



**Traverse Bay Area
QUARTERLY REPORT**

4th Quarter Residential - 2018

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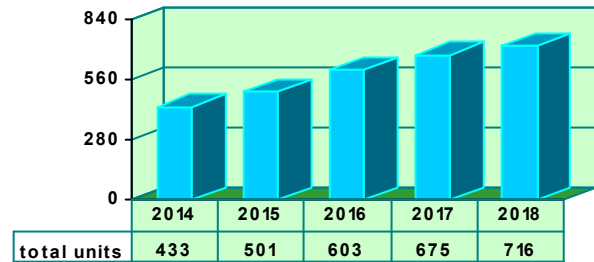
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SECTION I

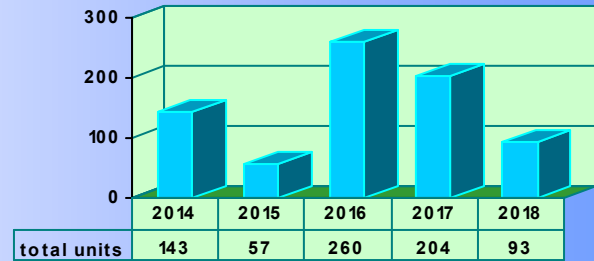
AT A GLANCE

Traverse Bay Area

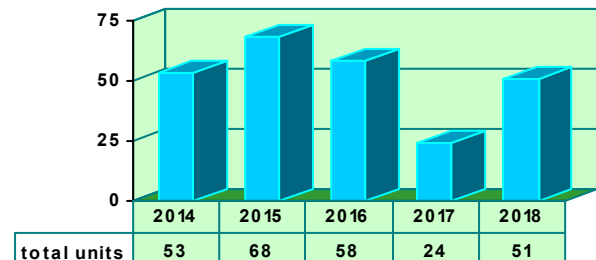
Single Family Home starts through the fourth quarter.



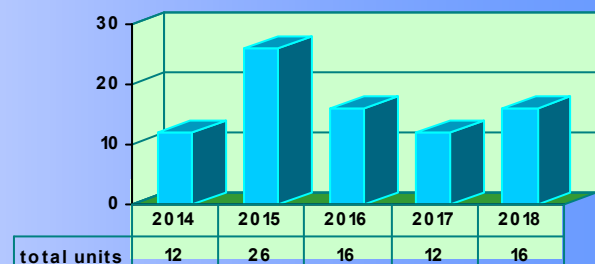
Apartment unit starts through fourth quarter.



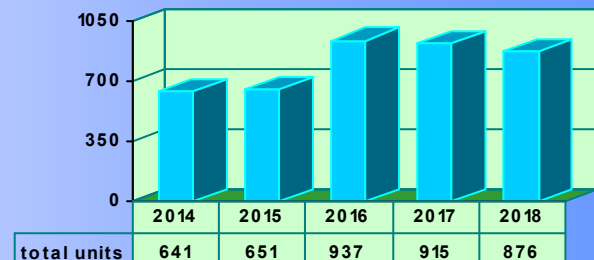
Condominium unit starts through the fourth quarter.



Duplex unit starts through the fourth quarter.

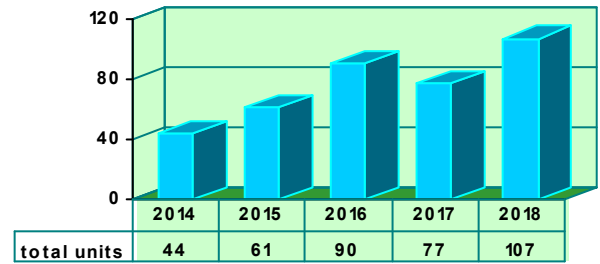


Total Living units through the fourth quarter.

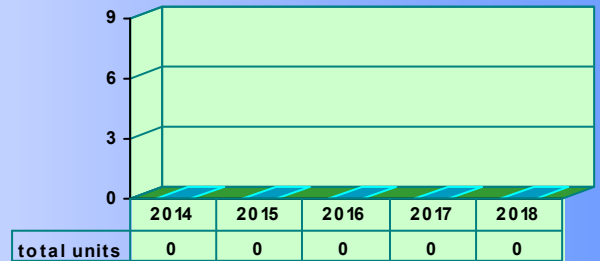


Benzie County

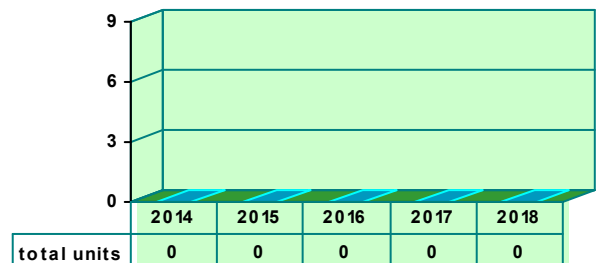
Single Family Home starts through the fourth quarter.



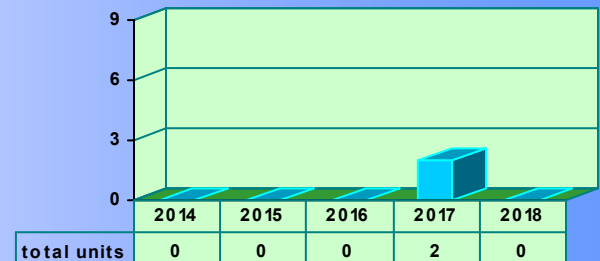
Apartment unit starts through the fourth quarter.



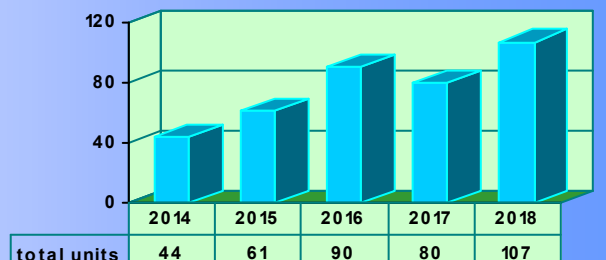
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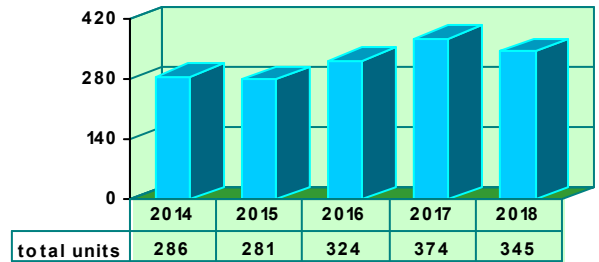


Total Living units through the fourth quarter.

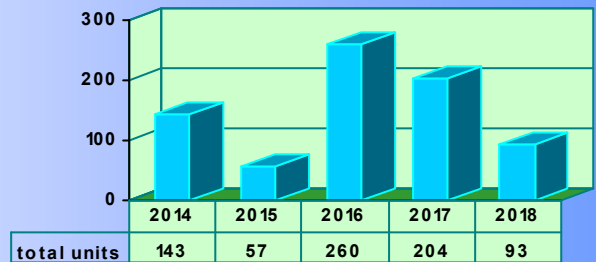


Grand Traverse County

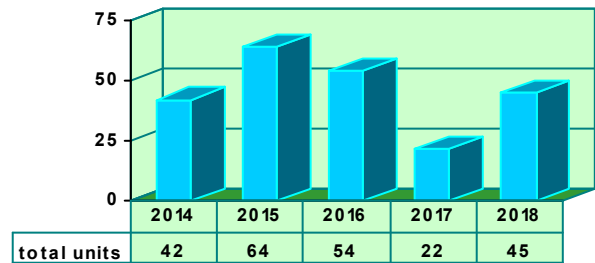
Single Family Home starts through the fourth quarter.



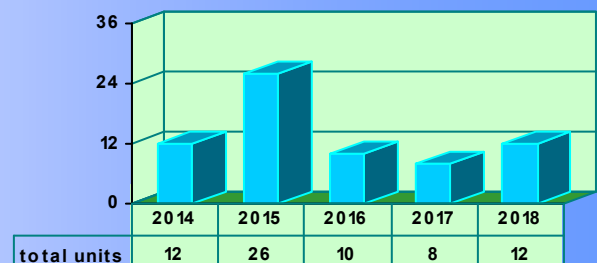
Apartment unit starts through the fourth quarter.



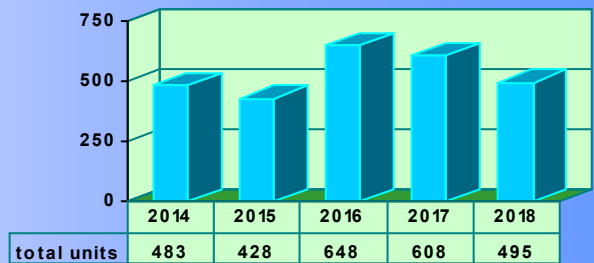
Condominium unit starts through the fourth quarter.



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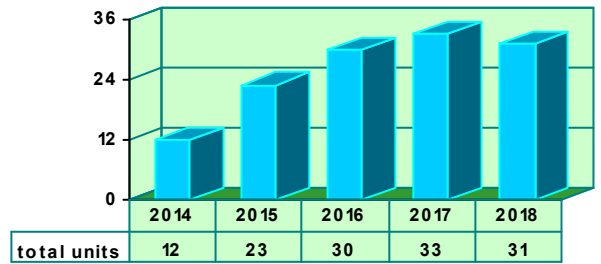


Total Living units through the fourth quarter.

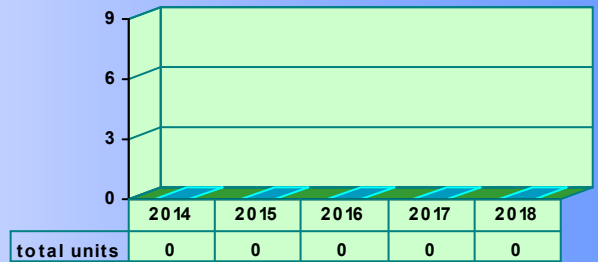


Kalkaska County

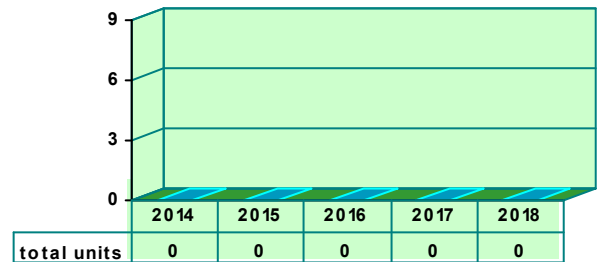
Single Family Home starts through the fourth quarter.



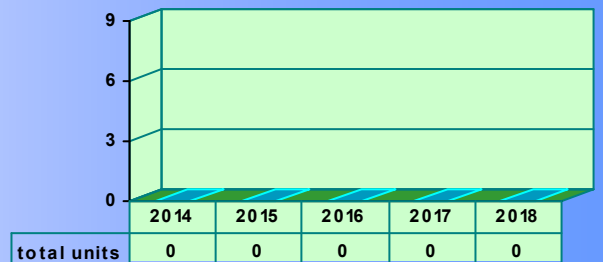
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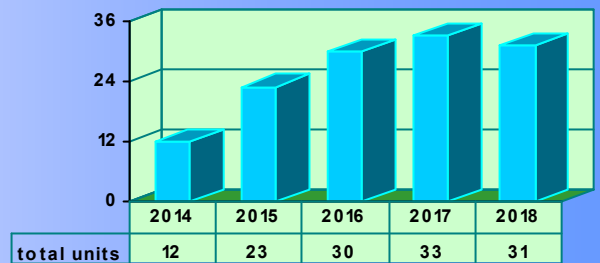
Condominium unit starts through the fourth quarter.



Duplex unit starts through the fourth quarter.

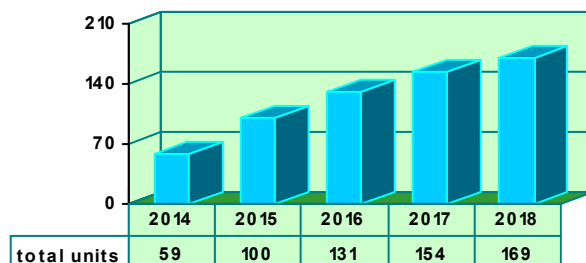


Total Living units through the fourth quarter.

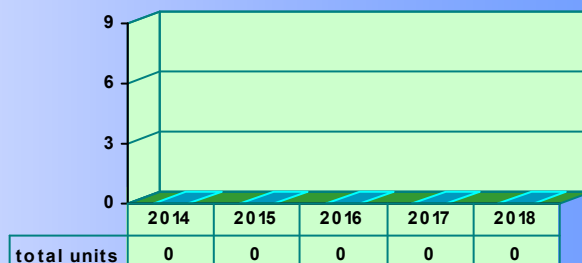


Leelanau County

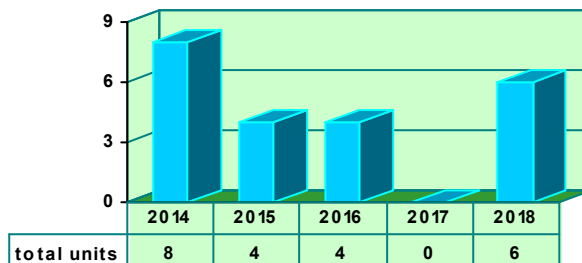
Single Family Home starts through the fourth quarter.



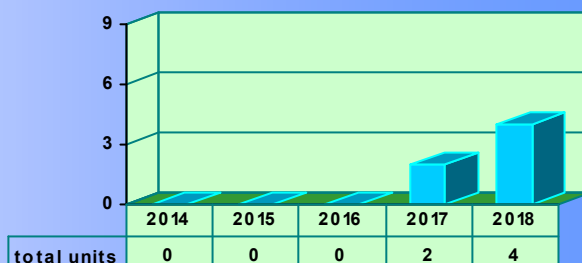
Apartment unit starts through the fourth quarter.



