

Angell School Neighborhood Sales Data

General Trends of the Angell School Neighborhood for the past 10 years

YEAR	# SALES	AVERAGE SALE PRICE
1996	33	\$341,000
1997	43	\$370,000
1998	49	\$383,000
1999	37	\$471,000
2000	34	\$500,556
2001	41	\$595,601
2002	42	\$599,276
2003	34	\$617,254
2004	42	\$613,713
2005	38	\$690,721

This information believed to be accurate, but not guaranteed or warranted

It is my pleasure to present to you this summary of homes listed and sold in the Angell School neighborhood in 2005. I hope that information help you to understand the housing market in our neighborhood. It is no surprise that there have been drastic changes in our marketplace and our community. For the first time the housing market around Ann Arbor has swung decidedly toward the buyer as more homes are sitting on the market for longer periods and eventually selling at lower prices.

What is the value of your home in this competitive market? What can you do to increase your future resale?

Give me a call today for a current update on home values.



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Angell School Neighborhood Annual Sales Report 2005

Number of Sales = 38
 Average Sale Price = \$690,721
 Average Days on Market = 54

Address	Listing Price	Sq Ft	Bedrooms	Baths	Market Time
8 Heatheridge	\$374,900	1755	4	3.0	166
20 Heatheridge	\$389,900	1700	3	2.0	68
2210 Avalon	\$419,500	2200	3	3.0	60
2402 Vinewood	\$445,500	1994	3	2.1	85
2685 Geddes	\$450,000	2176	4	3.0	90
1141 Chestnut	\$475,000	2376	3	2.1	111
2114 Londonderry	\$475,000	1963	2	2.0	8
618 Stratford	\$499,000	2708	4	2.1	39
816 Berkshire	\$510,000	2060	4	2.1	63
2106 Vinewood	\$525,000	2574	3	3.0	0
813 Berkshire	\$545,000	2540	3	2.1	6
2210 Londonderry	\$579,000	2831	4	3.0	14
728 Onondaga	\$595,000	1932	3	1.1	15
804 Berkshire	\$599,000	2065	3	4.0	122
2600 Geddes	\$599,900	3012	4	2.1	35
2313 Devonshire	\$600,000	2454	4	2.1	0
1017 Berkshire	\$619,900	2338	4	2.1	7
2485 Devonshire	\$625,000	2485	4	2.0	2
819 Avon	\$629,000	2494	3	2.1	26
10 Harvard	\$660,000	1840	3	2.1	4
410 Orchard Hills	\$675,000	3577	4	3.0	74
1909 Day	\$679,000	2368	4	3.0	8
314 Huntington	\$750,000	3308	4	3.0	89
401 Lenawee	\$779,000	2296	4	2.2	34
2129 Devonshire	\$792,900	2962	4	2.1	171
340 Rock Creek	\$849,000	4156	4	4.1	82
560 Rock Creek	\$850,000	3252	4	4.0	50
19 Regent	\$875,000	3891	5	3.0	39
2037 Geddes	\$895,000	4265	7	3.2	28
1101 Berkshire	\$899,000	4000	4	3.1	111
2610 Geddes	\$899,000	3369	3	2.1	70
2110 Hill	\$925,000	3560	4	4.1	19
9 Regent	\$945,000	3200	4	2.1	91
1009 Berkshire	\$995,000	3391	5	2.2	93
703 Berkshire	\$1,095,000	4000	6	3.3	15
705 Arlington	\$1,250,000	4583	5	4.5	51
3001 Geddes	\$1,299,000	4715	4	4.1	32
805 Oxford	\$1,350,000	9083	5	4.3	90

INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED OR WARRANTED

For more information about these sales, homes currently on the market, the value of your home or any other real estate questions, please call me.

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