



**Traverse Bay Area
QUARTERLY REPORT**

4th Quarter Residential - 2013

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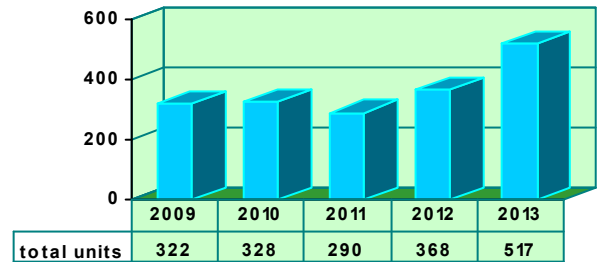
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Permits issued at the very end of the year may be in next years data. Call if you have questions.

SECTION I

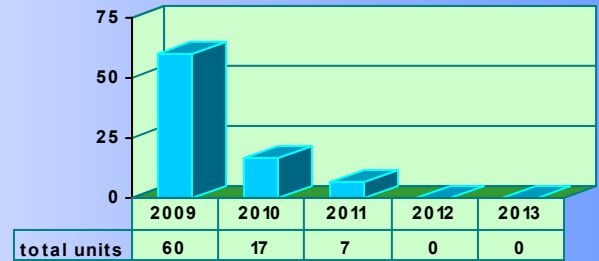
AT A GLANCE

Traverse Bay Area

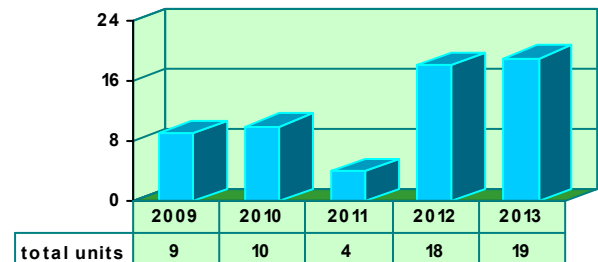
Single Family Home starts through the fourth quarter.



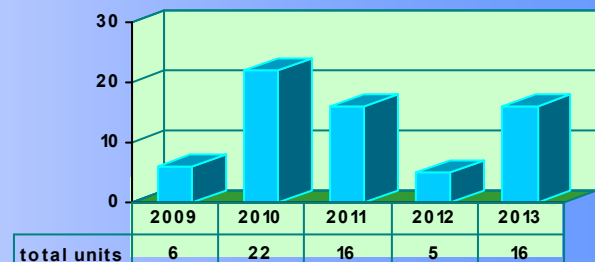
Apartment unit starts through fourth quarter.



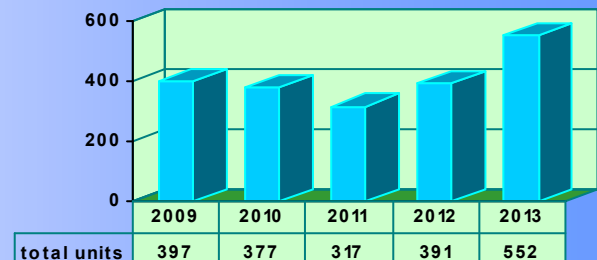
Condominium unit starts through the fourth quarter.



Duplex unit starts through the fourth quarter.

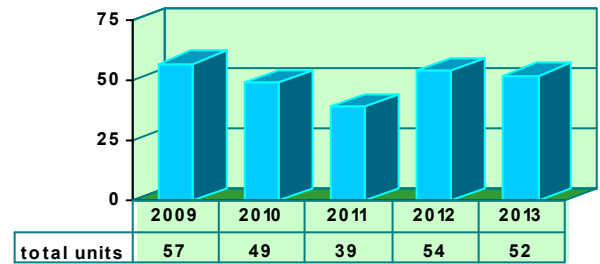


Total Living units through the fourth quarter.

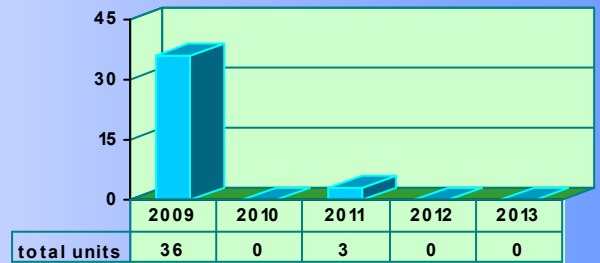


Benzie County

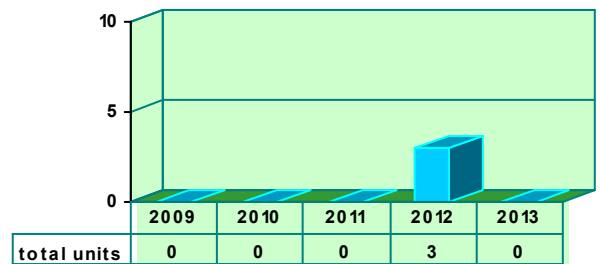
Single Family Home starts through the fourth quarter.



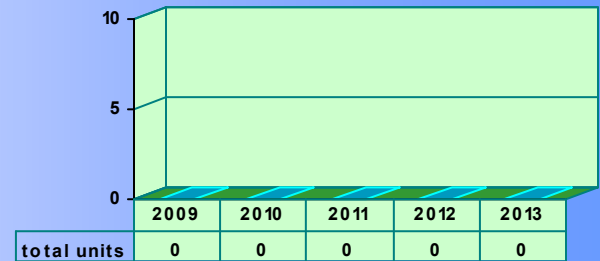
Apartment unit starts through the fourth quarter.



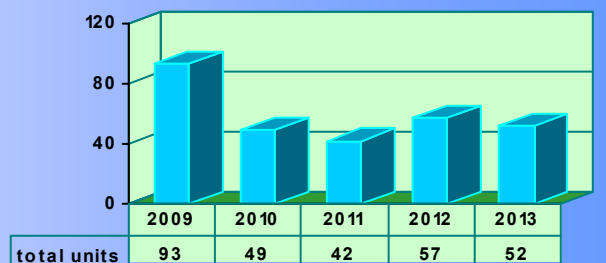
Condominium unit starts through the fourth quarter.



Duplex unit starts through the fourth quarter.

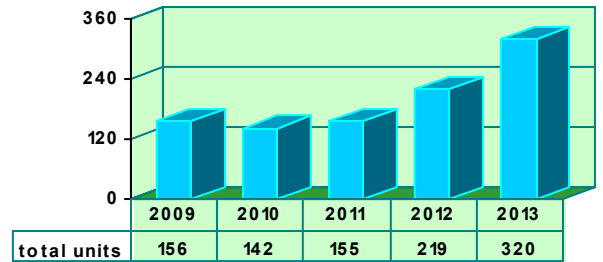


Total Living units through the fourth quarter.

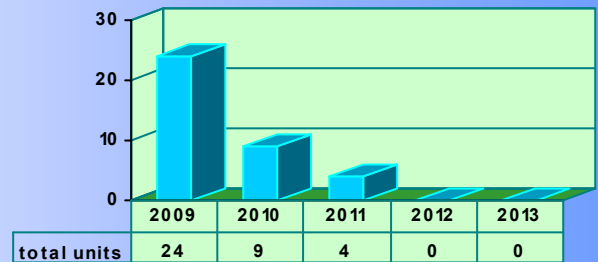


Grand Traverse County

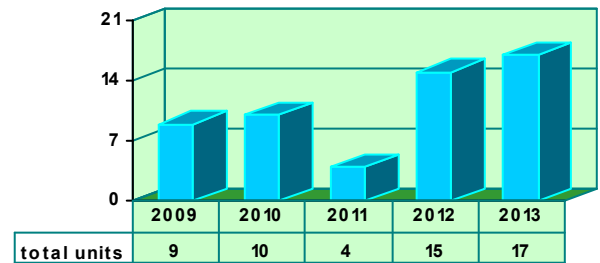
Single Family Home starts through the fourth quarter.



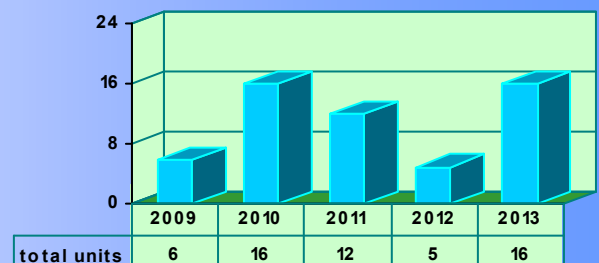
Apartment unit starts through the fourth quarter.



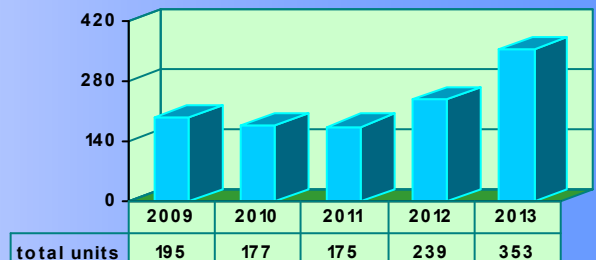
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Duplex unit starts through the fourth quarter.

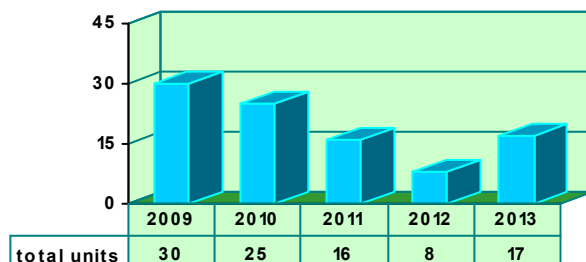


Total Living units through the fourth quarter.

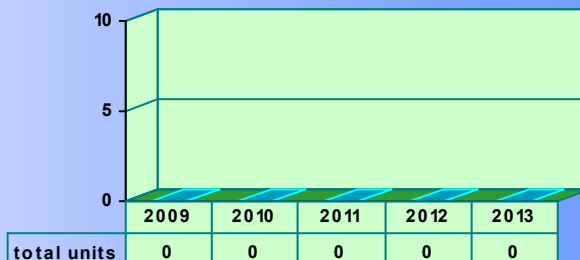


Kalkaska County

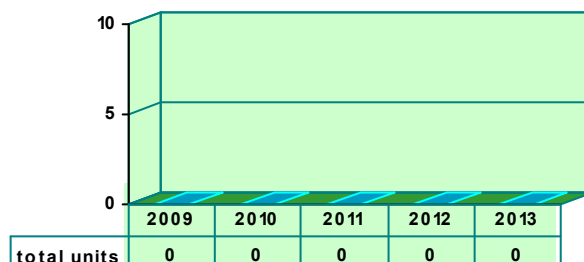
Single Family Home starts through the fourth quarter.



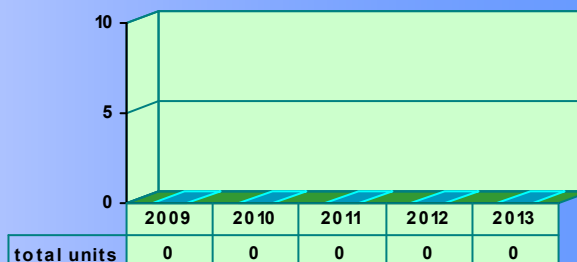
Apartment unit starts through the fourth quarter.



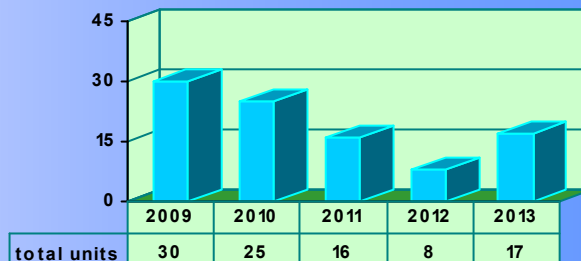
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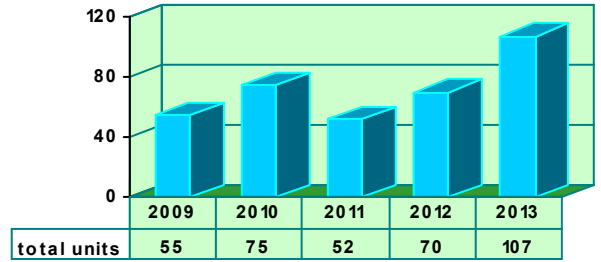


Total Living units through the fourth quarter.

