



**Northern Michigan Area  
QUARTERLY REPORT**

*3<sup>rd</sup> Quarter Residential -2013*

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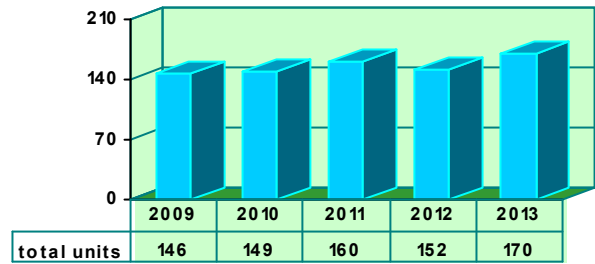
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# SECTION I

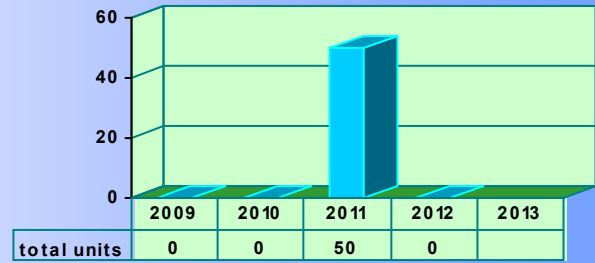
AT A GLANCE

## Northern Michigan Area

**Single Family Home** starts through the third quarter.

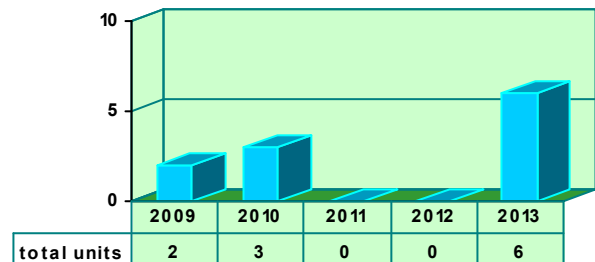


**Apartment** unit starts through third quarter.

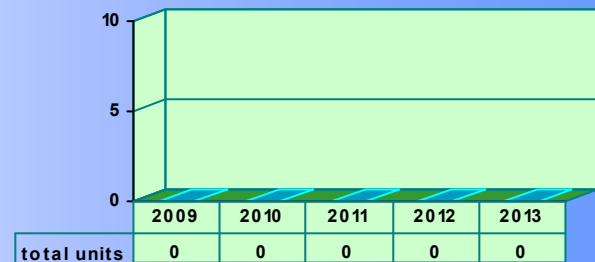


\*Kalkaska is not included in 2002

**Condominium** unit starts through the third quarter.



**Duplex** unit starts through the third quarter.

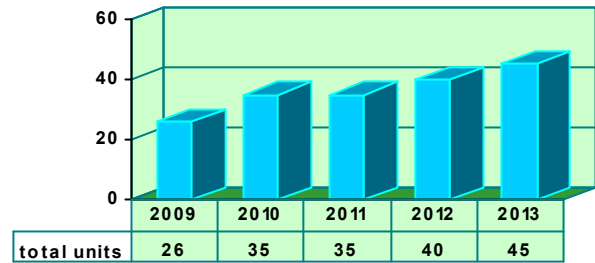


**Total Living** units through the third quarter.

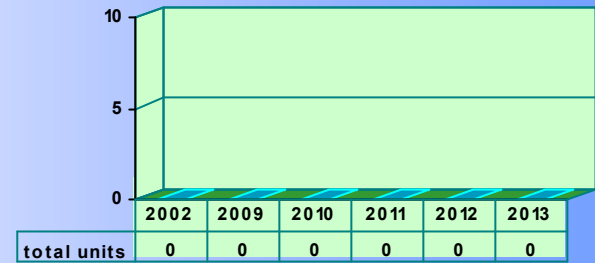


## Antrim County

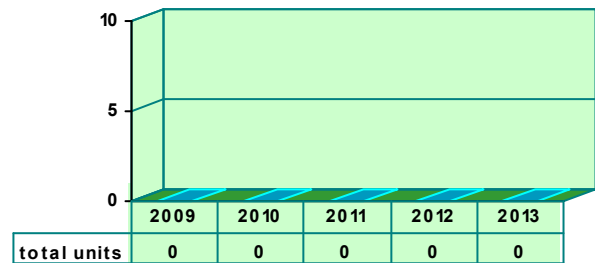
**Single Family Home** starts through the third quarter.



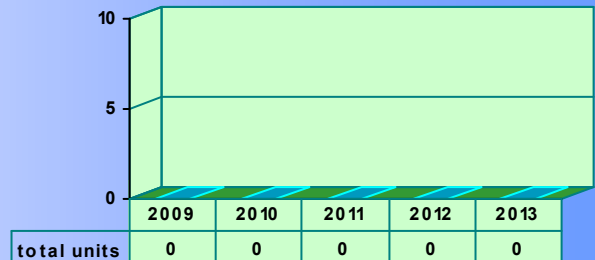
**Apartment** unit starts through third quarter.



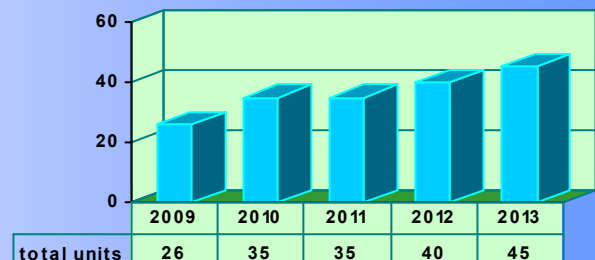
**Condominium** unit starts through the third quarter.



**Duplex** unit starts through the third quarter.



**Total Living** units through the third quarter.

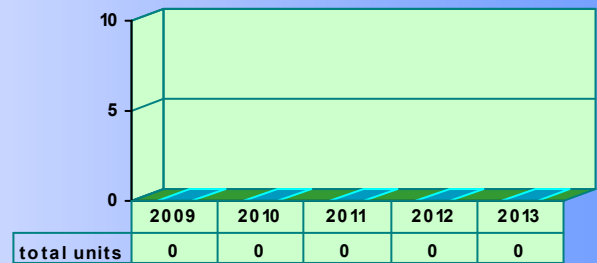


# Charlevoix County

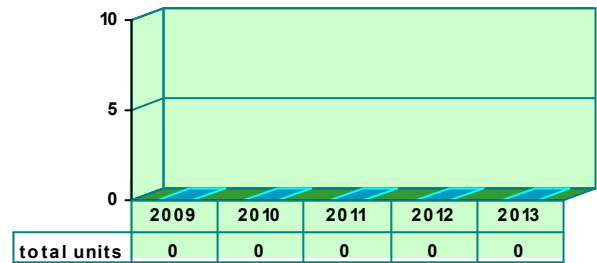
**Single Family Home** starts through the third quarter.



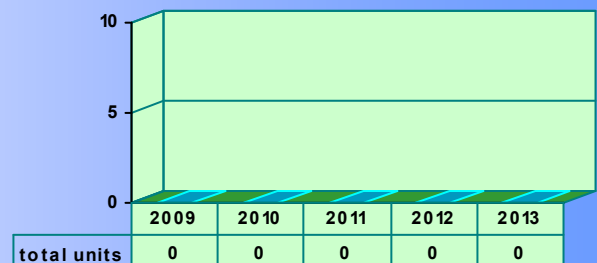
**Apartment** unit starts through third quarter.



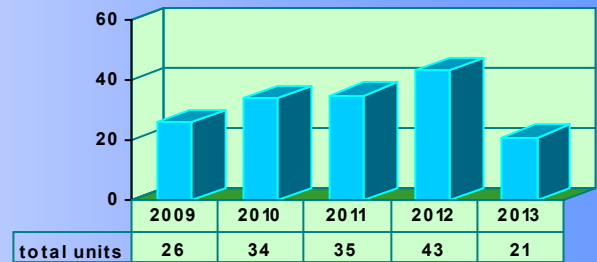
**Condominium** unit starts through the third quarter.



**Duplex** unit starts through the third quarter.

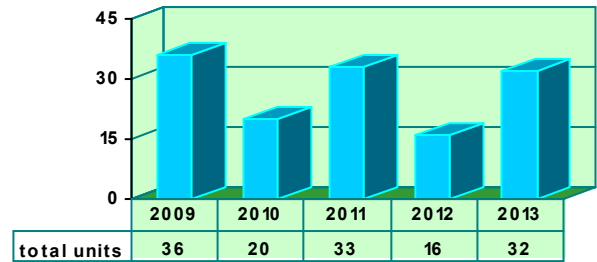


**Total Living** units through the third quarter.

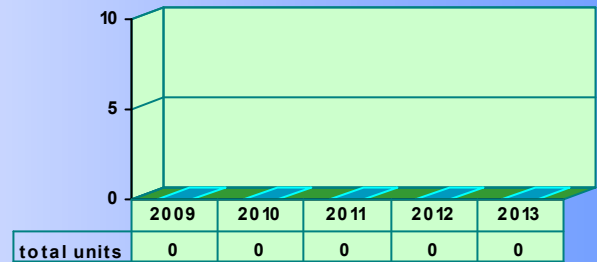


# Cheboygan County

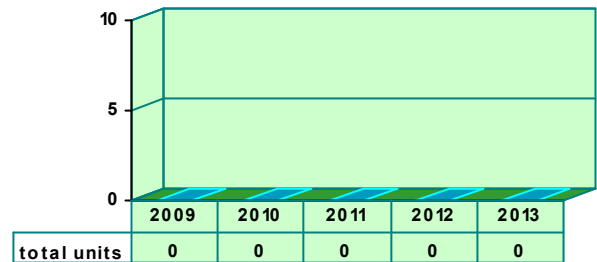
**Single Family Home** starts through the third quarter.



