



2022 Monroe County Building Activities Report

Monroe County, Michigan

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Monroe County Community Planning & Engagement Department, Planning Division

965 South Raisinville Road – Monroe, Michigan 48161-9731
Telephone: 734.240.7375 – **Fax:** 734.240.3286 – **Toll Free:** 1.888.354.5500 Ext. 7375

Jeff McBee, Director

Report Coordinator:

Ryan D. Simmons, AICP, Planner
Telephone: 734.240.7382 – **Toll Free:** 1.888.354.5500 ext. 7382
E-mail: ryan_simmons@monroemi.org

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How To Find Us

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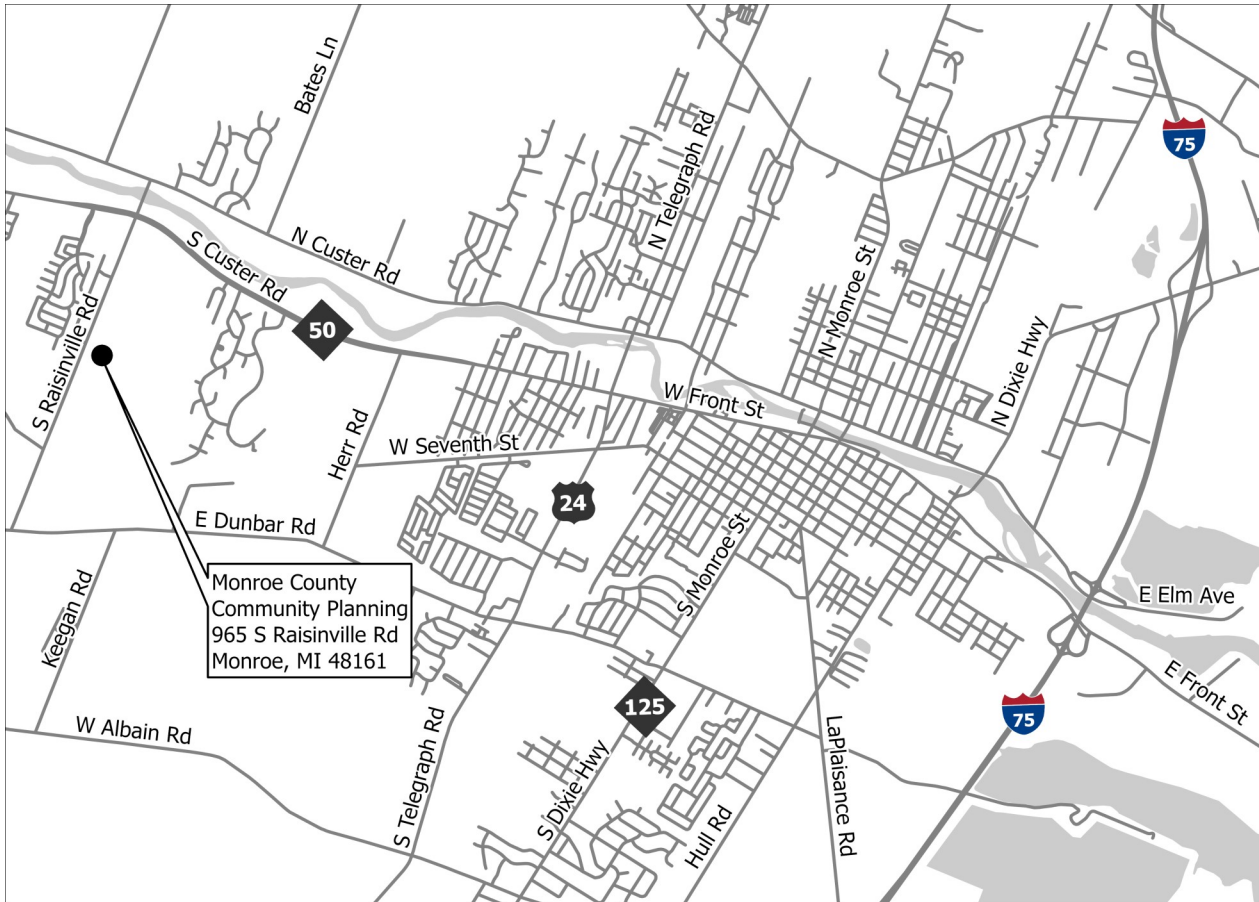


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Section One

Introduction

New construction is a sound indicator of the economic base of the area, as well as a way to map emerging growth patterns. This document, depicting a summary of building permits issued in 2022, as well as preceding years, provides important data resource information for the Monroe County Community Planning & Engagement Department. This information, working in conjunction with other county, regional and local economic, land use and demographic plans and reports, allows the Department to monitor the development and growth of Monroe County in more detail.

The 2022 Monroe County Building Activities Report provides the number of permits issued for new residential, commercial and industrial construction in the County, and includes objective analyses of sub-county trends, as well as the individual community. The Planning Division staff utilizes this data, in coordination with the Southeast Michigan Council of Governments (SEMCOG) to:

- **Identify county growth patterns.**
- **Determine the state of the local economy as indicated by construction activity.**
- **Record changes in the cost of housing on an annual basis.**
- **Identify the types of construction occurring.**
- **Estimate current population.**

The inventory of building activity data began in 1966 by the County's first Planning Director, John Knox, at the request of SEMCOG's predecessor, the Detroit Metropolitan Transportation and Land Use Study (TALUS). Mr. Knox and staff member Raymond Williamson started the arduous task of collecting data from each of the twenty-four units of government, dating back to 1960. The first information gathered was for residential construction only.

This task was difficult, due to the fact that most units of government at that time had very limited recordkeeping.

Over the years, the Planning Division has expanded its recordkeeping to include Commercial and Industrial developments (1967), Public/Semi-Public construction projects (1975), data for alterations and property improvements (1985).

The Monroe County Community Planning & Engagement Department is now into its seventh decade of gathering building activity data. While the emphasis of this report mainly covers the years from the year 2000, data for residential and some



commercial and industrial development is also available for as far back as the 1960s. Since its conception, this annual Building Activities Report has proven extremely helpful to our local governments, businesses, industries, private agencies and local residents. A sampling of those who use this data include professionals in the building trades and associations, realtors, financial institutions, economic development agencies, consultants, builders and prospective home buyers.

Construction activity depicted in this report is divided into seven main sections: (1) Introduction; (2) Monroe County Building Trends 1960-2022; (3) Residential Construction Activities, (4) Alterations, Additions & Accessory Buildings; (5) Commercial, Industrial, Public/Semi-Public Activities; (6) Summary; and (7)

Appendices. Most information in these sections is derived from monthly reports provided by representatives of the local unit of government.

During the 1960s and 1970s, the number of housing starts was substantial. Construction decreased in the early 1980s, reflecting economic trends across the country. From 1985 to 2004, the number of permits issued for new living units had a steady upward trend. However, from 2005 to 2009, permits decreased due to both regional and nationwide economic trends, but since 2009, the level of single-family and multiple family residential permits has steadily increased.

The total number of single-family residential permits for 2022 was 231 permits. This is a decrease of 37 permits from the 2021 number of 268 single-family permits. Single-family residential permit numbers for the last three years are significantly below the 2003 and 2004 highest activity totals of 924 and 914 single family units, respectively. However, they are significantly above the 2009 total, 72 units, which was the lowest total since 1970, when individual year housing data were first tracked in Monroe County.

In 2022, 30.7% of all new single-family housing permits were issued in the Northwest Area of the County (Dundee, Exeter, London, Milan and Summerfield Townships, the City of Milan, the City of Petersburg, and the Village of Dundee and the Village of Maybee) of the county. This represents a recent significant shift of residential housing growth, most of which had previously occurred in the South and the East Central areas of Monroe County.

Both the South and East Central Areas still have had a substantial portion of the County's housing growth, however. The South Area (Bedford, Erie and Whiteford Townships and the City of Luna Pier) issued 26.8% of new single-family permits, while the East Central Area (Frenchtown and Monroe Charter Townships and the City of Monroe) issued 20.3% of new single-family permits.

Despite the growth in the Northwest Area of the County, Bedford Township continues to be the municipality that rec-

ords the highest number of permits issued for single-family residential development, with 51 permits recorded in 2022, or 22.1% of the total issued within the County.

There was very little new two-family and multiple-family housing constructed in 2022. In 2022, there were two (2) new two-family structures permitted and zero (0) new multiple-family structures permitted, totaling just 4 new units. Both of these new duplexes were constructed in the Village of Dundee. In comparison, in 2021 there were 146 new two-family and multiple-family units constructed. Development of these categories of housing in the County will likely continue into the future as the need for more economical housing options for both young adults and elderly empty nesters arises.

With the rising costs involved in new construction, as well as the cost of acquiring property, many individuals and firms have found a viable alternative to this concern by upgrading existing structures (residential/non-residential) through alterations/modernizations or additions, garages, outbuildings, etc. In 2022, more than \$71.1 million was invested in projects to improve existing properties.

The following sections will highlight historical building trends throughout Monroe County in the past 63 years, as well as analyze 2022's most recent building data.

Section Two

Monroe County Building Trends 1960-2022

Since 1960, more than \$4.4 billion dollars in new construction has occurred in Monroe County. A large portion of this construction has been the substantial number of new living units that have been built in the last 63 years, with a total of 35,878 units constructed. This figure includes 28,681 single-family detached dwellings, 316 two-family structures with 632 units, and 560 multiple family structures with 6,565 units (see Appendix A).

Over the past 63 years, a major portion of the County's residential construction activity has occurred in the South County Area (particularly Bedford Township) and in the East Central Urban Area, consisting of the City of Monroe and Frenchtown and Monroe Charter Townships (Table 3.1 and Figure 3.1). The Townships of Ash, Berlin Charter, Ida, LaSalle, and Raisinville have each experienced moderate levels of new construction. Substantial development has also taken place recently along the US-23 corridor, with a majority of this construction occurring in the Village of Dundee.

In all categories of new construction, the 1960s and early 1970s were a period of rapid growth. The amount of multiple family housing, commercial and industrial construction was significantly greater during this period than the beginning of the 1980s. Throughout the 1980s, new construction was well below construction levels of the '60s and '70s, except for public and semi-public buildings. During the 1980s, there was a dramatic increase in the Prime Interest Rate (Table 3.3). This increase was one of the main causes for the construction decline. However, new single-family residential construction activity steadily gained once again in the 1990s and in the early 2000s, reaching its highest levels ever in 2003 and 2004.

