

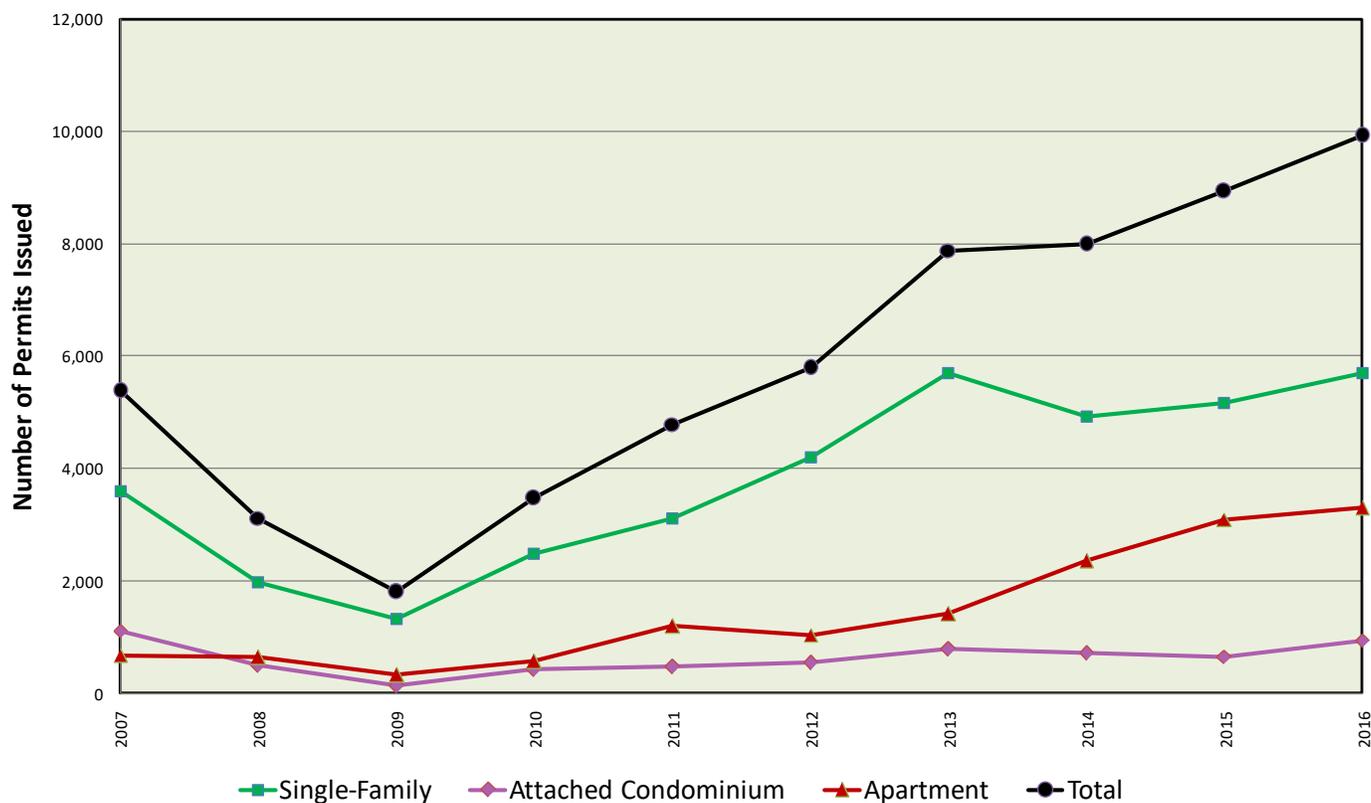


May 2017

Residential Construction in Southeast Michigan, 2016

- In 2016, the Southeast Michigan region continued to experience positive gains in residential construction with 9,925 total new residential units authorized. This is an 11 percent increase over 2015, and the highest number of permits issued in the past 10 years.
- Gains can be attributed to a healthy economy in 2016. The region had a 5.2 percent average unemployment rate and the State of Michigan overall saw a two percent growth in jobs. Low mortgage rates helped consumers afford new home purchases (30-year fixed average was 3.65 percent).

Figure 1
10-Year History of Residential Building Permits



- Single-family home construction increased a healthy 10 percent over 2015, and apartment unit construction continued its uptick with a six percent growth.
- New condominium construction rebounded in 2016 with a 44 percent increase in permits. This can be mainly attributed to millennial and retirement age buyers looking for a more simplified, maintenance-free living option. Condominium communities also offer amenities, as well as the opportunity to live in a community with people of similar lifestyles.