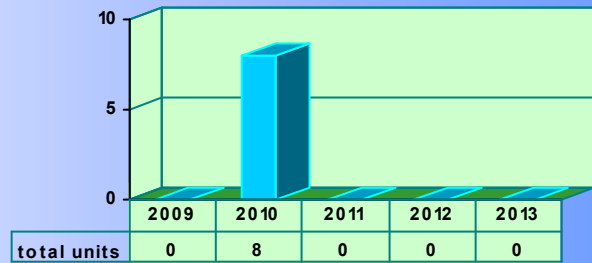


Leelanau County

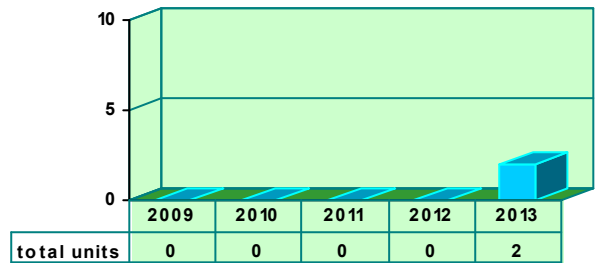
Single Family Home starts through the fourth quarter.



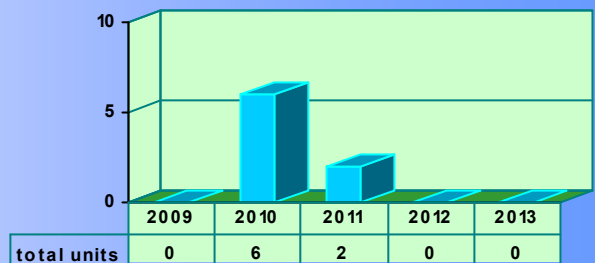
Apartment unit starts through the fourth quarter.



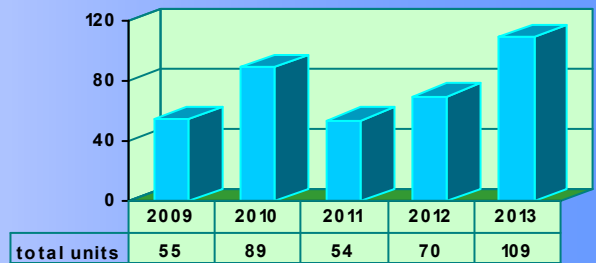
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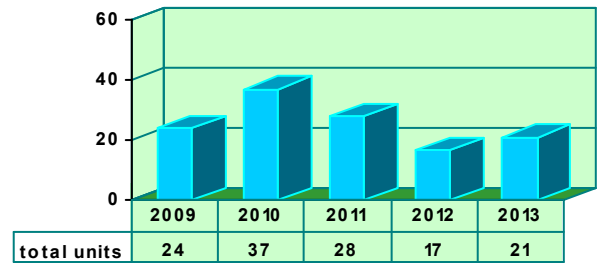


Total Living units through the fourth quarter.

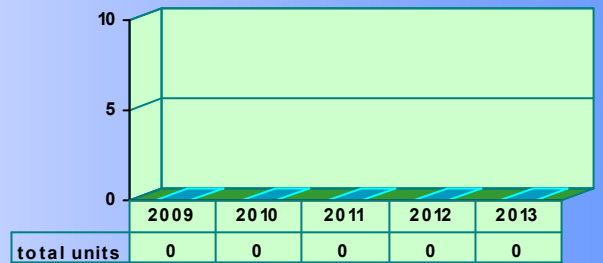


Wexford County

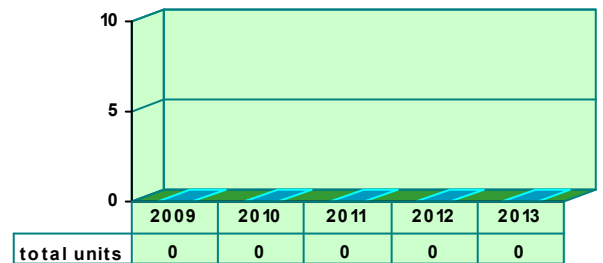
Single Family Home starts through the fourth quarter.



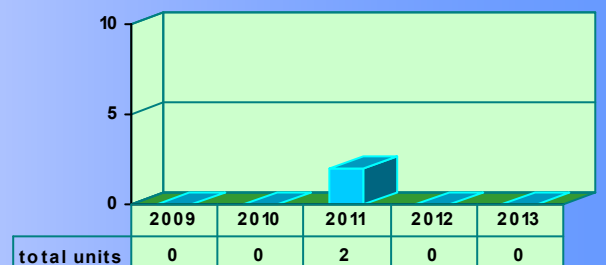
Apartment unit starts through the fourth quarter.



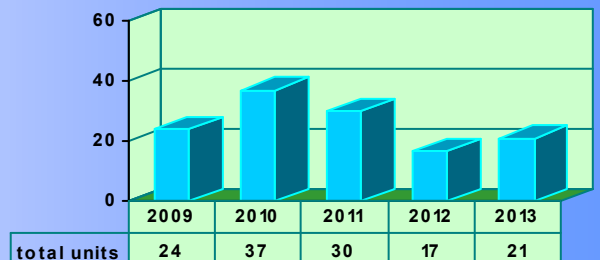
Condominium unit starts through the fourth quarter.



Duplex unit starts through the fourth quarter.

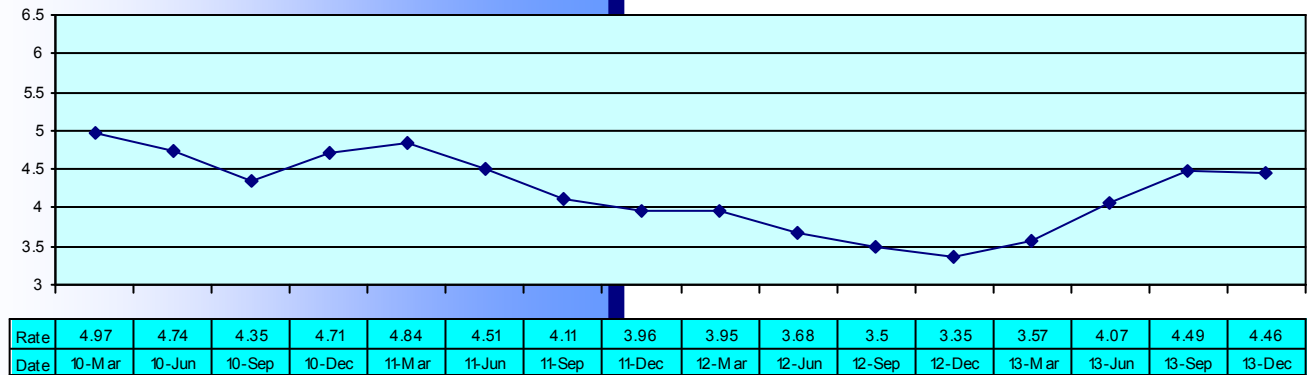


Total Living units through the fourth quarter.