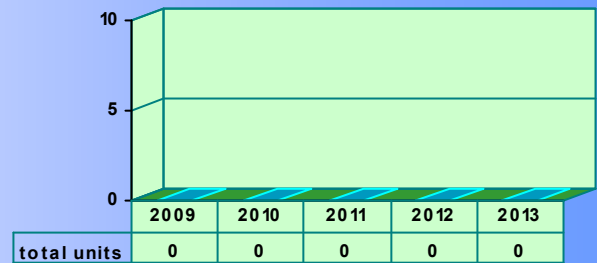
**Apartment** unit starts through third quarter.



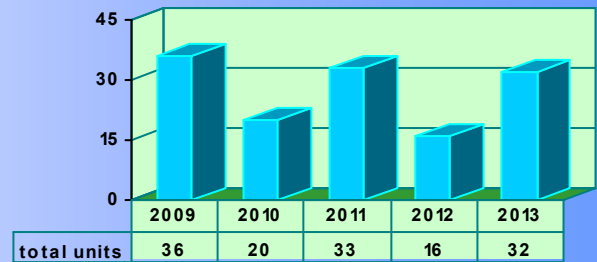
**Condominium** unit starts through the third quarter.



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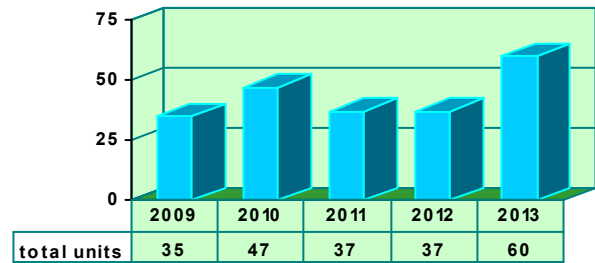


**Total Living** units through the third quarter.

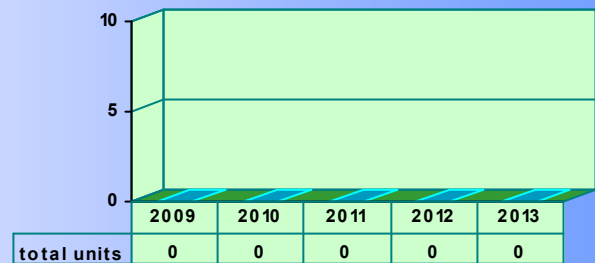


## Emmet County

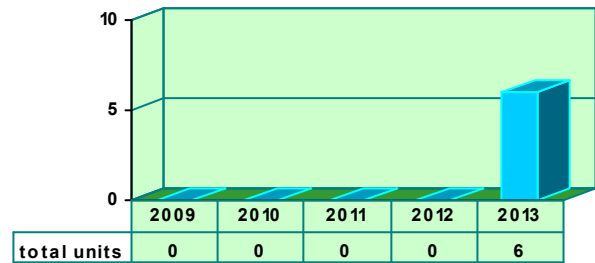
**Single Family Home** starts through the third quarter.



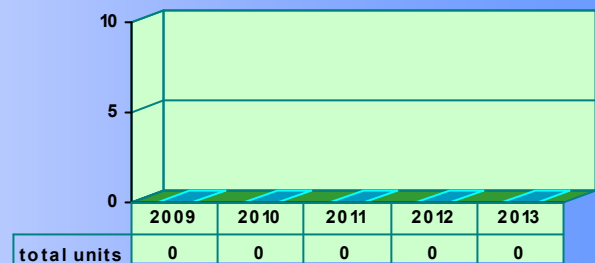
**Apartment** unit starts through third quarter.



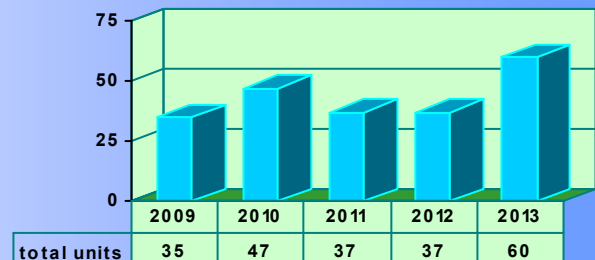
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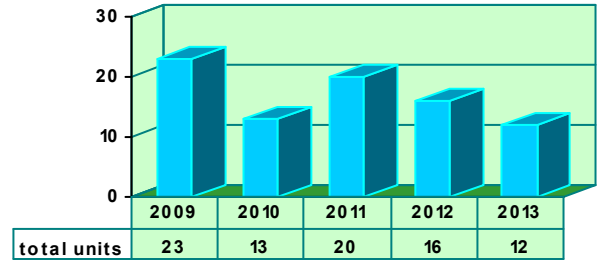
**Total Living** units through the third quarter.



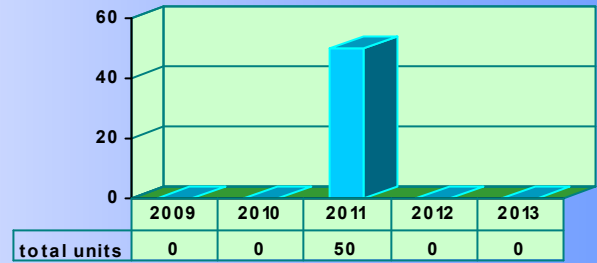


# Otsego County

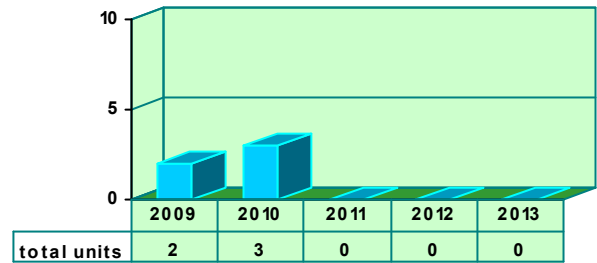
**Single Family Home** starts through the third quarter.



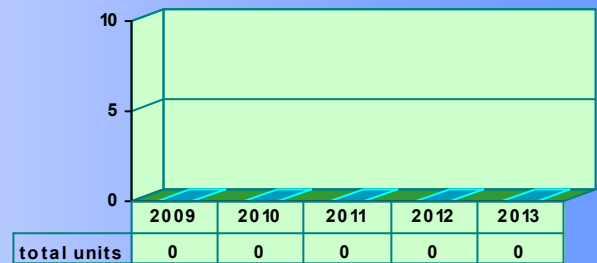
**Apartment** unit starts through third quarter.



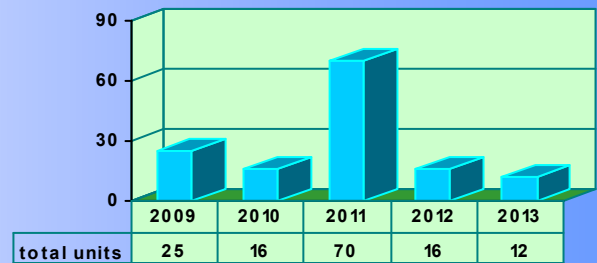
**Condominium** unit starts through the third quarter.



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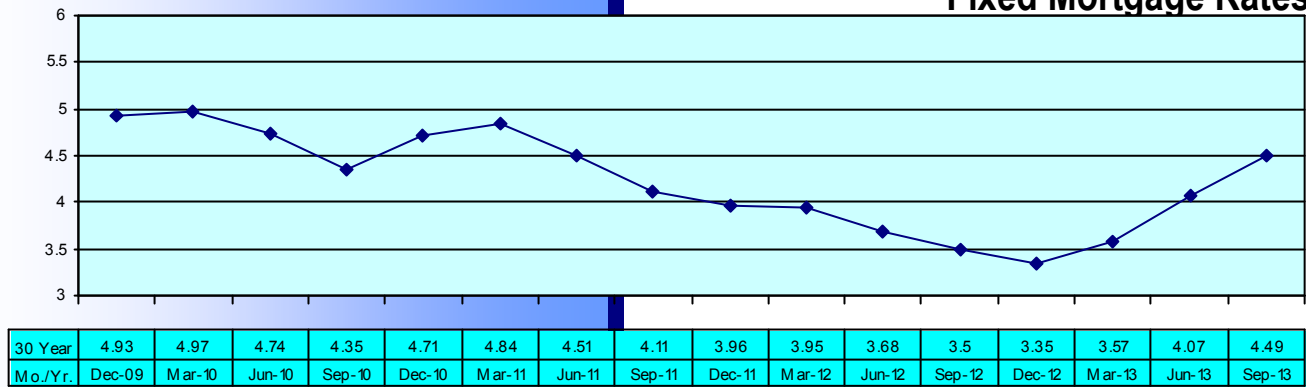


