

Real Estate Assessed Value & Space Availability

Because of the importance of Southfield as a business real estate market, an analysis of real estate market trends is important as the City plans for its future. The first series of tables comes from assessed valuation supplied to use by SEMCOG.

As a note, the total number of properties in the assessed value tables does not match the total number of properties in the tables of square footage by year because the information comes from two separate datasets.

Southfield Commercial Real Estate Assessed Valuation 2006

Commercial Real Estate Assessed Value: 2006			
Property Type	Assessed Value		
	Land	Buildings	Total
Improved	\$ 520,654,470	\$ 1,094,554,170	\$ 1,615,208,640
Vacant	\$ 18,163,550	\$ 652,840	\$ 18,816,390
Total	\$ 538,818,020	\$ 1,095,207,010	\$ 1,634,025,030

Industrial Real Estate Assessed Value: 2006			
Improved	\$ 18,723,010	\$ 50,443,460	\$ 69,166,470
Vacant	\$ 1,321,610	\$ 17,540	\$ 1,339,150
Total	\$ 20,044,620	\$ 50,461,000	\$ 70,505,620

Southfield Commercial and Industrial Real Estate, Square Footage by Property Type

Commercial & Industrial Real Estate, Square Footage by Property Type		
Year Built	Square Feet	
	Total	Percent
Office	21,736,194	53.3%
Industrial	4,252,761	10.4%
Flex	1,522,302	3.7%
Retail	430,601	1.1%
Shopping Centers	4,095,971	10.0%
Not Available	8,720,759	21.4%
	40,758,588	100%

Southfield Office Real Estate by Year Built

Commercial & Industrial Real Estate, Square Footage by Year Built: Office Space		
Year Built	Square Feet	
	Total	Percent
2000 & After	900,168	4.1%
1990-99	688,460	3.2%
1980-89	8,378,881	38.5%
1970-79	6,606,056	30.4%
Before 1970	3,361,600	15.5%
Not Available	1,801,029	8.3%
	21,736,194	100%

Southfield Industrial Space by Year Built

Commercial & Industrial Real Estate, Square Footage by Year Built: Industrial Space		
Year Built	Square Feet	
	Total	Percent
2000 & After	97,856	2.3%
1990-99	230,307	5.4%
1980-89	755,854	17.8%
1970-79	373,771	8.8%
Before 1970	2,421,528	56.9%
Not Available	373,445	8.8%
	4,252,761	100%

Southfield Flex Space by Year Built

Commercial & Industrial Real Estate, Square Footage by Year Built: Flex Space		
Year Built	Square Feet	
	Total	Percent
2000 & After	206,187	13.5%
1990-99	64,260	4.2%
1980-89	583,013	38.3%
1970-79	217,904	14.3%
Before 1970	166,016	10.9%
Not Available	284,922	18.7%
	1,522,302	100%

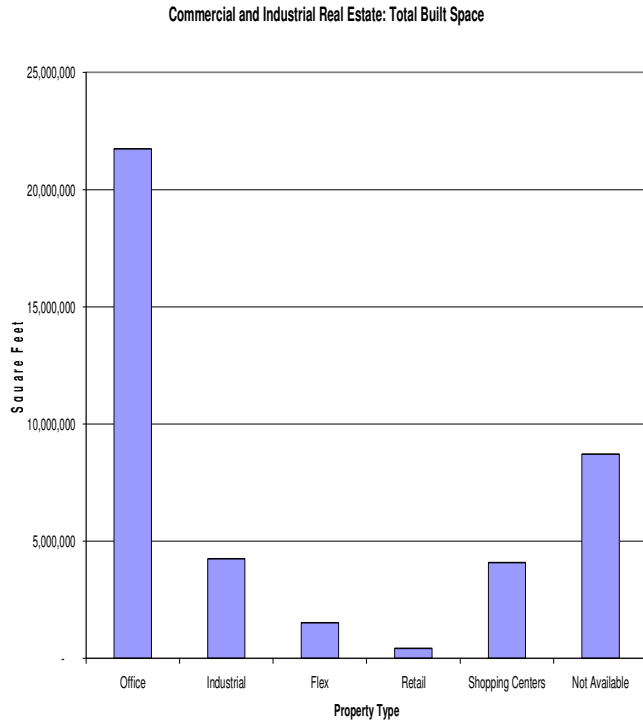
Southfield Retail Space by Year Built

Commercial & Industrial Real Estate, Square Footage by Year Built: Retail Space		
Year Built	Square Feet	
	Total	Percent
2000 & After	16,951	3.9%
1990-99	13,746	3.2%
1980-89	18,751	4.4%
1970-79	61,119	14.2%
Before 1970	190,038	44.1%
Not Available	129,996	30.2%
	430,601	100%

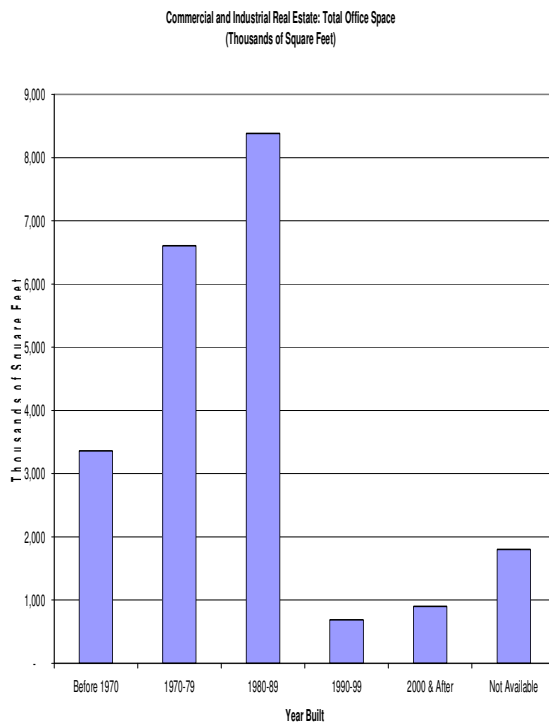
Southfield Shopping Centers by Year Built

Commercial & Industrial Real Estate, Square Footage by Year Built: Shopping Centers		
Year Built	Square Feet	
	Total	Percent
2000 & After	95,660	2.3%
1990-99	414,539	10.1%
1980-89	118,798	2.9%
1970-79	389,389	9.5%
Before 1970	2,842,175	69.4%
Not Available	235,410	5.7%
	4,095,971	100%