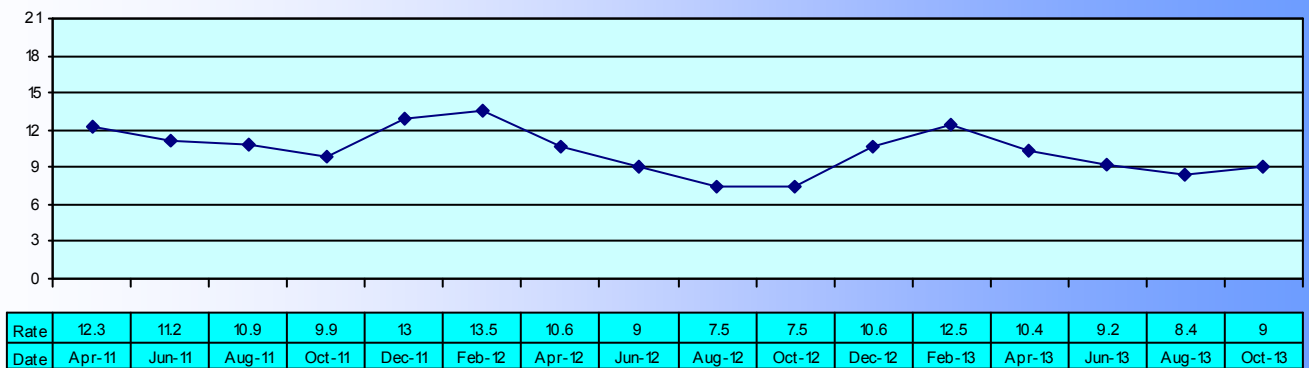


Unemployment And Mortgage Information

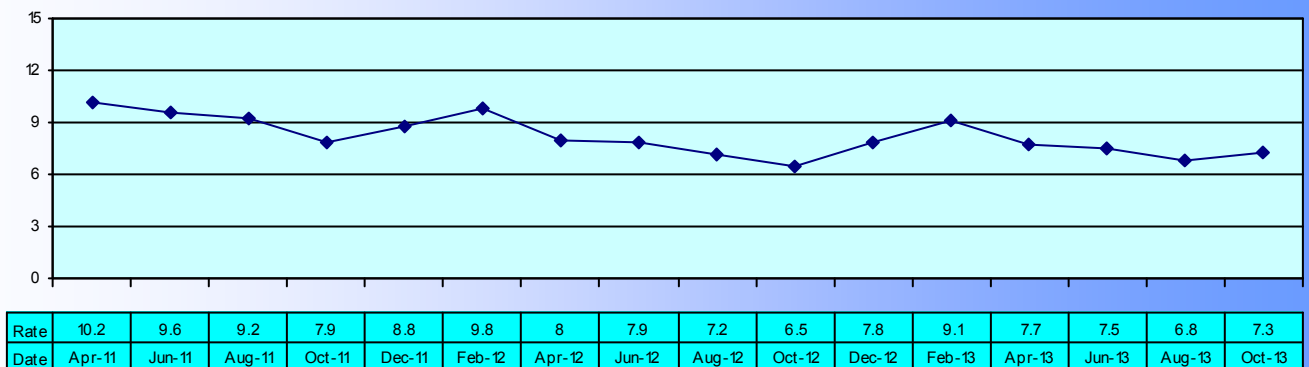
Fixed Mortgage Rates



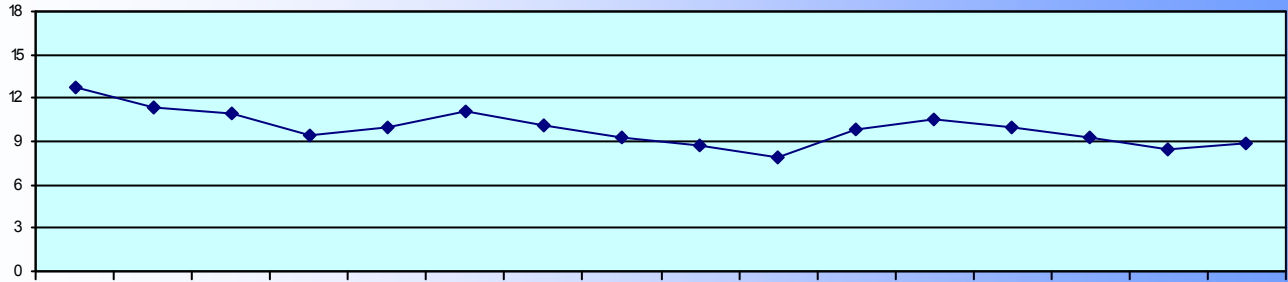
Benzie County Unemployment Rates



Grand Traverse County Unemployment Rates

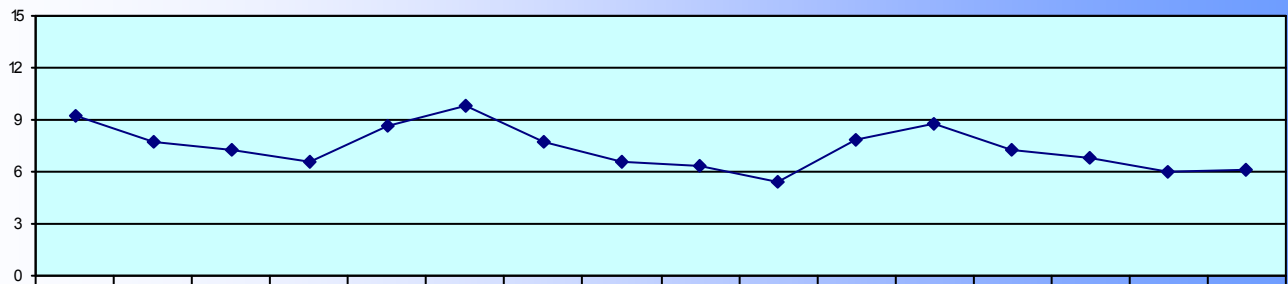


Kalkaska County Unemployment Rates



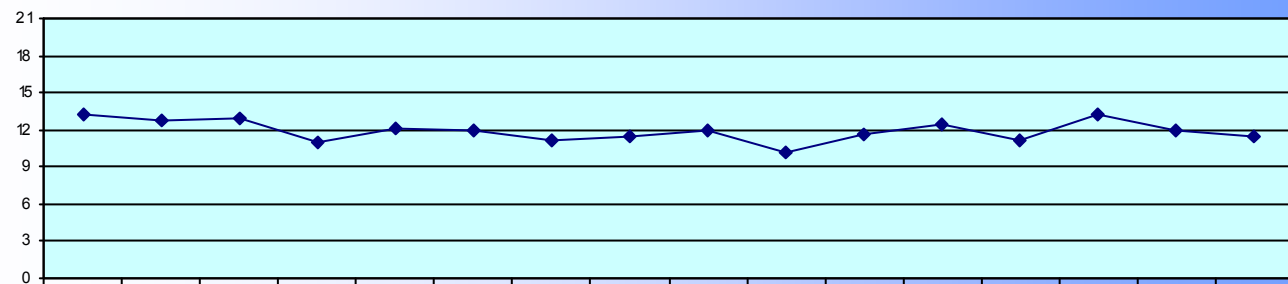
Rate	12.7	11.3	10.9	9.4	10	11.1	10.1	9.3	8.7	7.9	9.8	10.5	10	9.3	8.4	8.9
Date	Apr-11	Jun-11	Aug-11	Oct-11	Dec-11	Feb-12	Apr-12	Jun-12	Aug-12	Oct-12	Dec-12	Feb-13	Apr-13	Jun-13	Aug-13	Oct-13

Leelanau County Unemployment Rates



Rate	9.2	7.7	7.3	6.6	8.7	9.8	7.7	6.6	6.3	5.4	7.9	8.8	7.3	6.8	6	6.1
Date	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	Oct-13

Wexford County Unemployment Rates



Rate	13.2	12.8	12.9	11	12.1	12	11.2	11.5	12	10.2	11.7	12.4	11.1	13.2	11.9	11.5
Date	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	Oct-13

Single Family Starts by Quarter

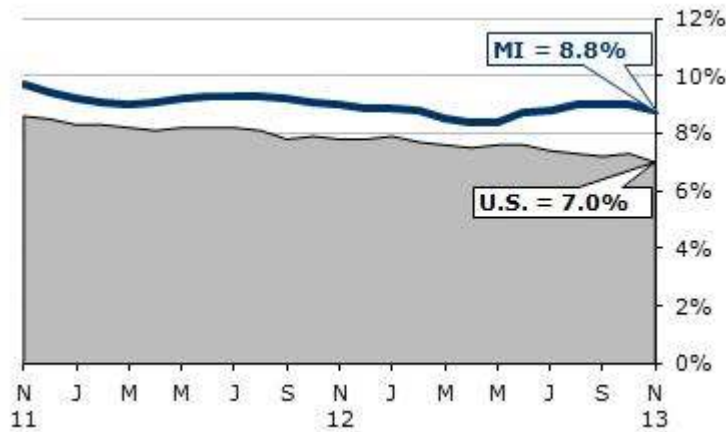
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2009	33	100	97	98
2010	44	105	106	78
2011	54	74	89	83
2012	31	115	113	110
2013	59	151	176	139

Michigan Fast Facts

(From the State of Michigan)

Michigan Unemployment Rate (Seasonally Adjusted)

November 2013 8.8%
 Change Over Month -0.2
 Change Over Year -0.2



- » View: [Michigan Employment Snapshot](#)
- » Access: [Historical Unemployment Rates](#)

Michigan Payroll Jobs (Seasonally Adjusted)

November 2013 4,094,000
 Change Over Month -3,000
 Change Over Year +60,000



SECTION II

HOME START INFORMATION

JURISDICTION SUMMARY STATISTICS

Single Family Starts Through the fourth quarter.

Benzie County

	2013	2012	2011	2010	2009
Lake Township	9	6	6	10	6
Weldon Township	8	3	3	2	6
Crystal Lake Township	7	6	7	8	7
Homestead Township	7	3	4	4	4
Almira Township	6	9	4	2	11
Benzonia Township	5	7	4	1	7
Frankfort	3	3	1	1	
Inland Township	2	3	5	8	8
Gilmore Township	2	5	1	4	
Blaine Township	2	2	2	4	2
Joyfield Township	1	3	1	1	2
Platte Township		2			1
Thompsonville					1
Colfax Township		2	1	4	2
TOTAL	52	54	39	49	57

Grand Traverse County

	2013	2012	2011	2010	2009
Long Lake	75	50	34	20	24
Garfield	61	30	22	21	23
Peninsula	35	21	25	14	14
East Bay	32	22	12	13	17
Green Lake	28	23	6	12	10
Traverse City	22	17	19	14	19
Blair	19	30	15	22	30
Acme	14	6	2	6	2
Whitewater	11	6	6	3	6
Paradise	10	5	3	7	5
Mayfield	6	6	7	1	4
Grant	4	3	1	7	1
Fife Lake	2			2	
Union	1		3		1
TOTAL	320	219	155	142	156

Kalkaska County

	2013	2012	2011	2010	2009
Blue Lake	3		1	3	4
Coldsprings	3		1	2	6
Excelsior	2	1	1	1	2
Springfield	2		1	1	1
Rapid River	2	1	1	1	1
Clearwater	2		4	7	2
Orange	1	2			3
Oliver	1				
Boardman	1			3	2
Bear Lake		2		3	3
Garfield			1	3	2
Kalkaska Township		2	6	1	4
TOTAL	17	8	16	25	30

Leelanau County

	2013	2012	2011	2010	2009
Elmwood	16	9	6	10	9
Glen Arbor	16	8	10	6	3
Leland	15	6	8	10	10
Leelanau	13	10	6	10	5
Bingham	8	9	6	5	4
Centerville	7	4		5	5
Empire	7	4	3	5	
Suttons Bay Township	7	8	2	4	3
Kasson	7	5	3	9	5
Solon	5	3	5	1	3
Cleveland	4		2	4	4
Suttons Bay Village	1			3	
Empire Village	1	3	1	3	2
Northport Village					2
TOTAL	107	69	52	75	55

Wexford County

	2013	2012	2011	2010	2009
Cherry Grove	4	1	2	3	
Haring	3	5	4	7	4
Cadillac	2		6	4	
Liberty	2			1	
Hanover	2	1	2	3	1
Slagle	1		1	1	
Springville	1		2	3	2
Selma	1	4	4	7	2
Henderson	1			1	
Clam Lake	1	1	1	2	2
Antioch	1	2	1		1
Wexford	1		3	1	4
Boon	1			2	2
Greenwood			1	1	5
Colfax		2	1	1	1
South Branch		1			
TOTAL	21	17	28	37	24

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

Benzie County

Almira Township		low	high	average
Homeowner	3	225,662	365,561	272,532
Anderson Contracting	1	195,038	195,038	195,038
Habitat for Humanity of Frankfort	1	142,350	142,350	142,350
Scott Schichtel	1	147,914	147,914	147,914
TOTAL	6			

Benzonia Township		low	high	average
Bay Area Contracting, Inc.	1	253,749	253,749	253,749
Casey Edick	1	252,158	252,158	252,158
Harris Custom Carpentry	1	106,877	106,877	106,877
Homeowner	1	307,614	307,614	307,614
M-R Builders, Inc.	1	244,173	244,173	244,173
TOTAL	5			

Blaine Township		low	high	average
Durango Homes	1	98,159	98,159	98,159
Northern Woods Custom Builders	1	223,828	223,828	223,828
TOTAL	2			

Crystal Lake Township		low	high	average
Homeowner	2	195,579	367,428	281,504
Dean Chamberlain	1	307,674	307,674	307,674
Cooley Contracting LLC	1	224,759	224,759	224,759
John Darien Homes North LLC	1	452,239	452,239	452,239
Rafferty Construction	1	123,459	123,459	123,459
Vos Homes LLC	1	103,470	103,470	103,470
TOTAL	7			

Frankfort		low	high	average
John Darien Homes North LLC	1	213,128	213,128	213,128
Homeowner	1	151,238	151,238	151,238
Portland Building Co.	1	230,226	230,226	230,226
TOTAL	3			

Gilmore Township		low	high	average
Homeowner	1	79,533	79,533	79,533
Pine Grove Homes	1	69,287	69,287	69,287
TOTAL	2			

Homestead Township		low	high	average
Homeowner	3	157,666	205,404	179,189
American Living Inc.	1	123,465	123,465	123,465
Case Court Construction	1	177,702	177,702	177,702
Lyle A. Crist	1	118,472	118,472	118,472
Allen Skiver Construction, LLC	1	188,913	188,913	188,913
TOTAL	7			

Inland Township		low	high	average
Homeowner	1	104,903	104,903	104,903
Scott Schichtel	1	145,765	145,765	145,765
TOTAL	2			

Joyfield Township		low	high	average
Northern Woods Custom Builders	1	169,276	169,276	169,276
TOTAL	1			

Lake Township		low	high	average
Cooley Contracting LLC	2	350,736	562,390	456,563
Homeowner	2	221,746	369,704	295,725
Durango Homes	1	459,917	459,917	459,917
Haenlein Builders Inc.	1	584,136	584,136	584,136

Heartwood Custom Builders	1	351,832	351,832	351,832
Paul W. Maurer General	1	347,238	347,238	347,238
Midlake Builders	1	314,935	314,935	314,935
TOTAL	9			

Weldon Township		low	high	average
Homeowner	3	66,526	105,803	86,165
Arrow Homes	2	233,504	303,240	268,372
Howard Smith	1	402,500	402,500	402,500
Natural Log Cabins	1	171,669	171,669	171,669
Dan Stephan Builders	1	192,112	192,112	192,112
TOTAL	8			

Grand Traverse County

Acme		low	high	average
Priced Right Builders, Inc.	3	150,104	183,348	161,185
Boyne Country Homes Inc.	1	121,720	121,720	121,720
Cornestone Affordable Homes	1	149,568	149,568	149,568
Eastwood Custom Homes	1	210,930	210,930	210,930
Hubert R. Faber, Builder	1	231,498	231,498	231,498
Ferraro Builders, Inc.	1	565,898	565,898	565,898
Homeowner	1	285,948	285,948	285,948
Maple Ridge Construction	1	239,867	239,867	239,867
Pathway Homes	1	273,052	273,052	273,052
Carl Petersen	1	416,461	416,461	416,461
Scott Schichtel	1	157,595	157,595	157,595
Whiteford Associates Inc.	1	395,680	395,680	395,680
TOTAL	14			