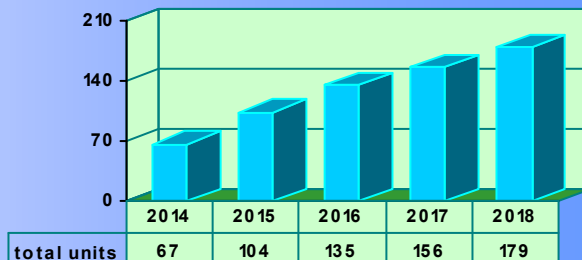
Condominium unit starts through the fourth quarter.



Duplex unit starts through the fourth quarter.

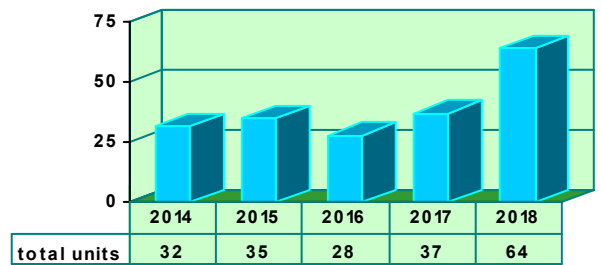


Total Living units through the fourth quarter.

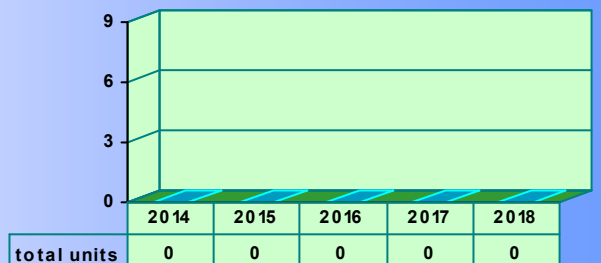


Wexford County

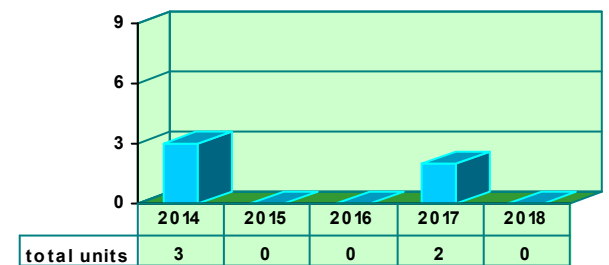
Single Family Home starts through the fourth quarter.



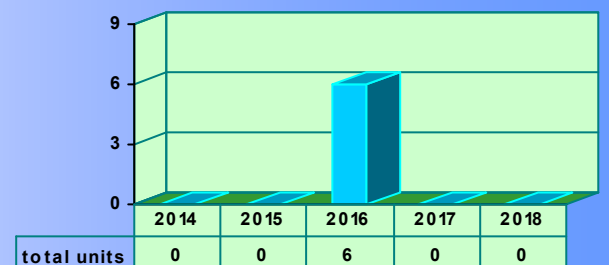
Apartment unit starts through the fourth quarter.



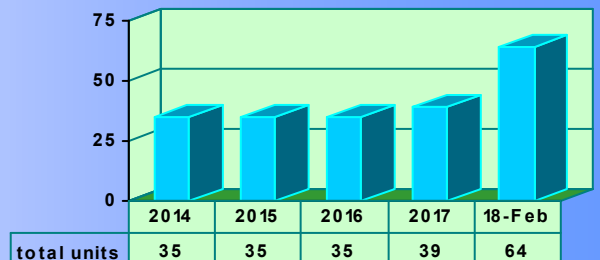
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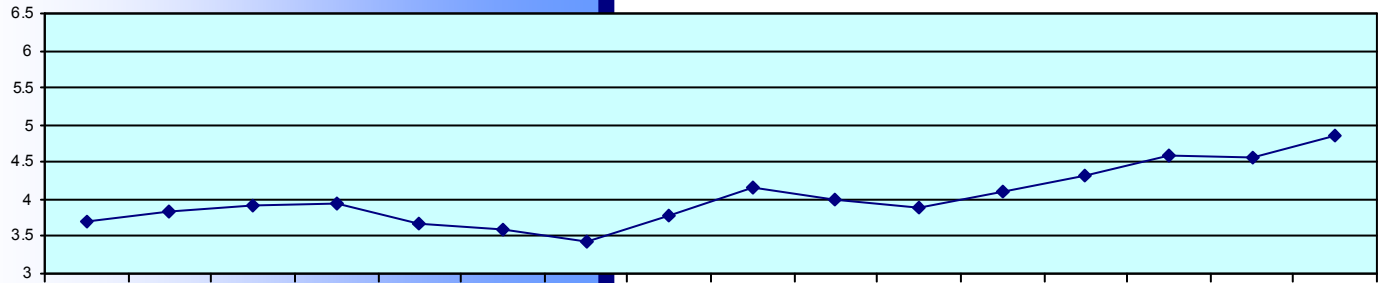


Total Living units through the fourth quarter.



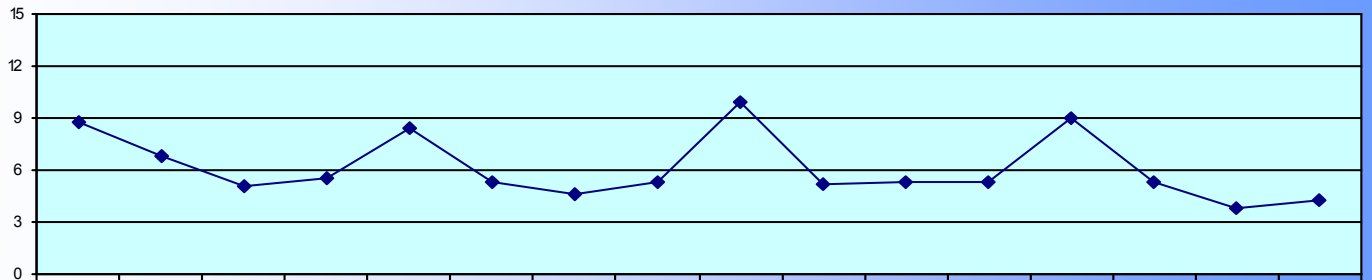
Unemployment and Mortgage Information

Fixed Mortgage Rates



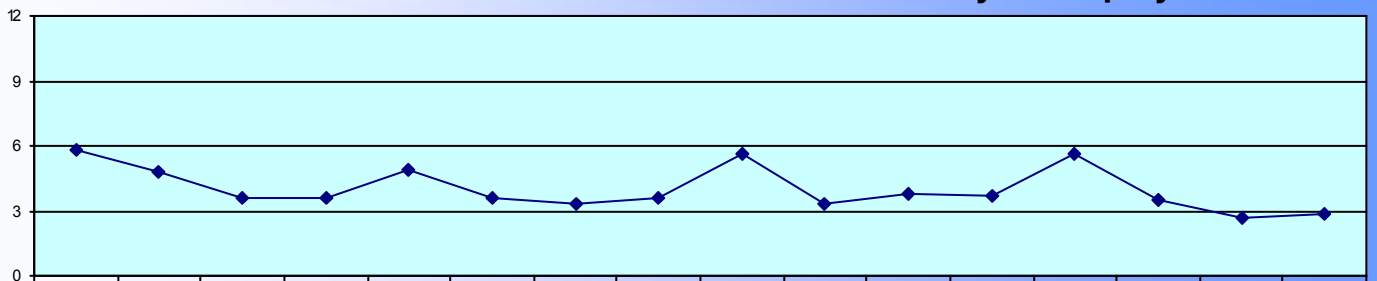
Rate	3.71	3.84	3.91	3.94	3.66	3.6	3.44	3.77	4.17	4	3.88	4.1	4.33	4.59	4.55	4.87
Date	Feb-15	May-15	Aug-15	Nov-15	Feb-16	May-16	Aug-16	Nov-16	Feb-17	May-17	Aug-17	Nov-17	Feb-18	May-18	Aug-18	Nov-18

Benzie County Unemployment Rates



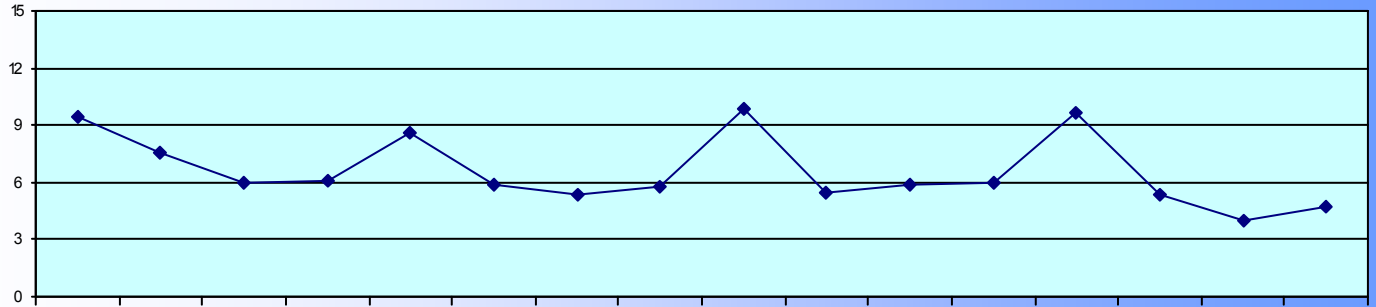
Rate	8.8	6.8	5.1	5.5	8.4	5.3	4.6	5.3	9.9	5.2	5.3	5.3	9	5.3	3.8	4.3
Date	Feb-15	May-15	Aug-15	Nov-15	Feb-16	May-16	Aug-16	Nov-16	Feb-17	May-17	Aug-17	Nov-17	Feb-18	May-18	Aug-18	Nov-18

Grand Traverse County Unemployment Rates



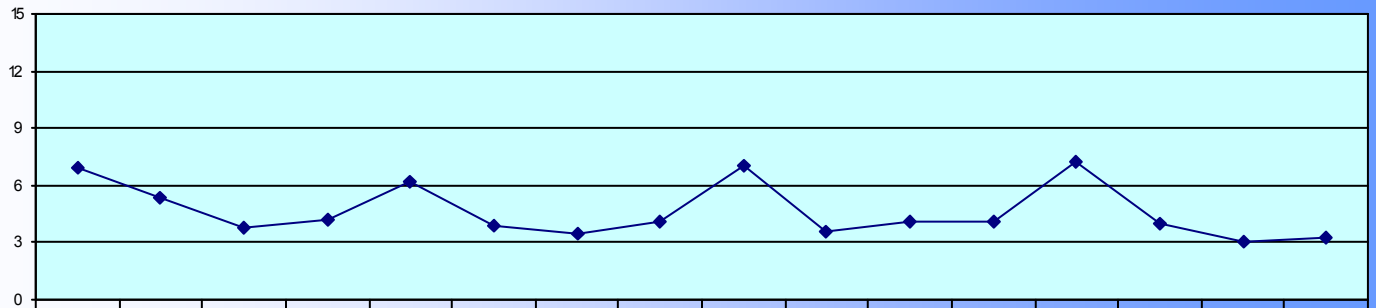
Rate	5.8	4.8	3.6	3.6	4.9	3.6	3.3	3.6	5.6	3.3	3.8	3.7	5.6	3.5	2.7	2.9
Date	Feb-15	May-15	Aug-15	Nov-15	Feb-16	May-16	Aug-16	Nov-16	Feb-17	May-17	Aug-17	Nov-17	Feb-18	May-18	Aug-18	Nov-18

Kalkaska County Unemployment Rates



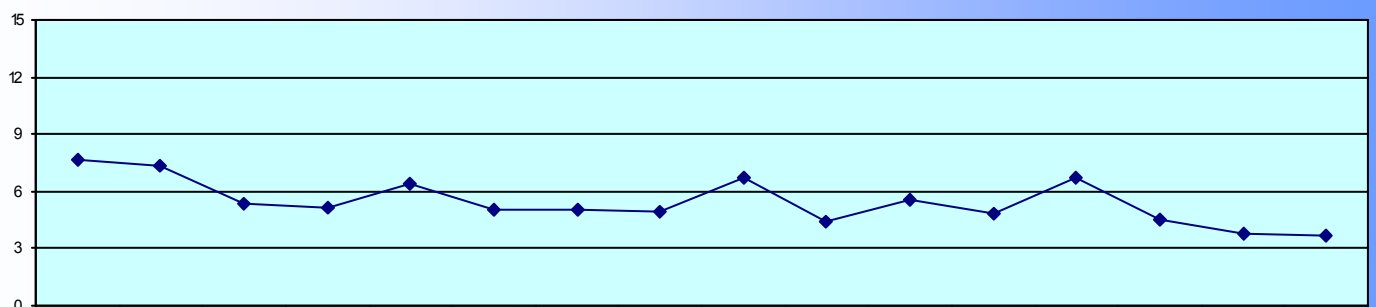
Rate	9.4	7.6	6	6.1	8.6	5.9	5.4	5.8	9.9	5.5	5.9	6	9.7	5.4	4	4.7
Date	Feb-15	May-15	Aug-15	Nov-15	Feb-16	May-16	Aug-16	Nov-16	Feb-17	May-17	Aug-17	Nov-17	Feb-18	May-18	Aug-18	Nov-18

Leelanau County Unemployment Rates



Rate	6.9	5.3	3.8	4.2	6.2	3.9	3.5	4.1	7	3.6	4.1	4.1	7.2	4	3	3.2
Date	Feb-15	May-15	Aug-15	Nov-15	Feb-16	May-16	Aug-16	Nov-16	Feb-17	May-17	Aug-17	Nov-17	Feb-18	May-18	Aug-18	Nov-18

Wexford County Unemployment Rates



Rate	7.7	7.3	5.4	5.1	6.4	5	5	4.9	6.7	4.4	5.6	4.8	6.7	4.5	3.8	3.7
Date	Feb-15	May-15	Aug-15	Nov-15	Feb-16	May-16	Aug-16	Nov-16	Feb-17	May-17	Aug-17	Nov-17	Feb-18	May-18	Aug-18	Nov-18

Single Family Starts by Quarter

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2009	33	101	97	98
2010	44	105	107	78
2011	54	75	89	83
2012	31	115	112	108
2013	59	151	176	134
2014	59	138	149	88
2015	66	145	162	142
2016	69	184	192	164
2017	88	209	227	173
2018	107	216	217	182

Single Family Starts by Month

	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2015	21	14	31	49	43	53	55	56	51	56	40	46
2016	19	19	31	59	50	75	64	71	57	80	49	35
2017	24	27	37	57	75	77	71	81	75	96	43	34
2018	30	29	48	65	75	76	67	96	54	100	43	39

SECTION II

HOME START INFORMATION

Jurisdiction Summary

Single Family Starts Through the fourth quarter.

