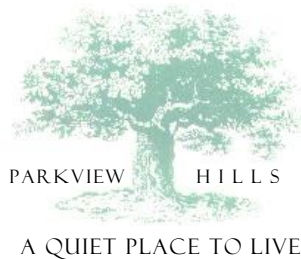


# PARKVIEW HILLS 2016 ANNUAL REAL ESTATE REPORT

Hi Neighbors, welcome to 2017 and wishing all of you a very Happy New Year! Hard to believe another year has come and gone!

Once again, it is my pleasure to provide you with a wrap-up of home and condo sales in Parkview Hills over the last year. Our market remains steady with 31 properties sold and 1 pending sale. If you are thinking of selling, inventory is currently low, making this an ideal time to list your home. The good news is that the average sales price continues to rise and is \$193,604 (2016) over \$185,313 (2015).

Buying remains a good option as Interest rates are currently 4.00% on a 30-Year loan which is the same as this time last year. The expectation is that they may be ticking up over the next year if the Feds raise the interest rates but they are still quite low.



We are pleased to welcome new residents and sad to say goodbye to those who have moved on. I have lived in Parkview for over 40 years now and still enjoy the lifestyle that living here provides. Where else can you live where you can walk nature trails, play tennis, swim in indoor/outdoor pools, exercise in the work out room, grow your own vegetables in our garden area, take a sauna, enjoy the company of others at the clubhouse, fish, kayak or enjoy art exhibits....without leaving the community? Let's not forget the convenience of having a top notch restaurant here on the lake! All of this right in the center of a vibrant Kalamazoo community!

If you have any questions please feel free to contact me or stop me while I am out with my dog, Jackson!



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If your property is currently listed with another real estate broker, this is not a solicitation of that listing. The information within this brochure is based on figures reported through the MLS and are assumed to be accurate.



**SOLD PROPERTIES**

Address	Bdrms + Baths	Est. Sqft	List Price	Sold Price	SP % LP List vs. Sold	DOM	Sold Date
3715 Blackberry Ln. (O)	4 + 4	2,736	\$350,000	\$350,000	100%	0	12/15/16
3741 Cedaridge Rd. (CR)	2 + 3	1,238	\$129,900	\$117,000	90%	3	1/18/16
3737 Cedaridge Rd. (CR)	3 + 3	1,470	\$149,888	\$147,000	98.07%	35	9/27/16
3739 Cedaridge Rd. (CR)	2 + 3	1,238	\$159,900	\$155,000	96.94%	32	12/7/16
3753 Cedaridge Rd. (CR)	3 + 3	1,560	\$144,500	\$145,000	100.35%	128	6/16/16
3919 Cricket Ln. (O)	2 + 3	2,227	\$269,900	\$277,500	102.82%	21	6/7/16
3812 Greenleaf Cir. (M)	2 + 2	1,000	\$114,900	\$109,000	94.87%	12	7/14/16
3839 Greenleaf Cir. (G)	3 + 3	1,568	\$148,900	\$144,500	97.04%	11	8/11/16
3850 Greenleaf Cir. (M)	2 + 2	1,094	\$112,900	\$115,000	101.86%	2	3/17/16
3859 Greenleaf Cir. (G)	3 + 3	1,452	\$143,900	\$143,900	100%	11	6/16/16
3865 Greenleaf Cir. (G)	2 + 3	1,162	\$134,900	\$134,900	100%	6	9/1/16
3868 Greenleaf Cir. (M)	2 + 2	1,000	\$90,000	\$90,000	100%	0	6/17/16
3876 Greenleaf #38 (M)	2 + 2	1,000	\$85,000	\$84,600	99.53%	5	5/6/16
4040 Greenleaf #110 (LV)	2 + 2	1,450	\$164,000	\$162,000	98.78%	46	7/20/16
4040 Greenleaf #302 (LV)	2 + 2	2,023	\$245,000	\$245,000	100%	0	4/22/16
4040 Greenleaf #310 (LV)	2 + 2	1,450	\$160,000	\$160,000	100%	22	11/30/16
4040 Greenleaf #312 (LV)	2 + 2	2,023	\$263,000	\$255,000	96.96%	7	11/30/16
4040 Greenleaf #404 (LV)	2 + 2	1,453	\$150,000	\$150,000	100%	21	9/2/16
4040 Greenleaf #411 (LV)	2 + 3	2,328	\$189,900	\$179,900	94.73%	238	1/9/16
4207 Lake Terrace (S)	4 + 3	1,494	\$250,000	\$247,500	99%	4	5/31/16
4213 Lake Terrace (S)	3 + 3	1,485	\$289,900	\$285,000	98.31%	10	12/28/16
4020 Lake Forest (SS)	2 + 2.5	1,203	\$219,000	\$200,000	91.32%	87	7/15/16
3914 Old Field Trail (O)	3 + 2	1,978	\$179,900	\$176,000	97.83%	8	10/20/16
4325 Old Field Trail (O)	4 + 4	3,466	\$325,000	\$325,000	100%	163	10/14/16
4330 Old Field Trail (O)	4 + 4	3,406	\$340,000	\$239,925	70.57%	38	12/19/16
3801 Songbird Ln. (O)	4 + 5	3,691	\$459,000	\$430,000	93.68%	124	11/15/16
3608 Woodcliff Dr. (C)	3 + 3	1,732	\$158,900	\$150,000	94.40%	19	3/31/16
3634 Woodcliff Dr. (C)	3 + 3	1,660	\$230,000	\$220,000	95.65%	6	10/28/16
3639 Woodcliff Dr. (C)	3 + 3	1,764	\$211,000	\$195,000	92.42%	71	1/29/16
3642 Woodcliff Dr. (C)	4 + 3	2,054	\$169,500	\$163,000	96.17%	420	6/3/16
3643 Woodcliff Dr. (C)	4 + 3	2,054	\$210,000	\$205,000	97.62%	65	7/22/16
<b>Averages:</b>			<b>\$201,571</b>	<b>\$193,604</b>	<b>96.74%</b>	<b>52</b>	

**CURRENT LISTINGS**

Address	Bdrms + Baths	Est. Sqft	List Price	DOM
3703 Blackberry Ln (O) ***	4 + 3.5	2,244	\$415,000	560
4040 Greenleaf #205 (LV)	1 + 1.5	1,100	\$122,800	79
4040 Greenleaf #406 (LV)	1 + 1.5	875	\$116,000	62
4143 Lake Terrace Dr (S)	2 + 2.5	2,182	\$319,000	153
4049 Old Field Trail (O)	4 + 3	2,173	\$390,000	299



\*\*\* = Pending

C - Cliffs  
CR - Cedaridge  
G - Glens

LV - Lake Villa  
M - Meadows  
O - Oaks

OFP - Old Field Place  
S - Shores  
SS - Shores South