HOME BUILDERS ASSOCIATION OF MICHIGAN

STATE OF RESIDENTIAL CONSTRUCTION

- The HBA of Michigan works positively to promote the building industry and impact legislative, regulatory and legal issues affecting housing affordability (attainability).

- Quick Facts:
  - 16 local HBAs
  - 4500 members comprised of builder and associate members
    - Our members are licensed AND insured
  - Celebrated our 75th Anniversary in 2024

Michigan is in a Housing Crisis

HOME BUILDERS ASSOCIATION OF MICHIGAN

Quick Stats:

We need 144,000 total units today

Single family permits:

2005 ~ 54,000 SFP pulled

2007 ~ 15,000 SFP pulled

2009 ~ 6,900 SFP pulled

2024 - 15,137 SFP pulled (Preliminary Number)

2025 - 15,728 SFP (HBAM Forecast)

January 2025 - 853 SFP pulled

February 2025 - 910 SFP pulled (1,770 YTD)

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3 Issues Impacting the Cost of Residential Construction – Supply v Demand

- **Materials**
- **Labor**
- **Regulations – Local, State and Federal**

Total Licensed Michigan Builders in 2025

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AGE RANGE	NUMBER OF BUILDERS IN RANGE
18-25	469
26-34	1,920
35-45	6,841
46-55	9,390
56-65	12,394
66+	11,192

Average Age: **56.42** Median Age: **58** Michigan License Holders: **58,011**

Skilled to Build Michigan Foundation

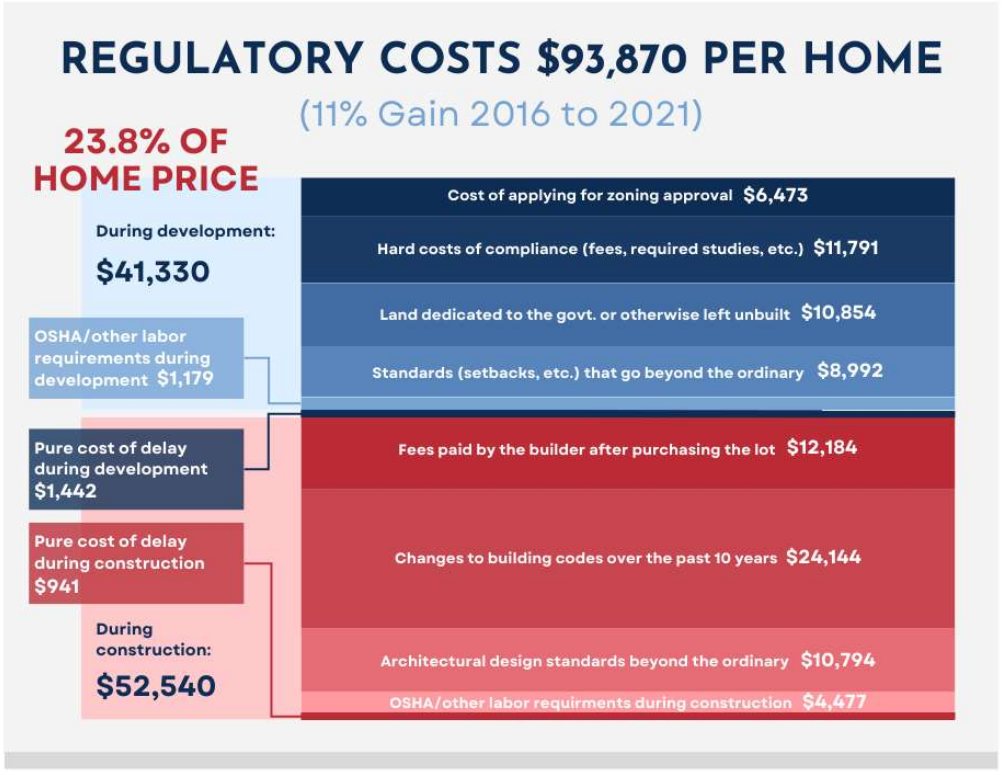
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SkilledToBuild MICHIGAN FOUNDATION

MISSION: To Cultivate, Educate and Recruit into the residential housing workforce

- We are a recognized certification in the Career and Technical Education division of MDE.
- We have credentialed a total of 420 students in the last three years.
- We have grown our program from 9 construction trade programs participating to 26 construction trade programs participating in the certification program.

State of Housing



Source: NAHB/Wells Fargo Housing Market Index (HMI)

State of Housing

HBA
HOME BUILDERS ASSOCIATION OF MICHIGAN

The median cost of a new home in MI in 2025 is

$430,566

In 2024

$448,520

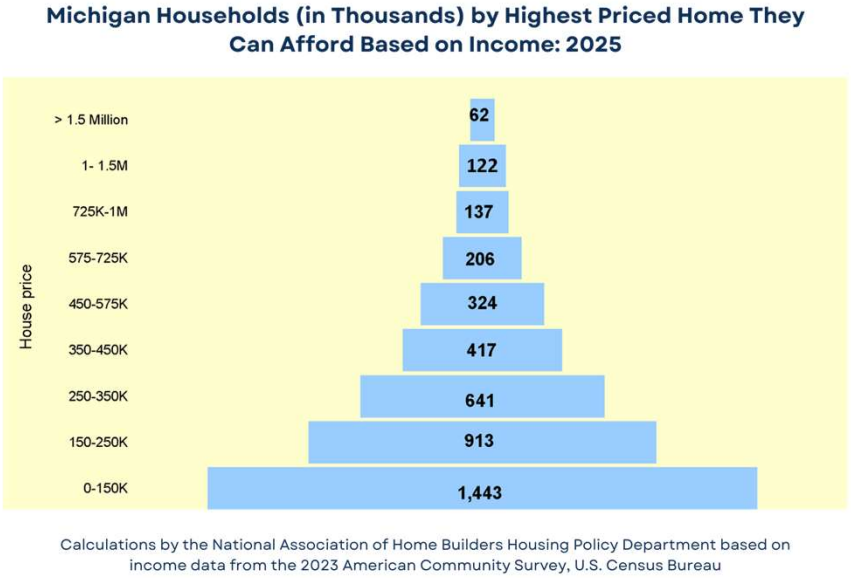
The income needed to qualify in 2025 is

$137,934

In 2024

$143,593

State of Housing



3,393 households are priced out of the market for every $1,000.00 increase. We ask as you consider policy changes – either by legislation or rules – through the lens of the impact it will have on housing. Will it be a barrier, or will it work to solve the housing crisis we are currently in?

In 2024: 3,222 households