

VOLUME IX NUMBER I

Published by LYNN KETELHUT

COPYRIGHT 2013

While out for a little jog around our beautiful City, I am mindful of where my feet fall. It is hard to find a slab of street cement that is not badly cracked or sporting a ball joint busting hole. Sidewalks are not much better. My mind is sifting through the past year and what we have been experiencing in our town. We finally had an Emergency Financial Manager, Joyce Parker, appointed by Governor Snyder. I am not worried about what will be done during her oversight of our City Finances. Whatever the outcome, we will emerge as a stronger City than ever. I ponder the effect the new EFM Law that was just passed will have, or if it will even be in effect. After all, a similar law was voted down by a slim majority just last November. Confusing times indeed. I have small comfort knowing that there are many cities in our Water Winter Wonderland waiting in line for their own EFM. Some are even considering bankruptcy. We will be fine.

Here's something that will keep you awake at night...our National Debt. If anyone needed an EFM, it is our dysfunctional National Government. For decades, our elected officials have spent and spent to the tune of 16 Trillion Dollars. That is: \$16,000,000,000,000.00. Who can even imagine a number this large? Google "What does a trillion dollars look like" to get an idea. One example: If you've spent one million dollars a day since the day Jesus was born, you would have only spent \$700 Billion (The

amount of the bank bailout). Maybe when Joyce Parker is through with Allen Park, we can send her to Washington D.C.

When all is said and done we have to start putting more money towards our aging infrastructure. Roads and Sewers will not heal themselves. Parks and Public Buildings need to be upgraded. Allen Parkers need to start working together to improve our City. Volunteer for a City commission or join a Service group like Rotary or Kiwanis. Pick up any trash you see in your neighborhood. Mow and edge your lawns and keep those yards looking nice. Remove snow quickly. If your neighbor is out of town or unable, pick up for them. We cannot rely on the government to do everything.

Most importantly, we need to take care of ourselves. May I suggest that you start a walking/running program and make it your goal to participate in the Downriver Runners 5K(3.1 miles) or 10K(6.2 miles) held during our popular Street Fair Weekend early in August. If you start now, you will be amazed at what you can accomplish in the next 5-6 months.

One more thing before I go...I have to Thank all of you for helping me have one of my best sales years of my career last year. Sold 50 houses, and couldn't do it without you referring your friends, neighbors and relatives to me. Thank you, Thank you, Thank you!!! If you know of anyone thinking of selling or buying in our fair City, please refer them to me.

313-382-2300 - Office

313-673-9640 - Cell

website: www.lynnketelhut.com

ALLEN PARK, MI
PERMIT NO. 31
PAID
US POSTAGE
STANDARD
PRESORT



LYNN KETELHUT
Broker/Owner

BIRD'S EYE VIEW



Downtown Allen Park, facing south.

The photos on these two pages were taken in 2008 when I thumbed a ride from a good friend of mine, Bill Kuehnel. I met Bill when he was having a difficult time convincing the City to allow him to pay for the beautiful clock that currently stands in the Downtown Pocket Park. We got things straightened out and he volunteered to treat me to a ride in his Cessna 182 Skyline for my humble efforts. We met at the Grosse Ile Airport and Bill showed off the beautiful plane. We climbed aboard, put on the headphones and took off from the Great Isle. We traveled North over the Detroit River while Bill radioed the Metro Airport Tower to get permission to fly over Southfield to Allen

Park. He had a little trouble getting through right away, so we circled and circled over the river waiting for permission. Being a rookie flier, I started to feel very queasy. After what seemed like an eternity we got our OK and began to fly towards Allen Park. After telling him I felt funny, Bill's solution was for me to stick my head out the window for some fresh air.

We flew over many familiar landmarks that looked so different from 2000 feet in the air. I took a lot of photos with my digital camera as I dizzily clung to life in the tiny cockpit. It is amazing how good the roads look from an eagles view! After a few slow loops around Downtown we headed back to

OF ALLEN PARK



Lapham School property, east of Allen, north of Southfield.

