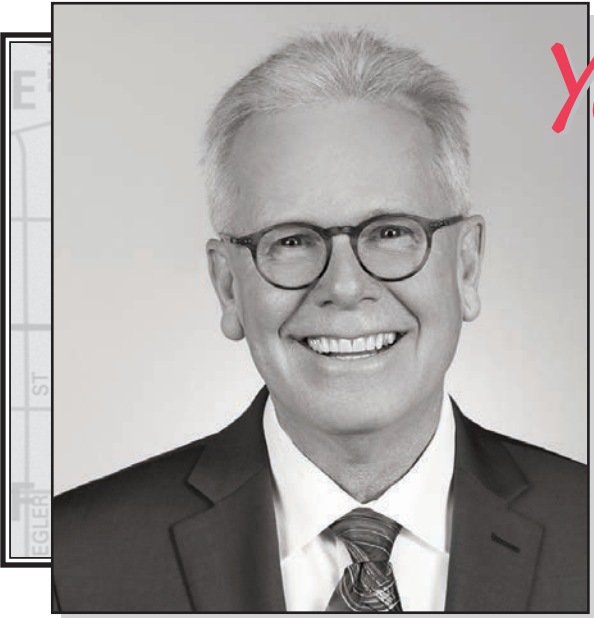


ALLEN PARK SALES RESULTS
2019 ALLEN PARK SALES RESULTS

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

2019 sent us a mixed message for residential sales. 466 homes sold in Allen Park, which ranked as the fifth highest volume in the last 16 years. Average time on the market was 33 days. Interest rates still remain well below four percent. In spite of the large number of sales, short market time and low interest rates, prices stalled out at \$140,569.00 (only a \$1,284.00 increase from 2018). If you are thinking of going on the market, my suggestion is to not put a lot of money into your house when preparing to sell. Usually you will not see a great return for your money unless you do the work yourself in a professional manner. I would be happy to stop by and take a look at your house and make practical suggestions for preparing to go on the market. I can also prepare a report to show you what similar homes are selling for in your area. There is no cost for this. Commission is negotiable and you can cancel the listing anytime you are not satisfied. If you know of anyone thinking of buying or selling in our area, please let them know my name. I will give them the best service possible along with my full attention. That is what I have done for over thirty years in the business. I promise to take good care of you. Front page photo answer-I am standing 3rd boy from the right.



You can count on me!

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

The Allen Park Insider

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A WORLD THAT NO LONGER EXISTS

I trust in God, I love my Country and will respect its laws. I will play fair, and strive to win, but win or lose
I will always respect the game-The Little League Pledge

Back in the sixties, we recited this statement before every Little League baseball game after we lined up on each baseline. As we recited the Pledge, we removed our baseball caps and placed them over our heart. We had wooden backstops. No fancy uniforms, just blue jeans, a t-shirt and team baseball cap. The only travel team was the Detroit Tigers. Parents rarely came to the games. Mom and Dad had no way to contact us during the day, since there were no cell phones. If they needed us, Dad would hop in the car and look for us. We would walk over a mile to the baseball diamond picking up teammates as we made our way to the City Diamonds. Every Spring we would get a new pair of Keds tennis shoes, a short haircut and a new bat and ball. By the end of the Summer, the shoes were full of holes, our hair was over our ears, the cover was ripped off the ball leaving just a sphere of twine and broken bats were held together with duct tape and screws.



When we weren't playing in Little League, we would organize our own pickup games. We would go door to door to every house calling out our buddies' names until they came out the door. Two captains were chosen. They would pick teams from the guys standing in a line up. The best were picked first and there was no consideration of anyone's feelings for being picked last. Some hard lessons were learned on the baseball diamond. There were rarely any girls. We would play all day and when the streetlights came on, we hustled home where we got hosed off before stepping into Mom's kitchen. This parade went on in every small town across America all Summer long. The photo above is of the Garden City Tigers. Can you spot yours truly?

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LYNN KETELHUT
Broker/Owner

Thought it might be fun, since I am feeling so nostalgic, to print the first issue of my Real Estate newsletter. Originally named THE ALLEN PARK REAL ESTATE NEWS, the first issue had 1,200 copies printed. I hand delivered each copy to all my immediate neighbors on a monthly basis. Over the years I slowly increased my circulation and reduced the number of issues. Currently 12,000 copies are printed once a year. It is still hand delivered by the Post Office. Original issue was created with a typewriter! I cut and taped photos of my current listings onto the page. You can see that I started at Real Estate One. I no longer have the number posted on this page and would recommend you call my current number on the front page(313-382-2300). Notice the interest rates back then were 10.75% for a 30 year mortgage. That is triple the rate that banks are charging today. In 2005, after a year hiatus, the name was changed to THE ALLEN PARK INSIDER.

I have met so many people, heard so many of your stories and gained so many friends through this newsletter. It has given me a great career and opened so many doors. Thank you Allen Parkers for all of your support over the years. I am truly grateful.

Call me for a free
real estate consultation.



LYNN G. KETELHUT
Sales Associate
Res. (313) 382-2227



Real Estate One. INC.
REALTORS®

18735 Ecorse Road
Allen Park, MI 48101
Office: (313) 389-1250

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THIS NEWSLETTER WILL HELP YOU MAKE MONEY AND SAVE MONEY!