But in 2005, residential construction started to decline again due to both regional and national trends in the housing market and economy. The subprime mortgage crisis during this period further impacted

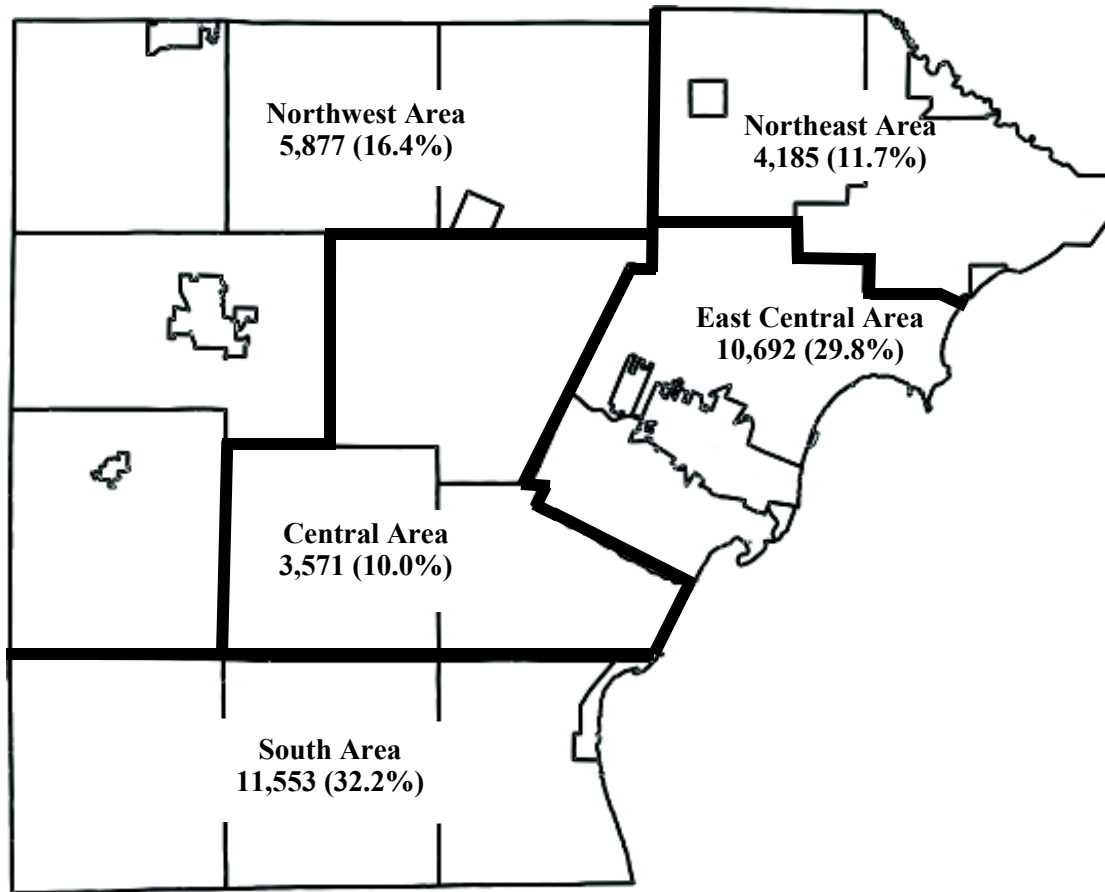
the residential housing market significantly, meaning that 2009 was one of the least productive years ever for residential construction in Monroe County. Construction increased again in the 2010s, but currently it has not reached the same level that it was at back in the early 2000s.

The average estimated cost for a new

Table 2.1
**Total New Living Units By
Geographic Area, 1960-2022**

<u>Geographic Area</u>	<u>Number</u>	<u>Percent</u>
Northeast	4,185	11.7%
Ash Township	1,323	
Berlin Charter Township	1,969	
Village of Carleton	417	
Village of Estral Beach	89	
Village of South Rockwood	387	
East Central	10,692	29.8%
Frenchtown Charter Township	4,324	
Monroe Charter Township	3,166	
City of Monroe	3,202	
South	11,553	32.2%
Bedford Township	9,424	
Erie Township	721	
Whiteford Township	1,115	
City of Luna Pier	293	
Central	3,571	10.0%
Ida Township	1,147	
LaSalle Township	1,109	
Raisinville Township	1,315	
Northwest	5,877	16.4%
Dundee Township	684	
Exeter Township	694	
London Township	834	
Milan Township	327	
Summerfield Township	877	
Village of Dundee	1,569	
Village of Maybee	64	
City of Milan	678	
City of Petersburg	150	
TOTAL	35,878	

Figure 2.1
**Total New Residential Construction (Living Units)
 By Geographic Area, 1960-2022**



single-family house has risen almost every year since 1960. In the 1960s, the average cost for a newly constructed house in the Monroe area was \$16,401. During the decade of the 1990s, the average cost of a newly constructed single-family dwelling rose to \$108,397. And by 2008, the average house cost increased to \$171,865. But two years later, in 2010, the average cost decreased to \$154,333 due to the effects of the recession. However, by 2013, the cost of the average new single-family house value once again rose dramatically, with an estimated average of \$197,226. The average cost for a new single-family home in 2022 was estimated at \$274,517. This was substantially higher than the 2021 average of \$253,383.

It should be noted that the housing costs depicted in this report may not reflect the actual costs of the dwelling being constructed due to a variety of methods used to

determine cost at the time the building permit is issued.

Residential construction was limited in the early to mid 80s when interest rates were at a high. As the lending rates fell, construction activities began to rise. This, however, is not always the case, as one can see in 1989 and 1990. During these years, the interest rate again increased to a rate higher than 1985, yet the number of permits continued to increase, and Monroe County experienced the best years for new single-family construction since 1979. Between 1991 and 2001, interest rates remained below 10%, fluctuating between 6.0%-9.5%. In 2003, the average interest rate fell to 4.12%. From 2003 to 2007, the prime interest rate rose again, but was gradually reduced to a rate of 3.25%, which was set in December of 2008. The interest rate was consistently set at 3.25% until December 17, 2015, when the prime

Table 2.2
Average Prime Interest Rates, 1956-Present

1956 - 3.77	1980 - 15.26	2004 - 4.34
1957 - 4.20	1981 - 18.87	2005 - 6.19
1958 - 3.83	1982 - 14.85	2006 - 7.94
1959 - 4.48	1983 - 10.79	2007 - 8.08
1960 - 4.82	1984 - 12.04	2008 - 5.21
1961 - 4.50	1985 - 9.93	2009 - 3.25
1962 - 4.50	1986 - 8.33	2010 - 3.25
1963 - 4.50	1987 - 8.21	2011 - 3.25
1964 - 4.50	1988 - 9.32	2012 - 3.25
1965 - 4.54	1989 - 10.87	2013 - 3.25
1966 - 5.63	1990 - 10.01	2014 - 3.25
1967 - 5.63	1991 - 8.46	2015 - 3.26
1968 - 6.31	1992 - 6.25	2016 - 3.50
1969 - 7.96	1993 - 6.00	2017 - 4.13
1970 - 7.91	1994 - 7.15	2018 - 4.88
1971 - 5.73	1995 - 8.83	2019 - 5.28
1972 - 5.25	1996 - 8.27	2020 - 3.54
1973 - 8.03	1997 - 8.44	2021 - 3.25
1974 - 10.81	1998 - 8.35	2022 - 4.80
1975 - 7.86	1999 - 8.00	
1976 - 6.84	2000 - 9.23	
1977 - 6.83	2001 - 6.91	
1978 - 9.06	2002 - 4.67	
1979 - 12.67	2003 - 4.12	

Source:
**BANK PRIME
 LOAN RATE-**
 Board of Governors of the Federal Reserve

interest rate was raised to 3.5%, it remained at this rate until December 15, 2016, when it was again raised, this time to 3.75%. In 2017, the prime interest rate was raised three times, to 4.0%, then to 4.25%, and finally to 4.5%. In 2018, the prime interest rate was raised four times, ending the year at 5.5%. However, in 2019, the prime interest rate was gradually reduced once again, ending the year at 4.75%. Then, in 2020, the interest rate was first lowered to 4.25, and then shortly afterward, to 3.25%, which was the prime interest rate at the end of 2021.

However, in 2022, in order to combat rising inflation, the prime interest rate rose seven different times. The prime interest rate at the end of 2022, was 7.5%, and the average rate throughout 2022 was approximately 4.8%.

In 2022, 231 new single-family homes were built in Monroe County. This was a decrease of 37 homes compared to the number built in 2021, which was 268 homes. Bedford Township retained its position of the number one issuer of these permits, issuing 51 for single-family homes. The Village of Dundee followed

with 42 permits, and then Frenchtown Charter Township with 38 permits.

Two-family units remained approximately the same as 2021, but multiple-family unit totals significantly decreased in 2022. Two (2) two-family structures and zero (0) multiple-family structures were permitted in 2022, for a total of four (4) new living units. In 2021, there was just one (1) new two-family structure, but there were four (4) new multiple-family structures, for a total of 146 units.

The number of new commercial units permitted remained the same in 2022 compared to 2021. Sixteen (16) new commercial permits were issued in 2022 for a total construction value of \$12,927,780. In 2021 there were 16 permits with a total construction value of \$22,555,400.

In 2022 there was one (1) new industrial permits issued for \$58,800,000, compared to zero (0) permits issued in 2021.

There was one (1) new public/semi-public permit in 2022 for \$8,500,000. There was also one permit of this type in 2021.

Monroe County property owners (both

residential and non-residential) applied for 3,077 permits for projects such as alterations/moderations, additions, garages, barns/accessory buildings, etc. in 2022, for an estimated value of \$70,713,252.

Section Three

Residential Construction Activities

Growth can be measured in several ways. One way is by comparing the total number of building permits issued, which varies depending on prevailing economic conditions. A stronger economy generally means more building activity, while in a weaker economy, fewer can afford to build.

The number of new living units in Monroe County for 2022 was 235 (Table 3.1), down 179 units (43.2%) from the 2021 total of 414 units. The 2022 total includes 231 single-family units, two (2) two-family units, and zero (0) multiple-family units.