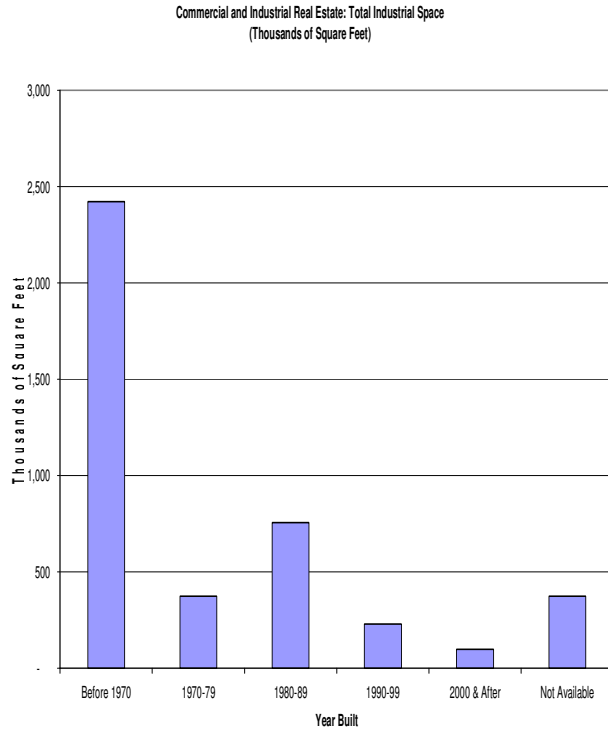
Southfield Built Space by Type



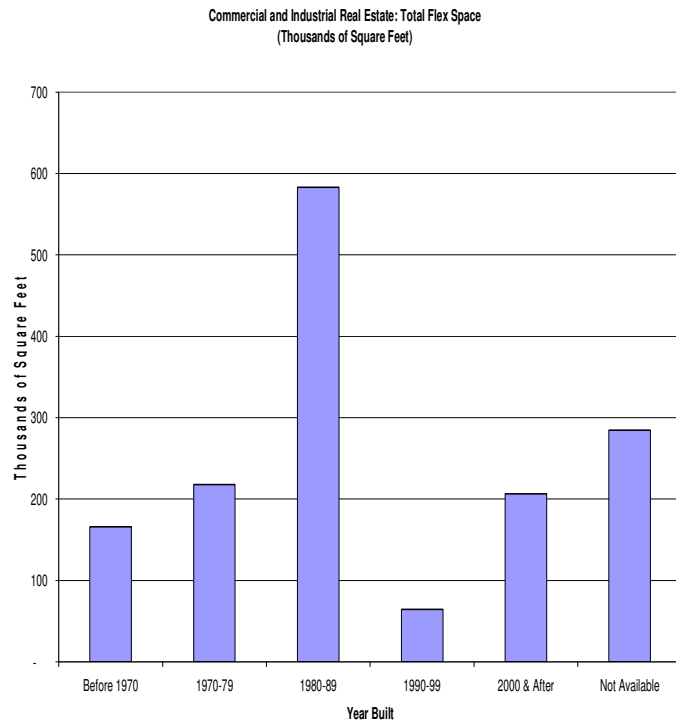
Southfield Total Built Space by Year Built



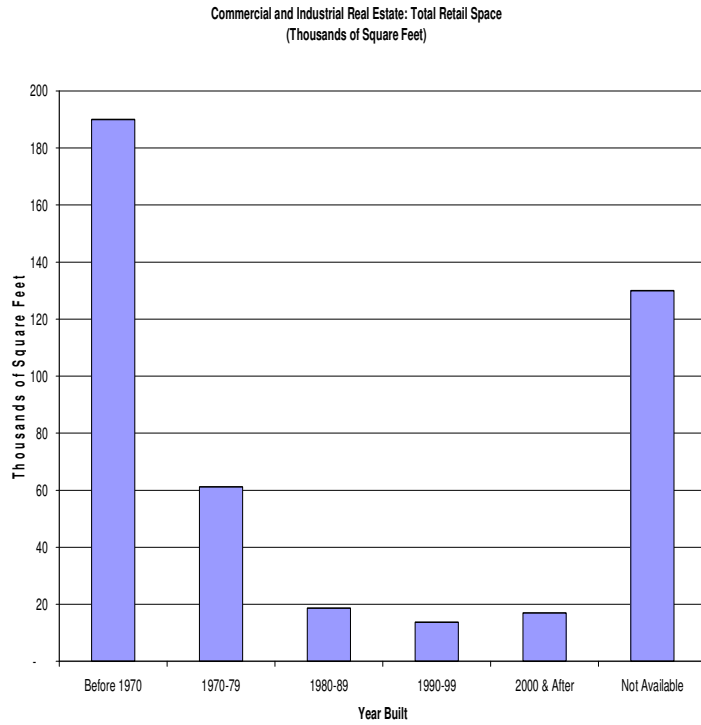
Southfield Industrial Space by Year Built



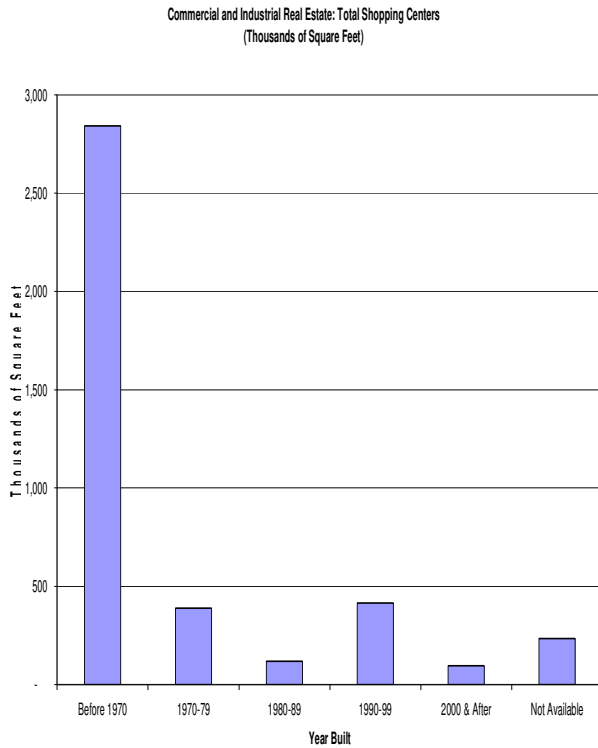
Southfield Flex Space by Year Built



Southfield Retail Space by Year Built



Southfield Shopping Center Space by Year Built



Real Estate Market Trends

The analysis in this section looks at real estate market trends. It draws upon data provided to use by Hines Company. The first three tables come from Grubb & Ellis. The rest of the data tables are from the Co-Star database.

