



Multifamily Construction Pipeline Report

Southeast Michigan | Bi-annual - December 2021

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Under Construction

Ann Arbor/Ypsilanti

Project	Units	Area/District	Developer	Description
309 Ashley	17	Ann Arbor	Huron Contracting	Market Rate, Apartments Condo, March 2023
The Gallery	19	Ann Arbor	West Jefferson Street LLC	Market Rate, Apartments Condo, 2022
3253 Lohr Rd	18	Ann Arbor	Direct Managed Inc.	Market Rate
Nine99	71	Ann Arbor	Morningside Group	Market Rate, Feb. 2022
The Standard	218	Ann Arbor	KRG Investments	Market Rate, Student Housing, High Rise, Aug. 2022
Ann Arbor/Ypsilanti Total	343			

Greater Detroit Area

Project	Units	Area/District	Developer	Description
Monark Grove	77	Clarkston	Hedrick Kirco Properties	Market Rate, Senior, Summer 2022
Montclair at Partridge Creek	613	Clinton Township	Mocerri Companies	Market Rate, Full Completion 2024
Rolling Hills Retirement	128	Commerce Township	Resort Lifestyle Communities	Market Rate, Senior
640 Temple St	70	Detroit	400 Monroe Associates	Market Rate
Book Tower	95	Detroit	Bedrock Detroit	Market Rate, June 2022
Brush & Watson	180	Detroit	American Community Developers	Market Rate/Affordable Housing, 2022
eXchange	153	Detroit	AERES Team	Market Rate, Mixed Use, July 2022
Frederick Douglass Homes	850	Detroit	Woodborn Partners	Market Rate/Affordable Housing, March 2022
Hudson's Site	330	Detroit	Bedrock Detroit	Market Rate, Sep. 2022
Lafayette West	374	Detroit	Ginosko Development Company	Market Rate/Affordable Housing, June 2022
Lee Plaza	180	Detroit	Roxbury Group	Affordable Housing, Mixed Use
Midtown West Phase II	177	Detroit	Procida Development Group	Affordable Housing, Mixed Use
Monroe Blocks	482	Detroit	Bedrock Detroit	Market Rate, High Rise Apartments, May 2023
Renato at Pullman Park	261	Detroit	Woodborn Partners	Market Rate/Affordable Housing
Sugar Hill Arts District	84	Detroit	Develop Detroit	Market Rate/Affordable Housing, Mixed Use, 2022
The Gabriel Houze	112	Detroit	RGNL	Market Rate
The Russell Flats	82	Detroit	Jonna Luxury Homes	Affordable Housing
The Woodward at Midtown	204	Detroit	Queen Lillian Development, LLC	Market Rate, 5 Story, 2022
Van Dyke at Kercheval	76	Detroit	The Roxbury Group	Market Rate/Affordable Housing, Jan. 2022
Woodbridge Estates Phase II	80	Detroit	Slavik Management	Market Rate/Affordable Housing
Woodward West	204	Detroit	The Platform	Market Rate/Affordable Housing, June 2022
30021-30071 Dequindre Rd	120	Madison Heights	Cypress Partners	Affordable Housing, June 2022
The Bond	260	Novi	DTN Management Company	Market Rate, 4 Story, March 2023
The Crossings by Watermark	304	New Hudson	Watermark Residential	Market Rate, 2022
Village at Northville	180	Plymouth	Diversified Property Group	Market Rate, June 2022
Village at Bloomfield	150	Pontiac	American House Senior Living Communities	Senior Housing, Summer 2022
Legacy Rochester Hills	359	Rochester Hills	Goldberg Companies, Inc	Market Rate, Jan. 2022
Harrison Residences - Phase II	58	Royal Oak	Harrison Lofts LLC	Market Rate, 2022
The Hazelton	78	Royal Oak	Trowbridge Companies	Market Rate
Town Center Villas	105	Shelby Township	Gallo Companies	Market Rate, January 2022
Lockwood of South Lyon	130	South Lyon	Lyon Senior Living Ltd Div.	Affordable Senior Housing, 2022
Van Dyke Apartments	135	Sterling Heights		Market Rate, 2022
Redwood Washington Township Phase II	154	Washington Township	Redwood Living	Market Rate, Senior, Phase II
Insignia	240	Waterford Township	Lombardo Apartments	Market Rate, Feb. 2022
Detroit Total	7,085			
Total	7,428			

Under Construction (total units)

7,428

Approved/Proposed (total units)

