

KW Paint Creek - Keller Williams Luxury
440 S. Main Street
Rochester, MI 48307

PRESORTED
STANDARD
US POSTAGE
PAID
REAL MARKETING

cm
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A LETTER FROM YOUR

Southwest Oakland Township *Luxury Specialist*

About 13 years ago when I was the Director of Marketing for a real estate billionaire who once owned Douglas Elliman, he made me become a licensed investment adviser. I was not happy as I had been marketing investment, trust, estate planning, and real estate services for 10 years while at Northern Trust and never had to be licensed. I had two young kids and didn't want a third job studying! Thankfully, I passed the exam. He had a litigious mind, as I used to joke with him about. He thought if he ever got sued due to the marketing, he wanted to be able to say that his head of marketing had the legal authority to

advise on the asset. I still look at investing information to see the real estate allocations of the wealthiest. One club, TIGER 21, comprised of 1,200+ members, each with \$20+ million of investable assets, have an average of 24% of their money in real estate. 24% in addition to their primary residence. If you are interested in seeing the current asset allocation pie chart, reach out and I'll send it. With that, this month I'm sharing my Lakeville Lake listing in case you'd like to buy a lake home to add to your portfolio!

Blessings to your family,

-Cara Mossington

LAKEVILLE LAKE - LAKEFRONT HOME FOR SALE!



2511 Kingston Rd, Leonard, MI 48367

Lakeville Lake, where up north living does not require the dreaded up north drive. On nearly half an acre with four bedrooms and four full bathrooms, this 2,600 sq. ft. home with 52 feet of water frontage has it all! You can water ski, fish, or enjoy a cup of coffee on one of your multiple balconies overlooking the lake. Recently refinished, this 1962 built colonial even has a first-floor bedroom with a



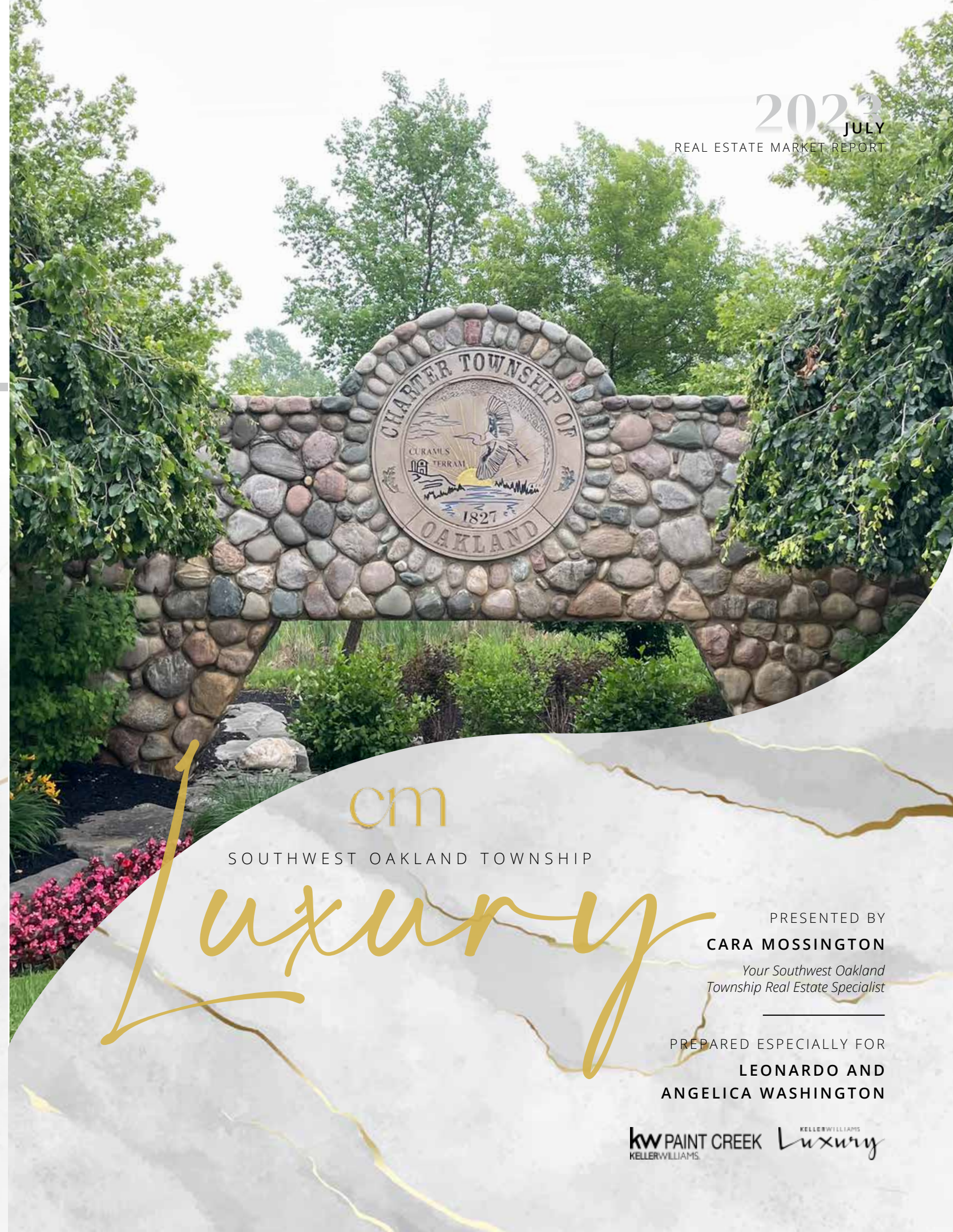
4 Beds | 4 Baths | 2,610 Sq. Ft.