**Total Living** units through the third quarter.

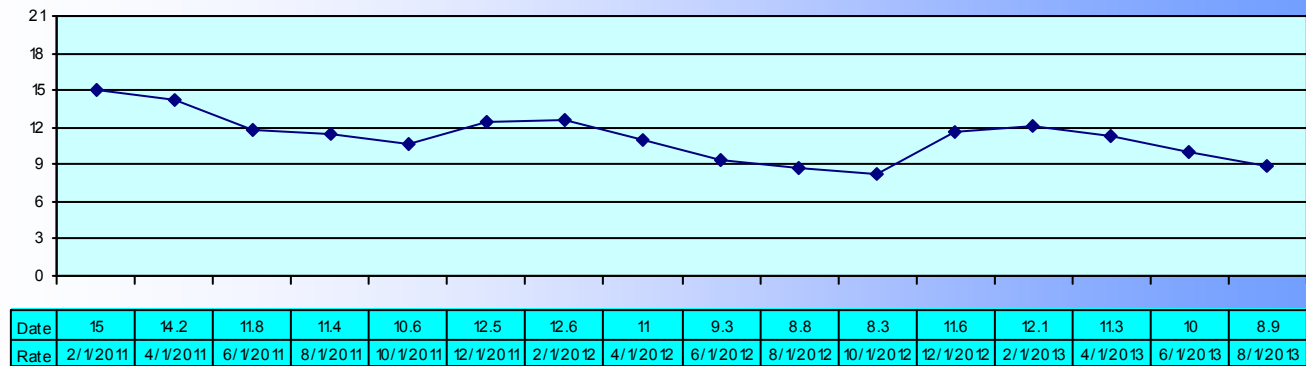


# Unemployment And Mortgage Information

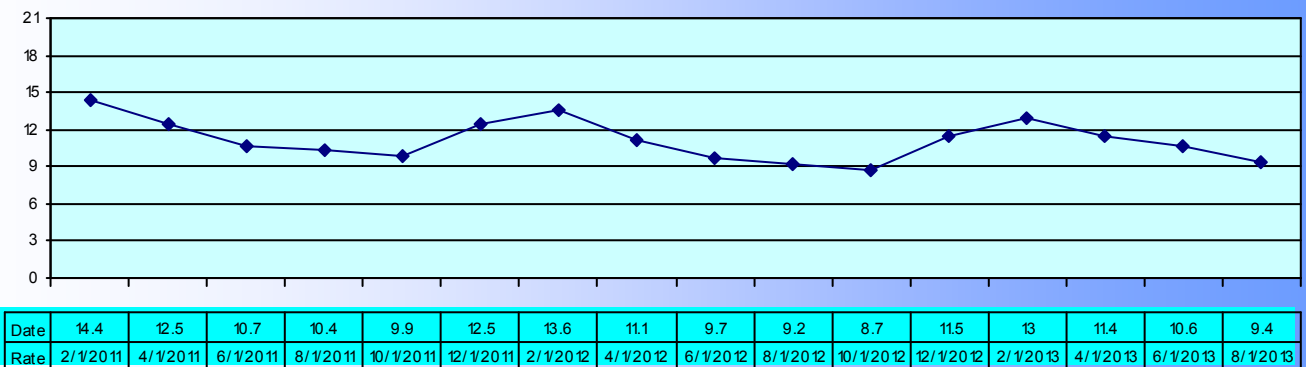
## Fixed Mortgage Rates



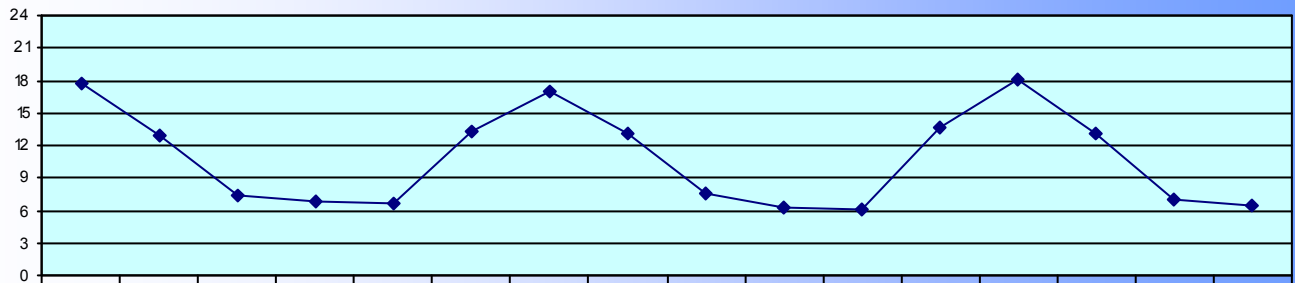
## Antrim County Unemployment Rates



## Charlevoix County Unemployment Rates

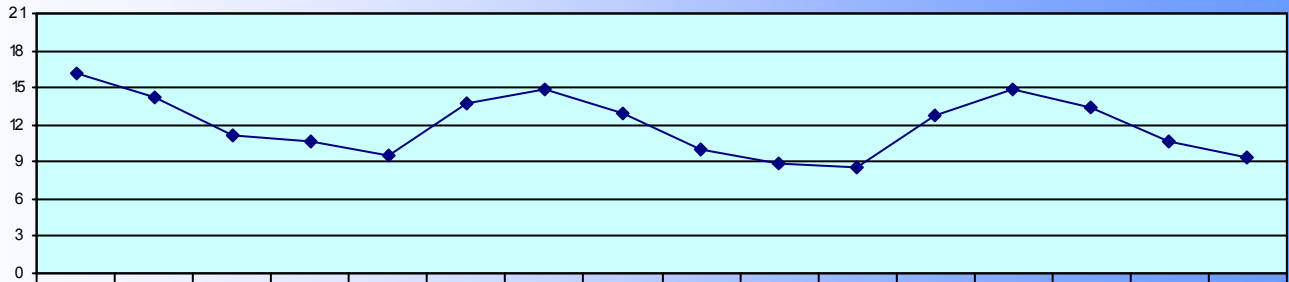


### Cheboygan County Unemployment Rate



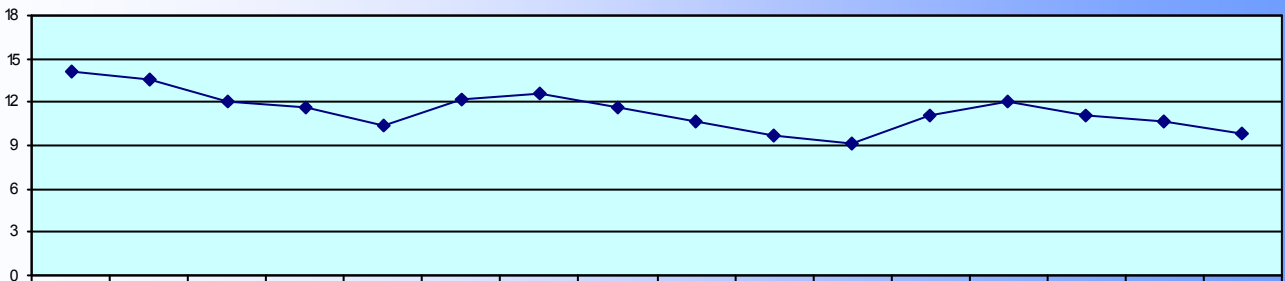
Date	17.8	12.9	7.4	6.9	6.7	13.3	16.9	13.1	7.5	6.3	6.1	13.7	18.1	13.2	7	6.4
Rate	2/1/2011	4/1/2011	6/1/2011	8/1/2011	10/1/2011	12/1/2011	2/1/2012	4/1/2012	6/1/2012	8/1/2012	10/1/2012	12/1/2012	2/1/2013	4/1/2013	6/1/2013	8/1/2013

### Emmet County Unemployment Rates



Date	16.2	14.2	11.1	10.6	9.6	13.7	14.9	13	10	8.9	8.6	12.8	14.8	13.4	10.7	9.3
Rate	2/1/2011	4/1/2011	6/1/2011	8/1/2011	10/1/2011	12/1/2011	2/1/2012	4/1/2012	6/1/2012	8/1/2012	10/1/2012	12/1/2012	2/1/2013	4/1/2013	6/1/2013	8/1/2013

### Otsego County Unemployment Rate



Date	14.1	13.6	12.1	11.7	10.4	12.2	12.6	11.6	10.6	9.7	9.1	11.1	12.1	11.1	10.7	9.8
Rate	Feb-11	Apr-11	Jun-11	Aug-11	Oct-11	Dec-11	Feb-12	Apr-12	Jun-12	Aug-12	Oct-12	Dec-12	Feb-13	Apr-13	Jun-13	Aug-13