14,723

Approved/Proposed

Ann Arbor/Ypsilanti

Project	Units	Area/District	Developer	Description
2050 Commerce	267	Ann Arbor	JDI Realty	Market Rate, Aug. 2023
2111 Packard	72	Ann Arbor	Jackson Dearborn Partners	Market Rate, Mixed Use
600 E Washington St	261	Ann Arbor	CA Ventures, LLC	Market Rate/Affordable Housing, Nov. 2023
Broadway Park West	96	Ann Arbor	Roxbury Group	Market Rate, Mixed Use
Cerca Trova Washington St.	241	Ann Arbor	Cerca Trova LLC/CA Ventures	Market Rate/Affordable Housing, Student Housing, 19 Story
Meadowview	75	Ann Arbor	Mirafzali Family	Market Rate, April 2022
Platt East	64	Ann Arbor	Norstar Development	Affordable Housing
Sutherland Square	200	Ann Arbor	Gibbs Planning Group	Market Rate
Valhalla Ann Arbor	454	Ann Arbor	VMG Development	Market Rate/Affordable Housing
VIC Village East	40	Ann Arbor	Hughes Properties	Student Housing, Mixed Use, Possible Affordable Units
VIC Village South	132	Ann Arbor	Hughes Properties	Student Housing, Mixed Use, 14 Affordable Units, May 2023
William Street Plaza	233	Ann Arbor	The Habitat Company	Market Rate
Y-Lot Project	370	Ann Arbor	Smith Group	60/40 Market Rate/Affordable Housing, 14 Story & 20 Story Building
Arbor Oaks	121	Ypsilanti	Schafer Development	Market Rate
Ann Arbor/Ypsilanti Total	2,626			

Greater Detroit Area

Project	Units	Area/District	Developer	Description
Beacon Hill Townhomes Phase V	65	Auburn Hills	Trowbridge Companies	Market Rate, Garden Style, Phase V
Blossom Park	160	Auburn Hills	Moceri Management	Senior Living, April 2022
The Berkley	55	Berkely	Urban Properties	Market Rate, March 2022
Bates St	58	Birmingham	Walbridge	Market Rate, Jan. 2023
North Old Woodward & Bates Street	100	Birmingham	The City of Birmingham	Market Rate, Mixed Use
The Vista at Uptown	199	Brighton	DTN Management Company	Market Rate, Feb. 2023
The Marketplace Apartments	240	Clarkston	CBRE Inc.	Market Rate
15245 Clinton River	60	Clinton Township	Vanguard Companies	Market Rate
Glen Arbor Senior Living	150	Clinton Township	Glen Arbor Building Company LLC	Market Rate, Senior Living, Sep. 2022
Five & Main - Residential	300	Commerce Township	Robert B. Aikens & Associates	Market Rate, Dec. 2022
1611 Michigan Ave	188	Detroit	Hunter Pasteur Homes, LLC	Market Rate/Affordable Housing, 2022
16th & Bagley Street	60	Detroit	Woodborn Partners	Market Rate/Affordable Housing, 7 Story, July 2022
2087 Vermont	100	Detroit	Detroit Training Center	Market Rate/Affordable Housing
40 E Alexandrine	65	Detroit	Group 10 Management	Market Rate, Nov. 2022
7851 E Jefferson Ave	150	Detroit	Ginosko Development Company	Affordable Housing, Feb. 2022
Baltimore Station Phase II	138	Detroit	The Platform	Market Rate/Affordable Housing
Blenheim Building Redevelopment	100	Detroit	Olympia Development of Michigan	Market Rate
Brewster - Douglass Site	648	Detroit	Bedrock Detroit	Market Rate/Affordable Housing, Mixed Use
Carpenter Apartments	50	Detroit	MHT Housing Inc	Affordable Housing
Cass and York	133	Detroit	The Platform	Market Rate, 6 Story
Charlotte and Third Streets	75	Detroit	The Platform	Market Rate
Dreamtroit	81	Detroit	Matt Naimi & Oren Goldenberg	Market Rate/Affordable Housing, 2022
East Riverfront	360	Detroit	City Growth Partners	Market Rate, Mixed Use
Eastern Market Gateway	253	Detroit	Develop Detroit	Market Rate/Affordable Housing, Mixed Use, Townhouse, Oct. 2022
Fine Arts Building Redevelopment	100	Detroit	Olympia Development of Michigan	Market Rate
Grand Jefferson	250	Detroit	The Platform	Market Rate/Affordable Housing, Mixed Use, July 2023
Harvard Center Square	80	Detroit	Bedrock Management Services LLC	Market Rate, July 2022
Hastings Place	60	Detroit	City of Detroit Downtown Development Authority	Market Rate, Sep. 2022
Hubbard-Vernor	53	Detroit	Invest Detroit	Affordable Housing, Mixed Use
Leland House	340	Detroit	Michael Higgins	Market Rate/Affordable Housing, Aug. 2022
North End Village	187	Detroit	Avanth Capital Management	Affordable Housing, Nov. 2022
Oakland Towne Center Redevelopment	130	Detroit	Dalen Hanna	Market Rate
Orleans Landing Phase II	230	Detroit	City Growth Partners LLC	Market Rate, Mixed Use, 8 Story
Packard Plant Phase III	100	Detroit	Arte Express Detroit, LLC	Market Rate, 5 Story
Park Avenue Building Redevelopment	78	Detroit	Infinity Homes	Market Rate
Petit Bateau	92	Detroit	Nailah	Market Rate, Mixed Use, 6 Buildings
Residences @ 150 Bagley	75	Detroit	Bagley Development Group	Market Rate/Affordable Housing, Mixed Use, Sep. 2022
Russell Flats	82	Detroit	Jonna Luxury Homes	Market Rate/Affordable Housing
Shed 4 Redevelopment	62	Detroit	Bedrock Management Services LLC	Market Rate/Affordable Housing, April 2026

