



April 4, 2024

REAL ESTATE ANALYSIS

Residential Target Market Analysis

Prepared for the
**Marquette County
Intergovernmental
Housing Task Force**

Coordinated by the
Lake Superior Community Partnership
and
Marquette County Land Bank Authority

Prepared by:



LandUseUSA
UrbanStrategies



MARQUETTE COUNTY

LAND BANK AUTHORITY

Real Estate Analysis

Section 3-A	Narrative Report
Section 3-B	For-Sale Choices
Section 3-C	For-Lease Choices
Section 3-D	Short Term Rentals
Section 3-E	Units by Decade Built
Section 3-F	Building Permit Activity
Section 3-G	Vacancies by Tenure
Section 3-H	Seasonal Vacancies
Section 3-I	Gross Rent vs. Bedrooms

Section 2-A

Acknowledgements

This Residential Target Market Analysis (TMA) is the result of a collaborative effort among public and private stakeholders led by the Lake Superior Community Partnership, Marquette County, and eight (8) cities and census designated places (CDP's). Acknowledgement of the leadership team is provided below:

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As part of this TMA, LandUseUSA | Urban Strategies has been engaged to conduct a Residential Target Market Analysis for Marquette County overall, plus each of eight communities that contributed funds to the initiative. The analytic results for all of these places are intentionally combined into shared documents to encourage discussion among ambassadors and stakeholders for those contributing communities.

Comparing the results between these places also provides regional perspectives that might otherwise be overlooked if each was reviewed in isolation. The county and eight communities are listed on the following page.

<i>Market Potential (Document 01)</i>	<i>Geography and Place</i>
Section 1-B	Marquette County
Section 1-C	The City of Marquette
Section 1-D	Trowbridge Park CDP
Section 1-E	Harvey CDP
Section 1-F	West Ishpeming CDP
Section 1-G	The City of Ishpeming
Section 1-H	The City of Negaunee
Section 1-I	K. I. Sawyer AFB CDP
Section 1-J	Gwinn CDP

This narrative focuses on the Real Estate Analysis (Document 02), which complements the Housing Market Analysis (Document 01) and is supplemented by a separate Demographic Analysis (Document 03).

<i>Three Documents</i>	<i>Short Description</i>
01 Housing Market Analysis	Residential TMA
02 Real Estate Analysis	Prices per Square Foot
03 Demographic Analysis	Market Parameters

All three of the analyses have been prepared by Sharon Woods, President of LandUseUSA | Urban Strategies. The firm was founded in 2008 in the Greater Lansing Metropolitan Area, which also is home to the state's capital, department of treasury, land bank authority, economic development corporation (MEDC), housing and development authority (MSHDA), and community and economic development association (CEDAM). LandUseUSA's contact information is provided below:

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Introduction

This Real Estate Analysis for Marquette County mostly is based on recently sold housing units, recently advertised for-lease units, and short-term rentals. The data on recently sold units reflects Multiple Listing Service (MLS) data generously contributed by Stephanie Jones, a local Realtor with Select Realty. More specifically, Stephanie contributed the data for Marquette and Chocolay Townships, and the cities of Ishpeming and Negaunee.

The data on for-sale units in the City of Marquette and recently advertised for-lease units for the region was garnered from extensive field work and phone surveys by LandUseUSA in mid-2023. Finally, the data on short-term rentals is based on Airbnb listings and availability of choices in the upcoming June 2024 peak summer season.

The Real Estate Analysis differentiates existing housing choices based on the following attributes:

Data Attributes

- d) Geography: cities, and townships
- b) Era that units were built
- c) Year unit sold: 2022 and 2023
- d) Building format: attached and detached
- e) Number of bedrooms

Scatter plots are provided to demonstrate the relationship between unit sizes in square feet, and the reported sold price or advertised monthly contract (cash or net) rent per square foot. Each dot on the scatter plots represents a single residential unit.

Regardless of data attribute, there usually is an inverse logarithmic relationship between price per square foot (\$/psf) and available square feet. Smaller units usually command higher rents per square foot than larger units. However, the relationship is weaker among detached for-sale choices because many other variables erode the relationship – especially the age, condition, and location of choices.

Developers interested in pursuing new-build and rehab project in Marquette County can use the scatter plots to deduce optimal unit sizes relative to total prices. They might be tempted to super-size the new units to capture higher total rents and build fewer kitchens and bathrooms. However, a larger number of smaller units can actually be more productive and efficient, which could offset the expense of building additional kitchens and bathrooms.

For example, imagine that on a small parcel, a developer could build either a duplex with two large units, or a triplex with three smaller units. In general, the optimal market strategy would recommend the triplex rather than the duplex – even if that means paying for three utility hookups, kitchens, and more bathrooms. In theory, three units with higher prices per square foot should be more profitable than only two units with lower prices per square foot.

Also, smaller units usually are absorbed faster, which can help save time and money while meeting the needs of lower income households. Additional observations from the Real Estate Analysis are provided in the following pages of this narrative report.

Recently Sold Housing Units

Section 2-B

The data for the City of Marquette represents advertised for-sale prices in the third quarter of 2024 (July, August, September). In comparison, the data for the other places (Marquette Twp, Ishpeming, West Ishpeming, Negaunee, Chocolay Twp, and Sands Twp) represents actual sold prices, with a more complete sampling over the entire year in 2022 and 2023. Therefore, the data for the City of Marquette is not quite comparable to the other places.

With that caveat, it nevertheless is evident that the prices per square foot in the City of Marquette are higher than the other places. Prices per square generally are most moderate in the City of Negaunee, a little higher in Chocolay Township, and higher yet in the City of Ishpeming.

Recently sold and advertised units that were built in the year 2000 or later tend to have significantly higher prices per square foot than older units. Also, among units built in the past two decades, there is a clear relationship between unit size and price per square foot, with larger units being less efficient than smaller units.

Most of the attached units have significantly lower prices per square foot than the detached houses. The exceptions tend to be located within the City of Marquette, and include townhouses along Front Street and Lakeshore Boulevard, with vista views of Lake Superior.

In general, units with more than 1,200 square feet tend to have at least two bedrooms; units with 2,000 square feet of space usually have three or more bedrooms; and units with more than 2,900 square feet are more likely to have four or five bedrooms. Again, these relationships can be used as guidelines to help developers and builders identify the appropriate number of bedrooms for various unit sizes within each unique project.

Advertised For-Lease Housing Units

Section 2-C

The data for all geographies represents for-lease prices over a few months, and only in the year 2023. Therefore, the data for the City of Marquette is more directly comparable to the other seven places. More than half of the for-lease units in the study area are located in the City of Marquette, and less than half are located in Ishpeming, Negaunee, or other places in the county.

The for-lease units in the City of Marquette are more likely to be less than 600 square feet in size; those small units were built after the year 2000; and they are more likely to have exceptionally high rents per square foot. The City of Marquette also has a few available units with about 1,000 square feet and exceptionally high rents per square foot – and they too were built after 2000.

Overall, the number of choices seems low compared to the size of Marquette County. Most of the available for-lease units were attached formats, and there were very few detached houses, cottages, or mobile homes available for-lease at the time of this study. Overall, the results reinforce earlier observations that there is a need for more for-lease choices across a range of formats, including detached cottages and accessory dwellings as well as lofts, apartment buildings, and walkups.

Advertised Short-Term Rentals

Section 2-D

The Real Estate Analysis for Marquette County includes a study of advertised short-term rentals that are available for the peak summer season, and specifically for the month of June 2024. Also, it should be noted that short-term rentals are nearly always advertised based on the number of bedrooms, rather than the unit size in square feet.

Based on the data results, the monthly rents for short-term rentals tend to be higher in the City of Marquette than the other places. In general, a one-bedroom unit could capture rents of \$6,000 per month; and a larger unit could have rents exceeding \$10,000 per month. It is rare for short-term rentals to capture more than \$12,000 per month, regardless of the number of bedrooms.

The monthly rent per bedroom tends to decline with an increase in the total number of bedrooms. In other words, units with only one bedroom are more efficient than units with two bedrooms; and units with three bedrooms are more efficient than those with four bedrooms.

Regardless of the observations described above, the fact remains that short-term rentals can capture exceptionally high rents compared to twelve-month leases. They also tend to be fully furnished, include all utilities, and often have vista views, waterfront access, and other amenities that appeal to seasonal visitors.

Owners of short-term rentals carry considerable risk from unmindful tenants, and that risk also tends to drive prices upward. Even so, short-term rentals can be a lucrative business, which unfortunately reduces the availability of twelve-month choices for year-round workers seeking affordable housing choices.

Given that Marquette County has a need to attract construction tradesmen and contractors, its communities might want to consider policies that help manage the short-term rental industry. Alternatively (or, in addition), there may be a need to introduce and fund programs directly targeted at increasing the availability of workforce housing with restrictions on permits for short-term rentals.

Other Real Estate Indicators

Sections 2-E through 2-I

The last steps of the Real Estate Analysis involve studies of units by decade built (Section 2-E); building permit activity (Section 2-F); vacancies by tenure over time (Section 2-G and Section 2-H); and gross rents by number of bedrooms. This section of the narrative report provides some summary observations on each of these topics. In general, they tend to support the conclusions that there is a housing shortage in Marquette County, exacerbated by slowed construction activity and high seasonal occupancy.

Section 2-E Based on the number of units by decade built, Marquette County had its heyday of new housing construction in the 1970's. Over 20% of the county's housing stock was built in that decade, compared to about 5% in the 2010's.

Section 2-F The number of approved housing permits has been declining over the past two decades. Even during the Great Recession and years of recovery (generally 2008 through 2013), there were nearly 100 permits approved in the county annually. Since 2015, that has declined to about 75 units per year. Very few permits have been issued for attached units, with the exception of 30 units in the year 2021.

Section 2-F The average reported investment per unit has increased over the past two decades, from less than \$175,000 per unit following the Great Recession to over \$300,000 per unit in more recent years. The average reported investment into attached units tends to be significantly lower than detached houses, and this is particularly apparent within the combined cities of Marquette, Ishpeming, and Negaunee.

Section 2-G The total number of for-sale vacancies in the county has been declining since 2016, and there were fewer than 200 choices in 2021, representing a vacancy rate of less than one percent (<1%). Although for-lease vacancies also have been declining since 2017, there were 670 available units in 2021, representing a vacancy rate of less than two percent (<2%). These include units that are available, for-lease, or leased but not yet occupied.

Section 2-H The number of vacancies in the City of Marquette that are reported as seasonally, recreationally, or occasionally occupied has decreased since 2018; and seasonal vacancies was reported to total 245 units in 2021. Although seasonal for-lease vacancies throughout all of Marquette County also have declined since 2018, they still exceed an astounding 4,600 units. These units are unavailable, and neither for-sale nor for-lease.

Section 2-I The last section of the Real Estate Analysis summarizes gross rents per bedroom as reported by the U.S. Census' annual American Community Survey (ACS). Unlike contract (cash or net) rent, gross rent usually includes utilities, and it might also include deposits for cleaning fees and pets, plus fees for parking, clubhouses, and other amenities.

In general, gross rents increase with the number of available bedrooms. For Marquette County, the average studio apartment had (in 2021) a gross rent of about \$600 per month, whereas a three-bedroom unit had a gross rent of \$1,175 per month. As a side note, these rents typically have an annual increase of up to +\$50 per month.

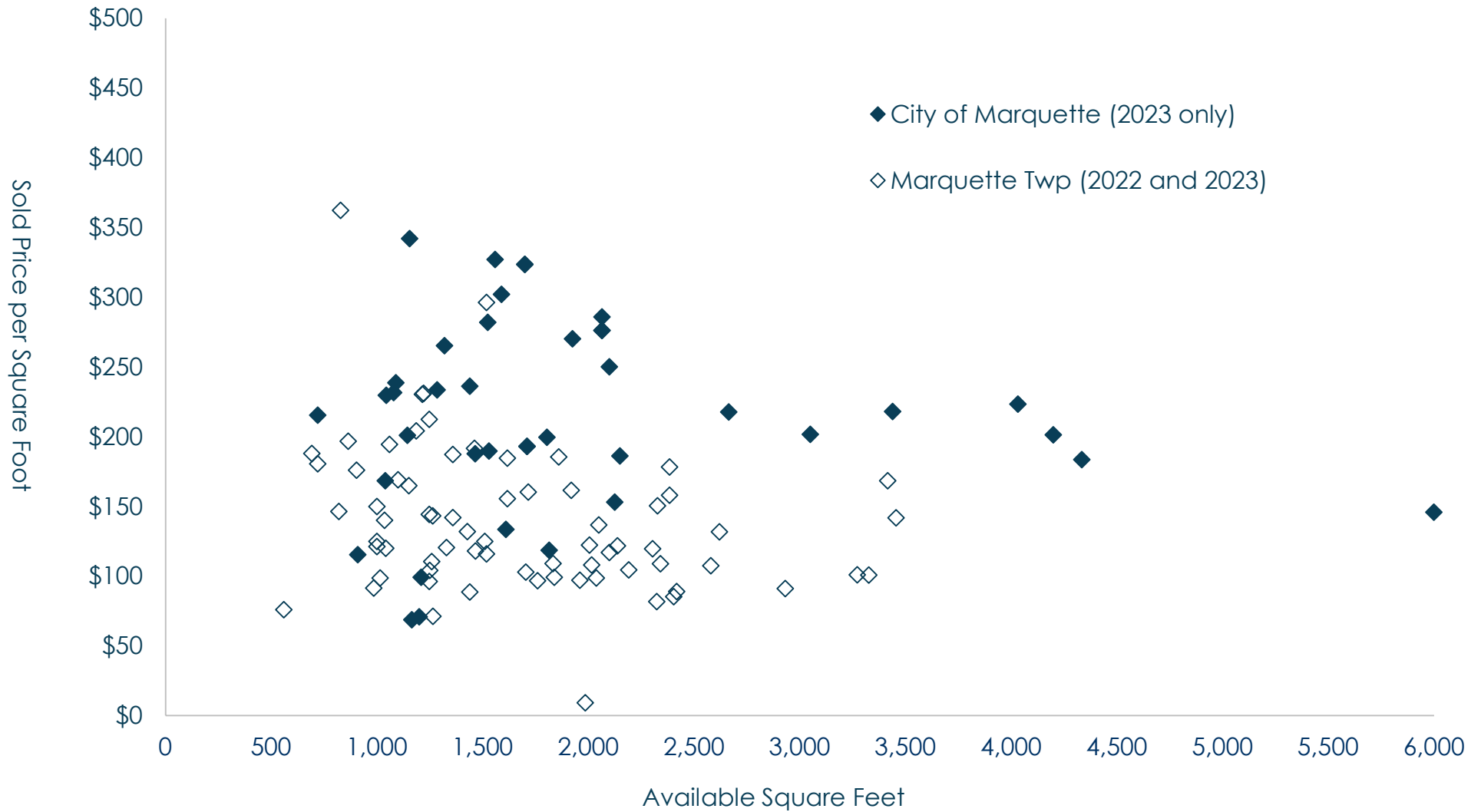
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End of Narrative Report

April 4, 2024

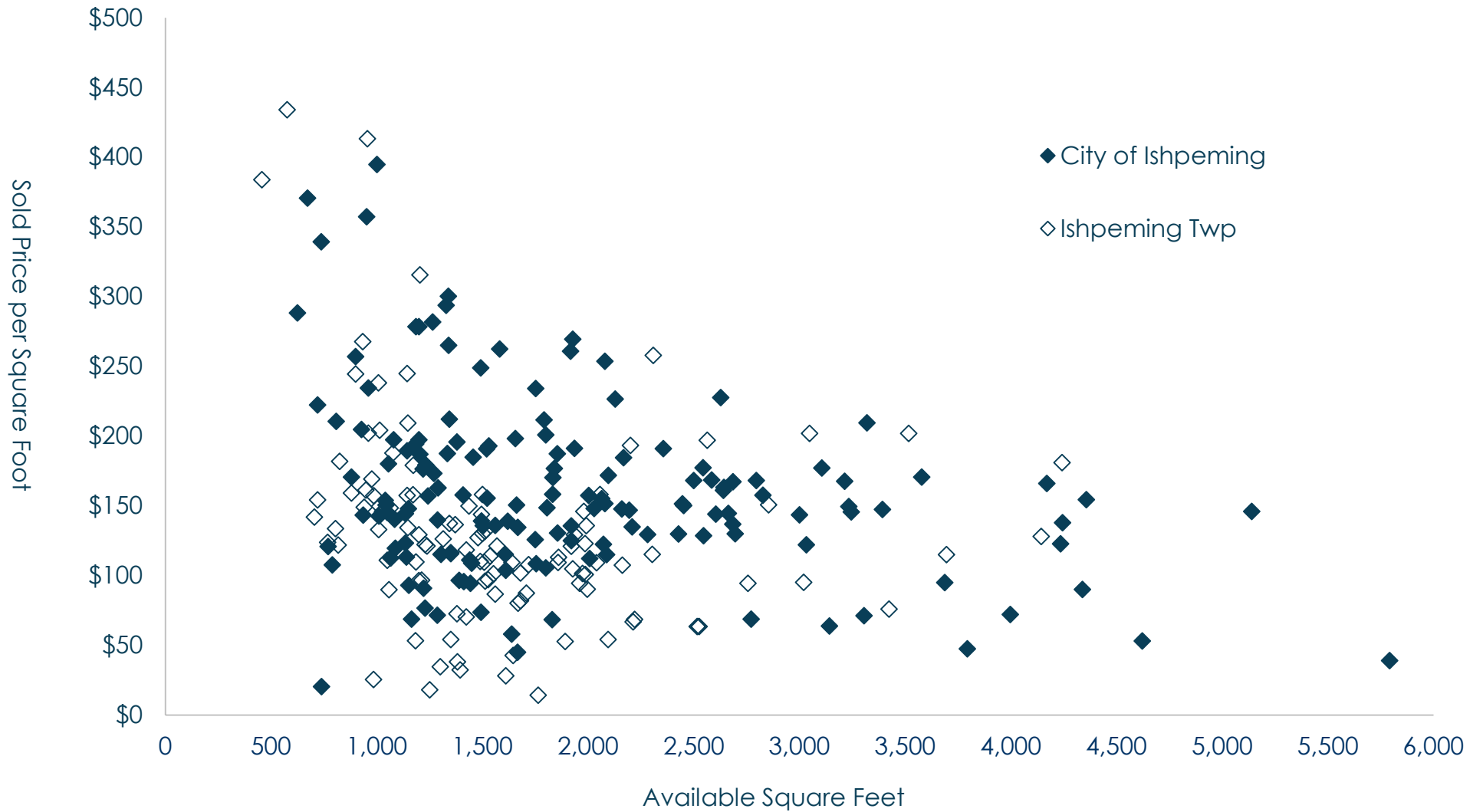
Section 2-B

Recently Sold Housing Units Price per Square Foot v. Submarket Marquette County, Michigan | 2022 - 2023



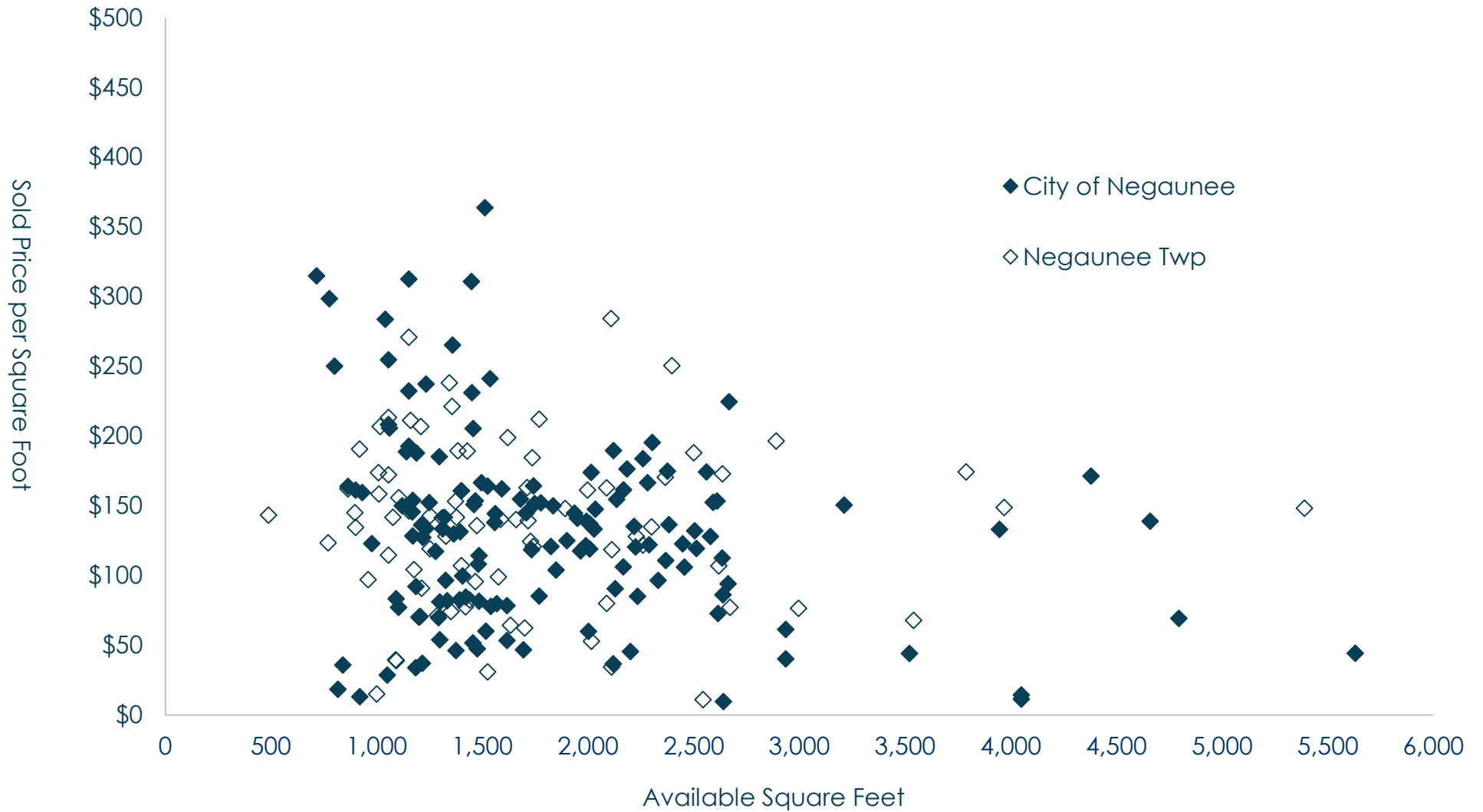
Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Recently Sold Housing Units Price per Square Foot v. Submarket Marquette County, Michigan | 2022 - 2023



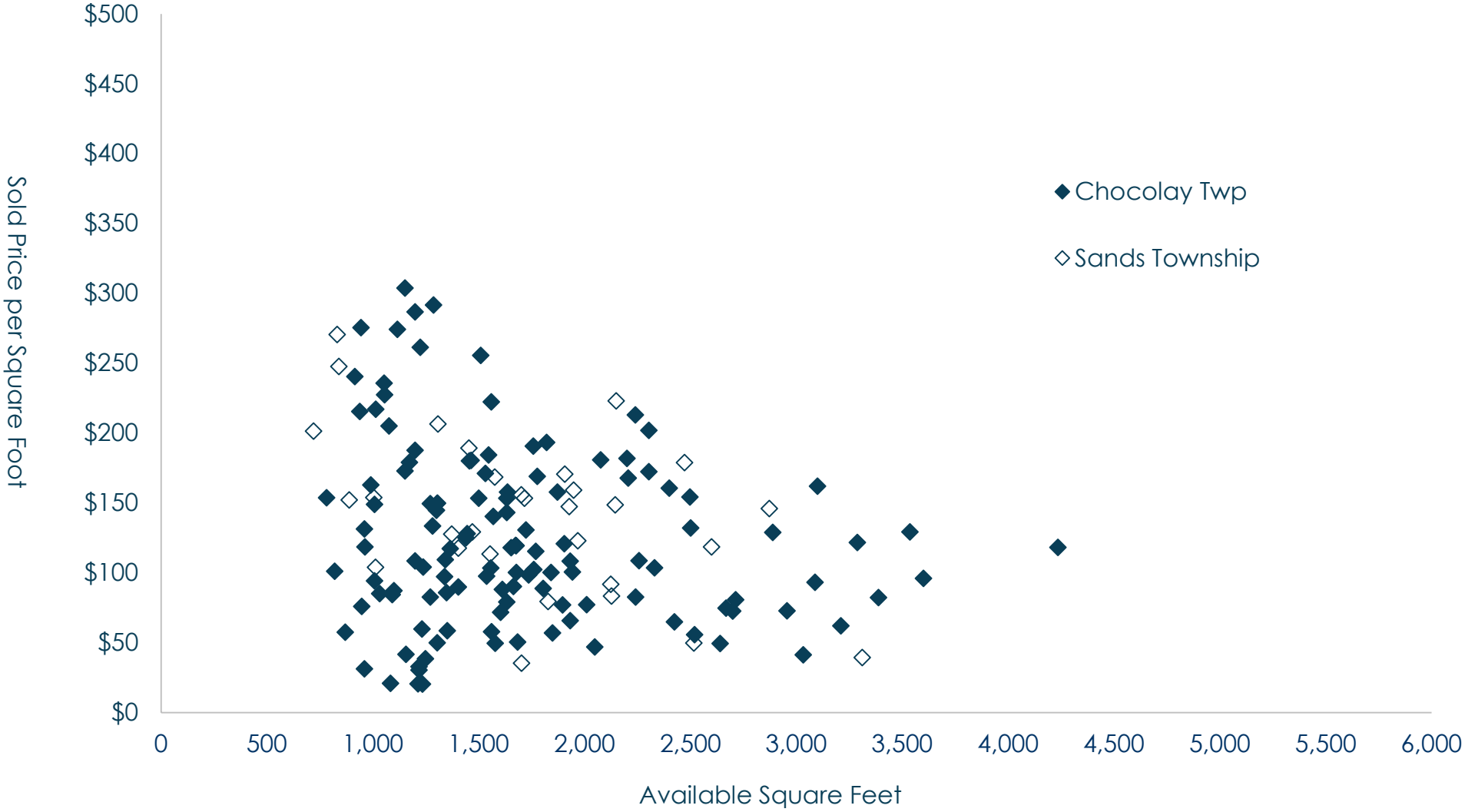
Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Recently Sold Housing Units Price per Square Foot v. Submarket Marquette County, Michigan | 2022 - 2023



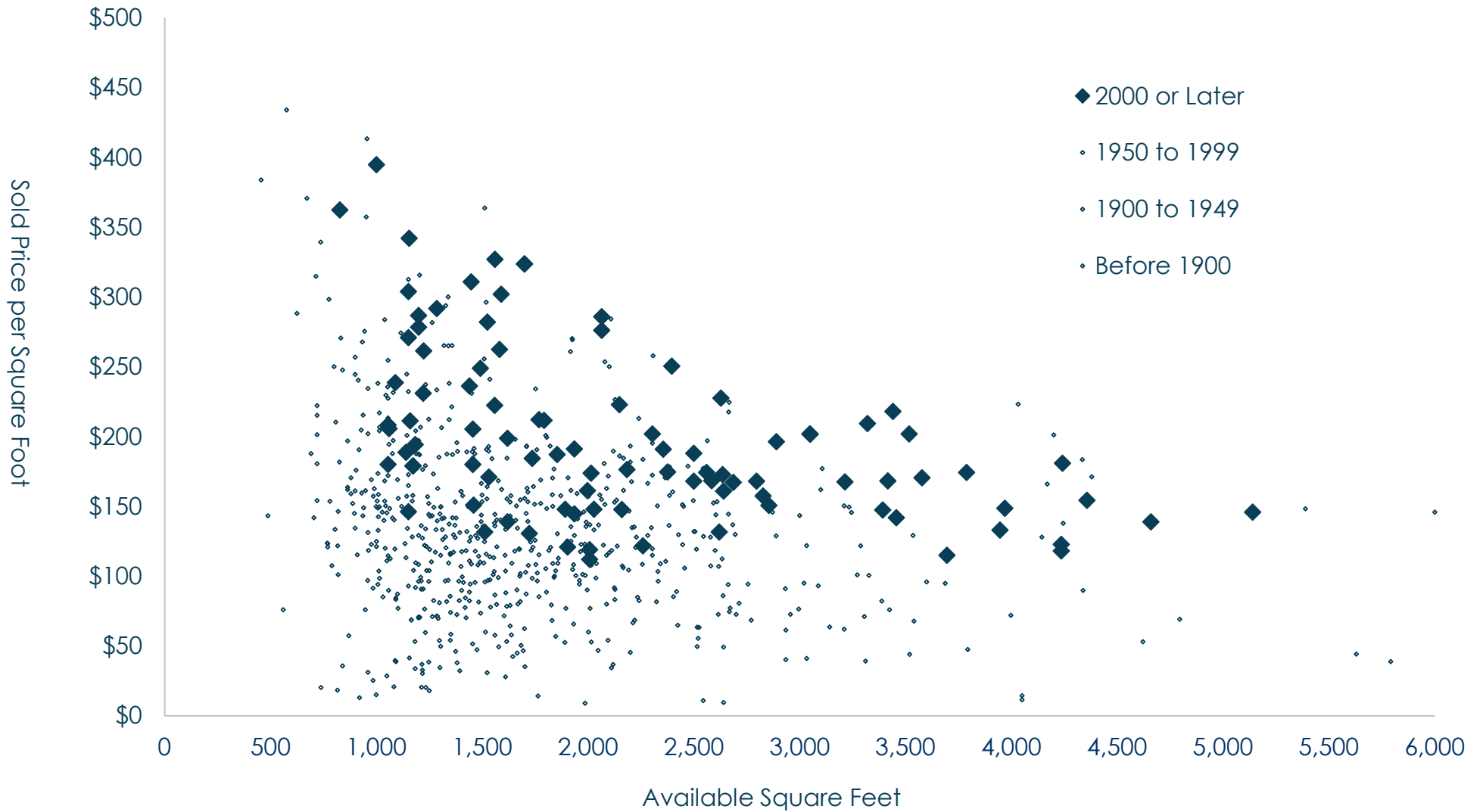
Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Recently Sold Housing Units Price per Square Foot v. Submarket Marquette County, Michigan | 2022 - 2023



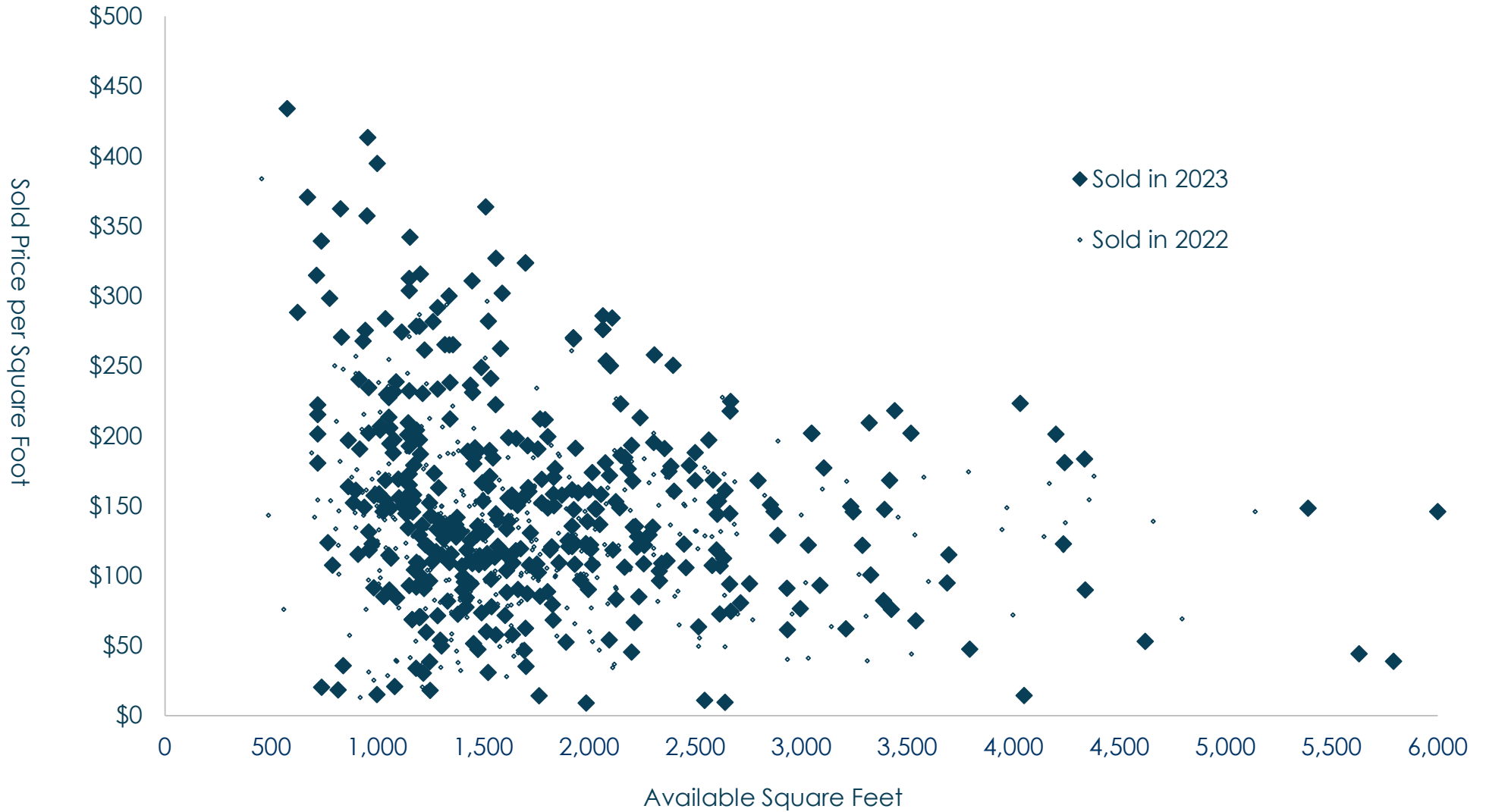
Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Recently Sold Housing Units Price per Square Foot v. Era Unit Built Marquette County, Michigan | 2022 - 2023



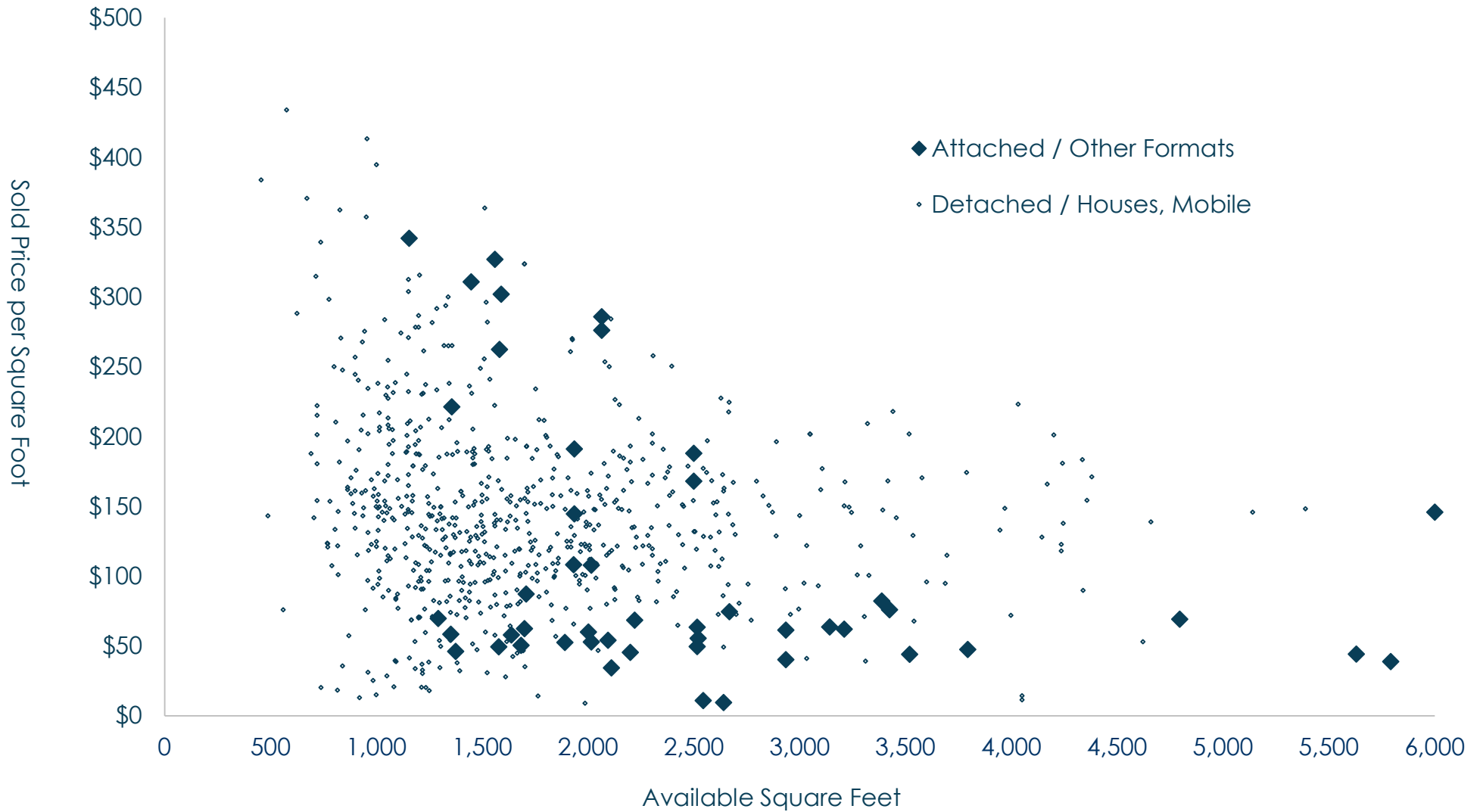
Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Recently Sold Housing Units Price per Square Foot v. Year Sold Marquette County, Michigan | 2022 - 2023



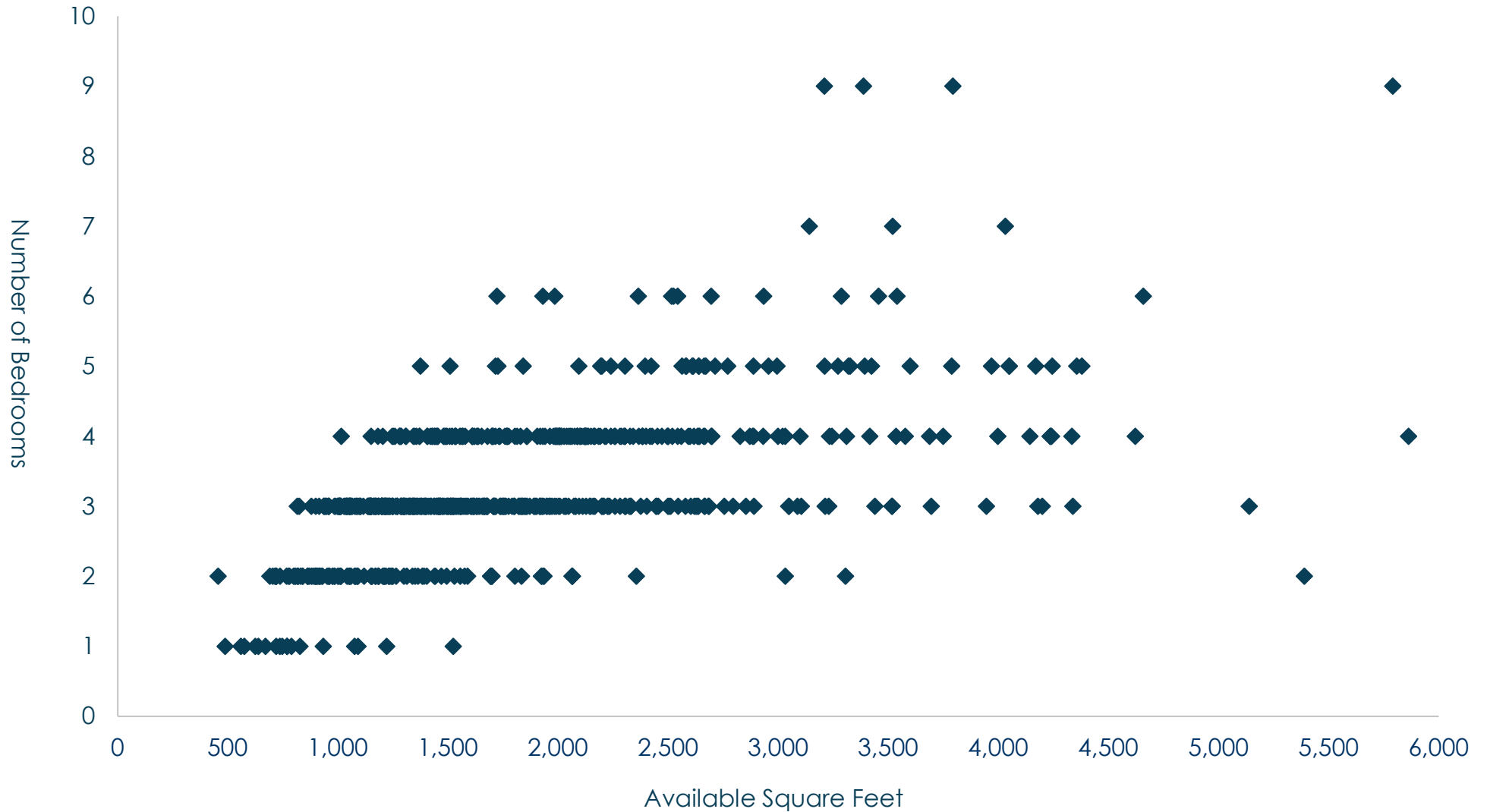
Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Recently Sold Housing Units Price per Square Foot v. Format Marquette County, Michigan | 2022 - 2023