Blair		low	high	average
Sterling Homes & Land Inc.	5	117,699	139,132	122,614
Bay Area Contracting, Inc.	3	127,254	128,988	128,410
Eastwood Custom Homes	2	131,706	137,052	134,379
TC Homes & Designs	2	183,965	210,131	197,048
Bonadeo Enterprises, Inc.	1	349,851	349,851	349,851
Ryan LaFaive	1	199,769	199,769	199,769
Millward Custom Homes	1	162,683	162,683	162,683
Natural Log Cabins	1	297,819	297,819	297,819
Darrell J. Ockert	1	207,051	207,051	207,051
Peterson Homes, LLC	1	133,328	133,328	133,328
Socks Construction	1	233,669	233,669	233,669
TOTAL	19			

East Bay		low	high	average
Pathway Homes	8	148,883	242,878	198,059
Homeowner	4	136,949	230,148	184,013
Red Barron Builders	4	164,765	180,289	171,547
GAR of Traverse City	3	154,085	162,777	159,880
Agostinelli Builders, Inc.	2	159,429	181,037	170,233
Bay Area Contracting, Inc.	2	128,115	313,552	220,834
Scott Norris Construction	2	119,801	135,922	127,862
Boyne Country Homes Inc.	1	115,720	115,720	115,720
Endura Performance Homes	1	159,225	159,225	159,225
Grand Rapids Building Repair	1	128,003	128,003	128,003
Sean McCardel Construction	1	297,671	297,671	297,671
Sterling Homes & Land Inc.	1	118,239	118,239	118,239
TC Homes & Designs	1	261,280	261,280	261,280
Bradford C. Warren	1	196,583	196,583	196,583
TOTAL	32			

Fife Lake		low	high	average
Red Barron Builders	2	133,384	152,891	143,138
TOTAL	2			

Garfield

		low	high	average
Pathway Homes	12	200,000	300,000	221,083
Prime Builders	9	196,000	290,000	227,556
Lone Tree Cottages LLC	6	185,000	185,000	185,000
Cornerstone Affordable Homes	5	170,000	485,000	347,000
Socks Construction	5	200,000	330,000	271,200
Eastwood Custom Homes	4	175,000	175,000	175,000
Homeowner	3	150,000	250,000	185,000
Sean McCardel Construction	2	249,000	339,000	294,000
Agostinelli Builders, Inc.	1	288,000	288,000	288,000
Bay Ridge Development, Inc.	1	358,000	358,000	358,000
Calybr Homes	1	550,000	550,000	550,000
CC Contractors	1	200,000	200,000	200,000
Drury Construction	1	140,000	140,000	140,000
Eikey Builders	1	168,000	168,000	168,000
Travis M. Fleis	1	165,000	165,000	165,000
Richard Gross Builder	1	290,000	290,000	290,000
Jarvis Custom Home Builders LLC	1	320,000	320,000	320,000
MAC Custom Homes	1	584,800	584,800	584,800
Vincent M. Meyers	1	650,000	650,000	650,000
Scott Schichtel	1	200,000	200,000	200,000
Shugart Builders Inc.	1	460,000	460,000	460,000
Kenneth Somero	1	300,000	300,000	300,000
Southpaw Construction LLC	1	230,000	230,000	230,000
TOTAL	61			

Grant

		low	high	average
Tim Bouma	2	160,754	169,940	165,347
Archer Contracting Company	1	213,625	213,625	213,625
David A. Gleason, Inc.	1	119,828	119,828	119,828
TOTAL	4			

Green Lake

		low	high	average
Red Barron Builders	11	133,384	251,472	156,503
New Homes Construction	5	140,882	194,225	154,395
Dean Builders, Inc.	2	154,642	170,974	162,808
Homeowner	2	76,670	97,315	86,993
Arrow Homes	1	198,748	198,748	198,748
Athens Construction	1	152,223	152,223	152,223
Bay Area Contracting, Inc.	1	164,934	164,934	164,934
Durango Homes	1	168,227	168,227	168,227
Russell L. Eckert	1	164,031	164,031	164,031
Socks Construction	1	174,481	174,481	174,481
Steinorth Fine Homes	1	163,015	163,015	163,015
Bill Woodward Construction	1	163,640	163,640	163,640
TOTAL	28			

Long Lake

		low	high	average
Pathway Homes	47	147,563	326,242	200,998
TJ Schaub Construction, Inc.	4	111,275	148,622	138,241
Homeowner	3	156,140	215,413	176,357
Eastwood Custom Homes	2	160,458	170,667	165,563
Red Barron Builders	2	165,915	175,631	170,773
Schultz Construction & Remodeling	2	173,728	180,875	177,302
Black Bear & Cubs Construction	1	165,767	165,767	165,767
Eetko Builders LLC	1	210,970	210,970	210,970
John M. Erickson, Inc.	1	237,824	237,824	237,824
Frisby Construction, Inc.	1	122,489	122,489	122,489
Fussman Masonry & Construction	1	179,426	179,426	179,426
David A. Gleason, Inc.	1	157,180	157,180	157,180
Golden Rule Construction	1	241,492	241,492	241,492
Klingelsmith Construction	1	195,932	195,932	195,932
James Leach	1	192,115	192,115	192,115
Scott Norris Construction	1	317,803	317,803	317,803
North Shore Enterprises of GT, LLC	1	214,861	214,861	214,861
Northwest Carpentry	1	239,858	239,858	239,858
Olendorf Custom Homes	1	337,728	337,728	337,728
Silverwood Enterprises, Ltd.	1	272,355	272,355	272,355
David Webster Construction, Inc.	1	237,947	237,947	237,947
TOTAL	75			

Mayfield

		low	high	average
Homeowner	2	154,365	159,139	156,752

Eastwood Custom Homes	1	122,996	122,996	122,996
Pine Grove Homes	1	112,670	112,670	112,670
Rokos Construction, Inc.	1	235,998	235,998	235,998
Shaffer Construction	1	203,132	203,132	203,132
TOTAL	6			

Paradise

		low	high	average
Homeowner	4	34,780	203,270	137,664
Buttermilk Creek Joinery	1	116,165	116,165	116,165
Eastwood Custom Homes	1	304,592	304,592	304,592
John Lannin	1	153,219	153,219	153,219
Priced Right Builders, Inc.	1	141,538	141,538	141,538
Salisbury & May Construction	1	189,838	189,838	189,838
Trillium Shore, LLC	1	197,930	197,930	197,930
TOTAL	10			

Peninsula

		low	high	average
Homeowner	4	165,301	403,072	283,009
Whiteford Associates Inc.	3	202,193	220,278	213,540
Bay Area Contracting, Inc.	2	241,906	309,783	275,845
Endura Performance Homes	2	191,929	267,134	229,532
Golden Rule Construction	2	104,111	343,863	223,987
Paul W. Maurer General	2	315,931	529,833	422,882
Pathway Homes	2	294,325	332,096	313,211
Schultz Construction & Remodeling	2	266,475	295,850	281,163
Shugart Builders Inc.	2	235,625	240,296	237,961
Bay Construction Co.	1	380,133	380,133	380,133
Bay Ridge Development, Inc.	1	256,653	256,653	256,653
Eckler Building Solutions, LLC	1	315,144	315,144	315,144
Terry L. Farrugia	1	249,089	249,089	249,089
JJ's Home Improvements, Inc.	1	384,110	384,110	384,110
KM Kellett Inc.	1	192,353	192,353	192,353
Mission Bay Contracting & Ben Nickles	1	214,646	214,646	214,646
Rembrandt Construction	1	165,615	165,615	165,615
Rosenberg Construction	1	225,209	225,209	225,209
S & S Contractors	1	196,223	196,223	196,223
Silverwood Enterprises, Ltd.	1	507,273	507,273	507,273
Richard Spencer	1	314,005	314,005	314,005
Bradford C. Warren	1	419,924	419,924	419,924
TOTAL	35			

Traverse City

		low	high	average
Socks Construction	8	139,024	255,783	193,427
Cornerstone Affordable Homes	2	168,788	170,948	169,868
Clous Construction, Inc.	1	120,981	120,981	120,981
GA Cook Company	1	157,314	157,314	157,314
Eastwood Custom Homes	1	122,504	122,504	122,504
Hallmark Construction	1	80,979	80,979	80,979
KM Kellett Inc.	1	170,303	170,303	170,303
Klingelsmith Construction	1	126,482	126,482	126,482
Pathway Homes	1	158,816	158,816	158,816
Rembrandt Construction	1	237,998	237,998	237,998
Render Construction	1	297,437	297,437	297,437
Charles J. Socks	1	247,474	247,474	247,474
Tarras Construction, Inc.	1	144,997	144,997	144,997
TK Builders of Grand Traverse, Inc.	1	165,671	165,671	165,671
TOTAL	22			

Union

		low	high	average
Master Builders Supply, Inc.	1	204,975	204,975	204,975
TOTAL	1			

Whitewater

		low	high	average
Homeowner	2	142,964	226,687	184,826
Millward Custom Homes	2	300,764	329,420	315,092
DLH Builders	1	240,574	240,574	240,574
Habitat for Humanity Grand	1	111,058	111,058	111,058
Pine Aire Building Co.	1	282,275	282,275	282,275
Render Construction	1	228,826	228,826	228,826
Darrin Rose Construction	1	195,983	195,983	195,983
Salisbury & May Construction	1	376,079	376,079	376,079
Shugart Builders Inc.	1	189,119	189,119	189,119
TOTAL	11			

Kalkaska County

		low	high	average
Arrow Homes	2	179,000	238,000	208,500
Ed Gliński III Custom Builders	1	250,000	250,000	250,000
TOTAL	3			

		low	high	average
Homeowner	1	175,000	175,000	175,000
TOTAL	1			

		low	high	average
Homeowner	1	90,000	90,000	90,000
Red Barron Builders	1	150,000	150,000	150,000
TOTAL	2			

		low	high	average
Benny's Construction Co.	1	400,000	400,000	400,000
Roth Contracting LLC	1	125,000	125,000	125,000
Paul S. Turowski	1	90,000	90,000	90,000
TOTAL	3			

		low	high	average
Homeowner	2	80,000	205,000	142,500
TOTAL	2			

		low	high	average
Dunn's Construction	1	150,000	150,000	150,000
TOTAL	1			

		low	high	average
James Leach	1	140,000	140,000	140,000
TOTAL	1			

		low	high	average
Homeowner	1	150,000	150,000	150,000
Remodeling Specialists LLC	1	80,000	80,000	80,000
TOTAL	2			

		low	high	average
Arrow Homes	1	89,000	89,000	89,000
Chaney Creek Construction, LLC	1	160,000	160,000	160,000
TOTAL	2			