Approved/Proposed (Continued)

Greater Detroit Area

Project	Units	Area/District	Developer	Description
The American	163	Detroit	Olympia Development of Michigan	Market Rate, Dec. 2022
The Arena Lofts	152	Detroit	Olympia Development of Michigan	Market Rate, Mixed Use
The Brush House	178	Detroit	City Growth Partners	Market Rate/Affordable Housing, Nov. 2022
The Detroit Free Press Building	130	Detroit	Bedrock Detroit	Market Rate, Mixed Use
The Gratiot	160	Detroit	The Platform	Market Rate, Mixed Use, March 2022
The Mid Apartments	200	Detroit	Rockford Construction	Market Rate, June 2022
Wayne State University	248	Detroit	Broder & Sachse Real Estate	Student Housing, Mixed Use
Erin Park	52	Eastpointe	Community Housing Network	Market Rate
Stonecrest Senior Living	92	Farmington Hills	NorthPoint Development	Market Rate
Grand Summit	210	Fenton	Simon Michael	Market Rate
3351 Bermuda St	75	Ferndale	CG Emerson Real Estate Group	Market Rate, Jan. 2023
Newbury Place	100	Hartland	Mayberry Homes	Market Rate, Jan. 2022
The Glades	250	Keego Harbor	Residential Investment Group	Market Rate, Mixed Use, 6 Story, 450 Parking Space
29707 & 30273 Plymouth Rd	191	Livonia	Middlebelt Plymouth Venture	Market Rate
Corner of Victor Parkway & 7 Mile	265	Livonia	Etkin Real Estate Solutions	Market Rate, 4 Story
The Crossings of Milford	175	Milford	Trumph Home Building	Market Rate
Front Street Town Center	100	New Baltimore	DevMarDevelopment LLC	Market Rate, Mixed Use
301 S Center St	300	Northville	Hunter Pasteur Homes, LLC	Market Rate, Oct. 2025
Innova Apartments	272	Novi	BC Novaplex, LLC	Market Rate
The Inn at St. Johns	174	Plymouth	Toll Brothers, Inc.	Market Rate, Jan. 2023
Winston Commons	54	Pontiac	Woda Cooper Companies	Affordale Housing, Mixed Use
Blossom Mills	137	Rochester	Moceri Companies	Senior Living, 6 Story
River Front	135	Rochester	Trowbridge Companies	Market Rate
Cedar Valley Apartments Phase 2	56	Rochester Hills	Bret Russell Inc.	Market Rate, April 2022
Redwood at Rochester Hills	121	Rochester Hills	Redwood USA	Market Rate/Affordable Housing
Rochester Hills Trio	124	Rochester Hills	OYK Engineering & Construction	Market Rate
600 S. Main Street	92	Royal Oak	Burton Katzman	Market Rate, Mixed Use, Class Office, First Floor Retail
55133 Van Dyke	124	Shelby Charter Township	Lockwood Development Company	Market Rate, Senior Apartments
Riverland District	200	Sterling Heights	Chaldean Community Foundation	Affordable Housing
Crooks Road Townhomes	60	Troy	The Sterling Group	Market Rate, 3 Story
Harrison Poolside	114	Troy	Legacy LLC	Market Rate
Troy Town Center	850	Troy	Gibbs Planning Group	Market Rate, Mixed Use, Townhomes
Village of the Park	144	Warren	Schafer Development	Market Rate
Warren Town Center	500	Warren	Flaherty & Collins Properties	Market Rate, Mixed Use
Orchard Mews	192	West Bloomfield Township	Beztak Properties	Market Rate, Townhomes
Detroit Total	12,097			
Total	14,723			

NAI Wisinski Great Lakes Multifamily Team

60+ Years
in the industry

8,700
Units Sold

For a free Broker Opinion of Value, please contact us
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