

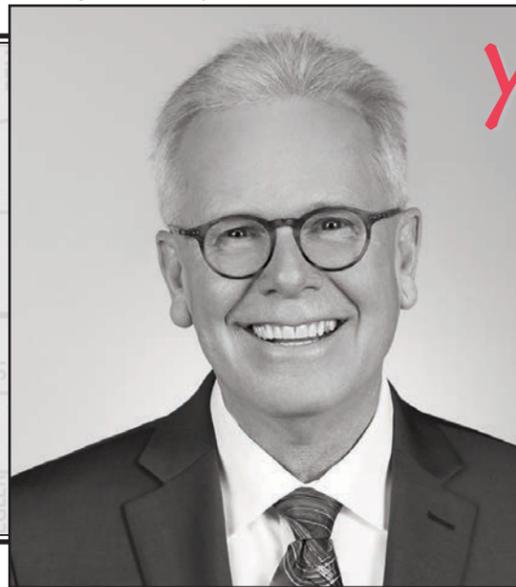
ALLEN PARK SALES RESULTS
2020 ALLEN PARK SALES RESULTS

YEAR	# OF HOMES SOLD	AVERAGE SALES PRICE	PRICE CHANGE
2005	330	\$150,392.00	+\$1,660.00
2006	251	\$138,681.00	-\$11,711.00
2007	246	\$127,360.00	-\$11,321.00
2008	310	\$103,691.00	-\$23,669.00
2009	349	\$73,680.00	-\$30,011.00
2010	341	\$69,992.00	-\$3,687.00
2011	376	\$66,187.00	-\$3,806.00
2012	422	\$68,543.00	+\$2,356.00
2013	470	\$80,827.00	+\$12,284.00
2014	450	\$93,405.00	+\$12,578.00
2015	445	\$105,309.00	+\$11,904.00
2016	510	\$114,129.00	+\$8,820.00
2017	483	\$126,390.00	+\$12,261.00
2018	470	\$139,285.00	+\$12,895.00
2019	466	\$140,569.00	+\$1,284.00
2020	459	\$156,903.00	+\$16,334.00

2020 was an incredible year as far as sales results go. The market was great for Sellers and a tough one if you were a Buyer. Inventory was almost non-existent. At one point last year there were only SIX houses for sale in Allen Park. How low is that? Well, at the peak of our last recession, we had over 350 houses for sale and prices plummeted from an all-time high of \$150,392.00 in 2005 down to \$66,187.00 five years later! On an average year we would have an inventory of around 100-125 listings.

We were closed for business two months during the Spring due to the State of Michigan COVID-19 Restrictions. In spite of losing 1/6th of our season, sales volumes were still amongst the top five years since 2005(459 sold in 2020). Buyers crushed the market with multiple offers on many houses. Interest rates were under 3% most of the year and do not show any signs of increasing. I feel like calling the AP Police to come direct Buyer traffic whenever I list a new house for sale.

Sellers saw their nest egg grow over \$16,000.00 last year as we finally broke the \$150K barrier set in 2005(average sales price \$156,903.00). My advice, if you are thinking of selling, is to give me a call and I will be glad to stop by and give you an estimate of the value. I will also give you some suggestions to prepare your house for the market. I have never been a big one to suggest putting a lot of big improvements into your home, while preparing to sell. Decluttering and cleaning are usually my two biggest suggestions. There is NO CHARGE for this visit, and commission is negotiable. Give me a call, you will not regret it! Stay safe!



You can count on me!

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OUR HOME

The older grey Mercury Marquis gently pulled into the handicapped space near the Title Company's front door. George and Martha held onto each other's hand as they shuffled into the front door. Their Realtor guided them into the closing room where they found a young couple already signing docs behind a clear plexiglass barrier. Martha's mind was a million miles away as she signed whatever the closer put in front of her. She thought back sixty some years ago when they bought their brand new house. The first thing they did was plant a wispy oak sapling in the front yard, to commemorate the occasion. Now, the tree's three-foot-wide girth was rearranging the sidewalk, creating major trip hazards for the dog walkers. She wondered if the new owners would cut it down.