Table 1

Total Units Permitted by Structure Type, 2015-2016

| Structure Type | 2015 | 2016 | Change | Percent Change |
|----------------|--------------|--------------|------------|----------------|
| Single-Family | 5,175 | 5,688 | 513 | 10% |
| Condominium | 654 | 940 | 286 | 44% |
| Apartments | 3,098 | 3,297 | 199 | 6% |
| Total | 8,927 | 9,925 | 998 | 11% |

- For the Southeast Michigan region, single-family permits accounted for 57 percent of total issued permits in 2016, apartments for 33 percent, and condominium units for 10 percent.
- Median reported construction value for new single-family homes in 2016 was **\$250,000**. Total reported construction value for all residential units combined was \$1.9 billion*.

Table 2

Total Units Permitted by County, 2015-2016

| County | 2015 | 2016 | Change | Percent Change |
|----------------------|--------------|--------------|------------|----------------|
| Livingston | 643 | 642 | -1 | 0% |
| Macomb | 1,884 | 1,887 | 3 | 0% |
| Monroe | 318 | 420 | 102 | 32% |
| Oakland | 2,756 | 3,088 | 332 | 12% |
| St. Clair | 128 | 179 | 51 | 40% |
| Washtenaw | 981 | 1,276 | 295 | 30% |
| Wayne | 2,217 | 2,433 | 216 | 10% |
| SEMCOG Region | 8,927 | 9,925 | 998 | 11% |

- Oakland (3,088) and Wayne (2,433) counties permitted the largest number of units in 2016, while St. Clair (40 percent) and Monroe (32 percent) counties recorded the largest positive percent change growth over their 2015 totals.
- Single-family home construction dominated in three counties in 2016; Livingston and St. Clair counties at 98 percent of total permits issued in both counties, and Wayne County (excluding Detroit) at 73 percent.
- Monroe and Oakland counties had the largest percentage of their new authorized units in single-family and apartment construction. Monroe County had 98 percent of units in single-family and apartments, and Oakland County had 94 percent.
- Macomb County had the highest percentage of condominium units authorized in the region with 24 percent of its total permits. Washtenaw County was fairly balanced between new homes and apartments, and permitted the second highest percentage of condominium units (12 percent) in the region.

Table 3

Residential Building Permits Issued, by County and Type, 2016

| County | Single-Family | Condominium | Apartments | Total New | Demolitions | Net Units |
|------------------------|---------------|-------------|--------------|---------------------|--------------|---------------|
| Livingston | 626 | 16 | 0 | 642 | 55 | 587 |
| Macomb | 1,045 | 457 | 385 | 1,887 | 70 | 1,817 |
| Monroe | 280 | 8 | 132 | 420 | 33 | 387 |
| Oakland | 2,030 | 186 | 872 | 3,088 | 519 | 2,569 |
| St. Clair | 175 | 0 | 4 | 179 | 62 | 117 |
| Washtenaw | 542 | 151 | 583 | 1,276 | 111 | 1,165 |
| Wayne (subset below) | 990 | 122 | 1,321 | 2,433 | 3,898 | -1,465 |
| SEMCOG Region | 5,688 | 940 | 3,297 | 9,925 | 4,748 | 5,177 |
| <i>City of Detroit</i> | <i>11</i> | <i>51</i> | <i>1,036</i> | <i>1,098</i> | <i>3,680</i> | <i>-2,582</i> |
| <i>Balance-Wayne</i> | <i>979</i> | <i>71</i> | <i>285</i> | <i>1,335</i> | <i>218</i> | <i>1,117</i> |

- The City of Detroit led the region for total new residential units permitted with 1,098. Apartment/loft units accounted for 94 percent of the new units in 2016. The City of Ann Arbor was second with 545 units (85 percent of units were apartments), and Macomb Township was third with 516 units authorized (68 percent single-family homes).
- Canton Township topped the region with the most single-family detached homes permitted at 398. Macomb Township was second with 351, and Lyon Township (first in 2015) was third with 290 units authorized.

