

Valley	\$724,400	\$260,700	\$63,700	20%
on Estates	\$765,700	\$1,502,900	-\$737,200	-96%

SEMCOG
Quick Facts

April 2014

Residential Construction in Southeast Michigan, 2013

- The seven-county Southeast Michigan region ended 2013 with a total of 7,586 new residential units authorized — a 34 percent increase over 2012.
- All counties experienced positive growth in residential construction, with Livingston County leading with an 88 percent increase over 2012 levels.

Total Units Authorized by County, 2012-2013

County	2012	2013	Change	Percent Change
Livingston	369	695	326	88%
Macomb	1,342	1,860	518	39%
Monroe	131	213	82	63%
Oakland	1,957	2,693	736	38%
St. Clair	60	75	15	25%
Washtenaw	701	875	174	25%
Wayne	1,098	1,175	77	7%
SEMCOG Region	5,658	7,586	1,928	34%

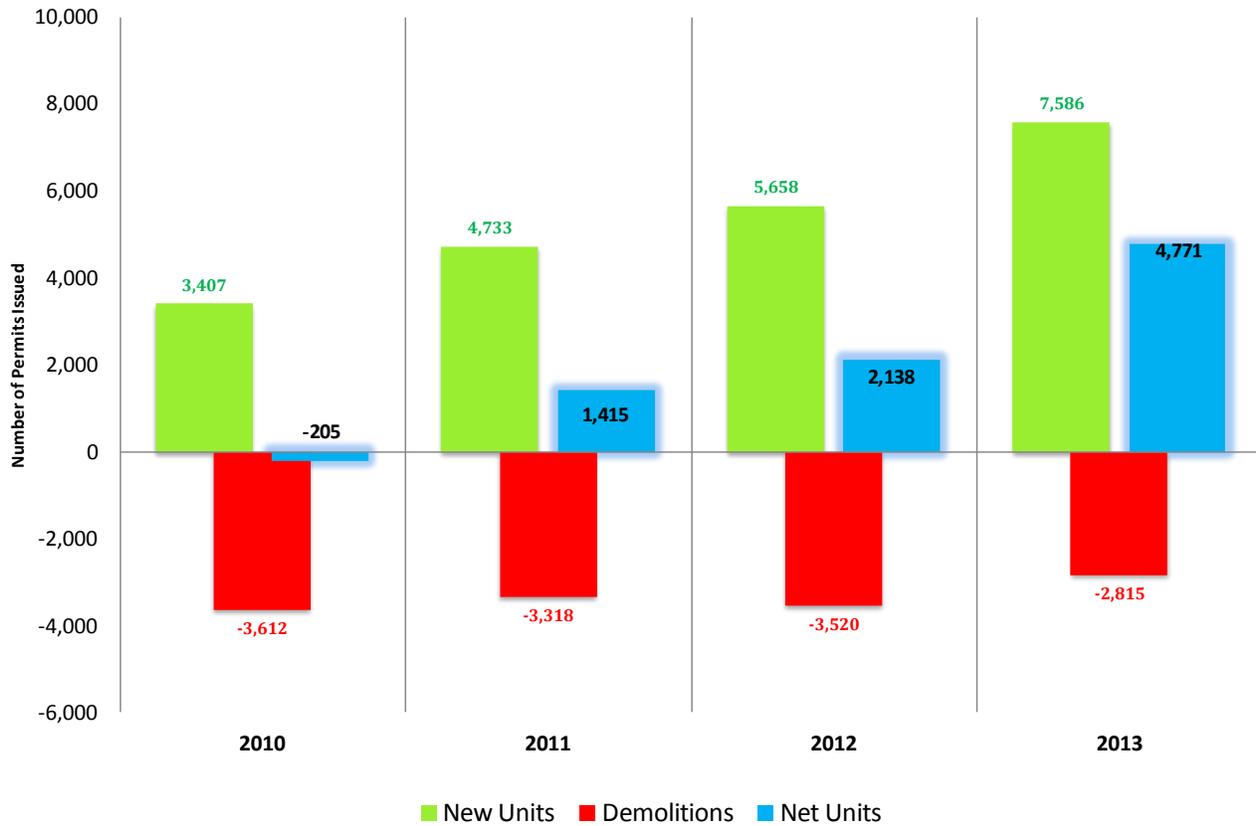
- Oakland County permitted the most residential units with 2,693, followed by Macomb County with 1,860.
- Single-family homes accounted for 75 percent (74 percent in 2012) of total permits issued for the year.
- Median reported construction value for single-family homes was \$223,806 — an increase of 12 percent from 2012.
- Total reported construction value for all residential units combined was \$1.3 billion.

Residential Building Permits by County and Type, 2013

County	Single-Family	Condominium	Apartments	Total New	Demolitions	Net Units
Livingston	626	22	47	695	6	689
Macomb	1,342	253	265	1,860	141	1,719
Monroe	213	0	0	213	51	162
Oakland	2,214	120	359	2,693	453	2,240
St. Clair	75	0	0	75	88	-13
Washtenaw	461	80	334	875	188	687
Wayne	785	234	156	1,175	1,888	-713
Detroit	32	154	128	314	1,606	-1,292
Out-Wayne	753	80	28	861	282	579
SEMCOG Region	5,716	709	1,161	7,586	2,815	4,771

- The region has had four consecutive years of gains in residential construction since hitting bottom in 2009. Net units returned to the positive in 2011.
- A total of 2,815 demolition permits were issued in 2013, resulting in a net gain of 4,771 units in the region. The City of Detroit registered 57 percent of total demolitions for the region.