Office Space. In terms of total office space, the cities of Southfield and Troy each have far more amount of total built office space as compared to the other communities; however, all of the communities currently have vacancy rates of approximately 20%.

While the City of Southfield absorbed over 117,000 square feet of office space in the first three quarters of 2006, the city's office market is not performing as well as the number suggests.

Throughout the region, businesses are reducing and/or consolidating their use of office space. One example of this is the downsizing of operations by Collins & Aikman in which they relocated from the City of Troy to occupy 130,000 square feet of space in Southfield. Excluding this one move, the amount of vacant office space in the City of Southfield increased. The increased vacant space is due primarily to businesses reducing or consolidating their operations and not due to new construction.

Office Space Availability Comparisons, Southfield versus Neighbors, Source: Grubb and Ellis

Office Real Estate, Space Available: Third Quarter 2006			
Community	Total SF	Vacant	
		SF	Percent
City of Southfield	16,729,405	3,593,435	21.5%
City of Farmington Hills	5,865,082	1,133,260	19.3%
City of Livonia	2,809,747	594,306	21.2%
City of Novi	1,571,736	374,490	23.8%
City of Troy	13,147,907	2,806,205	21.3%

Office Space Absorption: Southfield and Neighboring Communities, Source: Grubb and Ellis

Office Real Estate, Absorption & Construction: Third Quarter 2006		
Community	Net Absorption YTD 2006	Under Construction
City of Southfield	117,436	-
City of Farmington Hills	6,169	-
City of Livonia	11,367	86,500
City of Novi	69,897	93,000
City of Troy	(92,469)	-

Office Space Rents: Southfield and Neighboring Communities, Source: Grubb and Ellis

Office Real Estate, Rents: Third Quarter 2006			
Community	Asking Rent		
	Class A		Class B
City of Southfield	\$	26.69	\$ 22.82
City of Farmington Hills	\$	23.65	\$ 22.09
City of Livonia	\$	26.57	\$ 23.00
City of Novi	\$	25.23	\$ 24.24
City of Troy	\$	27.45	\$ 21.78

Selected Top Office Leases, Southfield and Neighboring Communities, Source: Co-Star Database, 2006

	Building (*=Renewal)	Submarket	SF	Tenant Name
1	Travelers Tower II	Southfield N of 10 Mile	162,865	Collins & Aikman
2	The Corporate Crossings at Fair	Dearborn	161,944	WPP
3	Bloomfield Parkway*	Bloomfield	158,000	Pulte Homes, Inc.
4	Stoneridge I	Bloomfield	80,000	Butzel Long, P.C.
5	Troy Place	Troy South	65,615	Sears Holdings
6	500 Town Center Drive	Dearborn	65,000	WPP
7	One Kennedy Square	CBD	53,597	Ernst & Young
8	Galleria Officentre (400)*	Southfield N of 10 Mile	51,714	Attorney's Title
9	Fairlane Plaza South	Dearborn	44,181	Ford Motor Land Development
10	Oakland Office Commons II*	Troy South	42,500	JP Morgan Chase
11	West Bloomfield Professional Center	Bloomfield West	37,651	Henry Ford Health System
12	Unit 7	Washtenaw W of 23	36,000	Audatex
13	Tri-Atria Office Bldg*	Farmington/Farm Hills	33,959	Merrill Lynch & Co., Inc.
14	Victor Park West*	Southern I-275 Corridor	21,250	STMicroelectronics
15	Town Center	Southfield N of 10 Mile	20,486	Semperian
16	Knitting Mill*	Rochester	20,000	Saber Building Services, Inc.
17	North Building	Macomb East	20,000	Plante & Moran
18	Liberty Center (100)	Troy South	19,342	Molina Healthcare
19	Civic Plaza Building*	Southfield N of 10 Mile	19,221	The Alzheimer's Association
20	Troy Tower	Troy North	19,117	Aerotek
21	Stroh River Place*	Detroit E of Woodward	18,933	Abbott Nicholson, P.C.
22	Century Building	Farmington/Farm Hills	17,477	CSM Worldwide, Inc.
23	Bingham Office Center	Southfield N of 10 Mile	16,278	Dana Corporation
24	Fairways Office Center	Farmington/Farm Hills	16,184	Wireless Toyz
25	Tower 600*	CBD	15,996	Canadian Consulate General
26	Great Expressions Center*	Bloomfield	15,923	Strobl Cunningham & Sharp, P.C.
27	Bingham Office Center	Southfield N of 10 Mile	15,599	United Physicians
28	Victor Park West*	Southern I-275 Corridor	15,592	Maritz Travel Company
29	Courtyard Bldg	Washtenaw W of 23	14,700	Molly Maid, Inc.
30	Oakland Towne Square Phase II	Southfield N of 10 Mile	14,139	National Union Fire
31	Advance Office Bldg*	Southfield S of 10 Mile	14,106	Zamler, Mellen & Shiffman, P.C.
32	Crossmark Bldg	Southern I-275 Corridor	13,700	Honeywell International, Inc.
33	Columbia Center II*	Troy South	13,638	Equity Management, Inc.
34	LSG Building	Pontiac	13,000	LSG Insurance
35	Tri-Atria Office Bldg	Farmington/Farm Hills	12,472	Elmos N.S., Inc.
36	Bloomfield Centre South*	Bloomfield	12,231	Loomis, Sayles & Company, L.P.
37	Westridge Office Center	Farmington/Farm Hills	12,100	Amerigon, Inc.
38	Ford Field	CBD	11,600	FEI
39	3850 Hamlin Rd	Auburn Hills	11,537	BorgWarner
40	Galleria Officentre (200)	Southfield N of 10 Mile	11,411	Internet Operations Center, Inc.