She thought about the five kids they raised as they watched the neighborhood grow up around them. Back in the fifties, it seemed like every block had a hundred kids living on it. Now, you hardly saw your neighbors or even knew their names. Countless Birthday Parties, Holiday get-togethers, Grandchildren and more, had implanted their memories into the wet plaster and hardwood floors, turning the building from a house into a home. All their kids had moved out and now it was just her and George. Sixty plus years of marriage and they were moving into a Senior Living Complex. No more lawn cutting. No more snow shoveling. No more repairs. No more Beautiful Allen Park.

The paperwork was almost done, and Martha looked through the protective plexiglass window at the two youngsters across the table, signing their life away. She saw George and herself, sixty years ago, doing the exact same thing. She looked over at George and squeezed his hand under the table. She thought of all of her neighbors that they had known for years. Of all of the original owner, they were the last to move on.

They left the Closing with a large six figure check tucked away in her purse. The Mercury pulled out of the parking lot and headed for home. Simultaneously they laughed out loud as they realized they had ended up at their usual destination by that old oak tree out of sheer habit. "George, let's go out and just touch the old oak tree one more time." They stepped out of the car and stood by the tree in the front easement. She touched the tree and instantly flashed back to that day when George, hot and sweaty from planting that very tree, had stood. They both looked into each others teary eyes and wondered where did all that time go...

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LYNN KETELHUT
 Broker/Owner

ALLEN PARK REAL ESTATE NEWS

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Allen Park Real Estate News

GREETINGS TO ALL AND WELCOME TO THIS ISSUE OF THE ALLEN PARK REAL ESTATE NEWS! LOST MY FAITHFUL FRIEND LUCY ON JANUARY 23RD THIS YEAR, AND I WOULD LIKE TO DEDICATE THIS ISSUE TO HER. MY FORMER WIFE SUSAN HAS HAD LUCY FOR THE PAST FIVE YEARS, BUT I HAVE BEEN ABLE TO VISIT HER FROM TIME TO TIME. LUCY WAS 15 ½ YEARS OLD AND WE HAD HER SINCE SHE WAS A LITTLE PUPPY. IN THE END SHE WAS BLIND, DEAF, AND HAD A HARD TIME WALKING AND WE KNEW IT WAS TIME TO LET HER GO...IT WAS THE HARDEST THING WE EVER HAD TO DO. WE HAD THE VET COME TO SUSANS HOME AND PUT LUCY TO SLEEP AND THEN HAD HER CREMATED. WROTE A POEM I HOPE YOU ENJOY. HAPPY TRAILS TO YOU MY BEST FRIEND...

THE RUNT OF THE LITTER

SHE WAS THE RUNT OF THE LITTER,
BUT SMART ENOUGH TO KNOW.
SHE WANTED TO LIVE HER LIFE WITH US,
AND SO...IT WAS SO.

SHE'D DO ANYTHING FOR A COOKIE,
SHE'D CHEW UP OUR UNDERWEAR.
THE MINUTE THAT WE'D GET HOME,
HER WAGGING TAIL WAS THERE.

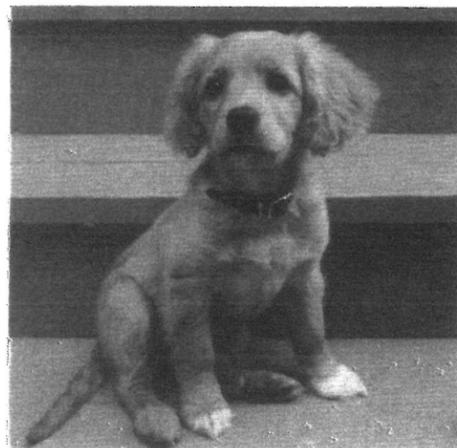
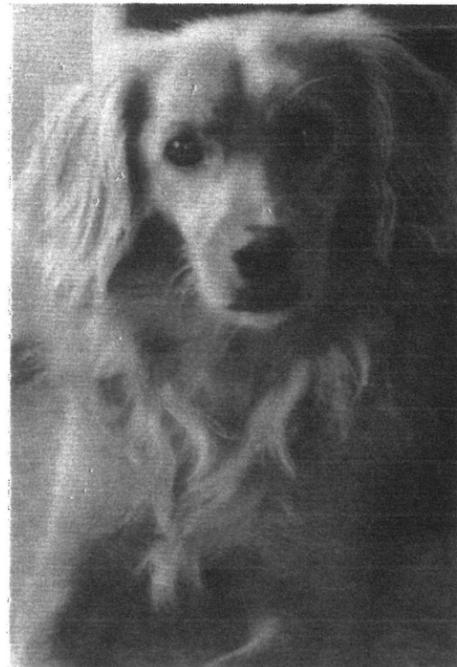
NOT A SINGLE RED-TAILED SQUIRELL,
WOULD CHALLENGE HER DOMAIN.
SHE WAS ALWAYS READY FOR A WALK,
EXCEPT, OF COURSE, WHEN IT RAINED.