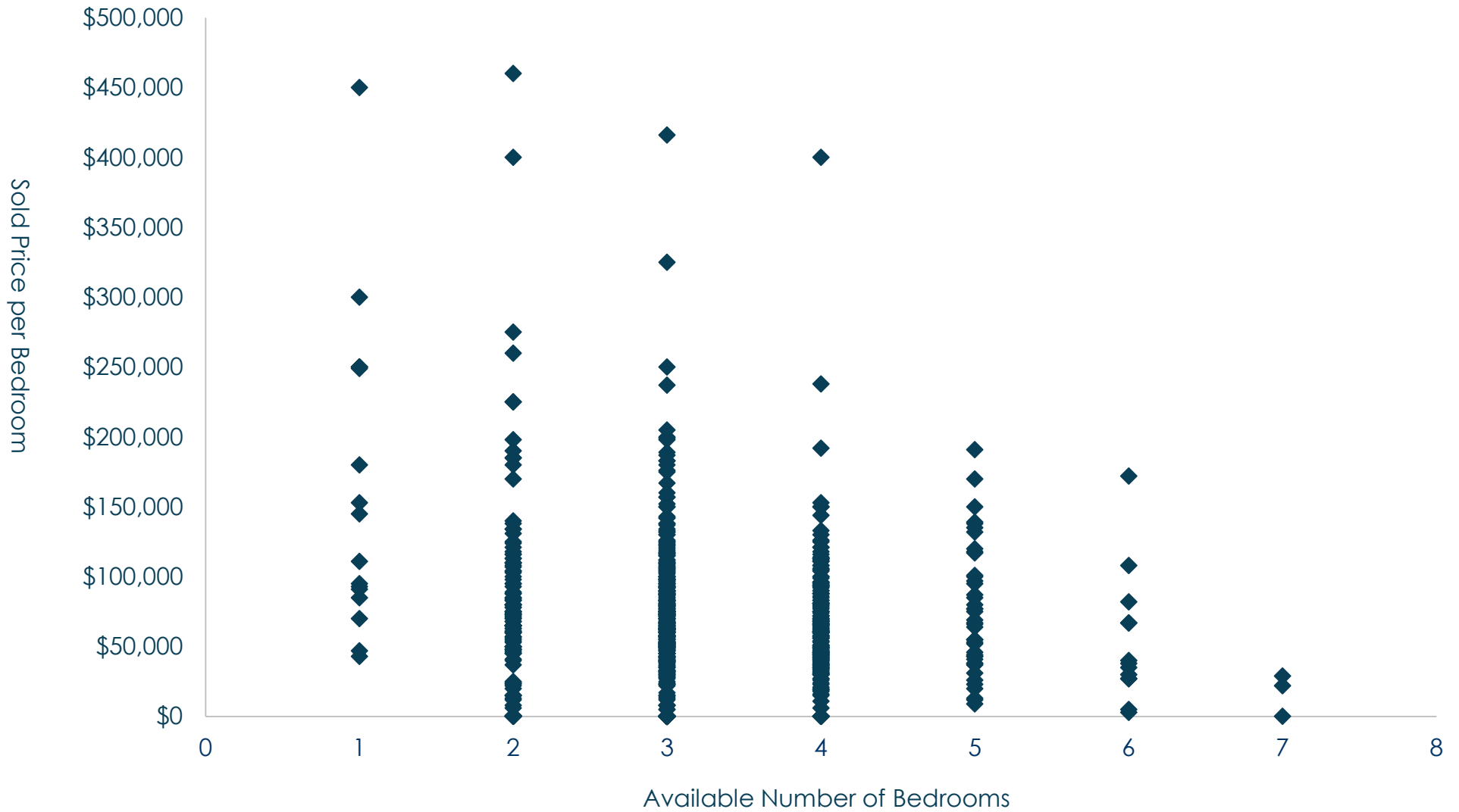
Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Recently Sold Housing Units Number of Bedrooms v. Square Feet Marquette County, Michigan | 2022 - 2023



Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Recently Sold Housing Units Price per Bedroom v. Number of Bedrooms Marquette County, Michigan | 2022 - 2023



Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Sold Housing Units | Descending Order by Price The City of Marquette, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
1	1050 Vistanna Dr	SF	2004	2	2023	4	5,790	\$1,850,000	\$320
2	410 E Ridge St	SF	1884	2	2023	12	8,640	\$1,800,000	\$208
3	4012 E M28 Hwy	SF	1970	3	2023	3	4,200	\$845,000	\$201
4	2001 Jenny Ln	SF	1988	2	2023	4	4,335	\$795,000	\$183
5	311 S Lakeshore Blvd	MF	2021	2	2023	2	2,300	\$765,000	\$333
6	2859 Northcrest Dr	SF	2007	2	2023	3	3,440	\$750,000	\$218
7	16100 County Rd 510	SF	1998	1	2023	3	2,405	\$740,000	\$308
8	2144 Bushy Creek Trl	SF	2004	2	2023	3	3,050	\$615,000	\$202
9	780 S Lakeshore Blvd	MF	2021	2	2023	2	2,065	\$590,000	\$286
10	7275 County Rd 550	SF	1995	2	2023	3	2,665	\$580,000	\$218
11	2320 W Grove St	SF	1948	2	2023	2	2,065	\$570,000	\$276
12	335 Brookton Rd	SF	2021	1	2023	2	1,700	\$550,000	\$324
13	1308 N Front St	SF	1920	1	2023	4	2,100	\$525,000	\$250
14	2320 W Grove St	SF	1948	2	2023	2	1,925	\$520,000	\$270
15	798 S Lakeshore Blvd	MF	2021	2	2023	3	1,560	\$510,000	\$327
16	311 S Lakeshore Blvd	MF	2021	2	2023	2	1,590	\$480,000	\$302
17	1306 N Bay Ct	SF	2006	2	2023	3	1,525	\$430,000	\$282
18	214-216 W Ridge St	SF	1880	2	2023	4	2,150	\$400,000	\$186
19	1279 Lakeshore Park Pl	MF	2001	4	2023	2	1,155	\$395,000	\$342
20	343 W Park St	SF	1920	2	2023	4	1,805	\$360,000	\$199
21	131 W Prospect St	SF	1875	2	2023	3	1,320	\$350,000	\$265
22	1305 Sherman St	SF	2012	2	2023	2	1,440	\$340,000	\$236
23	185 Oakridge Dr	SF	1975	1	2023	3	1,710	\$330,000	\$193
24	51 Stonegate Hts	SF	1977	2	2023	3	1,710	\$330,000	\$193
25	53 Stonegate Hts	SF	1974	3	2023	4	2,125	\$325,000	\$153
26	2132 Waldo St	SF	1966	1	2023	4	1,285	\$300,000	\$233
27	117 N Sixth St	SF	1890	2	2023	2	1,530	\$290,000	\$190
28	919 W Kaye Ave	SF	1951	2	2023	3	1,465	\$275,000	\$188
29	402 Green Garden Rd	SF	2013	1	2023	3	1,090	\$260,000	\$239
30	1805 Longyear Ave	SF	1920	2	2023	2	1,080	\$250,000	\$231

Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Sold Housing Units | Descending Order by Price The City of Marquette, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
31	2503 Norwood St	SF	1978	1	2023	3	1,045	\$240,000	\$230
32	2552 Norwood St	SF	1973	1	2023	3	1,145	\$230,000	\$201
33	2530 Division St	SF	1946	1	2023	3	1,610	\$215,000	\$134
34	132 Dana Ln	SF	1975	1	2023	4	1,815	\$215,000	\$118
35	1388 W Maple Ridge	SF	1940	1	2023	3	1,040	\$175,000	\$168
36	2492 Moran St	SF	1964	1	2023	2	720	\$155,000	\$215
37	608 Brookfield Ln	SF	1974	1	2023	3	1,210	\$120,000	\$99
38	316 W Michigan St	SF	1880	1	2023	2	910	\$105,000	\$115
39	505 Meadowbrook Ln	SF	1989	1	2023	3	1,200	\$85,000	\$71
40	5 Lawrence Dr	SF	1991	2	2023	3	1,165	\$80,000	\$69
41	792 S Lakeshore Blvd	MF	2021	2	2023	2	2,065	.	.
42	120 Pineview Dr	SF	2023	1	2023	5	3,412	.	.
43	298 Eagles Nest Rd	SF	2013	2	2023	4	3,750	.	.
44	4285 W Us # 41	SF	1978	2	2023	7	4,032	.	.
45	230 E Ridge St	SF	1895	2	2023	6	4,917	.	.
46	2050 Wright St	MF	1960	2	2023	16	6,000	.	.

Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Sold Housing Units | Descending Order by Price The City of Ishpeming, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
1	108 E Johnson St	SF	2001	2	2023	5	2,888	\$953,500	\$330
2	110 N Davis	SF	2000	2	2022	5	6,385	\$850,000	\$133
3	1080 Suncliffe Dr	SF	2005	1	2022	3	2,890	\$567,500	\$196
4	109 Bancroft	SF	0	1	2023	3	916	\$559,900	\$611
5	684 Elliott Ave	MF	1932	2	2022	15	9,500	\$559,000	\$59
6	120 Ready St	SF	1996	1	2022	4	3,100	\$502,000	\$162
7	1203 N Third St	SF	2004	2	2022	4	4,236	\$500,000	\$118
8	112 Arch St	SF	2006	1.5	2023	3	2,149	\$479,000	\$223
9	1303 N Second	SF	1993	1	2022	4	3,536	\$457,000	\$129
10	136 Salisbury St	SF	1993	1	2022	4	2,643	\$431,000	\$163
11	147 Low Excelsior	SF	1994	1.5	2022	4	2,260	\$415,000	\$184
12	206 W Euclid	SF	1999	2	2023	5	2,610	\$400,000	\$153
13	119 S Second St	SF	1965	1	2023	3	956	\$395,000	\$413
14	215 Stone	SF	1977	2	2023	5	2,664	\$385,000	\$145
15	162 Bluff St	SF	1979	1	2022	4	2,282	\$380,000	\$167
16	220 Ready St	SF	1976	2	2023	5	.	\$374,000	.
17	122 Salisbury St	SF	1987	1	2022	3	2,684	\$367,000	\$137
18	128 Saginaw St	SF	1948	1.5	2022	3	1,821	\$351,700	\$193
19	128 Saginaw St	SF	2014	1.5	2022	3	1,854	\$347,000	\$187
20	136 Salisbury St	SF	1978	2	2022	3	2,546	\$327,000	\$128
21	204 N Third St	SF	2006	1	2023	4	1,620	\$322,000	\$199
22	1407 N 2nd St	SF	1976	1	2023	3	2,144	\$318,500	\$149
23	213 Angeline St	SF	1968	1	2023	4	2,300	\$310,000	\$135
24	150 W Superior St	SF	1999	1	2022	3	2,512	\$299,900	\$119
25	236 Stone	SF	1970	2	2022	4	1,980	\$289,000	\$146
26	235 Marquette St	SF	1977	1	2022	4	3,020	\$287,000	\$95
27	168 Saginaw	SF	2020	1	2022	3	1,221	\$282,000	\$231
28	408 N Lake St	SF	1955	1.5	2023	5	2,580	\$277,000	\$107
29	176 Davis St	SF	1974	1	2022	3	2,009	\$275,000	\$137
30	1855 Hewitt	SF	1950	2	2023	3	2,225	\$268,000	\$120

Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Sold Housing Units | Descending Order by Price The City of Ishpeming, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
31	191 Bluff St	SF	1972	1	2023	3	.	\$262,000	.
32	306 E North St	SF	1952	1.5	2023	4	1,636	\$258,000	\$158
33	307 W Division	SF	1978	1	2023	4	2,342	\$255,000	\$109
34	200 E Empire	SF	1964	1	2022	3	1,360	\$254,500	\$187
35	318 S 1st St	SF	1975	3	2023	4	1,618	\$251,500	\$155
36	721 Duncan	MF	1900	2	2023	11	5,630	\$249,000	\$44
37	2004 River	SF	1977	1	2022	3	1,708	\$247,500	\$145
38	207 Stone	SF	1979	1	2023	3	2,330	\$241,000	\$103
39	343 W Division St	SF	1900	2	2023	4	1,989	\$241,000	\$121
40	210 Oak St	SF	1974	1	2022	3	1,522	\$236,562	\$155
41	212 W Barnum	SF	1947	1.5	2022	3	1,632	\$233,600	\$143
42	224 Houghton St	SF	1977	3	2022	3	1,400	\$225,000	\$161
43	220 W Ridge St	SF	1958	1	2023	3	2,332	\$225,000	\$96
44	857 N Pine	MF	1895	3	2023	9	5,792	\$225,000	\$39
45	403 N Main St	SF	1973	1	2022	4	1,408	\$222,000	\$158
46	230 Marquette	SF	2004	1	2022	3	1,459	\$220,000	\$151
47	601 N Main	SF	1901	2	2023	5	2,714	\$219,000	\$81
48	241 Hill St	SF	1997	1	2022	3	1,560	\$212,000	\$136
49	422 Washington	SF	1910	2	2023	4	1,016	\$210,000	\$207
50	703 Elliott	MF	1900	3	2023	6	1,932	\$209,000	\$108
51	449 W Division	SF	1974	1	2022	4	1,732	\$205,000	\$118
52	268 Ready St	SF	1952	1	2022	3	1,834	\$200,000	\$109
53	739 Elliott	MF	1870	2	2023	9	3,210	\$199,000	\$62
54	302 Jasper St	SF	1972	1	2022	3	1,305	\$195,500	\$150
55	502 N Fifth St	SF	1971	1	2022	4	1,942	\$195,000	\$100
56	302 E Empire St	SF	1974	1	2023	3	960	\$194,000	\$202
57	310 E Empire	SF	1880	2	2022	3	1,848	\$192,000	\$104
58	655 Wabash St	SF	1953	1	2022	5	2,771	\$190,000	\$69
59	316 S Third St	SF	1940	1.5	2023	3	1,754	\$190,000	\$108
60	314 N Seventh St	SF	1880	1.5	2023	3	1,152	\$189,900	\$165

Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Sold Housing Units | Descending Order by Price The City of Ishpeming, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
61	318 Jasper St	SF	1975	1	2022	3	1,511	\$188,500	\$125
62	551 Duncan Ave	SF	1955	1.5	2022	4	2,241	\$185,000	\$83
63	320 W Canda St	SF	1890	2	2023	3	1,608	\$185,000	\$115
64	683 Cedar	SF	1941	3	2022	5	1,842	\$184,400	\$100
65	337 W Johnson St	SF	1895	2	2023	3	1,440	\$180,000	\$125
66	747 White Ave	MF	1900	2	2023	6	2,935	\$180,000	\$61
67	763 Maurice St	MF	1880	2	2023	9	3,794	\$180,000	\$47
68	563 Duncan	SF	1878	2	2023	4	1,996	\$179,900	\$90
69	563 Jopling	SF	1950	1	2023	4	1,253	\$179,000	\$143
70	602 E Empire St	SF	1915	3	2023	4	2,127	\$177,000	\$83
71	355 W Johnson St	SF	1941	1.5	2022	3	1,705	\$175,200	\$103
72	376 Winthrop	SF	1880	1.5	2023	3	1,312	\$175,000	\$133
73	608 Vine	SF	1949	1.5	2023	4	1,282	\$171,000	\$133
74	401 Excelsior	SF	1880	2	2022	3	1,327	\$170,000	\$128
75	410 N FIRST	SF	1993	1	2022	3	1,404	\$165,000	\$118
76	412 Ready St	SF	1895	1.5	2022	3	1,233	\$165,000	\$134
77	416 Bank	SF	1958	1	2022	3	990	\$161,100	\$163
78	635 N Fifth St	SF	1895	2	2023	4	1,480	\$160,000	\$108
79	638 N Fifth	SF	1898	2	2023	4	1,440	\$159,900	\$111
80	763 Elliott Ave	MF	1912	2	2023	6	2,516	\$159,500	\$63
81	420 N Lake St	SF	1952	1.5	2023	3	1,064	\$157,900	\$148
82	440 Junction	SF	1947	1	2022	3	1,044	\$157,000	\$150
83	742 Elliott	MF	1900	2	2022	7	3,520	\$155,000	\$44
84	650 Cedar	SF	1930	2	2022	4	2,010	\$154,900	\$77
85	439 Excelsior St	SF	1973	1	2022	3	1,004	\$154,500	\$154
86	458 Oak St	SF	1880	2	2022	3	949	\$153,000	\$161
87	457 Washington St	SF	1976	1	2022	3	1,084	\$152,000	\$140
88	224 Houghton	SF	1900	2	2022	2	1,170	\$150,000	\$128
89	684 Jopling St	SF	1900	2	2023	4	1,537	\$149,900	\$98
90	687 Jopling St	SF	1895	2	2023	4	2,213	\$147,500	\$67

Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Sold Housing Units | Descending Order by Price The City of Ishpeming, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
91	1141 S pine St	SF	1959	1	2023	1	720	\$144,900	\$201
92	526 Bank St	SF	1905	2	2022	3	1,466	\$140,000	\$95
93	706 N Pine St	SF	1880	2	2023	4	1,406	\$140,000	\$100
94	703 Maurice St	SF	1940	1.5	2023	4	1,260	\$139,000	\$110
95	710 Maurice St	SF	1910	2	2022	4	1,680	\$137,500	\$82
96	587 Elliott Ave	SF	1948	1.5	2022	3	936	\$134,000	\$143
97	820 E Empire St	SF	1885	2	2022	5	2,640	\$130,000	\$49
98	603 N Pine St	SF	1899	1.5	2022	3	1,632	\$129,000	\$79
99	618 Maurice	SF	1950	1.5	2022	3	1,140	\$129,000	\$113
100	605 N Seventh St	SF	1925	1.5	2022	3	1,238	\$128,700	\$104
101	603 Washington	SF	1895	2	2022	3	1,440	\$127,500	\$89
102	624 Mather	SF	1880	1.5	2022	3	1,616	\$126,600	\$78
103	624 Mather Ave	SF	1975	1	2023	3	960	\$126,000	\$131
104	317 - 319 S Third	SF	1965	1	2022	2	1,042	\$125,000	\$120
105	620 W Division	SF	1938	1.5	2022	3	1,001	\$125,000	\$125
106	760 White Ave	SF	1950	1.5	2023	4	1,830	\$125,000	\$68
107	832 N Main St	SF	1885	2	2022	4	3,033	\$124,900	\$41
108	333 S Second St	SF	1892	1.5	2022	2	1,001	\$121,250	\$121
109	325 W Ridge St	SF	1939	1	2022	2	900	\$121,000	\$134
110	638 N Fourth St	SF	1885	2	2022	3	1,484	\$121,000	\$82
111	350 S Pine St	SF	1900	1.5	2023	2	977	\$120,000	\$123
112	778 Michigan	SF	1873	2	2023	4	1,421	\$120,000	\$84
113	640 Greenwood St	SF	1880	1.5	2022	3	1,212	\$117,000	\$97
114	648 Park St	SF	1915	1.5	2022	3	1,200	\$115,500	\$96
115	660 Poplar	SF	1910	2	2023	3	1,604	\$115,000	\$72
116	412 Washington St	SF	1941	1	2022	2	1,212	\$110,000	\$91
117	687 Duncan Ave	SF	1890	1.5	2023	3	1,420	\$110,000	\$77
118	690 Greenwood St	SF	1879	1.5	2023	3	1,185	\$109,000	\$92
119	418 Junction St	SF	1880	1.5	2022	2	805	\$107,500	\$134
120	701 Wabash	SF	1948	1.5	2022	3	1,298	\$105,000	\$81

Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Sold Housing Units | Descending Order by Price The City of Ishpeming, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
121	793 Juniper St	SF	1870	2	2022	4	1,632	\$105,000	\$64
122	715 N Pine	SF	1915	1.5	2023	3	1,380	\$100,000	\$72
123	755 N First	MF	1890	2	2023	5	2,200	\$99,900	\$45
124	711 N First	MF	1885	2	2023	3	1,891	\$99,500	\$53
125	519 N First St	SF	1882	1.5	2023	2	1,058	\$95,000	\$90
126	720 Spring St	MF	1880	2	2023	4	1,638	\$95,000	\$58
127	721 Elliott Ave	SF	1885	2	2022	4	1,288	\$92,000	\$71
128	814 N Maple St	MF	1948	2	2022	3	1,292	\$90,000	\$70
129	747 S Pine St	SF	1870	2	2022	3	1,103	\$85,000	\$77
130	763 Elliott Ave	SF	1989	1	2023	3	1,200	\$84,000	\$70
131	833 E Michigan St	SF	1991	1	2023	3	1,165	\$79,900	\$69
132	761 E Michigan	MF	1880	2	2022	4	1,578	\$78,000	\$49
133	778 Poplar	SF	1901	2	2022	4	2,119	\$77,800	\$37
134	773 Juniper	SF	1913	1.5	2023	4	1,455	\$75,000	\$52
135	781 Elliott	SF	1936	1.5	2022	3	948	\$72,000	\$76
136	733 Elliott Ave	SF	1972	1	2023	3	1,298	\$70,000	\$54
137	813 Wabash St	SF	1880	1.5	2022	4	1,183	\$63,000	\$53
138	805 N Fifth	SF	1880	1.5	2022	3	1,382	\$52,467	\$38
139	739 Duncan	SF	1973	1	2022	2	870	\$50,000	\$57
140	534 Jasper	SF	1900	1.5	2023	1	1,524	\$47,000	\$31
141	602 N Main	SF	1937		2022	1	560	\$42,500	\$76
142	845 Wabash St	SF	1886	2	2022	3	1,093	\$42,500	\$39
143	830 N Pine	SF	1920	1.5	2022	2	960	\$29,900	\$31
144	908 N Second St	SF	1916	2	2022	3	985	\$25,000	\$25
145	915 N Fifth St	SF	1880	1.5	2023	3	1,250	\$22,500	\$18
146	985 Wabash St	SF	1880	2	2023	6	1,986	\$18,000	\$9
147	915 N Third	SF	1880	1.5	2023	2	738	\$15,000	\$20

Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Sold Housing Units | Descending Order by Price The City of Negaunee, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
1	1017 Pine	SF	1930	1	2023	1	748	\$1,990,000	\$2,660
2	1017 Pine	SF	1951	1	2023	3	4,180	\$1,950,000	\$467
3	1020 Baldwin	SF	2006	1.5	2023	4	5,864	\$1,900,000	\$324
4	1024 Baldwin Ave	SF	2004	1	2023	3	3,518	\$975,000	\$277
5	1020 Oak St	SF	1995	.	2022	2	1,694	\$920,000	\$543
6	1028 Oak	SF	2005	2	2023	3	3,654	\$855,000	\$234
7	108 E Arch St	SF	2003	2	2023	4	4,242	\$767,000	\$181
8	113 Houghton	SF	1940	2	2022	5	4,380	\$750,000	\$171
9	105 Tracy Rd	SF	2003	2	2022	3	2,284	\$670,000	\$293
10	107 E Peck St	SF	2004	1	2023	3	3,048	\$615,000	\$202
11	1124 Keewaydin	SF	2001	2	2022	4	3,578	\$610,000	\$170
12	128 E Main St	SF	1994	1.5	2022	5	4,245	\$585,000	\$138
13	114-116 Ridge	SF	2004	1.5	2023	4	3,417	\$575,000	\$168
14	103/105 Cole St	SF	2021	1	2023	2	1,700	\$550,000	\$324
15	109 E Clark St	SF	1996	1.5	2023	3	3,106	\$550,000	\$177
16	109 Cole St	SF	1994	1.5	2023	3	1,512	\$549,900	\$364
17	109 W Main St	SF	2002	1	2022	3	3,214	\$538,500	\$168
18	111 McKenzie Ave	SF	1994	1	2022	3	1,917	\$500,000	\$261
19	204 N Teal Lake Ave	SF	2006	1	2022	6	3,456	\$490,000	\$142
20	126 E Peck St	SF	1950	1.5	2023	4	3,245	\$472,500	\$146
21	112 E Case St	MF	2006	1.5	2023	3	2,500	\$470,000	\$188
22	113 Carlson Rd	SF	2014	1.5	2022	3	2,636	\$455,500	\$173
23	133 E Main St	SF	1997	1	2022	4	2,544	\$451,000	\$177
24	1330 Maas St	SF	1991	1	2022	4	1,519	\$450,000	\$296
25	113 W Main St	SF	1990	3	2023	3	2,304	\$450,000	\$195
26	132 E Clark St	MF	2012	1	2023	4	1,448	\$450,000	\$311
27	105 Takken Dr	SF	2005	1.5	2023	2	2,356	\$449,900	\$191
28	105 Tilot	SF	2020	1	2023	2	6,540	\$449,900	\$69
29	116 W Clark St	SF	1999	1	2022	3	2,200	\$400,000	\$182
30	215 E Clark St	SF	1997	1.5	2022	5	1,510	\$385,900	\$256

Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Sold Housing Units | Descending Order by Price The City of Negaunee, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
31	1205 Wenonah	SF	2000	1	2023	3	1,492	\$371,200	\$249
32	121 E Case St	SF	1976	3	2022	3	2,446	\$370,001	\$151
33	1217 Nakomis	SF	1977	1	2023	3	2,206	\$369,900	\$168
34	128 Johnson	SF	1999	2	2022	3	2,168	\$350,000	\$161
35	100 Houghton St	MF	1875	3	2022	.	4,795	\$332,000	\$69
36	136 Cambria Rd	SF	1966	1	2022	3	2,579	\$330,000	\$128
37	201 E Clark St	SF	1967	1	2022	4	2,501	\$330,000	\$132
38	290 Miller Rd	SF	1885	2	2022	5	3,272	\$330,000	\$101
39	308 Rolling Mill Rd	SF	1976	1	2022	5	2,194	\$322,000	\$147
40	205 E Case St	SF	2008	1	2023	4	1,997	\$322,000	\$161
41	206 E Clark St	SF	1997	1	2022	4	2,064	\$320,000	\$155
42	212 Gold St	SF	1999	1	2022	4	2,428	\$315,000	\$130
43	223 E Main	SF	1973	1	2023	4	1,776	\$300,000	\$169
44	223 W Clark St	SF	1970	1.5	2023	4	2,218	\$299,900	\$135
45	250 E Water	SF	1952	1	2023	4	2,618	\$279,900	\$107
46	177 Sunset Dr	SF	1880	2	2023	3	1,992	\$276,500	\$139
47	184 Sunset Dr	SF	1992	1	2022	3	2,028	\$270,000	\$133
48	116 E Clark	SF	1999	1.5	2023	2	1,152	\$267,500	\$232
49	306 Cherry St	SF	1971	1	2022	4	2,138	\$260,000	\$122
50	442 Iron	MF	1870	2	2023	5	3,424	\$260,000	\$76
51	202 E Peck St	SF	1962		2022	3	1,936	\$250,000	\$129
52	105 Huron Ct	SF	1992	1.5	2023	1	934	\$250,000	\$268
53	104 Carlson	SF	1994	1	2023	1	576	\$249,900	\$434
54	1207 Opechee	SF	1978	1	2022	2	1,053	\$248,000	\$236
55	205 E Clark St	SF	1973	1	2022	3	1,856	\$242,000	\$130
56	124 Birch	SF	1900	1.5	2023	2	1,186	\$242,000	\$204
57	206 E Main St	SF	1972	1	2022	3	1,296	\$240,000	\$185
58	342 Gold Rd	SF	2007	1	2023	4	2,008	\$239,000	\$119
59	212 E Peck St	SF	1900	2	2023	3	1,900	\$237,500	\$125
60	373 Buffalo Rd	SF	1912	2	2022	4	1,964	\$231,000	\$118

Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Sold Housing Units | Descending Order by Price The City of Negaunee, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
61	400 Buffalo Rd	SF	1900	2	2023	4	2,167	\$229,900	\$106
62	405 Bluff St	SF	2007	1	2022	4	2,008	\$225,000	\$112
63	133 Buffalo Rd	SF	1974	1	2023	2	715	\$225,000	\$315
64	222 W Peck St	SF	2000	1	2023	3	1,620	\$225,000	\$139
65	402 Bluff St	SF	1977	3	2022	4	2,040	\$222,500	\$109
66	225 Pioneer Ave	SF	1880	1.5	2023	3	1,152	\$222,000	\$193
67	136 Cambria Rd	SF	1976	1	2023	2	915	\$219,900	\$240
68	445 Bay De Noc	SF	1992	1	2022	4	1,769	\$204,000	\$115
69	939 Pine St	MF	1886	3	2022	7	3,142	\$200,000	\$64
70	508 Prince St	SF	1878	1.5	2022	4	2,124	\$194,900	\$92
71	309 E Lincoln St	SF	1957	1	2022	3	1,360	\$193,000	\$142
72	308 W Case	SF	1964		2022	3	2,128	\$192,500	\$90
73	313 Brown	SF	1993	2	2022	3	2,324	\$190,000	\$82
74	314 Victoria Ave	SF	2007	1	2022	3	1,056	\$190,000	\$180
75	313 Victoria Ave	SF	1976	1	2023	3	2,234	\$190,000	\$85
76	510 Bluff St	SF	1954	1.5	2023	4	1,569	\$190,000	\$121
77	312 Rolling Mill Rd	SF	1890	1.5	2022	3	1,800	\$189,900	\$106
78	315 Tobin St	SF	1940	1.5	2023	3	1,248	\$189,900	\$152
79	525 Prince St	SF	1900	2	2022	4	1,428	\$188,400	\$132
80	312 N Mckenzie Ave	SF	1939	1.5	2022	3	1,300	\$188,000	\$145
81	318 N Teal Lake Ave	SF	1990	1	2022	3	1,479	\$188,000	\$127
82	536 Bluff St	SF	1965	1	2023	4	1,371	\$187,000	\$136
83	319 Rock	SF	1885	1.5	2023	3	1,718	\$185,000	\$108
84	331 E Co Rd	SF	1885	2	2022	3	1,840	\$182,500	\$99
85	336 Gold Rd	SF	1958	1	2022	3	1,264	\$181,001	\$143
86	109 W Case St	SF	1993	1	2023	1	625	\$180,175	\$288
87	387 County Rd	SF	1991	1	2022	3	1,008	\$175,000	\$174
88	600-636 Everett St	SF	1938	1.5	2023	4	1,372	\$175,000	\$128
89	400 Maas St	SF	1939	2	2022	3	1,680	\$171,000	\$102
90	401 N Pioneer Ave	SF	1906	2	2022	3	1,760	\$170,000	\$97

Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
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Sold Housing Units | Descending Order by Price The City of Negaunee, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
91	623 County Rd	SF	1920	2	2023	4	1,484	\$169,500	\$114
92	626 Lake St	SF	2006	1	2023	4	1,152	\$168,500	\$146
93	408 Kanter St	SF	1979	3	2023	3	1,212	\$165,000	\$136
94	630 Mitchell Ave	SF	1971	1	2023	4	1,490	\$164,000	\$110
95	419 Cherry St	SF	1959	1	2022	3	1,329	\$160,000	\$120
96	425 Prince St	SF	1880	1.5	2022	3	1,365	\$160,000	\$117
97	915 Oak St	SF	1952	1.5	2022	6	2,525	\$160,000	\$63
98	208 Shoreline Dr	SF	1939	1	2023	2	720	\$160,000	\$222
99	426 Cherry St	SF	1938	1.5	2023	3	1,010	\$160,000	\$158
100	432 Cherry	SF	1885	2	2023	3	1,449	\$157,500	\$109
101	435 Bay De Noc	SF	1957	1.5	2022	3	1,552	\$157,000	\$101
102	741 Carr St	SF	1924	3	2022	5	2,424	\$157,000	\$65
103	432 Maitland St	SF	1955	1.5	2023	3	1,350	\$156,000	\$116
104	112/114 E Peck St	SF	1880	2	2022	1	1,076	\$152,500	\$142
105	454 Bay De Noc	SF	1914	2	2022	3	1,050	\$152,500	\$145
106	650 County Rd	SF	1890	2	2023	4	1,768	\$150,700	\$85
107	474 Bay De Noc	SF	1925	1.5	2023	3	1,238	\$150,000	\$121
108	465 Bay De Noc St	SF	1912	1.5	2023	3	1,228	\$149,900	\$122
109	501 Iron St	SF	1916	2	2023	3	1,342	\$146,738	\$109
110	518 Lake St	SF	1972	3	2022	3	1,513	\$145,000	\$96
111	228 E Main	SF	1940	1	2023	2	900	\$145,000	\$161
112	519 Cherry St	SF	1900	2	2023	3	1,827	\$145,000	\$79
113	530 Bluff	SF	1962	1	2022	3	880	\$140,000	\$159
114	524 County	SF	1970	1	2023	3	940	\$140,000	\$149
115	709 Maas	SF	1935	1.5	2022	4	1,560	\$135,000	\$87
116	301 Tobin	SF	1940	1	2022	2	1,088	\$130,000	\$119
117	304 E Lincoln St	SF	1900	1.5	2022	2	1,250	\$130,000	\$104
118	713 Baldwin Ave	SF	1880	1.5	2022	4	3,311	\$130,000	\$39
119	304 Rolling Mill Rd	SF	1940	2	2022	2	896	\$129,900	\$145
120	605 Maas St	SF	1947	1	2022	3	1,326	\$128,000	\$97

Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

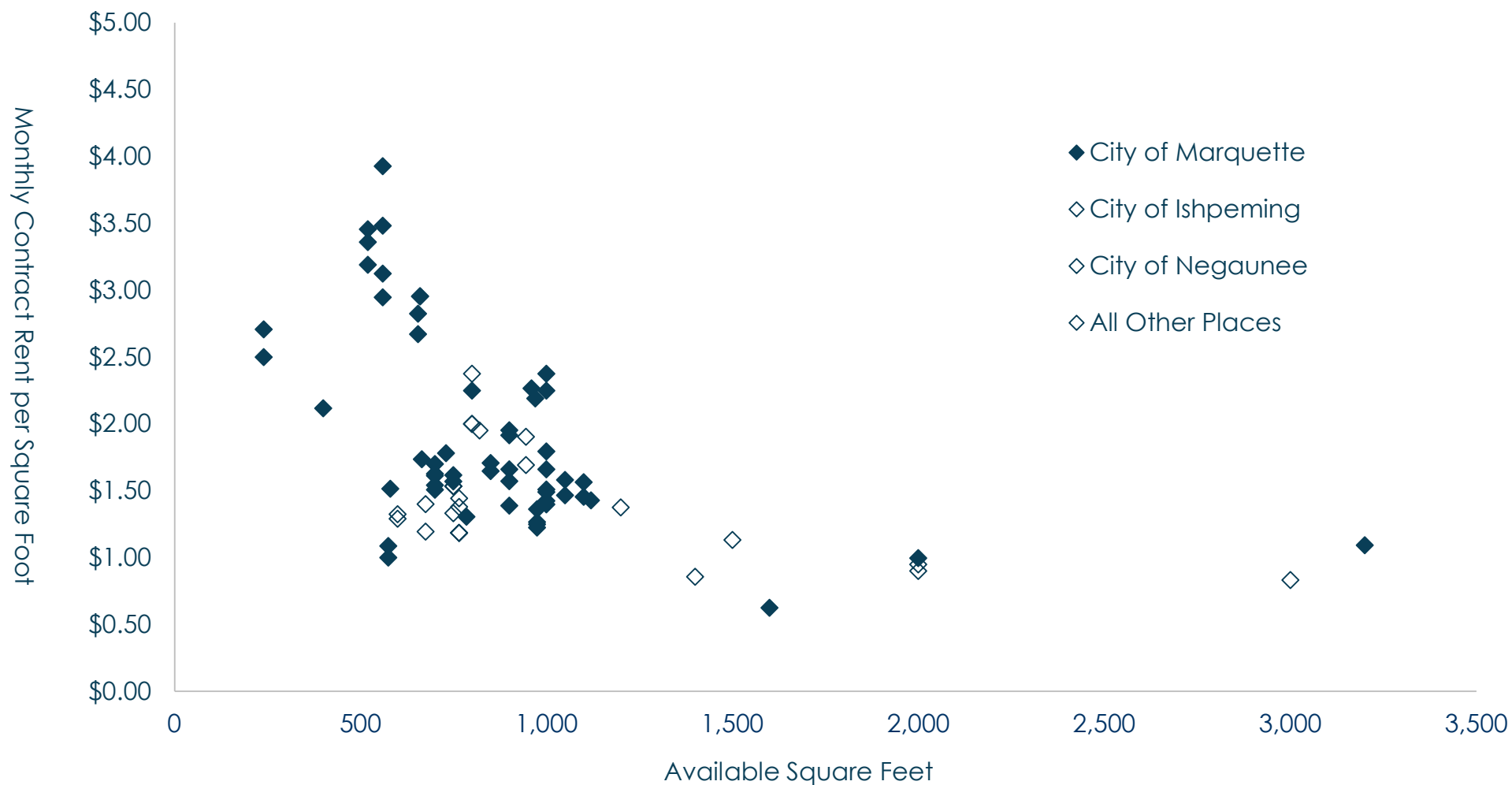
Sold Housing Units | Descending Order by Price The City of Negaunee, Michigan | 2023

Count	Street Address	Building Type	Year Built	Building Levels	Year Sold	Bed-rooms	Square Feet	Sold Price	Sold Price per Sq. Ft.
121	717 Prince St	SF	1880	2	2022	4	1,932	\$127,000	\$66
122	315-317 Kanter St	SF	1924	1.5	2023	2	1,404	\$126,100	\$90
123	634 County Rd	SF	1965	1	2023	3	1,056	\$121,000	\$115
124	725 Carr St	MF	1900	2	2022	4	2,002	\$120,000	\$60
125	637 Lake St	SF	1880	2	2023	3	1,066	\$119,900	\$112
126	404 Ann St	SF	1940	1.5	2022	2	720	\$111,000	\$154
127	704 Everett St	SF	1921	2	2022	3	1,271	\$105,000	\$83
128	501 Croix	SF	1880	1	2022	2	705	\$100,000	\$142
129	712 Spruce St	SF	1880	2	2022	3	1,424	\$100,000	\$70
130	523 County Rd	SF	2010	1.5	2022	2	.	\$95,000	.
131	520 Bluff St	SF	1953	1	2023	2	768	\$95,000	\$124
132	551 Lake St	SF	1901	1.5	2023	2	1,092	\$92,000	\$84
133	941 Oak St	SF	1916	2	2023	3	1,032	\$87,815	\$85
134	721 Prince St	SF	1973	1	2022	2	1,301	\$45,000	\$35
135	923 Hungerford Ave	SF	1898	2	2023	3	1,764	\$25,000	\$14
136	950 Hungerford Ave	MF	1890	2	2023	4	2,640	\$25,000	\$9
137	971 Baldwin Ave	SF	1885	1.5	2023	3	816	\$15,000	\$18
138	961 Pine	SF	1880	1.5	2022	2	920	\$12,000	\$13

Source: Underlying data was contributed by Stephanie Jones, Associate Broker, Select Realty; 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

