	Pine Grove Homes	1
Lake Custom Builders	3	Episcopo Home Construction, Inc.	1	Poloski Construction Co.	1
MBS Construction & Development	3	Bob Fate Builder, Inc.	1	Precision Buildt Construction	1
T. Jay Merchant Builders	3	RL Fay, Builder	1	Toby Prevo	1
R. Nichols Construction, Inc.	3	Frank T. Foster	1	William J. Raymond	1
Porter Builders	3	Garber Contracting Inc.	1	Rich Construction	1
Wolverine Custom Homes	3	Goral Builders	1	Rickard Construction	1
Wright Builders	3	Cal Gouine Construction Inc.	1	Rick's Building & Remodeling	1
Young & Meathe Custom Homes	3	Ron Grammer & Sons	1	Roth Contracting LLC	1
Adelaine Construction & Development	2	Gribi Builders, Inc.	1	Secrest Woodworking, Inc.	1
Alpine Ridge Carpentry	2	Hall Construction	1	Mark J. Selewski	1
Arrow Homes	2	CA Hanes Inc.	1	Jim Serra	1
Buildings By Burrus	2	William Hill	1	Shore Stone Custom Builders	1
C & M Masonry	2	Grif Hofbauer	1	Michael Ray Skop, Builder	1
Darnton Enterprises, Inc.	2	Inland Lakes Construction	1	Solid Rock Construction	1
Phil Duran Building & Development,	2	Ironwood Construction Company, LLC	1	Sommer Construction	1
Eastwood Custom Homes	2	James Jakeway	1	Steve Speigl, General Contractor	1
Home Improvements & Complete Prop	2	Steve Jakeway	1	Spychalski Building Inc.	1
Ironwood Construction Company LLC	2	JC Construction	1	Kevin Squier Construction	1
Matthews Construction	2	Jess Construction Co.	1	Guy Stanhope	1
Northern Mobile & Modular	2	Jones Construction, LLC	1	Stuck Family Construction	1
George Parker Jr. Construction	2	Kane Construction, Inc.	1	Sturgeon Bay Construction	1
Pigeon River Construction	2	Doug Kenyon Builders Inc.	1	Sullivan Construction	1
Shoreline Building & Maintenance	2	Kroondyk Construction, Inc.	1	Sunset Construction LLC	1
Way Building Contractors Inc.	2	Christopher J. Kuhn	1	Timber Wolf Handcrafted Log Homes	1
A+ Builders	1	Lakeview Builders LLC	1	TK Builders of Grand Traverse, Inc.	1
Bandi Builders	1	Lamberto Construction Corp.	1	Brent A. Tompkins	1
Shane Baxter Builder	1	David P. Land	1	TWB Contractors Inc.	1
Behan Construction	1	Legacy Construction Services LLC	1	United Construction	1
Birch & Son Construction	1	Phillip Lewin	1	VanPelt Construction Co.	1
Birchwood Construction Co., Inc.	1	Little Valley Homes	1	Wager Builders	1
Bluewater Homes of North Michigan,	1	Lively Construction	1	Waterfront Property Mgmt. & Builders	1
Les Bosma Builder	1	Maison Builders LLC	1	Gordon Weber Construction, Inc.	1
Boyne Country Homes Inc.	1	Tim Malcomson Construction	1	Rick Weiss Builders	1
Jerry Brandt Builders	1	Mapleridge Construction LLC	1	Homer Williams Log Work &	1
Brown Builders	1	Marshall Builders Inc.	1	Randall Wolfgram Construction	1
Bruen Construction	1	James F. Martin, Builder	1	Wolgast Corporation	1
Dennis Budzinski Construction, Inc.	1	Paul W. Maurer General Contracting	1	Woods & Water Construction, Inc.	1
Builders North, Inc.	1	Bob Michels	1	Yoder Construction, Inc.	1
Burkholder Construction	1	MJ Builders	1	Number of builders	143