Benzie County

	2018	2017	2016	2015	2014
Inland Township	28	21	25	5	3
Benzonia Township	17	14	9	6	2
Almira Township	16	16	10	10	7
Homestead Township	10	5	4	6	5
Lake Township	8	9	14	11	3
Weldon Township	5	3	2	3	3
Crystal Lake Township	4	3	4	6	9
Frankfort	4	1	5	2	3
Blaine Township	3	2	3	6	1
Colfax Township	3	2	7	1	2
Gilmore Township	3	1	4	2	
Lake Ann	3				
Platte Township	2		1	1	2
Thompsonville	1				1
Honor					3
Joyfield Township			2	2	
TOTAL	107	77	90	61	44

Grand Traverse County

	2018	2017	2016	2015	2014
Garfield	71	60	46	49	39
Long Lake	48	52	50	40	57
East Bay	43	39	35	35	42
Traverse City	40	29	23	35	19
Green Lake	33	39	29	27	30
Peninsula	27	26	23	24	32
Blair	25	48	49	18	22
Paradise	14	20	17	13	7
Acme	12	12	13	21	12
Whitewater	9	15	12	9	13
Mayfield	9	15	8	8	6
Grant	7	7	8	1	
Fife Lake	4	9	7		2
Union	3	3	4	1	5
TOTAL	345	374	324	281	286

Kalkaska County

	2018	2017	2016	2015	2014
Springfield	6	2	3		
Clearwater	5	7	2	5	2
Bear Lake	3	3		2	2
Blue Lake	3	5	4	1	
Boardman	3	2	3		1
Coldspring	3	2	2	5	
Kalkaska City	2				1
Excelsior	1	2	1	3	
Garfield	1	1	5	3	
Oliver	1		1		
Orange	1	3	1	2	3
Rapid River	1	2	2		1
Kalkaska Township	1	4	6	2	2
TOTAL	31	33	30	23	12

Leelanau County

	2018	2017	2016	2015	2014
Elmwood	28	34	20	13	9
Leland	20	24	19	9	7
Bingham	19	19	17	13	6
Suttons Bay Township	17	16	9	8	4
Leelanau	14	20	7	18	7
Centerville	13	3	5	5	2
Kasson	12	8	9	7	4
Cleveland	11	3	10	5	5
Empire	11	9	9	9	3
Glen Arbor	8	8	16	9	5
Solon	5	6	4		
Suttons Bay Village	4	3	1		1
Empire Village	4	1	2	3	4
Northport Village	3		3	1	2
TOTAL	169	154	131	100	59

Wexford County

	2018	2017	2016	2015	2014
Wexford	9				3
Clam Lake	9	1		5	1
Hanover	7	3	1	5	3
Haring	6	6	5	6	6
Greenwood	5	3		2	2
Cherry Grove	4	2	3	3	4
Colfax	4		2	2	2
Antioch	3	2	1	1	
Liberty	3	2		1	1
Selma	3	6	8	4	3
South Branch	3		1		
Cadillac	2	2		1	5
Slagle	2	1			
Springville	2	1	3	2	1
Buckley	1	2	3		
Henderson	1	2			
Cedar Creek		1			
Boon		3	1	3	1
TOTAL	64	37	28	35	32

Builder Starts and Value Ranges by 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	6	124,704	242,965	179,482
Harrison's Home & Cottage	2	159,933	327,140	243,537
Endura Performance Homes	1	290,145	290,145	290,145
Tony Harris	1	112,394	112,394	112,394
Morton Buildings, Inc.	1	224,467	224,467	224,467
Newme Corporation	1	116,183	116,183	116,183
Premier Contracing	1	150,164	150,164	150,164
Salisbury & May Construction	1	384,944	384,944	384,944
Silverwood Enterprises, Ltd.	1	228,312	228,312	228,312
Stonyfield Construction LLC	1	268,279	268,279	268,279
TOTAL	16			

Benzonia Township

	low	high	average	
Homeowner	7	98,932	254,084	170,684
Bird's Eye Carpentry	1	125,268	125,268	125,268
Burkholder Construction	1	139,668	139,668	139,668
Cooley Contracting LLC	1	501,414	501,414	501,414
John Darien Homes North LLC	1	226,338	226,338	226,338
Eastwood Custom Homes	1	207,627	207,627	207,627
BJ Hopwood, Inc.	1	362,993	362,993	362,993
Gene Kerby Construction	1	183,315	183,315	183,315
Maple Ridge Construction LLC	1	164,194	164,194	164,194
Jim McLaren	1	187,056	187,056	187,056
Pine Grove Homes	1	82,824	82,824	82,824
TOTAL	17			

Blaine Township

	low	high	average	
Homeowner	1	108,000	108,000	108,000
John Papineau	1	358,628	358,628	358,628
Westbrook Construction Inc.	1	267,677	267,677	267,677
TOTAL	3			

Colfax Township

	low	high	average	
Homeowner	3	178,327	280,584	238,600
TOTAL	3			

Crystal Lake Township

	low	high	average	
Homeowner	2	94,775	127,359	111,067
Lamont Residential Builders	1	130,939	130,939	130,939
New Home Construction	1	100,000	100,000	100,000
TOTAL	4			

Frankfort

	low	high	average	
Chris Bonnell	1	261,878	261,878	261,878
Carriage Custom Homes	1	273,725	273,725	273,725
John Darien Homes North LLC	1	230,910	230,910	230,910
Homeowner	1	170,948	170,948	170,948
TOTAL	4			

Gilmore Township

	low	high	average	
Homeowner	2	126,886	247,018	186,952
Tag Construction	1	349,171	349,171	349,171
TOTAL	3			

Homestead Township

	low	high	average	
Homeowner	3	134,784	169,182	147,047
Besey Construction	1	300,038	300,038	300,038
Lakeshore Custom Homes	1	167,669	167,669	167,669
Little Valley Homes	1	157,127	157,127	157,127
Newme Corporation	1	118,469	118,469	118,469

Pine Grove Homes	1	121,067	121,067	121,067
Pro Line Custom Construction, Inc.	1	376,155	376,155	376,155
Mark Zirkell	1	369,124	369,124	369,124
TOTAL	10			

Inland Township

	low	high	average	
Homeowner	13	112,234	544,541	210,626
Brian Fehrenbach Construction	4	112,234	134,951	119,082
Harris Custom Carpentry	3	155,880	161,700	157,820
Eetko Builders LLC	2	140,292	174,793	157,543
Golden Rule Construction	2	179,222	230,702	204,962
Burkholder Construction	1	122,106	122,106	122,106
David A. Gleason, Inc.	1	147,982	147,982	147,982
Little Valley Homes	1	157,127	157,127	157,127
Scott Norris Construction	1	344,852	344,852	344,852
TOTAL	28			

Lake Ann

	low	high	average	
Castles & Cabins	1	388,711	388,711	388,711
Terry L. Farrugia	1	210,230	210,230	210,230
Homeowner	1	158,998	158,998	158,998
TOTAL	3			

Lake Township

	low	high	average	
Lakeshore Custom Homes	3	200,358	296,796	241,718
Cooley Contracting LLC	1	4,659,149	4,659,149	4,659,149
Homeowner	1	148,376	148,376	148,376
Newme Corporation	1			
Pine Grove Homes	1	99,763	99,763	99,763
Portland Building Co.	1	174,586	174,586	174,586
TOTAL	8			

Platte Township

	low	high	average	
Eetko Builders LLC	1	174,482	174,482	174,482
Ronald Tandy	1	106,414	106,414	106,414
TOTAL	2			

Thompsonville

	low	high	average	
Homeowner	1	213,348	213,348	213,348
TOTAL	1			

Weldon Township

	low	high	average	
Homeowner	2	79,811	126,367	103,089
Durango Homes	1	393,649	393,649	393,649
Habitat for Humanity of Frankfort	1	122,210	122,210	122,210
Silverwood Enterprises, Ltd.	1	252,526	252,526	252,526
TOTAL	5			

Grand Traverse County

Acme

	low	high	average	
Priced Right Builders, Inc.	4	143,149	198,391	183,676
Asherpark Custom Homes	1	146,660	146,660	146,660
Blue Sky Building & Design, Inc.	1	94,249	94,249	94,249
Buildtech Ltd.	1	611,470	611,470	611,470
Homeowner	1	371,064	371,064	371,064
Homes American Made Co.	1	313,841	313,841	313,841
Newme Corporation	1	158,640	158,640	158,640
Michael Nosko Inc.	1	340,262	340,262	340,262
Pathway Homes	1	214,901	214,901	214,901
TOTAL	12			

Blair		low	high	average
Eastwood Custom Homes	9	51,307	150,000	100,145
Homeowner	3	103,600	234,810	169,357
Pathway Homes	3	149,685	192,675	167,411
Bay Area Contracting, Inc.	1	395,605	395,605	395,605
Eetko Builders LLC	1	350,724	350,724	350,724
Endura Performance Homes	1	230,854	230,854	230,854
Golden Rule Construction	1	277,129	277,129	277,129
Ryan LaFaive	1	172,943	172,943	172,943
Martinhouse, Inc.	1	193,693	193,693	193,693
Newme Corporation	1	247,813	247,813	247,813
RL & C.J Condos, Inc.	1	136,912	136,912	136,912
Bill Snyder	1	156,749	156,749	156,749
TK Builders of Grand Traverse, Inc.	1	141,607	141,607	141,607
TOTAL	25			

East Bay		low	high	average
Homeowner	11	91,865	255,136	164,515
Eastwood Custom Homes	3	177,695	186,000	180,781
Eetko Builders LLC	2	184,121	186,827	185,474
Roger K. Haworth	2	85,299	85,299	85,299
Little Valley Homes	2	138,320	169,885	154,103
Pine Grove Homes	2	98,658	104,528	101,593
Agostinelli Builders, Inc.	1	196,630	196,630	196,630
CMB Construction	1	160,955	160,955	160,955
Tyson Deverman	1	147,538	147,538	147,538
Edward D. Drapeau, Inc.	1	159,240	159,240	159,240
Eastmark Inc.	1	371,898	371,898	371,898
FC Property Holdings	1	213,656	213,656	213,656
Thomas A. Gray	1	168,830	168,830	168,830
Hagan Construction LLC	1	325,573	325,573	325,573
Hardwick Construction	1	236,784	236,784	236,784
J & B Construction, Inc.	1	187,948	187,948	187,948
Manitou Contracting LLC	1	208,579	208,579	208,579
Sean McCardel Construction	1	200,278	200,278	200,278
T. Jay Merchant Builders	1	182,880	182,880	182,880
Pathway Homes	1	231,269	231,269	231,269
J. Peterson Homes	1	415,751	415,751	415,751
Pro Builders Inc.	1	155,747	155,747	155,747
Red Barron Builders	1	216,514	216,514	216,514
River North Home & Cottage	1	136,665	136,665	136,665
Rosenberg Construction	1	218,726	218,726	218,726
Scott Schichtel	1	173,254	173,254	173,254
Wendall Schrock	1	205,942	205,942	205,942
TOTAL	43			

Fife Lake		low	high	average
Archon, LLC	1	112,763	112,763	112,763
Chaney Creek Construction, LLC	1	246,148	246,148	246,148
Habitat for Humanity Grand	1	116,724	116,724	116,724
Homeowner	1	173,575	173,575	173,575
TOTAL	4			

Garfield		low	high	average
New Home Construction	13	100,000	100,000	100,000
Socks Construction	9	200,000	225,000	205,556
Broad Condominium LLC	8	261,000	301,000	281,000
Homeowner	8	165,000	400,000	242,500
Fournier Construction & Restoration	4	227,000	300,000	263,500
Eastwood Custom Homes	3	120,000	135,000	125,000
Prime Builders	3	222,000	250,000	240,667
Leelanau Construction LLC	2	271,000	390,000	330,500
Little Valley Homes	2	166,200	168,000	167,100
Priced Right Builders, Inc.	2	380,000	380,000	380,000
Archon, LLC	1	191,000	191,000	191,000
Bay Area Contracting, Inc.	1	150,000	150,000	150,000
Bay Ridge Development, Inc.	1	437,400	437,400	437,400
Besey Construction	1	300,000	300,000	300,000
Black Bear & Cubs Construction	1	356,000	356,000	356,000
Calybr Homes	1	700,000	700,000	700,000
Construction Management Corp.	1	215,913	215,913	215,913
Don Demoulied	1	160,000	160,000	160,000
Eetko Builders LLC	1	50,000	50,000	50,000
Hagan Construction LLC	1	400,000	400,000	400,000
Ryan LaFaive	1	100,000	100,000	100,000

North Shore Enterprises of GT, LLC	1	430,000	430,000	430,000
Pine Grove Homes	1	182,000	182,000	182,000
Matthew Wright Quigley	1	339,800	339,800	339,800
Scott Schichtel	1	260,000	260,000	260,000
Westbrook Contracting	1	230,000	230,000	230,000
Westwind Construction	1	493,562	493,562	493,562
TOTAL	71			

Grant		low	high	average
Homeowner	3	194,090	244,016	223,396
Bay Ridge Development, Inc.	1	190,963	190,963	190,963
Newme Corporation	1	131,375	131,375	131,375
Peterson Homes, LLC	1	229,478	229,478	229,478
Kevin Squier Construction	1	170,863	170,863	170,863
TOTAL	7			