Total Office Space

Total Office Market, Southfield and Other Sub-Markets

Office Real Estate, Total Market Statistics: Third Quarter 2006			Vacancy	
Market	# of Bldgs	Total SF (RBA)	Total SF	Percent
Southfield	418	23,885,541	4,172,366	17.5%
Southfield N of 10 Mile	283	17,940,762	3,423,657	19.1%
Southfield S of 10 Mile	135	5,944,779	748,709	12.6%
Bloomfield	538	16,352,691	2,578,859	15.8%
Birmingham Area	167	3,955,509	476,800	12.1%
Bloomfield	55	2,366,891	299,435	12.7%
Bloomfield West	52	1,246,798	150,568	12.1%
Farmington/Farm Hills	264	8,783,493	1,652,056	18.8%
Detroit/The Pointes	490	35,769,260	6,765,079	18.9%
Downriver	151	2,016,436	321,571	15.9%
Livingston/W Oakland	308	5,595,717	1,144,176	20.4%
Central I-96 Corridor	178	4,268,045	900,727	21.1%
Howell/Brighton Area	130	1,327,672	243,449	18.3%
Macomb	734	9,873,859	1,329,159	13.5%
North Oakland	412	14,336,912	1,832,699	12.8%
Auburn Hills	37	7,703,958	491,382	6.4%
Lakes Area	136	1,318,926	174,844	13.3%
Pontiac	134	3,685,410	847,185	23.0%
Rochester	105	1,628,618	319,288	19.6%
Royal Oak	306	3,440,869	500,299	14.5%
Troy	295	17,845,171	4,075,285	22.8%
Troy North	81	5,164,606	752,775	14.6%
Troy South	214	12,680,565	3,322,510	26.2%
Washtenaw	413	10,311,095	1,663,480	16.1%
West Wayne	723	18,369,456	2,210,889	12.0%
Southern I-275 Corridor	483	9,182,527	1,229,126	13.4%

Office Market Dynamics, Southfield and Other Sub-Markets

Office Real Estate, Total Market Statistics: Third Quarter 2006			
Market	Year-to-Date		Under Construction
	Net Absorption	Deliveries	
Southfield	48,614	-	15,200
Southfield N of 10 Mile	77,779	-	15,200
Southfield S of 10 Mile	(29,165)	-	-
Bloomfield	(47,086)	53,651	112,680
Birmingham Area	(47,249)	-	112,680
Bloomfield	(12,409)	-	-
Bloomfield West	16,362	37,651	-
Farmington/Farm Hills	(3,790)	16,000	-
Detroit/The Pointes	86,583	355,000	-
Downriver	41,153	20,000	-
Livingston/W Oakland	184,300	411,728	176,103
Central I-96 Corridor	135,090	408,473	176,103
Howell/Brighton Area	49,210	3,255	-
Macomb	1,247	18,073	26,163
North Oakland	(69,381)	-	-
Auburn Hills	(213,553)	-	-
Lakes Area	24,985	-	-
Pontiac	113,926	-	-
Rochester	5,261	-	-
Royal Oak	127,885	45,440	28,424
Troy	70,743	-	-
Troy North	(125,095)	-	-
Troy South	195,838	-	-
Washtenaw	219,534	354,501	215,360
West Wayne	(125,424)	139,276	52,680
Southern I-275 Corridor	44,429	38,676	52,680

Quoted Rates Data for Office Space, Southfield and Other Sub-Markets

Office Real Estate, Total Market Statistics: Third Quarter 2006	
Market	Quoted Rates
Southfield	\$ 20.02
Southfield N of 10 Mile	\$ 20.99
Southfield S of 10 Mile	\$ 15.59
Bloomfield	\$ 23.32
Birmingham Area	\$ 27.53
Bloomfield	\$ 25.81
Bloomfield West	\$ 22.14
Farmington/Farm Hills	\$ 21.69
Detroit/The Pointes	\$ 19.19
Downriver	\$ 18.89
Livingston/W Oakland	\$ 22.58
Central I-96 Corridor	\$ 23.24
Howell/Brighton Area	\$ 20.45
Macomb	\$ 19.43
North Oakland	\$ 19.26
Auburn Hills	\$ 21.24
Lakes Area	\$ 20.46
Pontiac	\$ 16.41
Rochester	\$ 22.32
Royal Oak	\$ 18.17
Troy	\$ 20.44
Troy North	\$ 20.89
Troy South	\$ 20.23
Washtenaw	\$ 23.21
West Wayne	\$ 20.41
Southern I-275 Corridor	\$ 19.88

Class A Office Space

Class A Office Market Overview

Office Real Estate, Class A Market Statistics: Third Quarter 2006			Vacancy	
Market	# of Bldgs	Total SF (RBA)	Total SF	Percent
Southfield	27	7,233,932	1,611,515	22.3%
Southfield N of 10 Mile	26	7,163,932	1,610,015	22.5%
Southfield S of 10 Mile	1	70,000	1,500	2.1%
Bloomfield	30	3,194,547	824,243	25.8%
Birmingham Area	6	359,218	44,273	12.3%
Bloomfield	7	881,250	183,139	20.8%
Bloomfield West	2	89,848	8,317	9.3%
Farmington/Farm Hills	15	1,864,231	588,514	31.6%
Detroit/The Pointes	29	11,492,969	1,647,145	14.3%
Downriver	1	43,230	-	0.0%
Livingston/W Oakland	15	1,533,069	396,058	25.8%
Central I-96 Corridor	14	1,531,017	394,006	25.7%
Howell/Brighton Area	1	2,052	2,052	100.0%
Macomb	6	375,902	104,377	27.8%
North Oakland	10	5,960,223	376,814	6.3%
Auburn Hills	7	5,768,384	280,436	4.9%
Lakes Area	-	-	-	0.0%
Pontiac	1	86,344	31,265	36.2%
Rochester	2	105,495	65,113	61.7%
Royal Oak	1	40,000	-	0.0%
Troy	32	6,302,465	1,099,293	17.4%
Troy North	11	2,070,257	265,900	12.8%
Troy South	21	4,232,208	833,393	19.7%
Washtenaw	25	3,408,118	507,360	14.9%
West Wayne	23	5,366,256	722,177	13.5%
Southern I-275 Corridor	11	1,634,413	289,394	17.7%

Class A Office Market Absorption and Delivery Data

Office Real Estate, Class A Market Statistics: Third Quarter 2006			
Market	Year-to-Date		Under Construction
	Net Absorption	Deliveries	
Southfield	23,021	-	-
Southfield N of 10 Mile	23,021	-	-
Southfield S of 10 Mile	-	-	-
Bloomfield	(4,465)	-	112,680
Birmingham Area	(8,957)	-	112,680
Bloomfield	(960)	-	-
Bloomfield West	755	-	-
Farmington/Farm Hills	4,697	-	-
Detroit/The Pointes	119,766	355,000	-
Downriver	-	-	-
Livingston/W Oakland	35,798	242,000	-
Central I-96 Corridor	37,850	242,000	-
Howell/Brighton Area	(2,052)	-	-
Macomb	17,951	-	-
North Oakland	(208,791)	-	-
Auburn Hills	(213,032)	-	-
Lakes Area	-	-	-
Pontiac	-	-	-
Rochester	4,241	-	-
Royal Oak	-	-	-
Troy	108,855	-	-
Troy North	12,783	-	-
Troy South	96,072	-	-
Washtenaw	193,407	308,900	160,360
West Wayne	(85,336)	7,000	34,315
Southern I-275 Corridor	(14,954)	-	34,315