full bath and a second floor office with a lakeview balcony. In fact, that is where this picture was taken! I'll have all of my marketing ready in the coming days. Call me to be one of the first to visit.

Available for \$575,000

Call me at 312.545.8428

2023
JULY
REAL ESTATE MARKET REPORT



cm

SOUTHWEST OAKLAND TOWNSHIP

Luxury

PRESENTED BY

CARA MOSSINGTON

*Your Southwest Oakland
Township Real Estate Specialist*

PREPARED ESPECIALLY FOR

LEONARDO AND
ANGELICA WASHINGTON

KW PAINT CREEK *Luxury*
KELLER WILLIAMS



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Luxury

is not a price point,
it's an
experience

Southwest Oakland Township Luxury

REAL ESTATE MARKET REPORT
JULY 2023

LEONARDO AND ANGELICA,
If you want to know what your home
would sell for in today's market, contact
me at **312.545.8428**.

25 HOMES CURRENTLY ACTIVE

12 out of 23 homes currently listed below.

ACTIVE	STREET NAME	BEDS	BATHS	EST. SQ. FT.*	LIST PRICE
Active	Great Fosters Court	6	9.6	20,000	\$9,850,000
Active	Orchard Ridge	6	6.3	9,100	\$6,999,000
Active	Brewster Road	6	8.1	9,100	\$4,999,900
Active	Orchard Ridge Drive	4	5.2	7,800	\$4,995,000
Active	Barrington Drive	6	4.2	13,200	\$3,999,000
Active	Bella Magnolia	4	3.2	6,100	\$3,500,000
Active	Addison Circle	5	5.3	7,900	\$3,499,900
Active	Pinnacle Boulevard	4	4.2	6,200	\$2,790,000
Active	Ashburton	5	4.2	5,900	\$2,499,700
Active	Barrington Drive	4	6.3	8,100	\$2,499,000
Active	The Heights Lot 21	4	4.2	5,400	\$2,368,000
Active	Victoria Hill	5	5.2	6,100	\$2,350,000

There are 3 homes currently pending.

For more information about any available homes, contact me today at **312.545.8428**.