Green Lake		low	high	average
Homeowner	9	88,150	201,415	156,831
Eastwood Custom Homes	3	130,724	231,789	169,338
Clouse Construction	2	152,151	161,194	156,673
Brian Fehrenbach Construction	2	108,730	112,972	110,851
Prime Builders	2	164,828	164,828	164,828
Agostinelli Builders, Inc.	1	244,518	244,518	244,518
Bay Area Contracting, Inc.	1	465,304	465,304	465,304
Chapple Homes	1	196,732	196,732	196,732
Charles W. Collier Builder	1	156,639	156,639	156,639
Complete Home Improvement	1	341,752	341,752	341,752
G3 Custom Home Builders	1	201,561	201,561	201,561
Thomas A. Gray	1	155,768	155,768	155,768
JPC & Associates, Inc.	1	406,157	406,157	406,157
John C. Kessel	1	103,731	103,731	103,731
McHale Construction LLC	1	475,923	475,923	475,923
Northern Reflections Construction	1	131,595	131,595	131,595
Pathway Homes	1	155,579	155,579	155,579
Salisbury & May Construction	1	324,510	324,510	324,510
Tony VanOyen Builders, Inc.	1	336,988	336,988	336,988
Zalewski Construction Co., Inc.	1	263,515	263,515	263,515
TOTAL	33			

Long Lake		low	high	average
Cornerstone Affordable Homes	7	97,795	131,622	126,777
Pathway Homes	5	168,934	252,504	201,839
Schultz Construction & Remodeling	5	169,239	305,085	200,032
Eastwood Custom Homes	4	115,000	240,012	171,599
Homeowner	4	112,474	271,767	166,385
Black Bear & Cubs Construction	2	198,722	218,649	208,686
Leelanau Construction LLC	2	180,072	195,056	187,564
TJ Schaub Construction, Inc.	2	142,451	148,159	145,305
Trevor Williams	2	146,072	146,072	146,072
Bay Area Contracting, Inc.	1	188,994	188,994	188,994
Construction Management Corp.	1	345,816	345,816	345,816
Eetko Builders LLC	1	290,140	290,140	290,140
David A. Gleason, Inc.	1	197,501	197,501	197,501
Ryan LaFaive	1	162,735	162,735	162,735
David J. LeMieux	1	184,128	184,128	184,128
Maple Ridge Construction LLC	1	685,117	685,117	685,117
Paul W. Maurer General	1	352,375	352,375	352,375
Sean McCardel Construction	1	178,739	178,739	178,739
Newme Corporation	1	221,422	221,422	221,422
Scott Norris Construction	1	205,562	205,562	205,562
Northwest Carpentry	1	160,247	160,247	160,247
Salisbury & May Construction	1	303,767	303,767	303,767
Wendall Schrock	1	191,240	191,240	191,240
Simionescu Construction	1	145,093	145,093	145,093
TOTAL	48			

Mayfield		low	high	average
Eastwood Custom Homes	7	100,000	134,184	120,427
Biedron Builders	1	305,798	305,798	305,798
Pine Grove Homes	1	142,622	142,622	142,622
TOTAL	9			

Paradise		low	high	average
Homeowner	5	138,893	303,606	231,005
Priced Right Builders, Inc.	2	125,889	148,137	137,013
Ronald Alpers	1	245,933	245,933	245,933
Keith Clous	1	245,409	245,409	245,409
Thomas Comai Construction	1	190,398	190,398	190,398
DME Construction Inc.	1	102,687	102,687	102,687
Jeffrey D. Lane	1	413,518	413,518	413,518
Little Valley Homes	1	197,000	197,000	197,000
Newme Corporation	1	133,402	133,402	133,402
TOTAL	14			

Peninsula		low	high	average
Rembrandt Construction	4	218,890	407,574	288,131
Bay Area Contracting, Inc.	3	247,917	335,198	286,410
Whiteford Associates Inc.	3	207,881	300,550	245,370
Agostinelli Builders, Inc.	1	187,962	187,962	187,962
Arrow Homes	1	216,629	216,629	216,629
Bay Construction Co.	1	129,876	129,876	129,876
Calybr Homes	1	316,817	316,817	316,817
Charles W. Collier Builder	1	154,179	154,179	154,179
Ryan Conklin P.	1	239,673	239,673	239,673
Eastmark Inc.	1	632,212	632,212	632,212
Golden Rule Construction	1	288,518	288,518	288,518
Hartman Construction Co.	1	210,197	210,197	210,197
Homeowner	1	257,511	257,511	257,511
LTD Construction, Inc.	1	295,125	295,125	295,125
Mission Bay Contracting &	1	250,093	250,093	250,093
Popa Construction, Inc.	1	267,000	267,000	267,000
Salisbury & May Construction	1	241,883	241,883	241,883
Kenneth Somero	1	325,775	325,775	325,775
True Blue Fine Homes	1	244,559	244,559	244,559
Turning Leaf, Inc.	1	280,487	280,487	280,487
TOTAL	27			

Traverse City		low	high	average
Comerstone Affordable Homes	19	72,986	251,676	133,013
Homeowner	6	122,318	191,116	155,380
Lindcraft Homes LLC	5	139,869	267,937	194,659
Terry L. Farrugia	2	155,080	155,080	155,080
Bay Area Contracting, Inc.	1	288,058	288,058	288,058
Joshua D. Benghauser	1	128,077	128,077	128,077
Comstock Construction Co.	1	270,672	270,672	270,672
Fournier Construction & Restoration	1	298,404	298,404	298,404
Midtown Development Inc.	1	213,109	213,109	213,109
Property Owner	1	150,281	150,281	150,281
Salisbury & May Construction	1	87,583	87,583	87,583
Robert Underwood	1	196,073	196,073	196,073
TOTAL	40			

Union		low	high	average
Chaney Creek Construction, LLC	1	195,128	195,128	195,128
Homeowner	1	113,438	113,438	113,438
Render Construction	1	361,975	361,975	361,975
TOTAL	3			

Whitewater		low	high	average
Pathway Homes	2	187,962	213,996	200,979
Bluewater Homes of North	1	105,424	105,424	105,424
Cleanwater Carpentry	1	183,579	183,579	183,579
Homeowner	1	110,290	110,290	110,290
Milarch, Inc.	1	176,920	176,920	176,920
North Haven Construction	1	201,173	201,173	201,173
Pine Grove Homes	1	139,705	139,705	139,705
Silverwood Enterprises, Ltd.	1	209,971	209,971	209,971
TOTAL	9			

Kalkaska County

Bear Lake		low	high	average
Homeowner	2	137,000	180,000	158,500
Wolverine Custom Homes	1	790,000	790,000	790,000
TOTAL	3			

Blue Lake		low	high	average
Robert P. Dunn Construction LLC	1	300,000	300,000	300,000
Stephen Kowatch	1	500,000	500,000	500,000
Mark Priest	1	340,000	340,000	340,000
TOTAL	3			

Boardman		low	high	average
Chaney Creek Construction, LLC	1			
MBS Construction & Development	1	100,000	100,000	100,000
Widing Custom Homes, Inc.	1	600,000	600,000	600,000
TOTAL	3			

Clearwater		low	high	average
Little Valley Homes	2	85,000	156,000	120,500
Burkholder Construction	1	138,000	138,000	138,000
Ditchie Builders	1	130,000	130,000	130,000
Homeowner	1	175,000	175,000	175,000
TOTAL	5			

Coldspring		low	high	average
Anderson Design & Construction	1	500,000	500,000	500,000
Homeowner	1	384,916	384,916	384,916
Stevens Home Builders	1	375,000	375,000	375,000
TOTAL	3			

Excelsior		low	high	average
Robert P. Dunn Construction LLC	1	150,000	150,000	150,000
TOTAL	1			

Garfield		low	high	average
MBS Construction & Development	1			
TOTAL	1			

Kalkaska City		low	high	average
Homeowner	2	130,000	204,000	167,000
TOTAL	2			

Kalkaska Township		low	high	average
Southpaw Construction LLC	1	280,000	280,000	280,000
TOTAL	1			

Oliver		low	high	average
Homeowner	1	15,000	15,000	15,000
TOTAL	1			

Orange		low	high	average
Robert P. Dunn Construction LLC	1	180,000	180,000	180,000
TOTAL	1			

Rapid River		low	high	average
Homeowner	1	116,000	116,000	116,000
TOTAL	1			

Springfield		low	high	average
Homeowner	2	60,000	60,000	60,000
DK Building & Remodeling	1			
J & B Construction, Inc.	1	245,000	245,000	245,000
Newme Corporation	1	150,000	150,000	150,000
Pine Grove Homes	1	119,000	119,000	119,000
TOTAL	6			

Leelanau County

Bingham		low	high	average
Homeowner	8	120,600	429,850	255,848
Leelanau Construction LLC	2	222,710	251,520	237,115
Seeco Contracting Corp.	2	214,440	222,540	218,490
Asherpark Custom Homes	1	166,780	166,780	166,780
Dale Boone Construction	1	328,845	328,845	328,845
Endura Performance Homes	1	353,700	353,700	353,700
Jenema Builders	1	121,200	121,200	121,200
Northwest Carpentry	1	267,240	267,240	267,240
Pathway Homes	1	198,720	198,720	198,720
S & S Contractors	1	429,380	429,380	429,380
TOTAL	19			

Centerville									
		low	high	average	Homeowner	4	173,685	275,030	223,247
HB Construction	2	148,100	171,620	159,860	Richard Gross Builder	1	210,170	210,170	210,170
Homeowner	1	255,370	255,370	255,370	Habegger Construction LLC	1	207,960	207,960	207,960
Leelanau Builders LLC	1	301,470	301,470	301,470	Habitat for Humanity Grand	1	104,960	104,960	104,960
The Leelanau Log Home Company	1	160,270	160,270	160,270	Jayson Construction LLC	1	90,720	90,720	90,720
Little Valley Homes	1	90,000	90,000	90,000	Lanham Construction	1	164,950	164,950	164,950
Paul W. Maurer General	1	275,390	275,390	275,390	Scott Lattimore	1	311,200	311,200	311,200
Newme Corporation	1	101,400	101,400	101,400	Paul W. Maurer General	1	416,090	416,090	416,090
Scott Norris Construction	1	242,920	242,920	242,920	Socks Construction	1	232,415	232,415	232,415
Pere Marquette Builders LLC	1	81,120	81,120	81,120	TOTAL	12			
Shugart Builders Inc.	1	312,535	312,535	312,535					
Socks Construction	1	213,145	213,145	213,145					
Surfaces Inc.	1	261,780	261,780	261,780					
TOTAL	13								

Cleveland									
		low	high	average	Leelanau		low	high	average
Homeowner	4	89,000	193,675	154,489	Homeowner	3	90,200	319,500	214,482
Biggs Construction Service	1	359,725	359,725	359,725	Castles & Cabins	1	218,250	218,250	218,250
Endura Performance Homes	1	231,790	231,790	231,790	Endura Performance Homes	1	297,425	297,425	297,425
Kevin Hall Builder	1	79,560	79,560	79,560	Golden Rule Construction	1	282,230	282,230	282,230
Heart Homes Inc.	1	266,160	266,160	266,160	Leelanau Builders LLC	1	170,455	170,455	170,455
Willard Kleehammer Jr.	1	135,980	135,980	135,980	Maple Hill Builders	1	162,000	162,000	162,000
Daniel S. Paulson	1	120,030	120,030	120,030	Tom Mastick	1	175,330	175,330	175,330
Premier Concracing	1	276,140	276,140	276,140	Ken Mork Construction	1	127,560	127,560	127,560
TOTAL	11				Kenneth Nielsen	1	186,465	186,465	186,465

Elmwood									
		low	high	average	Leland		low	high	average
Homeowner	6	179,840	279,175	216,996	Homeowner	4	141,520	373,350	273,356
Sterling Homes & Land Inc.	6	156,470	192,540	176,618	Leelanau Construction LLC	3	214,720	300,990	244,252
Millward Custom Homes	2	213,250	359,230	286,240	FL Padella Co., Inc.	2	287,750	287,750	287,750
Newme Corporation	2	75,800	98,600	87,200	Azack Builders	1	256,340	256,340	256,340
Northland Signature Homes	2	226,440	251,700	239,070	Easling Construction Co.	1	606,560	606,560	606,560
Pathway Homes	2	313,690	343,525	328,608	Endura Performance Homes	1	227,600	227,600	227,600
Biedron Builders	1	311,125	311,125	311,125	J & R Properties of Suttons Bay	1	123,920	123,920	123,920
Jarvis Custom Home Builders LLC	1	321,850	321,850	321,850	Maple Hill Builders	1	544,695	544,695	544,695
Leelanau Construction LLC	1	215,990	215,990	215,990	Newme Corporation	1	121,040	121,040	121,040
Maison Builders LLC	1	185,505	185,505	185,505	Old School Builders	1	337,675	337,675	337,675
Render Construction	1	408,735	408,735	408,735	J. Peterson Homes	1	257,160	257,160	257,160
Shugart Builders Inc.	1	308,180	308,180	308,180	Shugart Builders Inc.	1	246,090	246,090	246,090
Simonis Construction	1	308,150	308,150	308,150	David Webster Construction, Inc.	1	523,895	523,895	523,895
True Blue Fine Homes	1	154,150	154,150	154,150	Bill Wright Construction	1	350,298	350,298	350,298
TOTAL	28				TOTAL	20			

Empire									
		low	high	average	Northport Village		low	high	average
Salisbury & May Construction	2	313,200	326,410	319,805	Jayson Construction LLC	2	186,630	186,630	186,630
Cooley Contracting LLC	1	353,120	353,120	353,120	Leelanau Builders LLC	1	221,870	221,870	221,870
Timothy J. Egeler	1	198,920	198,920	198,920	TOTAL	3			
Habegger Construction LLC	1	147,460	147,460	147,460					
Heart Homes Inc.	1	278,130	278,130	278,130					
Homeowner	1	181,530	181,530	181,530	Solon		low	high	average
Newme Corporation	1	88,360	88,360	88,360	Homeowner	2	214,200	262,080	238,140
Pere Marquette Builders LLC	1	134,980	134,980	134,980	David A. Gleason, Inc.	1	302,260	302,260	302,260
Shugart Builders Inc.	1	107,520	107,520	107,520	Pathway Homes	1			
True Blue Fine Homes	1	295,180	295,180	295,180	Popa Construction, Inc.	1	198,720	198,720	198,720
TOTAL	11				TOTAL	5			

Empire Village									
		low	high	average	Suttons Bay Township		low	high	average
Bungalow Builders of Northern MI	1	141,970	141,970	141,970	Homeowner	2	204,560	262,780	233,670
J. Peterson Homes	1	577,360	577,360	577,360	Northwest Carpentry	2	260,360	263,840	262,100
Render Construction	1	359,570	359,570	359,570	Easling Construction Co.	1	456,330	456,330	456,330
Wepking Construction	1	243,275	243,275	243,275	Habegger Construction LLC	1	240,810	240,810	240,810
TOTAL	4				Jarvis Custom Home Builders LLC	1	263,550	263,550	263,550