Leelanau County

		low	high	average
Homeowner	2	193,810	254,260	224,035
Bay Area Contracting, Inc.	1	325,300	325,300	325,300
Jarvis Custom Home Builders LLC	1	215,640	215,640	215,640
Paul O'Grady, Builder	1	183,600	183,600	183,600
FL Padella Co., Inc.	1	126,850	126,850	126,850
Pine Grove Homes	1	163,424	163,424	163,424
Paul Sumera	1	202,930	202,930	202,930
TOTAL	8			

		low	high	average
Homeowner	2	172,200	195,000	183,600
Bay Area Contracting, Inc.	1	260,280	260,280	260,280
Harbor Construction	1	195,360	195,360	195,360
Kangas Construction	1	198,460	198,460	198,460
Pine Grove Homes	1	118,480	118,480	118,480
Rembrandt Construction	1	102,350	102,350	102,350
TOTAL	7			

		low	high	average
Shugart Builders Inc.	2	315,030	315,030	315,030
GA Cook Company	1	293,070	293,070	293,070
DWE Group, Inc.	1	243,290	243,290	243,290
TOTAL	4			

		low	high	average
Sean McCardel Construction	2	246,900	337,190	292,045
Pathway Homes	2	289,860	349,840	319,850
Assad Al-Shamma	1	368,480	368,480	368,480
Don Demoulpied	1	183,980	183,980	183,980
Gerald & Son, Inc.	1	202,800	202,800	202,800
Richard Gross Builder	1	201,760	201,760	201,760
Homeowner	1	255,460	255,460	255,460
JC Construction	1	224,410	224,410	224,410
Maple Ridge Construction	1	165,000	165,000	165,000
Kenneth Nielsen	1	301,640	301,640	301,640
Salisbury & May Construction	1	218,280	218,280	218,280
Luke C. Schwartz	1	231,220	231,220	231,220
Sterling Homes & Land Inc.	1	197,160	197,160	197,160
TK Builders of Grand Traverse, Inc.	1	217,200	217,200	217,200
TOTAL	16			

		low	high	average
Blue Bay Builders LLC	1	273,720	273,720	273,720
Harriger Construction	1	209,420	209,420	209,420
Homeowner	1	190,330	190,330	190,330
Kroll Contracting	1	258,570	258,570	258,570
Rosenberg Construction	1	153,240	153,240	153,240
Salisbury & May Construction	1	203,320	203,320	203,320
Stevens Associates Builders	1	478,140	478,140	478,140
TOTAL	7			

		low	high	average
Homeowner	1	192,400	192,400	192,400
TOTAL	1			

		low	high	average
Paul W. Maurer General	3	189,090	323,390	278,623
Steve Habegger	2	257,420	258,280	257,850
Homeowner	2	188,040	276,740	232,390
Blue Sky Building & Design, Inc.	1	287,440	287,440	287,440
Dale Boone Construction	1	465,170	465,170	465,170
Eric D. Darooge	1	489,920	489,920	489,920
Harper Custom Homes LLC	1	470,910	470,910	470,910
Prestige Construction Group LLC	1	215,640	215,640	215,640
Stallman Builders, LLC	1	139,490	139,490	139,490
Sweetwater Homes	1	144,500	144,500	144,500
David Webster Construction, Inc.	1	207,650	207,650	207,650
Westwood Homes	1	293,760	293,760	293,760
TOTAL	16			

		low	high	average
Homeowner	3	161,620	326,000	216,873
Paul W. Maurer General	1	412,530	412,530	412,530
Pathway Homes	1	236,660	236,660	236,660
TK Builders of Grand Traverse, Inc.	1	250,260	250,260	250,260
Dan Woodcock	1	235,210	235,210	235,210
TOTAL	7			

		low	high	average
Homeowner	2	92,160	147,520	119,840
Stallman Builders, LLC	2	79,360	79,360	79,360
Baldwin Homes, Inc.	1	217,800	217,800	217,800
Leelanau Builders LLC	1	441,590	441,590	441,590
Richard Parker	1	227,310	227,310	227,310
Pathway Homes	1	191,730	191,730	191,730
Salisbury & May Construction	1	201,600	201,600	201,600
Seeco Contracting Corp.	1	246,495	246,495	246,495
Shugart Builders Inc.	1	250,800	250,800	250,800
Three Mountains Custom Carpentry	1	219,990	219,990	219,990
Bill Wright Construction	1	501,890	501,890	501,890
TOTAL	13			

		low	high	average
Biggs Construction Service	3	240,260	356,970	281,253
Bill Wright Construction	2	174,310	326,920	250,615
Bay Area Contracting, Inc.	1	196,920	196,920	196,920
Eastling Construction Co.	1	326,310	326,310	326,310
Eastwood Custom Homes	1	375,330	375,330	375,330
Insignia Homes	1	223,130	223,130	223,130

Jarvis Custom Home Builders LLC	1	293,380	293,380	293,380
The Leelanau Log Home Company	1	279,000	279,000	279,000
Maple Hill Builders	1	402,720	402,720	402,720
Natural Log Cabins	1	213,580	213,580	213,580
Pathway Homes	1	268,290	268,290	268,290
Bradley Wheeler Architecture &	1	207,070	207,070	207,070
TOTAL	15			

Solon		low	high	average
Homeowner	2	259,380	394,110	326,745
Good Harbor Builders, Inc.	1	237,860	237,860	237,860
Pine Grove Homes	1	81,440	81,440	81,440
Kenneth Somero	1	291,790	291,790	291,790
TOTAL	5			

Suttons Bay Township		low	high	average
Homeowner	2	120,600	141,670	131,135
Hammertime Construction	1	230,240	230,240	230,240
Maple Hill Builders	1	459,130	459,130	459,130
FL Padella Co., Inc.	1	307,190	307,190	307,190
Patterson Construction	1	167,150	167,150	167,150
Eric Victor Vogler	1	325,220	325,220	325,220
TOTAL	7			

Suttons Bay Village		low	high	average
Ryan LaFaive	1	141,990	141,990	141,990
TOTAL	1			

Wexford County

Antioch		low	high	average
Richard Lorig	1	85,000	85,000	85,000
TOTAL	1			

Boon		low	high	average
Orshal Construction	1	225,000	225,000	225,000
TOTAL	1			

Cadillac		low	high	average
Arrow Homes	1	110,000	110,000	110,000
Wexford Habitat for Humanity	1	87,000	87,000	87,000
TOTAL	2			

Cherry Grove		low	high	average
Homeowner	2	50,000	280,000	165,000
Meyering Construction Co.	1	155,000	155,000	155,000
Randy R. Williams Construction, Inc.	1	140,000	140,000	140,000
TOTAL	4			

Clam Lake		low	high	average
Robert Hemmes	1	210,000	210,000	210,000
TOTAL	1			

Hanover		low	high	average
Homeowner	2	90,000	118,000	104,000
TOTAL	2			

Haring		low	high	average
Hart Enterprises, LLC	1	150,000	150,000	150,000
Steve LaChonce	1	100,000	100,000	100,000
Pathway Homes	1	200,000	200,000	200,000
TOTAL	3			

Henderson		low	high	average
Matt Hamacher	1	180,000	180,000	180,000
TOTAL	1			

Liberty		low	high	average
Homeowner	1	60,000	60,000	60,000
Little Valley Homes	1	80,000	80,000	80,000
TOTAL	2			

Selma		low	high	average
Priced Right Builders, Inc.	1	150,000	150,000	150,000
TOTAL	1			

Slagle		low	high	average
Wetherell Construction	1	105,000	105,000	105,000
TOTAL	1			

Springville		low	high	average
Wexford Habitat for Humanity	1	89,000	89,000	89,000
TOTAL	1			

Wexford		low	high	average
Little Valley Homes	1	47,000	47,000	47,000
TOTAL	1			

SINGLE FAMILY HOME STARTS BY CONSTRUCTION VALUE

Through the fourth quarter.

Benzie County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Almira Township		2	1	2	1	
Benzonia Township		1		3	1	
Blaine Township	1			1		
Crystal Lake Township		2	1	1	3	
Frankfort			1	2		
Gilmore Township	2					
Homestead Township		2	4	1		
Inland Township		2				
Joyfield Township			1			
Lake Township				1	6	2
Weldon Township	1	1	2	1	2	
County Totals	4	10	10	12	13	2
% of Total:	7.8%	19.6%	19.6%	23.5%	25.5%	3.9%

Grand Traverse County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Acme		2	4	5	2	1
Blair		11	3	4	1	
East Bay		8	15	8	1	
Fife Lake		1	1			
Garfield		1	16	29	12	3
Grant		1	2	1		
Green Lake	2	11	14	1		
Long Lake		17	25	29	4	
Mayfield		2	2	2		
Paradise	1	3	4	1	1	
Peninsula		1	5	16	11	2
Traverse City	1	5	11	5		
Union				1		
Whitewater		2	2	4	3	
County Totals	4	65	104	106	35	6
% of Total:	1.3%	20.3%	32.5%	33.1%	10.9%	1.9%

Kalkaska County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Blue Lake			1	2		
Boardman			1			
Clearwater	1		1			
Coldsprings	1	1			1	
Excelsior	1			1		
Oliver			1			
Orange		1				
Rapid River	1		1			
Springfield	1		1			
County Totals	5	2	6	3	1	
% of Total:	29.4%	11.8%	35.3%	17.6%	5.9%	

Leelanau County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Bingham		1	3	3	1	
Centerville		2	4	1		
Cleveland				2	2	
Elmwood			3	9	4	
Empire			2	4	1	
Empire Village			1			
Glen Arbor		2	2	7	5	
Kasson			2	3	2	
Leelanau	3	1	1	6	1	1
Leland			2	8	5	
Solon	1			3	1	
Suttons Bay Township		2	1	1	3	
Suttons Bay Village		1				
County Totals	4	9	21	47	25	1
% of Total:	3.7%	8.4%	19.6%	43.9%	23.4%	0.9%

Wexford County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Antioch	1					
Boon				1		
Cadillac	1	1				
Cherry Grove	1	1	1	1		
Clam Lake				1		
Hanover	1	1				
Haring		1	1	1		
Henderson			1			
Liberty	2					
Selma			1			
Slagle		1				
Springville	1					
Wexford	1					
County Totals	8	5	4	4		
% of Total:	38.1%	23.8%	19.0%	19.0%		

SINGLE FAMILY HOME STARTS BY SQUARE FOOTAGE

Through the fourth quarter.

Wexford information is incomplete.

Benzie County

	Square Footage						
	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Almira Township			1				
Benzonia Township			1				
Crystal Lake Township	1			1			
Frankfort		1					
Gilmore Township	1		1				
Homestead Township		2					
Lake Township			1				
Weldon Township	1						
COUNTY TOTALS	3	3	4	1			
% of total:	27.3%	27.3%	36.4%	9.1%			

Grand Traverse County

	Square Footage						
	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Acme		6	3	2	2		1
Blair	6	8	2		2		
East Bay	3	20	6	3			
Fife Lake		1	1				
Grant		3	1				
Green Lake	2	23	3				
Long Lake	1	39	17	13	2		
Mayfield	2	2	2				
Paradise	1	6	2	1			
Peninsula	1	6	8	12	5	1	1
Traverse City	3	14	3	1	1		
Union			1				
Whitewater	1	2	4	3	1		
COUNTY TOTALS	20	130	53	35	13	1	2
% of total:	7.9%	51.2%	20.9%	13.8%	5.1%	0.4%	0.8%

Kalkaska County

	Square Footage						
	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Blue Lake		2	1				
Boardman	1						
Clearwater	1		1				
Coldsprings		2			1		
Excelsior	1			1			
Oliver			1				
Orange			1				
Rapid River	1			1			
Springfield	1		1				
COUNTY TOTALS	5	4	5	2	1		
% of total:	29.4%	23.5%	29.4%	11.8%	5.9%		

Leelanau County

<i>Square Footage</i>	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Bingham		3	3		1		
Centerville		3	3				
Cleveland			2	2			
Elmwood		4	5	2	4		
Empire		2		2	1		2
Empire Village			1				
Glen Arbor		4	2	3	2	2	1
Kasson		1	1	1	1	1	
Leelanau	3	1	3	2	2	1	
Leland		1	4	3	6		
Solon		1	2	1	1		
Suttons Bay Township	1	1	1	1	2		
COUNTY TOTALS	4	21	27	17	20	4	3
% of total:	4.2%	21.9%	28.1%	17.7%	20.8%	4.2%	3.1%

SINGLE FAMILY HOME SQUARE FOOTAGE AVERAGE BY COUNTY

	2013	2012	2011	2010	2009
Benzie	1701	2071	2165	2196	1787
Grand Traverse	1848	1752	1981	1934	1730
Kalkaska	1649	1400	2193	1821	1743
Leelanau	2637	2948	2903	2315	

Leelanau and Wexford information is incomplete.

