



VOLUME XVIII NUMBER I

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MOVIE THEATER RUN OVER AFTER 80 YEARS

In 1942, Allen Park was a small community located just Southwest of Detroit. Only a third of the houses standing today were in existence. Empty fields welcomed young Allen Parkers to play baseball in the Summer, beating down the grass with tattered tennis shoes, into a large diamond shaped playfield. Winter brought homemade skating ponds, wet mittens and hot chocolate. Keeping active was the main way for our youngsters to stop thinking about the war going on in Europe and the Pacific. Movie theaters were another way Americans could escape the horrors of WWII. Escaping into the dark confines of the enormous room with the large screen and a large bag of popcorn, helped folks to forget, even for only a few hours, the harsh reality of the war. In 1942, Allen Park got its own movie theater. This was a very big deal, considering that Allen Park owned no Municipal Buildings and our Fire Department was not going to be built until 1942(And would be staffed by volunteers).

Fast forward 80 years and movie theaters had been punished by multiple screened movie complexes, cable TV, movie rentals online and so many other options, and it was tough to put butts in the seats. The owner of the theater gave the entire property to the City of Allen Park for a dollar. After trying to market the property for several years, it was finally decided to tear the old theater down to make way for new development. By the time this newsletter goes to print, the task may have already begun. Tears will be shed, memories will be remembered and time will slowly move on.

A lot of you will remember the Alberts Supermarket that was directly across from the theater. Years later, an old friend of mine owned the property when it was The Red Fawn, which hosted all types of events. Today it is called Prestige Hall and is still hosting many important occasions. The large photo on the next page shows Allen Park's Downtown area facing North towards Southfield Road. Albert's is on the left side of the photo and the Allen Park Theater is on the right. Sharp eyes will notice that the movie "My Cousin Rachel" was the main feature, which was released in 1952, and is my guess of when the photo was taken.

The second group of photos was taken in 2005 when my friend allowed me to climb up three stories on an old rickety wooden ladder to get to the summit of the tallest point in downtown Allen Park. I took this photo from that perch, and also took a bunch of others all around downtown. When the theater is gone, there will be a huge hole in Allen Park's heart. Who knows what will become of this prime parcel of Real Estate? Only time will tell.

Casablanca, Holiday Inn (where Bing Crosby's "White Christmas" debuted) and Bambi premiered in 1942.

Average cost of a new house was \$3,770.00.

A new car cost an average of \$920.00.

Average wage was \$1,880.00/year.

Gas was rationed at three gallons a week and cost \$0.15/gallon.

407,000 died in the Service, along with 12,000 civilian deaths.

The most expensive home in the world is Buckingham Palace.
It is not for sale but is estimated to be worth 1.9 Billion Dollars.

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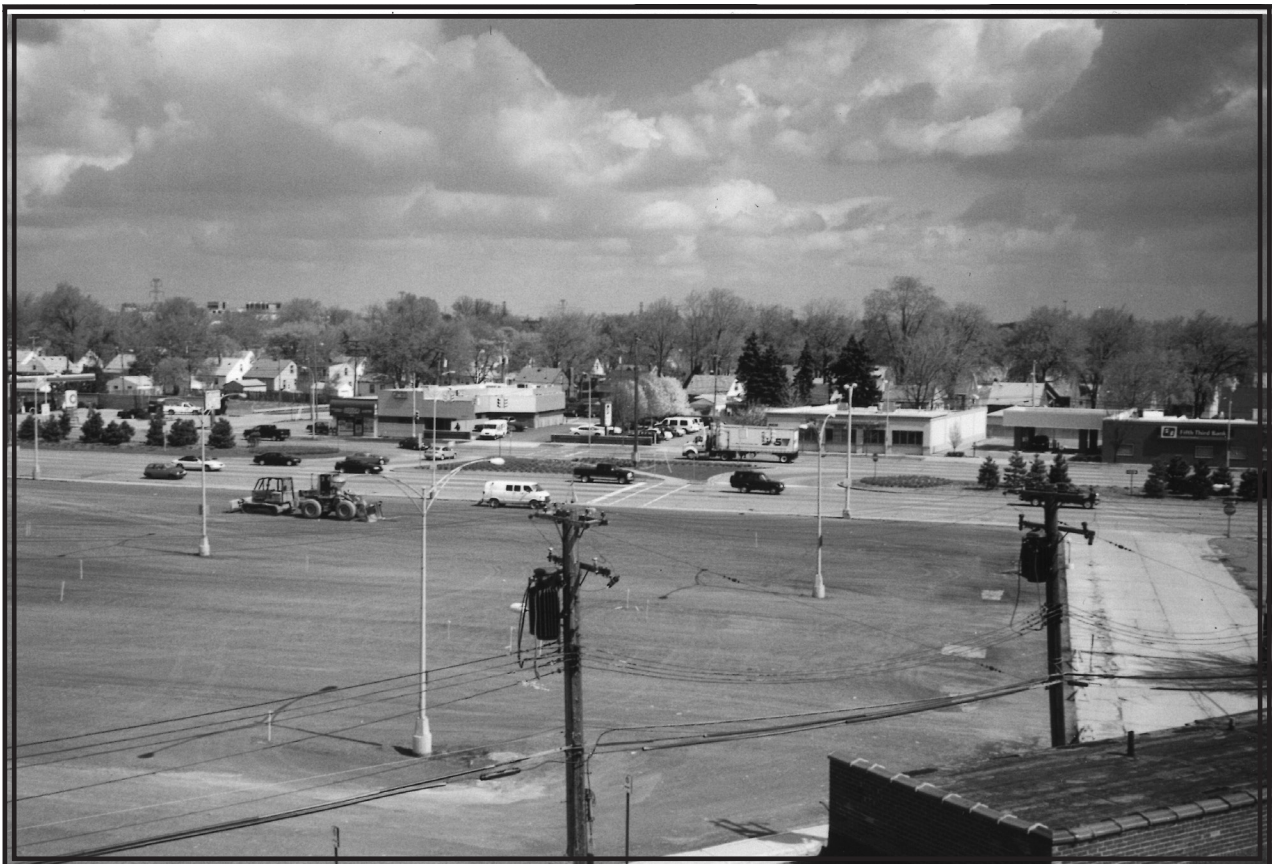
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Theater view from top of Albert's Market