BUILDER STARTS COMPARED TO PRIOR YEAR

	This year	Last year	Change
T. Jay Merchant Builders	3	1	200.00%
R. Nichols Construction, Inc.	3	1	200.00%
Porter Builders	3	1	200.00%
Darnton Enterprises, Inc.	2	1	100.00%
Home Improvements & Complete Prop Mgmt	2	1	100.00%
Arrow Homes	2	1	100.00%
Way Building Contractors Inc.	2	1	100.00%
Adam Vertican	4	2	100.00%
Adelaine Construction & Development Inc.	2	1	100.00%
George Parker Jr. Construction	2	1	100.00%
Young & Meathe Custom Homes	3	2	50.00%
MBS Construction & Development	3	2	50.00%
Alexander Custom Builders Inc.	3	2	50.00%
North Country Homes	9	8	12.50%
Eric D. Darooge	1	1	0.00%
Timber Wolf Handcrafted Log Homes Inc.	1	1	0.00%
Hall Construction	1	1	0.00%
Glennwood Custom Builders, LLC	3	3	0.00%
Bob Fate Builder, Inc.	1	1	0.00%
Paul W. Maurer General Contracting	1	1	0.00%
Boyne Country Homes Inc.	1	1	0.00%
Legacy Construction Services LLC	1	1	0.00%
Wright Builders	3	3	0.00%
The Cottage Company	1	1	0.00%
James Cesario Jr.	5	5	0.00%
CDS Enterprise, LLC	1	1	0.00%
Builders North, Inc.	1	1	0.00%
DWS Builders, Inc.	1	1	0.00%
Sunset Construction LLC	1	1	0.00%
Shane Baxter Builder	1	1	0.00%
Phillip Lewin	1	1	0.00%
Lively Construction	1	1	0.00%
Matthews Construction	2	2	0.00%
Jerry Brandt Builders	1	1	0.00%
Stuck Family Construction	1	1	0.00%
Jones Construction, LLC	1	1	0.00%
Steve Speigl, General Contractor	1	1	0.00%
Bluewater Homes of North Michigan, Inc.	1	1	0.00%
Northwoods Homes, LLC	1	1	0.00%
Bandi Builders	1	1	0.00%
Birch & Son Construction	1	1	0.00%
Behan Construction	1	1	0.00%
Les Bosma Builder	1	1	0.00%
Howard Smith	3	4	-25.00%
Wolverine Custom Homes	3	4	-25.00%
Benny's Construction Co.	5	8	-37.50%
Northern Mobile & Modular	2	4	-50.00%
Shore Stone Custom Builders	1	2	-50.00%
Sommer Construction	1	2	-50.00%
Woods & Water Construction, Inc.	1	2	-50.00%
Kane Construction, Inc.	1	2	-50.00%
Brown Builders	1	3	-66.67%
DLH Builders	1	3	-66.67%
Birchwood Construction Co., Inc.	1	3	-66.67%
Pine Grove Homes	1	3	-66.67%
Pathway Homes	1	4	-75.00%