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
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Benzie County

Lake Township	2320	1
Benzonia Township	2030	1
Crystal Lake Township	1946	2
Almira Township	1904	1
Gilmore Township	1699	2
Homestead Township	1369	2
Frankfort	1320	1
Weldon Township	1109	1

Grand Traverse County

Peninsula	2546	35
Acme	2413	14
Whitewater	2186	11
Union	1880	1
Long Lake	1829	73
East Bay	1657	32
Traverse City	1633	22
Paradise	1593	10
Blair	1562	18
Fife Lake	1559	2
Grant	1547	4
Mayfield	1528	6
Green Lake	1397	28

Kalkaska County

Coldsprings	2148	3
Orange	1908	1
Oliver	1820	1
Rapid River	1800	2
Excelsior	1652	2
Blue Lake	1631	3
Clearwater	1414	2
Springfield	1315	2
Boardman	600	1

Leelanau County

Empire	5053	7
Glen Arbor	2985	15
Leland	2732	14
Kasson	2678	5
Elmwood	2387	15
Solon	2358	5
Suttons Bay Township	2356	6
Cleveland	2338	4
Leelanau	2148	12
Bingham	2007	7
Empire Village	1900	1
Centerville	1870	6

MULTI FAMILY STARTS

Through the fourth quarter.

Condominiums

Grand Traverse County units

East Bay

S & S Contractors		
1752-8 St. Joseph St.		4
	<i>Total Units for Jurisdiction</i>	4

Traverse City

Cornerstone Affordable Homes		
1035 Karla Lane, units A & B		2
Socks Construction		
115 East Eighth St.		8
Traverse Homes		
13804 South West Bayshore Dr.		3
	<i>Total Units for Jurisdiction</i>	13
	<i>Total Units for County</i>	17

Leelanau County units

Elmwood

Millward Custom Homes		
10019, 21 East Sapphire Circle		2
	<i>Total Units for Jurisdiction</i>	2
	<i>Total Units for County</i>	2

Duplexes

Grand Traverse County units

Long Lake

Scott Norris Construction		
4544, 48 Kodiak Dr.		2
4564, 68 Kodiak Dr.		2
4632, 36 Black Bear Dr.		2
	<i>Total Units for Jurisdiction</i>	6

Traverse City

Homeowner		
1322 Verterans Dr.		2
1322 Veterans Dr.		2
823 Seventh St.		2
844 East Eighth St.		2
Thunderhead Construction		
712, 14 Barlow St.		2
	<i>Total Units for Jurisdiction</i>	10
	<i>Total Units for County</i>	16

REMODELS AND ADDITIONS

selected permits valued over approximately \$40,000

For the 4th quarter.

Benzie County

Gilmore Township

Portland Building Co.
307 Lincoln Ave. \$55,297

Total Value for Jurisdiction \$55,297

Homestead Township

Harris Custom Carpentry
11261 Main St. \$151,962

Rineer-Besey Construction
1365 Smith Rd. \$108,921

Traverse City Building Repair Inc.
14568 Cinder Rd. \$129,662

Total Value for Jurisdiction \$390,545

Lake Township

Maple Ridge Construction LLC
8320 Deadstream Rd. \$284,451

Portland Building Co.
6613 Edgewater Dr. \$198,620

TK Builders of Grand Traverse, Inc.
4145 Birch Dr. \$93,932

Total Value for Jurisdiction \$577,003

Total Value for County \$1,022,845

Grand Traverse County

Acme

Eugene C. Lalone Jr.
7785 Peaceful Valley Rd. \$70,433

Total Value for Jurisdiction \$70,433

East Bay

River North Home & Cottage
2175 Abbie Lane \$60,000

Total Value for Jurisdiction \$60,000

Grant

Design Craft Homes
6347 Betsie River Rd. \$130,744

Total Value for Jurisdiction \$130,744

Peninsula

Homeowner
6989 East Shore Rd. \$159,180

Steinebach Construction
17391 Peninsula Dr. \$50,040

Matthew Wollam
15293 Peninsula Dr. \$136,621

Total Value for Jurisdiction \$345,841

Traverse City

James Anderson Builders, Inc.
1105 West Front St. \$46,586

Archer Contracting Company
420 South East Bay Blvd. \$120,710

Golden Rule Construction
607 North Elmwood Ave. \$74,394

Total Value for Jurisdiction \$241,690

Total Value for County \$848,708

Leelanau County

Bingham

Arrow Homes
3523 South Stanley St. \$79,560

Shugart Builders Inc.
2514 South Sandy Ridge Rd. \$59,940

Total Value for Jurisdiction \$139,500

Cleveland

Homeowner
1868 East Mountainview Trail \$49,330

Total Value for Jurisdiction \$49,330

Elmwood

Golden Rule Construction
10385 East Apple Ridge Dr. \$43,770

Homeowner
11000 South Mann Rd. \$62,940

12446 South West-Bay Shore Dr. \$214,210

Total Value for Jurisdiction \$320,920

Empire

Homeowner
13575 South Beaver Pond Rd. \$45,920

Quartersawn Custom Carpentry
7813 South Dune Hwy. \$76,820

Total Value for Jurisdiction \$122,740

Glen Arbor

Paul W. Maurer General Contracting
5701 West Northwood Dr. \$117,570

Total Value for Jurisdiction \$117,570

Leland

Dale Boone Construction
1945 North Wardens Point Rd. \$100,305

Coburn Construction
3950 North Tall Timbers Lane \$47,940

Homeowner
4040 North Lake Leelanau Dr. \$71,610

Scott Norris Construction
3971 North Hareld Dr. \$53,280

Total Value for Jurisdiction \$273,135

Solon

Shugart Builders Inc.
8419 South Sandbar Dr. \$46,880

Total Value for Jurisdiction \$46,880

Total Value for County \$1,070,075

Wexford County

Cadillac

Randy R. Williams Construction, Inc.
600 Cadillac Shores \$70,000
Total Value for Jurisdiction \$70,000

Greenwood

Homeowner
3880 East 12 Rd. \$80,000
Total Value for Jurisdiction \$80,000

Haring

Homeowner
8777 East 30 1/2 Rd. \$40,000
Total Value for Jurisdiction \$40,000
Total Value for County \$190,000

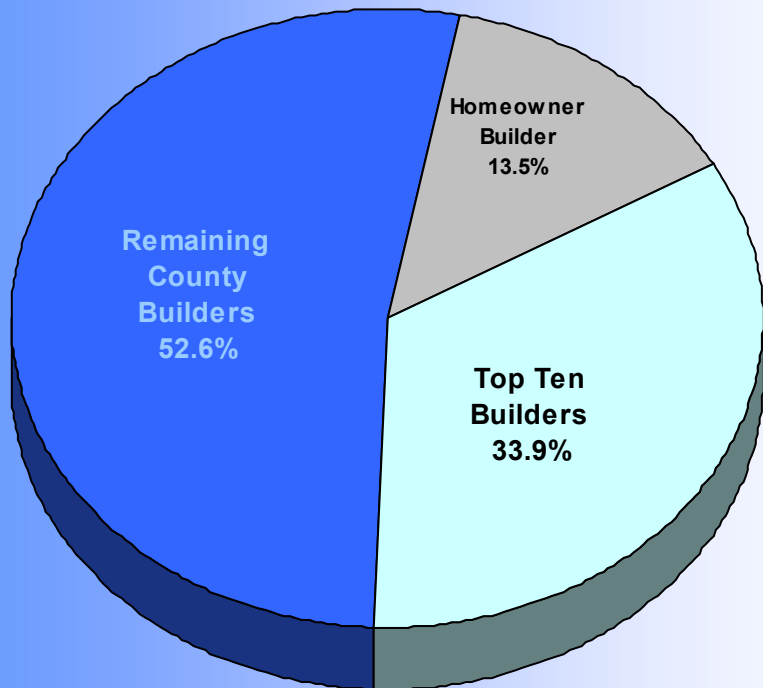
SECTION III

BUILDER INFORMATION

TOP TEN BUILDERS

Traverse Bay Area

Through the 4th Quarter



2013

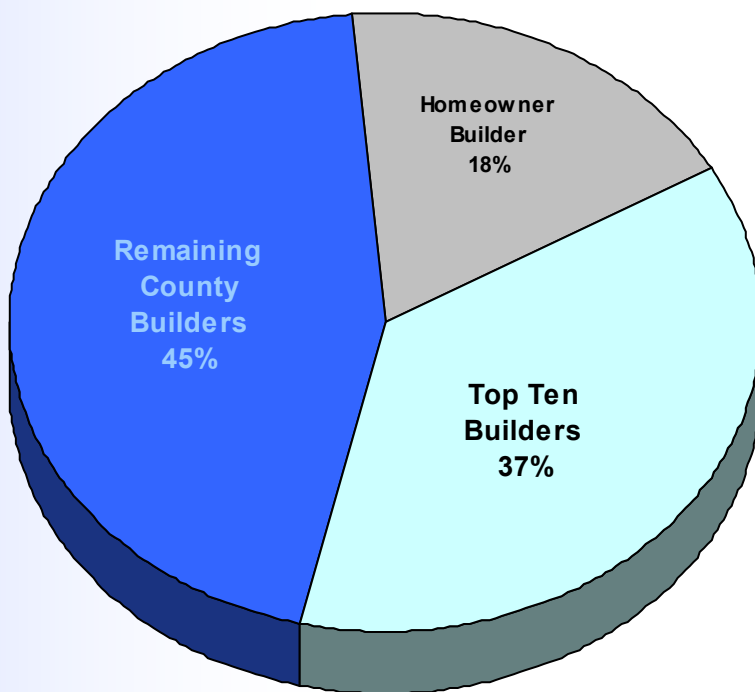
	starts	%
Pathway Homes	77	14.9
Red Barron Builders	20	3.9
Socks Construction	15	2.9
Eastwood Custom Homes	13	2.5
Bay Area Contracting, Inc.	12	2.3
Prime Builders	9	1.7
Cornerstone Affordable Homes	8	1.5
Sterling Homes & Land Inc.	7	1.4
Paul W. Maurer General Contracting	7	1.4
Shugart Builders Inc.	7	1.4
Arrow Homes	7	1.4

70 Homeowners are not used in this table.
Ties for 10th are shown but only the first ten numbers are used for %

Through the 4th Quarter

2012

	starts	%
Pathway Homes	39	10.6
Eastwood Custom Homes	35	9.5
Red Barron Builders	12	3.3
Bay Area Contracting, Inc.	11	3.0
New Homes Construction	8	2.2
Socks Construction	7	1.9
Cornerstone Affordable Homes	6	1.6
Millward Custom Homes	6	1.6
Pine Grove Homes	6	1.6
Paul W. Maurer General Contracting	5	1.4
Whiteford Associates Inc.	5	1.4