FOR WELL OVER FIFTEEN YEARS,
SHE GAVE US ALL HER LOVE.
AND MUCH TOO SOON WE KNEW SHE HEARD,
THE LORD WHISTLING FOR HER ABOVE.

YES, IT WAS TIME FOR HER TO GO,
HER DAYS ON EARTH WERE THROUGH.
AND ON HER MOTHERS LAP SHE LAY,
THE LAST SCENT SHE SMELLED WAS PERFUME.

SHE WAS THE RUNT OF THE LITTER,
BUT SMART ENOUGH TO KNOW.
SHE WANTED TO LIVE HER LIFE WITH US,
AND SO...IT WAS SO.

REST IN PEACE OUR LITTLE PEARL...
LUCY...JUNE 28, 1983-JANUARY 23, 1999

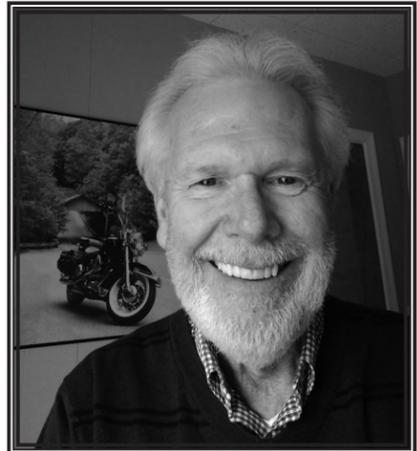


ALLEN PARK-PLEASANT PAST, BRIGHT FUTURE

2020 was one tough year for most people. The Covid-19 Pandemic swept the globe and little old Allen Park was no exception. We all wore masks, kept six feet away from each other and compulsively washed our hands. Now we are in the Spring of 2021 and things are calming down a bit. Enough about the pandemic though, let us have some fun!

Previous page is from 1999, after we had lost our little dog Lucy. Wrote the poem, THE RUNT OF THE LITTER, to remember her by. Of all the newsletters written, this issue had the most requests for copies. We love our dogs in AP! Hope you enjoy it!

Picture on the side is of my Covid-19 beard and hair. Barber shops were closed, so I could not visit my good friend Tony at Anthony's Hair Salon for months. He was a good sport and did not charge me extra when they finally were allowed to open.



SUPPORT SMALL BUSINESS

If you go on FACEBOOK, you may be familiar with Wade the Dog. On this page, you will see a shot of Wade and myself in front of Tim's Coney Island (one of my favorite spots to eat in AP). If you go on FACEBOOK, you are probably already familiar with Wade and her Chief of Staff, Pat. Pat writes a post almost every day about a small business in AP and writes through the point-of-view of Wade. The writing is both humorous and informative. Pat also posts a photo of Wade posing at the small business. You can find them at "Wade and her four-legged friends." How nice is that? Pat walks Wade every day and you most likely will see them as you cruise around our lovely City. Wade makes personal appearances at various businesses. She even visited the Police Station to see the Canine Police Officer Memorial. I was talking to Mayor McLeod and told her we better hope that Wade does not run for Mayor or Realtor or we could be in big trouble! This is one cool City!