During the 1980s, the total number of permits issued for new living units was somewhat low. However, construction activity rebounded in 1990 and remained reasonably strong in the early 2000's. But beginning in 2007, residential building activities dropped to levels not seen since the County began to record individual year building data in the 1960's. Since a construction low point in 2009, new residential permits had steadily been recovering up until the residential construction decrease in 2018. Residential construction numbers in from 2019 through 2021 were higher than in 2018, which was a positive sign.

However, likely due to recent economic trends on the national level, new home construction dramatically decreased in 2022 to a level that has not been seen since the mid-2010s.

Table 3.1
**Total New Living Units,
2000-2022**

Year	... Units
2000	1,024
2001	733
2002	905
2003	1,078
2004	1,169
2005	889
2006	586
2007	351
2008	118
2009	72
2010	101
2011	115
2012	131
2013	213
2014	256
2015	321
2016	419
2017	534
2018	360
2019	370
2020	368
2021	414
2022	235
TOTAL	10,762

Table 3.2
**Total New Living Units By
 Geographic Area, 2000-2022**

Geographic Area	Number of Permits	Percent of Total Permits
Northeast	1,638	15.2%
Ash Township	352	
Berlin Charter Township	863	
Village of Carleton	171	
Village of Estral Beach	22	
Village of South Rockwood	230	
East Central	2,550	23.7%
Frenchtown Charter Township	1,221	
Monroe Charter Township	825	
City of Monroe	504	
South	3,537	32.9%
Bedford Township	3,049	
Erie Township	109	
Whiteford Township	273	
City of Luna Pier	106	
Central	784	7.3%
Ida Township	199	
LaSalle Township	193	
Raisinville Township	392	
Northwest	2,253	20.9%
Dundee Township	139	
Exeter Township	174	
London Township	187	
Milan Township	49	
Summerfield Township	190	
Village of Dundee	1,208	
Village of Maybee	25	
City of Milan*	242	
City of Petersburg	39	
TOTAL	10,762	

* Monroe County Portion

Figure 3.1
**Total New Living Units By
 Geographic Area, 2000-2022**

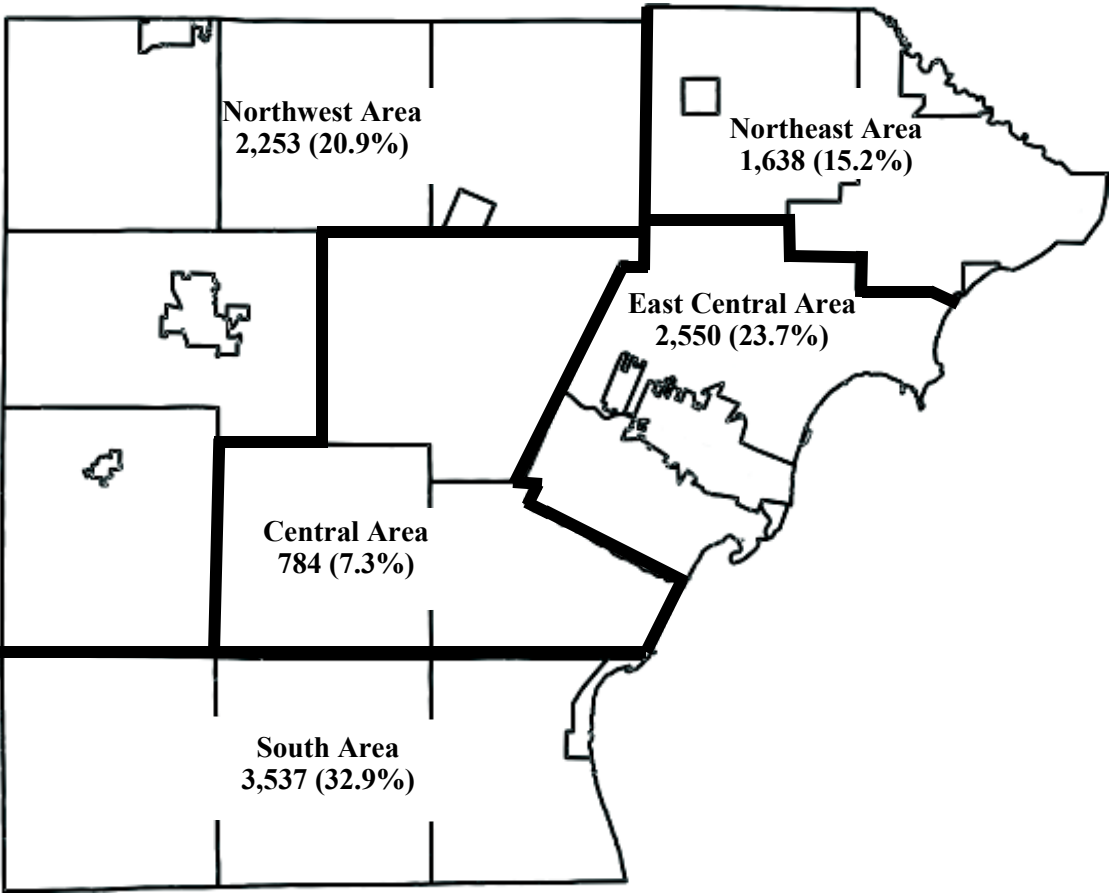


Table 3.2 and Figure 3.1 depict the rate of total residential construction activity during the period of 2000-2022 by geographic areas. Since 2000, the south and east central areas have led the county in the construction of new living units (single, two & multi-family). During this period, 32.9% of all new construction took place in the South area followed by the East Central area with 23.7%. In addition, construction in other areas of the County, especially in the Northwest Area, has recently begun to increase.

Table 3.3
**Single Family Housing Permits
 By Geographic Area, 2022**

Geographic Area	Number of Permits	Percent of Total Permits
Northeast	22	9.5%
Ash Township	16	
Berlin Charter Township	3	
Village of Carleton	0	
Village of Estral Beach	1	
Village of South Rockwood	2	
East Central	47	20.3%
Frenchtown Charter Township	38	
Monroe Charter Township	9	
City of Monroe	0	
South	62	26.8%
Bedford Township	51	
Erie Township	3	
Whiteford Township	8	
City of Luna Pier	0	
Central	29	12.6%
Ida Township	8	
LaSalle Township	3	
Raisinville Township	18	
Northwest	71	30.7%
Dundee Township	3	
Exeter Township	4	
London Township	8	
Milan Township	0	
Summerfield Township	10	
Village of Dundee	42	
Village of Maybee	0	
City of Milan*	3	
City of Petersburg	1	
Total	231	

*Monroe County portion only

Figure 3.2
**Single Family Residential Housing Permits
 Authorized By Geographic Area, 2022**

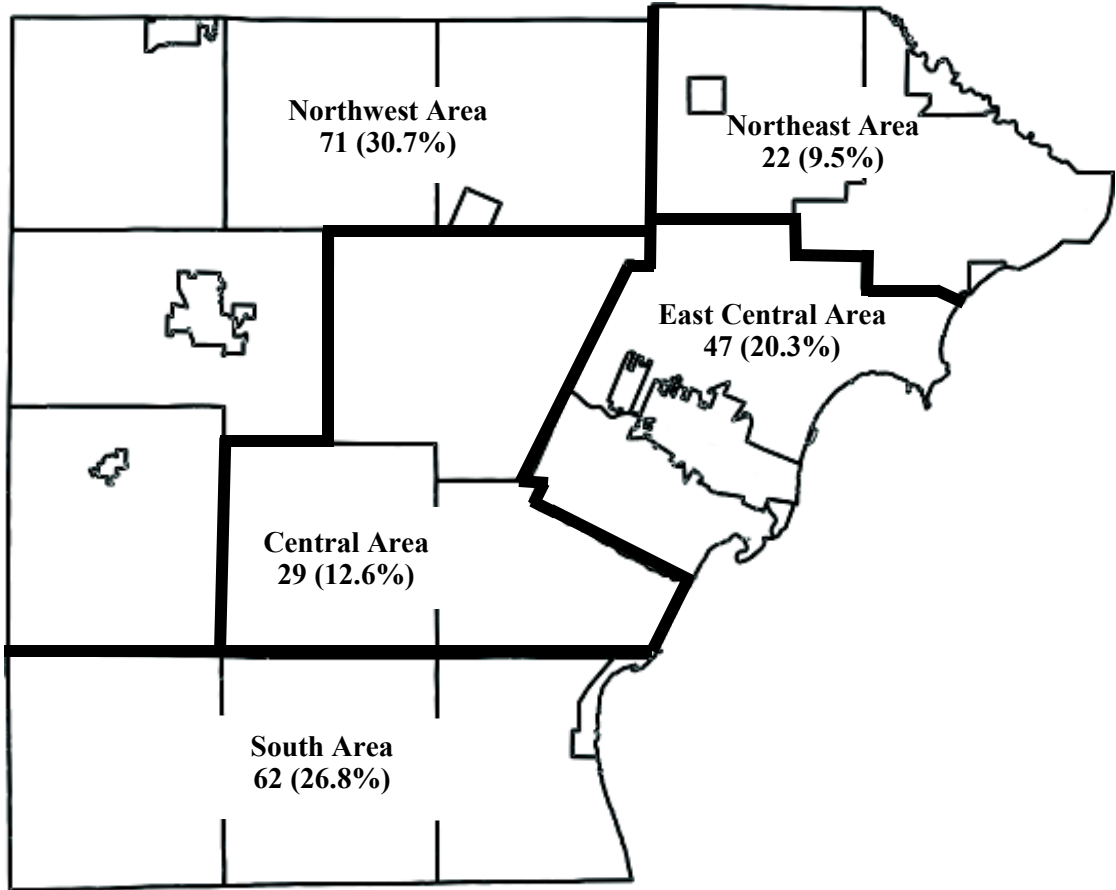


Table 3.3 and Figure 3.2 detail the number of single family residential permits by municipality in 2022. In 2022, there were 231 single family permits. Bedford Township led the county in new single family housing starts with 51, or 22.1% of the county total, followed by the Village of Dundee with 42 permits (18.2%).

The Northwest area had the greatest number of single family permits in 2022, with 71 permits total. This was followed closely by the South area, with 62 permits, the East Central area, with 47 permits, and the Central area, with 29 permits.

