

# Less likely to move

Michigan homeowners tend to load up the moving vans a little less frequently than the national average.

The turnover rate for owners of single-family and condominium homes in Michigan last year was 13.7 years, compared with 11.5 years for the nation, according to a study by Chicago Title and Trust Co.

The turnover rate is calculated by dividing the total number of owned housing units by the number of home sales in a given calendar year. Nationally, there were 92.3 million owned housing units and 5.14 million sales last year. In Michigan there were 2.74 million owned units and 199,100 sales.

John Pfister, vice president and manager of market research for the national title insurer, said the actual turnover frequency depends a lot upon timing and where the homeowner lives. It can be affected by a number of factors, such as regional economic strengths or weaknesses, population growth or the lack of it, the public's perception of interest rate trends and the composition of population by age group.

THE STUDY showed Maine residents to be the most restless with a turnover rate of 7.9 years. California ranked second with 8 years, followed by Delaware, 8.4; Vermont, 8.5; Virginia, 8.8; the District of Columbia, 8.9; and North Carolina, 9.1.

Louisiana residents stick around the longest — 26.3 years, followed by Wyoming, 20.8; Utah, 19.2; Mississippi and Idaho, 18.5; and Montana, 18.2.

Over the years, the national turnover rate has ebbed and flowed with the business cycle. In modern times, the frequency rose to fever pitch in 1978, when inflation was soaring and housing nationally was turning over at an 8.9-year clip. Four years later the national pace had slowed dramatically to 19.2 years.

In recent years, the turnover rate has stabilized near current levels, Pfister said.

## WABEEK LAKE FRONTAGE

- 3 Treed Lots
- Area of Premium Custom Homes
- Picturesque Walk-Out Sites to Lake
- Bloomfield Hills Schools & Mailing
- LC Terms Avail/Negotiable

**BORDERER REALTY**  
**(313) 647-6030**  
 Ask for Sharon or Bev



**MAGNIFICENT EXECUTIVE CASS LAKE FRONT HOMES**  
 (Model shown \$879,000)  
 • 5500-7000 sq. ft. models with  
 • 3 & 4 car garages  
 • Cedar & Stone Exteriors  
 • Custom kitchens and baths  
 • Wrap around multi-level decks  
 • Central air, vacuum, alarm and music systems

Additional building sites available in Oakland County

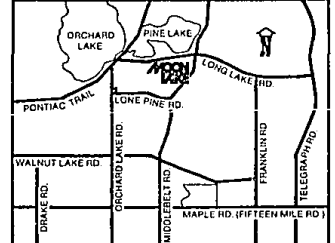
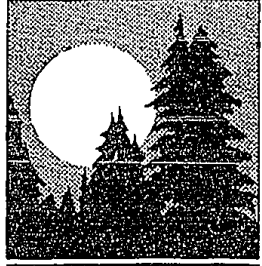
**CONTEMP HOMES**  
 Call 681-4049  
 for appointment with the builder

☉ Twice a week is better ☉ Twice a week is better ☉ Twice a week is better ☉ Twice a week

# GRAND OPENING

## NEW MODEL

2 Bedroom, 2 Bath, First Floor Den, Full Basement, Attached Garage, Fireplace and more. Private Lake, 3 Hole Pitch and Putt Course, Clubhouse, Tennis Courts and Swimming Pool. Located in The Bloomfield Hills School District. Includes New Carpet, Cabinets, G.E. Appliances and "MULTI GUARD HOME PROTECTION PLAN."



# MOON LAKE

MODEL OPEN: 1-6 P.M. DAILY AND SUNDAY  
 MOON LAKE IS ON LONG LAKE ROAD  
 WEST BLOOMFIELD TOWNSHIP  
 MODEL PHONE: 626-4888

FROM **\$99,990**

"As Is" \$89,900  
 BROKERS WELCOME

**MICHIGAN CONDOMINIUM CORPORATION**  
**296-7602**

What do you think you have to spend for lakeside living, a secluded island park and relaxing scenic views. . . *think again.*

From Just **\$93,990**

**CASH BACK INCENTIVES!** — Reflect Units —

*Carriage Park at Lakeside*

Luxury Condominiums In Sterling Heights

Elegant townhomes adjacent to Lakeside Lake and nestled in a park-like setting. Spacious floor plans with private front entrances. Two minutes to Lakeside Mall. Some immediate occupancies. The lifestyle you've dreamed of, at a price you can afford today!

Models Open Daily 12:30 p.m. - 6:00 p.m.  
 Phone 247-0390

Sales by Barton-Richards Realty, 655-4036  
 Brokers Welcome

**FREE PATIO SET**




**BC GROUP**

*Listen to the Experts*



"I think FUNK & COMPANY BUILDERS are second to none . . . they take the time and trouble to do the job right."

Jerry Marcaccini . . . 38 years (Tile & Marble)  
 GARDEN CITY TILE & MARBLE (Garden City)

"No one takes shortcuts, either in labor or quality of materials. FUNK & COMPANY BUILDERS demand our best workmanship."

Leon Piekarski . . . 35 years (Rough & Finish Carpentry)  
 CARPENTRY BY WOODCRAFT, INC. (Livonia)

"FUNK & COMPANY BUILDERS pay attention to quality . . . and people get what they're paying for."

Dennis Layer . . . 25 years (Drywall & Plaster)  
 LAYER CONSTRUCTION COMPANY (Redford)

"We do our best everyday to live our slogan . . . we build every home as if it were our own."

Neil Wurmlinger, Construction Manager  
 FUNK & COMPANY BUILDERS, INC.

"We are different . . . we build elegant custom homes, that are condominiums. With personal attention to every detail, our customers get just what they want. . . QUALITY AND VALUE, like no when else!"

Jim and Marilyn Funk, Builders  
 FUNK & COMPANY BUILDERS, INC.

**COME SEE FOR YOURSELF . . .**

**THE LEGENDS**  
 of Potawatomi Creek  
 By its very nature . . . exceptional!

30 Elegant Condominium Homes  
 (14 Mile & Halstead Roads, Farmington Hills)  
 Call . . . **661-8324**

**Coming Soon**

and, introducing . . . **THE CROSSINGS Condominiums**  
 (Drake Road, between 13 & 14 Mile Roads, Farmington Hills)

*Freedom Valley Subdivision*

**Best Value in Macomb Township!**

FALL FESTIVAL OF VALUES  
**BONUS PACKAGES!**


\$6,800     \$5,600

Special New Home Offer  
 Expires October 31, 1989

Outstanding, contemporary and traditional colonial architectural designs.  
 from \$134,990 - \$141,990

★ New Ranch Plan Available ★

- 3 & 4 bedrooms
- 2 1/2 baths
- Brick four sides
- Fireplace
- Full basement
- First floor laundry
- Dishwasher
- 2 car attached garage
- Insulated glass wood windows & screens . . . and more!



Models Open Daily 12:30 p.m. - 6:00 p.m. ■ Closed Thursday ■ Model Phone 566-0959  
 Also, visit BCC models in Canton Twp. (455-1854 & 459-3970), & Rochester Hills (852-2405)

**BC GROUP**  
 A CENTURY OF EXPERIENCE • FIRST IN QUALITY

SALES BY **BC GROUP**  
 Brokers Welcome

