

Real estate values rising in county

Although the housing industry remains in a slump, and construction and sales of commercial, office and industrial properties lag, Oakland County real estate values are rising.

Values climbed 13 percent since 1980 and 35 percent since 1978, according to the Oakland County Planning Division's published 1981 report.

Commercial and industrial real estate increased 7 percent and 12 percent respectively since 1980, the planners found.

TROY LED the county in non-residential developments. In 1981, some 255 permits were issued for non-residential construction. Industrial permits accounted for nearly 35 percent of the total. Commercial swept 35 percent and office 30 percent.

Troy also was in first place in industrial building permits. But its 19 permits issued were still a large drop from the 33 issued in 1980.

Novi topped the commercial permits list with 32, taking the lead from Troy, which issued 20 in 1980.

Southfield issued 12 office building permits in 1981. In 1980, Farmington Hills topped the list with

15 but fell to second with 10.

Over all, non-residential construction in the county was down 20 percent in 1981 and 50 percent from 1979. Industrial permits fell 30 percent in 1981 and 60 percent since 1979. Commercial building permits issued in 1981 declined nearly 15 percent from 1980 and 37 percent since 1979, the report indicated.

RESIDENTIAL building overall was low during 1981. Only 1,887 permits were issued throughout the county last year — a 55-percent decline from 1980's 4,183 permits and a 72-percent drop since 1978, when 10,279 permits were issued.

Approximately two-thirds of residential building permits issued in the county were from eight communities: Southfield (205), Avon Township (159), Birmingham (144), West Bloomfield (159), Novi (149), Bloomfield Township (126), Farmington Hills (109) and Troy (85).

From a broader perspective, Oakland County continues to be the largest provider of new single-family housing in the immediate six-county area,

attracting more than 40 percent of the regional total.

AVERAGE SELLING price of all residential dwellings, both new and used in Oakland County, was \$72,888. That figure is based on a total of 9,038 units sold in 1981.

Bloomfield Township, West Bloomfield and Southfield have established some of the highest average selling prices in the county, the planners reported.

Oakland's future developments appear to be around Novi and in Troy and more northern areas along I-75. While the number of platted subdivisions is down drastically, these areas appear to have the largest numbers of plots available, ready for development.

In 1981 only 44 plats were recorded, down 56 percent from the previous year's 101 plats and down 65 percent from the 124 plats recorded in 1978. As a result, 4,476 fewer lots were created from platted subdivisions than in 1979.

Auto Club predicts heavy July 4 tourism

Fourth of July activity is expected to push state tourism above last summer's \$1.4 billion spending level, Automobile Club of Michigan personnel estimate.

"Projected traffic counts, requests for travel information and advanced campground and lodging reservations indicate heavy tourism activity during the 78-hour July 4 weekend," said James Drury, Auto Club's travel operations manager.

The Michigan Department of Transportation expects motorists to travel 725 million miles in Michigan during the holiday, which is equal to last

year's total. A record \$70 million miles were traveled during the 102-hour, 1972 July 4 period.

OFFICIALS of the state's four major tourist associations believe that interest generated by the "Say Yes to Michigan" campaign and through regional advertising should help propel the state to a 5 percent tourism spending increase over last summer, Drury said.

The number of inquiries received by the Upper Peninsula and East Michigan tourist associations are up 100 percent over last year. Southeast Michigan tourism officials have doubled their

volume of publications to keep pace with requests.

The West Michigan Tourist Association annually receives about 100,000 requests for its summer tourism guide, but through mid-June the office already had distributed 60,000 guides.

SIXTY-FIVE of the 72 state park campgrounds may fill during July 4 weekend.

Of 54 lower peninsula state campgrounds, only Houghton and East Rogers City in the northeast lower peninsula, is expecting vacancies throughout the holiday, Drury reported.

In addition, most private campgrounds are expected to fill in southern Michigan over the holiday period. Reservations are advised there and at sites

near popular resort communities in northern lower Michigan.

Holiday no-lead gasoline prices average about 2 cents lower than last year. Supplies will be plentiful throughout the holiday. An average 91 percent of the stations will operate daylight hours during the holiday.



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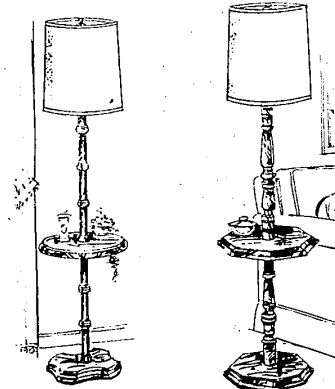
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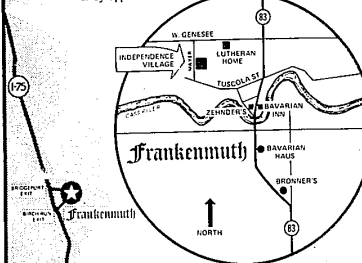
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Independence Village, Inc., is a subsidiary of Lutheran Homes of Michigan, Inc., a non-profit corporation.

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