Table 3.4
**Single Family Housing Permits
 2000-2022**

Year	Single-Family Structures	Dollar Value
2000	648	\$94,567,303
2001	613	\$90,012,070
2002	761	\$103,542,844
2003	924	\$144,348,571
2004	914	\$143,491,331
2005	763	\$125,488,335
2006	540	\$93,089,519
2007	297	\$49,112,320
2008	118	\$20,280,067
2009	72	\$11,889,410
2010	101	\$15,587,669
2011	107	\$18,647,981
2012	131	\$21,830,780
2013	213	\$42,009,176
2014	256	\$45,901,480
2015	293	\$55,097,046
2016	279	\$56,030,833
2017	326	\$67,050,747
2018	284	\$62,115,600
2019	286	\$68,098,321
2020	258	\$58,080,387
2021	268	\$67,906,757
2022	231	\$63,413,348
TOTAL	8,683	\$1,517,592,595

Table 3.5
**Single Family Housing Permits
 By Geographic Area, 2000-2022**

Geographic Area	Number of Permits	Percent of Total Permits
Northeast	1,486	17.1%
Ash Township	352	
Berlin Charter Township	863	
Village of Carleton	171	
Village of Estral Beach	22	
Village of South Rockwood	78	
East Central	2,120	24.4%
Frenchtown Charter Township	1,031	
Monroe Charter Township	730	
City of Monroe	359	
South	2,597	29.9%
Bedford Township	2,187	
Erie Township	105	
Whiteford Township	273	
City of Luna Pier	32	
Central	776	8.9%
Ida Township	199	
LaSalle Township	193	
Raisinville Township	384	
Northwest	1,704	19.6%
Dundee Township	139	
Exeter Township	174	
London Township	187	
Milan Township	49	
Summerfield Township	190	
Village of Dundee	675	
Village of Maybee	25	
City of Milan*	228	
City of Petersburg	37	
Total	8,683	100.0%

Table 3.6
**Two Family and Multiple Family Residential Structures,
 2000-2022**

Year	Two Family Structures	Multi-Family Structures	Total Units	Dollar Value
2000	12	36	376	\$16,005,415
2001	15	3	120	\$6,353,456
2002	21	4	144	\$9,447,356
2003	16	7	154	\$11,866,379
2004	31	28	255	\$18,026,901
2005	10	17	126	\$10,534,585
2006	4	5	46	\$3,752,794
2007	2	3	54	\$4,206,520
2008	0	0	0	\$0
2009	0	0	0	\$0
2010	0	0	0	\$0
2011	0	1	8	\$327,736
2012	0	0	0	\$0
2013	0	0	0	\$0
2014	0	0	0	\$0
2015	0	4	28	\$3,174,435
2016	4	21	140	\$13,645,675
2017	2	6	208	\$12,040,000
2018	0	2	76	\$6,340,000
2019	0	3	84	\$2,700,000
2020	0	6	110	\$6,600,000
2021	1	4	146	\$7,420,000
2022	2	0	4	\$560,000
TOTAL	120	150	2,079	\$133,001,252

Table 3.5 details only the single family housing permits from 2000-2022 by geographic area. 29.9% of construction took place in the South area of the County, with Bedford Township leading the way with 2,187 permits. The East Central area provided 24.4% of single family permits.

Table 3.6 details the number of two family and multiple family permits since the year 2000. This type of development was more prominent in the early 2000's, but dropped off mid-way into the decade, with two family and multiple family development entirely nonexistent for several years.

In 2016 and 2017, however, two family and multiple family residential development started making a comeback in Monroe County. However, in 2022, two-family

and multiple family development was minimal, with just two (2) new two family structures permitted, and zero (0) new multiple family structures permitted, for a total of four (4) units. The estimated value of these developments, both permitted in the Village of Dundee, was \$560,000.

Section Four

Alterations, Additions & Accessory Buildings

(Residential, Commercial, Industrial, Public/Semi-Public)

This is the 38th year for this section, which reports building improvements for both existing residential and non-residential developments. Each month, local building inspectors provide the County Planning Department with data summarizing all alterations/modernizations, additions, garages, and barn/accessory building permits issued in their jurisdiction. The type of permit, number of permits issued and total dollar value is included in this summary. The information collected is important because it indicates where improvements or additions are occurring and the dollar value being spent within the county. Accounting for this extra cash flow facilitates comparisons with new residential starts and enables more accurate economic predictions.

Appendix B summarizes the information received from each unit of government. Improvements, including paved driveways, solar panels, additions and modernizations to both residential and non-residential developments, garages and barns are accounted for.

Table 4.1 addresses total improvement activity for the years 2000-2022. During this period, 69,675 building permits have been issued for a total improvement value of \$1,696,062,128, with an average of \$73,741,832 and 3,029 permits a year.

During 2022, a total of 3,078 permits were issued for a value of \$71,113,252. This total amount of permits was less than the 3,220 permits recorded in 2021. The total construction value in 2022 was also lower for these permits than in 2021, with the 2021 total construction value being only \$98,800,978.

It should be noted that several communities do not provide estimated construction values for all building improvement types, so actual permit values are likely higher than what is reported in this document.

Table 4.2 on Page 20 divides total improvements permits for 2022 by each individual jurisdiction. During 2022, the City

of Monroe experienced the most improvement activity in the county, issuing 707 permits, with a total value of \$13,088,403. For more specific information on type of building permit issued and community information, see Appendix B.

Table 4.1
**Total Improvement Permits
 Issued By Municipalities, 2000-2022**

<u>Year</u>	<u>Total Permits</u>	<u>Total \$ Value</u>
2000	4,229.....	\$57,518,320
2001	3,925.....	\$445,078,131
2002	3,365.....	\$54,994,369
2003	3,413.....	\$117,985,307
2004	3,376.....	\$44,922,898
2005	2,538.....	\$35,281,773
2006	2,339.....	\$37,331,779
2007	2,304.....	\$38,596,641
2008	2,068.....	\$33,655,324
2009	2,209.....	\$31,935,323
2010	2,421.....	\$45,231,629
2011	2,224.....	\$30,691,577
2012	2,773.....	\$46,954,619
2013	2,459.....	\$47,150,441
2014	2,381.....	\$34,713,197
2015	5,004.....	\$78,921,300
2016	3,710.....	\$59,071,108
2017	3,671.....	\$76,243,032
2018	3,030.....	\$63,263,010
2019	3,117.....	\$92,590,237
2020	2,822.....	\$54,417,883
2021	3,220.....	\$98,800,978
2022	3,078.....	\$71,113,252
TOTALS.....	69,676.....	\$1,696,462,128

Table 4.2
**Total Improvement Permits
 Issued By Municipality, 2022**

Unit of Government	Total Permits Issued	Total Dollar Value
TOWNSHIPS		
Ash	107	\$3,224,852
Bedford	467	\$14,943,542
Berlin Charter	143	\$4,117,602
Dundee	48	\$1,255,461
Erie	112	\$2,215,943
Exeter <i>(see note)</i>	35	\$809,995
Frenchtown Charter	471	\$13,066,315
Ida	35	\$1,057,000
LaSalle <i>(see note)</i>	90	n/a
London <i>(see note)</i>	47	\$448,557
Milan	0	\$0
Monroe Charter	243	\$5,951,948
Raisinville <i>(see note)</i>	125	n/a
Summerfield	20	\$647,484
Whiteford	53	\$3,926,286
Sub-Total: Townships	1,995	\$51,304,985
CITIES		
Luna Pier	31	\$331,685
Milan City*	74	\$1,091,814
Monroe City	707	\$13,088,403
Petersburg	26	\$462,462
Sub-Total: Cities	838	\$14,974,364
VILLAGES		
Carleton	60	\$729,788
Dundee Village	120	\$3,036,659
Estral Beach <i>(see note)</i>	17	n/a
Maybee	0	\$0
South Rockwood	47	\$667,456
Sub-Total: Villages	244	\$4,433,903
County Total	3,078	\$71,113,252

*Monroe County portion

NOTE: LaSalle, and Raisinville Townships and the Village of Estral Beach did not submit values for their permits for 2022. Exeter Township and London Township did not assess a construction value to all of their improvement permits.

Section Five

Commercial, Industrial & Public/Semi-Public Construction Activity

Commercial Construction

Commercial development has been relatively stable over the last 23 years, averaging approximately 21 permits per year. The highest permit year during this 22-year period was 2005 (39) and the lowest was 2009 (8). Since 2000, a total of 482 permits have been issued with a total dollar value of \$426,117,360, an average of \$884,061 per permit and \$18,526,841 per year (Table 5.1).

In 2022, 16 new commercial permits were issued, with a total dollar investment of \$12,927,780. The number of permits in 2022 was the same as in 2021, but the amount of investment was lower.

The region in the County with the largest number of new commercial permits was the East Central Area, with 11 commercial permits. The South and Northwest Areas of

the County had two (2) permits each, and the Northeast Area had one permit (Figure 5.1).

Industrial Construction

Over the past 23 years, 134 industrial permits have been issued for a total investment value of \$342,938,182 (Table 5.1). This averages to a little less than six (6) permits a year with an annual investment value of \$14,910,356. During this period, annual permits have fluctuated between 0 permits and 15 permits, with the 15 permits registered in 2008.

The highest investment value was in 2020, with \$60,880,342 worth of permitted industrial buildings. This high investment amount was due to a solar power plant that was permitted in Erie Township and a new warehouse facility that was permitted in



Table 5.1
**New Commercial & Industrial Units,
 2000-2022**

Year	Commercial		Industrial	
	Units	\$ Value	Units	\$ Value
2000	28	\$25,631,000	2	\$3,337,987
2001	37	\$17,779,073	6	\$3,338,535
2002	28	\$13,336,659	4	\$690,000
2003	22	\$7,911,431	8	\$31,137,520
2004	25	\$30,696,242	2	\$469,000
2005	39	\$38,728,648	12	\$16,603,109
2006	33	\$18,193,174	8	\$3,377,000
2007	24	\$16,030,609	10	\$9,643,000
2008	17	\$17,439,755	15	\$15,061,499
2009	8	\$2,546,500	2	\$670,000
2010	20	\$3,245,590	7	\$36,859,325
2011	17	\$13,479,965	10	\$28,692,246
2012	16	\$4,884,955	12	\$18,475,698
2013	20	\$48,570,967	6	\$13,552,504
2014	11	\$4,844,368	11	\$11,825,336
2015	21	\$20,023,314	8	\$17,168,366
2016	23	\$6,775,700	2	\$310,715
2017	14	\$56,271,850	1	\$650,000
2018	16	\$4,636,686	2	\$1,200,000
2019	19	\$28,260,346	2	\$10,196,000
2020	12	\$11,347,348	3	\$60,880,342
2021	16	\$22,555,400	0	\$0
2022	16	\$12,927,780	1	\$58,800,000
TOTAL	482	\$426,117,360	134	\$342,938,182

Frenchtown Charter Township.