Glen Arbor									
		low	high	average	Leelanau Construction LLC	1	250,330	250,330	250,330
James Anderson Builders, Inc.	1	298,530	298,530	298,530	Little Valley Homes	1	94,300	94,300	94,300
Heart Homes Inc.	1	163,820	163,820	163,820	Lord & Lady Construction LLC	1	130,290	130,290	130,290
Homeowner	1	152,920	152,920	152,920	Paul W. Maurer General	1	457,760	457,760	457,760
Mike Kelly Builders	1	227,295	227,295	227,295	Richard Parker Builder LLC	1	221,830	221,830	221,830
Scott Lattimore	1	164,700	164,700	164,700	Pathway Homes	1	286,410	286,410	286,410
Shugart Builders Inc.	1	362,135	362,135	362,135	Daniel S. Paulson	1	104,400	104,400	104,400
Traverse Homes	1	402,935	402,935	402,935	Mark Priest	1	339,605	339,605	339,605
Wayne Tyge Builders	1	105,525	105,525	105,525	Jamie J. Schichtel	1	186,540	186,540	186,540
TOTAL	8				Seeco Contracting Corp.	1	283,340	283,340	283,340
					TOTAL	17			

Kasson				low	high	average
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Suttons Bay Village		low	high	average
Homeowner	1	485,610	485,610	485,610
Pathway Homes	1	208,885	208,885	208,885
Priced Right Builders, Inc.	1	201,735	201,735	201,735
Salisbury & May Construction	1	181,270	181,270	181,270
TOTAL	4			

Haring		low	high	average
Homeowner	3	50,000	110,000	80,000
Creative Carpentry, Inc.	1	100,000	100,000	100,000
Matt Hamacher	1	250,000	250,000	250,000
Tidey Built Construction	1	375,000	375,000	375,000
TOTAL	6			

Wexford County

Antioch		low	high	average
Homeowner	2	140,000	150,000	145,000
Pine Grove Homes	1	125,000	125,000	125,000
TOTAL	3			

Henderson		low	high	average
Homeowner	1	95,166	95,166	95,166
TOTAL	1			

Buckley		low	high	average
Little Valley Homes	1	106,000	106,000	106,000
TOTAL	1			

Liberty		low	high	average
Homeowner	1	75,000	75,000	75,000
Pine Grove Homes	1	163,000	163,000	163,000
Stockman Builders, Inc.	1	125,000	125,000	125,000
TOTAL	3			

Cadillac		low	high	average
Derek Allen Dennis	2	161,300	162,525	161,913
TOTAL	2			

Selma		low	high	average
All In One Builders Inc.	1	170,000	170,000	170,000
Homeowner	1	150,000	150,000	150,000
Craig McLeod Construction LLC	1	210,000	210,000	210,000
TOTAL	3			

Cherry Grove		low	high	average
Homeowner	2	125,000	200,000	162,500
Greeley Construction, Inc.	1	220,000	220,000	220,000
Schierbeek Brothers	1	155,000	155,000	155,000
TOTAL	4			

Slagle		low	high	average
Beyond the Call Contracting, LLC	1	298,000	298,000	298,000
Homeowner	1	50,000	50,000	50,000
TOTAL	2			

Clam Lake		low	high	average
Homeowner	2	100,000	200,000	150,000
Little Valley Homes	2	149,000	175,000	162,000
Terry Koetje	1	305,000	305,000	305,000
Parcell Construction	1	260,000	260,000	260,000
Terry Porter	1	163,000	163,000	163,000
Schierbeek Brothers	1	410,000	410,000	410,000
Charles Wiltzer	1	209,000	209,000	209,000
TOTAL	9			

South Branch		low	high	average
Homeowner	1	250,000	250,000	250,000
Little Valley Homes	1	92,067	92,067	92,067
Russ Long	1	250,000	250,000	250,000
TOTAL	3			

Colfax		low	high	average
Homeowner	3	80,000	290,000	206,667
Bugbee Construction	1	130,000	130,000	130,000
TOTAL	4			

Springville		low	high	average
Homeowner	2	97,000	97,000	97,000
TOTAL	2			

Greenwood		low	high	average
Homeowner	4	92,000	125,000	111,750
Little Valley Homes	1	80,000	80,000	80,000
TOTAL	5			

Wexford		low	high	average
Homeowner	5	20,000	250,000	126,000
Castles & Cabins	1	380,000	380,000	380,000
Little Valley Homes	1	185,000	185,000	185,000
Runyon Construction	1	230,000	230,000	230,000
WR Management	1	200,000	200,000	200,000
TOTAL	9			

Hanover		low	high	average
Homeowner	4	75,000	125,000	95,000
Azack Builders	1	341,889	341,889	341,889
Raymond Hershberger	1	110,000	110,000	110,000
Runyon Construction	1	120,000	120,000	120,000
TOTAL	7			

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		4	4	6	2	
Benzonia Township	2	3	6	4	1	1
Blaine Township		1		1	1	
Colfax Township			1	2		
Crystal Lake Township	1	3				
Frankfort			1	3		
Gilmore Township		1		1	1	
Homestead Township		4	3		3	
Inland Township		10	10	6	1	1
Lake Ann			1	1	1	
Lake Township	1	1	1	3		1
Platte Township		1	1			
Thompsonville				1		
Weldon Township	1	2		1	1	
County Totals	5	30	28	29	11	3
% of Total:	4.7%	28.3%	26.4%	27.4%	10.4%	2.8%

Grand Traverse County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Acme	1	2	4	1	3	1
Blair	3	9	7	4	2	
East Bay	5	6	18	11	3	
Fife Lake		2	1	1		
Garfield	1	17	7	27	16	1
Grant		1	3	3		
Green Lake	1	7	14	5	6	
Long Lake	1	14	19	9	4	1
Mayfield		8			1	
Paradise		5	2	5	2	
Peninsula		1	2	18	5	1
Traverse City	3	17	13	7		
Union		1	1		1	
Whitewater		3	3	3		
County Totals	15	93	94	94	43	4
% of Total:	4.4%	27.1%	27.4%	27.4%	12.5%	1.2%

Kalkaska County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Bear Lake		1	1			1
Blue Lake					2	1
Boardman		1				1
Clearwater	1	2	2			
Coldspring					2	1
Excelsior			1			
Kalkaska City		1		1		
Kalkaska Township				1		
Orange			1			
Rapid River		1				
Springfield	1	1	1	1		
County Totals	2	7	6	3	4	4
% of Total:	7.7%	26.9%	23.1%	11.5%	15.4%	15.4%

Leelanau County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Bingham		2	3	9	5	
Centerville	2	2	2	5	2	
Cleveland	2	2	3	3	1	
Elmwood	2		10	8	8	
Empire	1	3	2	2	3	
Empire Village		1		1	1	1
Glen Arbor		1	3	2	2	
Kasson	1	1	2	6	2	
Leelanau	1	1	5	4	3	
Leland		3		9	5	3
Northport Village			2	1		
Solon			1	2	1	
Suttons Bay Township	1	2	1	10	3	
Suttons Bay Village			1	2	1	
County Totals	10	18	35	64	37	4
% of Total:	6.0%	10.7%	20.8%	38.1%	22.0%	2.4%

Wexford County

<i>Values (in thousands)</i>	Under 100	100 to 149	150 to 199	200 to 299	300 to 499	500 +
Antioch		2	1			
Buckley		1				
Cadillac			2			
Cherry Grove		1	1	2		
Clam Lake		2	2	3	2	
Colfax	1	1		2		
Greenwood	2	3				
Hanover	2	4			1	
Haring	1	2		1	1	
Henderson	1					
Liberty	1	1	1			
Selma			2	1		
Slagle	1			1		
South Branch	1			2		
Springville	2					
Wexford		3	1	3	1	
County Totals	12	20	10	15	5	
% of Total:	19.4%	32.3%	16.1%	24.2%	8.1%	

Single Family Home Starts by Square Footage

Through the fourth quarter.

Wexford information is incomplete.

Benzie County

<i>Square Footage</i>	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Almira Township	3	5	6	2			
Benzonia Township	2	7	4	1	2		
Blaine Township		1	1		1		
Colfax Township		1		2			
Crystal Lake Township	2						
Frankfort		1	1	2			
Gilmore Township		1	1	1			
Homestead Township	2	5		2	1		
Inland Township	6	13	5	1			1
Lake Ann		1	1		1		
Lake Township	1	1	2	1		1	
Platte Township	1	1					
Thompsonville			1				
Weldon Township	2			1	1		
COUNTY TOTALS	19	37	22	13	6	1	1
% of total:	19.2%	37.4%	22.2%	13.1%	6.1%	1.0%	1.0%

Grand Traverse County

<i>Square Footage</i>	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Acme	2	2	3	2	1		1
Blair	3	15	2	1	3		
East Bay	6	20	8	5	3	1	
Fife Lake	2	1	1				
Grant		4	2	1			
Green Lake	4	17	7	1	2	1	
Long Lake	2	30	5	5	1		1
Mayfield	2	6		1			
Paradise	1	6	5	1		1	
Peninsula		4	8	7	6		2
Traverse City	4	21	9	5	1		
Union	1	1			1		
Whitewater	2	2	4	1			
COUNTY TOTALS	29	129	54	30	18	3	4
% of total:	10.9%	48.3%	20.2%	11.2%	6.7%	1.1%	1.5%

Kalkaska County

<i>Square Footage</i>	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Bear Lake	1	1				1	
Blue Lake		1	1		1		
Boardman		1	1				1
Clearwater		3	1				
Coldspring		1	2				
Excelsior		1					
Garfield				1			
Kalkaska City					2		
Kalkaska Township		1					
Oliver	1						
Orange		1					
Rapid River			1				
Springfield		3	2				
COUNTY TOTALS	2	13	8	1	3	1	1
% of total:	6.9%	44.8%	27.6%	3.4%	10.3%	3.4%	3.4%

Leelanau County

	Square Footage	Under 1200	1200 to 1799	1800 to 2399	2400 to 3000	3000 to 3999	4000 to 4999	5000 +
Bingham			6	5	3	3		1
Centerville		1	4		5	1		
Cleveland		4	1	2	1	3		
Elmwood		1	11	2	7	5	1	
Empire		1	4	1	2	3		
Empire Village			1	1		1		1
Glen Arbor		1	3	1		3		
Kasson		2	2	4	3	1		
Leelanau		1	2	4	3	2	1	
Leland			5	3	4	4		3
Northport Village				3				
Solon			1	1	1	1		
Suttons Bay Township		2	2	7	2	3	1	
Suttons Bay Village			1	2			1	
COUNTY TOTALS		13	43	36	31	30	4	5
% of total:		8.0%	26.5%	22.2%	19.1%	18.5%	2.5%	3.1%

Wexford information is incomplete

Single Family Square Footage Average by County

	2018	2017	2016	2015	2014
Benzie	1881	1931	1946	1767	1746
Grand Traverse	1912	1910	1869	1823	1941
Kalkaska	2173	1943	1871	2016	1850
Leelanau	2398	2330	2747	2338	2336

Wexford information is incomplete.

Average Square Footage by 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			
Benzie County			Kalkaska County		
Lake Township	2338	6	Boardman	3459	3
Blaine Township	2323	3	Kalkaska City	3386	2
Colfax Township	2296	3	Garfield	2808	1
Lake Ann	2286	3	Blue Lake	2526	3
Frankfort	2255	4	Bear Lake	2234	3
Gilmore Township	2119	3	Rapid River	2198	1
Thompsonville	2053	1	Coldspring	2077	3
Weldon Township	2040	4	Kalkaska Township	1792	1
Benzonia Township	1907	16	Orange	1680	1
Homestead Township	1786	10	Springfield	1610	5
Almira Township	1776	16	Excelsior	1536	1
Inland Township	1712	26	Clearwater	1535	4
Platte Township	1352	2	Oliver	1152	1
Crystal Lake Township	932	2			
Grand Traverse County			Leelanau County		
Peninsula	2770	27	Empire Village	3094	4
Acme	2632	11	Leland	3057	19
Union	1983	3	Suttons Bay Village	2545	4
Paradise	1975	14	Solon	2515	4
East Bay	1859	43	Leelanau	2435	13
Grant	1853	7	Elmwood	2342	27
Green Lake	1788	32	Bingham	2341	18
Long Lake	1788	44	Glen Arbor	2340	8
Whitewater	1766	9	Empire	2314	11
Traverse City	1731	40	Suttons Bay Township	2302	17
Blair	1697	25	Centerville	2193	11
Fife Lake	1515	4	Kasson	2103	12
Mayfield	1418	9	Cleveland	2012	11
			Northport Village	1962	3

Multi Family Starts

Through the fourth quarter.

Apartments

units

Grand Traverse County

East Bay

Sean McCardel Construction 3206 Brookside Lane	21
<i>Total Units for Jurisdiction</i>	21

Garfield

Westwind Construction 2265 Orchard Circle	24
2480 Orchard Circle	24
2485 Orchard Circle	24
<i>Total Units for Jurisdiction</i>	72
<i>Total Units for County</i>	93

Condominiums

units

Grand Traverse County

Long Lake

KM Kellett Inc. 6060-66 Gray Ridge	4
<i>Total Units for Jurisdiction</i>	4

Traverse City

Cornerstone Affordable Homes 914 East Front St.	16
922 East Front St.	9
Socks Construction 131 East Eighth St.	16
<i>Total Units for Jurisdiction</i>	41
<i>Total Units for County</i>	45

Leelanau County

Bingham

Socks Construction 5657, 59 South West-Bay Shore Dr.	2
5661, 63 South West-Bay Shore Dr.	2
5675, 77 South West-Bay Shore Dr.	2
<i>Total Units for Jurisdiction</i>	6
<i>Total Units for County</i>	6

Duplexes

units

Grand Traverse County

Blair

Homeowner 3249 Stafford Winning Dr.	2
<i>Total Units for Jurisdiction</i>	2

Long Lake

Azack Builders 8906 Manhattan North	2
Scott Norris Construction 4921, 25 Kodiak Dr.	2
4945, 49 Kodiak Dr.	2
<i>Total Units for Jurisdiction</i>	6

Peninsula

Silverwood Enterprises, Ltd. 79, 89 Wildwood Meadows	2
<i>Total Units for Jurisdiction</i>	2

Traverse City

Cornerstone Affordable Homes 1303, 05 Veterans Dr.	2
<i>Total Units for Jurisdiction</i>	2
<i>Total Units for County</i>	12

Leelanau County

Elmwood

Traverse Homes 10837, 45 East Grandview Rd.	2
<i>Total Units for Jurisdiction</i>	2

Suttons Bay Village

Silverwood Enterprises, Ltd. 947 South Richter Rd.	2
<i>Total Units for Jurisdiction</i>	2
<i>Total Units for County</i>	4

Remodels and Additions

selected permits valued over approximately \$75,000

For the 4th quarter.