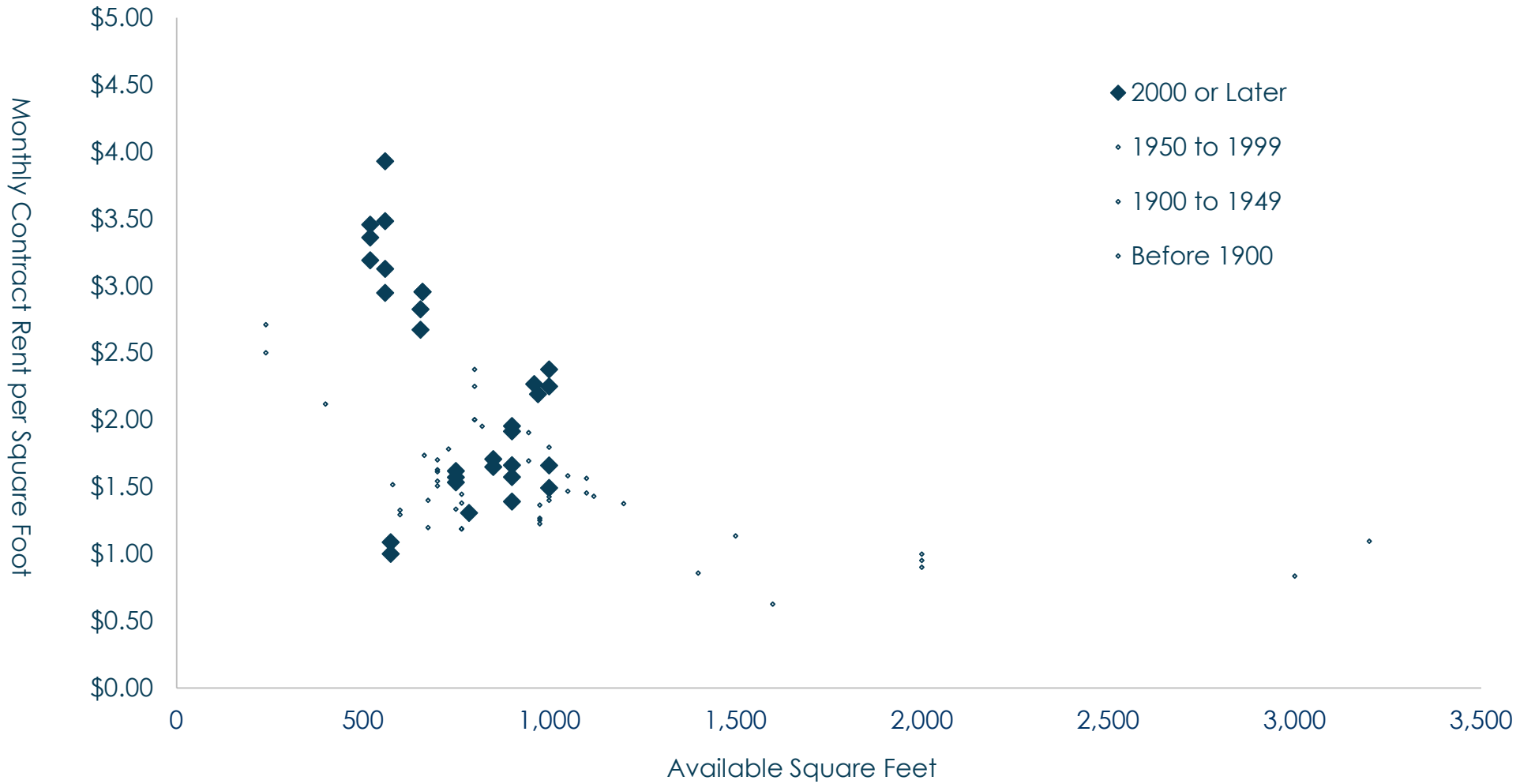
Section 2-C

Recently Advertised For-Lease Units Price per Square Foot v. Submarket Marquette County, Michigan | 2023



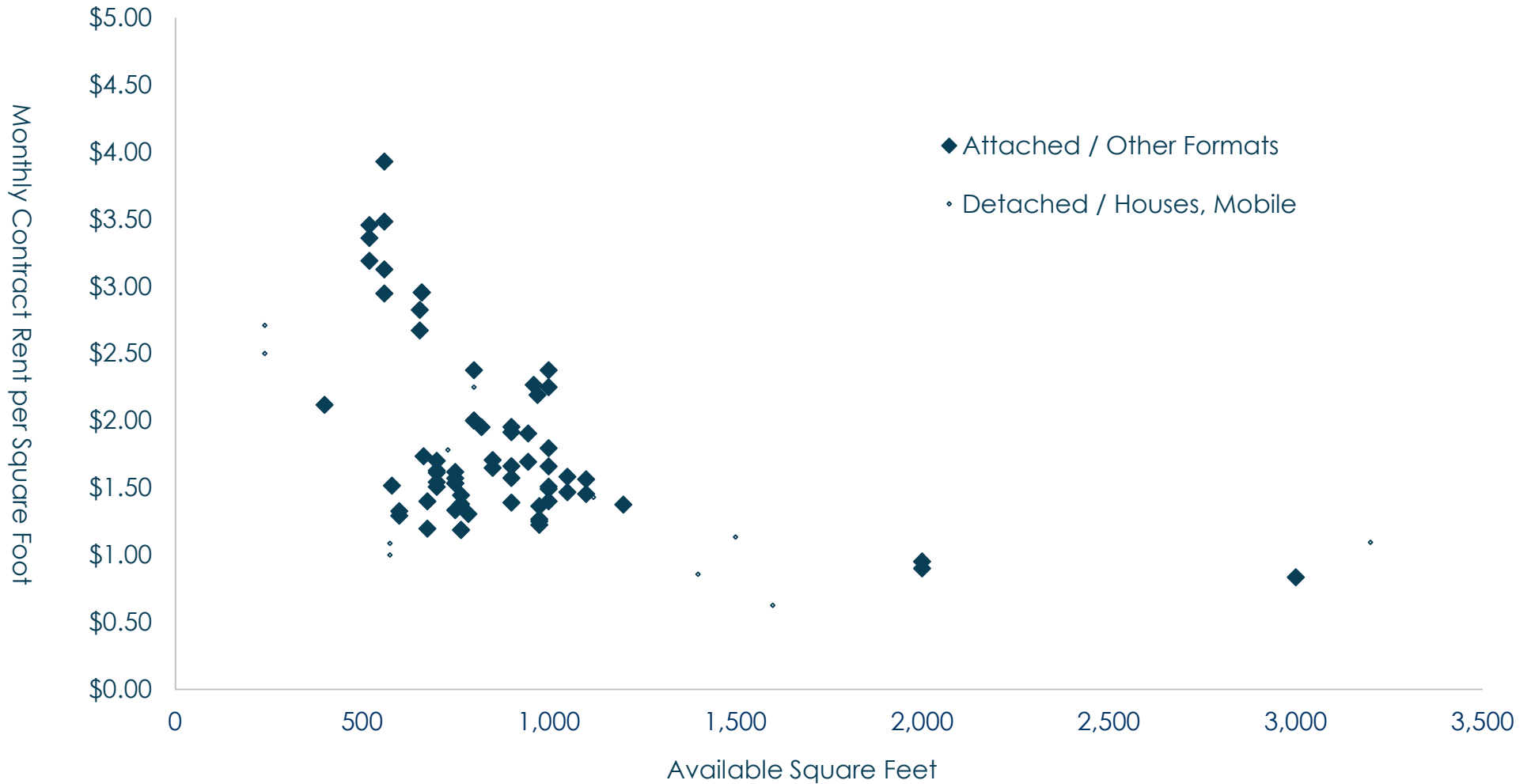
Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Recently Advertised For-Lease Units Price per Square Foot v. Era Unit Built Marquette County, Michigan | 2023



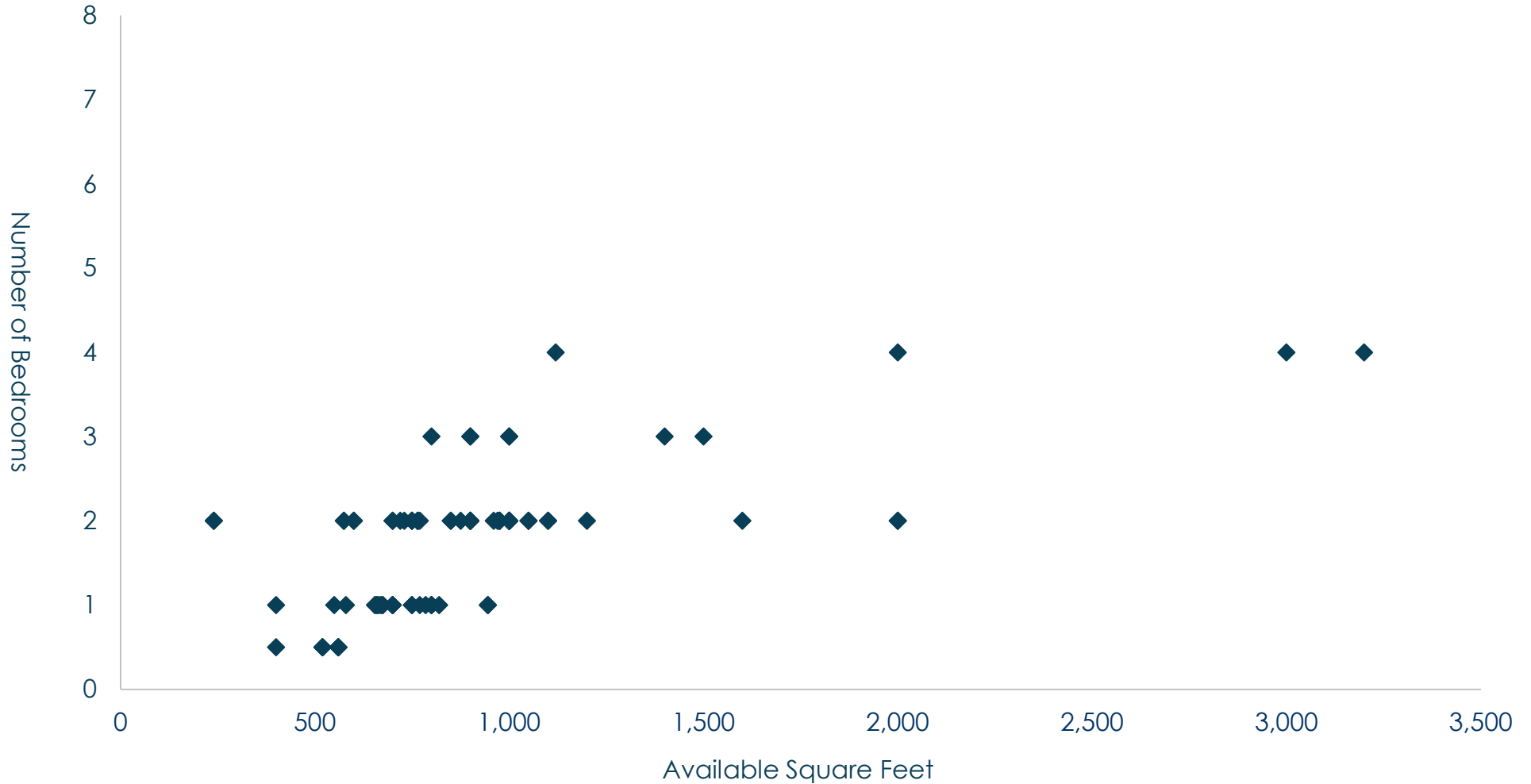
Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Recently Advertised For-Lease Units Price per Square Foot v. Format Marquette County, Michigan | 2023



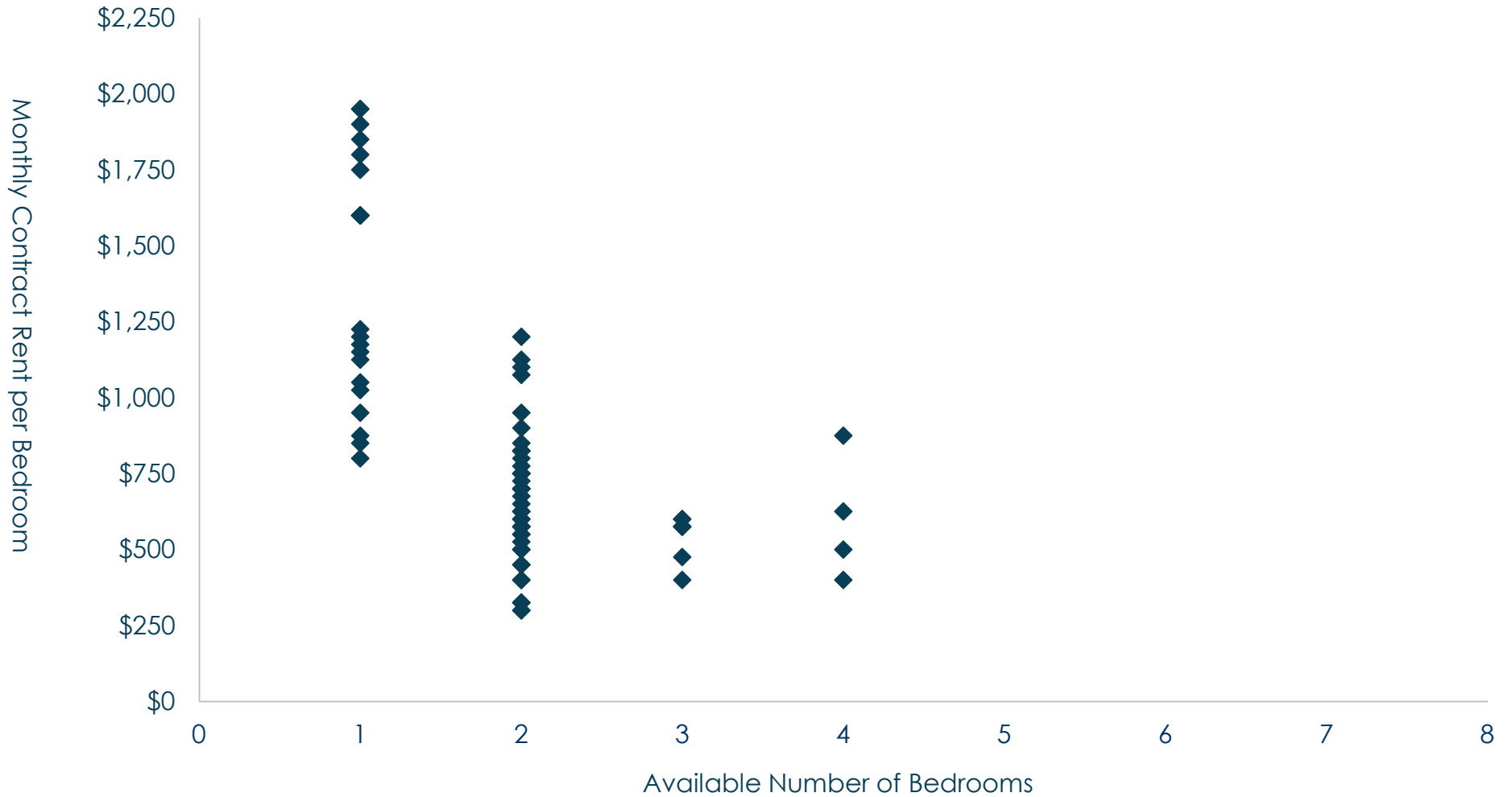
Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Recently Advertised For-Lease Units
Number of Bedrooms v. Square Feet
Marquette County, Michigan | 2023



Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Recently Advertised For-Lease Units Price per Bedroom v. Number of Bedrooms Marquette County, Michigan | 2023



Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Recently Advertised For-Lease Units The City of Marquette, Michigan | 2023

Count	Building Name	Street Address	Year Built	Building Format	Building Levels	Units in Building	Year Listed	Bed-rooms	Square Feet	Asking Rent	Rent per Sq. Ft.
1	1050 Vistanna Dr	1050 Vistanna Dr	2004	SF	2	1	2023	4	3,790	\$7,000	\$1.85
2	1301 Center St	1301 Center St	1964	SF	1	1	2023	4	3,200	\$3,500	\$1.09
3	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	2	1,000	\$2,375	\$2.38
4	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	2	1,000	\$2,250	\$2.25
5	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	0.5	560	\$2,200	\$3.93
6	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	2	960	\$2,175	\$2.27
7	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	2	970	\$2,125	\$2.19
8	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	0.5	560	\$1,950	\$3.48
9	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	1	660	\$1,950	\$2.95
10	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	1	660	\$1,950	\$2.95
11	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	1	655	\$1,850	\$2.82
12	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	0.5	560	\$1,750	\$3.13
13	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	1	655	\$1,750	\$2.67
14	Residence Harbor Vista	1885 Harbor Vista Dr	2020	MF	3	73	2023	0.5	560	\$1,650	\$2.95
1	1308 Presque Isle Ave	1308 Presque Isle Ave	1911	SF	2	1	2023	4	2,000	\$1,995	\$1.00
1	419 Pine St	419 Pine St	1953	SF	2	1	2023	3	800	\$1,800	\$2.25
1	Two Marquette Place	407 S Lakeshore Blvd	2022	MF	3	22	2023	0.5	520	\$1,797	\$3.46
2	Two Marquette Place	407 S Lakeshore Blvd	2022	MF	3	22	2023	0.5	520	\$1,747	\$3.36
3	Two Marquette Place	407 S Lakeshore Blvd	2022	MF	3	22	2023	0.5	520	\$1,659	\$3.19
1	750 Anderson	750 Anderson	1976	MF	2	2	2023	3	1,000	\$1,795	\$1.80

Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Recently Advertised For-Lease Units The City of Marquette, Michigan | 2023

Count	Building Name	Street Address	Year Built	Building Type	Building Levels	Units in Building	Year Listed	Bed-rooms	Square Feet	Asking Rent	Rent per Sq. Ft.
1	Northwoods Apts	308 Rublein St	2007	MF	2	117	2023	3	900	\$1,758	\$1.95
2	Northwoods Apts	308 Rublein St	2007	MF	2	117	2023	3	900	\$1,723	\$1.91
3	Northwoods Apts	308 Rublein St	2007	MF	2	117	2023	2	1,000	\$1,660	\$1.66
4	Northwoods Apts	308 Rublein St	2007	MF	2	117	2023	2	900	\$1,495	\$1.66
5	Northwoods Apts	308 Rublein St	2007	MF	2	117	2023	2	1,000	\$1,491	\$1.49
6	Northwoods Apts	308 Rublein St	2007	MF	2	117	2023	2	850	\$1,451	\$1.71
7	Northwoods Apts	308 Rublein St	2007	MF	2	117	2023	2	900	\$1,415	\$1.57
8	Northwoods Apts	308 Rublein St	2007	MF	2	117	2023	2	850	\$1,401	\$1.65
9	Northwoods Apts	308 Rublein St	2007	MF	2	117	2023	1	750	\$1,213	\$1.62
10	Northwoods Apts	308 Rublein St	2007	MF	2	117	2023	1	750	\$1,178	\$1.57
1	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	1,100	\$1,720	\$1.56
2	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	1,050	\$1,660	\$1.58
3	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	1,100	\$1,600	\$1.45
4	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	1,050	\$1,540	\$1.47
5	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	1,000	\$1,509	\$1.51
6	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	1,000	\$1,399	\$1.40
7	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	975	\$1,329	\$1.36
8	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	975	\$1,234	\$1.27
9	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	975	\$1,219	\$1.25
10	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	975	\$1,194	\$1.22
11	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	1	700	\$1,190	\$1.70
12	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	1	665	\$1,154	\$1.74
13	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	700	\$1,139	\$1.63
14	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	1	700	\$1,129	\$1.61
15	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	2	700	\$1,079	\$1.54
16	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	1	700	\$1,055	\$1.51
17	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	1	580	\$879	\$1.52
18	Tourville Apts	910 Lincoln Ave	1977	MF	2	430	2023	1	400	\$847	\$2.12

Recently Advertised For-Lease Units The City of Marquette, Michigan | 2023

Count	Building Name	Street Address	Year Built	Building Type	Building Levels	Units in Building	Year Listed	Bed-rooms	Square Feet	Asking Rent	Rent per Sq. Ft.
1	425 Summit St	425 Summit St	1930	SF	2	1	2023	4	1,120	\$1,600	\$1.43
1	915 Pine St	915 Pine St	1892	SF	2	3	2023	3	1,000	\$1,425	\$1.43
1	302 S 5th St	302 S 5th St	1895	SF	2	1	2023	2	730	\$1,300	\$1.78
1	1000 Northland Dr	1000 Northland Dr	1979	MF	2	3	2023	2	.	\$1,250	.
1	2784 Cedarville Dr	2784 Cedarville Dr	.	MF	2	4	2023	2	900	\$1,250	\$1.39
1	2747 Scenic Dr	2747 Scenic Dr	2014	MF	2	16	2023	1	785	\$1,025	\$1.31
1	Cedarville Townhomes	1520 Commerce Dr	2007	MF	2	112	2023	2	900	\$1,000	.
2	Cedarville Townhomes	1520 Commerce Dr	2007	MF	2	112	2023	2	900	\$1,135	.
1	322 W Ridge St	322 W Ridge St	1880	SF	2	1	2023	2	1,600	\$1,000	\$0.63
1	Silver Creek Estates	232 Silver Creek Rd	1996	Mobile	1	1	2023	2	240	\$650	\$2.71
2	Silver Creek Estates	232 Silver Creek Rd	1996	Mobile	1	1	2023	2	240	\$600	\$2.50
1	Birch Grove MHC	500 Pioneer Rd	.	Mobile	1	1	2023	2	575	\$625	\$1.09
2	Birch Grove MHC	500 Pioneer Rd	.	Mobile	1	1	2023	2	575	\$575	\$1.00

Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Recently Advertised For-Lease Units The City of Marquette, Michigan | 2023

Count	Building Name	Street Address	Year Built	Building Type	Building Levels	Units in Building	Year Listed	Bed-rooms	Square Feet	Asking Rent	Rent per Sq. Ft.
1	Lost Creek	200 Lost Creek Dr	1999	MF	2	151	2023	1	670	\$452	.
2	Lost Creek	200 Lost Creek Dr	1999	MF	2	151	2023	2	770	.	.
3	Lost Creek	200 Lost Creek Dr	1999	MF	2	151	2023	2	875	.	.
1	Silver Creek Estates	232 Silver Creek Rd	.	MF	1	1	2023
1	Olympia Apts	2050 Presque Isle Ave	1973	MF	3	20	2023	0.5	400	.	.
2	Olympia Apts	2050 Presque Isle Ave	1973	MF	3	20	2023	1	770	.	.
1	Lake Superior Village	1901 Longyear Ave	1990	MF	2	116	2023	.	750	.	.
2	Lake Superior Village	1901 Longyear Ave	1990	MF	2	116	2023	.	1,300	.	.
1	Snowberry Heights	222 S 5th St	1971	MF	9	191	2023	1	550	.	.
2	Snowberry Heights	222 S 5th St	1971	MF	9	191	2023	2	720	.	.
1	The Preserve	1906 Freedom Dr	2004	MF	2	80	2023
1	Woodview Village Apts	200 Northland Dr	1979	MF	2	124	2023	1	.	.	.
2	Woodview Village Apts	200 Northland Dr	1979	MF	2	124	2023	2	.	.	.
1	Whetstone Village Apts	200 Whetstone Rd	1977	MF	2	134	2023	.	500	.	.
2	Whetstone Village Apts	200 Whetstone Rd	1977	MF	2	134	2023	.	1,400	.	.

Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Recently Advertised For-Lease Units The City of Negaunee, Michigan | 2023

Count	Building Name	Street Address	Year Built	Building Type	Building Levels	Units in Building	Year Listed	Bed-rooms	Square Feet	Asking Rent	Rent per Sq. Ft.
1	225 N Pioneer Ave	225 N Pioneer Ave	1932	MF	2	5	2023	4	3,000	\$2,500	\$0.83
2	225 N Pioneer Ave	225 N Pioneer Ave	1932	MF	2	5	2023	2	2,000	\$1,900	\$0.95
3	225 N Pioneer Ave	225 N Pioneer Ave	1932	MF	2	5	2023	2	2,000	\$1,800	\$0.90
1	204 N Teal Lake Ave	204 N Teal Lake Ave	1875	MF	2	2	2023	2	1,200	\$1,650	\$1.38
1	125 Chippewa Dr	125 Chippewa Dr		MF	.	.	2023	2	750	\$1,150	\$1.53
1	1039 Maas St	1039 Maas St	1974	MF	2	12	2023	2	750	\$1,150	\$1.53

Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Recently Advertised For-Lease Units The City of Ishpeming, Michigan | 2023

Count	Building Name	Street Address	Year Built	Building Type	Building Levels	Units in Building	Year Listed	Bed-rooms	Square Feet	Asking Rent	Rent per Sq. Ft.
1	Mather Inn	100 E Barnum St	1931	MF	4	16	2023	1	800	\$1,900	\$2.38
2	Mather Inn	100 E Barnum St	1931	MF	4	16	2023	1	945	\$1,800	\$1.90
3	Mather Inn	100 E Barnum St	1931	MF	4	16	2023	1	945	\$1,600	\$1.69
4	Mather Inn	100 E Barnum St	1931	MF	4	16	2023	1	820	\$1,600	\$1.95
5	Mather Inn	100 E Barnum St	1931	MF	4	16	2023	1	800	\$1,600	\$2.00
1	300 E Pearl St	300 E Pearl St	1860	SF	2	1	2023	3	1,500	\$1,700	\$1.13
1	100 E Barnum St	100 E Barnum St	1931	MF	4	12	2023	1	800	\$1,600	\$2.00
1	Canda Manor	711 W Empire St	1974	MF	3	72	2023	2	765	\$1,105	\$1.44
2	Canda Manor	711 W Empire St	1974	MF	3	72	2023	2	765	\$1,055	\$1.38
3	Canda Manor	711 W Empire St	1974	MF	3	72	2023	1	675	\$945	\$1.40
4	Canda Manor	711 W Empire St	1974	MF	3	72	2023	2	765	\$907	\$1.19
5	Canda Manor	711 W Empire St	1974	MF	3	72	2023	2	765	\$907	\$1.19
6	Canda Manor	711 W Empire St	1974	MF	3	72	2023	1	675	\$807	\$1.20
1	605 Lakeshore Dr	605 Lakeshore Dr	1977	MF	3	12	2023	2	750	\$1,000	\$1.33

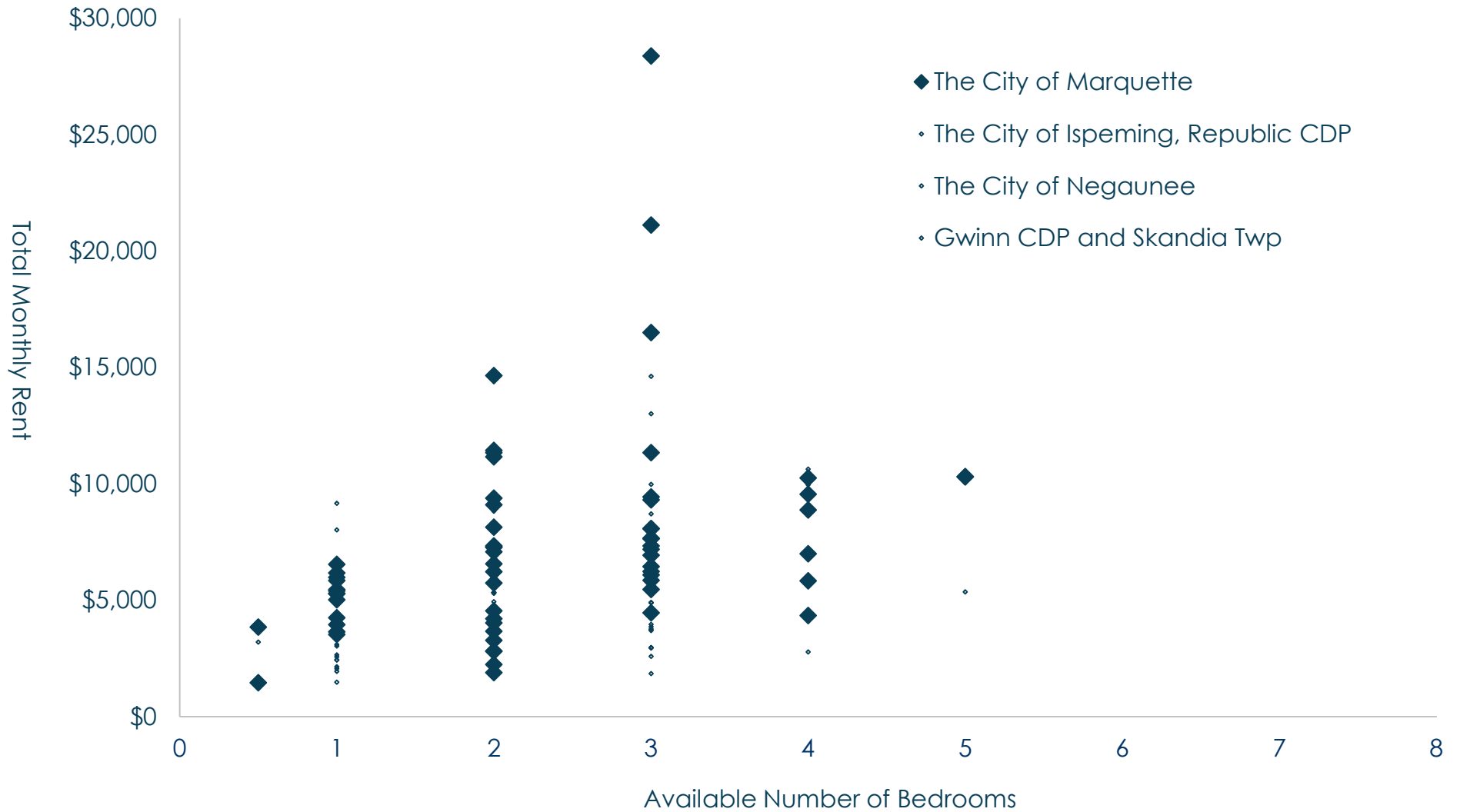
Source: Underlying data based on county surveyor records, CoStar data, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023.

Section 2-D

Short-Term Rentals

Total Monthly Rent v. Number of Bedrooms

Marquette County, Michigan | June 2024

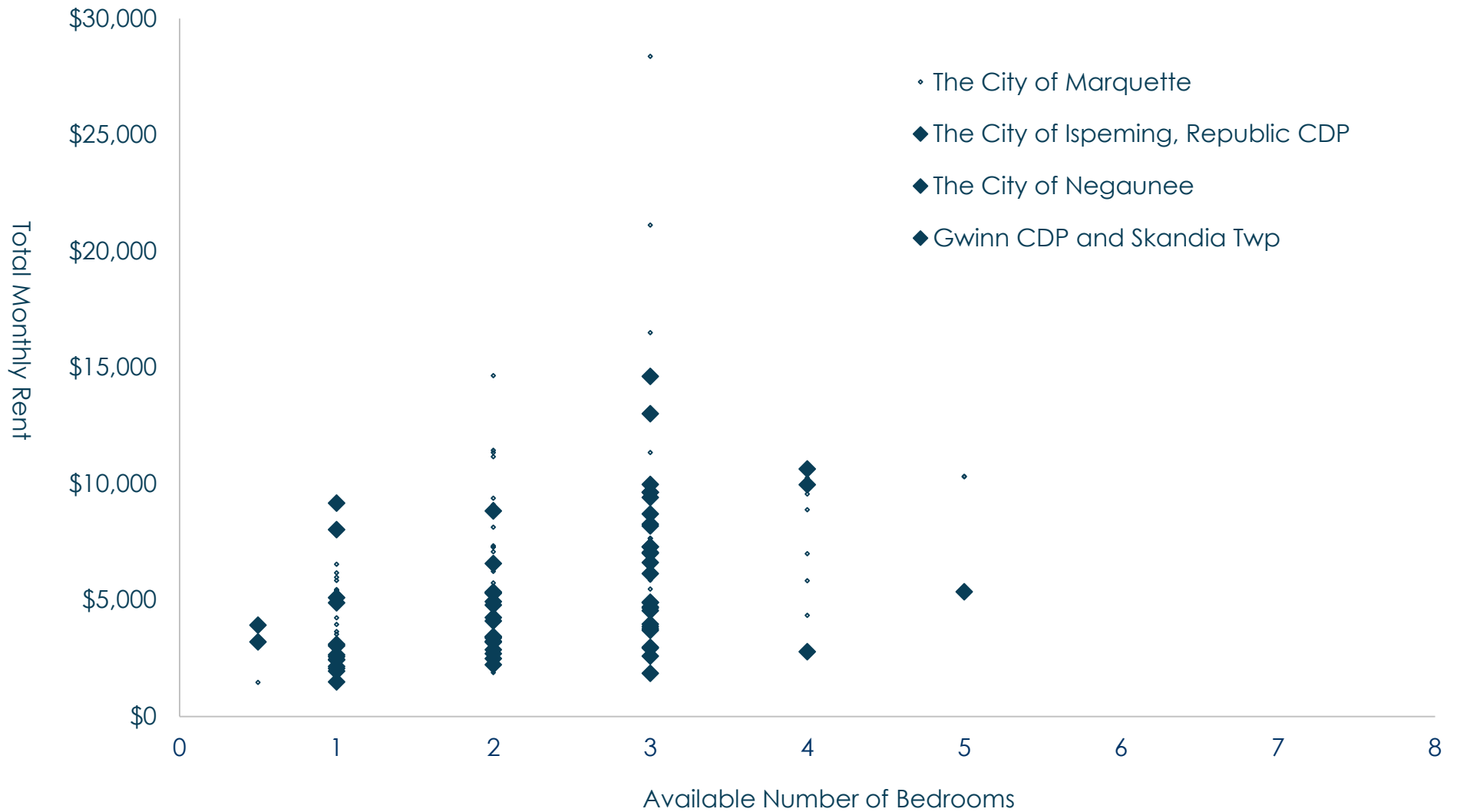


Source: Underlying data based on county surveyor records, CoStar, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023. Rent is for June, 2024 minus a discount for a monthly booking, plus an Airbnb service fee, and excluding taxes.

Short-Term Rentals

Total Monthly Rent v. Number of Bedrooms

Marquette County, Michigan | June 2024



Source: Underlying data based on county surveyor records, CoStar, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023. Rent is for June, 2024 minus a discount for a monthly booking, plus an Airbnb service fee, and excluding taxes.

Short-Term Rentals

Monthly Rent per Bedroom v. Number of Bedrooms

Marquette County, Michigan | June 2024



Source: Underlying data based on county surveyor records, CoStar, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023. Rent is for June, 2024 minus a discount for a monthly booking, plus an Airbnb service fee, and excluding taxes.

Short-Term Rentals

Monthly Rent per Bedroom v. Number of Bedrooms

Marquette County, Michigan | June 2024



Source: Underlying data based on county surveyor records, CoStar, phone surveys, and independent field observations completed by LandUseUSA | Urban Strategies in 2023. Rent is for June, 2024 minus a discount for a monthly booking, plus an Airbnb service fee, and excluding taxes.

Short Term Rentals | Descending Order by Rent
 The City of Marquette, Michigan | June 2024

Count	Municipality	Bed-rooms	Monthly Rent	Rent per Bedroom
1	Marquette	3	\$28,370	\$9,457
2	Marquette	3	\$21,115	\$7,038
3	Marquette	3	\$16,495	\$5,498
4	Marquette	2	\$14,640	\$7,320
5	Marquette	2	\$11,430	\$5,715
6	Marquette	3	\$11,340	\$3,780
7	Marquette	2	\$11,340	\$5,670
8	Marquette	2	\$11,160	\$5,580
9	Marquette	5	\$10,300	\$2,060
10	Marquette	5	\$10,300	\$2,060
11	Marquette	4	\$10,250	\$2,563
12	Marquette	4	\$9,550	\$2,388
13	Marquette	3	\$9,430	\$3,143
14	Marquette	2	\$9,380	\$4,690
15	Marquette	3	\$9,305	\$3,102
16	Marquette	2	\$9,100	\$4,550
17	Marquette	4	\$8,875	\$2,219
18	Marquette	2	\$8,130	\$4,065
19	Marquette	3	\$8,075	\$2,692
20	Marquette	3	\$8,075	\$2,692
21	Marquette	3	\$7,660	\$2,553
22	Marquette	3	\$7,640	\$2,547
23	Marquette	2	\$7,330	\$3,665
24	Marquette	3	\$7,330	\$2,443
25	Marquette	2	\$7,285	\$3,643
26	Marquette	2	\$7,270	\$3,635
27	Marquette	3	\$7,180	\$2,393
28	Marquette	2	\$7,075	\$3,538
29	Marquette	4	\$6,995	\$1,749
30	Marquette	3	\$6,925	\$2,308
31	Marquette	2	\$6,555	\$3,278
32	Marquette	1	\$6,540	\$6,540
33	Marquette	3	\$6,440	\$2,147

Source: Underlying data based on county surveyor records, CoStar, phone surveys, and independent field observations completed by LandUseUSA Urban Strategies in 2023. Rent is for June, 2024 minus a discount for a month-long booking, plus an Airbnb service fee, and excluding taxes.

Short Term Rentals | Descending Order by Rent
 The City of Marquette, Michigan | June 2024

Count	Municipality	Bed-rooms	Monthly Rent	Rent per Bedroom
34	Marquette	3	\$6,230	\$2,077
35	Marquette	2	\$6,225	\$3,113
36	Marquette	1	\$6,170	\$6,170
37	Marquette	3	\$6,080	\$2,027
38	Marquette	1	\$5,980	\$5,980
39	Marquette	3	\$5,855	\$1,952
40	Marquette	1	\$5,840	\$5,840
41	Marquette	4	\$5,830	\$1,458
42	Marquette	2	\$5,730	\$2,865
43	Marquette	3	\$5,465	\$1,822
44	Marquette	1	\$5,450	\$5,450
45	Marquette	1	\$5,400	\$5,400
46	Marquette	1	\$5,285	\$5,285
47	Marquette	1	\$5,285	\$5,285
48	Marquette	1	\$5,020	\$5,020
49	Marquette	2	\$4,540	\$2,270
50	Marquette	3	\$4,460	\$1,487
51	Marquette	4	\$4,340	\$1,085
52	Marquette	1	\$4,240	\$4,240
53	Marquette	2	\$4,200	\$2,100
54	Marquette	2	\$4,020	\$2,010
55	Marquette	1	\$3,945	\$3,945
56	Marquette	0.5	\$3,845	\$7,690
57	Marquette	2	\$3,665	\$1,833
58	Marquette	1	\$3,645	\$3,645
59	Marquette	1	\$3,530	\$3,530
60	Marquette	2	\$3,275	\$1,638
61	Marquette	2	\$2,805	\$1,403
62	Marquette	2	\$2,805	\$1,403
63	Marquette	2	\$2,240	\$1,120
64	Marquette	2	\$1,885	\$943
65	Marquette	0.5	\$1,455	\$2,910

Source: Underlying data based on county surveyor records, CoStar, phone surveys, and independent field observations completed by LandUseUSA Urban Strategies in 2023. Rent is for June, 2024 minus a discount for a month-long booking, plus an Airbnb service fee, and excluding taxes.

Short Term Rentals | Descending Order by Rent
 The City of Ishpeming, Republic CDP, Michigan | June 2024

Count	Municipality	Bed-rooms	Monthly Rent	Rent per Bedroom
1	Ishpeming	5	\$19,910	\$3,982
2	Ishpeming	3	\$13,010	\$4,337
3	Republic	4	\$10,630	\$2,658
4	Ishpeming	3	\$9,970	\$3,323
5	Republic	3	\$9,625	\$3,208
6	Republic	3	\$9,625	\$3,208
7	Republic	1	\$9,160	\$9,160
8	Ishpeming	2	\$8,825	\$4,413
9	Republic	3	\$8,185	\$2,728
10	Ishpeming	3	\$7,285	\$2,428
11	Ishpeming	3	\$7,285	\$2,428
12	Ishpeming	3	\$7,015	\$2,338
13	Republic	3	\$6,135	\$2,045
14	Republic	2	\$5,295	\$2,648
15	Ishpeming	3	\$4,900	\$1,633
16	Ishpeming	3	\$4,885	\$1,628
17	Ishpeming	1	\$4,880	\$4,880
18	Ishpeming	2	\$4,780	\$2,390
19	Republic	3	\$4,695	\$1,565
20	Republic	3	\$4,540	\$1,513
21	Ishpeming	2	\$4,250	\$2,125
22	Ishpeming	2	\$4,095	\$2,048
23	Ishpeming	0.5	\$3,915	\$7,830
24	Republic	3	\$3,760	\$1,253
25	Republic	3	\$3,695	\$1,232
26	Ishpeming	2	\$3,365	\$1,683
27	Ishpeming	0.5	\$3,200	\$6,400
28	Ishpeming	1	\$3,090	\$3,090
29	Ishpeming	1	\$2,430	\$2,430
30	Ishpeming	1	\$2,145	\$2,145
31	Ishpeming	1	\$2,060	\$2,060
32	Ishpeming	1	\$1,940	\$1,940
33	Ishpeming	1	\$1,480	\$1,480

Source: Underlying data based on county surveyor records, CoStar, phone surveys, and independent field observations completed by LandUseUSA Urban Strategies in 2023. Rent is for June, 2024 minus a discount for a month-long booking, plus an Airbnb service fee, and excluding taxes.