Quoted Rates, Class A Office Market

Office Real Estate, Class A Market Statistics: Third Quarter 2006	
Market	Quoted Rates
Southfield	\$ 23.11
Southfield N of 10 Mile	\$ 23.12
Southfield S of 10 Mile	\$ 17.00
Bloomfield	\$ 25.80
Birmingham Area	\$ 35.45
Bloomfield	\$ 27.31
Bloomfield West	\$ 19.04
Farmington/Farm Hills	\$ 23.44
Detroit/The Pointes	\$ 23.42
Downriver	\$ -
Livingston/W Oakland	\$ 23.06
Central I-96 Corridor	\$ 23.06
Howell/Brighton Area	\$ -
Macomb	\$ 25.03
North Oakland	\$ 21.06
Auburn Hills	\$ 20.46
Lakes Area	\$ -
Pontiac	\$ 28.02
Rochester	\$ 22.25
Royal Oak	\$ -
Troy	\$ 22.99
Troy North	\$ 24.06
Troy South	\$ 22.67
Washtenaw	\$ 27.09
West Wayne	\$ 23.12
Southern I-275 Corridor	\$ 22.75

Class B Office Space

Class B Office Market Overview

Office Real Estate, Class B Market Statistics: Third Quarter 2006				
Market	# of Bldgs	Total SF (RBA)	Vacancy	
			Total SF	Percent
Southfield	175	12,198,606	2,079,044	17.0%
Southfield N of 10 Mile	125	8,966,926	1,591,651	17.8%
Southfield S of 10 Mile	50	3,231,680	487,393	15.1%
Bloomfield	321	11,178,690	1,561,078	14.0%
Birmingham Area	101	2,917,515	385,528	13.2%
Bloomfield	41	1,379,601	87,716	6.4%
Bloomfield West	28	847,997	120,462	14.2%
Farmington/Farm Hills	151	6,033,577	967,372	16.0%
Detroit/The Pointes	222	19,582,183	4,085,959	20.9%
Downriver	71	1,384,673	256,223	18.5%
Livingston/W Oakland	185	3,080,809	596,796	19.4%
Central I-96 Corridor	102	2,121,806	403,773	19.0%
Howell/Brighton Area	83	959,003	193,023	20.1%
Macomb	344	6,079,202	835,986	13.8%
North Oakland	202	5,673,136	918,747	16.2%
Auburn Hills	25	1,879,875	210,946	11.2%
Lakes Area	63	807,170	94,387	11.7%
Pontiac	64	1,963,714	396,984	20.2%
Rochester	50	1,022,377	216,430	21.2%
Royal Oak	124	1,991,589	368,868	18.5%
Troy	171	10,283,659	2,863,746	27.8%
Troy North	49	2,830,739	470,664	16.6%
Troy South	122	7,452,920	2,393,082	32.1%
Washtenaw	236	5,305,029	966,413	18.2%
West Wayne	328	9,002,681	1,109,355	12.3%
Southern I-275 Corridor	230	4,672,750	684,312	14.6%

Class B Office Market Absorptions and Deliveries

Office Real Estate, Class B Market Statistics: Third Quarter 2006			
Market	Year-to-Date		
	Net Absorption	Deliveries	Under Construction
Southfield	87,607	-	15,200
Southfield N of 10 Mile	93,112	-	15,200
Southfield S of 10 Mile	(5,505)	-	-
Bloomfield	(8,110)	53,651	-
Birmingham Area	(39,103)	-	-
Bloomfield	1,453	-	-
Bloomfield West	16,833	37,651	-
Farmington/Farm Hills	12,707	16,000	-
Detroit/The Pointes	(33,797)	-	-
Downriver	34,533	20,000	-
Livingston/W Oakland	165,411	166,473	176,103
Central I-96 Corridor	107,118	166,473	176,103
Howell/Brighton Area	58,293	-	-
Macomb	27,399	18,073	26,163
North Oakland	108,656	-	-
Auburn Hills	(521)	-	-
Lakes Area	19,891	-	-
Pontiac	84,611	-	-
Rochester	4,675	-	-
Royal Oak	72,796	45,440	28,424
Troy	(62,034)	-	-
Troy North	(131,518)	-	-
Troy South	69,484	-	-
Washtenaw	(13,740)	45,601	55,000
West Wayne	(103,149)	132,276	18,365
Southern I-275 Corridor	3,904	38,676	18,365

Class B Office Market Quoted Rates

Office Real Estate, Class B Market Statistics: Third Quarter 2006	
Market	Quoted Rates
Southfield	\$ 18.90
Southfield N of 10 Mile	\$ 19.66
Southfield S of 10 Mile	\$ 16.08
Bloomfield	\$ 22.17
Birmingham Area	\$ 25.01
Bloomfield	\$ 23.37
Bloomfield West	\$ 22.63
Farmington/Farm Hills	\$ 20.92
Detroit/The Pointes	\$ 17.68
Downriver	\$ 19.68
Livingston/W Oakland	\$ 22.96
Central I-96 Corridor	\$ 24.00
Howell/Brighton Area	\$ 20.91
Macomb	\$ 19.72
North Oakland	\$ 20.74
Auburn Hills	\$ 22.99
Lakes Area	\$ 20.98
Pontiac	\$ 18.50
Rochester	\$ 22.90
Royal Oak	\$ 18.90
Troy	\$ 19.20
Troy North	\$ 19.86
Troy South	\$ 18.83
Washtenaw	\$ 21.12
West Wayne	\$ 19.46
Southern I-275 Corridor	\$ 19.40

