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Real Estate And Building Activity Is Seen In And About Birmingham

By Helen V. Walker

It is this to be a big year for Birmingham in the real estate field. Judging from the large number of men deriving their livelihood from this source who have taken business in the village, there is some optimism among those who are in constant touch with real estate and should know. This spring sees a building program in all directions around the village that was not apparent a year ago.

On the south of the Birmingham a new village has sprung up almost overnight and is rapidly being added to. To the east, Birmingham Villages, one entire new subdivision has been developed within the last year and is showing signs of some building activity in addition to the steady growth that continues in the Birmingham Estates, lying to the north of Maple avenue and adjoining the village.

Bloomfield Hills continues to grow but in a steadier and slower manner than the less expensive property in the village. Likewise the Morningside section in the Smith-Poppleton section that has been developed in the extreme north east corner of the village. Adjoining this is the new development, Birmingham Forest Hills Estates. The plan for this was accepted a week ago. The plan covers about 75 acres and it is estimated that since the opening of the subdivision, almost \$200,000 worth of the

property has already changed hands. Such sales as this forecast a boom, perhaps, for the entire district.

In Bloomfield Hills there have been perhaps a dozen new homes completed within the last year, which is decidedly an activity in a section of this type, where the majority of the homes are the large country home type, occupying estates running into acreage. Along the Quanton Road, the property close to the Chesterfield Road is being surveyed and will be platted in small country estates. Father along Quanton Road the Bloomfield Village section that was a 1924 development is having an extensive building program. New homes are being started with almost surprising swiftness and it is anticipated that by autumn this section will appear as a residence section of extensive homes. Quanton Lake section continues the starting growth that began almost two years ago. The new road along the west shore of the lake has proved popular and will be built up to quite an extent this summer, it is indicated.

Likewise the Morningside section is growing rapidly and several new homes in this section are completed for occupancy early in the summer.

And not only are the outlying districts of the village active, but over the entire village the pound of hammers on week days is heard so that even the peonistic will be aware of a far advanced village by the close of the season in the autumn.

Village Shows Big Building Increase In Past Three Years

Figures compiled by the village office from statistics collected during the past three years show that the growth in real estate and building in Birmingham over this period has been gradual, but on a large scale. Building permits in 1923 numbered 271,975 as compared to 278,325 in 1924. The growth for 1924, with the building permits having reached 287,200 on December 31, indicates that the figures will continue to show an increase. The number of permits for 1924 went into new homes; 223,550 into remodeled homes, and 21,000 into store buildings. The remainder of the amount represents all other buildings such as school construction, garages and miscellaneous constructions.

Since January first to the present time the building permits have amounted to \$229,000. This total indicates that this year will surpass any previous year in the building business here, and set a new record for Birmingham.

1925 Shows Era Of Big Jump In Realty Sales

The quantitative index of activity in the real estate market, recently established by the National Association of Real Estate Boards, shows a decline for the month of February from the peak reached in January, when the official records of 41 typical cities from which the index is computed indicated an activity greater than had been shown for any month in the nine past years except the months of January and February of last year.

The activity of the real estate market nationally, however, as shown by the index, is eight points over that shown in March of last year.

The index figure for March is 168. This means that the actual number of real estate transfers and conveyances in the cities reporting was 16 per cent higher during March 1925 than the average number of such transfers and conveyances reported in the same cities during February in the period 1916-1923, the period taken as the base of the Association's reckonings.

While the index a downward slant in the first time since November of last year, the total number of transfers and conveyances reported for all except two cities showed an increase over the totals reported for the preceding month. The average total for March, however, over the period of eight years used as the base of reckoning, noticeably exceeds the average total for February, and the difference in this factor has overcome the increase in actual number of transfers reported and brought the index for the month under the February index. The index for individual cities shows a non-uniform market. The cases showing lowered activity were sporadic rather than sectional or in populating groups. The drop, therefore, may mean two things, it may indicate a somewhat lowered market activity, the key to which is a return toward stabilization, and it may indicate that the real estate market, like the building industry, is tending to smooth out and spread its peak of seasonal activity.

The records of building activity, it is pointed out, indicate that the seasonal peaks are declining but the total volume over the year is holding out. The new index of real estate activity is bearing out the probability that the real estate market is closely correlated with the degree of building activity.