Short Term Rentals | Descending Order by Rent The City of Negaunee, Michigan | June 2024

Count	Municipality	Bed-rooms	Monthly Rent	Rent per Bedroom
1	Negaunee	1	\$8,020	\$8,020
2	Negaunee	3	\$6,605	\$2,202
3	Negaunee	2	\$4,935	\$2,468
4	Negaunee	2	\$3,420	\$1,710
5	Negaunee	2	\$3,420	\$1,710
6	Negaunee	2	\$3,220	\$1,610
7	Negaunee	2	\$3,190	\$1,595
8	Negaunee	1	\$3,030	\$3,030
9	Negaunee	4	\$2,780	\$695
10	Negaunee	1	\$2,645	\$2,645
11	Negaunee	1	\$2,440	\$2,440
12	Negaunee	2	\$2,215	\$1,108

Source: Underlying data based on county surveyor records, CoStar, phone surveys, and independent field observations completed by LandUseUSA Urban Strategies in 2023. Rent is for June, 2024 minus a discount for a month-long booking, plus an Airbnb service fee, and excluding taxes.

Short Term Rentals | Descending Order by Rent
 Gwinn CDP with Skandia Twp, Michigan | June 2024

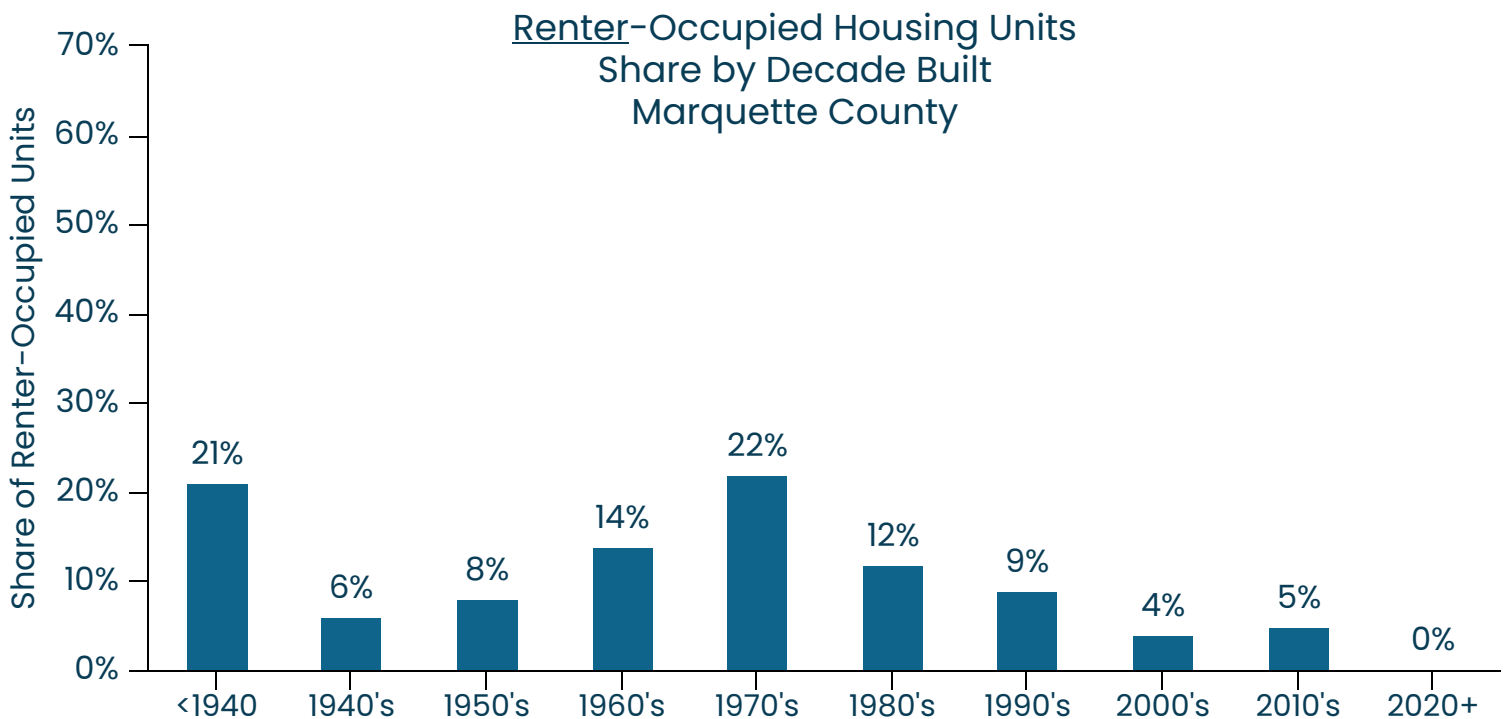
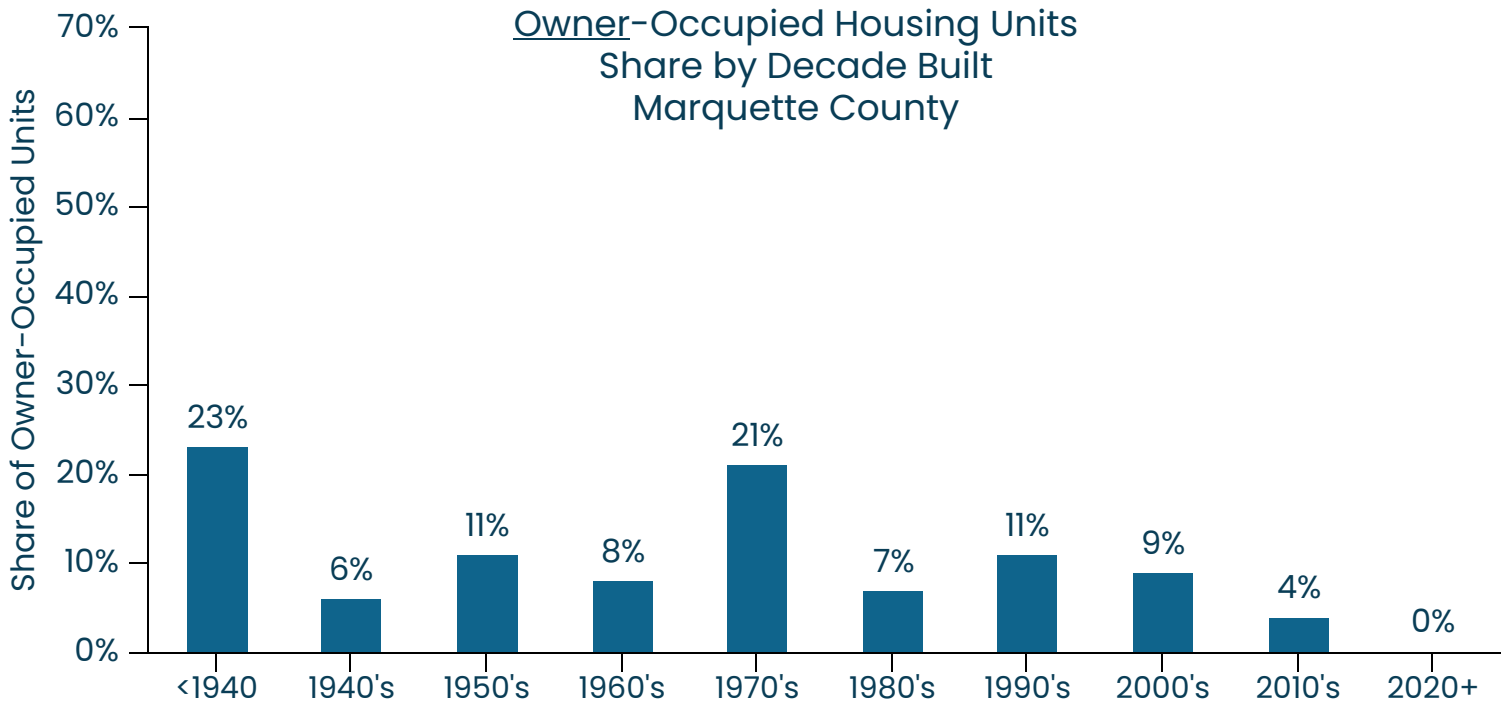
Count	Municipality	Bed-rooms	Monthly Rent	Rent per Bedroom
1	Skandia	3	\$14,610	\$4,870
2	Gwinn	4	\$9,955	\$2,489
3	Gwinn	3	\$9,410	\$3,137
4	Skandia	3	\$8,700	\$2,900
5	Skandia	3	\$8,260	\$2,753
6	Gwinn	3	\$7,045	\$2,348
7	Skandia	2	\$6,565	\$3,283
8	Gwinn	5	\$5,355	\$1,071
9	Gwinn	2	\$5,335	\$2,668
10	Gwinn	2	\$5,335	\$2,668
11	Gwinn	1	\$5,105	\$5,105
12	Gwinn	3	\$4,655	\$1,552
13	Gwinn	3	\$3,960	\$1,320
14	Gwinn	3	\$3,850	\$1,283
15	Gwinn	3	\$2,970	\$990
16	Gwinn	3	\$2,940	\$980
17	Skandia	2	\$2,865	\$1,433
18	Skandia	2	\$2,690	\$1,345
19	Gwinn	3	\$2,585	\$862
20	Gwinn	1	\$2,565	\$2,565
21	Skandia	2	\$2,485	\$1,243
22	Gwinn	3	\$1,850	\$617

Source: Underlying data based on county surveyor records, CoStar, phone surveys, and independent field observations completed by LandUseUSA Urban Strategies in 2023. Rent is for June, 2024 minus a discount for a month-long booking, plus an Airbnb service fee, and excluding taxes.

Section 2-E

Units by Decade Built | Marquette County

A comparison of the share of total housing units by tenure and decade built, 2021.



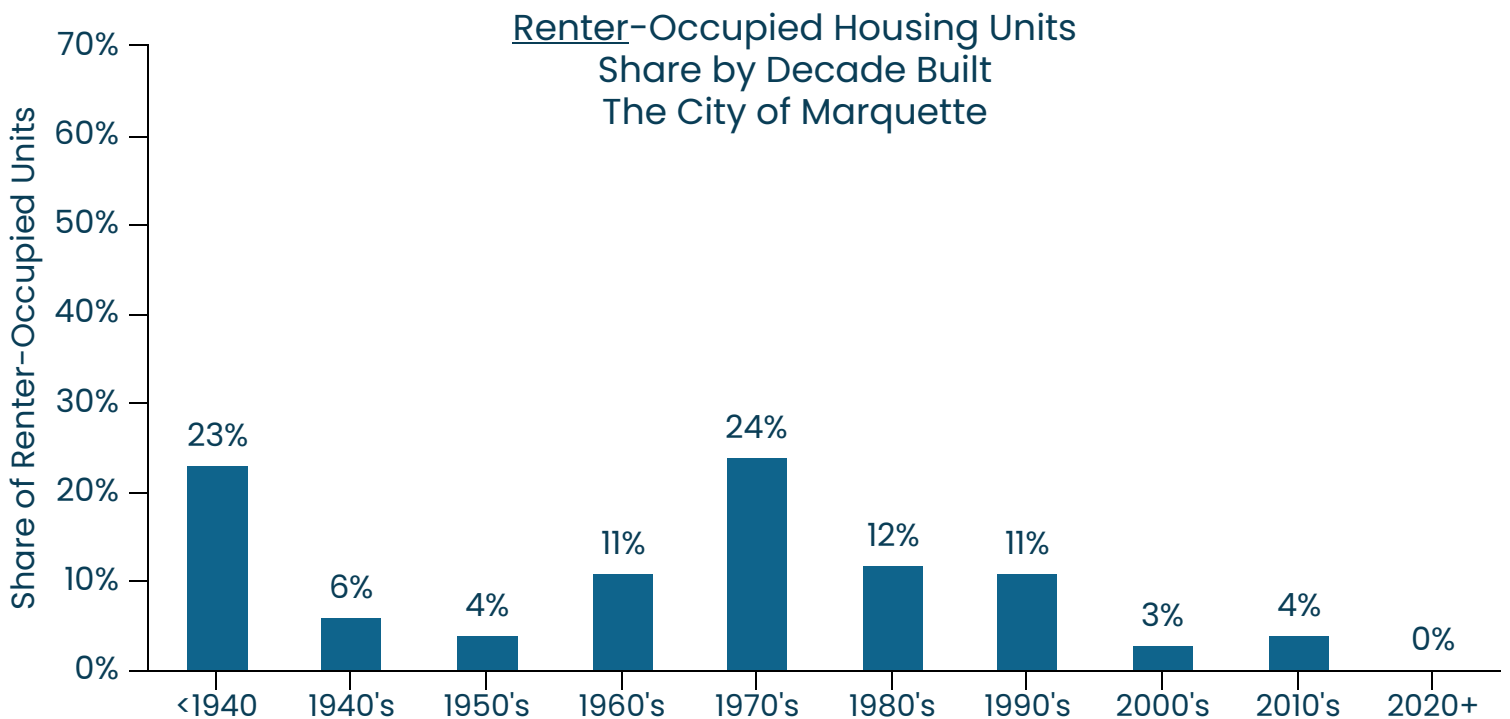
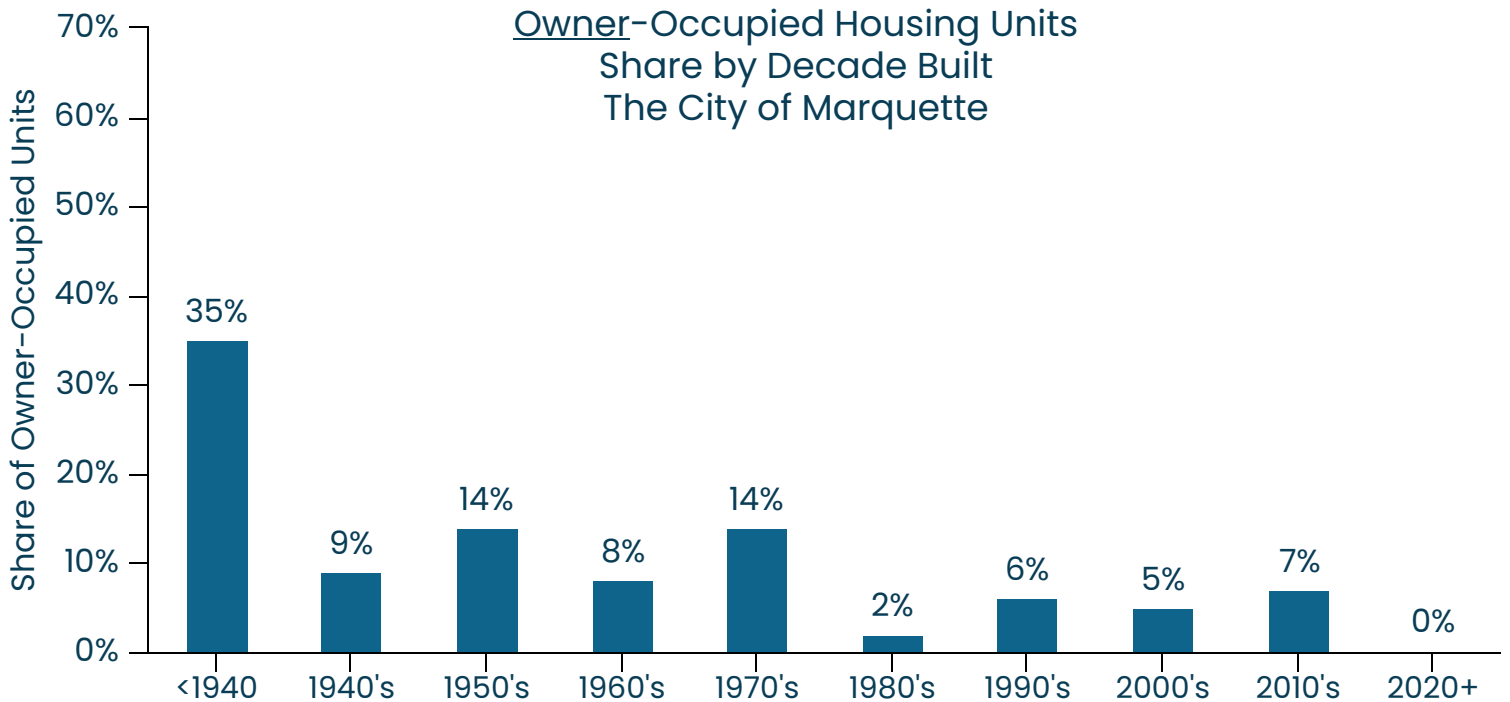
Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



LandUseUSA
UrbanStrategies

Units by Decade Built | Marquette City

A comparison of the share of total housing units by tenure and decade built, 2021.

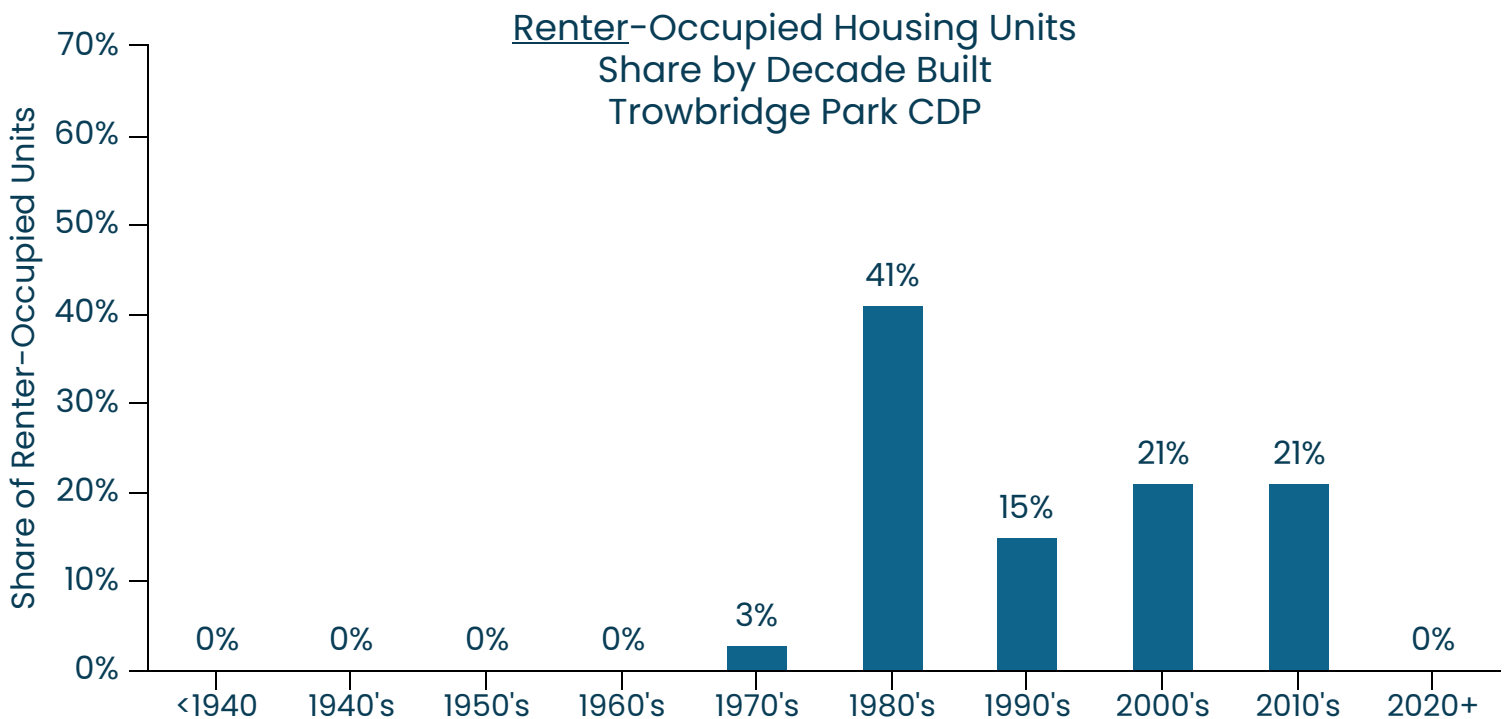
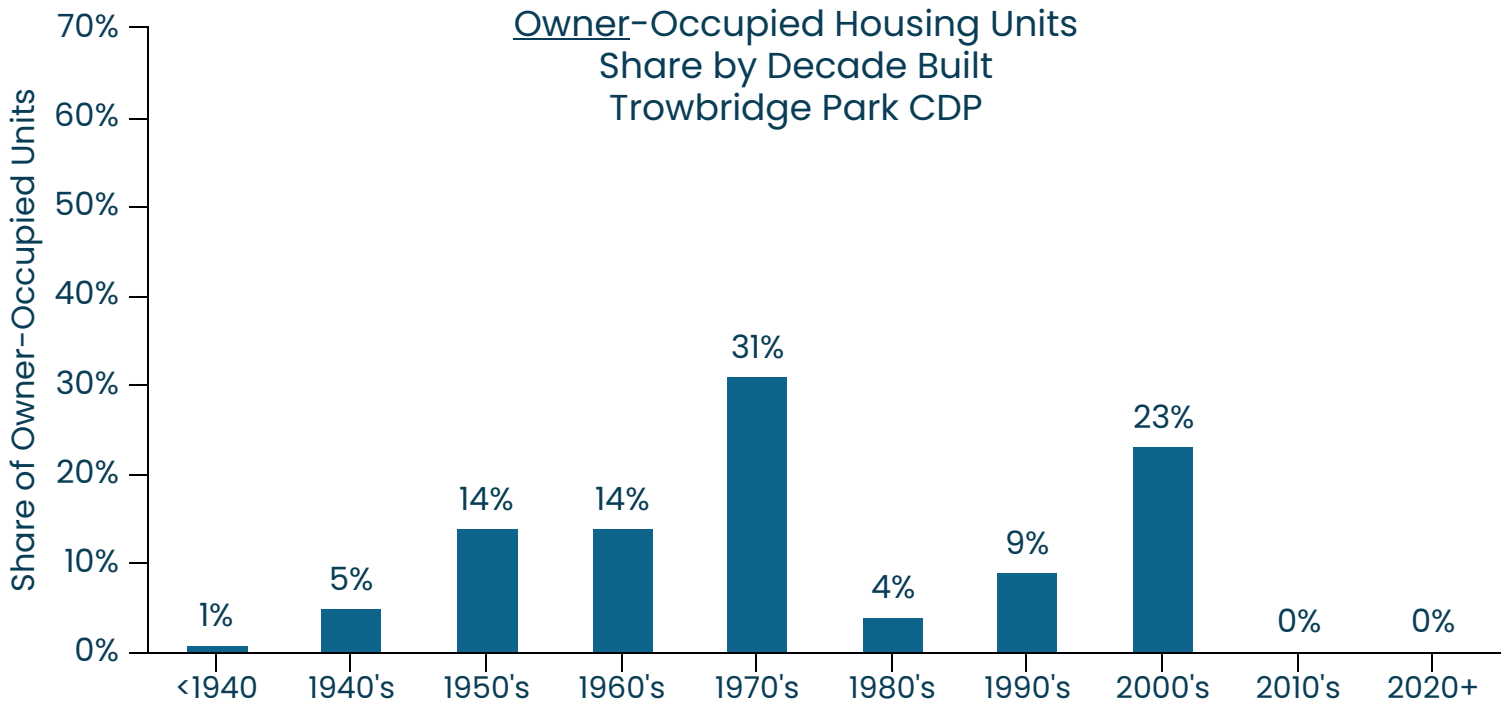


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Units by Decade Built | Trowbridge Park CDP

A comparison of the share of total housing units by tenure and decade built, 2021.



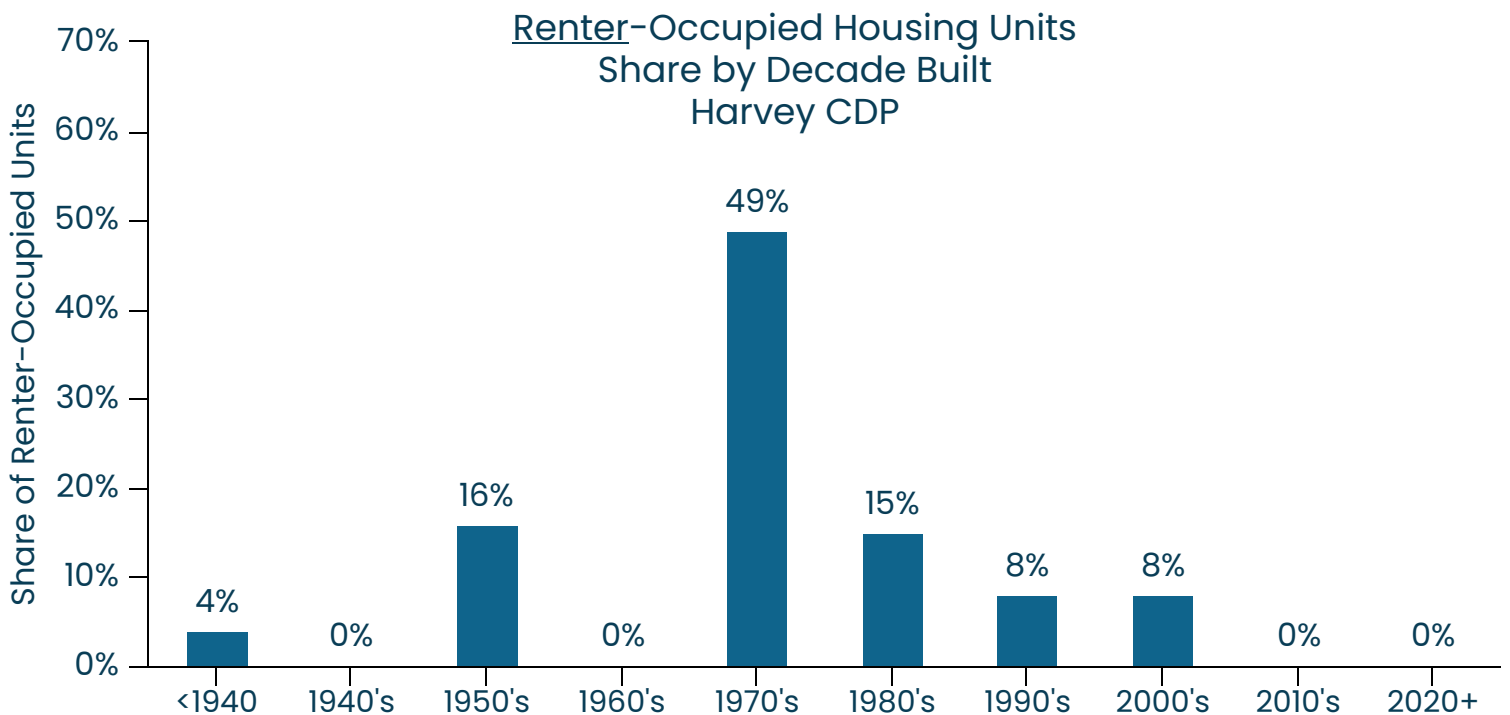
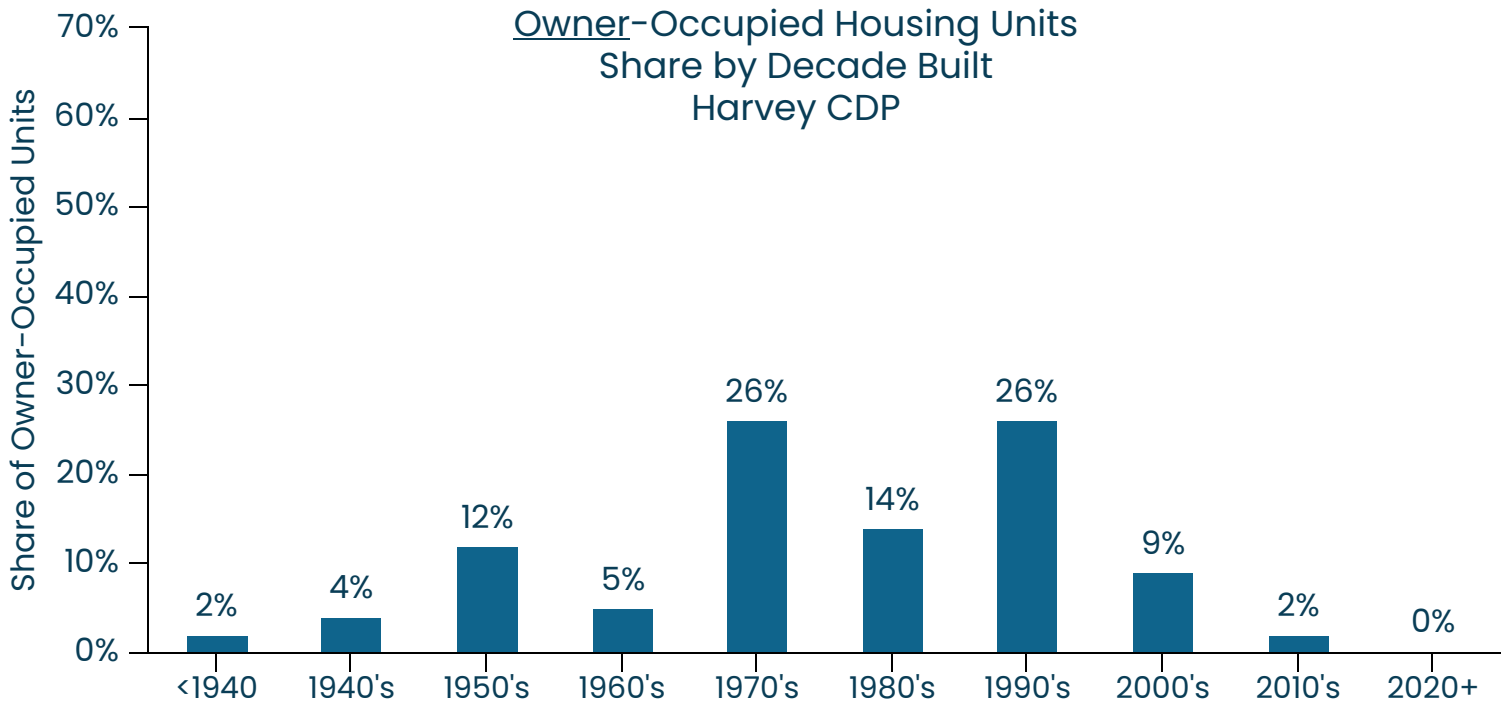
Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



LandUseUSA
UrbanStrategies

Units by Decade Built | Harvey CDP

A comparison of the share of total housing units by tenure and decade built, 2021.



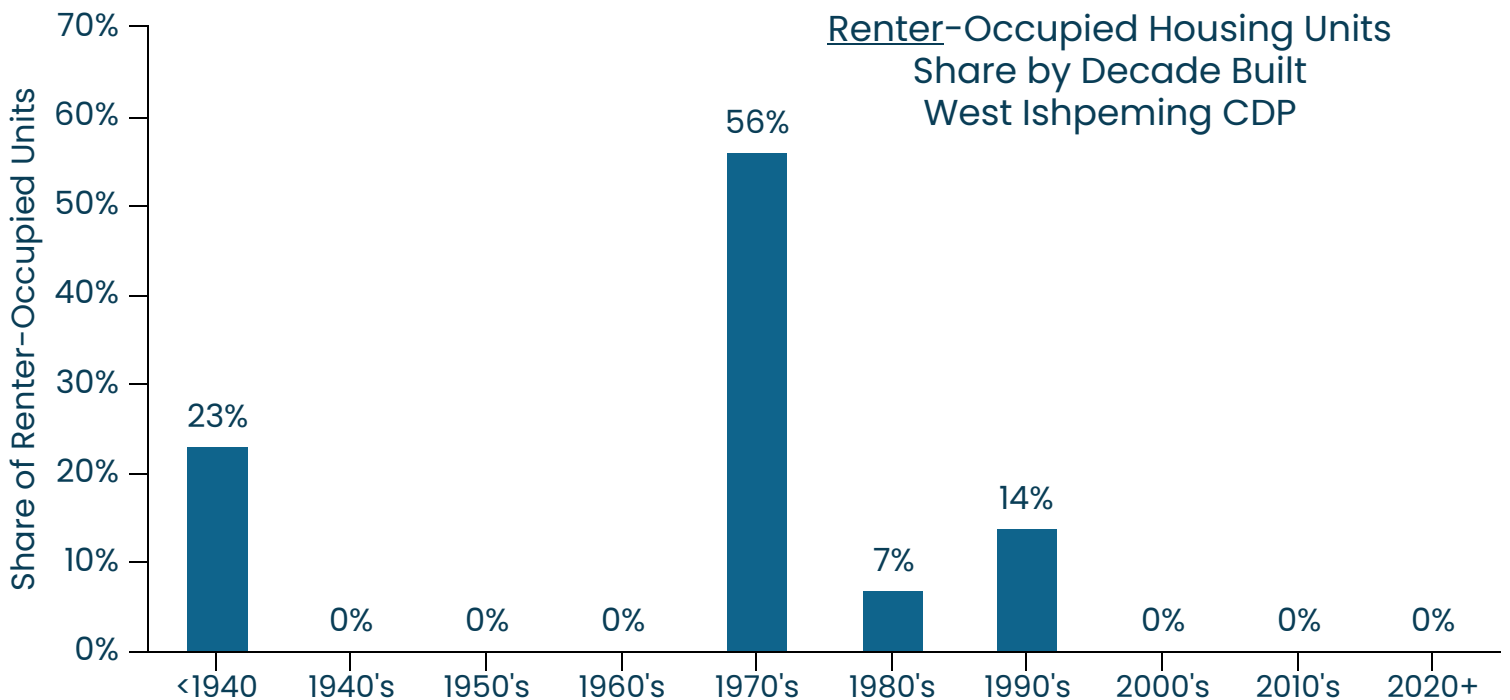
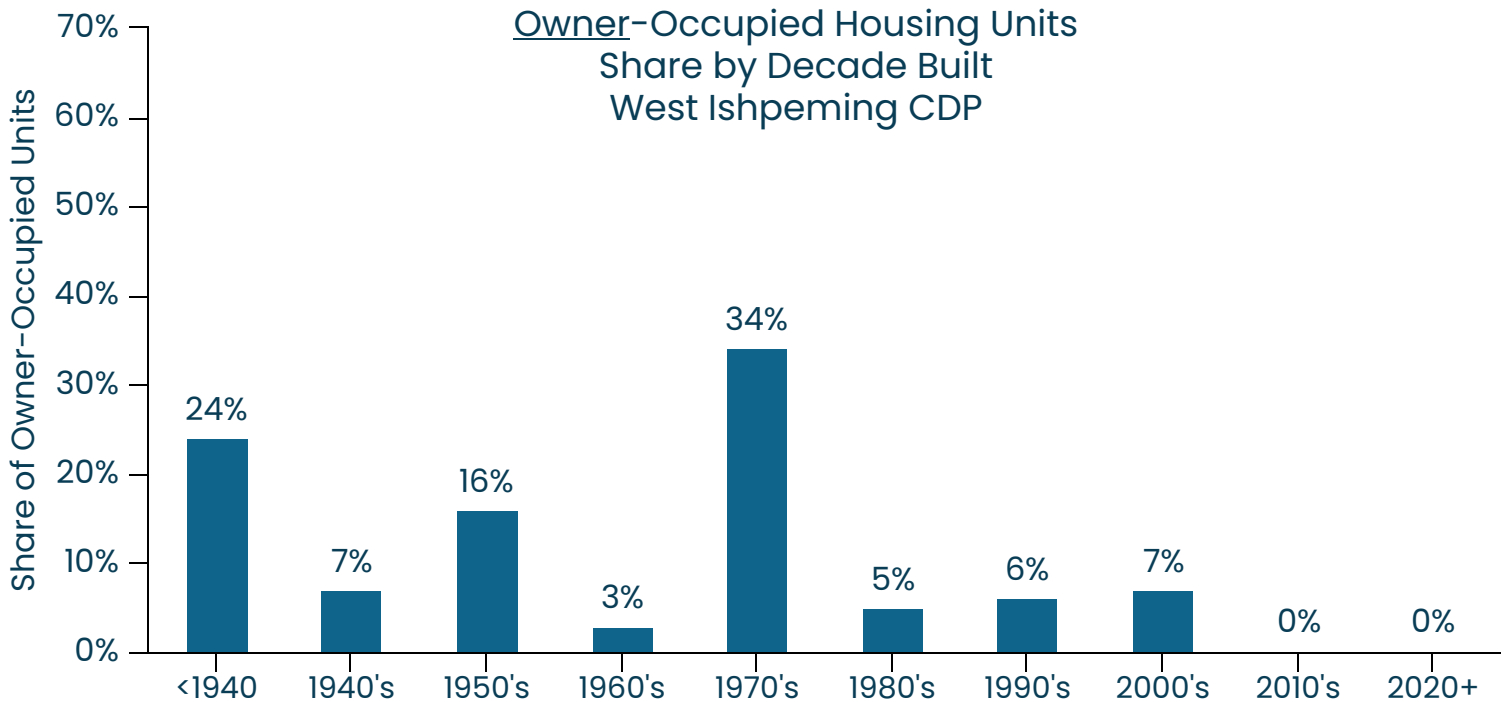
Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



LandUseUSA
UrbanStrategies

Units by Decade Built | West Ishpeming CDP

A comparison of the share of total housing units by tenure and decade built, 2021.

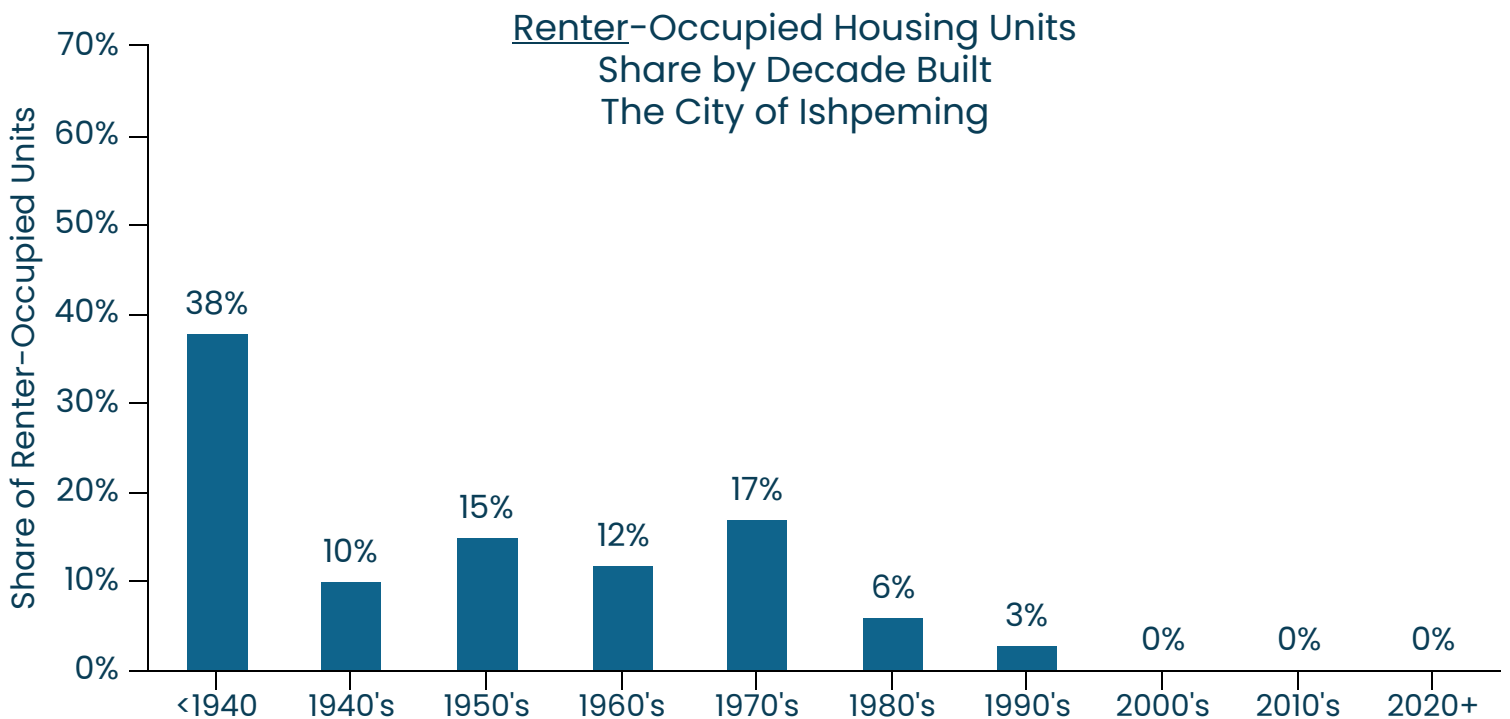
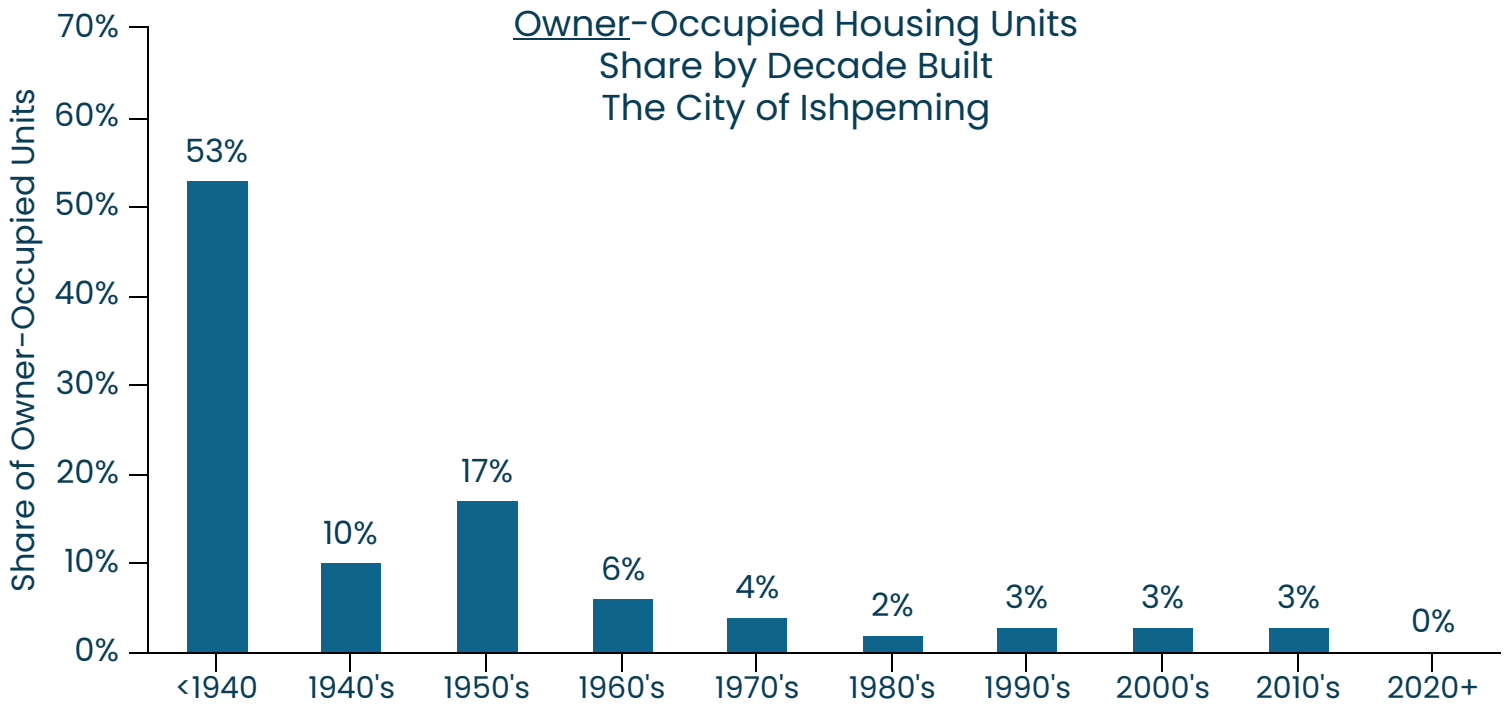


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Units by Decade Built | Ishpeming City

A comparison of the share of total housing units by tenure and decade built, 2021.



