

THE ALLEN PARK INSIDER

VOLUME XIII NUMBER I

Published by LYNN KETELHUT

COPYRIGHT 2017

It was the middle of February and we were enjoying one of the easiest Winters in memory. The temp was in the mid-sixties and Mother Nature was calling. I got all of my work done for the day and hopped into my Escape SUV to drive over to the site of the old City Hall. Two huge machines were busy tearing the place to pieces. It was a sad feeling watching them tear down a place that was part of our History for over 40 years. A small strip mall is planned to take its place. The large parking lot behind old City Hall will be used as a car storage facility by a local car dealer. After I toured the area and took a lot of photos, I drove East through the parking lot to the construction site of the TWO new Hotels (Hampton Inn and Holiday Inn). The elevator platforms were standing at attention amid the trucks and construction materials all through the site. It seems like they are making good progress. I got a few photos of this site also.

Since I was so close, I took a walk up the embankment to try and duplicate a photo that had been taken on January 29, 1965 by Barrett Lafferty, our former City Controller and the Father of former AP Police Chief Frank Lafferty (See next page). Back then, Southfield was only two lanes wide on each side. The freeway had just been completed and there were no traffic lights at Pinecrest or Gahona yet, causing a huge backup every day during rush hour. In September stoplights were installed to better manage the flow of traffic. Later, two more lanes were added in each direction in the center median to relieve the pressure that I-75 construction would bring to the area. With access to I-94, I-75 and Southfield Freeway, all passing through Allen Park, we are one of the most easily accessible cities in the Metro Detroit Area.

Currently, I-75 Southbound is completely shut down for two years as MDOT completely rebuilds the road and bridges. The additional traffic being detoured through Downriver has made most people's commute a little more dramatic. Meanwhile, Allen Park prepares for another Summer of construction on our own roads. Last Summer we got a lot of bad surface roads replaced. This Summer will see more of the same. Another possible project is the purchase of the old Oakwood Medical Building (In the ACE Parking lot) to be converted into our new City Hall. As of this writing, purchase agreements have been signed and we are doing our due diligence inspecting the building and site. If all goes well, we could be starting the work this Summer. If you are interested in seeing all of the photos I took of the three sites in this article, go to my personal website: LynnKetelhut.com. You will find a lot of cool information about Allen Park, along with some interesting photos. Thanks for reading, and if you know of anyone thinking of buying or selling Real Estate, please mention my name. I promise to work hard for them and make you look good! Spring forward...here we come!

313-382-2300 - Office

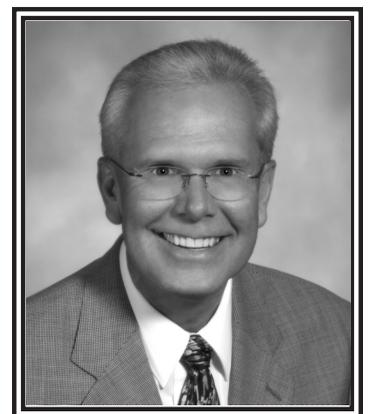
313-673-9640 - Cell

website: www.lynnketelhut.com

*****ECRWSS****

Residential Customer
Allen Park, MI 48101

PRESORT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL



LYNN KETELHUT
Broker/Owner

ALLEN PARK - PLEASANT PAST



January 29, 1965 Southfield Backup (Looking towards Pinecrest)
Photo by Barrett Lafferty (Former City Controller)



February 21, 2017 Four More Lanes
Hotel Construction is on the far right... Just Started



Old City Hall
Looking towards Southfield Road
Front Entrance
Last Wall Standing
Photo Taken: February 24, 2017

Construction Site at Southfield Road
and Railroad Overpass. Future location
of Holiday Inn and Hampton Inn.
Note World Famous "Big Tire"
on I-94 in the background



Second view of construction site for
Holiday Inn and Hampton Inn.
Photo Taken February 21, 2017

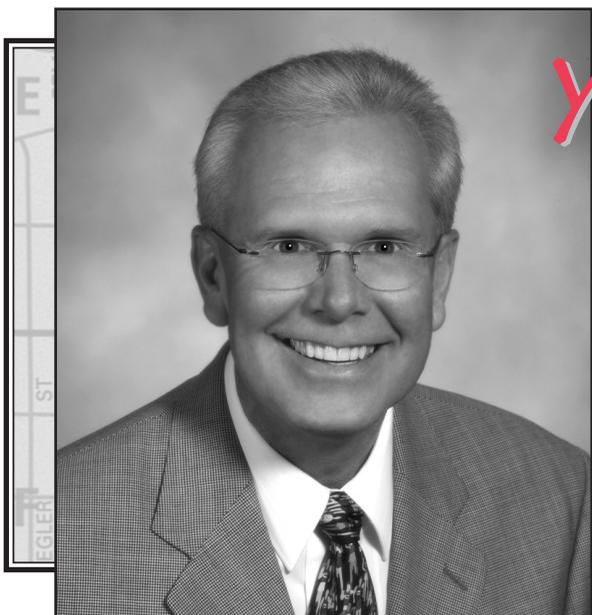
ALLEN PARK SALES RESULTS
Average Sales Price for 2016 \$114,129.00
510 Homes Sold!

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	\$69,993.00	-\$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

2016 saw more homes fly off the shelf in Allen Park than any other year since I started tracking sales over 30 years ago. Racing past the previous record set in 2013, 2016 crossed the finish line at 510 sales, 40 more sales than the runner up! Market slowed up quite a bit around October and prices stayed pretty flat all Winter. As of March 8th 2017 our average sales price actually dropped to \$113,324.00. Hoping things get back on track this year! Interest rates remain in the lower 4% range. Rumor is that the rates will be raised by the FED in the very near future. Sellers have an advantage right now as our inventory of homes is only in the 40-50 range. I cannot remember any time when our inventory was so low. Buyers are experiencing plenty of competition for new listings that are priced right. If this trend keeps up, prices are sure to increase. Go to LYNNKETELHUT.COM to check updated information throughout the year...absolutely free!

I have always urged my clients to pay off their mortgages and never refinance to pay off credit card or car loan debt. Feel free to call me if you are curious what your home would sell for in today's market. It would be my pleasure to stop by for a visit and give you an accurate estimate of your current value...free of charge!

Thank you for taking your time to read my Newsletter!



You can count on me!

Call Lynn Ketelhut,
313-382-2300 - Office
313-673-9640 - Cell
www.lynnketelhut.com
Park Avenue Realty, Inc.
6838 Park Avenue, Allen Park, MI 48101