Land Value Raises To 8471 Per Cent Profit

A fraction more than 8471 per cent profit on the original investment. Land value now has 85 times the value it had 22 years ago. That is the newest story of advance in real estate value due to city growth. It has come to the National Association of Real Estate Boards. This time it's from the records of a recent real estate transaction in Tulsa, Oklahoma. The transaction was the sale of a 75x140 foot lot. In 1903 the lot was bought by R. S. Corlett for 1700. Corlett sold the lot for 149,000. The property during the last few years is said to have yielded a yearly income nearly three and a half times its purchase price.

B'HAM REALTORS WILL MEET HERE WEDNESDAY

Members of the Birmingham real estate board will meet on Wednesday next week for the May monthly luncheon at Taft Hall. No program has been arranged for this meeting to date. At the present time the local board is interesting the members in the legislative measures being urged forward by the state Real Estate Board.

Church and Sunday School

First Church of Christ, Scientist Services at Church Building, Woodport avenue, south of the D. U. R. Waiting Room. Sunday 10:30 a.m. Sunday School, for children up to 5 years old, 10:30; from 5 to 20 years old, 11:45. Wednesday evenings, 8 o'clock. Free reading. Quanton Lake section Sunday and holidays from 11:30 a.m. to 4:30 p.m. Wednesday evening 7:00 to 7:15; Thursday evening 7:00 to 9:00. All are invited.

First Baptist Church

Corner of Bates and Willetts sts. Pastor Thomas J. Edwards. Morning worship at 10 o'clock. The Pastor will speak on "The Law of the Tithes." The regular Communion Service. The financial budget for home expense and Missions will be presented and new pledges taken and old ones renewed. The Bible school follows at 11:15 o'clock. Excellent classes for all. The pastor teaches the class for young men. In the evening at 7:30 o'clock, the pastor will speak on "The Crime of Killing Protestantism." This is the first meeting of the series for the Sunday evening in May. The others will be as follows and in the order named: "Protestantism and the Bible," "Protestantism and Christ," "Protestantism and the Church," "Protestantism and the State." You will all be warmly welcomed. Good music by the choir and the congregation.

Methodist Church 9:45 a.m. Sunday school. Try and be on time. 11:00 Morning worship. Theme: "The Veteran Minister." 12 o'clock, class meeting. 6:30 p.m., Epworth League. Mission Study. Fourth chapter, 7:30 Evening service. Theme: "The Pioneer Ministers." By Mr. Fred Cowan, of Royal Oak, and Rev. C. M. Thompson, D.D. Monday evening the meeting of the official board will promptly begin at 8 o'clock. Every member should be on hand.

Tuesday evening the Woman's Foreign Missionary Society will be addressed by Mrs. Mary Holdorf, of South Woodard avenue. May 10. Come and bring one with you. Sunday, May 10, will be Parents' Day. "Honor Thy Father and Thy Mother."

Birmingham Gospel Tabernacle Odd Fellows Hall on Pierce Street. Sunday morning at 10:30. Communion service. "The Divine Satisfaction." Sunday school at 11:45. Junior Young Peoples' Meeting at 7:30. Epworth League. Mission Study. Fourth chapter, 7:30 Evening service. Theme: "The Pioneer Ministers." By Mr. Fred Cowan, of Royal Oak, and Rev. C. M. Thompson, D.D. Monday evening the meeting of the official board will promptly begin at 8 o'clock. Every member should be on hand.

Wednesday evening is our mid-week service of prayer and praise. South Woodard avenue. May 10. Come and bring one with you. Sunday, May 10, will be Parents' Day. "Honor Thy Father and Thy Mother."

St. James' Episcopal Church Third Sunday for Easter—Holy Communion with sermon at 11 a.m. Junior school, 9:30. Primary school 11.

Redeemer Lutheran Church Our last service in the Johnston-Shaw Hall will be conducted next Sunday morning at 10:30. Sunday school at 9:30. God willing, our House of Worship will be dedicated on this occasion with outside speakers at 11 a.m. The afternoon service will be at 3:30. Rev. G. Schueler, of Chicago, will speak. In the evening at 7:30, a Detroit quartet will address the congregation. Every member- Present Services. Lift up your soul and voice. Friends, the Sunday school Teachers' Training Class meets on Monday evening—8:00.

Southfield United Presbyterian Church. Rev. W. T. Armstrong, Minister. Preaching services, 11 a.m. Rev. P. T. Kyle, of the Erling, K. P. church, Had Ave, Mich., will preach. Sabbath school, 12 o'clock. Mr. Charles Parks, Spgt. Young Peoples' meeting and Bible Study, 8 p.m., at the home of Mr. J. E. McClelland. Mr. McClelland will lead.

The total value of the car shipped from the Lake Superior region last year was \$122,207,000.



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