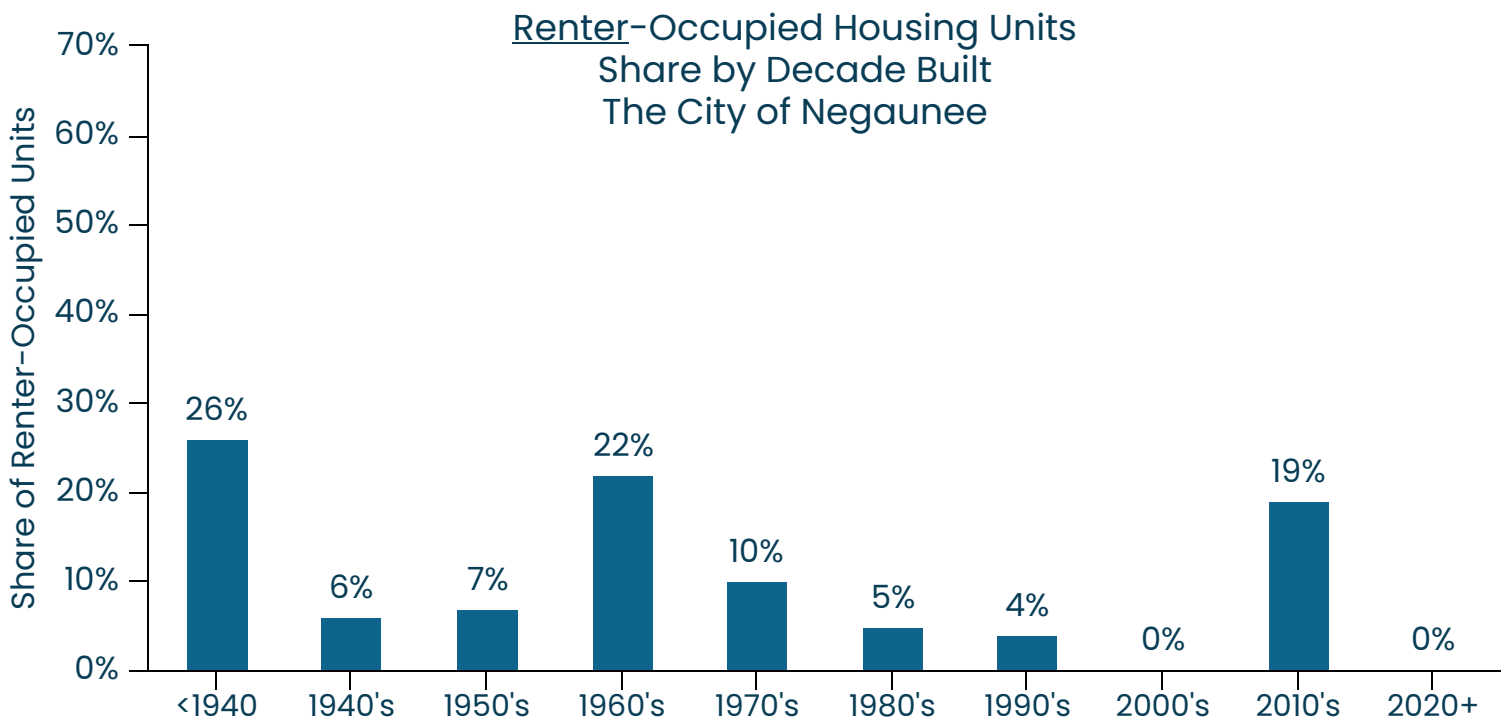
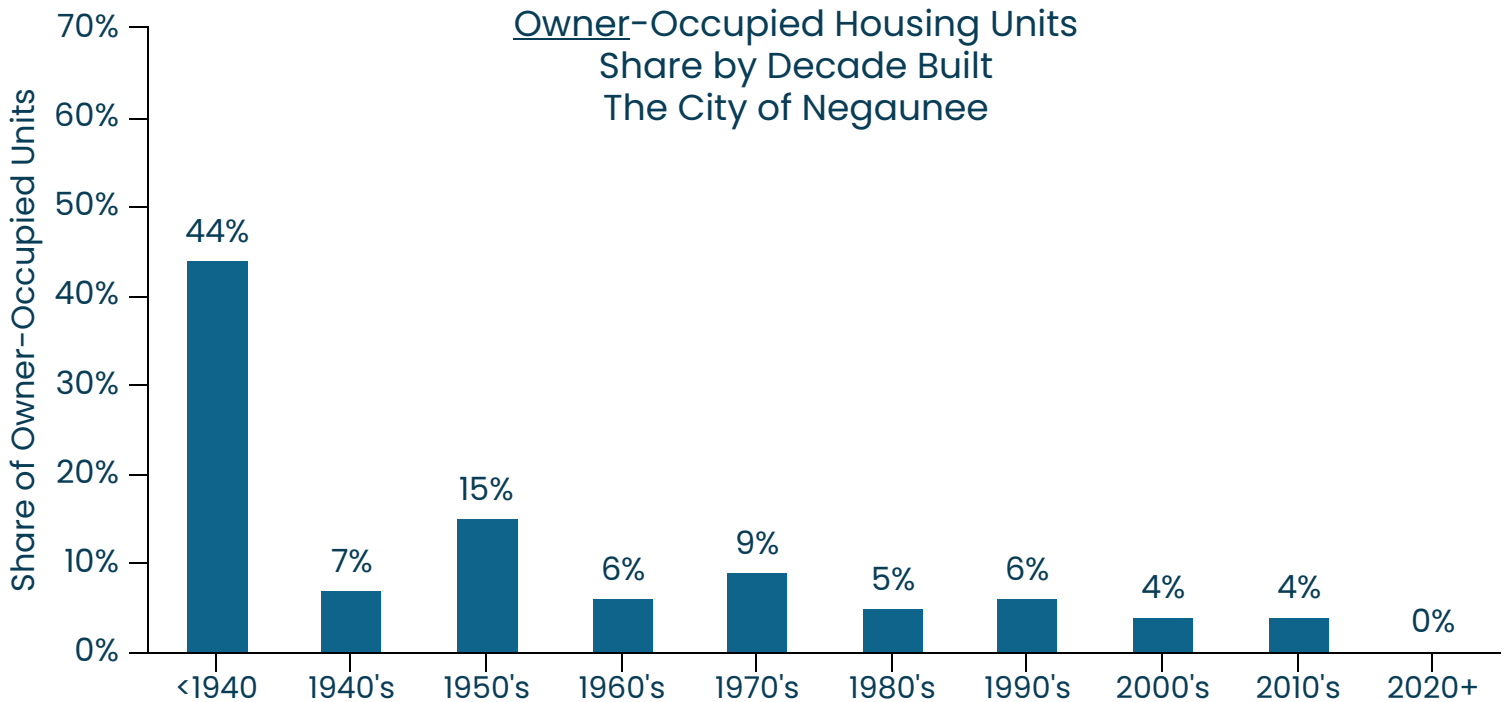
Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



LandUseUSA
UrbanStrategies

Units by Decade Built | Negaunee City

A comparison of the share of total housing units by tenure and decade built, 2021.



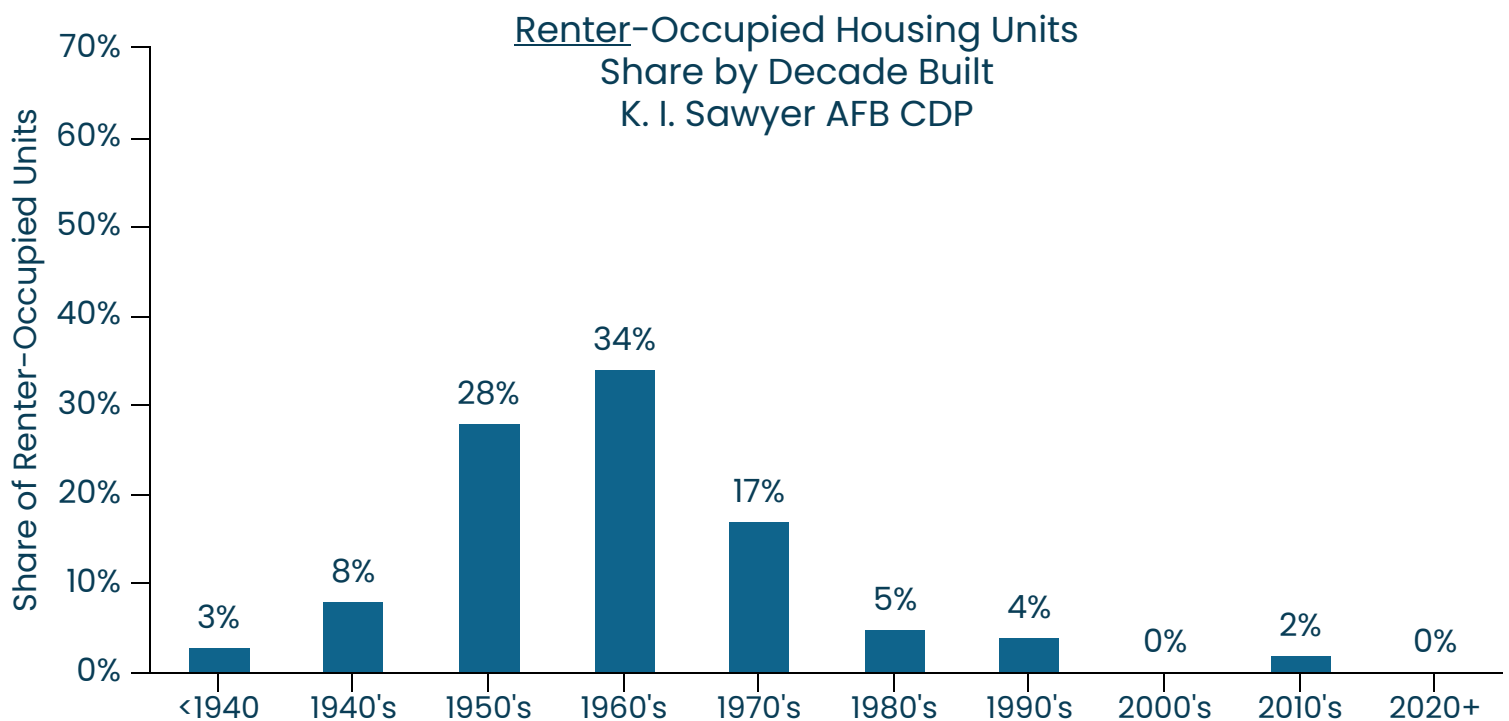
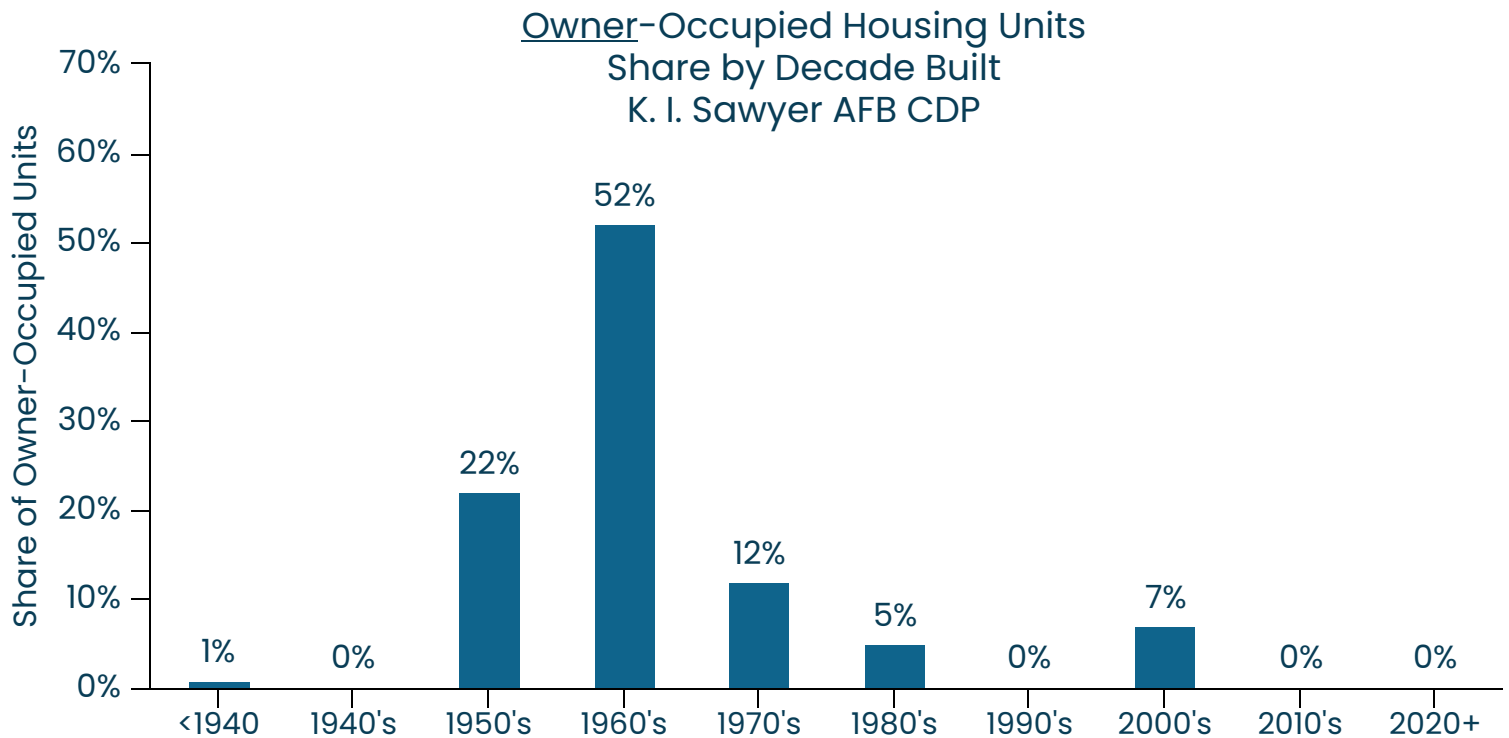
Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



LandUseUSA
UrbanStrategies

Units by Decade Built | K. I. Sawyer AFB CDP

A comparison of the share of total housing units by tenure and decade built, 2021.

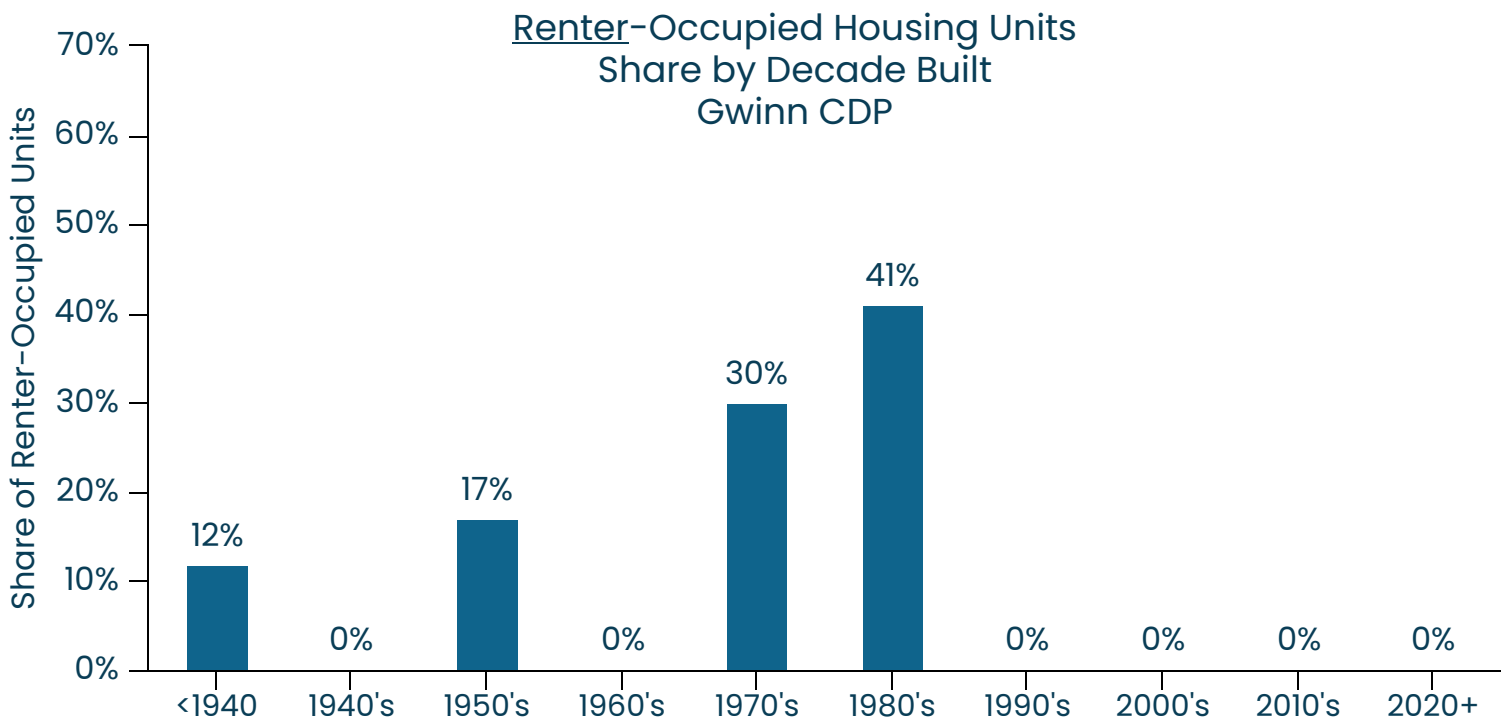
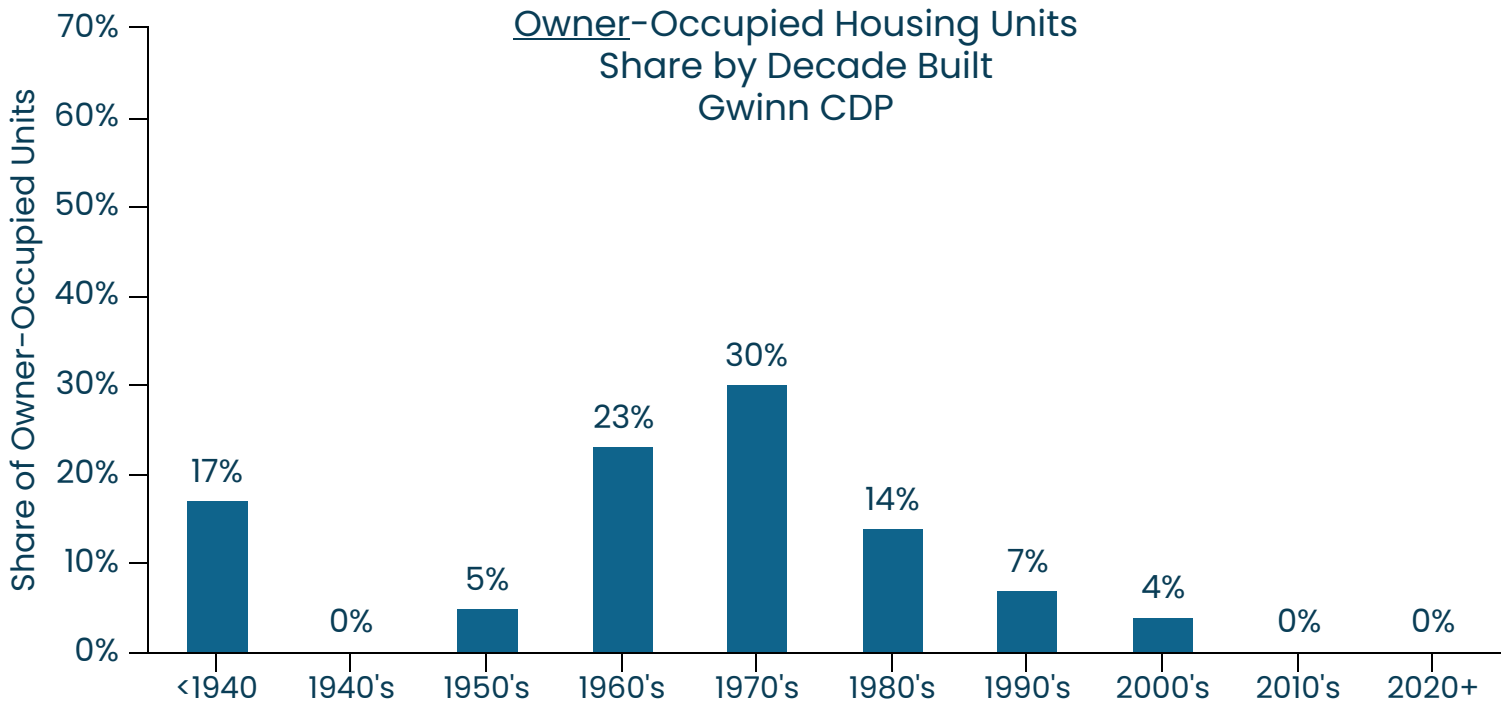


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Units by Decade Built | Gwinn CDP

A comparison of the share of total housing units by tenure and decade built, 2021.



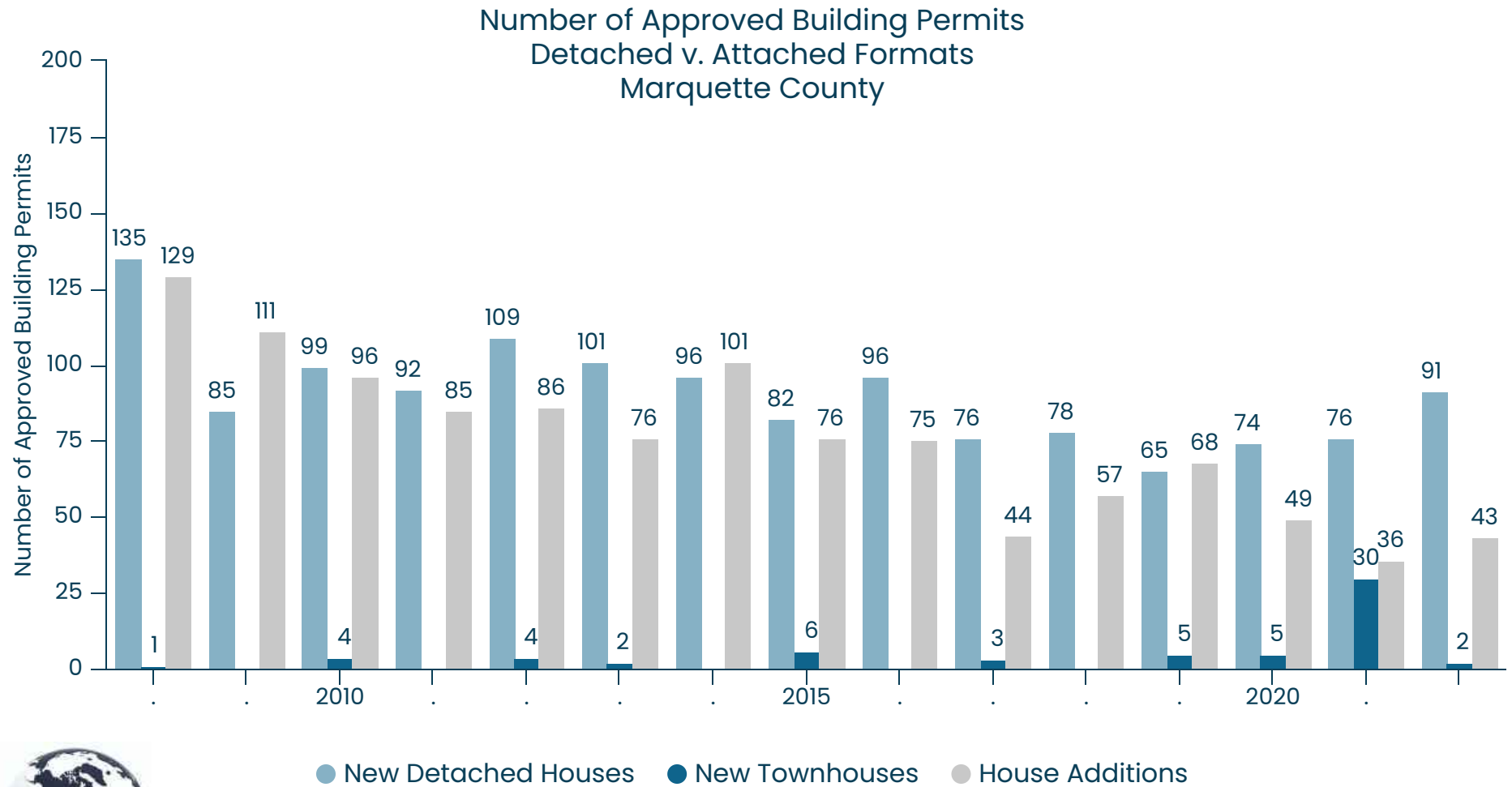
Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Section 2-F

of Approved Housing Permits | Marquette County

An assessment of approved building permits over time by format (detached v. attached).

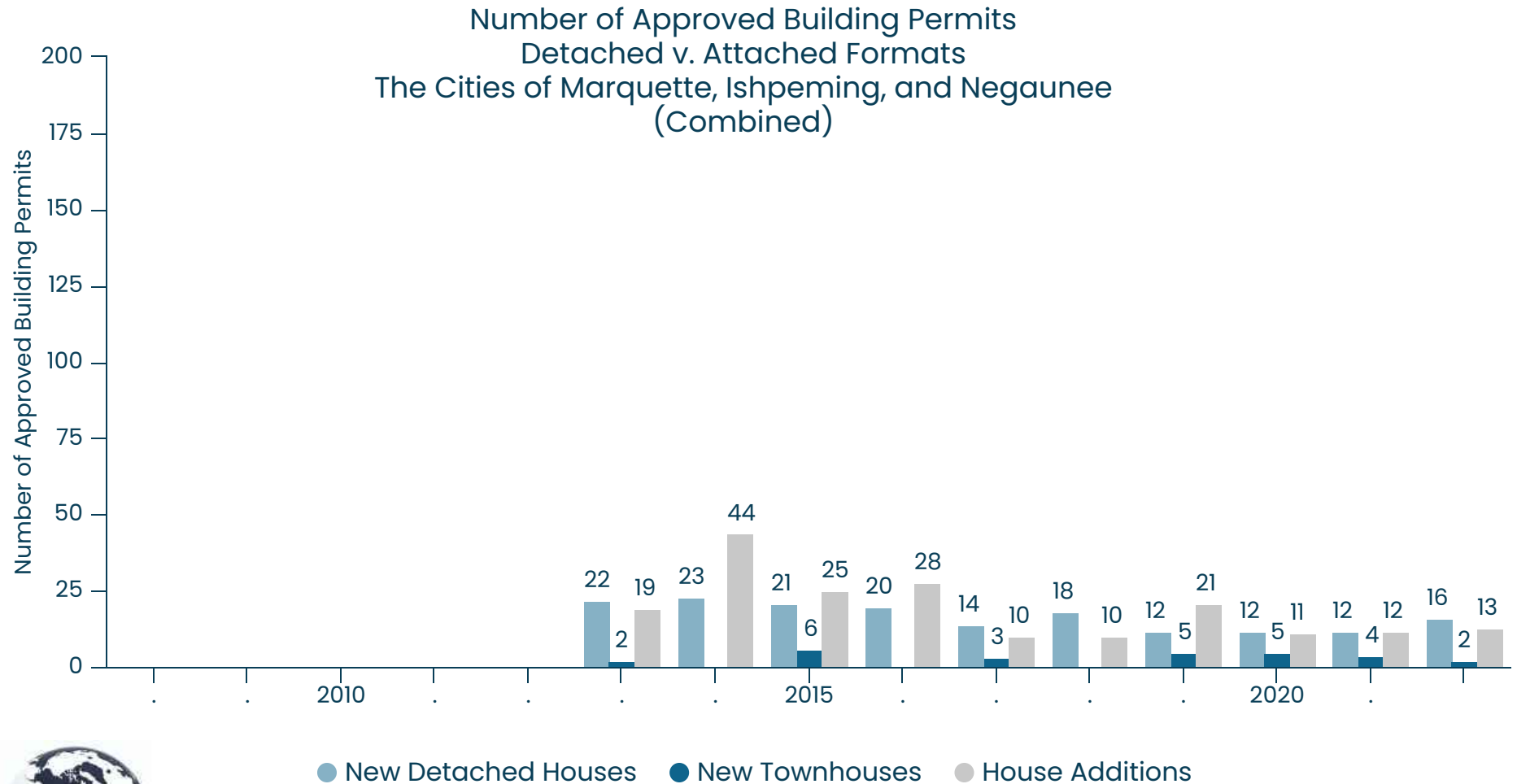


LandUseUSA
UrbanStrategies

Underlying data provided by the Marquette County Building Codes Department; 2023.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

of Approved Housing Permits | 3 Cities, Marquette Co

An assessment of approved building permits over time by format (detached v. attached).

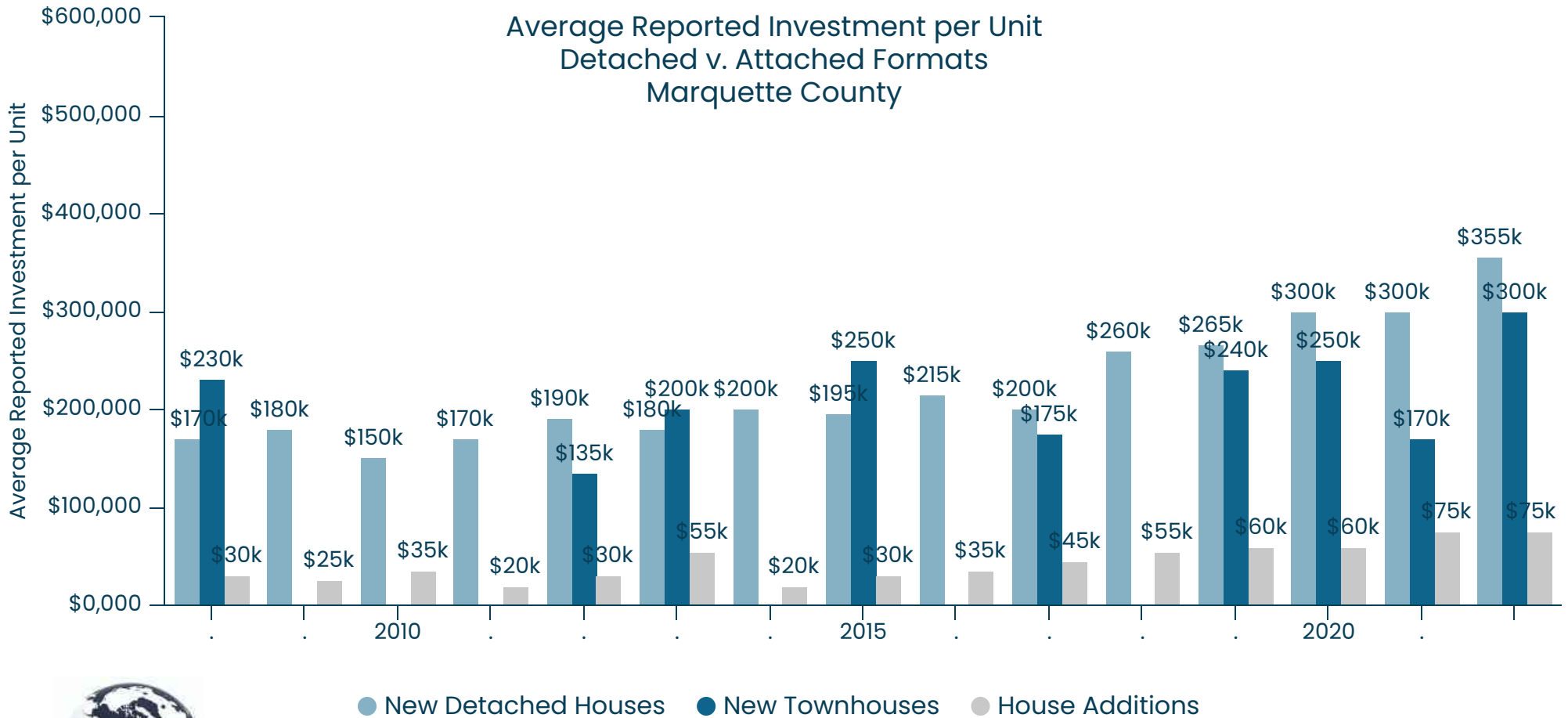


LandUseUSA
UrbanStrategies

Underlying data provided by the Marquette County Building Codes Department; 2023.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Average Housing Unit Investment | Marquette County

An assessment of average reported investment over time for additions and new constructions.
 (Excludes conventional apartment buildings.)

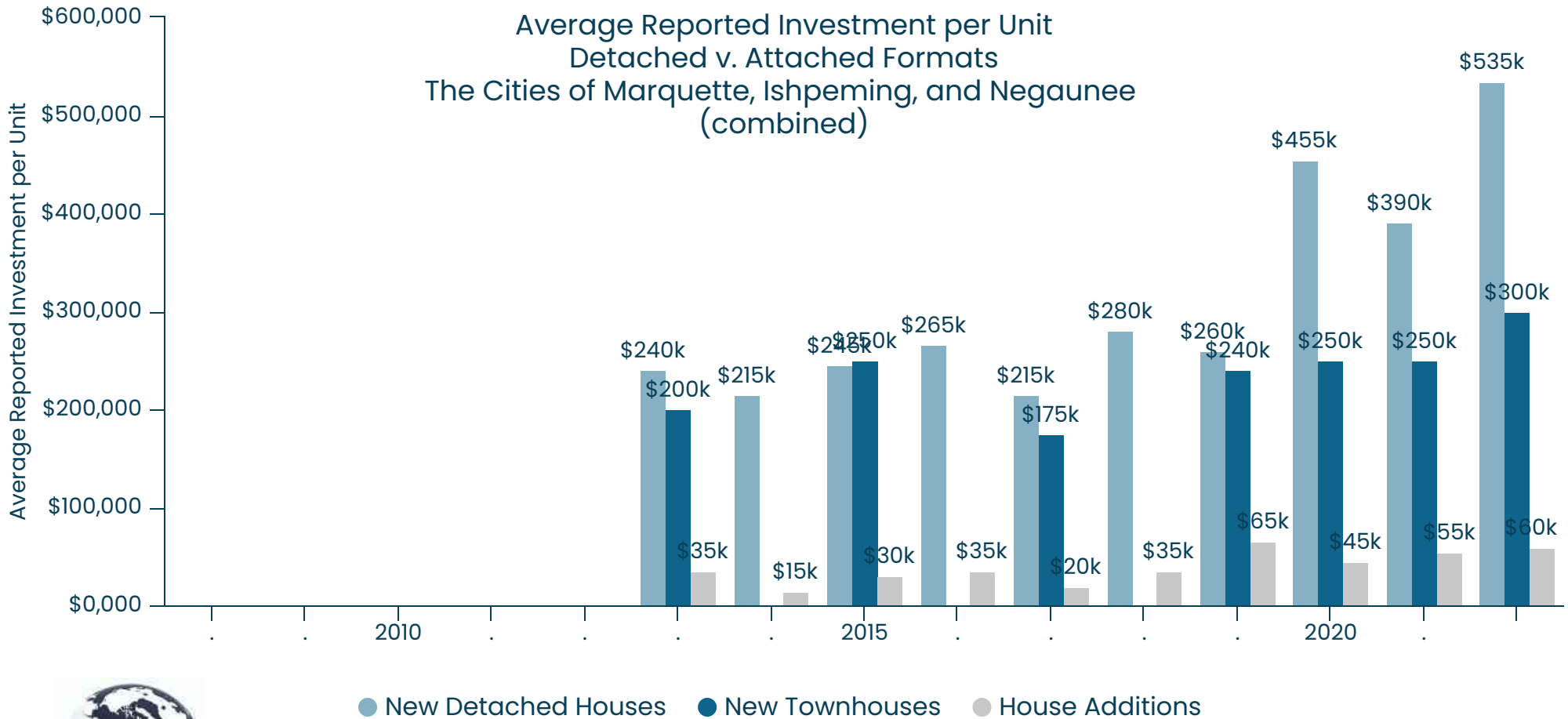


LandUseUSA
 UrbanStrategies

Underlying data provided by Marquette County Building Codes Department; 2023.
 Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Average Housing Unit Investment | 3 Cities, Marquette Co

An assessment of average reported investment over time for additions and new constructions.
(Excludes conventional apartment buildings.)