Class C Office Space

Class C Office Market Overview

Office Real Estate, Class C Market Statistics: Third Quarter 2006				
Market	# of Blgs	Total SF (RBA)	Vacancy	
			Total SF	Percent
Southfield	216	4,453,003	481,807	10.8%
Southfield N of 10 Mile	132	1,809,904	221,991	12.3%
Southfield S of 10 Mile	84	2,643,099	259,816	9.8%
Bloomfield	187	1,979,454	193,538	9.8%
Birmingham Area	60	678,776	46,999	6.9%
Bloomfield	7	106,040	28,580	27.0%
Bloomfield West	22	308,953	21,789	7.1%
Farmington/Farm Hills	98	885,685	96,170	10.9%
Detroit/The Pointes	239	4,694,108	1,031,975	22.0%
Downriver	79	588,533	65,348	11.1%
Livingston/W Oakland	108	981,839	151,322	15.4%
Central I-96 Corridor	62	615,222	102,948	16.7%
Howell/Brighton Area	46	366,617	48,374	13.2%
Macomb	384	3,418,755	388,796	11.4%
North Oakland	200	2,703,553	537,138	19.9%
Auburn Hills	5	55,699	-	0.0%
Lakes Area	73	511,756	80,457	15.7%
Pontiac	69	1,635,352	418,936	25.6%
Rochester	53	500,746	37,745	7.5%
Royal Oak	181	1,409,280	131,431	9.3%
Troy	92	1,259,047	112,246	8.9%
Troy North	21	263,610	16,211	6.1%
Troy South	71	995,437	96,035	9.6%
Washtenaw	152	1,597,948	189,707	11.9%
West Wayne	372	4,000,519	379,357	9.5%
Southern I-275 Corridor	242	2,875,364	255,420	8.9%

Class C Office Market Absorptions and Deliveries

Office Real Estate, Class C Market Statistics: Third Quarter 2006			
Market	Year-to-Date		Under Construction
	Net Absorption	Deliveries	
Southfield	(62,014)	-	-
Southfield N of 10 Mile	(38,354)	-	-
Southfield S of 10 Mile	(23,660)	-	-
Bloomfield	(34,511)	-	-
Birmingham Area	811	-	-
Bloomfield	(12,902)	-	-
Bloomfield West	(1,226)	-	-
Farmington/Farm Hills	(21,194)	-	-
Detroit/The Pointes	614	-	-
Downriver	6,620	-	-
Livingston/W Oakland	(16,909)	3,255	-
Central I-96 Corridor	(9,878)	-	-
Howell/Brighton Area	(7,031)	3,255	-
Macomb	(44,103)	-	-
North Oakland	30,754	-	-
Auburn Hills	-	-	-
Lakes Area	5,094	-	-
Pontiac	29,315	-	-
Rochester	(3,655)	-	-
Royal Oak	55,089	-	-
Troy	23,922	-	-
Troy North	(6,360)	-	-
Troy South	30,282	-	-
Washtenaw	39,867	-	-
West Wayne	63,061	-	-
Southern I-275 Corridor	55,479	-	-

Class C Office Market Quoted Rates

Office Real Estate, Class C Market Statistics: Third Quarter 2006	
Market	Quoted Rates
Southfield	\$ 15.72
Southfield N of 10 Mile	\$ 16.85
Southfield S of 10 Mile	\$ 14.84
Bloomfield	\$ 21.65
Birmingham Area	\$ 26.46
Bloomfield	\$ 30.18
Bloomfield West	\$ 20.98
Farmington/Farm Hills	\$ 17.72
Detroit/The Pointes	\$ 17.19
Downriver	\$ 13.88
Livingston/W Oakland	\$ 18.93
Central I-96 Corridor	\$ 19.71
Howell/Brighton Area	\$ 16.51
Macomb	\$ 17.22
North Oakland	\$ 15.16
Auburn Hills	\$ -
Lakes Area	\$ 19.73
Pontiac	\$ 13.75
Rochester	\$ 20.45
Royal Oak	\$ 16.39
Troy	\$ 18.02
Troy North	\$ 19.33
Troy South	\$ 17.73
Washtenaw	\$ 20.47
West Wayne	\$ 18.28
Southern I-275 Corridor	\$ 17.66

Comparative Industry Sector Data

The data in this appendix show comparisons of Southfield and its competitor communities in SE Michigan. The initial series of tables are industry data. Note: The US Economic Census does not provide detailed city level data for some industries. Those for which data are available are included here. The final table in this appendix compares workforce data Southfield and surrounding communities.

Manufacturing

Manufacturing Employment: 1997-2002				
Community	Number of Employees		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	4,564	3,717	(847)	-18.6%
Oakland County	90,481	79,167	(11,314)	-12.5%
Southeast Michigan	380,989	339,391	(41,598)	-10.9%
City of Southfield	4,564	3,717	(847)	-18.6%
City of Farmington Hills	5,109	3,551	(1,558)	-30.5%
City of Livonia	17,012	13,295	(3,717)	-21.8%
City of Novi	2,448	3,151	703	28.7%
City of Troy	11,872	9,211	(2,661)	-22.4%

Manufacturing Establishments: 1997-2002				
Community	Number of Establishments		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	115	103	(12)	-10.4%
Oakland County	2,366	2,160	(206)	-8.7%
Southeast Michigan	7,980	7,276	(704)	-8.8%
City of Southfield	115	103	(12)	-10.4%
City of Farmington Hills	155	123	(32)	-20.6%
City of Livonia	350	296	(54)	-15.4%
City of Novi	87	90	3	3.4%
City of Troy	396	320	(76)	-19.2%

Manufacturing Annual Payroll: 1997-2002				
Community	Annual Payroll (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	211,748	190,806	(20,942)	-9.9%
Oakland County	3,747,478	3,745,799	(1,679)	0.0%
Southeast Michigan	17,210,390	16,740,016	(470,374)	-2.7%
City of Southfield	211,748	190,806	(20,942)	-9.9%
City of Farmington Hills	225,308	156,585	(68,723)	-30.5%
City of Livonia	826,716	692,175	(134,541)	-16.3%
City of Novi	104,351	129,509	25,158	24.1%
City of Troy	470,949	374,546	(96,403)	-20.5%

Manufacturing Value of Shipments: 1997-2002				
Community	Shipments /Sales /Receipts (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	748,752	878,302	129,550	17.3%
Oakland County	27,172,655	27,022,148	(150,507)	-0.6%
Southeast Michigan	120,896,363	120,863,680	(32,683)	0.0%
City of Southfield	748,752	878,302	129,550	17.3%
City of Farmington Hills	993,840	596,628	(397,212)	-40.0%
City of Livonia	4,243,020	3,529,730	(713,290)	-16.8%
City of Novi	378,780	547,140	168,360	44.4%
City of Troy	1,677,987	1,620,269	(57,718)	-3.4%

Wholesale Trade

Wholesale Trade Employment: 1997-2002				
Community	Number of Employees		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	6,838	4,381	(2,457)	-35.9%
Oakland County	45,311	42,709	(2,602)	-5.7%
Southeast Michigan	107,361	98,924	(8,437)	-7.9%
City of Southfield	6,838	4,381	(2,457)	-35.9%
City of Farmington Hills	5,457	6,172	715	13.1%
City of Livonia	8,691	6,093	(2,598)	-29.9%
City of Novi	3,940	2,995	(945)	-24.0%
City of Troy	7,489	7,457	(32)	-0.4%