67 Homeowners 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.

Pathway Homes	77	Maple Ridge Construction	2	Grand Rapids Building Repair	1
Homeowner	70	Northern Woods Custom Builders	2	Habitat for Humanity Grand Traverse	1
Red Barron Builders	20	FL Padella Co., Inc.	2	Habitat for Humanity of Frankfort	1
Socks Construction	15	Render Construction	2	Haenlein Builders Inc.	1
Eastwood Custom Homes	13	Rosenberg Construction	2	Hallmark Construction	1
Bay Area Contracting, Inc.	12	Silverwood Enterprises, Ltd.	2	Matt Hamacher	1
Prime Builders	9	Kenneth Somero	2	Hammertime Construction	1
Cornerstone Affordable Homes	8	Bradford C. Warren	2	Harbor Construction	1
Arrow Homes	7	David Webster Construction, Inc.	2	Harper Custom Homes LLC	1
Paul W. Maurer General Contracting	7	Wexford Habitat for Humanity	2	Harriger Construction	1
Shugart Builders Inc.	7	Assad Al-Shamma	1	Harris Custom Carpentry	1
Sterling Homes & Land Inc.	7	American Living Inc.	1	Hart Enterprises, LLC	1
Lone Tree Cottages LLC	6	Anderson Contracting	1	Heartwood Custom Builders	1
Sean McCardel Construction	5	Archer Contracting Company	1	Robert Hemmes	1
New Homes Construction	5	Athens Construction	1	Howard Smith	1
Pine Grove Homes	5	Baldwin Homes, Inc.	1	Insignia Homes	1
Priced Right Builders, Inc.	5	Bay Construction Co.	1	JC Construction	1
Salisbury & May Construction	5	Benny's Construction Co.	1	JJ's Home Improvements, Inc.	1
TJ Schaub Construction, Inc.	4	Black Bear & Cubs Construction	1	Kangas Construction	1
Scott Schichtel	4	Blue Bay Builders LLC	1	Kroll Contracting	1
Schultz Construction & Remodeling	4	Blue Sky Building & Design, Inc.	1	Steve LaChonce	1
Whiteford Associates Inc.	4	Bonadeo Enterprises, Inc.	1	John Lannin	1
Agostinelli Builders, Inc.	3	Dale Boone Construction	1	Leelanau Builders LLC	1
Biggs Construction Service	3	Buttermilk Creek Joinery	1	The Leelanau Log Home Company	1
Cooley Contracting LLC	3	Calybr Homes	1	Richard Lorig	1
Durango Homes	3	Case Court Construction	1	MAC Custom Homes	1
Endura Performance Homes	3	CC Contractors	1	Master Builders Supply, Inc.	1
GAR of Traverse City	3	Dean Chamberlain	1	Meyering Construction Co.	1
Golden Rule Construction	3	Chaney Creek Construction, LLC	1	Vincent M. Meyers	1
Jarvis Custom Home Builders LLC	3	Clous Construction, Inc.	1	Midlake Builders	1
Millward Custom Homes	3	Lyle A. Crist	1	Mission Bay Contracting &	1
Natural Log Cabins	3	Eric D. Darooge	1	M-R Builders, Inc.	1
Scott Norris Construction	3	Don Demoulpied	1	Ben Nickles	1
Rembrandt Construction	3	DLH Builders	1	Kenneth Nielsen	1
Stallman Builders, LLC	3	Drury Construction	1	North Shore Enterprises of GT, LLC	1
TC Homes & Designs	3	Dunn's Construction	1	Northwest Carpentry	1
TK Builders of Grand Traverse, Inc.	3	DWE Group, Inc.	1	Darrell J. Ockert	1
Bill Wright Construction	3	Easling Construction Co.	1	Paul O'Grady, Builder	1
Bay Ridge Development, Inc.	2	Russell L. Eckert	1	Olendorf Custom Homes	1
Tim Bouma	2	Eckler Building Solutions, LLC	1	Orshal Construction	1
Boyne Country Homes Inc.	2	Casey Edick	1	Richard Parker	1
GA Cook Company	2	Eetko Builders LLC	1	Patterson Construction	1
John Darien Homes North LLC	2	Eikey Builders	1	Carl Petersen	1
Dean Builders, Inc.	2	John M. Erickson, Inc.	1	Peterson Homes, LLC	1
David A. Gleason, Inc.	2	Hubert R. Faber, Builder	1	Pine Aire Building Co.	1
Richard Gross Builder	2	Terry L. Farrugia	1	Portland Building Co.	1
Steve Habegger	2	Ferraro Builders, Inc.	1	Prestige Construction Group LLC	1
KM Kellett Inc.	2	Travis M. Fleis	1	Rafferty Construction	1
Klingelsmith Construction	2	Frisby Construction, Inc.	1	Remodeling Specialists LLC	1
Ryan LaFaive	2	Fussman Masonry & Construction	1	Rokos Construction, Inc.	1
James Leach	2	Gerald & Son, Inc.	1	Darrin Rose Construction	1
Little Valley Homes	2	Ed Gliński III Custom Builders	1	Roth Contracting LLC	1
Maple Hill Builders	2	Good Harbor Builders, Inc.	1	S & S Contractors	1

Luke C. Schwartz	1	Dan Stephan Builders	1	Eric Victor Vogler	1
Seeco Contracting Corp.	1	Stevens Associates Builders	1	Vos Homes LLC	1
Shaffer Construction	1	Paul Sumera	1	Westwood Homes	1
Allen Skiver Construction, LLC	1	Sweetwater Homes	1	Wetherell Construction	1
Charles J. Socks	1	Tarras Construction, Inc.	1	Bradley Wheeler Architecture &	1
Southpaw Construction LLC	1	Three Mountains Custom Carpentry	1	Randy R. Williams Construction, Inc.	1
Richard Spencer	1	Trillium Shore, LLC	1	Dan Woodcock	1
Steinorth Fine Homes	1	Paul S. Turowski	1	Bill Woodward Construction	1

BUILDER STARTS COMPARED TO PRIOR YEAR

Red Barron Builders	12	3	300.00%	Kroll Contracting	1	1	0.00%
Pine Grove Homes	6	2	200.00%	Cooley Contracting LLC	1	1	0.00%
Agostinelli Builders, Inc.	3	1	200.00%	Cornerstone Affordable Homes	6	8	-25.00%
S & S Contractors	3	1	200.00%	John Darien Homes North LLC	2	3	-33.33%
Dave's Building Inc.	3	1	200.00%	TJ Schaub Construction, Inc.	2	3	-33.33%
Salisbury & May Construction	3	1	200.00%	Dean Chamberlain	2	3	-33.33%
Shugart Builders Inc.	3	1	200.00%	Durango Homes	2	3	-33.33%
Bay Area Contracting, Inc.	11	5	120.00%	Swanson Construction	2	3	-33.33%
Ryan LaFaive	2	1	100.00%	TC Homes & Designs	2	3	-33.33%
Blue Sky Building & Design, Inc.	2	1	100.00%	Terry Koetje	1	2	-50.00%
Sean McCardel Construction	2	1	100.00%	Harper Custom Homes LLC	2	4	-50.00%
Silverwood Enterprises, Ltd.	2	1	100.00%	Wexford Habitat for Humanity	1	2	-50.00%
MAC Custom Homes	2	1	100.00%	Mission Bay Contracting & Renovations	1	2	-50.00%
Eastwood Custom Homes	35	21	66.67%	David A. Gleason, Inc.	1	2	-50.00%
Schultz Construction & Remodeling	3	2	50.00%	Golden Rule Construction	2	4	-50.00%
Millward Custom Homes	6	4	50.00%	Easling Construction Co.	1	2	-50.00%
Pathway Homes	39	29	34.48%	Richard Gross Builder	1	2	-50.00%
Arrow Homes	4	3	33.33%	Ferraro Builders, Inc.	1	2	-50.00%
Paul W. Maurer General Contracting	5	4	25.00%	Mayberry Homes, LLC	3	7	-57.14%
Socks Construction	7	6	16.67%				
New Homes Construction	8	7	14.29%				
Brian Meiste Builders Inc.	1	1	0.00%				
Sterling Homes & Land Inc.	2	2	0.00%				
Bradley Wheeler Architecture & Construction	1	1	0.00%				
Maple Ridge Construction	1	1	0.00%				
The Leelanau Log Home Company	1	1	0.00%				
45th Parallel Construction Mgmt.	1	1	0.00%				
River North Home & Cottage	1	1	0.00%				
James Anderson Builders, Inc.	1	1	0.00%				
Whiteford Associates Inc.	5	5	0.00%				
David Webster Construction, Inc.	1	1	0.00%				
Steinorth Fine Homes	1	1	0.00%				
Little Valley Homes	1	1	0.00%				
Bay Construction Co.	2	2	0.00%				
Mason Construction Inc.	1	1	0.00%				
Parker-Stark Builders	1	1	0.00%				

BUILDER RANKING BY AVERAGE VALUE

Ranked by Construction Value reported on permits

	# of starts	Average value		
Vincent M. Meyers	1	\$650,000	Luke C. Schwartz	1
MAC Custom Homes	1	\$584,800	Hammertime Construction	1
Haenlein Builders Inc.	1	\$584,136	Portland Building Co.	1
Ferraro Builders, Inc.	1	\$565,898	Bradford C. Warren	2
Calybr Homes	1	\$550,000	Southpaw Construction LLC	1
S & S Contractors	1	\$507,273	Golden Rule Construction	3
Eric D. Darooge	1	\$489,920	Schultz Construction & Remodeling	4
Stevens Associates Builders	1	\$478,140	Natural Log Cabins	3
Harper Custom Homes LLC	1	\$470,910	Prime Builders	9
Dale Boone Construction	1	\$465,170	Richard Parker	1
Leelanau Builders LLC	1	\$441,590	GA Cook Company	2
Maple Hill Builders	2	\$430,925	Orshal Construction	1
Richard Spencer	1	\$419,924	JC Construction	1
Carl Petersen	1	\$416,461	Insignia Homes	1
Howard Smith	1	\$402,500	David Webster Construction, Inc.	2
Benny's Construction Co.	1	\$400,000	Socks Construction	15
JJ's Home Improvements, Inc.	1	\$384,110	Three Mountains Custom Carpentry	1
Bay Construction Co.	1	\$380,133	TC Homes & Designs	3
Cooley Contracting LLC	3	\$379,295	Baldwin Homes, Inc.	1
Assad Al-Shamma	1	\$368,480	FL Padella Co., Inc.	2
Heartwood Custom Builders	1	\$351,832	Prestige Construction Group LLC	1
Bonadeo Enterprises, Inc.	1	\$349,851	Bay Area Contracting, Inc.	12
Paul W. Maurer General Contracting	7	\$348,772	North Shore Enterprises of GT, LLC	1
Olendorf Custom Homes	1	\$337,728	Mission Bay Contracting & Renovations	1
Bill Wright Construction	3	\$334,373	Archer Contracting Company	1
John Darien Homes North LLC	2	\$332,684	Pathway Homes	77
Easling Construction Co.	1	\$326,310	TK Builders of Grand Traverse, Inc.	3
Eric Victor Vogler	1	\$325,220	Eetko Builders LLC	1
Eckler Building Solutions, LLC	1	\$315,144	Robert Hemmes	1
Midlake Builders	1	\$314,935	Agostinelli Builders, Inc.	3
Dean Chamberlain	1	\$307,674	Harriger Construction	1
Bay Ridge Development, Inc.	2	\$307,327	Bradley Wheeler Architecture & Construction	1
Kenneth Nielsen	1	\$301,640	Darrell J. Ockert	1
Kenneth Somero	2	\$295,895	Endura Performance Homes	3
Sean McCardell Construction	5	\$293,952	Master Builders Supply, Inc.	1
Westwood Homes	1	\$293,760	Shaffer Construction	1
Silverwood Enterprises, Ltd.	2	\$293,180	Paul Sumera	1
Blue Sky Building & Design, Inc.	1	\$287,440	Gerald & Son, Inc.	1
Shugart Builders Inc.	7	\$286,557	Maple Ridge Construction	2
Pine Aire Building Co.	1	\$282,275	CC Contractors	1
Biggs Construction Service	3	\$281,253	Kangas Construction	1
The Leelanau Log Home Company	1	\$279,000	Trillium Shore, LLC	1
Comerstone Affordable Homes	8	\$278,038	Northern Woods Custom Builders	2
Jarvis Custom Home Builders LLC	3	\$276,340	Darrin Rose Construction	1
Blue Bay Builders LLC	1	\$273,720	Harbor Construction	1
Millward Custom Homes	3	\$264,289	Anderson Contracting	1
Render Construction	2	\$263,132	Arrow Homes	7
Whiteford Associates Inc.	4	\$259,075	Dan Stephan Builders	1
Kroll Contracting	1	\$258,570	Scott Norris Construction	3
Steve Habegger	2	\$257,850	Allen Skiver Construction, LLC	1
Casey Edick	1	\$252,158	Rembrandt Construction	3
Ed Gliński III Custom Builders	1	\$250,000	Homeowner	69
Terry L. Farrugia	1	\$249,089	Eastwood Custom Homes	13
Charles J. Socks	1	\$247,474	Lone Tree Cottages LLC	6
Seeco Contracting Corp.	1	\$246,495	Don Demoulped	1
Richard Gross Builder	2	\$245,880	Paul O'Grady, Builder	1
M-R Builders, Inc.	1	\$244,173	KM Kellett Inc.	2
DWE Group, Inc.	1	\$243,290	Matt Hamacher	1
Durango Homes	3	\$242,101	Fussman Masonry & Construction	1
DLH Builders	1	\$240,574	Case Court Construction	1
Northwest Carpentry	1	\$239,858	Rosenberg Construction	2
Good Harbor Builders, Inc.	1	\$237,860	Ryan LaFaive	2
John M. Erickson, Inc.	1	\$237,824	Eikey Builders	1
Salisbury & May Construction	5	\$237,823	Patterson Construction	1
Rokos Construction, Inc.	1	\$235,998	James Leach	2
Dan Woodcock	1	\$235,210	Black Bear & Cubs Construction	1
Hubert R. Faber, Builder	1	\$231,498	Ben Nickles	1
			Tim Bouma	2
			Travis M. Fleis	1
			Russell L. Eckert	1
			Bill Woodward Construction	1
				1
				\$231,220
				\$230,240
				\$230,226
				\$230,023
				\$230,000
				\$229,822
				\$229,232
				\$227,689
				\$227,556
				\$227,310
				\$225,192
				\$225,000
				\$224,410
				\$223,130
				\$222,799
				\$220,771
				\$219,990
				\$218,459
				\$217,800
				\$217,020
				\$215,640
				\$214,981
				\$214,861
				\$214,646
				\$213,625
				\$211,416
				\$211,044
				\$210,970
				\$210,000
				\$209,489
				\$209,420
				\$207,070
				\$207,051
				\$206,096
				\$204,975
				\$203,132
				\$202,930
				\$202,800
				\$202,434
				\$200,000
				\$198,460
				\$197,930
				\$196,552
				\$195,983
				\$195,360
				\$195,038
				\$193,070
				\$192,112
				\$191,175
				\$188,913
				\$188,519
				\$188,311
				\$187,403
				\$185,000
				\$183,980
				\$183,600
				\$181,328
				\$180,000
				\$179,426
				\$177,702
				\$174,732
				\$170,880
				\$168,000
				\$167,150
				\$166,058
				\$165,767
				\$165,615
				\$165,347
				\$165,000
				\$164,031
				\$163,640