## Single Family starts by quarter

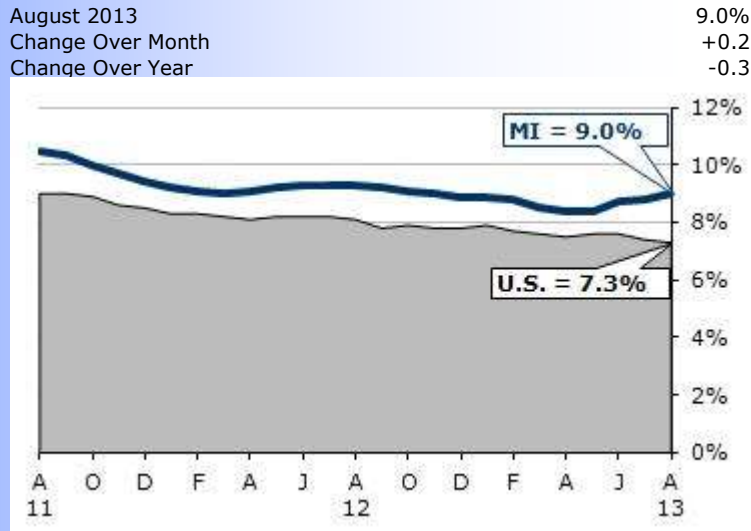
### Northern Michigan Area

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2009	14	60	76	53
2010	15	69	71	55
2011	28	65	70	43
2012	26	66	63	70
2013	20	69	87	

# Michigan Fast Facts

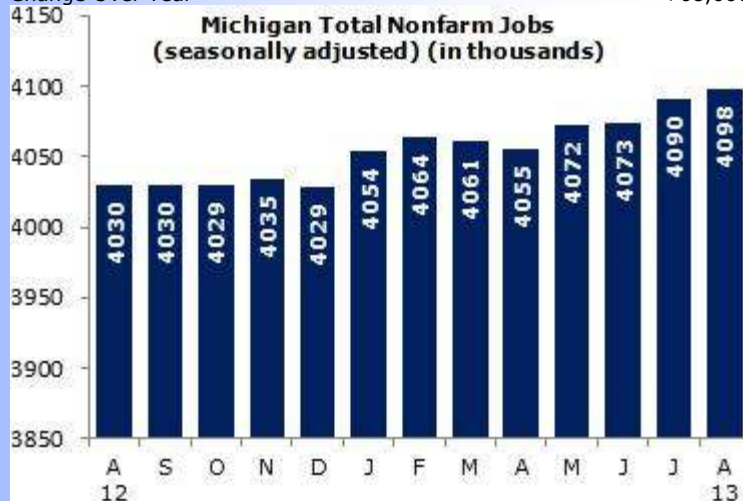
(From the State of Michigan Web Site)

## Michigan Unemployment Rate (Seasonally Adjusted)



## Michigan Payroll Jobs (Seasonally Adjusted)

August 2013  
Change Over Month +8,000  
Change Over Year +68,000



## Detroit Consumer Prices

August 2013 220.0  
 Change Over Year +1.3%

» Access: [Historical Consumer Price Data](#)

## Total Nonfarm Employment by Michigan Metropolitan Areas

(Unadjusted)

(Click on Area Name to view detail )

AREA	2013	2013	2012	% Change From Previous	
	Aug	Jul	Aug	Mnth	Year
<a href="#">Michigan - Statewide</a>	4086.2	4066.8	4020.7	0.5	1.6
<a href="#">Ann Arbor</a>	201.8	200.6	197.8	0.6	2.0
<a href="#">Battle Creek</a>	56.3	56.0	55.9	0.5	0.7
<a href="#">Bay City</a>	36.7	36.7	36.6	0.0	0.3
<a href="#">Detroit-Livonia-Dearborn</a>	710.8	703.5	715.5	1.0	-0.7
<a href="#">Detroit-Warren-Livonia</a>	1840.9	1828.5	1831.9	0.7	0.5
<a href="#">Flint</a>	134.3	134.1	133.4	0.1	0.7
<a href="#">Grand Rapids-Wyoming</a>	399.8	398.9	382.2	0.2	4.6
<a href="#">Holland-Grand Haven</a>	113.0	113.1	111.2	-0.1	1.6
<a href="#">Jackson</a>	53.9	54.0	53.7	-0.2	0.4
<a href="#">Kalamazoo-Portage</a>	135.9	135.5	134.4	0.3	1.1
<a href="#">Lansing-East Lansing</a>	210.3	209.8	209.9	0.2	0.2
<a href="#">Monroe</a>	38.5	38.1	38.9	1.0	-1.0
<a href="#">Muskegon-Norton Shores</a>	63.8	63.7	62.0	0.2	2.9
<a href="#">Niles-Benton Harbor</a>	60.5	60.2	60.8	0.5	-0.5
<a href="#">Saginaw-Saginaw Twp North</a>	85.0	84.2	85.3	1.0	-0.4
<a href="#">Warren-Farmington Hills-Troy</a>	1130.1	1125.0	1116.4	0.5	1.2

# **SECTION II**

## **HOME START INFORMATION**

# JURISDICTION SUMMARY STATISTICS

## Single Family Starts Through the third quarter.

### Antrim County

	2013	2012	2011	2010	2009
Torch Lake	11	3	6	3	5
Milton	9	5	5	6	4
Forest Home	6	10	5	2	1
Elk Rapids Village	5	2	2	1	1
Mancelona	3	2	1	3	2
Jordan	2	1		2	1
Echo	2	2	1		3
Bellaire Village	1	2			1
Elk Rapids Township	1	1	1		1
Custer	1		4	1	1
Banks	1	1	2	1	1
Helena	1	5	3	3	2
Kearney	1			5	1
Central Lake	1	2	3	2	
Star		2		5	2
Chestonia		1	1		
Warner		1	1	1	
<b>TOTAL</b>	<b>45</b>	<b>40</b>	<b>35</b>	<b>35</b>	<b>26</b>

### Charlevoix County

	2013	2012	2011	2010	2009
South Arm	4	2	2	2	
Eveline	3	5	1	5	2
Boyne Valley	3	2	3	7	
Evangeline	2	2	1	1	1
Boyne City	2	1	4	2	3
Wilson	2	1	1	2	
Marion	1	1	2	1	1
Hudson	1	5		1	1
Charlevoix City	1		3		1
Charlevoix Township	1	4	2	1	1
East Jordan	1		2		3
Hayes		7	3		2
Bay		7	3	3	6
Melrose		3	3	1	1
Peaine		2	4	5	2
Chandler			1		1
St. James		1		3	1
<b>TOTAL</b>	<b>21</b>	<b>43</b>	<b>35</b>	<b>34</b>	<b>26</b>



## Cheboygan County

	2013	2012	2011	2010	2009
Mullett	6		4	3	4
Benton	4		1	2	6
Koehler	3	2	3	5	3
Inverness	3	1			2
Tuscarora	3	4	5	4	4
Grant	3		1		2
Burt	3	3	1	2	2
Aloha	2	1	6		
Munro	1		2	1	3
Nunda	1	2	2	2	1
Waverly	1				1
Ellis	1		2		
Mentor	1	3	1		
Cheboygan			2	1	2
Hebron			1		
Forest					2
Mackinaw			1		1
Wilmot			1		
Beaugrand					3
<b>TOTAL</b>	<b>32</b>	<b>16</b>	<b>33</b>	<b>20</b>	<b>36</b>

## Emmet County

	2013	2012	2011	2010	2009
Bear Creek	10	11	14	21	5
Petoskey	8	2	4	2	4
Harbor Springs	6	2	2	1	1
Resort	6	7	4	2	3
Pleasantview	5		3		2
Springvale	4	2	1	3	1
Friendship	4		2		
Little Traverse	4	3		3	3
West Traverse	3	1		3	3
Center	2	2	1		1
Maple River	2		1	1	
Littlefield	2	1	2	2	2
Cross Village	2		1		
Readmond	1		2	2	3
Pellston	1	1		1	1
Carp Lake		2		2	
Bliss		1		2	2
Alanson		1			
Wawatam		1		2	1
McKinley					1
<b>TOTAL</b>	<b>60</b>	<b>37</b>	<b>37</b>	<b>47</b>	<b>33</b>

## Otsego County

	2013	2012	2011	2010	2009
Otsego Lake	3	3	4	1	3
Charlton	2	3	4	3	4
Livingston	2	2		2	2
Dover	2	1	3	1	
Hayes	1	3	3	1	3
Elmira	1	1			3
Corwith	1	1	3	3	2
Gaylord					1
Bagley			3	2	3
Chester		2			2
<b>TOTAL</b>	<b>12</b>	<b>16</b>	<b>20</b>	<b>13</b>	<b>23</b>