BUILDER RANKING BY AVERAGE VALUE

	# of starts	Average value			
Matthews Construction	1	\$2,056,800	Grif Hofbauer	1	\$214,052
Steve Jakeway	1	\$1,500,000	Solid Rock Construction	1	\$213,608
Randall Wolfram Construction	1	\$800,000	Buildings By Burrus	2	\$207,000
Mapleridge Construction LLC	1	\$587,076	Lamberto Construction Corp.	1	\$206,233
James F. Martin, Builder	1	\$566,509	Waterfront Property Mgmt. & Builders	1	\$206,122
Wright Builders	1	\$552,000	Eastwood Custom Homes	2	\$202,107
Newbury Homes Inc.	1	\$550,208	Sommer Construction	1	\$202,093
DWS Builders, Inc.	1	\$549,187	DLH Builders	1	\$199,938
Episcopo Home Construction, Inc.	1	\$526,925	Gordon Weber Construction, Inc.	1	\$199,200
Doug Kenyon Builders Inc.	1	\$525,000	Pathway Homes	1	\$198,783
Phil Duran Building & Development, LLC	2	\$515,000	Maison Builders LLC	1	\$196,138
Timber Wolf Handcrafted Log Homes Inc.	1	\$513,604	Arrow Homes	2	\$195,923
RL Fay, Builder	1	\$506,569	Adam Vertican	4	\$195,750
Adelaine Construction & Development Inc.	2	\$497,314	Tim Malcomson Construction	1	\$194,311
Stuck Family Construction	1	\$493,219	Bob Fate Builder, Inc.	1	\$189,000
Lakeview Builders LLC	1	\$492,082	The Cottage Company	1	\$186,922
Howard Smith	1	\$489,660	Pine Aire Building Co.	1	\$184,828
Kane Construction, Inc.	1	\$479,517	VanPelt Construction Co.	1	\$180,000
Young & Meathe Custom Homes	3	\$461,523	MBS Construction & Development	1	\$175,000
Lake Custom Builders	3	\$460,657	Bricker Construction	3	\$169,583
Frank T. Foster	1	\$450,000	Les Bosma Builder	1	\$166,395
Benny's Construction Co.	4	\$409,539	Homeowner	45	\$162,038
Behan Construction	1	\$393,000	Brian Byard	1	\$161,002
CJK Builders	1	\$389,206	Lively Construction	1	\$156,899
George Parker Jr. Construction	2	\$386,075	Wager Builders	1	\$155,599
Sturgeon Bay Construction	1	\$385,000	Pigeon River Construction	2	\$155,000
Mark J. Selewski	1	\$379,712	Brent A. Tompkins	1	\$152,835
Ron Grammer & Sons	1	\$369,547	Wolgast Corporation	1	\$152,446
Homer Williams Log Work & Construction	1	\$365,161	Daniel W. Pardee	1	\$151,844
Wolverine Custom Homes	3	\$363,905	North Country Homes	9	\$141,365
Ironwood Construction Company, LLC	1	\$360,886	Pine Grove Homes	1	\$139,432
Shoreline Building & Maintenance	1	\$356,123	JC Construction	1	\$137,092
TWB Contractors Inc.	1	\$350,000	Sunset Construction LLC	1	\$135,645
Woods & Water Construction, Inc.	1	\$331,474	Marshall Builders Inc.	1	\$124,355
Way Building Contractors Inc.	1	\$330,824	Dennis Budzinski Construction, Inc.	1	\$123,000
Comstock Construction Co.	1	\$330,099	Burkholder Construction	1	\$117,437
Bob Michels	1	\$320,836	Guy Stanhope	1	\$113,848
Paul W. Maurer General Contracting	1	\$314,207	Precision Buildt Construction	1	\$105,488
Jones Construction, LLC	1	\$307,630	Bruen Construction	1	\$102,530
Gribi Builders, Inc.	1	\$301,158	James Cesario Jr.	5	\$101,000
CDS Enterprise, LLC	1	\$288,371	Jerry Brandt Builders	1	\$95,000
Northwoods Homes, LLC	1	\$288,327	Boyne Country Homes Inc.	1	\$89,000
Rick Weiss Builders	1	\$285,188	Inland Lakes Construction	1	\$80,000
Shore Stone Custom Builders	1	\$277,200	Northern Mobile & Modular	2	\$80,000
Alexander Custom Builders Inc.	3	\$276,667	Roth Contracting LLC	1	\$77,722
Goral Builders	1	\$275,000	United Construction	1	\$76,354
William Hill	1	\$271,463	CA Hanes Inc.	1	\$70,000
Bluewater Homes of North Michigan, Inc.	1	\$265,230	James Jakeway	1	\$70,000
Secrest Woodworking, Inc.	1	\$263,642	Little Valley Homes	1	\$66,559
Yoder Construction, Inc.	1	\$263,468	Kevin Squier Construction	1	\$65,000
Northern Builders LLC	1	\$251,341	Nelson & Associates	1	\$60,694
Cal Gouine Construction Inc.	1	\$250,000	MJ Builders	1	\$60,000
Ironwood Construction Company LLC	2	\$249,941	Sullivan Construction	1	\$50,000
Damton Enterprises, Inc.	1	\$243,771	C & M Masonry	2	\$35,286
Michael Ray Skop, Builder	1	\$231,615			
R. Nichols Construction, Inc.	3	\$229,667			
Jim Serra	1	\$228,932			
Bandi Builders	1	\$225,000			
Spychalski Building Inc.	1	\$222,284			
T. Jay Merchant Builders	3	\$222,073			
Porter Builders	3	\$221,271			
Brown Builders	1	\$220,000			
Scott Norris Construction	1	\$218,419			