Total Residential Permits Issued, 2010-2013



- Macomb Township was the top community in the region for both total units permitted (595) and single-family homes (585).
- The top 10 communities comprised 42 percent of total permits for 2013.

2013 Top 10 Communities

Total Units Permitted

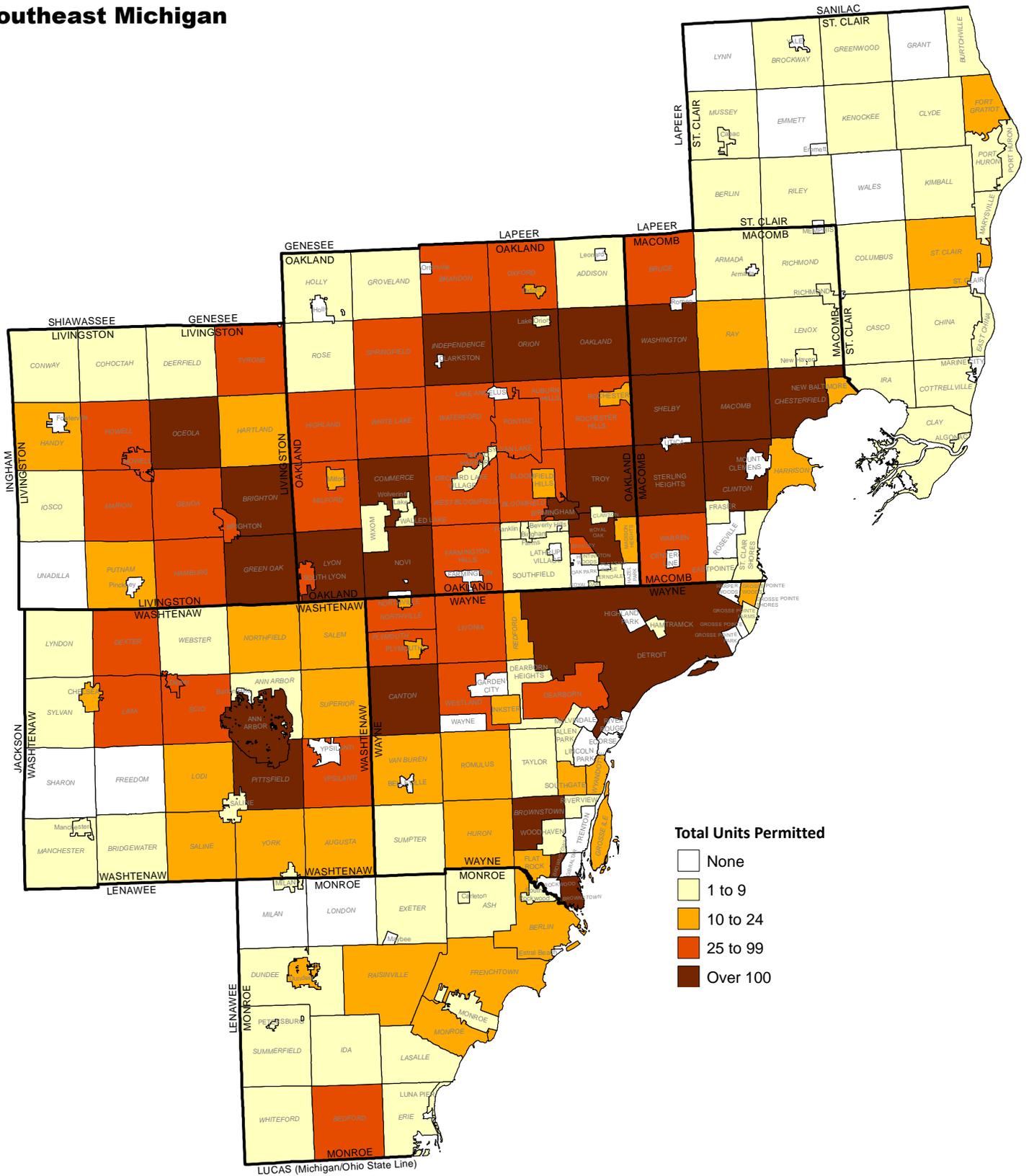
Community	County	Total
Macomb Twp	Macomb	595
Clinton Twp	Macomb	350
Shelby Twp	Macomb	330
Detroit	Wayne	314
Canton Twp	Wayne	302
Lyon Twp	Oakland	292
Pittsfield Twp	Washtenaw	288
Commerce Twp	Oakland	239
Ann Arbor	Washtenaw	231
Novi	Oakland	213

Single-Family Permits

Community	County	Total
Macomb Twp	Macomb	585
Lyon Twp	Oakland	290
Canton Twp	Wayne	258
Novi	Oakland	213
Oakland Twp	Oakland	207
Shelby Twp	Macomb	186
Commerce Twp	Oakland	157
Washington Twp	Macomb	153
Independence Twp	Oakland	151
Troy	Oakland	150

Total Residential Units Permitted by Community, 2013

Southeast Michigan



Background

SEMCOG, the Southeast Michigan Council of Governments, collects on a monthly basis the number of residential building permits issued by each of the 233 communities in the Southeast Michigan region for new single-family homes, condominiums and apartment buildings/units, and the number of demolitions for the same. Staff of community and county building departments and building authorities has provided this data to us for more than 40 years.

Building permit data are available on the SEMCOG website, searchable by year and community, back to 1969.
<http://www.semco.org/Data/Apps/permits.cfm>

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 six to nine months. The terms issued, authorized, or permitted all refer to the local government or authority allowing legal construction of a dwelling unit.