

# Area Demographics

<u>Population</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
Farmington	10,173	10,136	10,135
Farmington Hills	79,943	82,745	83,429
<b><u>Households</u></b>			
Farmington	4,755	4,817	4,898
Farmington Hills	33,058	36,169	37,961
<b><u>Household Size</u></b>			
Farmington	2.11	2.08	2.04
Farmington Hills	2.39	2.26	2.17

Source: SEMCOG (Southeastern Michigan Council of Governments)

<b>1990 Population by Age</b>		
	<b>Farmington</b>	<b>Farmington Hills</b>
Under 5	5.0%	6.6%
5-17	11.8%	16.1%
18-20	2.4%	3.0%
21-24	4.2%	5.5%
25-44	30.6%	35.8%
45-64	22.1%	21.3%
65 & over	23.8%	11.8%
Source: U.S. Bureau of Census		

<b>1999 Tax Rate</b>	<b>Farmington</b>	<b>Farmington Hills</b>
Homestead	29.0261	39.4791
Non-homestead	32.1031	45.5720
Source: City of Farmington & Farmington Hills Assessor's office		

<b>Employment Data</b>	<b>Farmington</b>			<b>Farmington Hills</b>		
	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
<b>Industrial Class</b>						
Agriculture and Natural Resources	178	161	155	821	805	802
Manufacturing	448	445	386	7,589	7,583	6,542
Transportation, Communication, and Utilities	331	427	477	1,494	1,549	1,505
Wholesale Trade	350	277	199	5,625	5,625	5,005
Retail Trade	2,066	1,955	1,685	10,185	11,043	10,669
Finance, Insurance, and Real Estate Services	887	1,094	1,224	13,899	14,920	15,032
Public Administration	3,752	3,685	3,484	25,427	26,546	26,207
	143	151	149	861	966	983
<b>Total Jobs</b>	<b>8,155</b>	<b>8,195</b>	<b>7,759</b>	<b>65,901</b>	<b>69,037</b>	<b>66,745</b>

Source: SEMCOG

<b>1995 Land Use</b>	<b>Farmington</b>		<b>Farmington Hills</b>	
	<b>Acres</b>	<b>Percent</b>	<b>Acres</b>	<b>Percent</b>
Commercial and Office	192.1	11%	1174.6	5%
Industrial	66.7	3%	726.7	3%
Institutional	142.6	8%	828.7	3%
Multiple Family Residential	132.9	7%	1206.4	5%
Single Family Residential	965.7	56%	11656.8	54%
Transportation, Communication and Utilities	34.7	2%	819.4	3%
Woodlands, Shrub, Grassland and Wetlands	173.2	10%	4483.9	21%
<b>Total Acres</b>	<b>1,707.9</b>		<b>21,278.1</b>	

Source: SEMCOG

<b>Educational Attainment</b>	<b>Farmington</b>		<b>Farmington Hills</b>	
	<b>1980</b>	<b>1990</b>	<b>1980</b>	<b>1990</b>
Did Not Graduate High School	1,391 (17%)	987 (12%)	5,307 (15%)	5,561 (10%)
Graduated High School	2,860 (36%)	1,912 (24%)	11,321 (31%)	10,320 (20%)
Some College, No Degree	1,623 (20%)	2,263 (29%)	7,076 (20%)	14,000 (27%)
Bachelor's Degree or Greater	1,856 (24%)	2,625 (33%)	11,675 (32%)	21,633 (41%)

Source: U.S. Census

<b>1997 Labor Force</b>	<b>Farmington</b>	<b>Farmington Hills</b>
Total Labor Force	5,900	47,550
Employed	5,750	46,650
Unemployment	2.5%	1.9%
Source: MESC		

<b>Oakland County Income City</b>	<b>1999 Median Household Income</b>
Auburn Hills	\$ 51,773
Birmingham	\$ 87,591
Bloomfield Hills	\$251,754
Bloomfield Township	\$147,478
Clarkston Village	\$ 89,212
Clawson	\$ 52,939
<b>Farmington</b>	<b>\$ 61,549</b>
<b>Farmington Hills</b>	<b>\$ 83,452</b>
Independence Township	\$ 85,380
Lake Orion Village	\$ 57,951
Madison Heights	\$ 45,055
Novi	\$ 73,312
Orion Township	\$ 70,790
Pontiac	\$ 29,653
Rochester	\$ 54,340
Rochester Hills	\$ 89,418
Troy	\$ 88,141
West Bloomfield Township	\$115,328
Source: Oakland County Planning & Economic Development	

<b>Population by race 1990</b>	<b>Farmington</b>	<b>Farmington Hills</b>
Residents	10,132	74,652
Male	4,529	36,311
Female	5,603	38,341
White	9,830	70,061
Black	99	1,343
Native American, Eskimo, or Aleut	35	107
Asian or Pacific Islander	151	2,865
Other race	17	276
Source: U.S. Census		

<b>1999 Farmington Hills Area Housing Facts</b>
Average selling price of a single family home: \$192,000
Source: Realcomp II Ltd.

### Detroit Weather

January Average Temperature	
Minimum	15.6F/-9C
Maximum	30.3F/0C
July Average Temperature	
Minimum	61.3F/16C
Maximum	83.3F/28C
Days below 32F/0C	135
Average annual precipitation	32.62 in/828 mm
Average annual snowfall	41.4 in/1051 mm

Source: The Washington Post

### Farmington Public Schools Graduating Class of 2000

Farmington High School	252
Harrison High School	271
North Farmington High School	292
Total:	815

### Post Graduate Plans

4-year Colleges & Universities	79%
2-year Junior Colleges	15%
Total:	94%

Source: Farmington Public Schools

### Metropolitan Detroit Office Market Summary Statistics for Second Quarter 2000

	Vacant Rentable	Vacancy Rate	Occupied Rentable	Year-to-Date Net Absorption	Weighted Avg. Rate
Ann Arbor Briarwood	23,473	1.9%	1,223,988	53,277	\$21.83
Ann Arbor CBD	85,196	7.6%	1,032,131	514	\$23.46
Ann Arbor Northeast	15,915	1.2%	1,345,877	42,545	\$21.17
Auburn Hills	78,054	7.1%	1,018,029	49,897	\$26.63
Birmingham	24,934	4.4%	547,512	(37,974)	\$28.75
Birmingham (Outer)	14,982	4.1%	348,247	(3,124)	\$23.82
Birmingham CBD	45,597	8.4%	498,259	44,565	\$28.49
Bloomfield Hills	80,328	3.1%	2,516,337	(47,676)	\$28.99
CBD	2,096,488	21.3%	7,737,787	(44,217)	\$22.68
CBD North Central	194,275	15.9%	1,027,725	9,358	\$22.18
Dearborn	153,614	4.6%	3,164,092	194,518	\$25.74
<b>Farmington Hills</b>	<b>277,354</b>	<b>5.9%</b>	<b>4,450,874</b>	<b>48,687</b>	<b>\$23.37</b>
Livonia	314,221	10.7%	2,632,484	154,489	\$24.68
Novi	68,779	7.4%	855,156	35,961	\$26.56
Pontiac	45,205	4.9%	885,965	29,500	\$15.97
Southfield	912,981	5.9%	14,597,813	136,920	\$22.81
Troy	601,735	5.1%	11,225,085	81,369	\$26.37
West Bloomfield	28,067	5.3%	504,223	(8,183)	\$22.27

Source: Grubb & Ellis