5 HOMES RECENTLY SOLD

STATUS	ADDRESS	BEDS	BATHS	EST. SQ. FT.	LIST PRICE	SOLD PRICE	SOLD DATE
Sold	2642 Ashburton Court	5	5.2	6,320	\$2,899,000	\$2,600,000	06/12/23
Sold	4704 Windemere	4	3.2	4,322	\$1,175,000	\$1,060,000	06/07/23
Sold	3177 Saint James	4	3.3	5,234	\$1,225,000	\$1,150,000	04/17/23
Sold	2939 Addison Circle N	4	3.2	4,006	\$774,900	\$775,000	04/12/23
Sold	5343 Carlisle Court	6	4.2	4,000	\$1,149,000	\$1,149,000	04/12/23

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Southwest Oakland Township *Luxury Year-to-Date Stats

\$1,444,580
AVERAGE
LIST PRICE
(Solds)

\$1,346,800
AVERAGE
SOLD PRICE
(Solds)

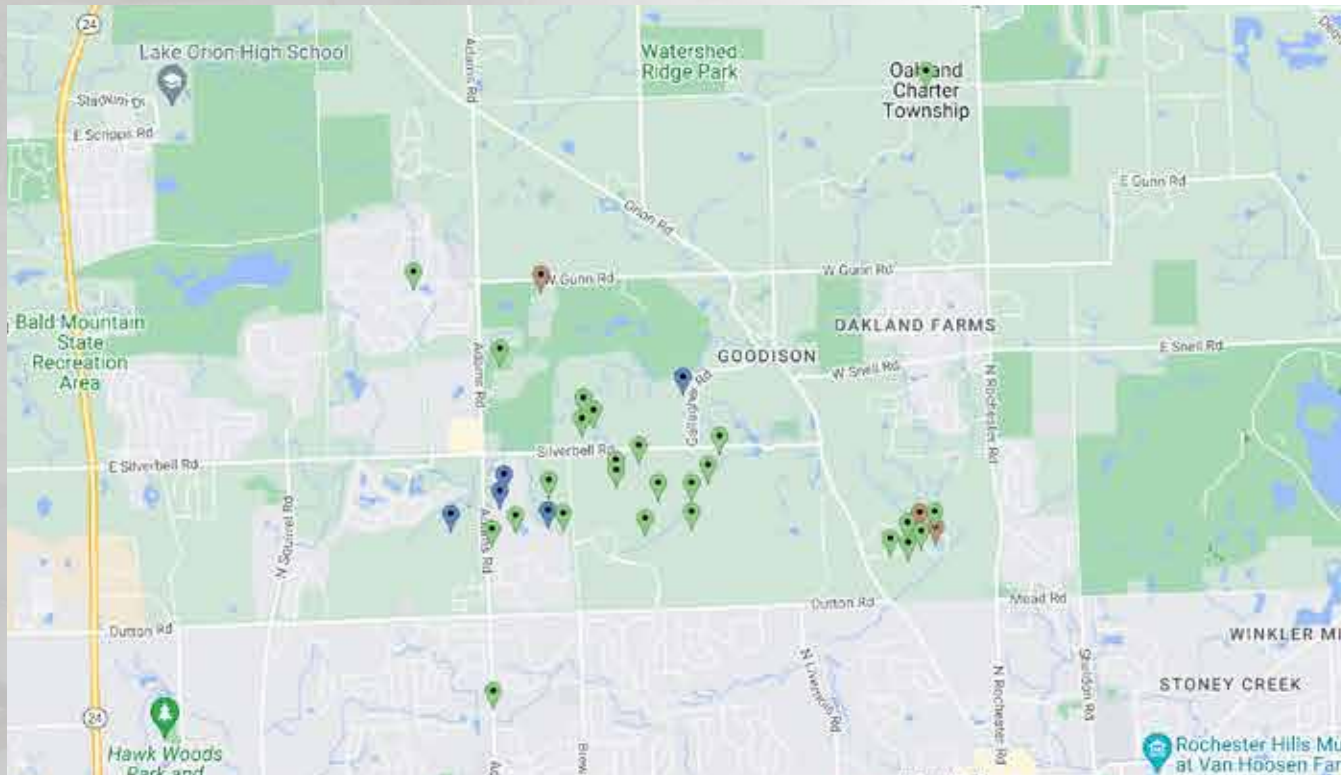
81
AVERAGE DAYS
ON MARKET
(Solds)

95.0%
AVERAGE
SP/LP RATIO
(Solds)

\$271
PRICE PER
SQUARE FOOT
(Solds)

*SWOT Luxury is defined as homes sold for \$750k or more.

AREA ACTIVITY MAP
ACTIVE
PENDING
SOLD



© GOOGLE 2023 This map is a visual representation of the data on the opposing page.