Table 4

2016 Top 10 Communities**Total New Units Permitted**

| Community | County | Total |
|-----------------|-----------|-------|
| Detroit | Wayne | 1,098 |
| Ann Arbor | Washtenaw | 545 |
| Macomb Twp | Macomb | 516 |
| Canton Twp | Wayne | 505 |
| Rochester Hills | Oakland | 372 |
| Lyon Twp | Oakland | 312 |
| Shelby Twp | Macomb | 282 |
| Brownstown Twp | Wayne | 266 |
| Commerce Twp | Oakland | 266 |
| Novi | Oakland | 232 |

Single-Family Homes Permitted

| Community | County | Total |
|----------------|------------|-------|
| Canton Twp | Wayne | 398 |
| Macomb Twp | Macomb | 351 |
| Lyon Twp | Oakland | 290 |
| Novi | Oakland | 232 |
| Oceola Twp | Livingston | 142 |
| Shelby Twp | Macomb | 121 |
| Orion Twp | Oakland | 119 |
| Washington Twp | Macomb | 115 |
| Brownstown Twp | Wayne | 112 |
| Troy | Oakland | 105 |

Background

SEMCOG, the Southeast Michigan Council of Governments, collects on a monthly basis the number of residential building permits issued by each of the 232 communities in the Southeast Michigan region for new single-family homes, condominiums, and apartment buildings/units, and the number of demolitions for the same. Community and county building departments and building authorities have provided data to us for more than 40 years. Building permit data from the year 2000 to present are available in the Community Profiles section of our website (www.semco.org). Historical building permits (back to 1969) can be acquired by contacting our Information Center (infocenter@semco.org).

Residential building permit data are an effective measure of community growth — both demographic and economic. It is assumed when a permit is authorized, the home/condominium/apartment will be built and occupied. Construction of a unit is usually completed within 9 months. The terms issued, authorized, or permitted all refer to the local government or authority allowing legal construction of a dwelling unit.

*Not all communities provide construction value for residential permits. Values were calculated based on reported data.

| St. Clair County | | | | |
|-------------------|---------------|-------------|------------|-----------|
| Community | Single-Family | Condominium | Apartments | Total New |
| Algonac | 8 | 0 | 0 | 8 |
| Berlin Twp | 2 | 0 | 0 | 2 |
| Brockway Twp | 0 | 0 | 0 | 0 |
| Burtchville Twp | 6 | 0 | 0 | 6 |
| Capac | 0 | 0 | 0 | 0 |
| Casco Twp | 4 | 0 | 0 | 4 |
| China Twp | 2 | 0 | 0 | 2 |
| Clay Twp | 28 | 0 | 0 | 28 |
| Clyde Twp | 4 | 0 | 0 | 4 |
| Columbus Twp | 7 | 0 | 0 | 7 |
| Cottrellville Twp | 2 | 0 | 0 | 2 |
| East China Twp | 11 | 0 | 0 | 11 |
| Emmett | 0 | 0 | 0 | 0 |
| Emmett Twp | 2 | 0 | 0 | 2 |
| Fort Gratiot Twp | 13 | 0 | 0 | 13 |
| Grant Twp | 0 | 0 | 0 | 0 |
| Greenwood Twp | 2 | 0 | 0 | 2 |
| Ira Twp | 8 | 0 | 4 | 12 |
| Kenockee Twp | 2 | 0 | 0 | 2 |
| Kimball Twp | 24 | 0 | 0 | 24 |
| Lynn Twp | 3 | 0 | 0 | 3 |
| Marine City | 1 | 0 | 0 | 1 |
| Marysville | 5 | 0 | 0 | 5 |
| Memphis Part | 0 | 0 | 0 | 0 |
| Mussey Twp | 2 | 0 | 0 | 2 |
| Port Huron | 3 | 0 | 0 | 3 |
| Port Huron Twp | 8 | 0 | 0 | 8 |
| Riley Twp | 1 | 0 | 0 | 1 |
| St. Clair | 3 | 0 | 0 | 3 |
| St. Clair Twp | 24 | 0 | 0 | 24 |
| Wales Twp | 0 | 0 | 0 | 0 |
| Yale | 0 | 0 | 0 | 0 |