# BUILDER STARTS 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
Way Building Contractors Inc.	1	276,000	276,000	276,000
<b>TOTAL</b>	<b>1</b>			
Bellaire Village		low	high	average
Clifford Willson	1	151,000	151,000	151,000
<b>TOTAL</b>	<b>1</b>			
Central Lake		low	high	average
Dennis Wolgamott Builder	1	176,783	176,783	176,783
<b>TOTAL</b>	<b>1</b>			
Custer		low	high	average
Dunn's Construction	1	97,965	97,965	97,965
<b>TOTAL</b>	<b>1</b>			
Echo		low	high	average
Hogan Constuction	1	85,000	85,000	85,000
Mark Priest	1	225,583	225,583	225,583
<b>TOTAL</b>	<b>2</b>			
Elk Rapids Township		low	high	average
Durango Homes	1	80,000	80,000	80,000
<b>TOTAL</b>	<b>1</b>			
Elk Rapids Village		low	high	average
Bay Area Contracting, Inc.	1	168,000	168,000	168,000
Eastwood Custom Homes	1	151,000	151,000	151,000
T. Jay Merchant Builders	1	234,000	234,000	234,000
Pine Grove Homes	1	122,000	122,000	122,000
Soper Construction LLC	1	132,000	132,000	132,000
<b>TOTAL</b>	<b>5</b>			
Forest Home		low	high	average
CH Construction	1	287,000	287,000	287,000
Kendal Miller	1	188,931	188,931	188,931
Northwoods Homes, LLC	1	353,000	353,000	353,000
Porter Builders	1	337,697	337,697	337,697
Stallman Builders, LLC	1	177,280	177,280	177,280
Ken VanHouten	1	146,000	146,000	146,000
<b>TOTAL</b>	<b>6</b>			
Helena		low	high	average
DLH Builders	1	234,230	234,230	234,230
<b>TOTAL</b>	<b>1</b>			
Jordan		low	high	average
Benchmark Building & Dev. LLC	1	38,000	38,000	38,000
Homeowner	1	108,000	108,000	108,000
<b>TOTAL</b>	<b>2</b>			
Kearney		low	high	average
Ricky Lee Somers	1	114,000	114,000	114,000
<b>TOTAL</b>	<b>1</b>			
Mancelona		low	high	average
Homeowner	2	111,000	196,000	153,500
JW Hagerman Construction	1	217,000	217,000	217,000
<b>TOTAL</b>	<b>3</b>			
Milton		low	high	average
Builders North, Inc.	1	207,000	207,000	207,000

Homeowner	1	237,000	237,000	237,000
T. Jay Merchant Builders	1	249,000	249,000	249,000
MK Manufacturing	1	243,396	243,396	243,396
Raymond L. Paddock, Builder	1	121,057	121,057	121,057
Roth Contracting LLC	1	156,000	156,000	156,000
Jim Serra	1	265,000	265,000	265,000
Lon Shreve	1	127,000	127,000	127,000
Soper Construction LLC	1	133,836	133,836	133,836
<b>TOTAL</b>	<b>9</b>			
Torch Lake		low	high	average
Porter Builders	3	190,000	287,000	248,333
DLH Builders	1	730,000	730,000	730,000
Golden Rule Construction	1	189,000	189,000	189,000
Gribi Builders, Inc.	1	459,898	459,898	459,898
Homeowner	1	167,000	167,000	167,000
Midlake Builders	1	294,000	294,000	294,000
North Country Homes	1	122,000	122,000	122,000
Upton Builders	1	358,000	358,000	358,000
Ken VanHouten	1	193,000	193,000	193,000
<b>TOTAL</b>	<b>11</b>			

## Charlevoix County

Boyer City		low	high	average
Tom Neidhamer	1	248,991	248,991	248,991
WB Builders	1	259,659	259,659	259,659
<b>TOTAL</b>	<b>2</b>			
Boyer Valley		low	high	average
Howard Smith	2	266,141	279,336	272,739
Eric D. Darooge	1			
<b>TOTAL</b>	<b>3</b>			
Charlevoix City		low	high	average
Birchwood Construction Co., Inc.	1			
<b>TOTAL</b>	<b>1</b>			
Charlevoix Township		low	high	average
Builders North, Inc.	1	305,519	305,519	305,519
<b>TOTAL</b>	<b>1</b>			
East Jordan		low	high	average
Jordan Construction Group, Inc.	1	310,735	310,735	310,735
<b>TOTAL</b>	<b>1</b>			
Evangeline		low	high	average
Homeowner	1	212,817	212,817	212,817
WB Builders	1	207,972	207,972	207,972
<b>TOTAL</b>	<b>2</b>			
Eveline		low	high	average
Birch & Son Construction	1	265,000	265,000	265,000
Mike Martinski Builder Inc.	1			
North Country Homes	1	143,811	143,811	143,811
<b>TOTAL</b>	<b>3</b>			
Hudson		low	high	average
Gene Bamadyn Construction	1	196,690	196,690	196,690
<b>TOTAL</b>	<b>1</b>			

<b>Marion</b>		low	high	average
North Country Homes	1	83,668	83,668	83,668
<b>TOTAL</b>	<b>1</b>			

<b>South Arm</b>		low	high	average
Rick's Building & Remodeling	2	191,827	191,827	191,827
Phillip Lewin	1	175,455	175,455	175,455
North Country Homes	1	111,609	111,609	111,609
<b>TOTAL</b>	<b>4</b>			

<b>Wilson</b>		low	high	average
Clark Manufactured Homes	1	152,208	152,208	152,208
Homeowner	1	160,757	160,757	160,757
<b>TOTAL</b>	<b>2</b>			

## Cheboygan County

<b>Aloha</b>		low	high	average
Sullivan Construction	1	480,000	480,000	480,000
Wolverine Custom Homes	1	306,000	306,000	306,000
<b>TOTAL</b>	<b>2</b>			

<b>Benton</b>		low	high	average
Homeowner	2	70,000	176,000	123,000
North Country Homes	1	175,000	175,000	175,000
P & B Building Company	1	350,000	350,000	350,000
<b>TOTAL</b>	<b>4</b>			

<b>Burt</b>		low	high	average
Indian River Custom Log Homes	1	700,000	700,000	700,000
George Parker Jr. Construction	1	407,000	407,000	407,000
Sweetwater Homes	1	131,500	131,500	131,500
<b>TOTAL</b>	<b>3</b>			

<b>Ellis</b>		low	high	average
BMD Construction Inc.	1	55,000	55,000	55,000
<b>TOTAL</b>	<b>1</b>			

<b>Grant</b>		low	high	average
Homeowner	3	70,000	200,000	133,333
<b>TOTAL</b>	<b>3</b>			

<b>Inverness</b>		low	high	average
Alexander Custom Builders Inc.	1	220,000	220,000	220,000
Charboneau Builders, LLC	1	75,000	75,000	75,000
Homeowner	1	50,000	50,000	50,000
<b>TOTAL</b>	<b>3</b>			

<b>Koehler</b>		low	high	average
Homeowner	1	70,000	70,000	70,000
Northern Mobile & Modular	1	70,000	70,000	70,000
Brent Sharpe Construction	1	150,000	150,000	150,000
<b>TOTAL</b>	<b>3</b>			

<b>Mentor</b>		low	high	average
R. Nichols Construction, Inc.	1	180,000	180,000	180,000
<b>TOTAL</b>	<b>1</b>			

<b>Mullett</b>		low	high	average
DL Hudson Construction, Inc.	1	215,000	215,000	215,000
Jones Construction, LLC	1	170,000	170,000	170,000
Kane Construction, Inc.	1	1,500,000	1,500,000	1,500,000
McKay Builders, Inc.	1	190,000	190,000	190,000
North Country Homes	1	145,000	145,000	145,000
Jim Rutledge Builder, Inc.	1	450,000	450,000	450,000
<b>TOTAL</b>	<b>6</b>			

<b>Munro</b>		low	high	average
North Arrow Log Homes	1	700,000	700,000	700,000
<b>TOTAL</b>	<b>1</b>			

<b>Nunda</b>		low	high	average
Homeowner	1	40,000	40,000	40,000
<b>TOTAL</b>	<b>1</b>			

<b>Tuscarora</b>		low	high	average
North Country Homes	2	150,000	160,000	155,000
Pine Grove Homes	1	140,000	140,000	140,000
<b>TOTAL</b>	<b>3</b>			

<b>Waverly</b>		low	high	average
North Country Homes	1	105,000	105,000	105,000
<b>TOTAL</b>	<b>1</b>			

## Emmet County

<b>Bear Creek</b>		low	high	average
Ron Budnik	2	115,000	119,000	117,000
Homeowner	2	200,000	324,000	262,000
Birchwood Construction Co., Inc.	1	60,000	60,000	60,000
Boyne Country Homes Inc.	1	180,000	180,000	180,000
Duran Building Inc.	1	290,000	290,000	290,000
JPR Builders	1	60,000	60,000	60,000
Kruskie Construction, LLC	1	208,000	208,000	208,000
MGM Construction	1	300,000	300,000	300,000
<b>TOTAL</b>	<b>10</b>			

<b>Center</b>		low	high	average
Terry Koetje	1	259,712	259,712	259,712
Spychalski Building Inc.	1	149,442	149,442	149,442
<b>TOTAL</b>	<b>2</b>			

<b>Cross Village</b>		low	high	average
Benny's Construction Co.	1	274,293	274,293	274,293
Ben Brower Development &	1			
<b>TOTAL</b>	<b>2</b>			

<b>Friendship</b>		low	high	average
Benny's Construction Co.	1	283,348	283,348	283,348
Collie Construction Inc.	1	51,996	51,996	51,996
The Cottage Company	1	127,318	127,318	127,318
Episcopo Home Construction, Inc.	1	209,020	209,020	209,020
<b>TOTAL</b>	<b>4</b>			