Wholesale Trade Establishments: 1997-2002				
Community	Number of Establishments		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	440	313	(127)	-28.9%
Oakland County	3,526	3,136	(390)	-11.1%
Southeast Michigan	7,831	7,155	(676)	-8.6%
City of Southfield	440	313	(127)	-28.9%
City of Farmington Hills	416	350	(66)	-15.9%
City of Livonia	424	367	(57)	-13.4%
City of Novi	163	176	13	8.0%
City of Troy	521	466	(55)	-10.6%

Wholesale Trade Annual Payroll: 1997-2002				
Community	Annual Payroll (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	425,961	298,440	(127,521)	-29.9%
Oakland County	2,332,052	2,451,125	119,073	5.1%
Southeast Michigan	4,820,510	5,068,087	247,577	5.1%
City of Southfield	425,961	298,440	(127,521)	-29.9%
City of Farmington Hills	266,743	313,389	46,646	17.5%
City of Livonia	337,723	311,304	(26,419)	-7.8%
City of Novi	185,114	165,690	(19,424)	-10.5%
City of Troy	384,086	423,751	39,665	10.3%

Wholesale Trade Value of Shipments: 1997-2002				
Community	Shipments /Sales /Receipts (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	15,374,784	10,822,045	(4,552,739)	-29.6%
Oakland County	69,193,980	62,105,475	(7,088,505)	-10.2%
Southeast Michigan	119,496,360	119,344,812	(151,548)	-0.1%
City of Southfield	15,374,784	10,822,045	(4,552,739)	-29.6%
City of Farmington Hills	7,318,421	5,129,960	(2,188,461)	-29.9%
City of Livonia	6,430,171	10,625,578	4,195,407	65.2%
City of Novi	2,851,870	3,999,399	1,147,529	40.2%
City of Troy	11,690,883	13,634,351	1,943,468	16.6%

Retail Trade

Retail Trade Employment: 1997-2002				
Community	Number of Employees		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	8,925	7,449	(1,476)	-16.5%
Oakland County	83,826	80,791	(3,035)	-3.6%
Southeast Michigan	254,616	248,940	(5,676)	-2.2%
City of Southfield	8,925	7,449	(1,476)	-16.5%
City of Farmington Hills	4,696	4,785	89	1.9%
City of Livonia	9,668	9,373	(295)	-3.1%
City of Novi	6,100	6,672	572	9.4%
City of Troy	12,184	13,040	856	7.0%

Retail Trade Establishments: 1997-2002				
Community	Number of Establishments		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	566	510	(56)	-9.9%
Oakland County	5,530	5,368	(162)	-2.9%
Southeast Michigan	17,878	17,690	(188)	-1.1%
City of Southfield	566	510	(56)	-9.9%
City of Farmington Hills	328	284	(44)	-13.4%
City of Livonia	644	566	(78)	-12.1%
City of Novi	323	338	15	4.6%
City of Troy	607	596	(11)	-1.8%

Retail Trade Annual Payroll: 1997-2002				
Community	Annual Payroll (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	182,610	184,651	2,041	1.1%
Oakland County	1,623,945	1,850,840	226,895	14.0%
Southeast Michigan	4,634,742	5,366,043	731,301	15.8%
City of Southfield	182,610	184,651	2,041	1.1%
City of Farmington Hills	104,190	136,894	32,704	31.4%
City of Livonia	167,704	191,229	23,525	14.0%
City of Novi	105,404	129,541	24,137	22.9%
City of Troy	226,858	298,819	71,961	31.7%

Retail Trade Value of Shipments: 1997-2002				
Community	Shipments /Sales /Receipts (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	1,987,669	2,413,836	426,167	21.4%
Oakland County	16,585,042	19,140,544	2,555,502	15.4%
Southeast Michigan	48,478,305	56,386,450	7,908,145	16.3%
City of Southfield	1,987,669	2,413,836	426,167	21.4%
City of Farmington Hills	1,100,432	1,239,439	139,007	12.6%
City of Livonia	1,591,215	2,014,903	423,688	26.6%
City of Novi	1,177,759	1,265,004	87,245	7.4%
City of Troy	2,410,805	3,110,710	699,905	29.0%

Real Estate, Rental & Leasing

Real Estate & Rental & Leasing Employment: 1997-2002				
Community	Number of Employees		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	3,001	2,781	(220)	-7.3%
Oakland County	14,568	16,161	1,593	10.9%
Southeast Michigan	29,948	33,179	3,231	10.8%
City of Southfield	3,001	2,781	(220)	-7.3%
City of Farmington Hills	3,754	4,157	403	10.7%
City of Livonia	799	991	192	24.0%
City of Novi	254	489	235	92.5%
City of Troy	1,527	2,064	537	35.2%

Real Estate, Rental, & Leasing Establishments: 1997-2002				
Community	Number of Establishments		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	292	277	(15)	-5.1%
Oakland County	1,772	1,848	76	4.3%
Southeast Michigan	4,261	4,475	214	5.0%
City of Southfield	292	277	(15)	-5.1%
City of Farmington Hills	206	201	(5)	-2.4%
City of Livonia	120	129	9	7.5%
City of Novi	53	68	15	28.3%
City of Troy	169	160	(9)	-5.3%

Real Estate, Rental & Leasing Annual Payroll: 1997-2002				
Community	Annual Payroll (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	89,166	96,000	6,834	7.7%
Oakland County	390,915	571,859	180,944	46.3%
Southeast Michigan	748,149	1,032,042	283,893	37.9%
City of Southfield	89,166	96,000	6,834	7.7%
City of Farmington Hills	89,094	141,693	52,599	59.0%
City of Livonia	21,522	25,735	4,213	19.6%
City of Novi	6,337	15,928	9,591	151.3%
City of Troy	41,231	85,989	44,758	108.6%

Real Estate, Rental & Leasing Value of Shipments: 1997-2002				
Community	Shipments /Sales /Receipts (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	356,320	479,859	123,539	34.7%
Oakland County	1,987,131	2,834,638	847,507	42.6%
Southeast Michigan	4,245,972	5,652,406	1,406,434	33.1%
City of Southfield	356,320	479,859	123,539	34.7%
City of Farmington Hills	429,479	560,558	131,079	30.5%
City of Livonia	149,083	131,989	(17,094)	-11.5%
City of Novi	34,742	72,356	37,614	108.3%
City of Troy	191,288	483,644	292,356	152.8%