Industrial permits can vary greatly both in number and in investment value on a year-to-year basis. In 2022, there was just one permit issued, but the construction value for this permit was for \$58,800,000. This permit was issued in Monroe Charter Township.

of \$8,500,000. Since 2000, 76 public or semi-public units with a total dollar investment of \$144,641,575 have been recorded. This amounts to an average per unit cost of \$1,903,179, and an average of between three (3) and four (4) permits issued per year.

Public & Semi-Public Construction

New Public and Semi-Public construction from 2000 to 2022 is shown in Table 5.3 on Page 26. This category includes churches, schools, public buildings, hospitals, and care centers.

In 2022, there was just one (1) new public or semi-public permit with a value

Figure 5.1
**Total New Commercial Construction
By Geographic Area, 2022**

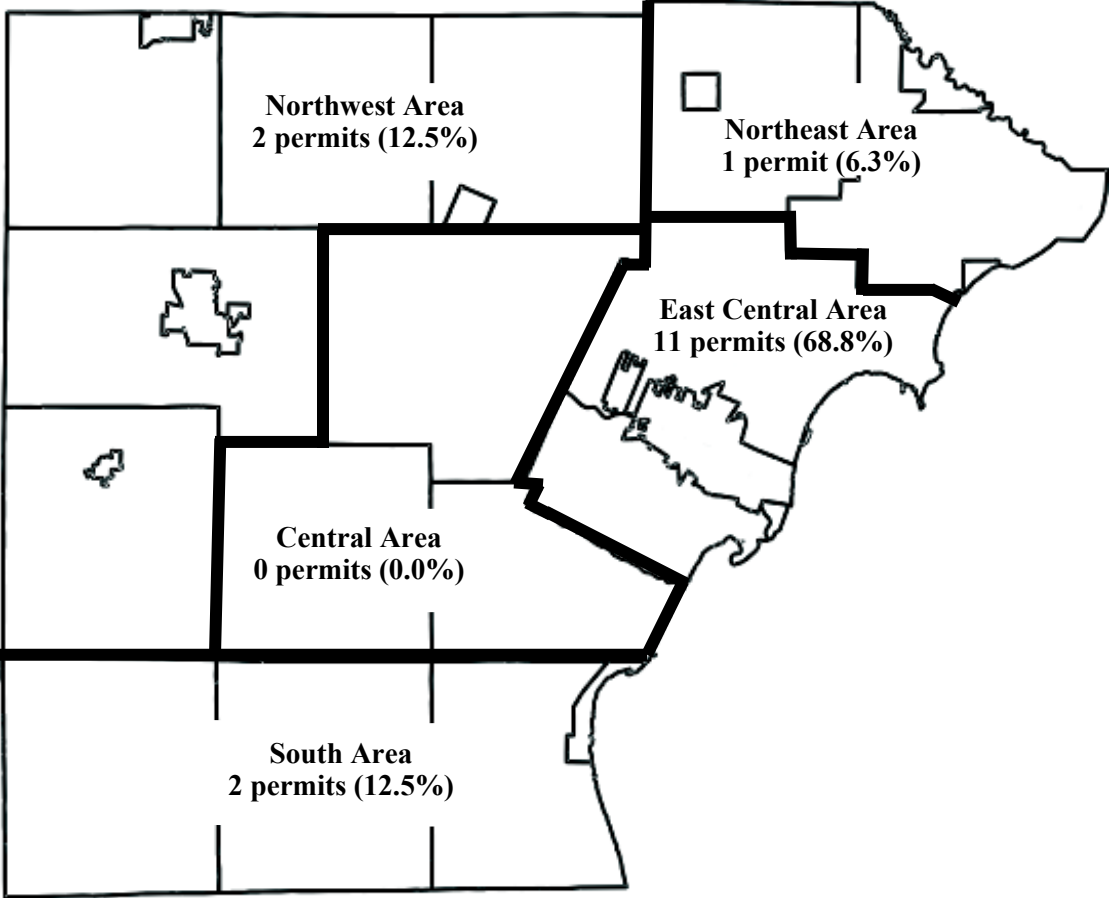


Figure 5.2
**Total New Industrial Construction
By Geographic Area, 2022**

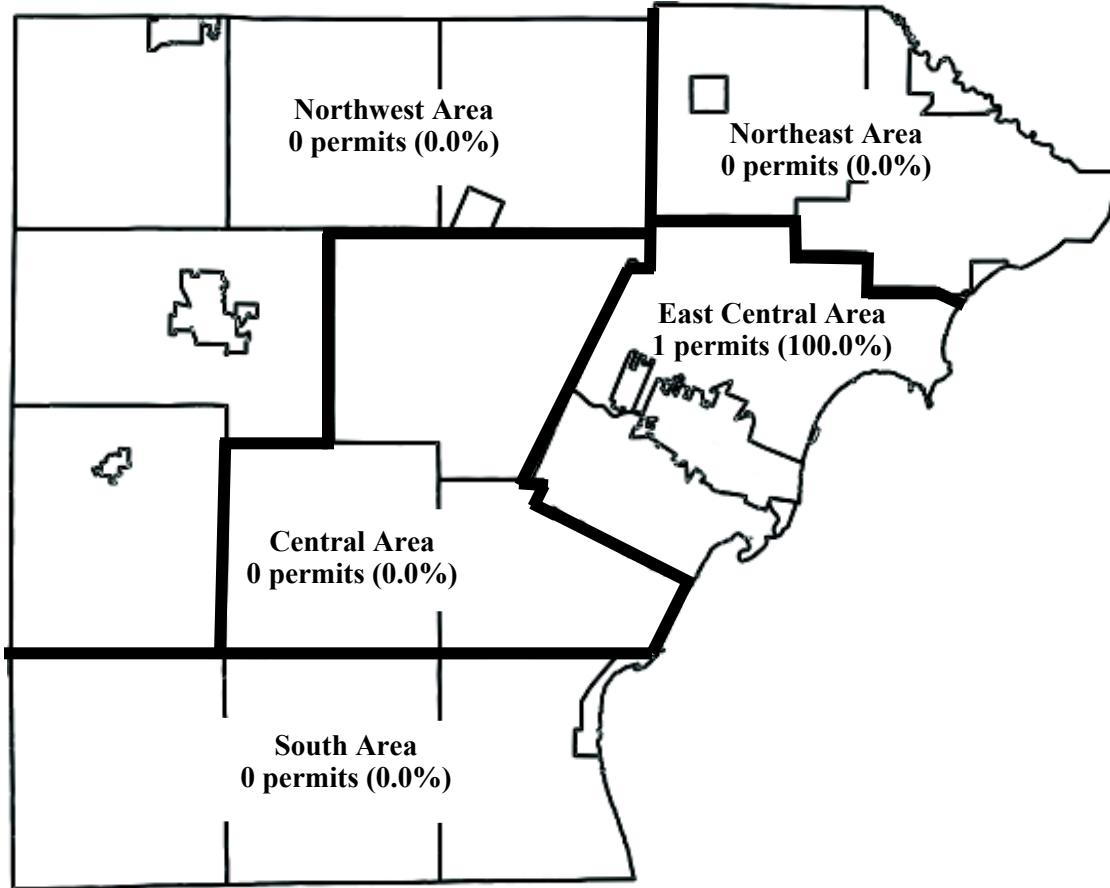


Table 5.2
**Total New Commercial & Industrial Construction
 By Geographic Area, 2022**

<u>Region</u>	<u>Permits Issued</u>	<u>% of total</u>	<u>Dollar Value</u>	<u>% of County Total</u>
COMMERCIAL				
Urbanized Areas				
Northeast Area	1	6.3%	\$150,000	1.2%
South Area	2	12.5%	\$2,340,000	18.1%
East Central Area	11	68.8%	\$9,982,780	77.2%
Non-Urbanized Areas				
Central Area	0	0.0%	\$0	0.0%
Northwest Area	2	12.5%	\$455,000	3.5%
Total	16	100.0%	\$12,927,780	100.0%
INDUSTRIAL				
Urbanized Areas				
Northeast Area	0	0.0%	\$0	0.0%
South Area	0	0.0%	\$0	0.0%
East Central Area	1	100.0%	\$58,800,000	100.0%
Non-Urbanized Areas				
Central Area	0	0.0%	\$0	0.0%
Northwest Area	0	0.0%	\$0	0.0%
Total	1	100.0%	\$58,800,000	100.0%

Table 5.3
**New Public/Semi-Public
 Construction Activity, 2000-2022**

<u>Year</u>	<u>Units</u>	<u>Total Dollar Value</u>
2000	2	\$566,851
2001	8	\$15,498,000
2002	0	\$0
2003	8	\$11,714,437
2004	4	\$1,986,440
2005	9	\$15,167,849
2006	9	\$16,117,144
2007	13	\$40,595,789
2008	2	\$1,380,000
2009	4	\$5,916,900
2010	2	\$2,511,976
2011	2	\$1,203,152
2012	3	\$13,865,000
2013	4	\$2,314,840
2014	0	\$0
2015	0	\$0
2016	2	\$1,350,000
2017	0	\$0
2018	1	\$531,877
2019	1	\$5,175,000
2020	0	\$0
2021	1	\$246,320
2022	1	8,500,000
TOTAL	76	\$144,641,575

Section Six Summary

From 1994 to 2005, permits issued for new single-family detached dwelling units had exceeded 600 units every year. Beginning in 2005, there was a downward trend in single-family permits that recently seemed to be improving.

However, in 2022, there were only 231 building permits issued for the construction of new single-family dwellings, with an estimated average cost per dwelling of \$274,517, and an estimated total investment cost of \$67,906,757. While the average investment cost per dwelling was higher in 2022 than in 2021, the total number of dwellings decreased by 37 dwellings.