<b>Harbor Springs</b>		low	high	average
Jamie Martin, Builder	2	85,454	506,568	296,011
Ben Brower Development &	1	744,540	744,540	744,540
Homeowner	1	159,780	159,780	159,780
Stephen K. Perreault	1	272,994	272,994	272,994
Wentworth Builder, Inc.	1	1,343,010	1,343,010	1,343,010
<b>TOTAL</b>	<b>6</b>			

<b>Little Traverse</b>		low	high	average
Homeowner	3	70,149	223,965	147,057
Joshua Ferraiuolo	1	253,047	253,047	253,047
<b>TOTAL</b>	<b>4</b>			

<b>Littlefield</b>		low	high	average
Benny's Construction Co.	1	264,967	264,967	264,967
Homeowner	1	433,254	433,254	433,254
<b>TOTAL</b>	<b>2</b>			

<b>Maple River</b>		low	high	average
James Gahn Construction, Inc.	1	120,674	120,674	120,674
JR Construction Building & Design	1	443,958	443,958	443,958
<b>TOTAL</b>	<b>2</b>			

<b>Pellston</b>		low	high	average
Northwest MI Habitat for Humanity	1	145,830	145,830	145,830
<b>TOTAL</b>	<b>1</b>			

<b>Petoskey</b>		low	high	average
Glennwood Custom Builders, LLC	2	417,807	908,441	663,124
Lakeview Builders LLC	2	420,375	543,120	481,748
Collie Construction Inc.	1	408,887	408,887	408,887
Kane Construction, Inc.	1	1,091,433	1,091,433	1,091,433
Kim Thompson	1	368,806	368,806	368,806
Widing Custom Homes, Inc.	1	518,842	518,842	518,842
<b>TOTAL</b>	<b>8</b>			

<b>Pleasantview</b>		low	high	average
Arrow Homes	1	111,951	111,951	111,951
Erbin Custom Homes LLC	1			
Howard Smith	1	495,823	495,823	495,823
Timber Wolf Handcrafted Log	1	515,756	515,756	515,756
Wolverine Custom Homes	1	327,921	327,921	327,921
<b>TOTAL</b>	<b>5</b>			

<b>Readmond</b>		low	high	average
Conran Construction LLC	1	704,546	704,546	704,546
<b>TOTAL</b>	<b>1</b>			

<b>Resort</b>		low	high	average
Homeowner	2	171,137	662,544	416,841
Robert K. Brill	1	349,546	349,546	349,546
Howard Smith	1	440,680	440,680	440,680
Pole Barns Plus	1	174,283	174,283	174,283
Woods & Water Construction, Inc.	1			
<b>TOTAL</b>	<b>6</b>			

<b>Springvale</b>		low	high	average
JR Construction Building & Design	2	75,483	258,326	166,905
Corble Builders, Inc.	1	101,098	101,098	101,098
Grandpa Joe's Construction	1			
<b>TOTAL</b>	<b>4</b>			

<b>West Traverse</b>		low	high	average
Siegwart Building Co.	2	180,894	180,894	180,894
Collie Construction Inc.	1	848,699	848,699	848,699
<b>TOTAL</b>	<b>3</b>			

## Otsego County

<b>Charlton</b>		low	high	average
Homeowner	1	128,000	128,000	128,000
Otsego County Habitat for Humanity	1	70,000	70,000	70,000
<b>TOTAL</b>	<b>2</b>			

<b>Corwith</b>		low	high	average
Homeowner	1	180,000	180,000	180,000
<b>TOTAL</b>	<b>1</b>			

<b>Dover</b>		low	high	average
Robb Guess	1	100,000	100,000	100,000
Homeowner	1	160,000	160,000	160,000
<b>TOTAL</b>	<b>2</b>			

<b>Elmira</b>		low	high	average
J N J Construction Inc.	1	815,000	815,000	815,000
<b>TOTAL</b>	<b>1</b>			

<b>Hayes</b>		low	high	average
Peterson Homes, LLC	1	170,000	170,000	170,000
<b>TOTAL</b>	<b>1</b>			

<b>Livingston</b>		low	high	average
Homeowner	1	75,000	75,000	75,000
William J. Raymond	1	130,000	130,000	130,000
<b>TOTAL</b>	<b>2</b>			

<b>Otsego Lake</b>		low	high	average
Beard Construction	1	200,000	200,000	200,000
MBS Construction & Development	1	90,000	90,000	90,000
Rick Rabideau	1	195,000	195,000	195,000
<b>TOTAL</b>	<b>3</b>			

# SINGLE FAMILY HOME STARTS BY CONSTRUCTION VALUE

Through the third 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		
Bellaire Village			1			
Central Lake			1			
Custer	1					
Echo	1			1		
Elk Rapids Township	1					
Elk Rapids Village		2	2	1		
Forest Home		1	2	1	2	
Helena				1		
Jordan	1	1				
Kearney		1				
Mancelona		1	1	1		
Milton		3	1	5		
Torch Lake		1	4	3	2	1
<b>County Totals</b>	<b>4</b>	<b>10</b>	<b>12</b>	<b>14</b>	<b>4</b>	<b>1</b>
<b>% of Total:</b>	<b>8.9%</b>	<b>22.2%</b>	<b>26.7%</b>	<b>31.1%</b>	<b>8.9%</b>	<b>2.2%</b>

## Charlevoix County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Boyne City				2		
Boyne Valley				2		
Charlevoix Township					1	
East Jordan					1	
Evangeline				2		
Eveline		1		1		
Hudson			1			
Marion	1					
South Arm		1	2			
Wilson			2			
<b>County Totals</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>7</b>	<b>2</b>	
<b>% of Total:</b>	<b>5.9%</b>	<b>11.8%</b>	<b>29.4%</b>	<b>41.2%</b>	<b>11.8%</b>	

## Cheboygan County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Aloha					2	
Benton	1		2		1	
Burt		1			1	1
Ellis	1					
Grant	1	1		1		
Inverness	2			1		
Koehler	2		1			
Mentor			1			
Mullett		1	2	1	1	1
Munro						1
Nunda	1					
Tuscarora		1	2			
Waverly		1				
<b>County Totals</b>	<b>8</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>5</b>	<b>3</b>
<b>% of Total:</b>	<b>25.0%</b>	<b>15.6%</b>	<b>25.0%</b>	<b>9.4%</b>	<b>15.6%</b>	<b>9.4%</b>

## Emmet County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Bear Creek	2	2	1	3	2	
Center		1		1		
Cross Village				1		
Friendship	1	1		2		
Harbor Springs	1		1	1		3
Little Traverse	1			2		
Littlefield				1	1	
Maple River		1			1	
Pellston		1				
Petoskey					4	4
Pleasantview		1			2	1
Readmond						1
Resort			2		2	1
Springvale	1	1		1		
West Traverse			1			1
<b>County Totals</b>	<b>6</b>	<b>8</b>	<b>5</b>	<b>12</b>	<b>12</b>	<b>11</b>
<b>% of Total:</b>	<b>11.1%</b>	<b>14.8%</b>	<b>9.3%</b>	<b>22.2%</b>	<b>22.2%</b>	<b>20.4%</b>

## Otsego County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Charlton	1	1				
Corwith			1			
Dover		1	1			
Elmira						1
Hayes			1			
Livingston	1	1				
Otsego Lake	1		1	1		
<b>County Totals</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>1</b>		<b>1</b>
<b>% of Total:</b>	<b>25.0%</b>	<b>25.0%</b>	<b>33.3%</b>	<b>8.3%</b>		<b>8.3%</b>

# SINGLE FAMILY HOME STARTS BY SQUARE FOOTAGE

Through the third quarter.

## Antrim County

<i>Square Footage</i>	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Banks						1	
Bellaire Village				1			
Central Lake				1			
Custer			1				
Echo		1				1	
Elk Rapids Township		1					
Elk Rapids Village		1	2	1		1	
Forest Home				1	3	2	
Helena							1
Jordan	1	1					
Kearney			1				
Mancelona		1			1	1	
Milton		2	3		1	1	2
Torch Lake			1	3	1	3	3
<b>COUNTY TOTALS</b>	<b>1</b>	<b>7</b>	<b>8</b>	<b>7</b>	<b>6</b>	<b>10</b>	<b>6</b>
<b>% of total:</b>	<b>2.2%</b>	<b>15.6%</b>	<b>17.8%</b>	<b>15.6%</b>	<b>13.3%</b>	<b>22.2%</b>	<b>13.3%</b>

## Charlevoix County

<i>Square Footage</i>	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Boyne City			2				
Boyne Valley			2				
Charlevoix Township				1			
East Jordan					1		
Evangeline		2					
Eveline			1				
Hudson			1				
Marion		1					
South Arm	1	1	1				
Wilson		2					
<b>COUNTY TOTALS</b>	<b>1</b>	<b>6</b>	<b>7</b>	<b>1</b>	<b>1</b>		
<b>% of total:</b>	<b>6.3%</b>	<b>37.5%</b>	<b>43.8%</b>	<b>6.3%</b>	<b>6.3%</b>		

### Cheboygan County

Square Footage		Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Aloha			1	1				
Benton		1		1	1	1		
Burt					3			
Ellis		1						
Grant		1		2				
Inverness		1	1	1				
Koehler			2	1				
Mentor			1					
Mullett		1	1	1	1	1		1
Munro						1		
Nunda		1						
Tuscarora			1	1	1			
Waverly			1					
<b>COUNTY TOTALS</b>		<b>6</b>	<b>8</b>	<b>8</b>	<b>6</b>	<b>3</b>		<b>1</b>
<b>% of total:</b>		<b>18.8%</b>	<b>25.0%</b>	<b>25.0%</b>	<b>18.8%</b>	<b>9.4%</b>		<b>3.1%</b>

### Otsego County

Square Footage		Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Charlton		1		1				
Corwith			1					
Dover			1	1				
Elmira						1		
Hayes			1					
Livingston			2					
Otsego Lake		1		1	1			
<b>COUNTY TOTALS</b>		<b>2</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>1</b>		
<b>% of total:</b>		<b>16.7%</b>	<b>41.7%</b>	<b>25.0%</b>	<b>8.3%</b>	<b>8.3%</b>		

Insufficient data in Emmet County

### SINGLE FAMILY HOME SQUARE FOOTAGE AVERAGE BY COUNTY

	2013	2012	2011	2010	2009
Antrim	3382	2403	2860	2389	2503
Charlevoix	1882	2254	2099	1705	1609
Cheboygan	2089	2180	2017	2292	1922
Otsego	1793	1845	2242	2247	1658

Insufficient data in Emmet County,  
Charlevoix County has limited data.