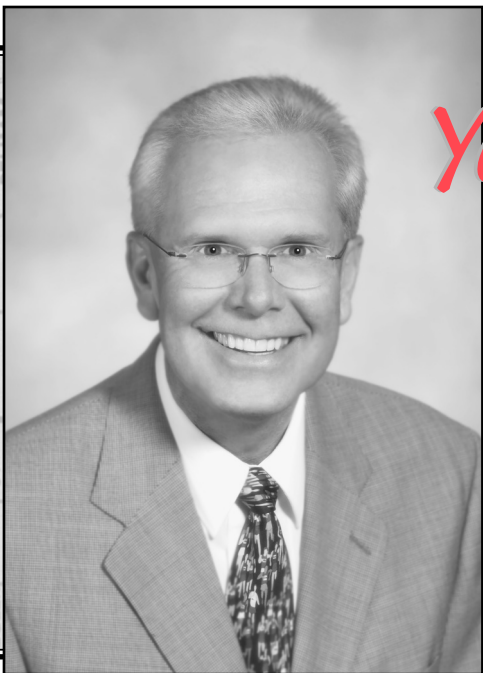
the airport and touched down on the beautiful concrete runway. I was never so glad to stand on firm ground in my life. I felt weird for two days after that flight! What I won't do for my wonderful faithful readers of this publication. If you would like to see more photos of this trip, go to my website: lynnketelhut.com and click on the photos tab on the top of the front page. I have downloaded ten color photos of the journey. Hope you enjoy these great views of our fantastic City. If you would like a glossy copy of any one of the photos, feel free to give me a call and I will meet you at my office anytime to print you a copy. It would be my pleasure!

ALLEN PARK SETS NEW SALES RECORD

2012 will go down in Allen Park history as the best selling year since I started tracking sales in 1987. If you look at the handy chart on the next page, you will note that the previous record was set in 1998 with a total of 380 sales that year. In 2012, we crossed the finish line with a total of 422 units sold! Even better news was that the market saw a price increase over the previous year of \$2,356.00. Not bad after watching prices plummet six years in a row, falling from an average sales price of \$150,392.00 in 2005 to a low of \$66,187.00 in 2011. Hopefully this signals a recovery from the great recession. Most economic indicators are pointing towards improvement. Ignore the doomsayers. Buyers are fighting to get into Allen Park!

ALLEN PARK SALES RESULTS

YEAR	# SOLD	RANK	AVERAGE SALES PRICE	PRICE CHANGE
1986	288	22	\$52,511.00	
1987	374	5	\$56,350.00	+3,839
1988	314	18	\$62,769.00	+6,419
1989	297	21	\$68,729.00	+5,960
1990	283	23	\$72,837.00	+4,108
1991	260	25	\$75,510.00	+2,673
1992	269	24	\$81,338.00	+5,828
1993	313	19	\$77,532.00	-3,806
1994	362	6	\$85,144.00	+7,612
1995	341	12	\$93,253.00	+8,109
1996	316	16	\$99,450.00	+6,197
1997	353	10	\$102,502.00	+3,052
1998	380	2	\$111,502.00	+9,000
1999	356	9	\$120,529.00	+9,027
2000	375	4	\$130,205.00	+9,676
2001	315	17	\$139,070.00	+8,865
2002	319	15	\$141,765.00	+2,695
2003	359	7	\$146,068.00	+4,303
2004	357	8	\$148,732.00	+2,664
2005	330	14	\$150,392.00	+1,660
2006	251	26	\$138,681.00	-11,711
2007	246	27	\$127,360.00	-11,321
2008	310	20	\$103,691.00	-23,669
2009	349	11	\$73,680.00	-30,011
2010	341	13	\$69,993.00	-3,687
2011	376	3	\$66,187.00	-3,806
2012	422	1	\$68,543.00	+2,356



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