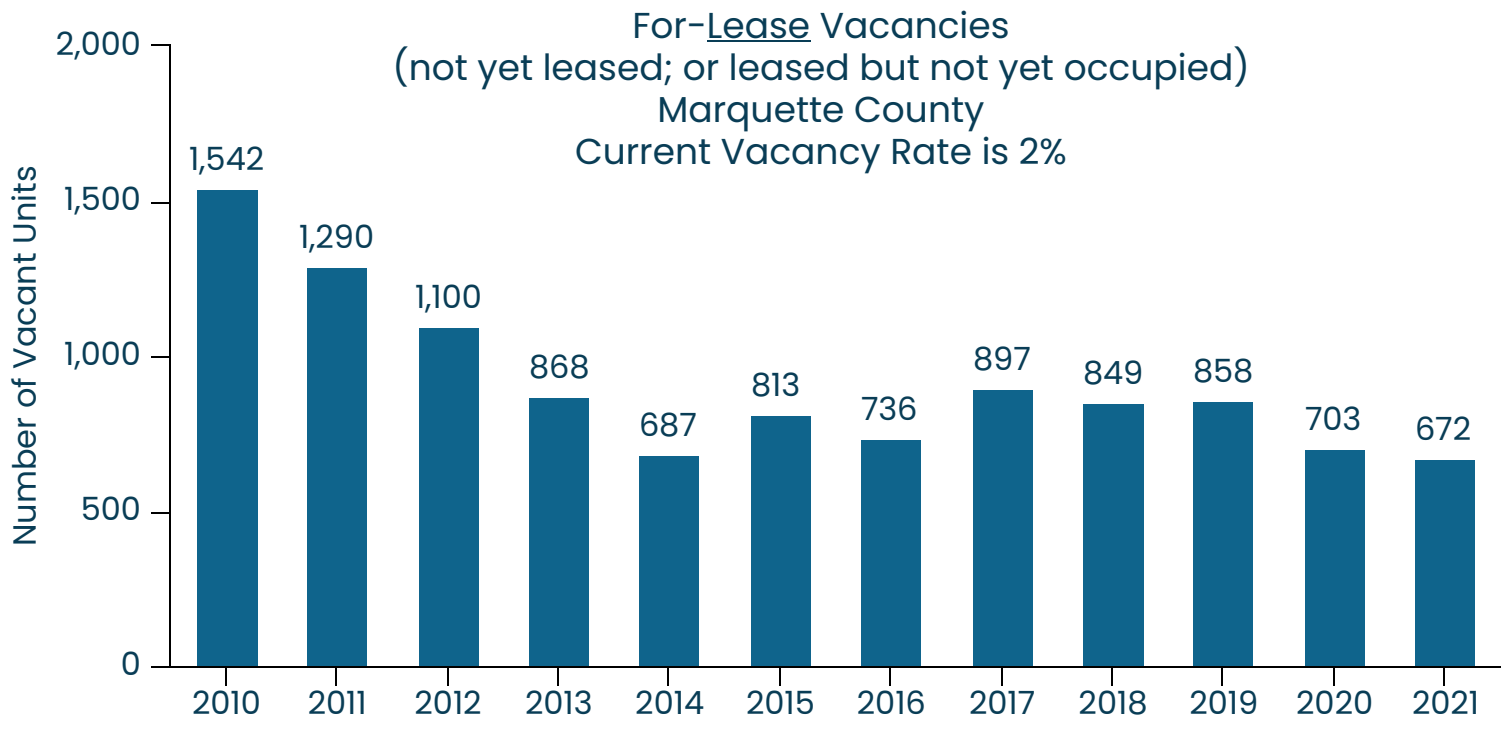
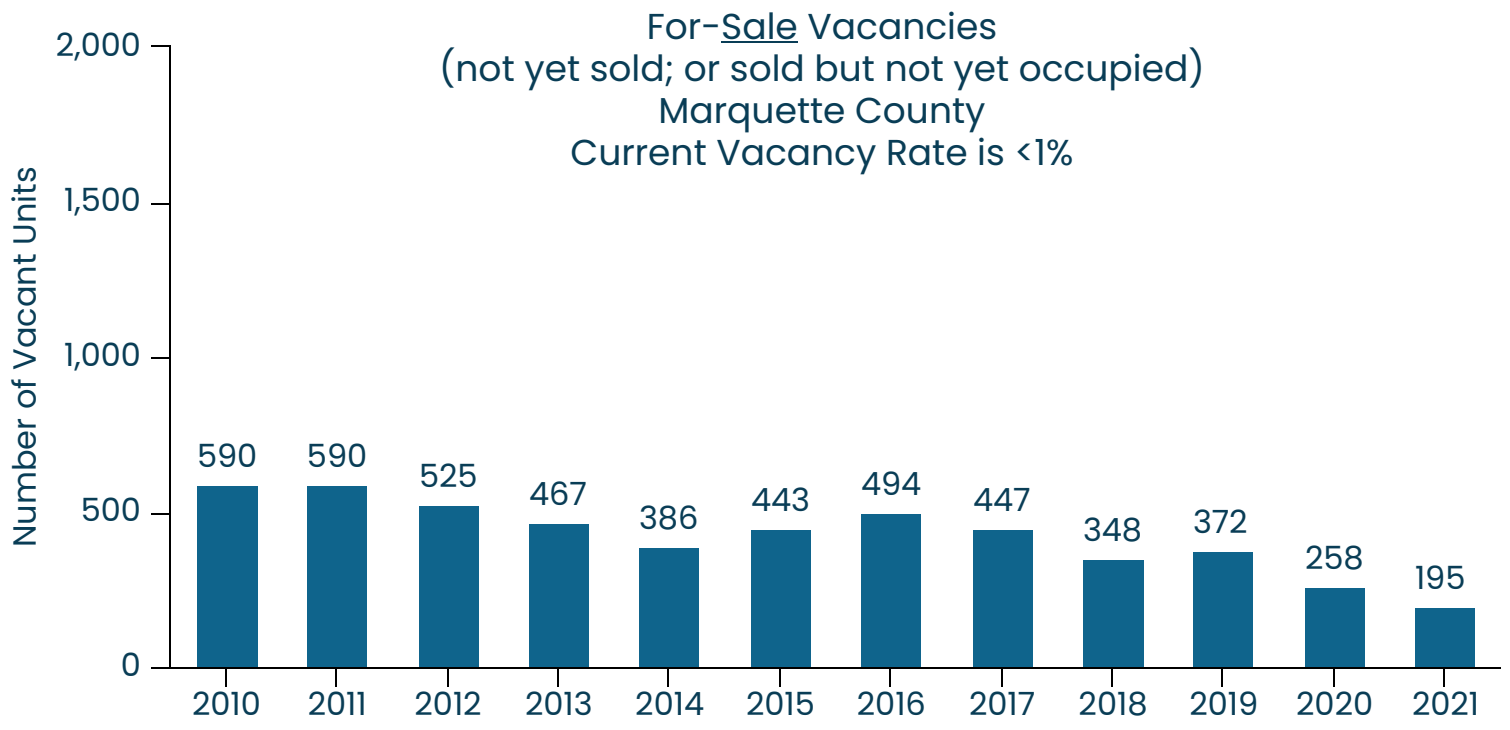
LandUseUSA
UrbanStrategies

Underlying data provided by Marquette County Building Codes Department; 2023.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Section 2-G

Vacancies by Tenure | Marquette County

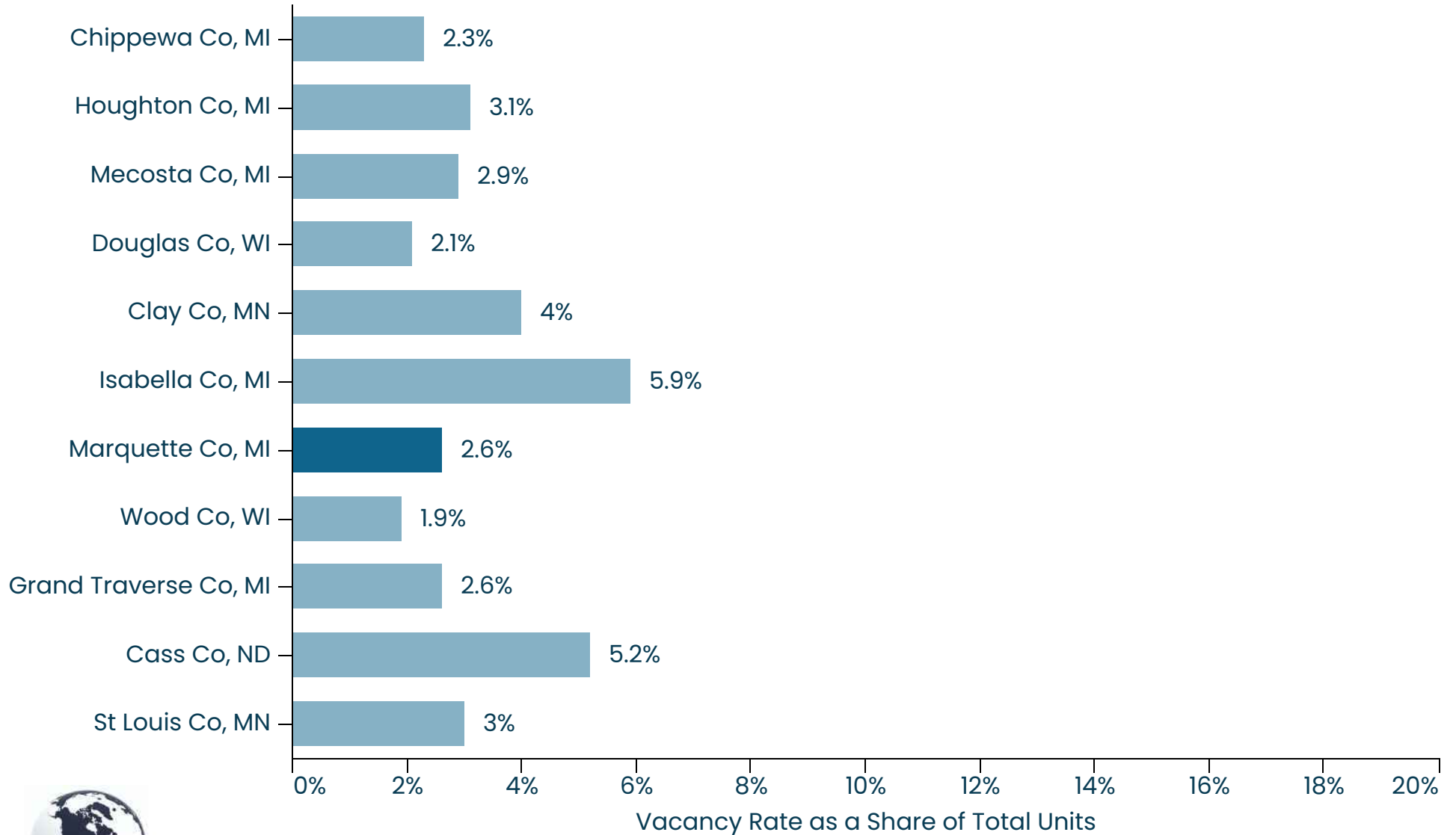
A comparison of the number of housing vacancies by tenure and over time.



Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



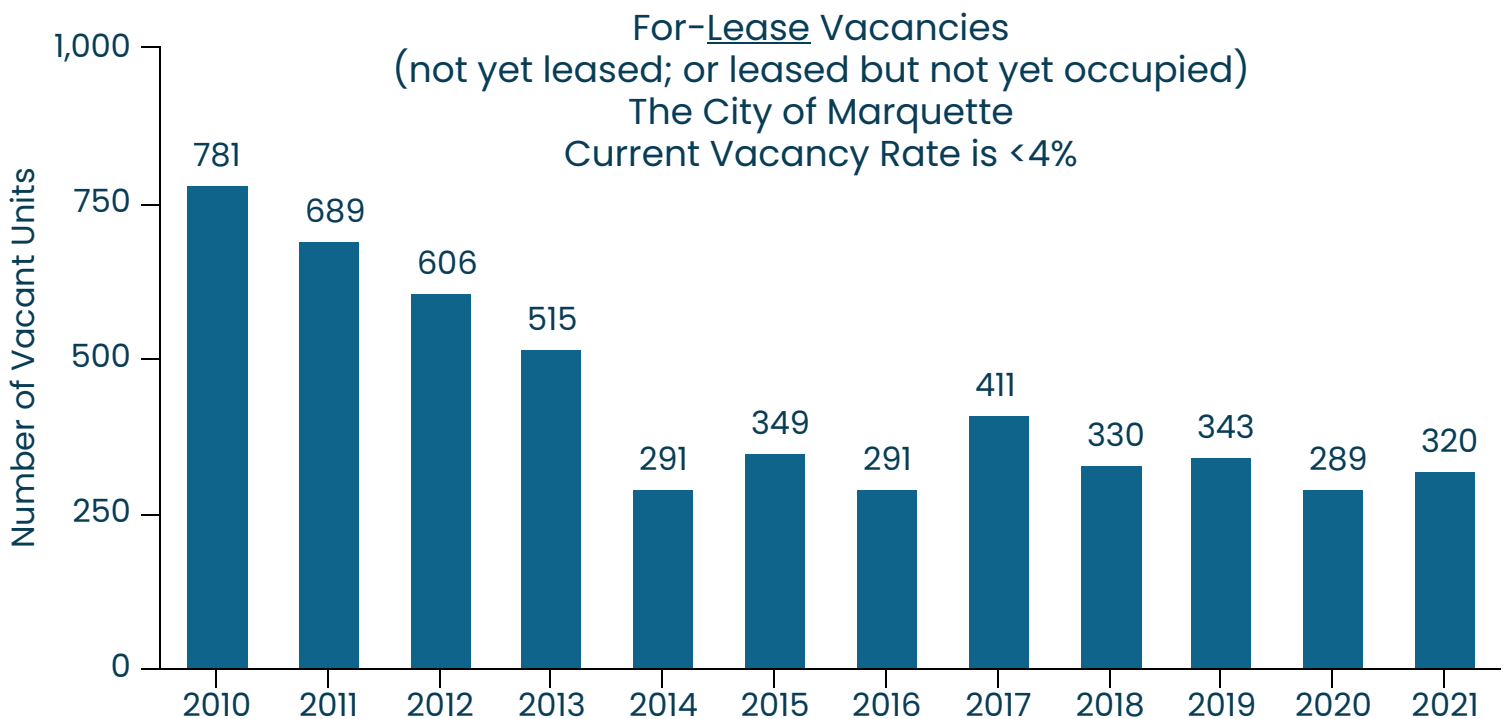
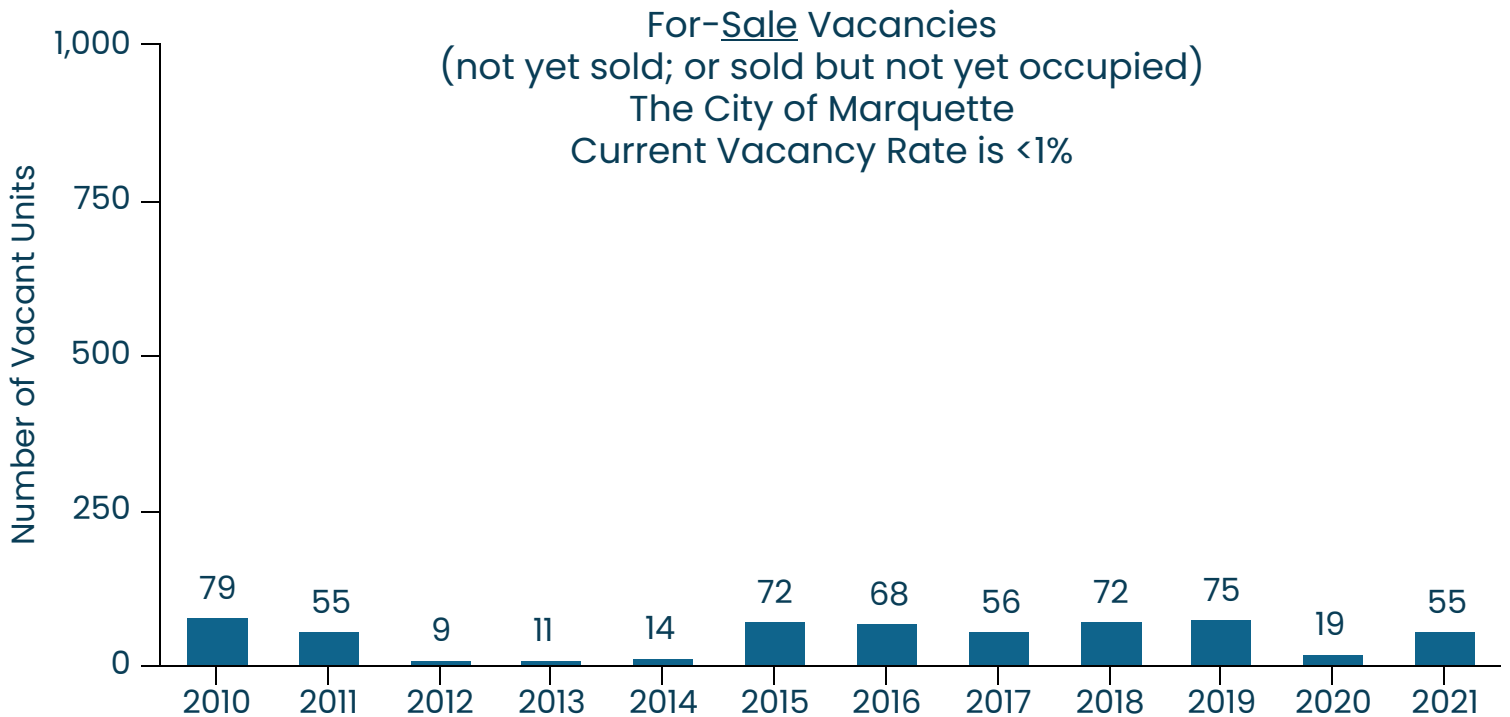
Vacancy Rate (For Sale, For Rent, Other) Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Vacancies by Tenure | Marquette City

A comparison of the number of housing vacancies by tenure and over time.

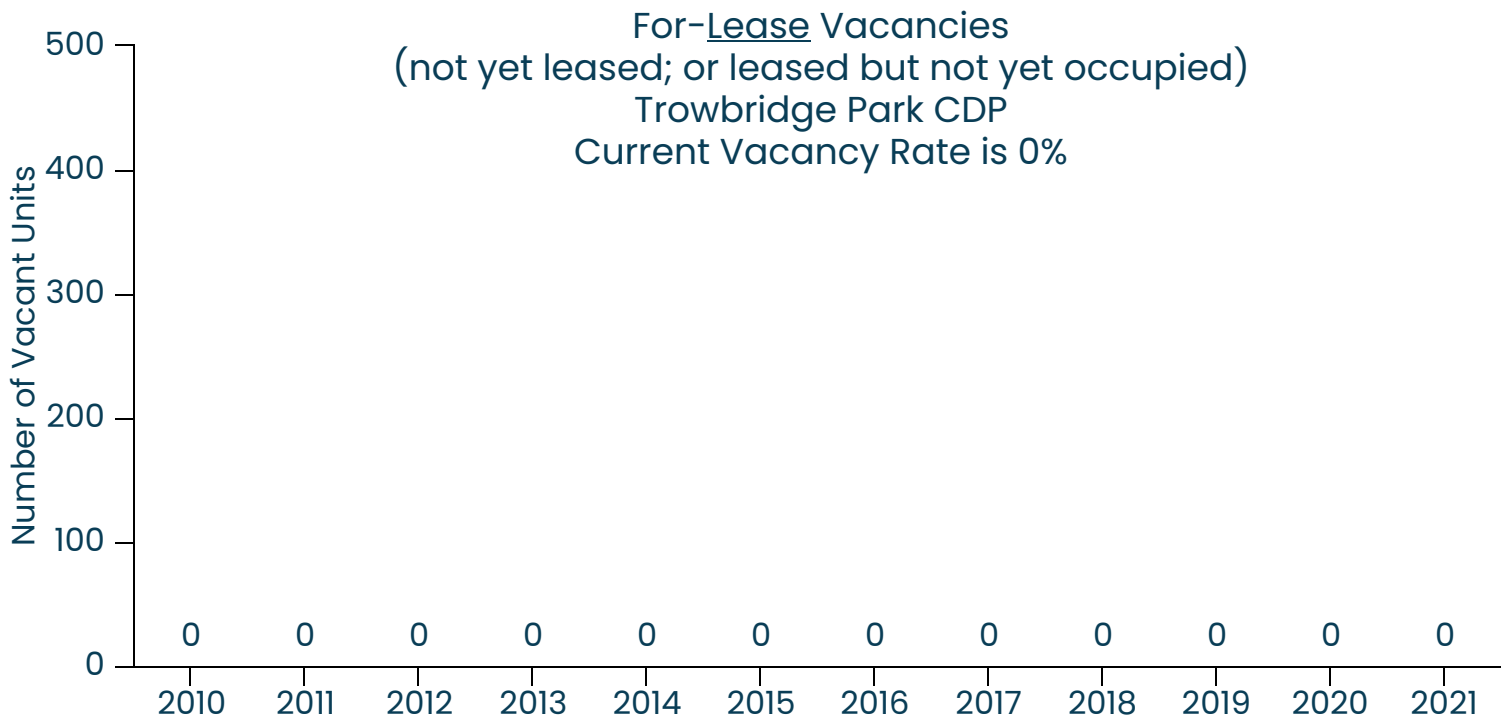
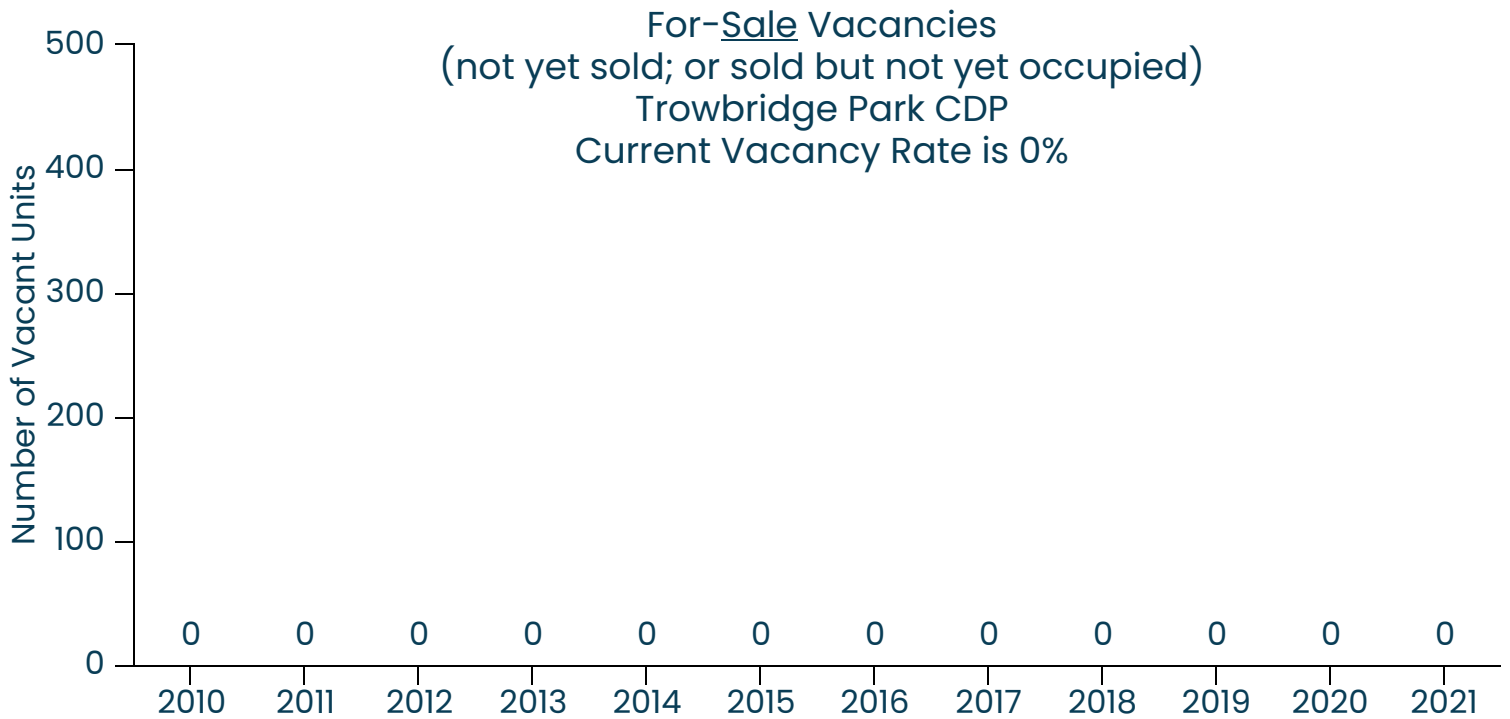


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Vacancies by Tenure | Trowbridge Pk CDP

A comparison of the number of housing vacancies by tenure and over time.

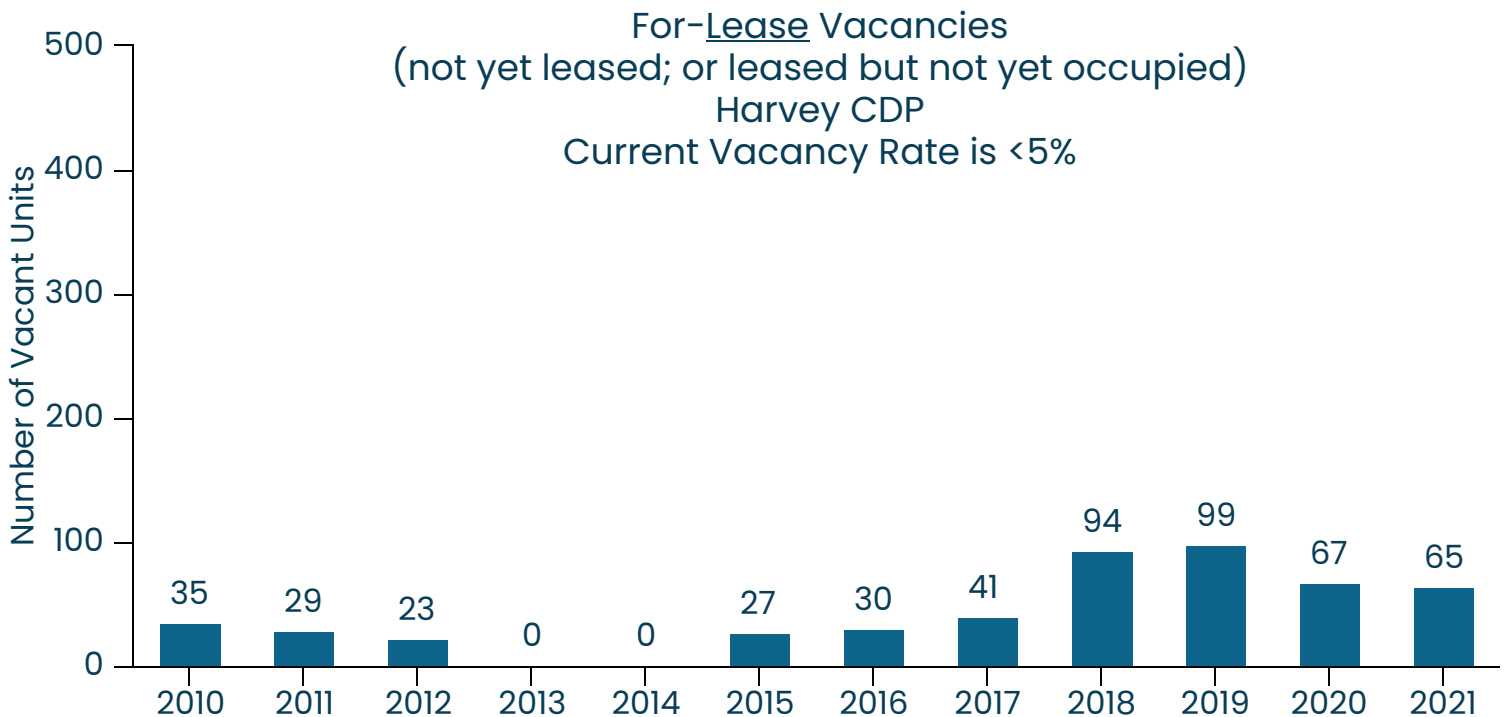
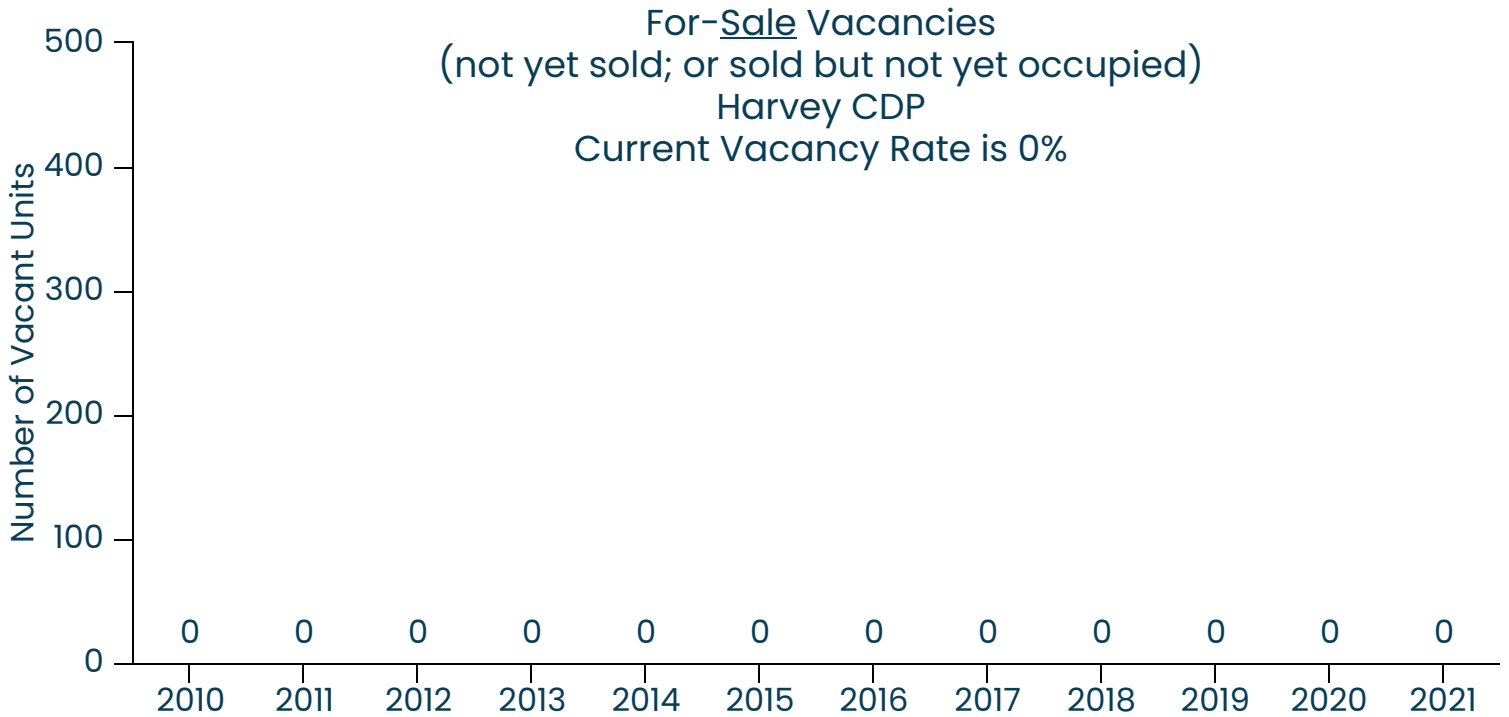


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Vacancies by Tenure | Harvey CDP

A comparison of the number of housing vacancies by tenure and over time.

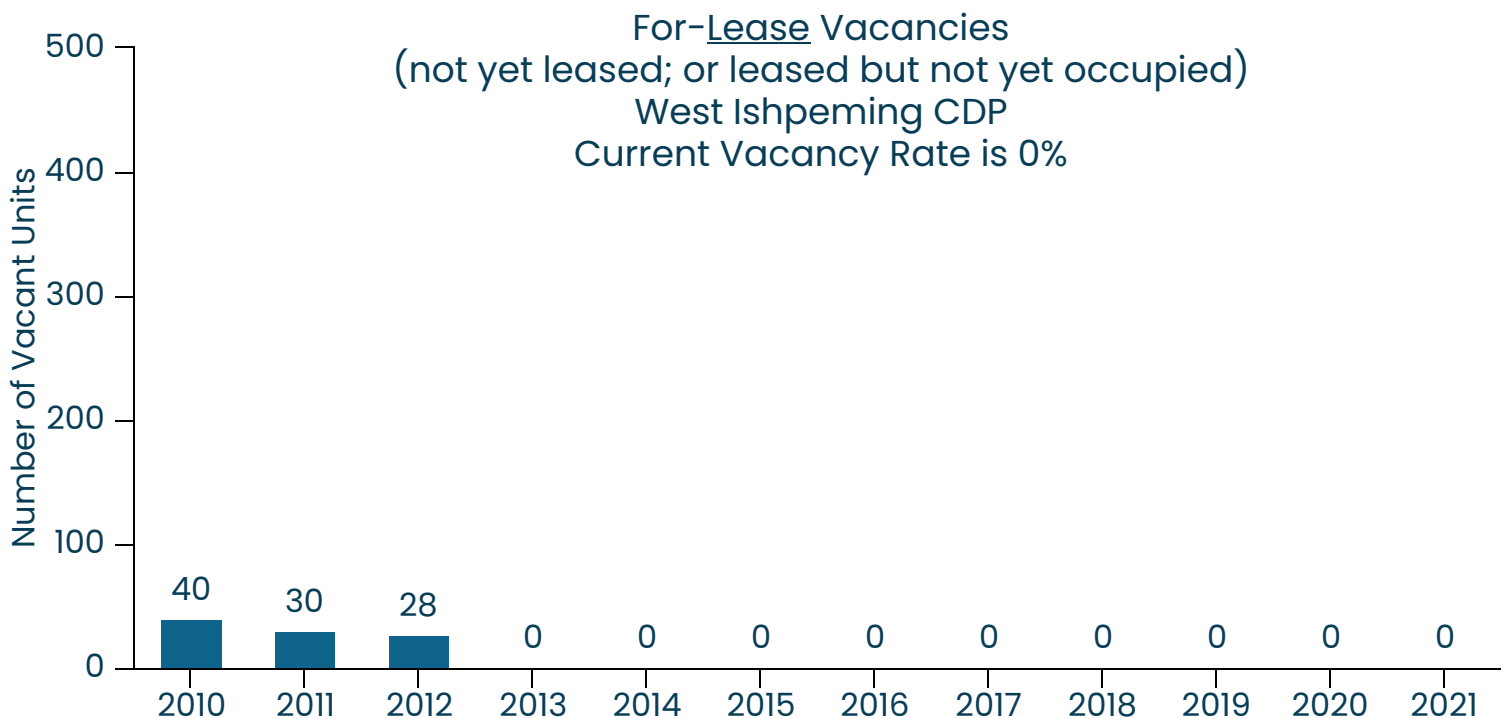
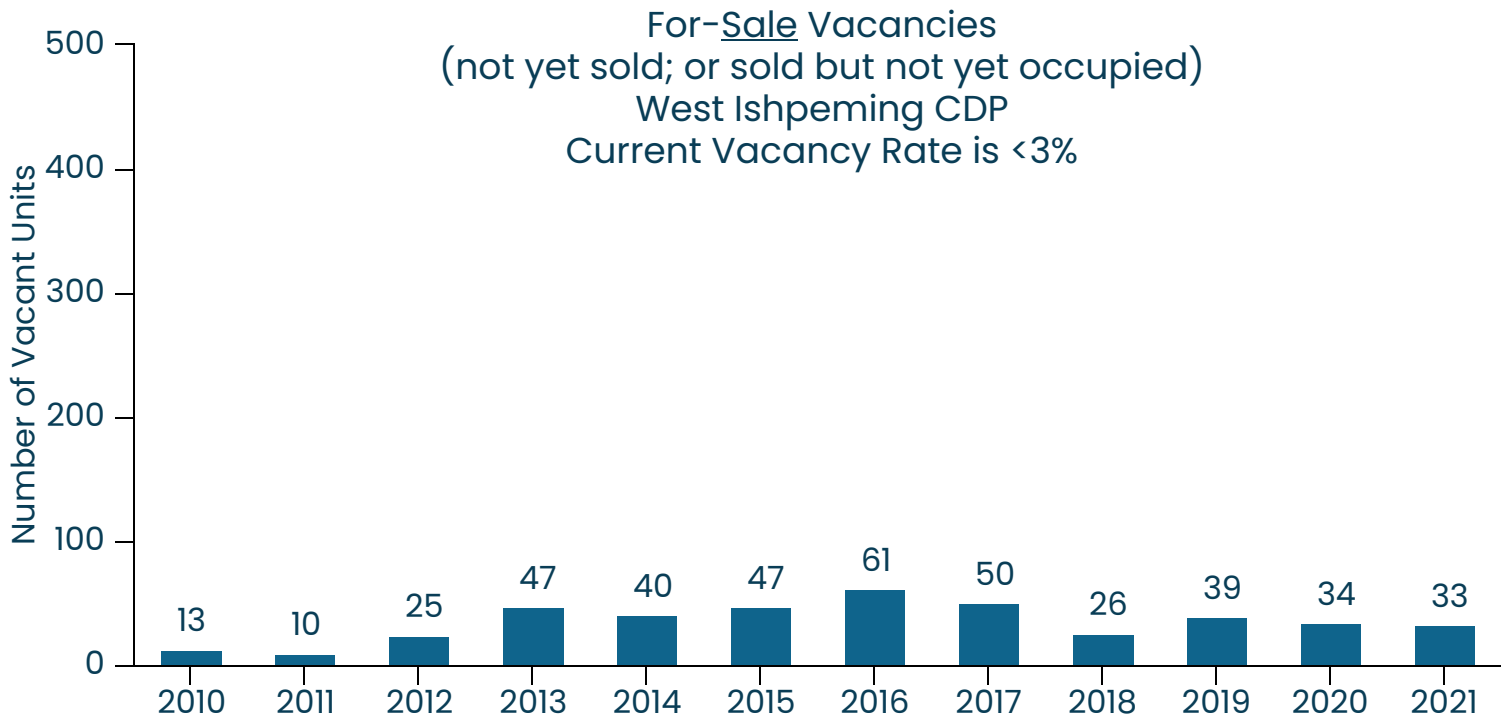


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Vacancies by Tenure | West Ishpeming CDP

A comparison of the number of housing vacancies by tenure and over time.

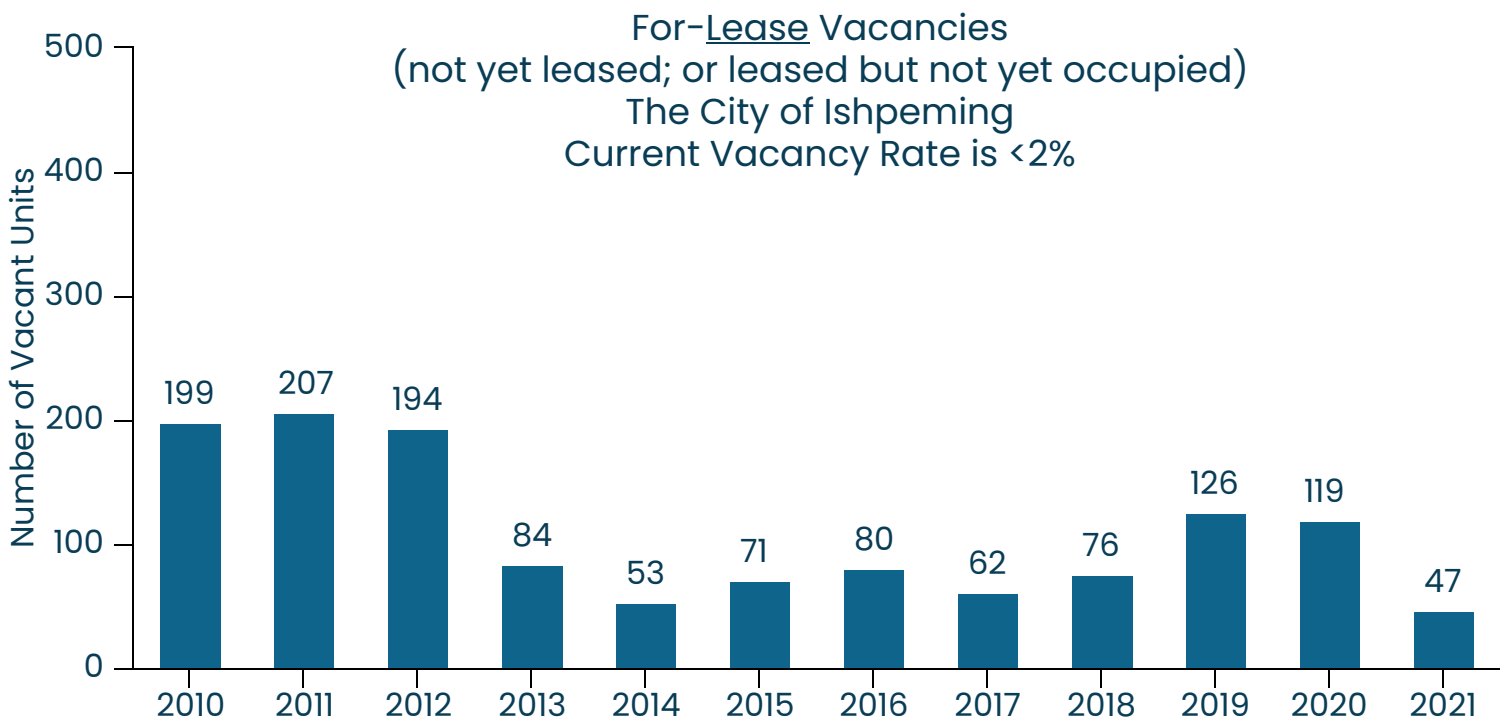
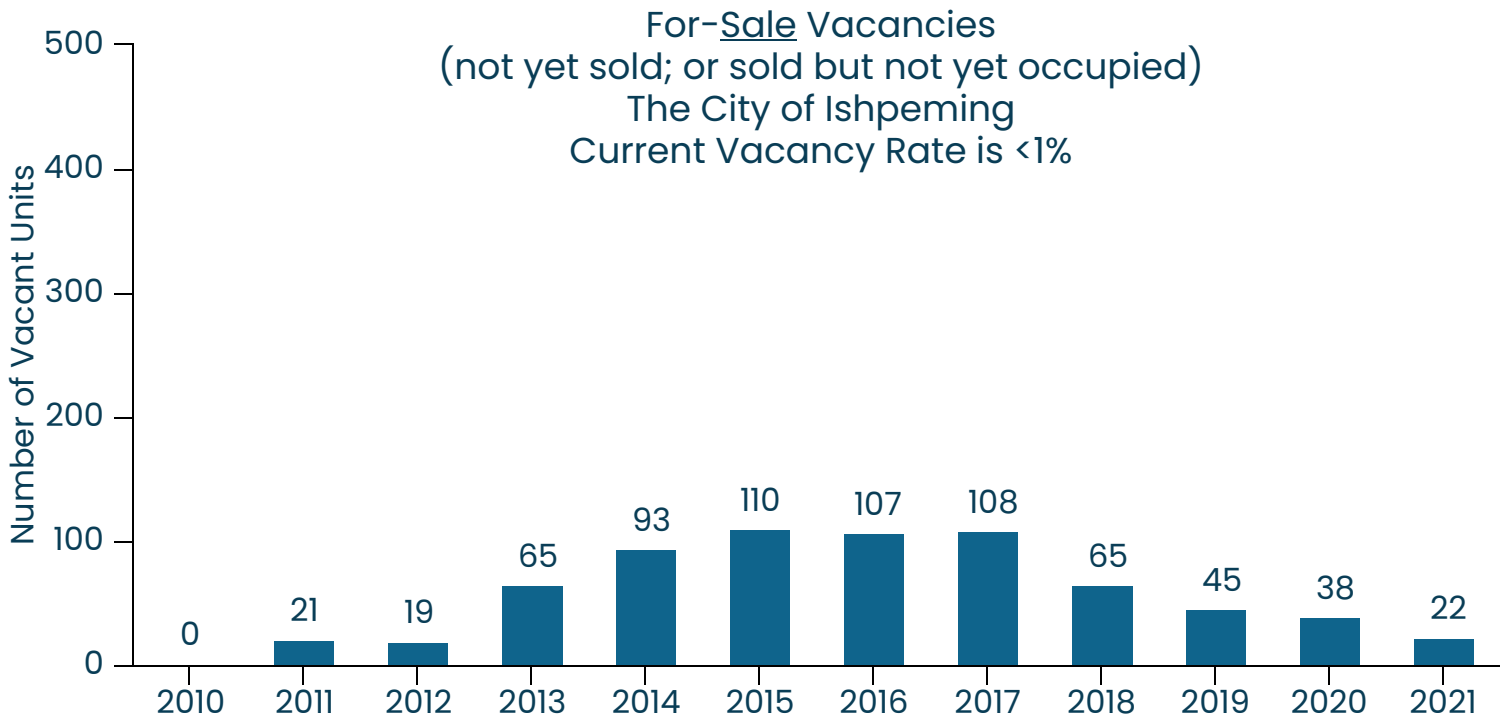


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Vacancies by Tenure | Ishpeming City

A comparison of the number of housing vacancies by tenure and over time.