# AVERAGE SQUARE FOOTAGE PER JURISDICTION

Average Square Footage for homes built this year. 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		Average finished square footage listed on building permits	Total homes in sample
<b>Antrim County</b>			<b>Cheboygan County</b>		
Helena	5144	1	Munro	3724	1
Torch Lake	4722	11	Mullett	2819	6
Banks	4000	1	Burt	2692	3
Forest Home	3730	6	Benton	2287	4
Milton	3100	9	Tuscarora	1962	3
Mancelona	3087	3	Aloha	1823	2
Echo	3062	2	Koehler	1725	3
Elk Rapids Village	2557	5	Grant	1720	3
Central Lake	2520	1	Inverness	1568	3
Bellaire Village	2448	1	Waverly	1232	1
Custer	2256	1	Mentor	1232	1
Kearney	1864	1	Nunda	1120	1
Elk Rapids Township	1536	1	Ellis	820	1
Jordan	1015	2			
<b>Charlevoix County</b>			<b>Otsego County</b>		
East Jordan	3048	1	Elmira	3511	1
Charlevoix Township	2704	1	Otsego Lake	1860	3
Boyne City	2103	2	Corwith	1792	1
Eveline	1998	1	Hayes	1756	1
Boyne Valley	1974	2	Dover	1734	2
Hudson	1939	1	Charlton	1460	2
Wilson	1639	2	Livingston	1242	2
Evangeline	1571	2			
Marion	1473	1			
South Arm	1460	3			
			<b>Insufficient data in Emmet County,</b>		

## MULTI FAMILY STARTS

Through the third quarter.

### Condominiums

<u>Emmet County</u>	units
<u>Petoskey</u>	
Kane Construction, Inc. 200 West Lake St. #9-14	6
<b>Total Units for Jurisdiction</b>	<b>6</b>
<b>Total Units for County</b>	<b>6</b>

# REMODELS AND ADDITIONS

For the third quarter.

## Antrim County

### Central Lake

Dan Newton & Sons, Builders, Inc. 1093 North Intermediate Lake Rd.	\$140,808
<b>Total Value for Jurisdiction</b>	<b>\$140,808</b>

### Helena

Jordan Construction Group, Inc. 7017 Crystal Springs Rd.	\$62,000
<b>Total Value for Jurisdiction</b>	<b>\$62,000</b>

### Mancelona

Homeowner 11443 Tope Lane	\$105,995
<b>Total Value for Jurisdiction</b>	<b>\$105,995</b>

### Milton

DLH Builders 9125 South West Torch Lake Dr.	\$152,986
Porter Builders 3313 North West Torch Lake Dr.	\$250,000
<b>Total Value for Jurisdiction</b>	<b>\$402,986</b>

### Star

Homeowner 9972 Alba Hwy.	\$93,000
<b>Total Value for Jurisdiction</b>	<b>\$93,000</b>

### Torch Lake

Gribi Builders, Inc. 11784 Easy St.	\$182,023
<b>Total Value for Jurisdiction</b>	<b>\$182,023</b>
<b>Total Value for County</b>	<b>\$986,812</b>

## Charlevoix County

### Eveline

Birch & Son Construction 3155 Breezy Point Dr.	\$87,015
Wright Builders 4220 Sequanota Club Lane	\$44,727
<b>Total Value for Jurisdiction</b>	<b>\$131,742</b>

### Hayes

William Duane Horsell 9898 Geronimo's Trail	\$86,000
<b>Total Value for Jurisdiction</b>	<b>\$86,000</b>

### Hudson

Clifford Baker Jr. 9818 Meadows Trail	\$41,562
<b>Total Value for Jurisdiction</b>	<b>\$41,562</b>

### Wilson

Homeowner 5312 Barber Rd.	\$71,859
<b>Total Value for Jurisdiction</b>	<b>\$71,859</b>
<b>Total Value for County</b>	<b>\$331,163</b>

## Cheboygan County

### Benton

KP Neuman & Sons Construction 2021 France Lane	\$50,000
<b>Total Value for Jurisdiction</b>	<b>\$50,000</b>

### Burt

Eberly Building, Inc. 499 Cedar Dr.	\$200,000
Kruskie Construction, LLC 4800 West Burt Lake Rd.	\$77,000
<b>Total Value for Jurisdiction</b>	<b>\$277,000</b>

### Grant

Wade Aubert Construction 5591 Moulder Dr.	\$140,000
<b>Total Value for Jurisdiction</b>	<b>\$140,000</b>

### Inverness

Goral Builders 8492 Townline Rd.	\$250,000
<b>Total Value for Jurisdiction</b>	<b>\$250,000</b>

### Koehler

WM Sullivan LLC 854 West Shore View Lane	\$240,000
<b>Total Value for Jurisdiction</b>	<b>\$240,000</b>

### Mackinaw

Cecil Bay Builders, Inc. 302 North Huron Ave.	\$60,000
<b>Total Value for Jurisdiction</b>	<b>\$60,000</b>

### Mentor

Great Lakes General Contracting 7044 Berry Creek Rd.	\$58,064
<b>Total Value for Jurisdiction</b>	<b>\$58,064</b>

### Munro

Homeowner 7080 Catsmans Corners Rd.	\$150,000
<b>Total Value for Jurisdiction</b>	<b>\$150,000</b>

### Tuscarora

Episcopo Home Construction, Inc. 3831 Fisher Trail	\$300,000
Jim Rutledge Builder, Inc. 3585 Fisher Trail	\$150,000
<b>Total Value for Jurisdiction</b>	<b>\$450,000</b>
<b>Total Value for County</b>	<b>\$1,675,064</b>

## Emmet County

### Bear Creek

Birchwood Construction Co., Inc. 485 Meadow Lane	\$50,000
Steve Jakeway 2755 Harbor-Petoskey Rd.	\$750,000
<b>Total Value for Jurisdiction</b>	<b>\$800,000</b>

### Bliss

Homeowner 8888 Valley Rd.	\$62,296
<b>Total Value for Jurisdiction</b>	<b>\$62,296</b>

### Center

Homeowner 1833 Mill Lane	\$65,318
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	<b>Total Value for Jurisdiction</b>	<b>\$65,318</b>
<b>Cross Village</b>		
Homeowner		
6597 North Lake Shore Dr.		\$101,730
	<b>Total Value for Jurisdiction</b>	<b>\$101,730</b>
<b>Friendship</b>		
Homeowner		
1625 West Townline Rd.		\$122,241
	<b>Total Value for Jurisdiction</b>	<b>\$122,241</b>
<b>Little Traverse</b>		
Jerry Pesarczyk Builders, LLC		
3220 Merrett St. #29		\$42,000
	<b>Total Value for Jurisdiction</b>	<b>\$42,000</b>
<b>Littlefield</b>		
Homeowner		
8121 South Ayr Rd.		\$47,482
	<b>Total Value for Jurisdiction</b>	<b>\$47,482</b>
<b>Mackinaw City</b>		
Homeowner		
952 Nokomis		\$96,539
	<b>Total Value for Jurisdiction</b>	<b>\$96,539</b>
<b>Petoskey</b>		
Grantham Building & Remodeling		
714 Grove St.		\$245,000
Ironwood Construction Company LLC		
608 East Mitchell St.		\$90,000
Frederick Rice		
1208 East Mitchell St.		\$78,815
Jeff Worden, Builder		
614 Waukazoo Ave.		\$48,050
	<b>Total Value for Jurisdiction</b>	<b>\$461,865</b>
<b>Pleasantview</b>		
Birchwood Construction Co., Inc.		
4720 Deer Park Circle		\$181,920
	<b>Total Value for Jurisdiction</b>	<b>\$181,920</b>
<b>West Traverse</b>		
Bear River Construction		
5296 Middle Rd.		\$84,472
	<b>Total Value for Jurisdiction</b>	<b>\$84,472</b>
	<b>Total Value for County</b>	<b>\$2,065,863</b>