| Wayne County | | | | |
|------------------------|---------------|-------------|------------|-----------|
| Community | Single-Family | Condominium | Apartments | Total New |
| Allen Park | 0 | 0 | 0 | 0 |
| Belleville | 0 | 0 | 0 | 0 |
| Brownstown Twp | 112 | 45 | 109 | 266 |
| Canton Twp | 398 | 7 | 100 | 505 |
| Dearborn | 36 | 0 | 0 | 36 |
| Dearborn Heights | 7 | 0 | 0 | 7 |
| Detroit | 11 | 51 | 1,036 | 1,098 |
| Ecorse | 0 | 0 | 0 | 0 |
| Flat Rock | 24 | 0 | 0 | 24 |
| Garden City | 0 | 0 | 0 | 0 |
| Gibraltar | 1 | 0 | 0 | 1 |
| Grosse Ile Twp | 16 | 0 | 0 | 16 |
| Grosse Pointe | 1 | 0 | 0 | 1 |
| Grosse Pte Farms | 4 | 0 | 0 | 4 |
| Grosse Pte Park | 5 | 0 | 0 | 5 |
| Grosse Pte Shores (Pt) | 1 | 0 | 0 | 1 |
| Grosse Pte Woods | 2 | 0 | 0 | 2 |
| Hamtramck | 0 | 0 | 0 | 0 |
| Harper Woods | 0 | 0 | 0 | 0 |
| Highland Park | 0 | 0 | 0 | 0 |
| Huron Twp | 40 | 0 | 0 | 40 |
| Inkster | 0 | 0 | 0 | 0 |
| Lincoln Park | 2 | 0 | 0 | 2 |
| Livonia | 36 | 0 | 0 | 36 |
| Melvindale | 0 | 0 | 0 | 0 |
| Northville Part | 7 | 0 | 0 | 7 |
| Northville Twp | 42 | 0 | 19 | 61 |
| Plymouth | 35 | 0 | 0 | 35 |
| Plymouth Twp | 9 | 3 | 54 | 66 |
| Redford Twp | 32 | 0 | 0 | 32 |
| River Rouge | 0 | 0 | 0 | 0 |
| Riverview | 2 | 0 | 0 | 2 |
| Rockwood | 0 | 0 | 0 | 0 |
| Romulus | 39 | 0 | 0 | 39 |
| Southgate | 1 | 4 | 0 | 5 |
| Sumpter Twp | 7 | 0 | 0 | 7 |
| Taylor | 24 | 0 | 0 | 24 |
| Trenton | 1 | 0 | 0 | 1 |
| Van Buren Twp | 44 | 0 | 3 | 47 |
| Wayne | 0 | 0 | 0 | 0 |
| Westland | 42 | 4 | 0 | 46 |
| Woodhaven | 0 | 2 | 0 | 2 |
| Wyandotte | 9 | 6 | 0 | 15 |

| Washtenaw County | | | | |
|------------------|---------------|-------------|------------|-----------|
| Community | Single-Family | Condominium | Apartments | Total New |
| Ann Arbor | 23 | 61 | 461 | 545 |
| Ann Arbor Twp | 10 | 0 | 0 | 10 |
| Augusta Twp | 28 | 0 | 0 | 28 |
| Barton Hills | 0 | 0 | 0 | 0 |
| Bridgewater Twp | 1 | 0 | 0 | 1 |
| Chelsea | 22 | 30 | 9 | 61 |
| Dexter | 8 | 21 | 0 | 29 |
| Dexter Twp | 27 | 0 | 0 | 27 |
| Freedom Twp | 1 | 0 | 0 | 1 |
| Lima Twp | 49 | 0 | 0 | 49 |
| Lodi Twp | 19 | 0 | 0 | 19 |
| Lyndon Twp | 4 | 0 | 0 | 4 |
| Manchester | 0 | 0 | 0 | 0 |
| Manchester Twp | 3 | 0 | 0 | 3 |
| Milan Part | 2 | 4 | 0 | 6 |
| Northfield Twp | 22 | 0 | 0 | 22 |
| Pittsfield Twp | 59 | 0 | 24 | 83 |
| Salem Twp | 16 | 0 | 0 | 16 |
| Saline | 26 | 11 | 0 | 37 |
| Saline Twp | 3 | 0 | 0 | 3 |
| Scio Twp | 10 | 16 | 0 | 26 |
| Sharon Twp | 3 | 0 | 0 | 3 |
| Superior Twp | 84 | 0 | 0 | 84 |
| Sylvan Twp | 10 | 0 | 0 | 10 |
| Webster Twp | 16 | 0 | 0 | 16 |
| York Twp | 36 | 0 | 0 | 36 |
| Ypsilanti | 0 | 0 | 89 | 89 |
| Ypsilanti Twp | 60 | 8 | 0 | 68 |