Benzie County

Almira Township

Gray Contracting
6161 Harris Point Trail \$168,766

Total Value for Jurisdiction \$168,766

Lake Township

Bruen Construction
7581 Deadstream Rd. \$135,200

Buzz Harris, Builder
7529 Deadstream Rd. \$133,018

Homestead Construction
4271 Crystal Dr. \$76,381

Total Value for Jurisdiction \$344,599

Total Value for County \$513,365

Grand Traverse County

East Bay

Hertler & Associates, Inc.
927 Holly St. \$100,000

Total Value for Jurisdiction \$100,000

Grant

Homeowner
7555 State Park Hwy. \$109,344

Total Value for Jurisdiction \$109,344

Long Lake

Cooley Contracting LLC
8119 South Outer Dr. \$365,256

Total Value for Jurisdiction \$365,256

Peninsula

CMB Construction
12361 Bluff Rd. \$75,602

David Webster Construction, Inc.
19015 Whispering Trail \$106,601

Total Value for Jurisdiction \$182,203

Traverse City

Cherrywood Construction LLC
629 Monroe St. \$101,904

Homeowner
618 Webster St. \$234,413

Total Value for Jurisdiction \$336,317

Whitewater

Homeowner
10125 Miami Beach Rd. \$259,047

Total Value for Jurisdiction \$259,047

Total Value for County \$1,352,167

Kalkaska County

Blue Lake

Jewell Construction, Inc.
10293 Twin Lake Rd. NE \$128,000

Total Value for Jurisdiction \$128,000

Excelsior

Homeowner
4802 North Shore Rd. NE \$134,000

Total Value for Jurisdiction \$134,000

Total Value for County \$262,000

Leelanau County

Bingham

Al-Shamma Inc.
12470 East Hendryx Dr. \$113,280

Christopher Michael Hudson
3940 South Lake Leelanau Dr. \$121,280

Total Value for Jurisdiction \$234,560

Elmwood

Biedron Builders
11820 South West-Bay Shore Dr. \$87,620

Grand Rapids Building Repair
12055 South Woodwinds Circle 23 \$107,640

Homeowner
10400 East Apple Ridge Dr. \$124,000

Total Value for Jurisdiction \$319,260

Empire

Wollam, LLC
7522 West Glenmere Rd. \$301,865

Total Value for Jurisdiction \$301,865

Glen Arbor

Stenback Builders, Inc.
7933 West Day Forest Rd. \$129,015

Total Value for Jurisdiction \$129,015

Kasson

Lanham Construction
3932 West Briar Hill Dr. \$113,750

Total Value for Jurisdiction \$113,750

Suttons Bay Township

Easling Construction Co.
739 North Stony Point Rd. \$211,830

Total Value for Jurisdiction \$211,830

Total Value for County \$1,310,280

Wexford County

Cherry Grove

Castles & Cabins
410 White Pine Dr. \$76,000

Creative Carpentry, Inc.
109 Davidsen Ave. \$100,000

Thurlow Custom Homes
154 Sunset Point Rd. \$147,380

Total Value for Jurisdiction \$323,380

Clam Lake

Homeowner
9360 East 48 1/2 Rd. \$170,000

Total Value for Jurisdiction \$170,000

Total Value for County \$493,380

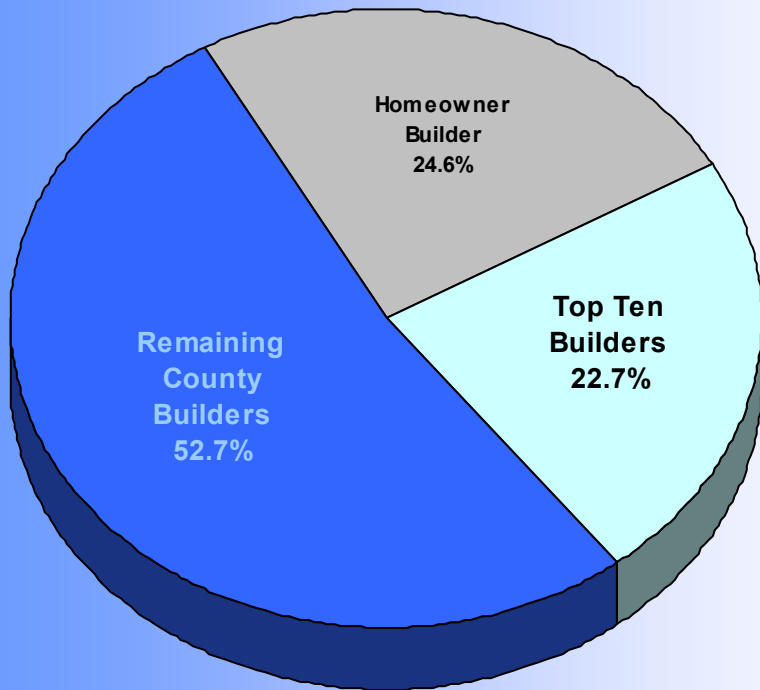
SECTION III

BUILDER INFORMATION

Top Ten Builders

Traverse Bay Area

Through the 4th Quarter



2018

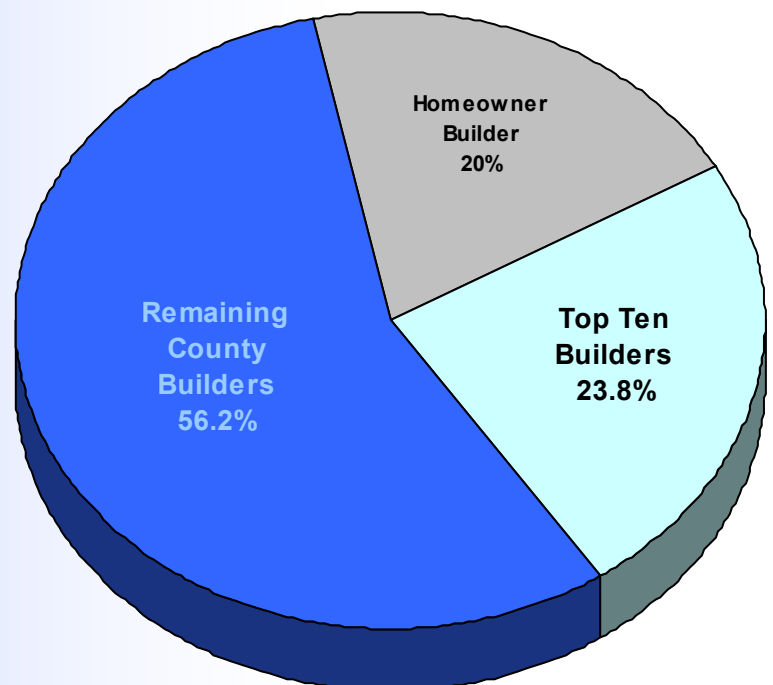
	starts	%
Eastwood Custom Homes	30	4.2
Cornerstone Affordable Homes	26	3.6
Pathway Homes	19	2.7
Little Valley Homes	17	2.4
Newme Corporation	14	2.0
New Home Construction	14	2.0
Socks Construction	11	1.5
Leelanau Construction LLC	11	1.5
Pine Grove Homes	11	1.5
Priced Right Builders, Inc.	9	1.3

176 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

2017

	starts	%
Pathway Homes	39	5.8
Eastwood Custom Homes	31	4.6
Cornerstone Affordable Homes	19	2.8
Eetko Builders LLC	14	2.1
Sterling Homes & Land Inc.	11	1.6
New Home Construction	11	1.6
Priced Right Builders, Inc.	11	1.6
Socks Construction	9	1.3
Asherpark Custom Homes	8	1.2
Leelanau Construction LLC	8	1.2
Pine Grove Homes	8	1.2



135 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.

Homeowner	176	Clouse Construction	2	Keith Clous	1
Eastwood Custom Homes	30	Charles W. Collier Builder	2	CMB Construction	1
Cornerstone Affordable Homes	26	Construction Management Corp.	2	Thomas Comai Construction	1
Pathway Homes	19	John Darien Homes North LLC	2	Complete Home Improvement	1
Little Valley Homes	17	Derek Allen Dennis	2	Comstock Construction Co.	1
New Home Construction	14	Easling Construction Co.	2	Ryan Conklin P.	1
Newme Corporation	14	Eastmark Inc.	2	Creative Carpentry, Inc.	1
Leelanau Construction LLC	11	Terry L. Farrugia	2	Don Demoulpied	1
Pine Grove Homes	11	Thomas A. Gray	2	Tyson Deverman	1
Socks Construction	11	Habitat for Humanity Grand Traverse	2	Ditchie Builders	1
Priced Right Builders, Inc.	9	Hagan Construction LLC	2	DK Building & Remodeling	1
Bay Area Contracting, Inc.	8	Harrison's Home & Cottage	2	DME Construction Inc.	1
Broad Condominium LLC	8	Roger K. Haworth	2	Edward D. Drapeau, Inc.	1
Eetko Builders LLC	8	HB Construction	2	Durango Homes	1
Salisbury & May Construction	8	J & B Construction, Inc.	2	Timothy J. Egeler	1
Endura Performance Homes	6	Jarvis Custom Home Builders LLC	2	Terry L. Farrugia	1
Brian Fehrenbach Construction	6	Scott Lattimore	2	FC Property Holdings	1
Sterling Homes & Land Inc.	6	Maple Hill Builders	2	G3 Custom Home Builders	1
Fournier Construction & Restoration	5	Maple Ridge Construction LLC	2	Greeley Construction, Inc.	1
Golden Rule Construction	5	MBS Construction & Development	2	Richard Gross Builder	1
Lindcraft Homes LLC	5	Sean McCardel Construction	2	Habitat for Humanity of Frankfort	1
Prime Builders	5	Millward Custom Homes	2	Kevin Hall Builder	1
Schultz Construction & Remodeling	5	Northland Signature Homes	2	Matt Hamacher	1
Shugart Builders Inc.	5	FL Padella Co., Inc.	2	Hardwick Construction	1
Lakeshore Custom Homes	4	Richard Parker Builder LLC	2	Tony Harris	1
Paul W. Maurer General Contracting	4	Daniel S. Paulson	2	Hartman Construction Co.	1
Scott Norris Construction	4	Pere Marquette Builders LLC	2	Raymond Hershberger	1
Northwest Carpentry	4	Popa Construction, Inc.	2	Homes American Made Co.	1
Rembrandt Construction	4	Premier Contracing	2	BJ Hopwood, Inc.	1
Silverwood Enterprises, Ltd.	4	Mark Priest	2	J & R Properties of Suttons Bay	1
Agostinelli Builders, Inc.	3	Runyon Construction	2	Jenema Builders	1
Black Bear & Cubs Construction	3	TJ Schaub Construction, Inc.	2	JPC & Associates, Inc.	1
Burkholder Construction	3	Scott Schichtel	2	Mike Kelly Builders	1
Castles & Cabins	3	Schierbeek Brothers	2	Gene Kerby Construction	1
Chaney Creek Construction, LLC	3	Wendall Schrock	2	John C. Kessel	1
Cooley Contracting LLC	3	Trevor Williams	2	Willard Kleehammer Jr.	1
Robert P. Dunn Construction LLC	3	All In One Builders Inc.	1	Terry Koetje	1
David A. Gleason, Inc.	3	Ronald Alpers	1	Stephen Kowatch	1
Habegger Construction LLC	3	James Anderson Builders, Inc.	1	Lamont Residential Builders	1
Harris Custom Carpentry	3	Anderson Design & Construction	1	Jeffrey D. Lane	1
Heart Homes Inc.	3	Arrow Homes	1	Lanham Construction	1
Jayson Construction LLC	3	Bay Construction Co.	1	The Leelanau Log Home Company	1
Ryan LaFaive	3	Joshua D. Benghauser	1	David J. LeMieux	1
Leelanau Builders LLC	3	Beyond the Call Contracting, LLC	1	Russ Long	1
J. Peterson Homes	3	Biggs Construction Service	1	Lord & Lady Construction LLC	1
Render Construction	3	Bird's Eye Carpentry	1	LTD Construction, Inc.	1
Seeco Contracting Corp.	3	Blue Sky Building & Design, Inc.	1	Maison Builders LLC	1
True Blue Fine Homes	3	Bluewater Homes of North Michigan,	1	Manitou Contracting LLC	1
Whiteford Associates Inc.	3	Chris Bonnell	1	Martinhouse, Inc.	1
Archon, LLC	2	Dale Boone Construction	1	Tom Mastick	1
Asherpark Custom Homes	2	Bugbee Construction	1	McHale Construction LLC	1
Azack Builders	2	Buildtech Ltd.	1	Jim McLaren	1
Bay Ridge Development, Inc.	2	Bungalow Builders of Northern MI	1	Craig McLeod Construction LLC	1
Besey Construction	2	Carriage Custom Homes	1	T. Jay Merchant Builders	1
Biedron Builders	2	Chapple Homes	1	Midtown Development Inc.	1
Calybr Homes	2	Clearwater Carpentry	1	Milarch, Inc.	1