Total new living unit permits issued for the year numbered 235 units, as there were two (2) new two-family structure constructed, and zero (0) new multiple-family structures constructed in 2022. Information in these categories does not include new manufactured housing (mobile homes), as permits for this type of living unit are authorized at the state level.

In 2022, the number of new commercial permits was the same as in 2021, with 16 permits issued. However, the value of these permits, \$12,927,280, was lower than in 2021.

Industrial construction is a category, which may post a substantial increase or decrease in any given year. In 2022 there was one (1) new permit for \$58,800,000. In comparison, there were zero (0) new industrial permits in 2021.

In 2022, there was one (1) new public/semi-public construction permit. This is the same number as in 2021.

The total value for all new construction permits in Monroe County in 2022 was \$144,201,128. This was higher than the 2021 total of \$98,128,477. Both residential and commercial construction values were

lower than in 2021, but there were one industrial permit for \$58,800,000 that constituted 40.8% of the total new construction investment in Monroe County for 2022.

In 2022, a total of 3,078 permits were issued for property improvement projects (both residential and non-residential, with a combined dollar value of \$71,113,252. These numbers are lower than the total improvement numbers in 2021.

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* Dollar values for building improvements in Exeter, LaSalle, London, Milan & Raisinville Townships and the Village of Estral Beach are inconsistent from 1985 to 2022 and have not been continuously recorded. In 2022, Exeter, LaSalle, London and Raisinville Townships and the Village of Estral Beach did not submit dollar values for all of their improvements.

Summary of Building Activities, 2022

2022 Municipality	SINGLE FAMILY UNITS			TWO-FAMILY UNITS			MULTI-FAMILY UNITS			PUBLIC / SEMI-PUBLIC UNITS		COMMERCIAL UNITS		INDUSTRIAL UNITS		DEMOLITIONS	
	Units	\$Value	Average Cost	Structures	Units	\$Value	Structures	Units	\$Value	Units	\$Value	Units	\$Value	Units	\$Value	Residential	Other
Ash Township	16	\$ 6,444,744	\$ 402,797	0	0	\$ -	0	0	\$ -	0	\$ -	1	\$ 150,000	0	\$ -	1	1
Bedford Township	51	\$ 15,162,303	\$ 297,300	0	0	\$ -	0	0	\$ -	0	\$ -	1	\$ 2,060,000	0	\$ -	4	1
Berlin Township	3	\$ 982,276	\$ 327,425	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	2	0
Dundee Township	3	\$ 887,263	\$ 295,754	0	0	\$ -	0	0	\$ -	0	\$ -	1	\$ 80,000	0	\$ -	0	0
Erie Township	3	\$ 975,000	\$ 325,000	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	0
Exeter Township	4	\$ 1,426,367	\$ 356,592	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
Frenchtown Township	38	\$ 9,709,354	\$ 255,509	0	0	\$ -	0	0	\$ -	0	\$ -	4	\$ 4,520,000	0	\$ -	6	1
Ida Township	8	\$ 3,400,000	\$ 425,000	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
LaSalle Township	3	\$ 547,098	\$ 182,366	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	5	0
London Township	8	\$ 2,184,000	\$ 273,000	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	0
Milan Township	0	\$ -	\$ -	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
Monroe Township	9	\$ 1,849,594	\$ 205,510	0	0	\$ -	0	0	\$ -	0	\$ -	2	\$ 1,442,160	1	\$ 58,800,000	1	1
Raisinville Township	18	\$ 2,794,826	\$ 155,268	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
Summerfield Township	10	\$ 3,389,270	\$ 338,927	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	0
Whiteford Township	8	\$ 3,849,196	\$ 481,150	0	0	\$ -	0	0	\$ -	0	\$ -	1	\$ 280,000	0	\$ -	1	0
Subtotals: TOWNSHIPS	182	\$ 53,601,291	\$ 294,513	0	0	\$ -	0	0	\$ -	0	\$ -	10	\$ 8,532,160	1	\$ 58,800,000	23	4
Luna Pier City	0	\$ -	\$ -	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	0
Milan City	3	\$ 802,350	\$ 267,450	0	0	\$ -	0	0	\$ -	0	\$ -	1	\$ 375,000	0	\$ -	0	0
Monroe City	0	\$ -	\$ -	0	0	\$ -	0	0	\$ -	0	\$ -	5	\$ 4,020,620	0	\$ -	10	1
Petersburg City	1	\$ 279,707	\$ 279,707	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
Subtotals: CITIES	4	\$ 1,082,057	\$ 270,514	0	0	\$ -	0	0	\$ -	0	\$ -	6	\$ 4,395,620	0	\$ -	11	1
Carleton Village	0	\$ -	\$ -	0	0	\$ -	0	0	\$ -	1	\$ 8,500,000	0	\$ -	0	\$ -	0	0
Dundee Village	42	\$ 8,000,000	\$ 190,476	2	4	\$ 560,000	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
Estral Beach Village	1	\$ 200,000	\$ 200,000	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
Maybee Village	0	\$ -	\$ -	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
South Rockwood Village	2	\$ 530,000	\$ 265,000	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
Subtotals: VILLAGES	45	\$ 8,730,000	\$ 194,000	2	4	\$ 560,000	0	0	\$ -	1	\$ 8,500,000	0	\$ -	0	\$ -	0	0
COUNTY TOTALS	231	\$ 63,413,348	\$ 274,517	2	4	\$ 560,000	0	0	\$ -	1	\$ 8,500,000	16	\$ 12,927,780	1	\$ 58,800,000	34	5

Appendix A

Summary of Building Activities, 2000-2022

2000-2022 Municipality	SINGLE FAMILY UNITS			TWO-FAMILY UNITS			MULTI-FAMILY UNITS			PUBLIC / SEMI-PUBLIC UNITS		COMMERCIAL UNITS		INDUSTRIAL UNITS		DEMOLITIONS	
	Units	\$Value	Average Cost	Structures	Units	\$Value	Structures	Units	\$Value	Units	\$Value	Units	\$Value	Units	\$Value	Residential	Other
Ash Township	352	\$84,109,594	\$238,948	0	0	\$0	0	0	\$0	2	\$1,031,877	32	\$19,268,217	6	\$6,776,836	44	3
Bedford Township	2,187	\$391,456,656	\$178,993	90	180	\$22,353,361	44	682	\$43,793,917	5	\$7,247,840	66	\$49,850,047	5	\$5,910,000	125	46
Berlin Township	863	\$145,715,734	\$168,848	0	0	\$0	0	0	\$0	3	\$1,731,500	18	\$4,482,021	1	\$70,000	71	15
Dundee Township	139	\$27,666,244	\$199,038	0	0	\$0	0	0	\$0	0	\$0	13	\$2,259,120	7	\$1,612,700	23	5
Erie Township	105	\$19,542,280	\$186,117	2	4	\$240,000	0	0	\$0	1	\$58,000	15	\$2,720,726	1	\$35,000,000	23	5
Exeter Township	174	\$27,942,422	\$160,589	0	0	\$0	0	0	\$0	0	\$0	2	\$271,709	0	\$0	9	0
Frenchtown Township	1,031	\$184,292,569	\$178,751	10	20	\$2,356,008	27	170	\$8,462,625	21	\$34,918,464	86	\$150,392,148	14	\$64,566,601	234	33
Ida Township	199	\$38,360,000	\$192,764	0	0	\$0	0	0	\$0	1	\$500,000	5	\$720,000	0	\$0	0	1
LaSalle Township	193	\$32,418,509	\$167,972	0	0	\$0	0	0	\$0	0	\$0	8	\$4,852,150	0	\$0	37	0
London Township	187	\$28,147,426	\$150,521	0	0	\$0	0	0	\$0	1	\$77,000	0	\$0	0	\$0	17	0
Milan Township	49	\$6,878,772	\$140,383	0	0	\$0	0	0	\$0	0	\$0	1	\$250,000	1	\$362,500	2	1
Monroe Township	730	\$128,105,200	\$175,487	1	2	\$200,000	14	93	\$5,084,000	12	\$32,265,204	34	\$16,482,206	1	\$58,800,000	66	26
Raisinville Township	384	\$65,174,182	\$169,724	0	0	\$0	1	8	\$327,736	0	\$0	7	\$3,193,301	0	\$0	16	0
Summerfield Township	190	\$40,659,988	\$214,000	0	0	\$0	0	0	\$0	0	\$0	9	\$1,344,700	1	\$80,000	24	0
Whiteford Township	273	\$61,549,801	\$225,457	0	0	\$0	0	0	\$0	3	\$3,427,571	29	\$6,752,034	20	\$4,490,120	37	4
Subtotals: TOWNSHIPS	7,056	\$1,282,019,377	\$181,692	103	206	\$25,149,369	86	953	\$57,668,278	49	\$81,257,456	325	\$262,838,379	57	\$177,668,757	728	139
Luna Pier City	32	\$4,711,776	\$147,243	2	4	\$532,000	9	70	\$5,569,250	0	\$0	13	\$5,147,023	1	\$59,307	38	4
Milan City	228	\$33,687,052	\$147,750	0	0	\$0	2	14	\$560,000	2	\$11,483,000	3	\$6,660,183	1	\$196,000	0	0
Monroe City	359	\$51,694,299	\$143,995	1	2	\$136,700	24	143	\$6,976,300	18	\$40,641,652	63	\$70,331,731	69	\$129,442,283	222	70
Petersburg City	37	\$5,655,717	\$152,857	1	2	\$330,000	0	0	\$0	2	\$943,569	3	\$916,000	0	\$0	8	7
Subtotals: CITIES	656	\$95,748,844	\$145,959	4	8	\$998,700	35	227	\$13,105,550	22	\$53,068,241	82	\$83,054,937	71	\$129,697,590	268	81
Carleton Village	171	\$25,945,400	\$151,727	0	0	\$0	0	0	\$0	2	\$9,444,000	10	\$1,784,300	0	\$0	11	2
Dundee Village	675	\$96,520,634	\$142,994	9	18	\$2,248,800	22	515	\$25,939,700	2	\$21,878	63	\$77,559,744	6	\$35,571,835	35	2
East Beach Village	22	\$2,873,000	\$130,591	0	0	\$0	0	0	\$0	0	\$0	0	\$0	0	\$0	22	0
Maybee Village	25	\$4,143,000	\$165,720	0	0	\$0	0	0	\$0	0	\$0	3	\$880,000	0	\$0	0	0
South Rockwood Village	78	\$10,342,340	\$132,594	4	8	\$1,040,855	7	144	\$6,850,000	1	\$850,000	0	\$0	0	\$0	14	3
Subtotals: VILLAGES	971	\$138,011,953	\$142,134	13	26	\$3,289,655	29	659	\$32,789,700	5	\$10,315,878	74	\$79,474,044	6	\$35,571,835	78	5
COUNTY TOTALS	8,683	\$1,517,592,595	\$174,777	120	240	\$29,437,724	150	1,839	\$103,563,528	76	\$144,641,575	482	\$426,117,360	134	\$342,938,182	1,074	225