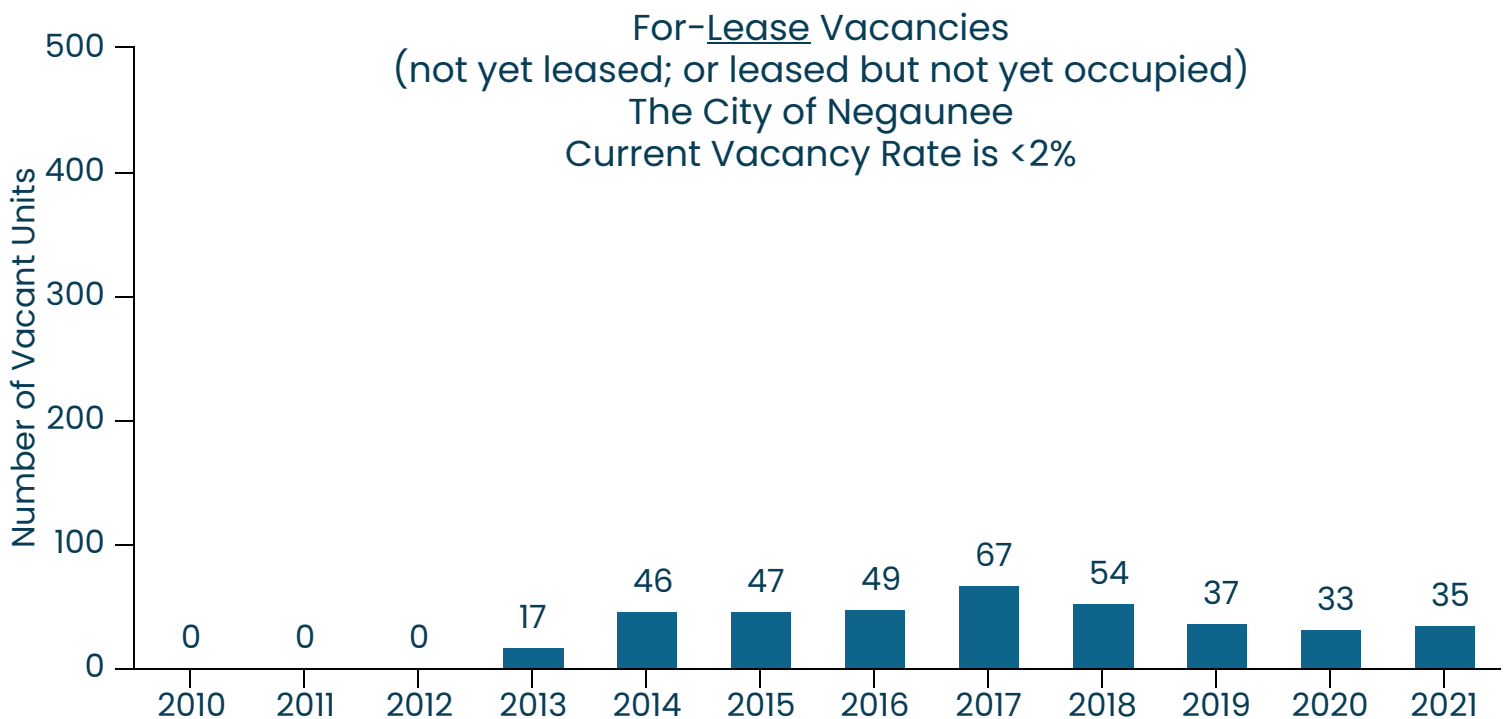
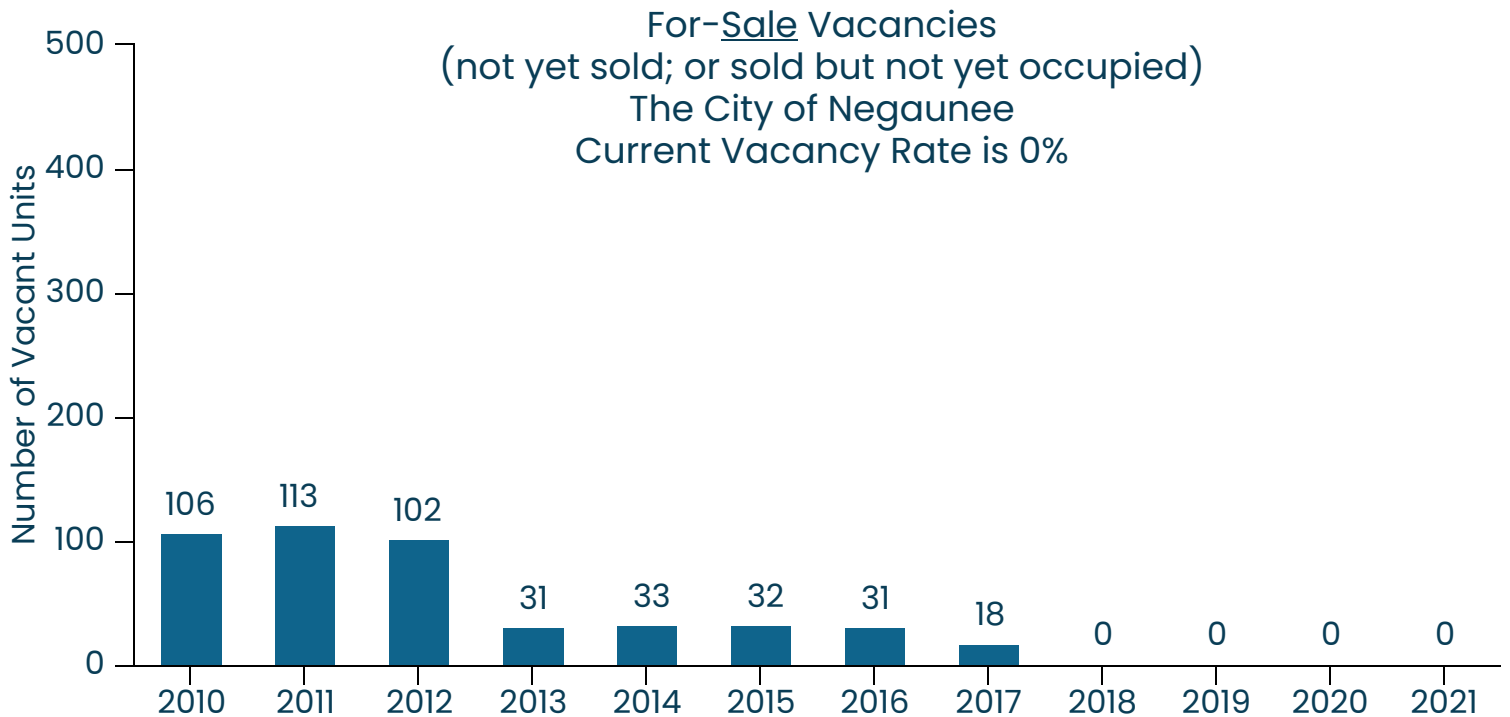


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Vacancies by Tenure | Negaunee City

A comparison of the number of housing vacancies by tenure and over time.

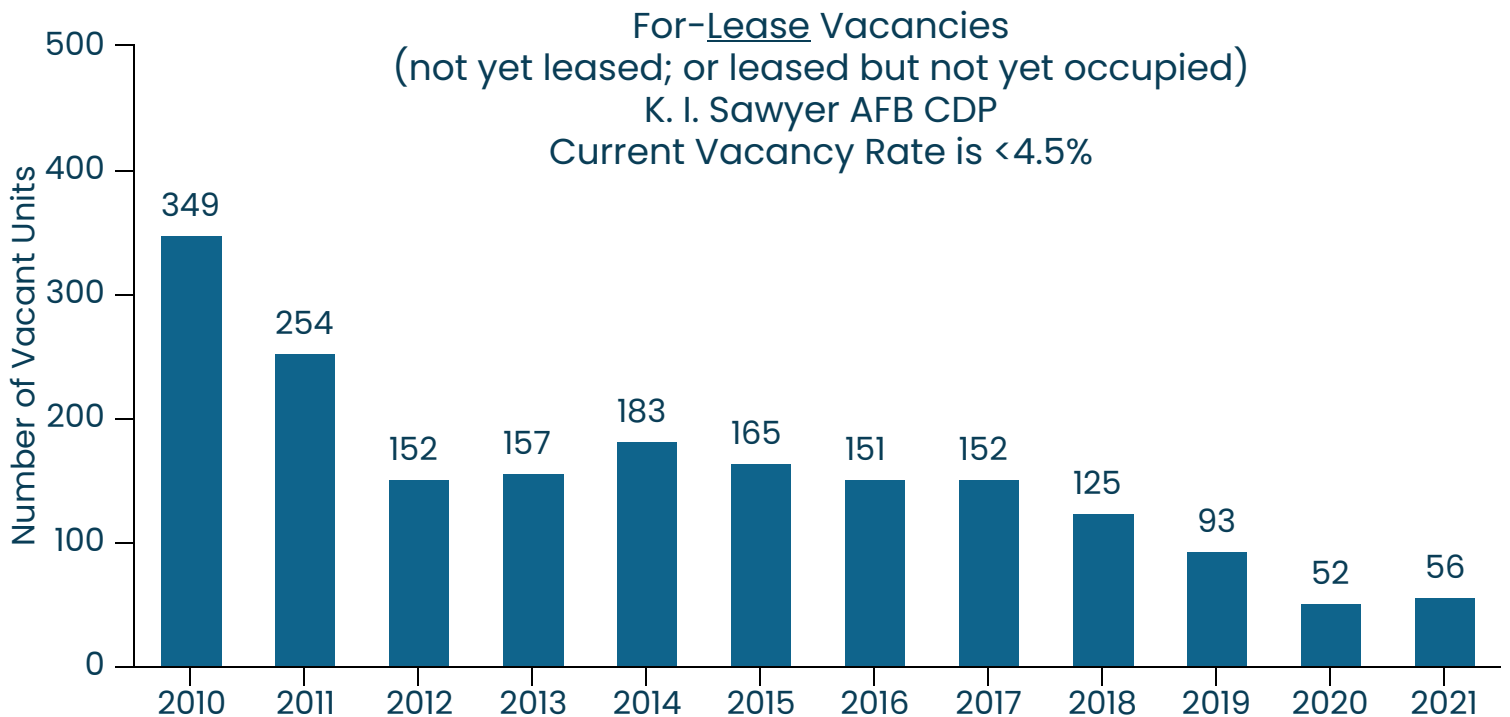
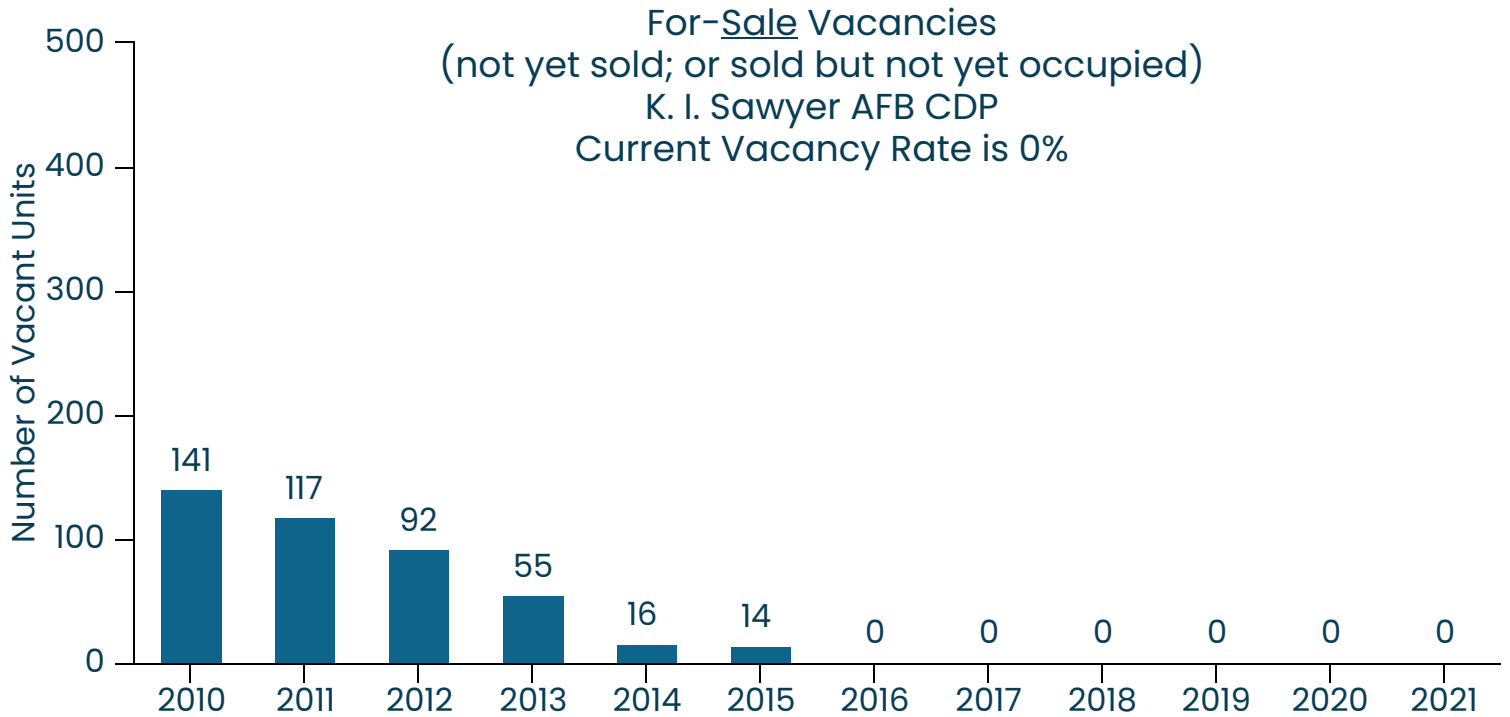


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Vacancies by Tenure | K. I. Sawyer AFB CDP

A comparison of the number of housing vacancies by tenure and over time.

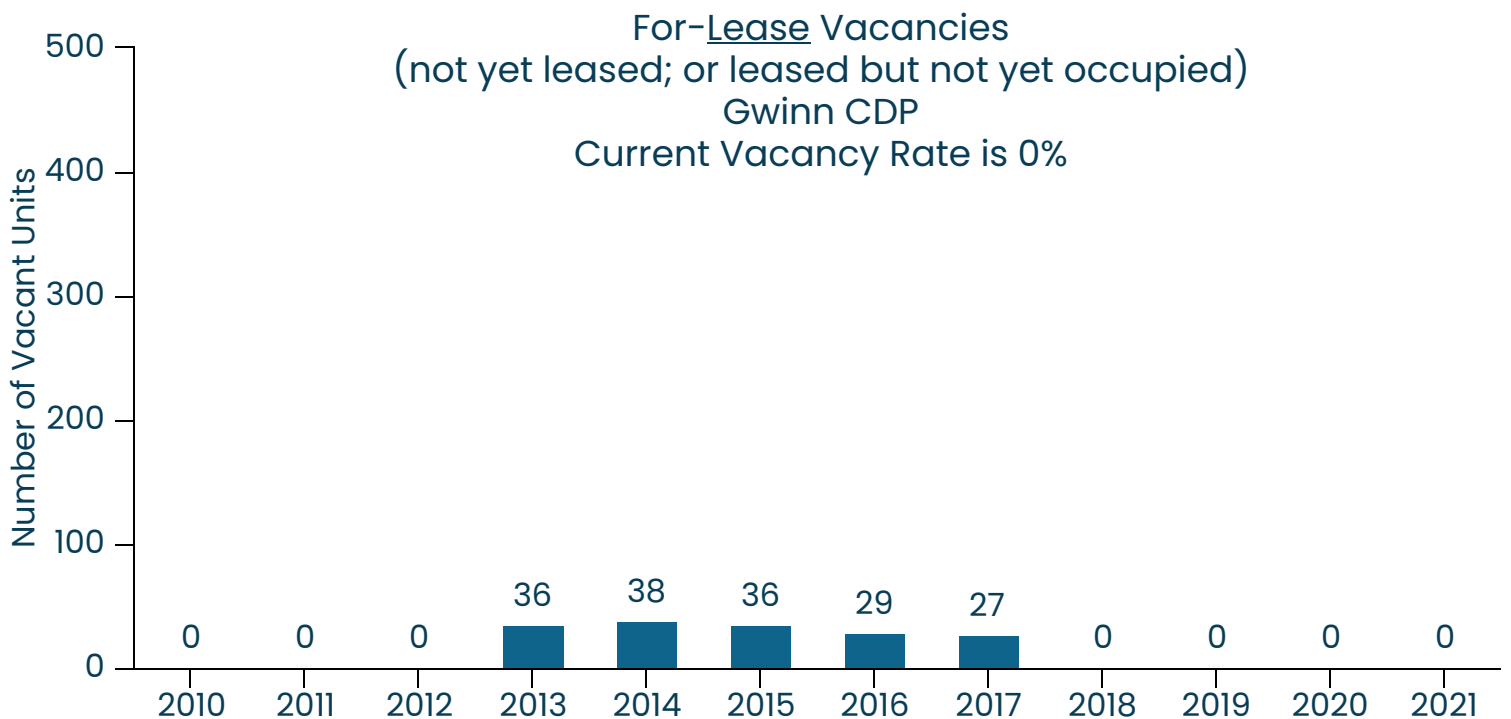
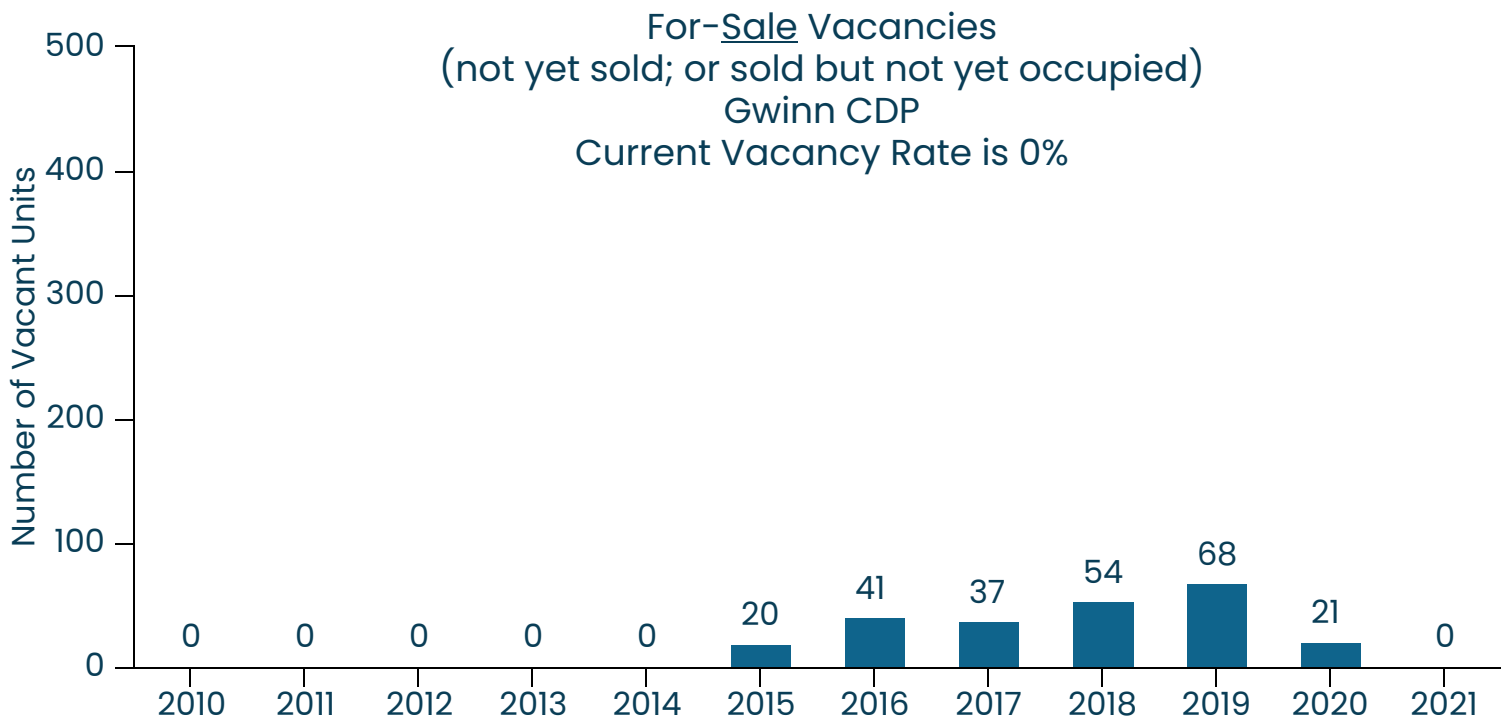


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Vacancies by Tenure | Gwinn CDP

A comparison of the number of housing vacancies by tenure and over time.



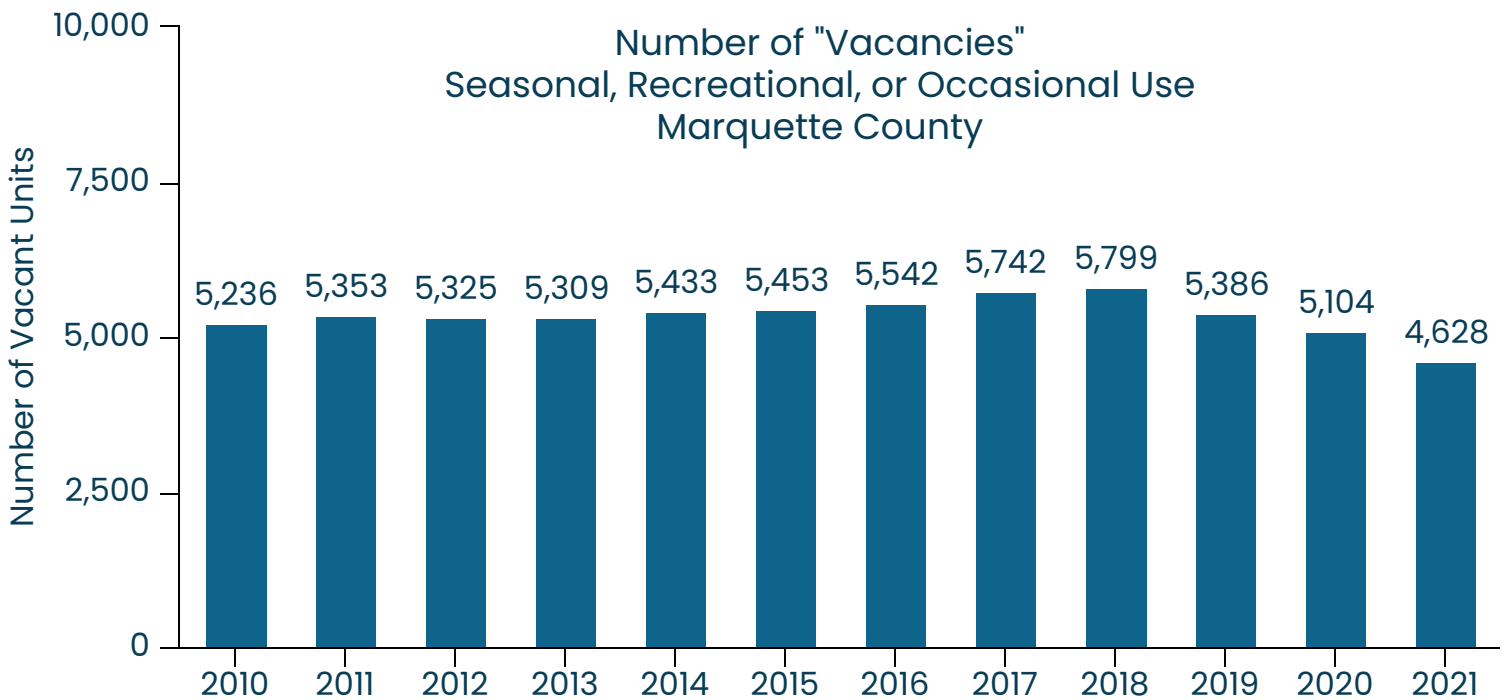
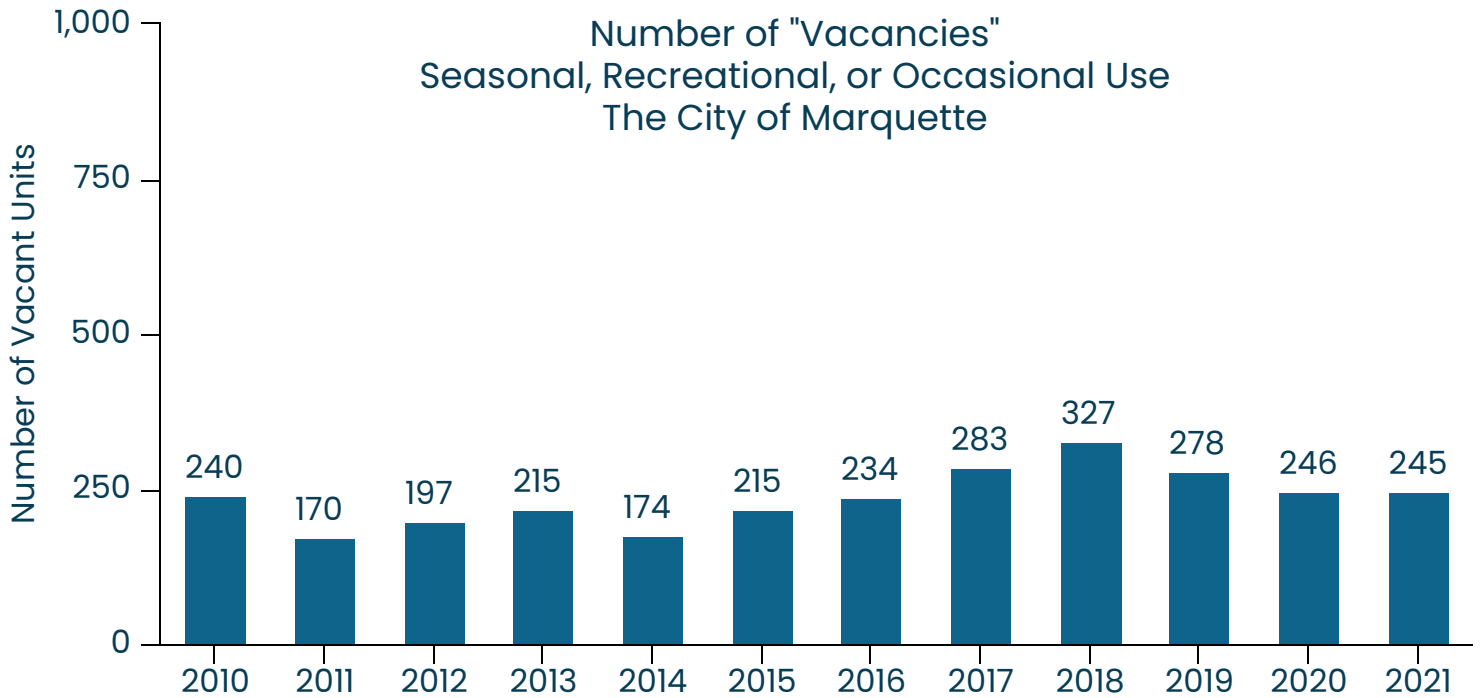
Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Section 2-H

Seasonality | Marquette City & County

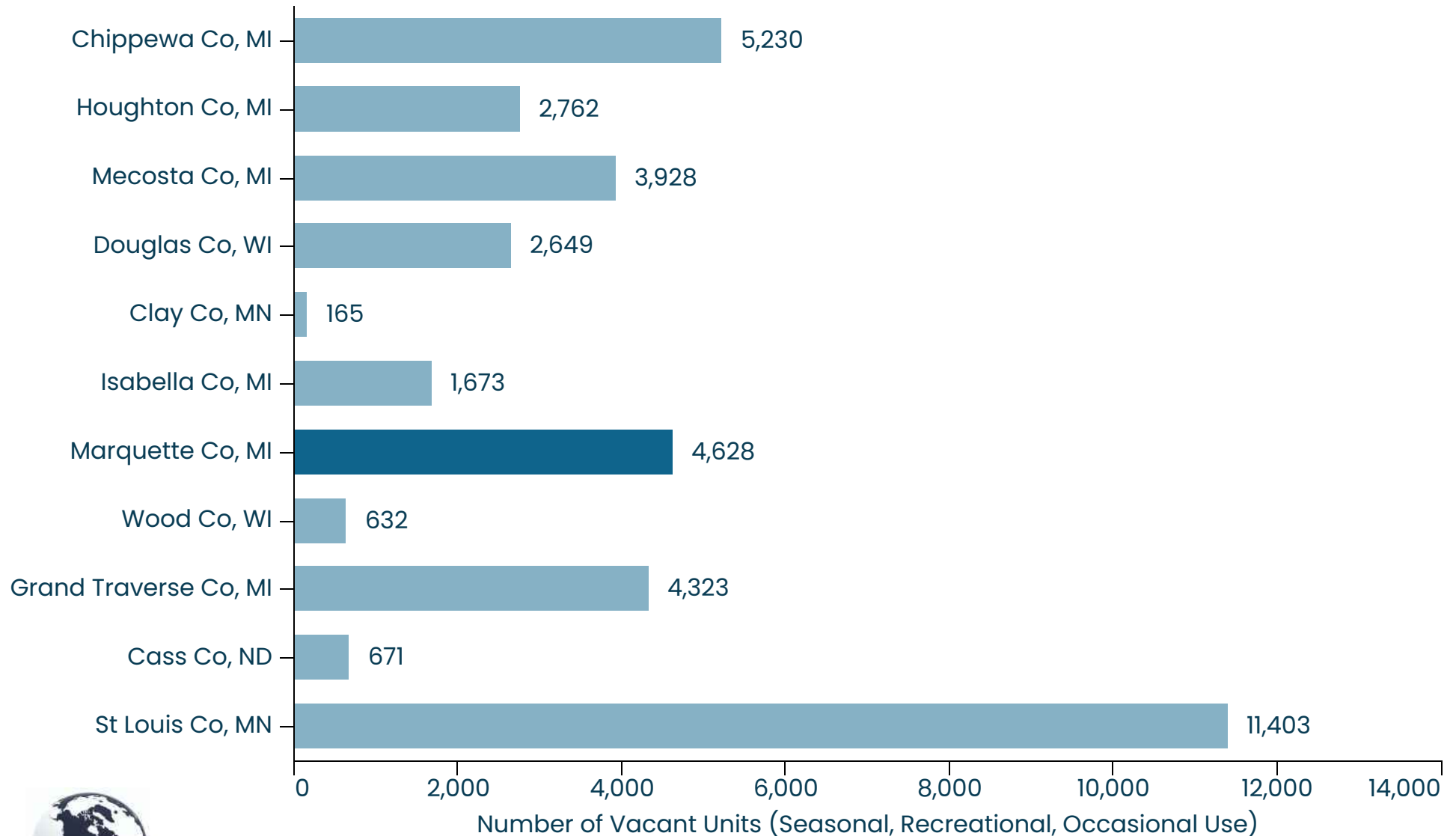
The number of vacant units reported for seasonal, recreational, or occasional use.



Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



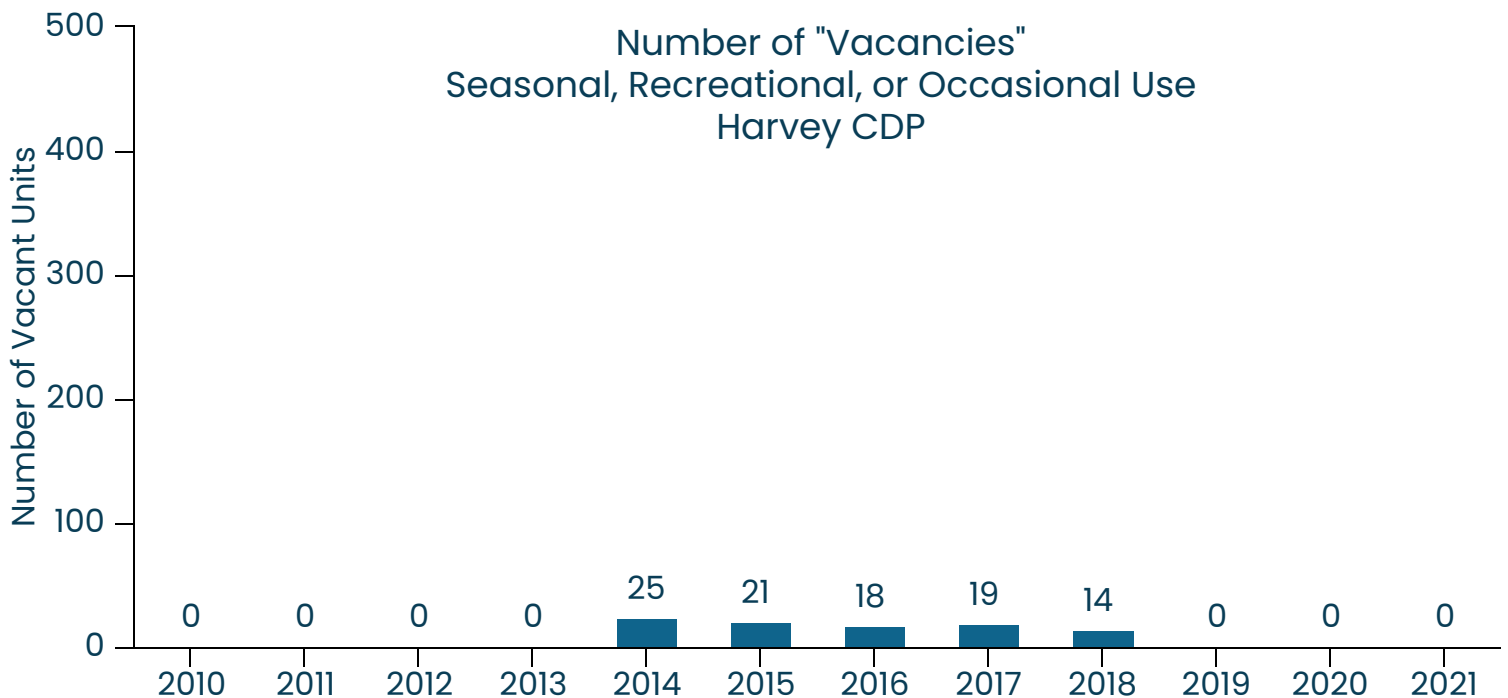
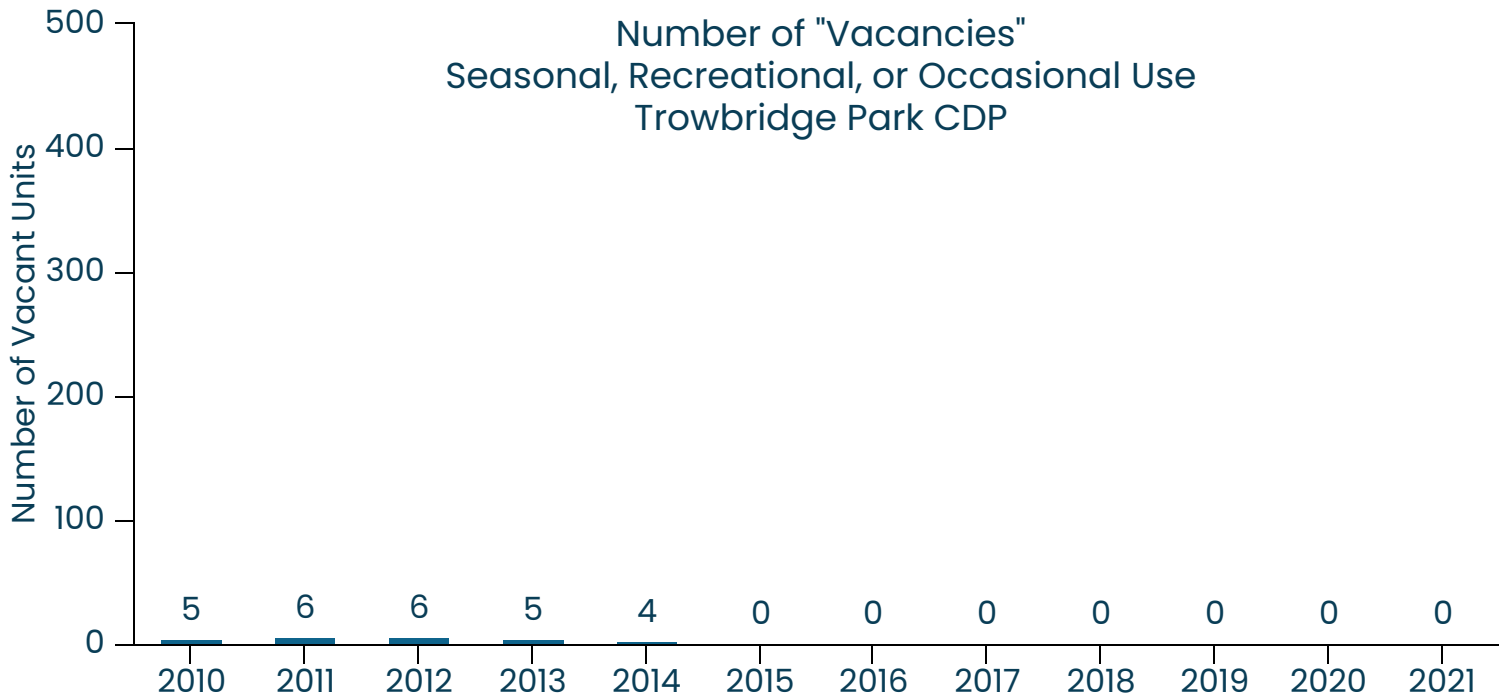
Seasonality (Seasonal, Recreational, Occasional Use) Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Seasonality | Trowbridge Park & Harvey

The number of vacant units reported for seasonal, recreational, or occasional use.