Mortgage Rate Quotations
as of December 14, 1987

15 Year Fixed: 10.375%

30 Year Fixed: 10.75 %

Source: Jerry Hickok-Mayflower Mortgage
Please call for ARM Information...Thank-You

MORTGAGE PAYMENT PER MONTH PER \$1,000.00

YEARS	5	10	15	20	25	30
9 %	20.76	12.67	10.14	9.00	8.39	8.05
9 1/4 %	21.00	12.94	10.44	9.32	8.74	8.41
10 %	21.25	13.22	10.75	9.66	9.09	8.78
10 1/4 %	21.50	13.50	11.06	9.99	9.45	9.15
11 %	21.75	13.78	11.37	10.33	9.81	9.53
11 1/4 %	22.00	14.06	11.69	10.67	10.17	9.91
12 %	22.25	14.35	12.01	11.02	10.54	10.29
12 1/4 %	22.50	14.64	12.33	11.36	10.90	10.67
13 %	22.76	14.94	12.66	11.72	11.28	11.06
13 1/4 %	23.01	15.23	12.99	12.08	11.66	11.46
14 %	23.27	15.53	13.32	12.44	12.04	11.85



OFFERS YOU ONE (1)

COMPETITIVE MARKET ANALYSIS
of your residential property at no cost or obligation.

SAVE THIS VALUABLE CERTIFICATE
WITH YOUR HOUSEHOLD DOCUMENTS.

Your Real Estate One Representative: Lynn Ketelhut

EVERY DAY, WE EARN AMERICA'S TRUST.

If your property is currently listed with a REALTOR®, please disregard this offer. It is not our intention to solicit the offerings of other REALTORS®. Real Estate One is happy to work with them and co-operate fully.

ALLEN PARK REAL ESTATE NEWS

Published By Lynn Ketelhut Telephone: 389 1250/382 2227 January 1988

Welcome to the first issue of the ALLEN PARK REAL ESTATE NEWS. Once a month you will find a wealth of information in your mailbox. Interesting stuff ranging from Mortgage Rate Quotations to trivia like: Where did we get the name Allen Park? The goal of this newsletter is to have some fun every month and answer any questions you may have about Real Estate in Allen Park...OUR CITY!

MY FAVORITE POEM

If you think you are beaten, you are.
If you think you dare not, you don't.
If you'd like to win, but think you can't,
It's almost a cinch you won't.

If you think you'll lose, your lost.
For out in the world you'll find.
Success begins with a persons thoughts,
It's all in the state of mind.

Lifes battles don't always go,
To the stronger or faster man.
But sooner or later the one who will win,
Is the person who thinks they can.

SPECIAL WANT ADS

The ALLEN PARK REAL ESTATE NEWS is mailed monthly to over 1,000 homes in Northern Allen Park. If you live in the distribution area you are more than welcome to place a FREE AD. If you own a business, or are just starting out with babysitting or shoveling snow, Please give me a call.

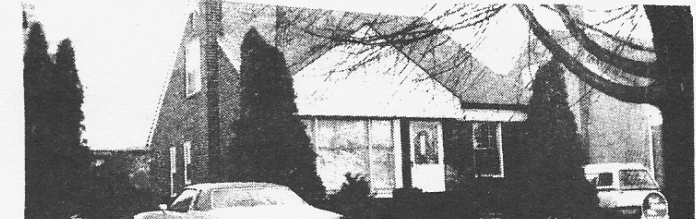
ALLEN PARK TELEPHONE NUMBERS

City Hall.....928 1400
Realtor(Lynn Ketelhut).....389 1250
Mayor.....928 1400
Police Department.....386 7800
Fire Department.....928 1400
Building Inspector.....928 1400
Library.....381 2425
Recreation Department.....928 9192
Water Department.....928 1400
Public Service Department.....928 0550

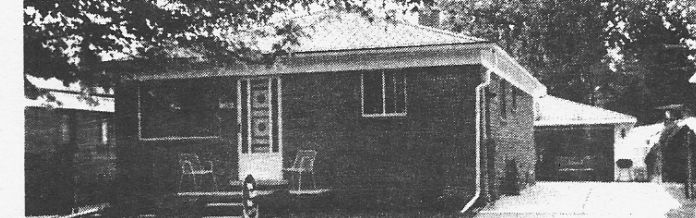
What is the most important thing to consider when buying Real Estate?

There are many important things to consider, but there is an old saying in Real Estate that answers your question, and it goes like this: The three most important things to consider when buying Real Estate are 1)Location 2)Location 3)Location. Everyone has different needs to consider when looking for a home. Consider your needs and focus on one particular area. Choose the one city you most want to live in. Does the school system fit your requirements? How about shopping and transportation? Is there a good selection of houses in your price range in the area you have selected? Organizing your search for a new house by choosing the ideal location first, will save you a lot of time. A good Realtor can help you find the right place for you, for the right price, and in the shortest period of time.

DREAM HOMES



14891 Hanover List Price: \$52,900
3 Bedroom 1 1/2 Story Bungalow. Allen Park Schools. 1100 Sq Ft. Walk to Sears in 10 minutes. Great Location!



3734 Roger List Price: \$59,900
Very Clean 3 Bedroom Brick. 2 1/2 Car Garage. Central Air, Copper Plumbing, Thermal Windows, Marble Windowsills.

Please call Lynn Ketelhut to view either of these fine homes in our area. I will be glad to answer any questions about other homes for sale in our area.