Summary of Building Activities, 1980-2022

1980-2022 Municipality	SINGLE FAMILY UNITS			TWO-FAMILY UNITS			MULTI-FAMILY UNITS			PUBLIC / SEMI-PUBLIC UNITS		COMMERCIAL UNITS			INDUSTRIAL UNITS			DEMOLITIONS	
	Units	\$Value	Average Cost	Structures	Units	\$Value	Structures	Units	\$Value	Units	\$Value	Units	\$Value	Units	\$Value	Residential	Other		
Ash Township	773	\$127,222,012	\$164,582	0	0	\$0	0	0	\$0	7	\$1,388,463	75	\$25,318,070	23	\$15,293,128	73	5		
Bedford Township	4,886	\$667,591,695	\$136,634	151	302	\$31,022,087	79	1,015	\$55,528,189	25	\$14,271,845	150	\$67,616,489	45	\$36,011,870	198	62		
Berlin Township	1,297	\$189,177,433	\$145,858	3	6	\$193,000	2	8	\$67,000	10	\$2,542,932	38	\$6,904,241	7	\$918,899	107	19		
Dundee Township	349	\$47,684,415	\$136,632	0	0	\$0	0	0	\$0	1	\$120,000	30	\$7,690,135	20	\$15,018,787	26	5		
Erie Township	289	\$35,297,296	\$122,136	7	14	\$821,000	1	4	\$150,000	4	\$441,550	27	\$8,428,496	3	\$36,928,000	59	8		
Exeter Township	397	\$44,257,247	\$111,479	0	0	\$0	0	0	\$0	0	\$0	4	\$345,709	0	\$0	12	1		
Frenchtown Township	2,078	\$286,207,829	\$137,732	22	44	\$4,930,008	64	530	\$15,241,077	42	\$49,258,818	201	\$210,962,037	41	\$114,387,955	532	67		
Ida Township	522	\$65,967,513	\$126,375	0	0	\$0	0	0	\$0	3	\$549,150	14	\$1,862,000	0	\$0	1	1		
LaSalle Township	539	\$16,756,362	\$31,088	0	0	\$0	0	0	\$0	5	\$683,975	13	\$5,525,150	1	\$460,000	53	0		
London Township	404	\$43,990,928	\$108,888	0	0	\$0	0	0	\$0	2	\$97,000	2	\$57,000	0	\$0	23	0		
Milan Township	1,25	\$13,608,665	\$108,869	0	0	\$0	0	0	\$0	0	\$0	5	\$599,000	2	\$374,500	14	1		
Monroe Township	1,394	\$220,745,794	\$158,354	17	34	\$3,437,992	33	184	\$13,807,550	27	\$39,095,130	140	\$58,462,751	18	\$61,153,426	158	48		
Raisinsville Township	687	\$52,674,029	\$76,673	0	0	\$0	1	8	\$327,736	2	\$2,035,640	10	\$3,651,301	1	\$78,120	18	0		
Summerfield Township	426	\$65,222,840	\$153,105	0	0	\$0	0	0	\$0	1	\$3,500	18	\$2,319,065	2	\$230,000	34	1		
Whiteford Township	546	\$83,833,161	\$153,541	0	0	\$0	0	0	\$0	6	\$3,603,571	57	\$9,659,234	41	\$9,977,770	49	7		
Subtotals: TOWNSHIPS	14,712	\$1,960,237,219	\$133,241	200	400	\$40,404,087	180	1,749	\$85,121,552	135	\$114,091,574	784	\$409,400,678	204	\$290,832,455	1,357	225		
Luna Pier City	100	\$10,121,583	\$101,216	3	6	\$642,000	7	55	\$4,248,500	2	\$300,000	22	\$6,437,023	1	\$59,307	59	6		
Milan City	330	\$43,614,702	\$132,166	15	30	\$1,166,300	9	121	\$3,289,998	9	\$21,494,010	4	\$6,669,183	16	\$22,394,331	3	1		
Monroe City	943	\$100,648,062	\$106,732	21	42	\$2,631,300	44	261	\$9,950,136	54	\$76,951,915	143	\$93,426,848	145	\$196,739,556	419	143		
Petersburg City	67	\$8,379,156	\$125,062	5	10	\$735,008	3	24	\$549,270	4	\$1,197,589	10	\$1,668,500	0	\$0	13	10		
Subtotals: CITIES	1,440	\$162,763,503	\$113,030	44	88	\$5,174,608	63	461	\$18,037,904	69	\$99,943,514	179	\$108,201,554	162	\$219,193,194	494	160		
Carleton Village	214	\$28,890,497	\$135,002	0	0	\$0	3	71	\$2,414,224	3	\$9,929,435	25	\$4,135,769	7	\$192,517	12	2		
Dundee Village	746	\$101,393,033	\$135,916	12	24	\$2,435,800	27	668	\$30,189,700	8	\$1,294,491	82	\$83,745,404	31	\$43,123,015	40	8		
East Beach Village	67	\$5,774,854	\$86,192	0	0	\$0	0	0	\$0	0	\$0	0	\$0	0	\$0	31	1		
Maybee Village	33	\$4,791,500	\$145,197	10	20	\$745,000	0	0	\$0	1	\$19,500	3	\$210,000	1	\$37,000	2	1		
South Rockwood Village	141	\$15,845,365	\$112,378	4	8	\$1,040,855	7	144	\$6,850,000	3	\$1,511,000	5	\$293,500	1	\$111,000	24	5		
Subtotals: VILLAGES	1,201	\$156,695,249	\$130,471	26	52	\$4,221,655	37	883	\$39,453,924	15	\$12,754,426	114	\$88,384,673	40	\$43,463,532	105	15		
COUNTY TOTALS	17,353	\$2,222,905,758	\$128,099	270	540	\$49,800,350	280	3,093	\$142,613,380	219	\$226,789,514	1,077	\$605,986,905	406	\$553,489,181	1,956	400		

Appendix A

Summary of Building Activities, 1960-2022

1960-2022 Municipality	SINGLE FAMILY UNITS			TWO-FAMILY UNITS			MULTI-FAMILY UNITS			PUBLIC / SEMI-PUBLIC UNITS		COMMERCIAL UNITS		INDUSTRIAL UNITS		DEMOLITIONS	
	Units	\$Value	Average Cost	Structures	Units	\$Value	Structures	Units	\$Value	Units	\$Value	Units	\$Value	Units	\$Value	Residential	Other
Ash Township	1,317	\$142,344,050	\$108,082	1	2	\$22,368	1	4	\$32,000	8	\$1,674,463	94	\$27,246,989	33	\$27,054,128	81	5
Bedford Township	7,877	\$732,945,191	\$93,049	157	314	\$31,246,543	99	1,233	\$59,101,503	28	\$14,784,870	194	\$72,418,482	61	\$40,791,624	231	65
Berlin Township	1,809	\$202,248,027	\$111,801	4	8	\$253,000	8	152	\$2,067,000	12	\$2,666,932	61	\$7,670,863	12	\$1,138,799	135	19
Dundee Township	684	\$57,605,772	\$84,219	0	0	\$0	0	0	\$0	1	\$120,000	38	\$8,035,439	24	\$15,326,863	34	5
Erie Township	693	\$46,123,252	\$66,556	12	24	\$986,827	1	4	\$150,000	4	\$441,550	45	\$8,860,202	8	\$37,196,295	95	9
Exeter Township	694	\$50,532,209	\$72,813	0	0	\$0	0	0	\$0	0	\$0	9	\$370,713	0	\$0	21	1
Frenchtown Township	3,009	\$310,876,518	\$103,316	24	48	\$4,993,008	73	1,267	\$27,239,115	48	\$50,680,032	283	\$230,666,352	88	\$174,477,495	887	71
Ilda Township	1,147	\$83,778,192	\$73,041	0	0	\$0	0	0	\$0	3	\$549,150	22	\$1,956,004	1	\$20,000	11	2
LaSalle Township	1,103	\$75,388,747	\$68,349	3	6	\$84,000	0	0	\$0	6	\$717,975	19	\$5,592,834	5	\$772,751	55	0
London Township	834	\$52,584,089	\$63,050	0	0	\$0	0	0	\$0	3	\$152,000	10	\$125,004	0	\$0	35	0
Milan Township	327	\$18,319,657	\$56,023	0	0	\$0	0	0	\$0	1	\$66,000	17	\$1,079,704	3	\$399,500	31	3
Monroe Township	2,027	\$238,074,677	\$117,452	25	50	\$3,693,181	141	1,089	\$25,540,993	39	\$41,756,299	216	\$77,670,451	24	\$61,629,267	239	47
Raisinville Township	1,305	\$104,305,095	\$79,927	1	2	\$32,000	1	8	\$327,736	2	\$2,035,640	16	\$3,737,465	2	\$84,571	28	0
Summerfield Township	877	\$74,918,582	\$85,426	0	0	\$0	0	0	\$0	1	\$3,500	27	\$2,893,069	2	\$230,000	45	1
Whiteford Township	1,029	\$95,361,591	\$92,674	2	4	\$47,000	2	82	\$587,000	7	\$3,743,571	80	\$9,899,989	53	\$12,729,974	51	7
Subtotals: TOWNSHIPS	24,732	\$ 2,247,626,989	\$90,879	229	458	\$41,357,927	326	3,839	\$115,045,347	163	\$119,391,982	1,127	\$456,256,540	316	\$371,851,267	1,965	234
Luna Pier City	115	\$10,522,583	\$91,501	3	6	\$642,000	17	172	\$7,716,250	2	\$300,000	23	\$6,744,023	11	\$3,172,707	150	6
Milan City	383	\$44,930,002	\$117,311	16	32	\$1,185,300	30	263	\$6,078,998	11	\$21,756,010	12	\$6,809,883	34	\$37,284,099	15	4
Monroe City	1,837	\$123,742,103	\$67,361	34	68	\$2,095,734	144	1,297	\$28,335,242	59	\$89,136,496	209	\$106,196,468	202	\$265,764,701	765	162
Petersburg City	113	\$9,248,996	\$81,850	5	10	\$735,008	4	27	\$571,270	5	\$1,309,089	12	\$1,313,500	0	\$0	14	12
Subtotals: CITIES	2,448	\$188,443,684	\$76,979	58	116	\$4,668,042	195	1,759	\$42,701,760	77	\$112,501,595	256	\$121,063,874	247	\$306,221,507	944	184
Carleton Village	322	\$31,272,626	\$97,120	2	4	\$31,500	6	91	\$2,613,514	5	\$10,254,435	36	\$4,876,474	8	\$222,517	19	3
Dundee Village	817	\$103,198,234	\$126,314	13	26	\$1,119,000	24	726	\$27,265,100	7	\$1,287,613	83	\$68,845,474	33	\$43,214,715	47	8
Estrel Beach Village	83	\$5,928,281	\$71,425	0	0	\$0	2	6	\$48,000	0	\$0	0	\$0	0	\$0	29	2
Maybee Village	44	\$5,013,501	\$113,943	10	20	\$745,000	0	0	\$0	1	\$19,500	8	\$319,000	2	\$43,400	3	2
South Rockwood Village	235	\$18,082,920	\$76,949	4	8	\$1,040,855	7	144	\$6,850,000	3	\$1,511,000	8	\$593,616	5	\$288,500	42	5
Subtotals: VILLAGES	1,501	\$163,495,562	\$108,924	29	58	\$2,936,355	39	967	\$36,776,614	16	\$13,072,548	134	\$74,634,564	48	\$43,769,132	136	18
COUNTY TOTALS	28,681	\$2,580,554,682	\$89,974	316	632	\$48,952,324	560	6,565	\$194,523,721	256	\$244,966,125	1,521	\$653,921,978	613	\$722,511,906	3,068	437