BUILDER RANKING BY SQUARE FOOTAGE

	# of starts with SF Data	Average SF			
Matthews Construction	1	11,671	R. Nichols Construction, Inc.	3	2,093
Episcopo Home Construction, Inc.	1	7,636	Dennis Budzinski Construction, Inc.	1	2,070
Kane Construction, Inc.	1	7,353	Sullivan Construction	1	2,070
Lakeview Builders LLC	1	6,346	Homer Williams Log Work & Construction	1	2,057
Newbury Homes Inc.	1	6,100	VanPelt Construction Co.	1	2,024
James F. Martin, Builder	1	5,625	Alexander Custom Builders Inc.	3	2,015
Lake Custom Builders	2	5,585	Marshall Builders Inc.	1	1,972
Steve Jakeway	1	5,108	Toby Prevo	1	1,960
George Parker Jr. Construction	1	5,046	Homeowner	35	1,945
Ironwood Construction Company, LLC	1	4,641	Goral Builders	1	1,878
Adelaine Construction & Development Inc.	2	4,593	The Cottage Company	1	1,872
Shoreline Building & Maintenance	2	4,188	Ironwood Construction Company LLC	1	1,856
Benny's Construction Co.	4	3,615	North Country Homes	8	1,831
Wolverine Custom Homes	2	3,550	MBS Construction & Development	3	1,804
Wright Builders	2	3,504	Grif Hofbauer	1	1,800
CJK Builders	1	3,437	Lively Construction	1	1,770
DWS Builders, Inc.	1	3,420	Alpine Ridge Carpentry	2	1,719
Frank T. Foster	1	3,255	United Construction	1	1,680
Legacy Construction Services LLC	1	3,245	Wolgast Corporation	1	1,651
Way Building Contractors Inc.	2	3,225	Boyne Country Homes Inc.	1	1,620
Sturgeon Bay Construction	1	3,114	Brown Builders	1	1,608
Steve Speigl, General Contractor	1	3,110	Spychalski Building Inc.	1	1,600
Birch & Son Construction	1	3,045	Bricker Construction	3	1,596
Jones Construction, LLC	1	3,024	Secrest Woodworking, Inc.	1	1,587
Eastwood Custom Homes	1	2,912	Adam Vertican	4	1,583
A+ Builders	1	2,840	Little Valley Homes	1	1,512
Randall Wolfram Construction	1	2,784	Wager Builders	1	1,512
Behan Construction	1	2,776	Howard Smith	1	1,448
Doug Kenyon Builders Inc.	1	2,728	William J. Raymond	1	1,442
Damton Enterprises, Inc.	2	2,714	MJ Builders	1	1,440
Brian Byard	1	2,592	Pigeon River Construction	2	1,376
Rich Construction	1	2,533	C & M Masonry	1	1,352
Phil Duran Building & Development, LLC	2	2,512	Buildings By Burrus	2	1,332
Shane Baxter Builder	1	2,486	Northern Mobile & Modular	2	1,300
Birchwood Construction Co., Inc.	1	2,440	Bob Fate Builder, Inc.	1	1,221
TWB Contractors Inc.	1	2,400	Jerry Brandt Builders	1	1,120
Timber Wolf Handcrafted Log Homes Inc.	1	2,376	Inland Lakes Construction	1	1,120
Glennwood Custom Builders, LLC	1	2,359	Les Bosma Builder	1	900
CDS Enterprise, LLC	1	2,345	James Cesario Jr.	5	659
Cal Gouine Construction Inc.	1	2,204	Bandi Builders	1	600
Young & Meathe Custom Homes	1	2,172			
Shore Stone Custom Builders	1	2,128			
TK Builders of Grand Traverse, Inc.	1	2,121			

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 working on smaller projects or in other areas or active under another name.

Company Name and Address		# of permits
Garber Contracting Inc.	3752 Greenacres Dr. Mt. Pleasant, MI 48858	1
Nelson & Associates	3432 W. Bear Lake Rd. NE Kalkaska, MI 49646	1
Robert Oldenkamp	5674 Briar Glen Dr. Saline, MI 48176	1