Steinorth Fine Homes	1	\$163,015	Grand Rapids Building Repair	1	\$128,003
Scott Schichtel	4	\$162,819	Roth Contracting LLC	1	\$125,000
Dean Builders, Inc.	2	\$162,808	American Living Inc.	1	\$123,465
Klingelsmith Construction	2	\$161,207	Rafferty Construction	1	\$123,459
Chaney Creek Construction, LLC	1	\$160,000	Frisby Construction, Inc.	1	\$122,489
GAR of Traverse City	3	\$159,880	Clous Construction, Inc.	1	\$120,981
Red Barron Builders	20	\$159,277	Boyne Country Homes Inc.	2	\$118,720
Priced Right Builders, Inc.	5	\$155,019	Lyle A. Crist	1	\$118,472
Meyering Construction Co.	1	\$155,000	Buttermilk Creek Joinery	1	\$116,165
New Homes Construction	5	\$154,395	Habitat for Humanity Grand Traverse Region	1	\$111,058
John Lannin	1	\$153,219	Pine Grove Homes	5	\$109,060
Athens Construction	1	\$152,223	Harris Custom Carpentry	1	\$106,877
Dunn's Construction	1	\$150,000	Wetherell Construction	1	\$105,000
Hart Enterprises, LLC	1	\$150,000	Vos Homes LLC	1	\$103,470
Tarras Construction, Inc.	1	\$144,997	Steve LaChonce	1	\$100,000
Sweetwater Homes	1	\$144,500	Stallman Builders, LLC	3	\$99,403
Habitat for Humanity of Frankfort	1	\$142,350	Paul S. Turowski	1	\$90,000
Drury Construction	1	\$140,000	Wexford Habitat for Humanity	2	\$88,000
Randy R. Williams Construction, Inc.	1	\$140,000	Richard Lorig	1	\$85,000
David A. Gleason, Inc.	2	\$138,504	Hallmark Construction	1	\$80,979
TJ Schaub Construction, Inc.	4	\$138,241	Remodeling Specialists LLC	1	\$80,000
Peterson Homes, LLC	1	\$133,328	Little Valley Homes	2	\$63,500
Sterling Homes & Land Inc.	7	\$132,638			

BUILDER RANKING BY SQUARE FOOTAGE

	# of starts	Average SF			
Blue Bay Builders LLC	1	18,870	Millward Custom Homes	3	2,416
Harper Custom Homes LLC	1	5,895	Charles J. Socks	1	2,379
Ferraro Builders, Inc.	1	5,391	Kenneth Somero	1	2,357
Stevens Associates Builders	1	5,245	Steve Habegger	2	2,347
S & S Contractors	1	4,966	Whiteford Associates Inc.	4	2,339
Eric D. Darooge	1	4,941	Cooley Contracting LLC	1	2,320
Paul W. Maurer General Contracting	5	4,151	Salisbury & May Construction	5	2,312
Assad Al-Shamma	1	3,982	John M. Erickson, Inc.	1	2,310
Dale Boone Construction	1	3,943	DLH Builders	1	2,288
Richard Spencer	1	3,810	Bradford C. Warren	2	2,275
Bay Construction Co.	1	3,656	Shugart Builders Inc.	6	2,254
JJ's Home Improvements, Inc.	1	3,639	TK Builders of Grand Traverse, Inc.	3	2,249
Maple Hill Builders	2	3,586	Rokos Construction, Inc.	1	2,177
The Leelanau Log Home Company	1	3,439	Northwest Carpentry	1	2,167
Carl Petersen	1	3,424	Schultz Construction & Remodeling	4	2,161
Eric Victor Vogler	1	3,308	David Webster Construction, Inc.	1	2,157
Westwood Homes	1	3,264	Hubert R. Faber, Builder	1	2,152
Bonadeo Enterprises, Inc.	1	3,233	Golden Rule Construction	3	2,141
Benny's Construction Co.	1	3,212	Bay Area Contracting, Inc.	10	2,031
Three Mountains Custom Carpentry	1	3,197	DWE Group, Inc.	1	2,029
Easling Construction Co.	1	3,189	TC Homes & Designs	3	2,011
Olendorf Custom Homes	1	3,185	JC Construction	1	1,989
Bill Wright Construction	3	3,109	Trillium Shore, LLC	1	1,988
Biggs Construction Service	2	3,056	FL Padella Co., Inc.	2	1,970
Harriger Construction	1	3,015	Pathway Homes	63	1,949
Leelanau Builders LLC	1	3,007	Luke C. Schwartz	1	1,948
Eckler Building Solutions, LLC	1	2,952	Rembrandt Construction	3	1,946
Kenneth Nielsen	1	2,800	Baldwin Homes, Inc.	1	1,936
Insignia Homes	1	2,766	Hammertime Construction	1	1,912
Jarvis Custom Home Builders LLC	2	2,747	Endura Performance Homes	3	1,910
Sean McCardel Construction	3	2,673	Anderson Contracting	1	1,904
Silverwood Enterprises, Ltd.	2	2,662	Paul Sumera	1	1,894
Render Construction	2	2,641	Darrell J. Ockert	1	1,891
Secco Contracting Corp.	1	2,638	Archer Contracting Company	1	1,883
Blue Sky Building & Design, Inc.	1	2,600	Master Builders Supply, Inc.	1	1,880
Pine Aire Building Co.	1	2,548	Shaffer Construction	1	1,856
Bay Ridge Development, Inc.	1	2,528	Darrin Rose Construction	1	1,852
Natural Log Cabins	2	2,521	Chaney Creek Construction, LLC	1	1,850
Kroll Contracting	1	2,493	Kangas Construction	1	1,850
Good Harbor Builders, Inc.	1	2,464	Dunn's Construction	1	1,820
			Eastwood Custom Homes	9	1,804
			Rosenberg Construction	2	1,804

Mission Bay Contracting & Renovations	1	1,793	Durango Homes	1	1,425
Maple Ridge Construction	2	1,771	Dean Builders, Inc.	2	1,424
James Leach	2	1,752	Scott Schichtel	1	1,413
Ryan LaFaive	1	1,744	Peterson Homes, LLC	1	1,411
Bradley Wheeler Architecture & Construction	1	1,741	New Homes Construction	5	1,408
North Shore Enterprises of GT, LLC	1	1,729	Athens Construction	1	1,404
Homeowner	49	1,726	Boyne Country Homes Inc.	2	1,404
Eetko Builders LLC	1	1,712	Sterling Homes & Land Inc.	7	1,397
Pine Grove Homes	5	1,710	Ed Gliński III Custom Builders	1	1,344
Scott Norris Construction	3	1,702	John Lannin	1	1,344
Socks Construction	9	1,699	David A. Gleason, Inc.	2	1,335
Prestige Construction Group LLC	1	1,676	KM Kellett Inc.	2	1,331
Fussman Masonry & Construction	1	1,664	John Darien Homes North LLC	1	1,320
Paul S. Turowski	1	1,664	Tarras Construction, Inc.	1	1,312
Gerald & Son, Inc.	1	1,656	TJ Schaub Construction, Inc.	4	1,258
GA Cook Company	2	1,641	Frisby Construction, Inc.	1	1,232
Harbor Construction	1	1,632	Grand Rapids Building Repair	1	1,224
Steinorth Fine Homes	1	1,630	Buttermilk Creek Joinery	1	1,212
Ben Nickles	1	1,609	Rafferty Construction	1	1,140
Priced Right Builders, Inc.	4	1,605	Clous Construction, Inc.	1	1,092
Klingelsmith Construction	2	1,596	Stallman Builders, LLC	3	1,064
Roth Contracting LLC	1	1,568	Remodeling Specialists LLC	1	1,000
Russell L. Eckert	1	1,555	Habitat for Humanity Grand Traverse Region	1	988
Don Demoulpied	1	1,538	Hallmark Construction	1	832
Tim Bouma	2	1,538	Terry L. Farrugia	1	221
Arrow Homes	4	1,537			
Sweetwater Homes	1	1,529			
American Living Inc.	1	1,512			
Cornerstone Affordable Homes	3	1,512			
Bill Woodward Construction	1	1,500			
Red Barron Builders	20	1,494			
Black Bear & Cubs Construction	1	1,486			
Agostinelli Builders, Inc.	2	1,485			
GAR of Traverse City	3	1,479			

NEW BUILDERS

For the 4th 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 starts
Travis M. Fleis 975 N. Thompsonville Rd. Beulah, MI 49617	1
Master Builders Supply, Inc. 5908 Cider Mill Dr. Fenton, MI 48430	1
Ben Nickles 7162 Nantucket Dr. SW Byron Center, MI 49315	1
North Shore Enterprises of GT, LLC 1935 Yellow Birch Lane Traverse City, MI 49696	1
Olendorf Custom Homes 2399 Carroll Rd. Traverse City, MI 49686	1
Pine Aire Building Co. 11859 Bennett Rd. Ellsworth, MI 49729	1
Charles J. Socks 726 Highland Park Dr. Traverse City, MI 49686	1
Paul Sumera 338 Old Trail Dr. Houghton Lake, MI 48629	1