View of Rec Center prior to closing Philomene for Police Parking Lot(Allen Park Bed and Breakfast).



Looking towards Southfield prior to PNC Bank and Culver's being built.

ALLEN PARK SALES RESULTS

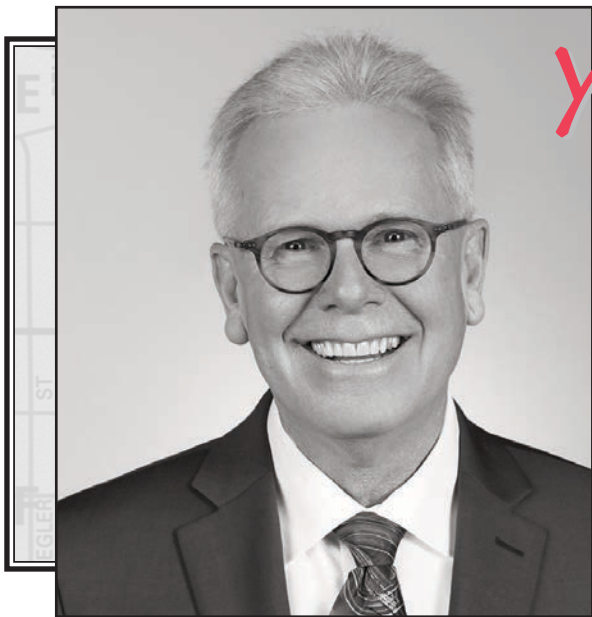
2021 ALLEN PARK SALES RESULTS

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
2021	488	\$182,102.00	+\$25,199.00

2021 was great if you were a Seller, bad if you were a Buyer. Rapidly rising prices pushed many Buyers out of the market. Low interest rates and high Buyer demand caused the average price in Allen Park to increase \$25,199.00 up to an all-time peak of \$182,102.00. We are currently in the longest Seller's market I can remember in over 35 years in the business. I constantly track new listings and sales in Allen Park and was shocked to find that many times there were as few as six houses on the market in the entire City! We would list a house, and it was gone within 14 days. It was not uncommon to get multiple offers, most of which were over full price. Average list price in 2021 was \$177,335.00 (\$5,000.00 under the average sales price).

March 1st 2022 also brought another big change to our Real Estate Market. A City Inspection is now required if you are going to sell your house. It will cost the Seller \$175.00 for the inspection. Please give me a call if you have any questions.

If you know of anyone thinking of selling in Allen Park, give me a call. Commission is negotiable and I do not charge any extra fees, thus saving you a lot of money. I also guarantee my services and write on the contract that you can fire me anytime you are not satisfied. I do not get paid until your house gets sold and closed. I promise to take good care of you. Thank you for taking the time to read my newsletter.



You can count on me!

Call Lynn Ketelhut,

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