Professional, Scientific, & Technical Services

Professional, Scientific & Technical Services Employment: 1997-2002				
Community	Number of Employees		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	13,035	NA	NA	NA
Oakland County	60,999	93,633	32,634	53.5%
Southeast Michigan	113,457	NA	NA	NA
City of Southfield	13,035	NA	NA	NA
City of Farmington Hills	7,600	NA	NA	NA
City of Livonia	6,668	NA	NA	NA
City of Novi	1,436	NA	NA	NA
City of Troy	15,151	16,865	1,714	11.3%

Professional, Scientific, & Technical Services Establishments: 1997-2002				
Community	Number of Establishments		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	938	967	29	3.1%
Oakland County	5,522	6,415	893	16.2%
Southeast Michigan	10,916	13,011	2,095	19.2%
City of Southfield	938	967	29	3.1%
City of Farmington Hills	656	750	94	14.3%
City of Livonia	384	441	57	14.8%
City of Novi	126	220	94	74.6%
City of Troy	843	924	81	9.6%

Professional, Scientific & Technical Services Annual Payroll: 1997-2002				
Community	Annual Payroll (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	696,774	NA	NA	NA
Oakland County	2,990,558	5,640,335	2,649,777	88.6%
Southeast Michigan	5,202,486	NA	NA	NA
City of Southfield	696,774	NA	NA	NA
City of Farmington Hills	359,643	NA	NA	NA
City of Livonia	223,985	NA	NA	NA
City of Novi	66,610	NA	NA	NA
City of Troy	822,101	1,029,197	207,096	25.2%

Professional, Scientific & Technical Services Value of Shipments: 1997-2002				
Community	Shipments /Sales /Receipts (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	1,584,788	NA	NA	NA
Oakland County	6,921,973	9,865,115	2,943,142	42.5%
Southeast Michigan	12,275,598	NA	NA	NA
City of Southfield	1,584,788	NA	NA	NA
City of Farmington Hills	829,141	NA	NA	NA
City of Livonia	553,650	NA	NA	NA
City of Novi	166,930	NA	NA	NA
City of Troy	1,644,736	2,175,553	530,817	32.3%

Administrative, Support, Waste Management, & Remediation Services

Administration & Support & Waste Management & Remediation Services Employment: 1997-2002				
Community	Number of Employees		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	15,152	23,053	7,901	52.1%
Oakland County	88,516	81,549	(6,967)	-7.9%
Southeast Michigan	169,739	168,995	(744)	-0.4%
City of Southfield	15,152	23,053	7,901	52.1%
City of Farmington Hills	5,410	4,259	(1,151)	-21.3%
City of Livonia	10,590	8,717	(1,873)	-17.7%
City of Novi	2,833	1,207	(1,626)	-57.4%
City of Troy	22,553	17,635	(4,918)	-21.8%

Administration, Support, Waste Management, & Remediation Services Establishments: 1997-2002				
Community	Number of Establishments		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	363	342	(21)	-5.8%
Oakland County	2,143	2,435	292	13.6%
Southeast Michigan	5,049	6,267	1,218	24.1%
City of Southfield	363	342	(21)	-5.8%
City of Farmington Hills	151	158	7	4.6%
City of Livonia	214	266	52	24.3%
City of Novi	67	86	19	28.4%
City of Troy	392	375	(17)	-4.3%

Administration, Support, Waste Management & Remediation Services Annual Payroll: 1997-2002				
Community	Annual Payroll (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	293,034	709,405	416,371	142.1%
Oakland County	1,953,680	2,396,849	443,169	22.7%
Southeast Michigan	3,650,102	4,722,366	1,072,264	29.4%
City of Southfield	293,034	709,405	416,371	142.1%
City of Farmington Hills	103,294	148,750	45,456	44.0%
City of Livonia	232,500	196,314	(36,186)	-15.6%
City of Novi	88,768	36,517	(52,251)	-58.9%
City of Troy	517,955	605,705	87,750	16.9%

Administration, Support, Waste Management & Remediation Services Value of Shipments: 1997-2002				
Community	Shipments /Sales /Receipts (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	574,794	1,119,363	544,569	94.7%
Oakland County	3,281,945	4,079,213	797,268	24.3%
Southeast Michigan	6,916,290	8,994,520	2,078,230	30.0%
City of Southfield	574,794	1,119,363	544,569	94.7%
City of Farmington Hills	164,444	252,549	88,105	53.6%
City of Livonia	425,040	371,172	(53,868)	-12.7%
City of Novi	125,619	70,306	(55,313)	-44.0%
City of Troy	879,186	906,121	26,935	3.1%

Educational Services

Educational Services Employment: 1997-2002				
Community	Number of Employees		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	595	449	(146)	-24.5%
Oakland County	2,464	3,445	981	39.8%
Southeast Michigan	NA	NA	NA	NA
City of Southfield	595	449	(146)	-24.5%
City of Farmington Hills	193	255	62	32.1%
City of Livonia	252	NA	NA	NA
City of Novi	16	35	19	118.8%
City of Troy	415	441	26	6.3%

Educational Services Establishments: 1997-2002				
Community	Number of Establishments		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	37	31	(6)	-16.2%
Oakland County	271	270	(1)	-0.4%
Southeast Michigan	611	737	126	20.6%
City of Southfield	37	31	(6)	-16.2%
City of Farmington Hills	20	19	(1)	-5.0%
City of Livonia	20	30	10	50.0%
City of Novi	5	9	4	80.0%
City of Troy	35	31	(4)	-11.4%

Educational Services Annual Payroll: 1997-2002				
Community	Annual Payroll (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	20,681	15,473	(5,208)	-25.2%
Oakland County	60,735	96,365	35,630	58.7%
Southeast Michigan	NA	NA	NA	NA
City of Southfield	20,681	15,473	(5,208)	-25.2%
City of Farmington Hills	7,971	6,449	(1,522)	-19.1%
City of Livonia	8,381	NA	NA	NA
City of Novi	214	479	265	123.8%
City of Troy	8,672	17,737	9,065	104.5%

Educational Services Value of Shipments: 1997-2002				
Community	Shipments /Sales /Receipts (\$1,000)		Change 1997-2002	
	1997	2002	Number	Percent
City of Southfield	56,714	31,209	(25,505)	-45.0%
Oakland County	179,806	232,048	52,242	29.1%
Southeast Michigan	D	D	NA	NA
City of Southfield	56,714	31,209	(25,505)	-45.0%
City of Farmington Hills	23,240	18,821	(4,419)	-19.0%
City of Livonia	13,129	D	NA	NA
City of Novi	1,247	1,496	249	20.0%
City of Troy	28,075	40,116	12,041	42.9%