Mission Bay Contracting &	1	River North Home & Cottage	1	Traverse Homes	1
Ken Mork Construction	1	RL & CJ Condos, Inc.	1	Turning Leaf, Inc.	1
Morton Buildings, Inc.	1	Rosenberg Construction	1	Wayne Tyge Builders	1
Kenneth Nielsen	1	S & S Contractors	1	Robert Underwood	1
North Haven Construction	1	Jamie J. Schichtel	1	Tony VanOyen Builders, Inc.	1
North Shore Enterprises of GT, LLC	1	Simionescu Construction	1	David Webster Construction, Inc.	1
Northern Reflections Construction	1	Simonis Construction	1	Wepking Construction	1
Michael Nosko Inc.	1	Bill Snyder	1	Westbrook Construction Inc.	1
Old School Builders	1	Kenneth Somero	1	Westbrook Contracting	1
John Papineau	1	Southpaw Construction LLC	1	Westwind Construction	1
Parcell Construction	1	Kevin Squier Construction	1	Widing Custom Homes, Inc.	1
Peterson Homes, LLC	1	Stevens Home Builders	1	Charles Wiltzer	1
Terry Porter	1	Stockman Builders, Inc.	1	Wolverine Custom Homes	1
Portland Building Co.	1	Stonyfield Construction LLC	1	WR Management	1
Pro Builders Inc.	1	Surfaces Inc.	1	Bill Wright Construction	1
Pro Line Custom Construction, Inc.	1	Tag Construction	1	Zalewski Construction Co., Inc.	1
Property Owner	1	Ronald Tandy	1	Mark Zirkell	1
Matthew Wright Quigley	1	Tidey Built Construction	1	Number of builders this year	223
Red Barron Builders	1	TK Builders of Grand Traverse, Inc.	1	Number of builders last year	225

Builder Rankings by Living Unit

	Apartment Units	Duplex Units	Condo Units	SF Units	Total
Westwind Construction	72	0	0	0	72
Cornerstone Affordable Homes	0	2	25	26	53
Socks Construction	0	0	22	11	33
Eastwood Custom Homes	0	0	0	30	30
Sean McCardel Construction	21	0	0	2	23
Pathway Homes	0	0	0	19	19
Little Valley Homes	0	0	0	17	17
Newme Corporation	0	0	0	14	14
New Home Construction	0	0	0	14	14
Pine Grove Homes	0	0	0	11	11
Leelanau Construction LLC	0	0	0	11	11
Priced Right Builders, Inc.	0	0	0	9	9
Broad Condominium LLC	0	0	0	8	8
Scott Norris Construction	0	4	0	4	8
Bay Area Contracting, Inc.	0	0	0	8	8
Eetko Builders LLC	0	0	0	8	8
Silverwood Enterprises, Ltd.	0	4	0	4	8
Salisbury & May Construction	0	0	0	8	8
Brian Fehrenbach Construction	0	0	0	6	6
Endura Performance Homes	0	0	0	6	6
Sterling Homes & Land Inc.	0	0	0	6	6
Golden Rule Construction	0	0	0	5	5
Shugart Builders Inc.	0	0	0	5	5
Prime Builders	0	0	0	5	5
Fournier Construction &	0	0	0	5	5
Lindcraft Homes LLC	0	0	0	5	5
Schultz Construction & Remodeling	0	0	0	5	5
KM Kellett Inc.	0	0	4	0	4
Azack Builders	0	2	0	2	4
Paul W. Maurer General Contracting	0	0	0	4	4
Rembrandt Construction	0	0	0	4	4
Lakeshore Custom Homes	0	0	0	4	4
Northwest Carpentry	0	0	0	4	4

Builder Starts Compared to Last Year

	This year	Last year	Change			
Paul W. Maurer General Contracting	4	1	300.00%	S & S Contractors	1	0.00%
Lakeshore Custom Homes	4	1	300.00%	Northwest Carpentry	4	0.00%
Agostinelli Builders, Inc.	3	1	200.00%	Northland Signature Homes	2	0.00%
True Blue Fine Homes	3	1	200.00%	North Shore Enterprises of GT, LLC	1	0.00%
Black Bear & Cubs Construction	3	1	200.00%	Westbrook Construction Inc.	1	0.00%
Newme Corporation	14	6	133.33%	Bay Construction Co.	1	0.00%
Mark Priest	2	1	100.00%	Dale Boone Construction	1	0.00%
Rembrandt Construction	4	2	100.00%	Blue Sky Building & Design, Inc.	1	0.00%
Premier Contracting	2	1	100.00%	LTD Construction, Inc.	1	0.00%
Pere Marquette Builders LLC	2	1	100.00%	Maison Builders LLC	1	0.00%
Runyon Construction	2	1	100.00%	Manitou Contracting LLC	1	0.00%
FL Padella Co., Inc.	2	1	100.00%	Scott Schichtel	2	0.00%
Sean McCardel Construction	2	1	100.00%	Bluewater Homes of North Michigan, Inc.	1	0.00%
Wendall Schrock	2	1	100.00%	Tom Mastick	1	0.00%
MBS Construction & Development	2	1	100.00%	Craig McLeod Construction LLC	1	0.00%
Derek Allen Dennis	2	1	100.00%	Martinhouse, Inc.	1	0.00%
Bay Ridge Development, Inc.	2	1	100.00%	Eastwood Custom Homes	30	-3.23%
Habitat for Humanity Grand Traverse	2	1	100.00%	Shugart Builders Inc.	5	-16.67%
Brian Fehrenbach Construction	6	3	100.00%	Priced Right Builders, Inc.	9	-18.18%
Broad Condominium LLC	8	4	100.00%	Scott Norris Construction	4	-20.00%
Terry L. Farrugia	2	1	100.00%	Castles & Cabins	3	-25.00%
Lindcraft Homes LLC	5	3	66.67%	Whiteford Associates Inc.	3	-25.00%
Golden Rule Construction	5	3	66.67%	Prime Builders	5	-28.57%
Schultz Construction & Remodeling	5	3	66.67%	Silverwood Enterprises, Ltd.	4	-33.33%
Little Valley Homes	17	11	54.55%	Azack Builders	2	-33.33%
Burkholder Construction	3	2	50.00%	Eetko Builders LLC	8	-42.86%
Harris Custom Carpentry	3	2	50.00%	Sterling Homes & Land Inc.	6	-45.45%
Habegger Construction LLC	3	2	50.00%	Charles Wiltzer	1	-50.00%
Endura Performance Homes	6	4	50.00%	Besey Construction	2	-50.00%
Cooley Contracting LLC	3	2	50.00%	Maple Hill Builders	2	-50.00%
Leelanau Construction LLC	11	8	37.50%	Red Barron Builders	1	-50.00%
Pine Grove Homes	11	8	37.50%	North Haven Construction	1	-50.00%
Comerstone Affordable Homes	26	19	36.84%	Mission Bay Contracting & Renovations	1	-50.00%
New Home Construction	14	11	27.27%	Hardwick Construction	1	-50.00%
Fournier Construction & Restoration	5	4	25.00%	Maple Ridge Construction LLC	2	-50.00%
Socks Construction	11	9	22.22%	Don Demoulpied	1	-50.00%
Bay Area Contracting, Inc.	8	7	14.29%	Bill Wright Construction	1	-50.00%
Carriage Custom Homes	1	1	0.00%	David J. LeMieux	1	-50.00%
Calybr Homes	2	2	0.00%	Hartman Construction Co.	1	-50.00%
Simonis Construction	1	1	0.00%	TK Builders of Grand Traverse, Inc.	1	-50.00%
Homes American Made Co.	1	1	0.00%	Turning Leaf, Inc.	1	-50.00%
Lord & Lady Construction LLC	1	1	0.00%	Easling Construction Co.	2	-50.00%
The Leelanau Log Home Company	1	1	0.00%	DME Construction Inc.	1	-50.00%
Terry Koetje	1	1	0.00%	Pathway Homes	19	-51.28%
Ryan LaFaive	3	3	0.00%	TJ Schaub Construction, Inc.	2	-60.00%
Jarvis Custom Home Builders LLC	2	2	0.00%	Jenema Builders	1	-66.67%
Kevin Hall Builder	1	1	0.00%	Biggs Construction Service	1	-66.67%
Hagan Construction LLC	2	2	0.00%	Arrow Homes	1	-66.67%
Stockman Builders, Inc.	1	1	0.00%	Millward Custom Homes	2	-71.43%
Tidey Built Construction	1	1	0.00%	Pro Builders Inc.	1	-75.00%
Chaney Creek Construction, LLC	3	3	0.00%	Asherpark Custom Homes	2	-75.00%
Chapple Homes	1	1	0.00%	RL & CJ Condos, Inc.	1	-80.00%
Durango Homes	1	1	0.00%			
Robert P. Dunn Construction LLC	3	3	0.00%			
Charles W. Collier Builder	2	2	0.00%			
David Webster Construction, Inc.	1	1	0.00%			
Comstock Construction Co.	1	1	0.00%			
John Darien Homes North LLC	2	2	0.00%			
Habitat for Humanity of Frankfort	1	1	0.00%			
Kenneth Nielsen	1	1	0.00%			
Archon, LLC	2	2	0.00%			
Portland Building Co.	1	1	0.00%			
J. Peterson Homes	3	3	0.00%			
Rosenberg Construction	1	1	0.00%			

Builders Ranked by Average Value

Ranked by Construction Value reported on permits

	# of starts	Average value			
Cooley Contracting LLC	3	\$1,837,894	Salisbury & May Construction	8	\$270,446
Wolverine Custom Homes	1	\$790,000	Stonyfield Construction LLC	1	\$268,279
Buildtech Ltd.	1	\$611,470	Westbrook Construction Inc.	1	\$267,677
Widing Custom Homes, Inc.	1	\$600,000	Shugart Builders Inc.	5	\$267,292
Easling Construction Co.	2	\$531,445	Richard Parker Builder LLC	2	\$266,340
David Webster Construction, Inc.	1	\$523,895	Zalewski Construction Co., Inc.	1	\$263,515
Calybr Homes	2	\$508,409	Chris Bonnell	1	\$261,878
Eastmark Inc.	2	\$502,055	Surfaces Inc.	1	\$261,780
Anderson Design & Construction	1	\$500,000	Parcell Construction	1	\$260,000
Stephen Kowatch	1	\$500,000	Black Bear & Cubs Construction	3	\$257,790
Westwind Construction	1	\$493,562	Golden Rule Construction	5	\$251,560
McHale Construction LLC	1	\$475,923	Mission Bay Contracting & Renovations	1	\$250,093
North Shore Enterprises of GT, LLC	1	\$430,000	Matt Hamacher	1	\$250,000
S & S Contractors	1	\$429,380	Russ Long	1	\$250,000
Maple Ridge Construction LLC	2	\$424,656	Leelanau Construction LLC	11	\$246,312
J. Peterson Homes	3	\$416,757	Ronald Alpers	1	\$245,933
Jeffrey D. Lane	1	\$413,518	Keith Clous	1	\$245,409
JPC & Associates, Inc.	1	\$406,157	Whiteford Associates Inc.	3	\$245,370
Traverse Homes	1	\$402,935	Harrison's Home & Cottage	2	\$243,537
Durango Homes	1	\$393,649	Wepking Construction	1	\$243,275
Render Construction	3	\$376,760	Scott Norris Construction	4	\$243,096
Pro Line Custom Construction, Inc.	1	\$376,155	Seeco Contracting Corp.	3	\$240,107
Paul W. Maurer General Contracting	4	\$375,404	Ryan Conklin P.	1	\$239,673
Stevens Home Builders	1	\$375,000	Northland Signature Homes	2	\$239,070
Tidey Built Construction	1	\$375,000	Scott Lattimore	2	\$237,950
Mark Zirkell	1	\$369,124	Northwest Carpentry	4	\$237,922
BJ Hopwood, Inc.	1	\$362,993	Hardwick Construction	1	\$236,784
Hagan Construction LLC	2	\$362,787	Heart Homes Inc.	3	\$236,037
Biggs Construction Service	1	\$359,725	Popa Construction, Inc.	2	\$232,860
John Papineau	1	\$358,628	True Blue Fine Homes	3	\$231,296
Maple Hill Builders	2	\$353,348	Leelanau Builders LLC	3	\$231,265
Bill Wright Construction	1	\$350,298	Westbrook Contracting	1	\$230,000
Tag Construction	1	\$349,171	Peterson Homes, LLC	1	\$229,478
Complete Home Improvement	1	\$341,752	John Darien Homes North LLC	2	\$228,624
Michael Nosko Inc.	1	\$340,262	Mike Kelly Builders	1	\$227,295
Mark Priest	2	\$339,803	Morton Buildings, Inc.	1	\$224,467
Matthew Wright Quigley	1	\$339,800	Lakeshore Custom Homes	4	\$223,206
Old School Builders	1	\$337,675	Chaney Creek Construction, LLC	2	\$220,638
Tony VanOyen Builders, Inc.	1	\$336,988	Greeley Construction, Inc.	1	\$220,000
Castles & Cabins	3	\$328,987	Priced Right Builders, Inc.	9	\$218,941
Dale Boone Construction	1	\$328,845	Rosenberg Construction	1	\$218,726
Kenneth Somero	1	\$325,775	Arrow Homes	1	\$216,629
Bay Ridge Development, Inc.	2	\$314,182	Scott Schichtel	2	\$216,627
Homes American Made Co.	1	\$313,841	Red Barron Builders	1	\$216,514
Biedron Builders	2	\$308,462	J & B Construction, Inc.	2	\$216,474
Simonis Construction	1	\$308,150	David A. Gleason, Inc.	3	\$215,914
Terry Koetje	1	\$305,000	Pathway Homes	18	\$214,798
Besey Construction	2	\$300,019	FC Property Holdings	1	\$213,656
Azack Builders	2	\$299,115	Premier Contracting	2	\$213,152
James Anderson Builders, Inc.	1	\$298,530	Midtown Development Inc.	1	\$213,109
Beyond the Call Contracting, LLC	1	\$298,000	Prime Builders	5	\$210,331
LTD Construction, Inc.	1	\$295,125	Terry L. Farrugia	1	\$210,230
Bay Area Contracting, Inc.	8	\$293,399	Hartman Construction Co.	1	\$210,197
Jarvis Custom Home Builders LLC	2	\$292,700	Richard Gross Builder	1	\$210,170
Rembrandt Construction	4	\$288,131	Robert P. Dunn Construction LLC	3	\$210,000
FL Padella Co., Inc.	2	\$287,750	Craig McLeod Construction LLC	1	\$210,000
Millward Custom Homes	2	\$286,240	Agostinelli Builders, Inc.	3	\$209,703
Schierbeek Brothers	2	\$282,500	Charles Wiltzer	1	\$209,000
Broad Condominium LLC	8	\$281,000	Socks Construction	11	\$208,687
Construction Management Corp.	2	\$280,865	Manitou Contracting LLC	1	\$208,579
Turning Leaf, Inc.	1	\$280,487	G3 Custom Home Builders	1	\$201,561
Southpaw Construction LLC	1	\$280,000	North Haven Construction	1	\$201,173
Fournier Construction & Restoration	3	\$275,135	Schultz Construction & Remodeling	5	\$200,032
Silverwood Enterprises, Ltd.	4	\$274,905	WR Management	1	\$200,000
Carriage Custom Homes	1	\$273,725	Timothy J. Egeler	1	\$198,920
Endura Performance Homes	6	\$271,919	Habegger Construction LLC	3	\$198,743
Comstock Construction Co.	1	\$270,672	Wendall Schrock	2	\$198,591