Summary of Building & Property Improvements, 2022

2022 County Summary	ALTERATIONS / MODERNIZATION		ADDITIONS		GARAGES		BARNs / ACCESSORY BUILDINGS, ETC.		SUMMARY OF ACTIVITY (Totals)	
	# of Permits	\$ Value	# of Permits	\$ Value	# of Permits	\$ Value	# of Permits	\$ Value	# of Permits	\$ Value
Municipality										
Ash Township	77	\$1,594,206	1	\$400,000	4	\$158,730	25	\$1,071,916	107	\$3,224,852
Bedford Township	382	\$8,503,420	24	\$4,417,674	18	\$458,888	43	\$1,563,560	467	\$14,943,542
Berlin Township	127	\$2,943,186	3	\$503,708	1	\$25,000	12	\$645,708	143	\$4,117,602
Dundee Township	36	\$783,711	2	\$100,000	1	\$18,000	9	\$353,750	48	\$1,255,461
Erie Township	85	\$1,509,123	3	\$100,740	2	\$24,950	22	\$581,130	112	\$2,215,943
Exeter Township	20	\$76,995	1	\$150,000	0	\$0	14	\$583,000	35	\$809,995
Frenchtown Township	436	\$12,164,190	7	\$297,000	19	\$379,850	9	\$225,275	471	\$13,066,315
Ida Township	17	\$427,000	4	\$165,000	13	\$440,000	1	\$25,000	35	\$1,057,000
LaSalle Township	74	\$0	6	\$0	10	\$0	0	\$0	90	\$0
London Township	40	\$380,557	2	\$0	0	\$0	5	\$108,000	47	\$488,557
Milan Township	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Monroe Township	231	\$5,426,098	9	\$422,250	3	\$103,600	0	\$0	243	\$5,951,948
Raisinville Township	102	\$0	4	\$0	19	\$0	0	\$0	125	\$0
Summerfield Township	12	\$233,484	2	\$100,000	1	\$20,000	5	\$294,000	20	\$647,484
Whiteford Township	34	\$3,057,053	6	\$424,000	1	\$23,000	12	\$422,233	53	\$3,926,286
Township Totals	1,673	\$37,099,023	73	\$6,680,372	92	\$1,652,018	157	\$5,873,572	1,996	\$51,704,985
Luna Pier City	25	\$310,529	0	\$0	0	\$0	6	\$21,156	31	\$331,685
Milan City	73	\$1,031,814	0	\$0	0	\$0	1	\$60,000	74	\$1,091,814
Monroe City	700	\$12,669,816	4	\$280,754	3	\$137,833	0	\$0	707	\$13,088,403
Petersburg City	19	\$264,362	2	\$46,500	2	\$72,000	3	\$79,600	26	\$462,462
City Totals	817	\$14,276,521	6	\$327,254	5	\$209,833	10	\$160,756	838	\$14,974,364
Carleton Village	55	\$694,088	0	\$0	2	\$18,200	3	\$17,500	60	\$729,788
Dundee Village	113	\$2,817,025	5	\$93,965	1	\$25,669	1	\$100,000	120	\$3,036,659
Estral Beach Village	17	\$0	0	\$0	0	\$0	0	\$0	17	\$0
Maybee Village	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
S. Rockwood Village	43	\$556,931	1	\$20,000	1	\$25,000	2	\$65,525	47	\$667,456
Village Totals	228	\$4,068,044	6	\$113,965	4	\$68,869	6	\$183,025	244	\$4,433,903
TOTALS	2,718	\$55,443,588	85	\$7,121,591	101	\$1,930,720	173	\$6,217,353	3,078	\$71,113,252

Summary of Building & Property Improvements, 1985-2022

1985-2022	ALTERATIONS / MODERNIZATION		ADDITIONS		GARAGES		BARNs / ACCESSORY BUILDINGS, ETC.		SUMMARY OF ACTIVITY (Totals)	
	# of Permits	\$ Value	# of Permits	\$ Value	# of Permits	\$ Value	# of Permits	\$ Value	# of Permits	\$ Value
Municipality										
Ash Township	2,105	\$21,675,207	368	\$12,739,491	336	\$4,160,997	821	\$16,440,305	3,630	\$55,016,000
Bedford Township	6,233	\$99,234,444	1,745	\$86,908,711	1,563	\$20,564,469	2,025	\$25,576,862	11,566	\$232,284,486
Berlin Township	4,103	\$40,848,195	311	\$8,609,717	298	\$3,082,522	915	\$13,287,525	5,627	\$65,827,959
Dundee Township	1,144	\$16,315,218	303	\$11,435,123	388	\$4,499,210	308	\$4,859,057	2,143	\$37,108,608
Erie Township	2,880	\$21,971,957	440	\$10,767,777	333	\$3,943,434	617	\$7,836,023	4,270	\$44,519,191
Exeter Township	757	\$4,842,410	155	\$3,468,626	194	\$2,503,814	436	\$6,360,237	1,542	\$17,175,087
Frenchtown Township	18,013	\$214,015,362	1,150	\$56,998,751	1,410	\$15,626,755	728	\$9,565,790	21,301	\$296,206,658
Ilda Township	462	\$12,603,554	203	\$6,306,172	340	\$6,183,431	389	\$5,714,992	1,394	\$30,808,149
LaSalle Township*	2,347	\$7,052,286	403	\$5,231,074	502	\$2,042,107	385	\$3,915,420	3,637	\$18,240,887
London Township*	1,122	\$6,460,589	224	\$4,520,622	255	\$3,934,220	449	\$7,584,660	2,050	\$22,500,091
Milan Township*	458	\$2,192,847	75	\$1,533,041	96	\$1,188,850	154	\$2,792,253	783	\$7,706,991
Monroe Township	9,528	\$123,716,067	831	\$82,697,923	567	\$6,469,308	1,195	\$4,261,865	12,121	\$217,145,163
Rainville Township*	2,852	\$6,949,888	253	\$2,948,567	462	\$1,498,292	497	\$2,802,299	4,064	\$14,199,046
Summerfield Township	706	\$8,596,202	290	\$8,711,144	149	\$1,775,091	663	\$10,130,614	1,808	\$29,213,051
Whiteford Township	516	\$13,244,403	362	\$18,798,689	304	\$3,352,087	609	\$13,120,712	1,791	\$48,515,891
Township Totals	53,226	\$599,718,629	7,112	\$321,275,428	7,197	\$80,824,587	10,191	\$134,248,614	77,727	\$1,136,467,258
Luna Pier City	1,788	\$13,869,919	124	\$3,109,915	129	\$1,898,803	290	\$1,040,753	2,331	\$19,919,390
Milan City	1,980	\$23,008,360	85	\$3,461,397	66	\$636,356	36	\$221,221	2,167	\$27,327,334
Monroe City	18,504	\$700,366,557	661	\$39,775,016	602	\$7,291,401	744	\$14,635,665	20,511	\$762,068,639
Petersburg City	1,122	\$7,819,064	68	\$1,325,592	79	\$803,777	86	\$786,642	1,355	\$10,735,075
City Totals	23,394	\$745,063,900	938	\$47,671,920	876	\$10,630,337	1,156	\$16,684,281	26,364	\$820,050,438
Carleton Village	1,051	\$10,778,830	62	\$2,948,006	133	\$1,080,895	80	\$702,995	1,326	\$15,510,726
Dundee Village	2,333	\$31,920,951	301	\$18,367,471	145	\$1,510,915	246	\$2,586,091	3,025	\$54,385,428
Estrel Beach Village*	433	\$4,263,746	34	\$1,546,942	44	\$366,312	42	\$74,600	553	\$6,251,600
Maybee Village	49	\$335,000	11	\$129,975	15	\$96,300	19	\$146,300	94	\$707,575
S. Rockwood Village	1,570	\$8,934,007	124	\$3,157,296	84	\$805,986	94	\$1,097,231	1,872	\$13,994,520
Village Totals	5,436	\$56,232,534	532	\$26,149,690	421	\$3,860,408	481	\$4,607,217	6,870	\$90,849,849
TOTALS	82,056	\$1,401,015,063	8,582	\$395,097,038	8,494	\$95,315,332	11,828	\$155,540,112	110,961	\$2,047,367,545