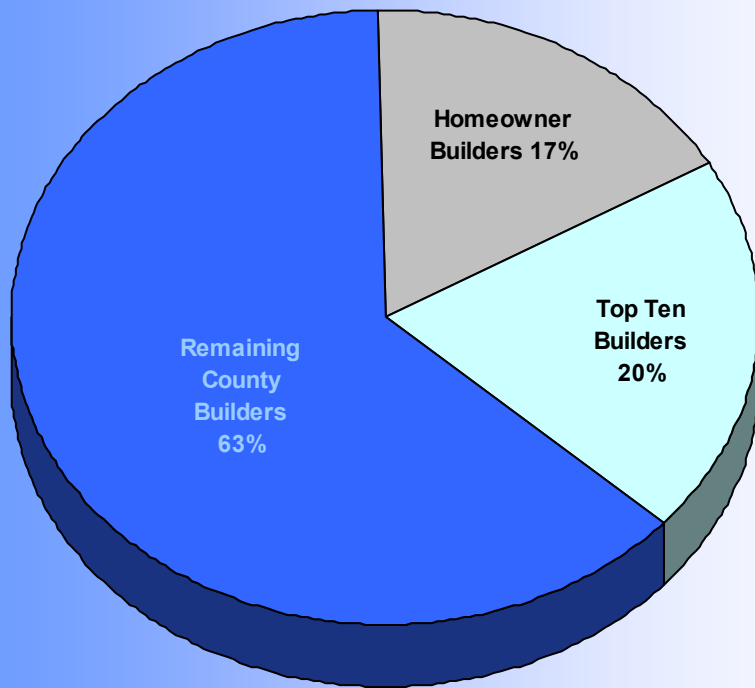
# **SECTION III**

## **BUILDER INFORMATION**

# TOP TEN BUILDERS

## Northern Michigan Area

Through 2013 3<sup>rd</sup> Quarter



## 2013

Builder	starts	%
North Country Homes	9	5.3
Porter Builders	4	2.4
Howard Smith	4	2.4
Benny's Construction Co.	3	1.8
JR Construction Building & Design LLC	3	1.8
Collie Construction Inc.	3	1.8

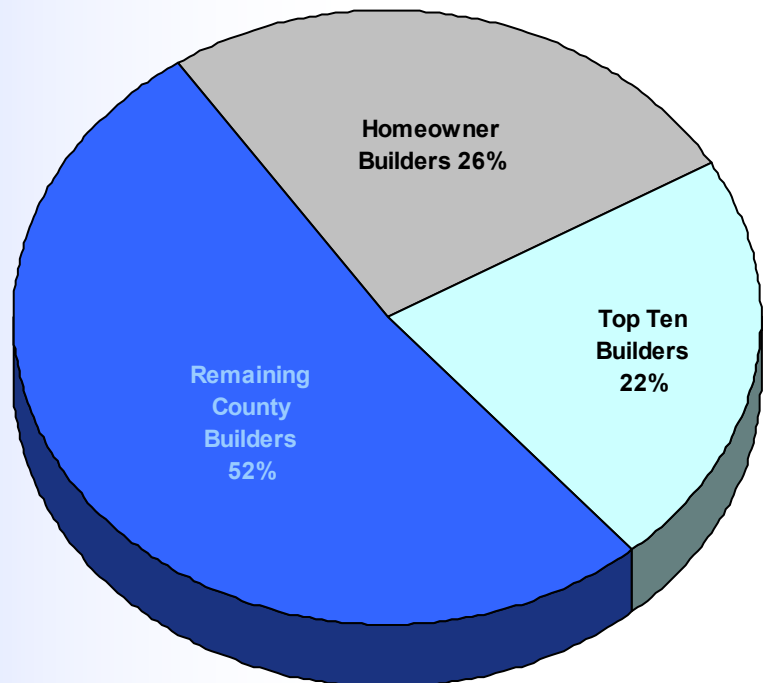
17 Builders with 2 starts so ties are not shown this time.

28 Homeowner Builders through the 3<sup>rd</sup> quarter  
Ties for 10<sup>th</sup> are shown but only the first ten numbers are used for %

## 2012

Builder	starts	%
Doublestein Builders, Inc.	6	3.9
North Country Homes	5	3.3
Ken VanHouten	4	2.6
Porter Builders	3	2.0
Benny's Construction Co.	3	2.0
Matthews Construction	3	2.0
MBS Construction & Development	3	2.0
Northern Mobile & Modular	2	1.3
DLH Builders	2	1.3
Clifford Willson	2	1.3
Wright Builders	2	1.3
Ray Wallick, Inc.	2	1.3
RL Fay, Builder	2	1.3
Northwoods Homes, LLC	2	1.3
Glennwood Custom Builders, LLC	2	1.3
John T. Grzelak	2	1.3
Ron Budnik	2	1.3
Gene Barnadyn Construction	2	1.3

Through 2012 3<sup>rd</sup> Quarter



39 Homeowner Builders through the 3<sup>rd</sup> quarter  
Ties for 10<sup>th</sup> 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	28	DL Hudson Construction, Inc.	1
North Country Homes	9	Indian River Custom Log Homes	1
Howard Smith	4	J N J Construction Inc.	1
Porter Builders	4	Jones Construction, LLC	1
Benny's Construction Co.	3	Jordan Construction Group, Inc.	1
Collie Construction Inc.	3	JPR Builders	1
JR Construction Building & Design	3	Terry Koetje	1
Birchwood Construction Co., Inc.	2	Kruskie Construction, LLC	1
Ben Brower Development &	2	Phillip Lewin	1
Ron Budnik	2	Mike Martinski Builder Inc.	1
Builders North, Inc.	2	MBS Construction & Development	1
DLH Builders	2	McKay Builders, Inc.	1
Glennwood Custom Builders, LLC	2	MGM Construction	1
Kane Construction, Inc.	2	Midlake Builders	1
Lakeview Builders LLC	2	Kendal Miller	1
Jamie Martin, Builder	2	MK Manufacturing	1
T. Jay Merchant Builders	2	Tom Neidhamer	1
Pine Grove Homes	2	R. Nichols Construction, Inc.	1
Rick's Building & Remodeling	2	North Arrow Log Homes	1
Siegwart Building Co.	2	Northern Mobile & Modular	1
Soper Construction LLC	2	Northwest MI Habitat for Humanity	1
Ken VanHouten	2	Northwoods Homes, LLC	1
WB Builders	2	Otsego County Habitat for Humanity	1
Wolverine Custom Homes	2	P & B Building Company	1
Alexander Custom Builders Inc.	1	Raymond L. Paddock, Builder	1
Arrow Homes	1	George Parker Jr. Construction	1
Gene Barnadyn Construction	1	Stephen K. Perreault	1
Bay Area Contracting, Inc.	1	Peterson Homes, LLC	1
Beard Construction	1	Pole Barns Plus	1
Benchmark Building & Dev. LLC	1	Mark Priest	1
Birch & Son Construction	1	Rick Rabideau	1
BMD Construction Inc.	1	William J. Raymond	1
Boyne Country Homes Inc.	1	Roth Contracting LLC	1
Robert K. Brill	1	Jim Rutledge Builder, Inc.	1
CH Construction	1	Jim Serra	1
Charboneau Builders, LLC	1	Brent Sharpe Construction	1
Clark Manufactured Homes	1	Lon Shreve	1
Conran Construction LLC	1	Ricky Lee Somers	1
Corble Builders, Inc.	1	Spychalski Building Inc.	1
The Cottage Company	1	Stallman Builders, LLC	1
Eric D. Darooge	1	Sullivan Construction	1
Dunn's Construction	1	Sweetwater Homes	1
Duran Building Inc.	1	Kim Thompson	1
Durango Homes	1	Timber Wolf Handcrafted Log Homes	1
Eastwood Custom Homes	1	Upton Builders	1
Episcopo Home Construction, Inc.	1	Way Building Contractors Inc.	1
Erbin Custom Homes LLC	1	Wentworth Builder, Inc.	1
Joshua Ferraiuolo	1	Widing Custom Homes, Inc.	1
James Gahn Construction, Inc.	1	Clifford Willson	1
Golden Rule Construction	1	Dennis Wolgamott Builder	1
Grandpa Joe's Construction	1	Woods & Water Construction, Inc.	1
Gribi Builders, Inc.	1		
Robb Guess	1		
JW Hagerman Construction	1		
Hogan Constuction	1		

## NEW BUILDERS

### For the third 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.

<b>Company Name and Address</b>		<b># of starts</b>
Robb Guess	828 Krystal Meadows Lane Gaylord, MI 49735	1
Hogan Constuction	5480 6 Mile Lake Rd. East Jordan, MI 49727	1
Terry Koetje	8182 S. Forward Rd. McBain, MI 49657	1
Mike Martinski Builder Inc.	3171 Hubbard Rd. East Midland, MI 48642	1
Raymond L. Paddock, Builder	386 Neuman St Traverse City, MI 49684	1
Peterson Homes, LLC	807 Lake Ave, Suite D Traverse City, MI 49684	1
Spychalski Building Inc.	PO Box 205 - 2785 Pine Bough Conway, MI 49722	1