Chapple Homes	1	\$196,732	TJ Schaub Construction, Inc.	2	\$145,305
Robert Underwood	1	\$196,073	Ryan LaFaive	3	\$145,226
Lindcraft Homes LLC	5	\$194,659	Simionescu Construction	1	\$145,093
Eetko Builders LLC	8	\$193,922	Bungalow Builders of Northern MI	1	\$141,970
Martinhouse, Inc.	1	\$193,693	TK Builders of Grand Traverse, Inc.	1	\$141,607
Thomas Comai Construction	1	\$190,398	Little Valley Homes	17	\$139,178
Sean McCardel Construction	2	\$189,509	RL & CJ Condos, Inc.	1	\$136,912
Jim McLaren	1	\$187,056	River North Home & Cottage	1	\$136,665
Jamie J. Schichtel	1	\$186,540	Willard Kleehammer Jr.	1	\$135,980
Kenneth Nielsen	1	\$186,465	Newme Corporation	13	\$135,577
Maison Builders LLC	1	\$185,505	Eastwood Custom Homes	30	\$135,456
David J. LeMieux	1	\$184,128	Burkholder Construction	3	\$133,258
Clearwater Carpentry	1	\$183,579	Northern Reflections Construction	1	\$131,595
Gene Kerby Construction	1	\$183,315	Comerstone Affordable Homes	26	\$131,334
Homeowner	174	\$183,164	Lamont Residential Builders	1	\$130,939
T. Jay Merchant Builders	1	\$182,880	Lord & Lady Construction LLC	1	\$130,290
Milarch, Inc.	1	\$176,920	Bugbee Construction	1	\$130,000
Sterling Homes & Land Inc.	6	\$176,618	Ditche Builders	1	\$130,000
Tom Mastick	1	\$175,330	Bay Construction Co.	1	\$129,876
Runyon Construction	2	\$175,000	Joshua D. Benghauser	1	\$128,077
Portland Building Co.	1	\$174,586	Ken Mork Construction	1	\$127,560
Kevin Squier Construction	1	\$170,863	Pine Grove Homes	11	\$125,288
All In One Builders Inc.	1	\$170,000	Bird's Eye Carpentry	1	\$125,268
Lanham Construction	1	\$164,950	Stockman Builders, Inc.	1	\$125,000
Terry Porter	1	\$163,000	J & R Properties of Suttons Bay	1	\$123,920
Thomas A. Gray	2	\$162,299	Habitat for Humanity of Frankfort	1	\$122,210
Derek Allen Dennis	2	\$161,913	Jenema Builders	1	\$121,200
CMB Construction	1	\$160,955	Brian Fehrenbach Construction	6	\$116,339
The Leelanau Log Home Company	1	\$160,270	Tony Harris	1	\$112,394
Don Demoulpied	1	\$160,000	Daniel S. Paulson	2	\$112,215
HB Construction	2	\$159,860	Habitat for Humanity Grand Traverse Region	2	\$110,842
Edward D. Drapeau, Inc.	1	\$159,240	Raymond Hershberger	1	\$110,000
Harris Custom Carpentry	3	\$157,820	Pere Marquette Builders LLC	2	\$108,050
Bill Snyder	1	\$156,749	Ronald Tandy	1	\$106,414
Asherpark Custom Homes	2	\$156,720	Wayne Tyge Builders	1	\$105,525
Clouse Construction	2	\$156,673	Bluewater Homes of North Michigan, Inc.	1	\$105,424
Pro Builders Inc.	1	\$155,747	John C. Kessel	1	\$103,731
Charles W. Collier Builder	2	\$155,409	DME Construction Inc.	1	\$102,687
Terry L. Farrugia	2	\$155,080	Creative Carpentry, Inc.	1	\$100,000
Jayson Construction LLC	3	\$154,660	MBS Construction & Development	1	\$100,000
Archon, LLC	2	\$151,882	New Home Construction	14	\$100,000
Property Owner	1	\$150,281	Blue Sky Building & Design, Inc.	1	\$94,249
Tyson Deverman	1	\$147,538	Roger K. Haworth	2	\$85,299
Trevor Williams	2	\$146,072	Kevin Hall Builder	1	\$79,560

Builders Ranked by Square Footage

	# of starts with SF Data	Average SF			
Buildtech Ltd.	1	8,895	FL Padella Co., Inc.	1	2,297
Widing Custom Homes, Inc.	1	6,536	Richard Parker Builder LLC	2	2,285
David Webster Construction, Inc.	1	5,937	Westbrook Construction Inc.	1	2,257
Easling Construction Co.	2	5,158	Anderson Design & Construction	1	2,256
Maple Hill Builders	2	4,896	Whiteford Associates Inc.	3	2,245
Eastmark Inc.	2	4,815	Eetko Builders LLC	7	2,242
Jeffrey D. Lane	1	4,174	Mike Kelly Builders	1	2,238
Maple Ridge Construction LLC	2	4,039	Ronald Alpers	1	2,217
Wolverine Custom Homes	1	4,010	David A. Gleason, Inc.	3	2,210
J. Peterson Homes	3	3,958	Scott Lattimore	2	2,196
Cooley Contracting LLC	3	3,894	MBS Construction & Development	2	2,188
Traverse Homes	1	3,882	Heart Homes Inc.	3	2,186
Mission Bay Contracting & Renovations	1	3,786	Agostinelli Builders, Inc.	2	2,182
Durango Homes	1	3,785	Salisbury & May Construction	8	2,174
Ryan Conklin P.	1	3,748	JPC & Associates, Inc.	1	2,173
S & S Contractors	1	3,740	Morton Buildings, Inc.	1	2,160
Biggs Construction Service	1	3,605	John Darien Homes North LLC	2	2,147
Mark Zirkell	1	3,552	Keith Clous	1	2,138
McHale Construction LLC	1	3,529	Midtown Development Inc.	1	2,135
BJ Hopwood, Inc.	1	3,493	Arrow Homes	1	2,118
John Papineau	1	3,451	Northwest Carpentry	4	2,100
Millward Custom Homes	2	3,445	Property Owner	1	2,099
Paul W. Maurer General Contracting	4	3,440	Habegger Construction LLC	3	2,090
Stephen Kowatch	1	3,392	Chaney Creek Construction, LLC	3	2,090
Simonis Construction	1	3,300	Lakeshore Custom Homes	4	2,089
Bay Area Contracting, Inc.	6	3,277	Popa Construction, Inc.	2	2,089
Rembrandt Construction	4	3,277	Hartman Construction Co.	1	2,082
Biedron Builders	2	3,275	Peterson Homes, LLC	1	2,072
Complete Home Improvement	1	3,254	Zalewski Construction Co., Inc.	1	2,032
Mark Priest	2	3,245	Lindcraft Homes LLC	5	2,027
Kenneth Somero	1	3,218	Terry L. Farrugia	1	2,023
James Anderson Builders, Inc.	1	3,169	Azack Builders	1	2,022
Old School Builders	1	3,153	Leelanau Builders LLC	3	1,994
Render Construction	3	3,036	Pere Marquette Builders LLC	1	1,988
Fournier Construction & Restoration	1	3,018	Stonyfield Construction LLC	1	1,966
Michael Nosko Inc.	1	2,962	Manitou Contracting LLC	1	1,960
LTD Construction, Inc.	1	2,925	Red Barron Builders	1	1,951
Endura Performance Homes	6	2,910	Rosenberg Construction	1	1,951
Hagan Construction LLC	1	2,904	Homeowner	132	1,942
Castles & Cabins	2	2,870	Robert Underwood	1	1,920
FC Property Holdings	1	2,816	Black Bear & Cubs Construction	2	1,906
Tag Construction	1	2,760	Pathway Homes	18	1,906
Surfaces Inc.	1	2,737	Wendall Schrock	2	1,900
Shugart Builders Inc.	4	2,669	Sean McCardel Construction	2	1,848
Northland Signature Homes	2	2,656	Leelanau Construction LLC	9	1,846
Carriage Custom Homes	1	2,634	Milarch, Inc.	1	1,840
Bill Wright Construction	1	2,614	Tom Mastick	1	1,822
Comstock Construction Co.	1	2,608	North Haven Construction	1	1,821
Seeco Contracting Corp.	2	2,545	G3 Custom Home Builders	1	1,806
Socks Construction	2	2,545	Jim McLaren	1	1,800
Scott Norris Construction	4	2,541	Bay Ridge Development, Inc.	1	1,795
Homes American Made Co.	1	2,530	Timothy J. Egeler	1	1,792
Chris Bonnell	1	2,520	Southpaw Construction LLC	1	1,792
Premier Contracting	2	2,514	Martinhouse, Inc.	1	1,774
Hardwick Construction	1	2,498	Thomas Comai Construction	1	1,768
True Blue Fine Homes	3	2,484	Gene Kerby Construction	1	1,764
Silverwood Enterprises, Ltd.	4	2,462	Richard Gross Builder	1	1,763
Calybr Homes	1	2,458	Sterling Homes & Land Inc.	6	1,762
Besey Construction	1	2,445	Stevens Home Builders	1	1,730
Pro Line Custom Construction, Inc.	1	2,419	Maison Builders LLC	1	1,723
Joshua D. Benghauser	1	2,398	Priced Right Builders, Inc.	6	1,699
Golden Rule Construction	5	2,384	Chapple Homes	1	1,680
Dale Boone Construction	1	2,340	J & R Properties of Suttons Bay	1	1,680
Turning Leaf, Inc.	1	2,340	Portland Building Co.	1	1,680
Jarvis Custom Home Builders LLC	2	2,338	Robert P. Dunn Construction LLC	3	1,669
Tony VanOyen Builders, Inc.	1	2,333	Kevin Squier Construction	1	1,664
Wepking Construction	1	2,333	David J. LeMieux	1	1,660
Cleanwater Carpentry	1	2,319	Jayson Construction LLC	3	1,659

Jamie J. Schichtel	1	1,620	Trevor Williams	2	1,316
Scott Schichtel	1	1,600	TJ Schaub Construction, Inc.	1	1,300
The Leelanau Log Home Company	1	1,599	Bay Construction Co.	1	1,296
Schultz Construction & Remodeling	4	1,587	Burkholder Construction	2	1,260
Newme Corporation	12	1,561	RL & CJ Condos, Inc.	1	1,260
T. Jay Merchant Builders	1	1,561	Bill Snyder	1	1,248
Harrison's Home & Cottage	2	1,557	Northern Reflections Construction	1	1,228
Little Valley Homes	9	1,555	Jenema Builders	1	1,224
Kenneth Nielsen	1	1,549	Habitat for Humanity of Frankfort	1	1,176
J & B Construction, Inc.	2	1,522	Tyson Deverman	1	1,165
Harris Custom Carpentry	3	1,519	Ken Mork Construction	1	1,140
Bungalow Builders of Northern MI	1	1,515	Wayne Tyge Builders	1	1,131
Terry L. Farrugia	2	1,514	Willard Kleehammer Jr.	1	1,114
Prime Builders	2	1,510	Brian Fehrenbach Construction	5	1,101
Ryan LaFaive	2	1,502	Habitat for Humanity Grand Traverse Region	2	1,068
Edward D. Drapeau, Inc.	1	1,475	Archon, LLC	1	1,065
CMB Construction	1	1,464	Bluewater Homes of North Michigan, Inc.	1	1,040
Eastwood Custom Homes	27	1,453	Daniel S. Paulson	2	1,037
Clouse Construction	2	1,446	Ronald Tandy	1	1,024
Charles W. Collier Builder	2	1,440	DME Construction Inc.	1	1,008
HB Construction	2	1,438	Lord & Lady Construction LLC	1	961
Thomas A. Gray	2	1,406	Blue Sky Building & Design, Inc.	1	912
TK Builders of Grand Traverse, Inc.	1	1,400	Roger K. Haworth	2	832
Comerstone Affordable Homes	26	1,399	Tony Harris	1	784
Derek Allen Dennis	2	1,399	Kevin Hall Builder	1	672
Pro Builders Inc.	1	1,392			
Pine Grove Homes	8	1,387			
Lanham Construction	1	1,375			
John C. Kessel	1	1,367			
Ditchie Builders	1	1,358			
Asherpark Custom Homes	2	1,352			
Simionescu Construction	1	1,328			
River North Home & Cottage	1	1,320			

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

Company Name and Address	# of permits
Chris Bonnell 713 Wistrand Rd. Beulah, MI 49617	1
Keith Clous PO Box 6328 - 943 Lynch Dr. Traverse City, MI 49696	1
DK Building & Remodeling 10650 K Dr. South Burlington, MI 49029	1
Raymond Hershberger 401 Buckley Rd. Farwell, MI 48622	1
JPC & Associates, Inc. 8225 Grand River Brighton, MI 48114	1
Lamont Residential Builders 3332 Huellmantel Dr. Traverse City, MI 49685	1
McHale Construction LLC 23590 Bicking Ct. Farmington, MI 48336	1
Parcell Construction 118 E. Harris St., Unit 401 Cadillac, MI 49601	1
Tony VanOyen Builders, Inc. 719 S. Lafayette St. South Lyon, MI 48178	1
Wolverine Custom Homes 5200 E. Main St. Wolverine, MI 49799	1
Zalewski Construction Co., Inc. PO Box 211 Ortonville, MI 48462	1