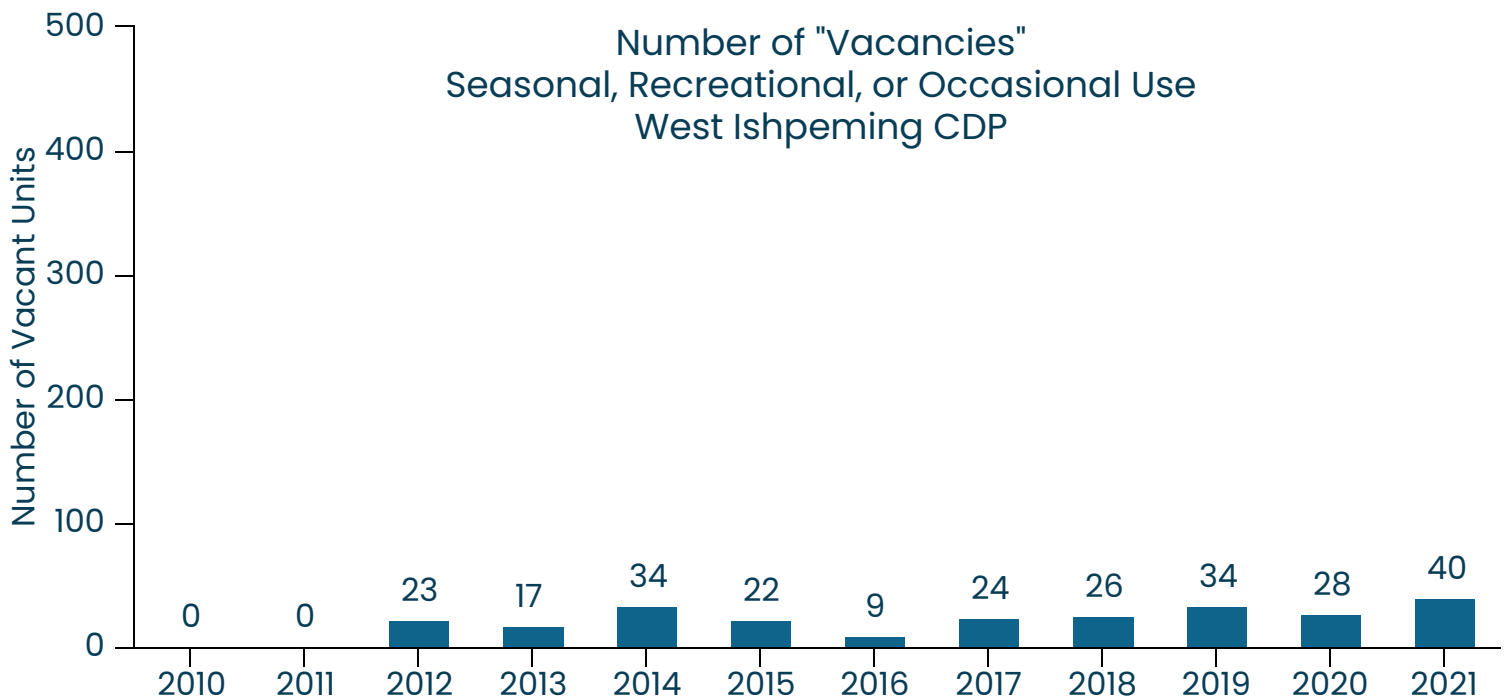
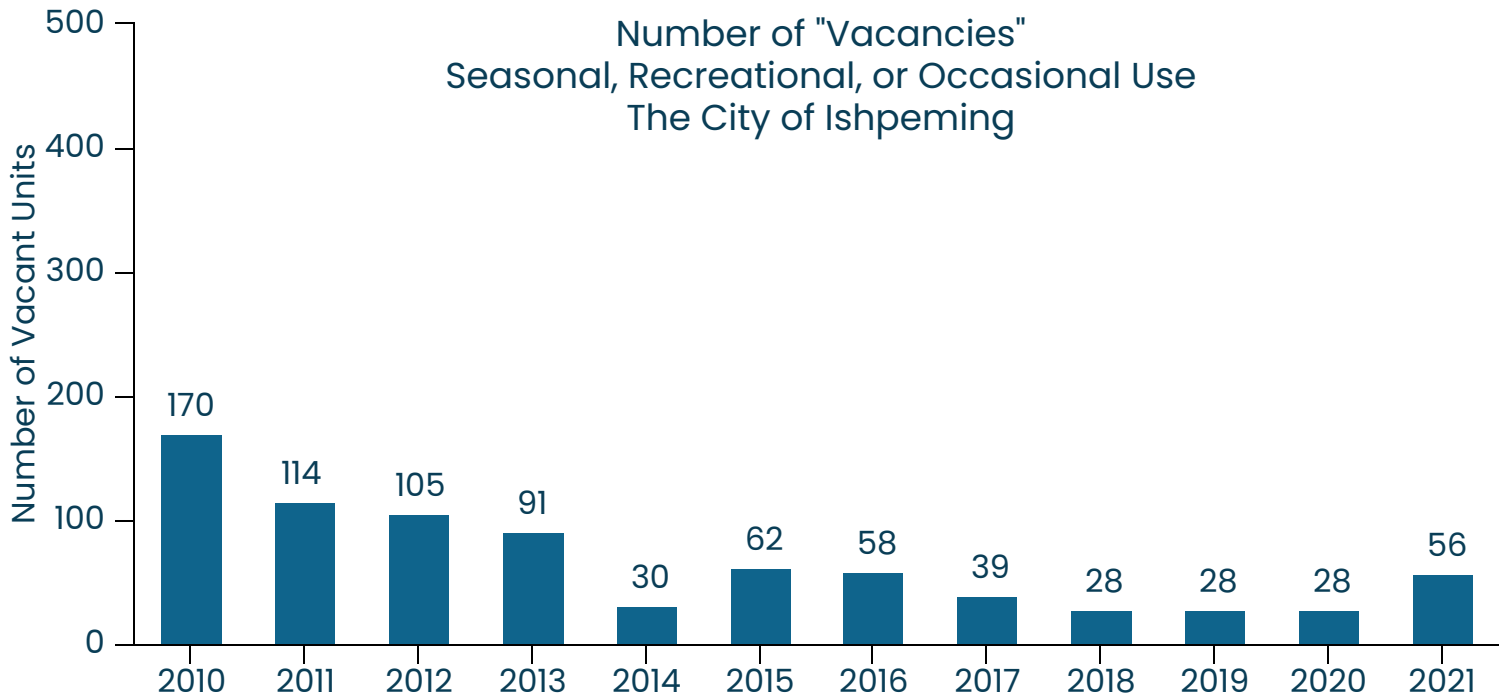


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Seasonality | Ishpeming & West Ishpeming

The number of vacant units reported for seasonal, recreational, or occasional use.

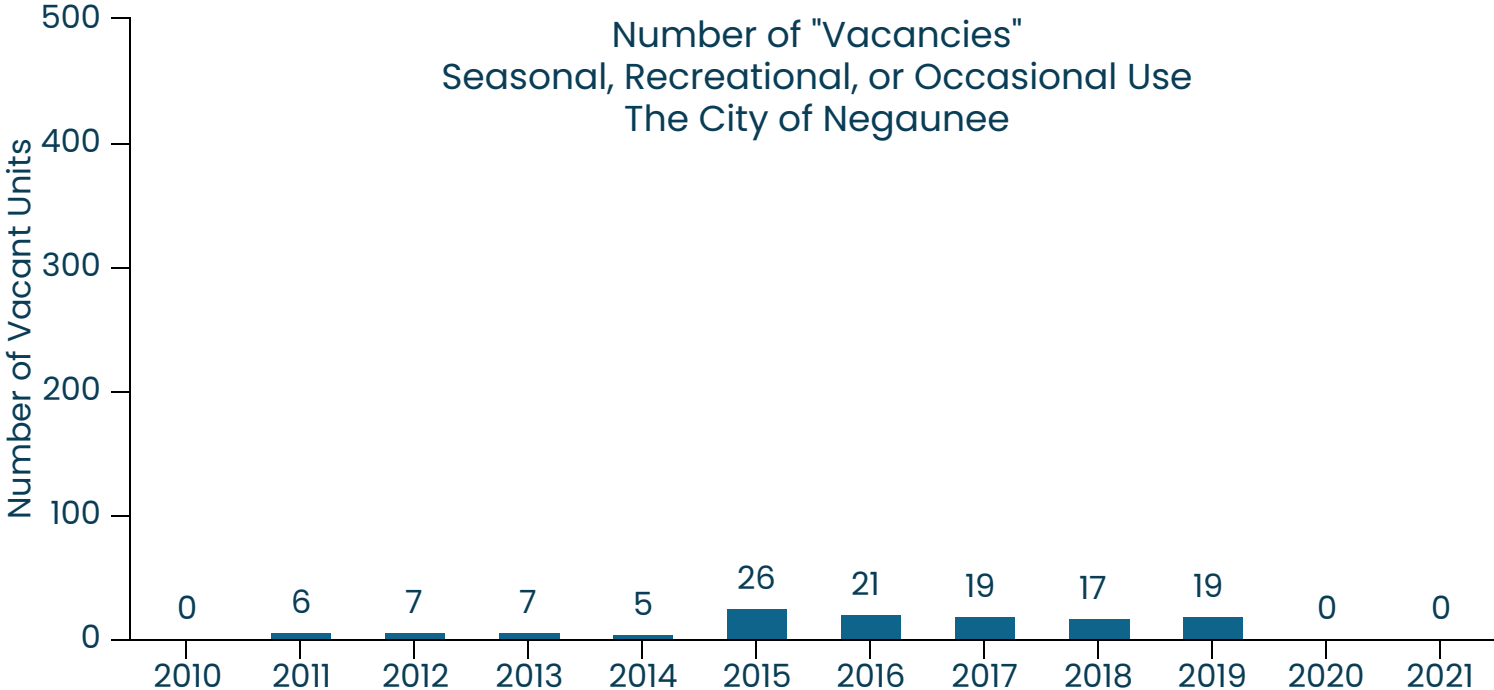
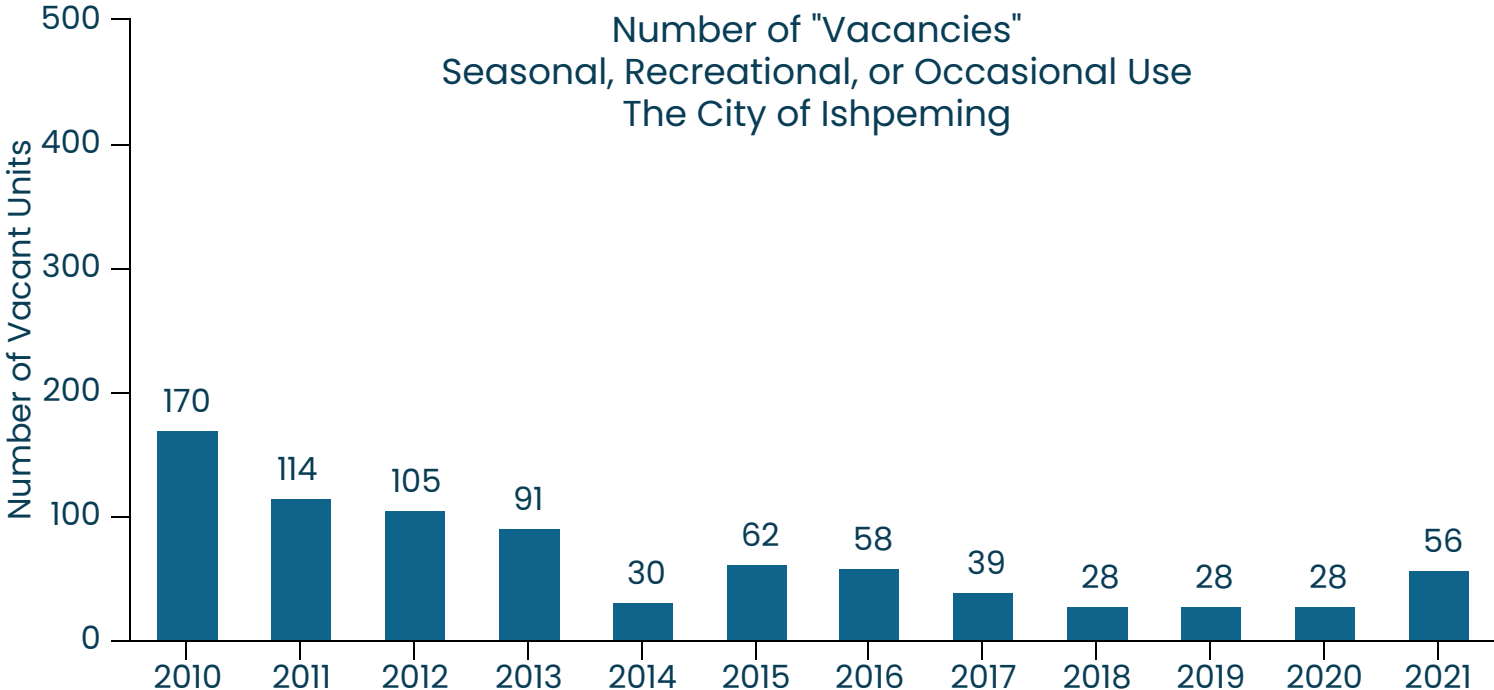


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Seasonality | Ishpeming & Negaunee

The number of vacant units reported for seasonal, recreational, or occasional use.

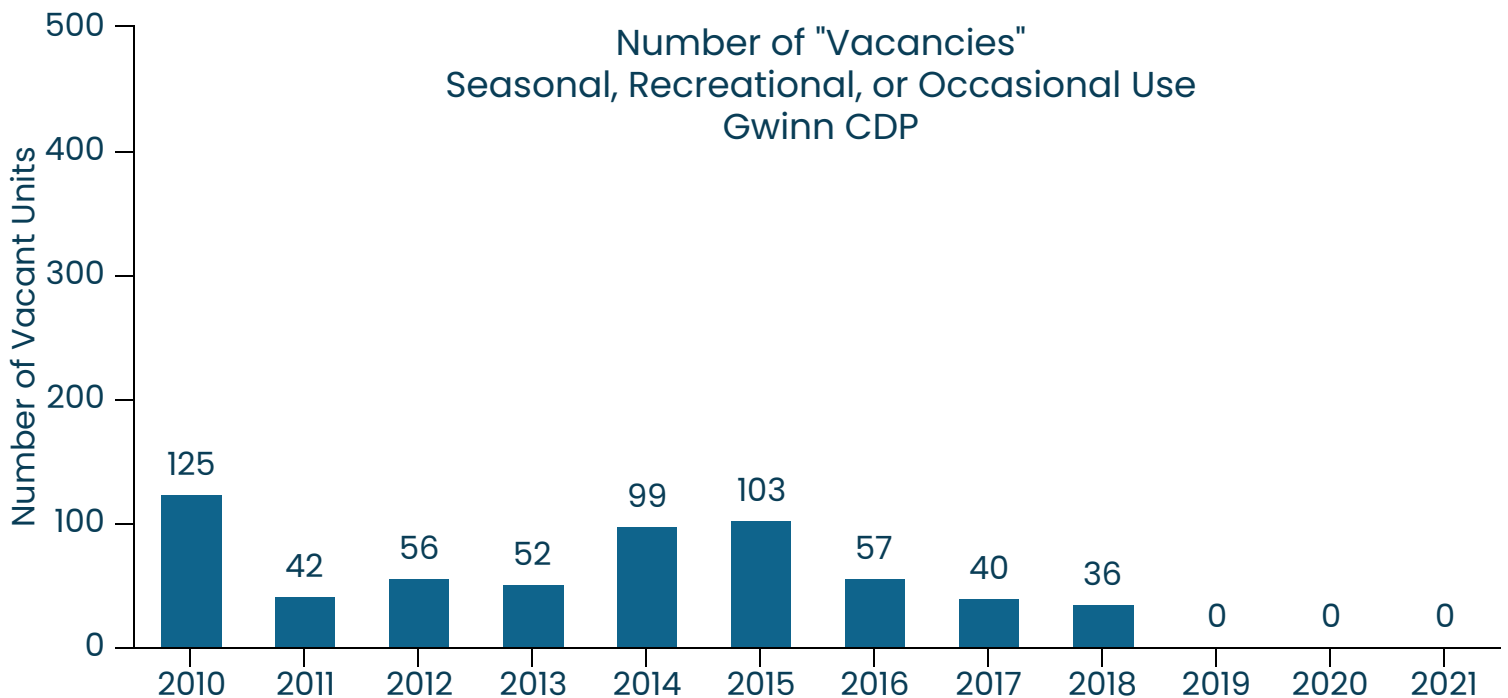
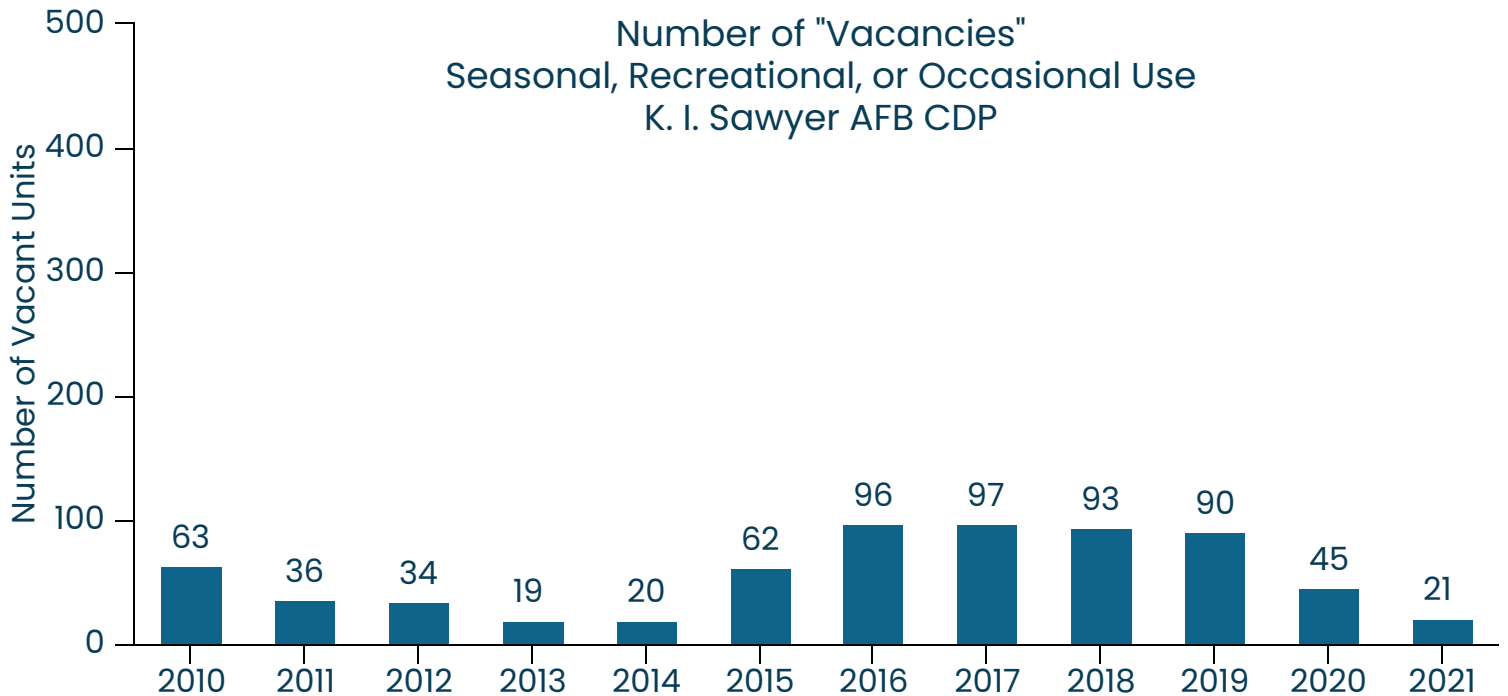


Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Seasonality | K. I. Sawyer AFB & Gwinn

The number of vacant units reported for seasonal, recreational, or occasional use.



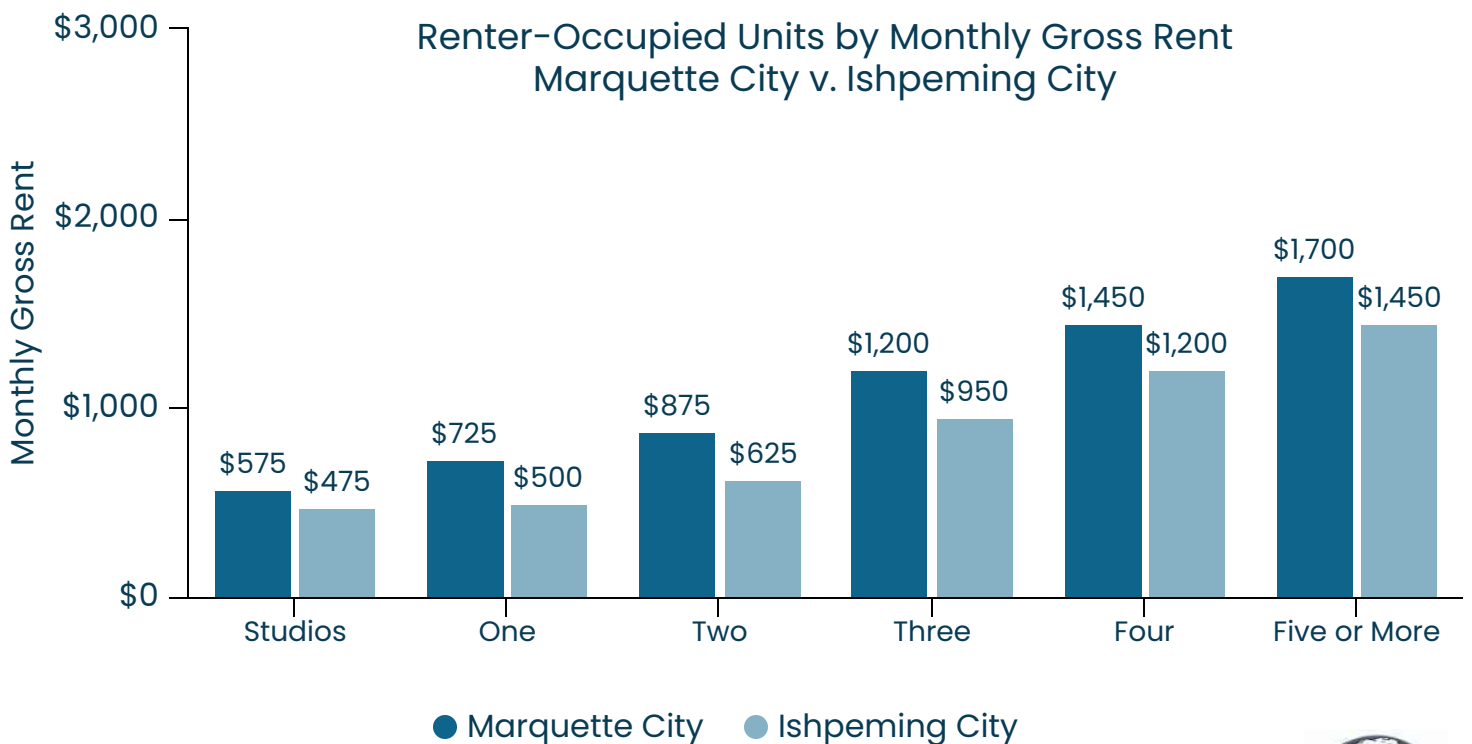
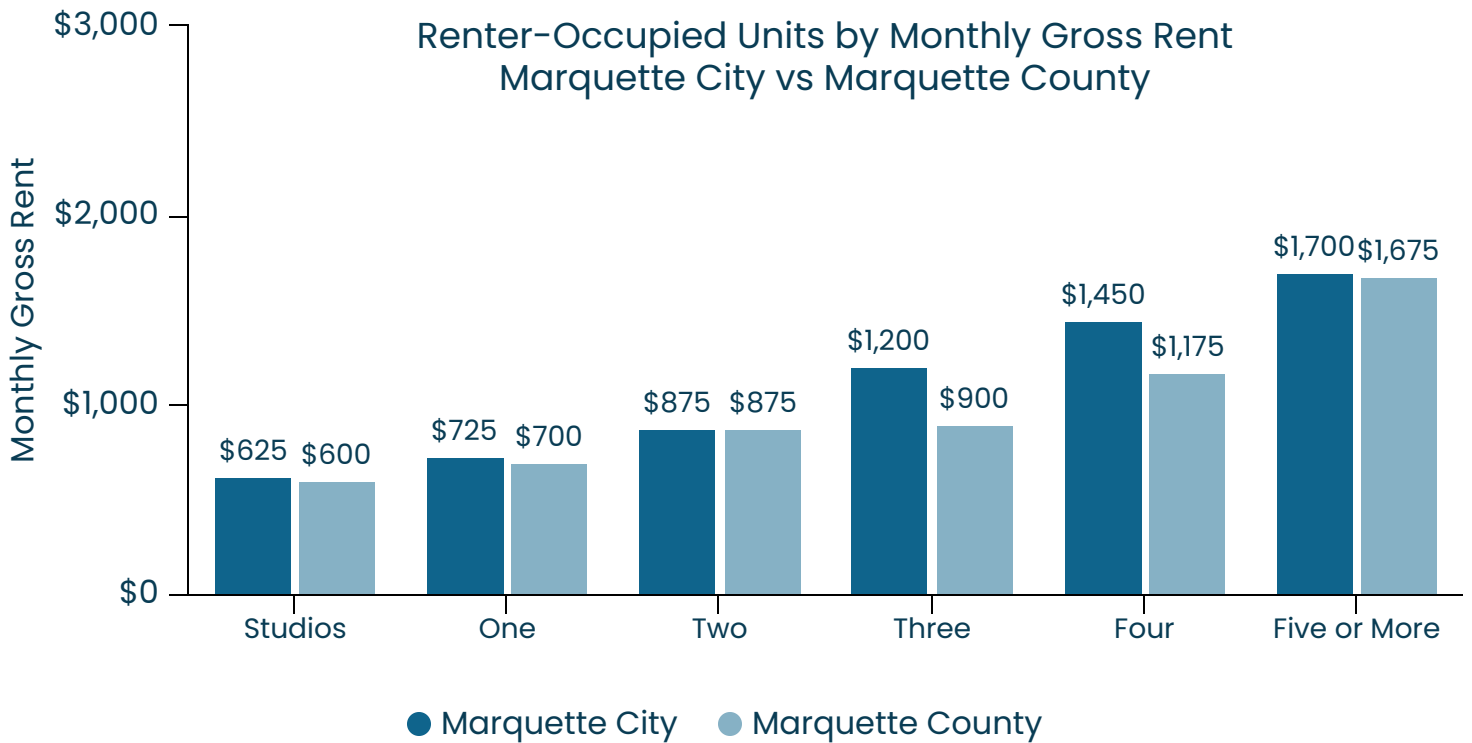
Underlying data by the Decennial Census and American Community Survey through the year 2021. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Section 2-1

Gross Rent vs. Bedrooms | Two Cities

Gross rent (including utilities and fees) per month by the number of bedrooms.

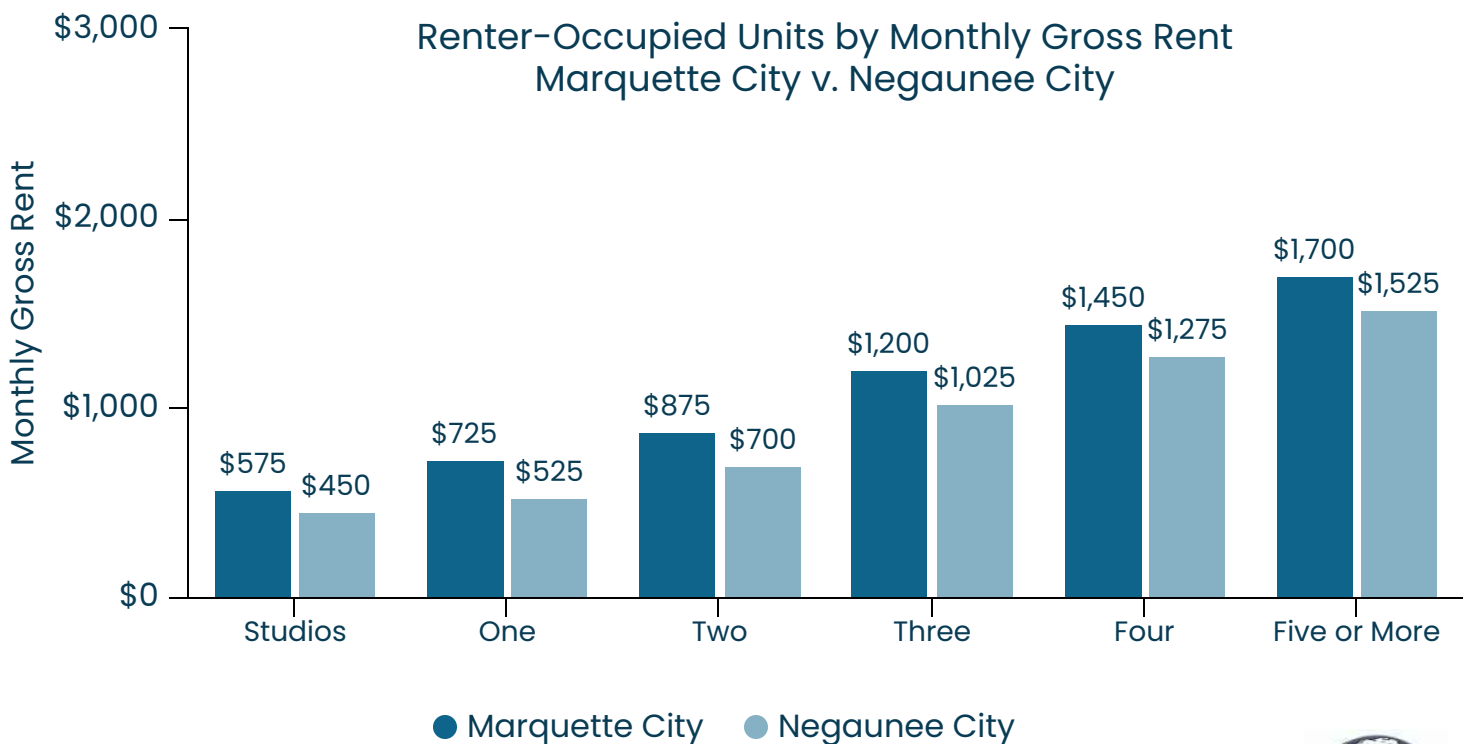
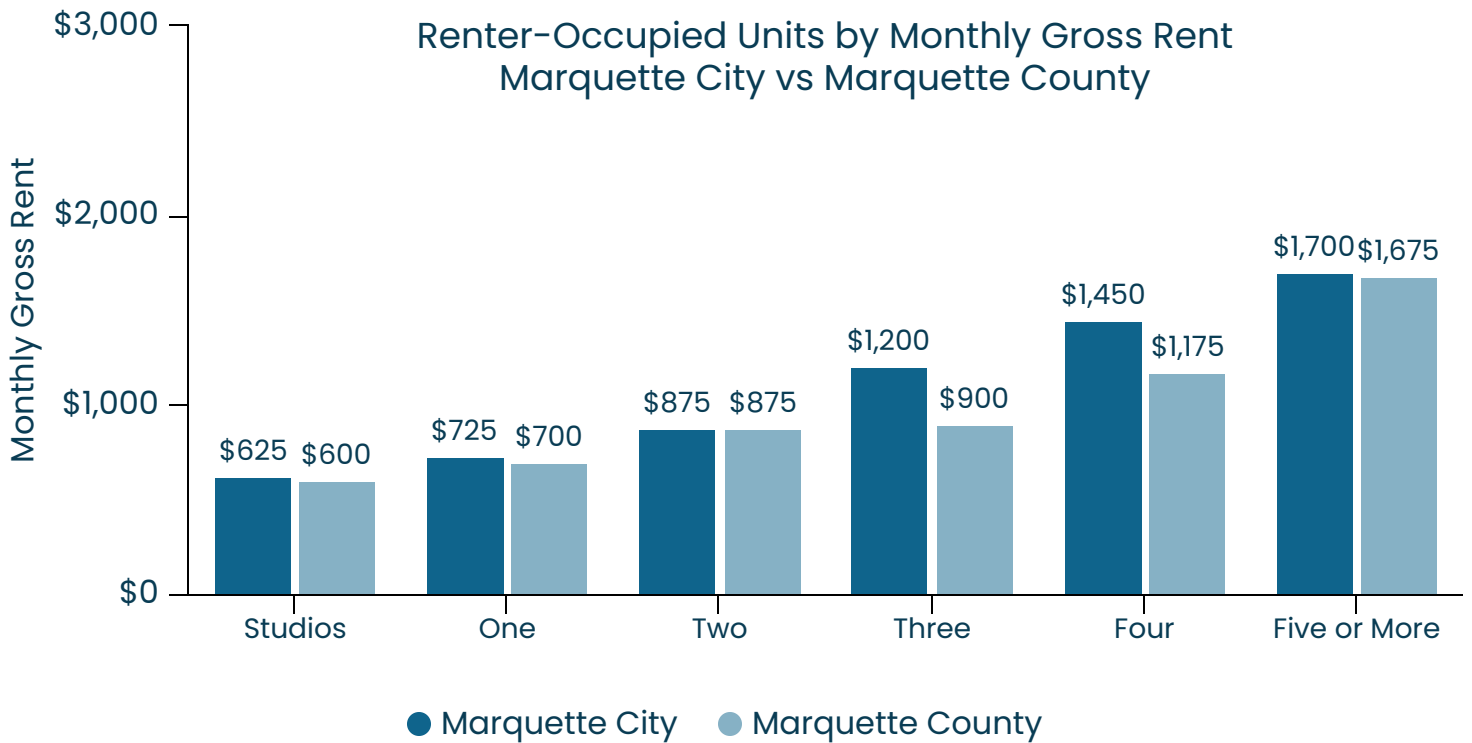


Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Gross Rent vs. Bedrooms | Two Cities

Gross rent (including utilities and fees) per month by the number of bedrooms.

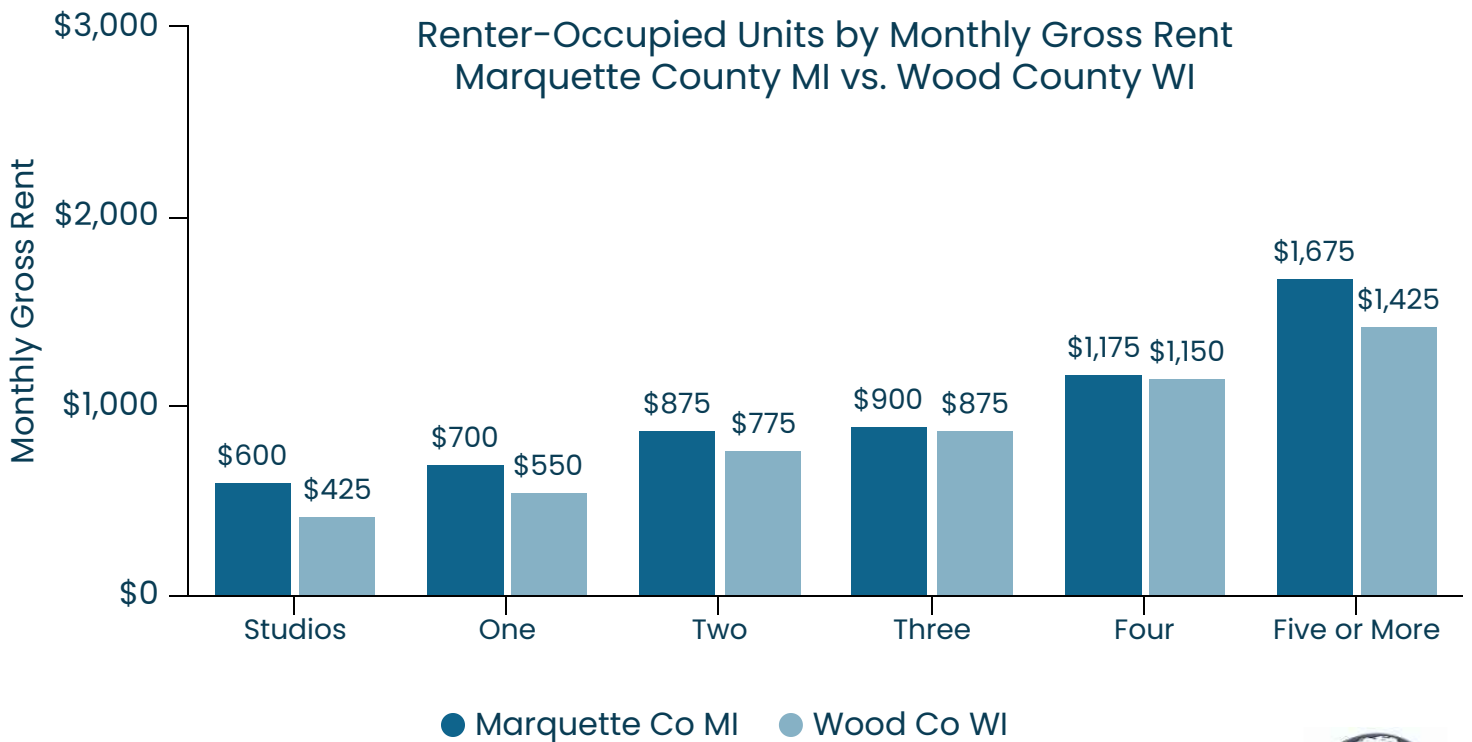
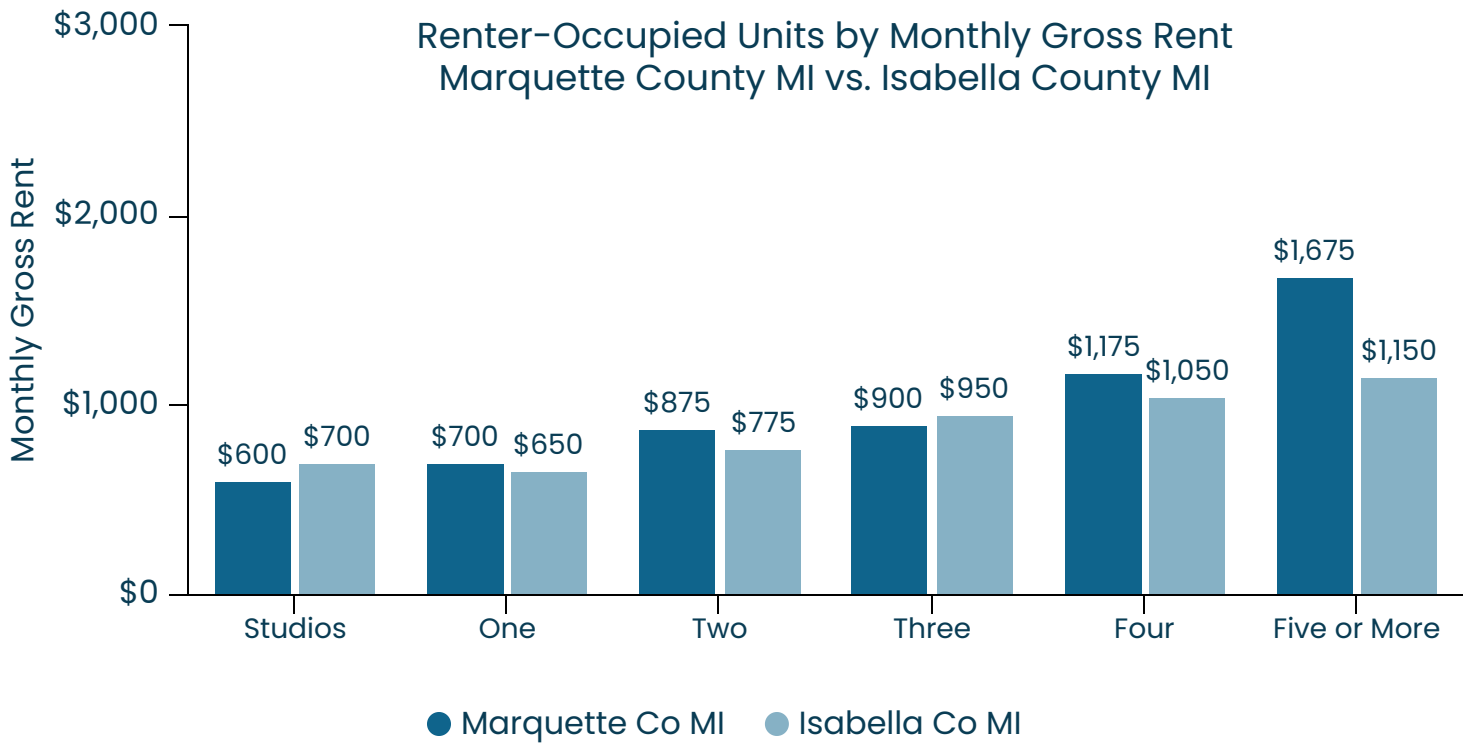


Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Gross Rent vs. Bedrooms | Marquette Co

Gross rent (including utilities and fees) per month by the number of bedrooms.



Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

