

Michigan Leads Neighbor States In 1926 Building Construction

Building construction volume in the middle west continues at a high rate based on the reports of building in the principal cities of Illinois, Indiana, Iowa, Michigan, and Wisconsin, according to statistics made public last night by E. W. Straus & Co.

Of these states Michigan was the only one to show an increase for the first six months of 1926 as against the same period a year ago. The total building volume for the Michigan cities reporting was \$119,710,971 as against \$110,084,713 in the first six months last year.

Illinois Shows Decrease. The volume in Illinois cities reporting showed a decrease of 8 per cent in this six months comparison with a total of \$216,997,077 so far this year as against \$235,607,936 for the same months last year.

The largest decrease by states was shown by Iowa, whose cities reporting showed a volume of \$9,752,155 for the first six months this year as against \$12,534,741 last year, or a decrease of 30 per cent.

Thirteen Indiana cities showed practically the same volume this year as last, with a decrease of only 5 per cent. The total for these Indiana cities in the first six months of this year was \$35,399,575 compared with \$37,209,942 last year.

The decrease in Wisconsin cities reporting was also 5 per cent. The total of these cities for the first six months this year was \$34,876,566 compared with \$36,571,440.

Evansville Reports Gain. Evansville, with \$645,320 in the first six months, was 28 per cent ahead of its record last year. Aurora for the first six months this year had a total volume of \$2,095,925, or 20 per cent more than last year. Chicago with a total volume of \$179,427,000 showed a 9 per cent loss from the volume in the first six months of 1925 which totaled \$197,415,250.

In June, 1926, however, Aurora showed a loss of 39 per cent as against June of last year, Maywood a loss of 18 per cent and Oak Park a loss of 40 per cent.

Gary continued to pile up record-breaking volume with a gain of 46 per cent for the first six months of 1926 as against the same period last year. Its June, 1926, volume was \$2,014,618, or 205 per cent ahead of \$346,220, the volume in June last year.

Des Moines Rate Drops. Des Moines for the first six months compared with last year showed a loss of 29 per cent. Its six months volume this year was \$2,853,133. Des Moines June 1926 volume was \$2,111,025, or 59 per cent less than its June 1925 volume of \$5,137,760.

In the record of states tributary to Chicago, Michigan took the principal honors. Battle Creek made a gain of 302 per cent in the first six months of this year with a volume



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Much Building Is Shown In Country During First Six Months Of 1926

A diminishing shortage of buildings with an increasing number of cities reporting over-building, stabilized residential rents in all except the largest and smallest cities, and fluctuation in the rentals of business property, with widely scattered centers of real estate activity, characterize the present real estate market as it is analyzed in the semi-annual survey just completed by the National Association of Real Estate Boards from data supplied by real estate boards in 181 cities.

On the whole, a considerable degree of activity is reflected in these reports, although it is not so spectacular as in the year 1925 and as it was in certain sections of the country in the years 1924 and 1925. The situation as indicated by data collected independently by the National Association of Real Estate Boards from the offices of county recorders, members of the American Title association, and real estate transferors and conveyances recorded from month to month. The index for May was 163 and has continued high throughout the year. The average number of transfers and the average number of transfers and conveyances recorded in the cities stated during the month was 63 per cent greater than the average number recorded during the same month in the period 1918-1923, which is the period whose record is taken as the norm of the associations' calculations.

Preliminary reports indicate a high index for June. The index for the various months of 1926 are as follows: January, 194; February, 185; March, 177; April, 173; May, 163. For the corresponding months last year the index was: January, 171; February, 173; March, 165; April, 176; May, 168.

Forty-two per cent of all boards reporting indicate that the market is less active than it was at this time last year. Twenty-eight per cent reported the same degree of activity and 30 per cent indicate a greater degree of activity. Half of the cities reporting from the southeastern section, which includes the states of Georgia, Florida, Alabama, and Mississippi indicate a falling off of the market. More than half of the cities in the Pacific coast states and all cities in Canada, report a more active market.

Market More Active. A more active market is also indicated by reports from 40 per cent of district boards, by 88 per cent of cities under 25,000 and by 25 per cent of the cities between 200,000 and 500,000. Sixty-seven per cent of the cities over 500,000 indicate that the market has fallen off since last year.

There is little change in the reports regarding residential rents. (Continued on Page 13)

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of \$2,047,821 as against \$509,025 for the first six months last year. Battle Creek's June volume was 125 per cent ahead of last year. Bay City in the six months period was 308 per cent ahead of last year and Jackson was 245 per cent ahead of last year.

Grand Rapids had a loss of 11 per cent in building volume for the six months period. Its gain in June was 41 per cent ahead of June last year. Flint also had a very substantial gain in the six months period with \$4,028,403 this year as compared with \$2,868,180 last year. Losses were sustained in Kalamazoo, Lansing and Houghton. Other Michigan cities which showed gains were Saginaw, Highland Park and Detroit. Detroit had a six months volume of \$96,204,087, a 7 per cent gain over last year.

Walter Connelly of the "Connelly Building Co., local contractors, announces that work will soon start on a fine, new two story home of English design for John B. Humphrey of Detroit, to be erected on Vinewood avenue. This is to be a stucco structure, the front of which will be of brick and stucco combination. The roof will be steep, thus giving the building the low appearance that is characteristic of the modern homes as a living room, dining room, kitchen, bath, sleeping room, and an enclosed porch constitute the plan for the first floor. The second floor will have sleeping rooms and two baths.

CONNELLY TO START NEW VINEWOOD AVENUE HOME

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MORTGAGE FORECLOSURE

SALE—Default having been made in the sale and conditions of a certain mortgage given by the Backler Building Company, a Michigan corporation, with its principal office in Oakland County, Michigan, Leinbach-Humphrey Company, a Michigan corporation, with its principal office in the City of Detroit, County of Wayne, State of Michigan, under the date of April 1st, 1925, and recorded in the office of the Register of Deeds of Oakland County, Michigan, on the 4th day of June, 1925, in Liber 214 of Mortgages on page 218-6, providing that should default be made in payment of any principal, or interest, or taxes, or insurance, or any part thereof, when the same are payable, and should the same, or any part thereof, remain unpaid for the period of thirty days, then the aforesaid principal sum with all arrears of interest, taxes and insurance premiums, shall, at the option of the said mortgagee, become payable immediately thereafter, although the period limited for the payment thereof shall not have expired. Whereas by the date and due and unpaid on said mortgage, at the date of this notice, there is due and owing the sum of Eight thousand, one hundred twenty-seven and 27/100 dollars, and no proceedings at law or in equity have been instituted to enforce the said mortgage, notice is given that by virtue of the power of sale in the above mortgage contained and of the Statute of the State of Michigan in such case made and provided, the undersigned will sell at public auction to the highest bidder for cash on the 7th day of Oct. A. D. 1926, at 2 o'clock in the afternoon, Eastern Standard Time, at the main entrance of the Court House, for Oakland County, in the City of Pontiac, County of Oakland, State of Michigan, before the place where the Circuit Court for the said mortgage, or to such other place as may be ascertained by the undersigned, as aforesaid on said mortgage, together with all legal costs allowed by law and professional fee, and also the sum of five dollars, taxes and insurance and for other items, the proceeds, described as the lands, premises, tenements and hereditaments, together with all property situated in the Township of Troy, County of Oakland, State of Michigan, 331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464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