

SITE REPORT

51753 10 Mile Rd & John's Road Lyon Twp



Prepared for Brandt Real Estate

NEW HOME PSI *year over year*

Michigan

USA

108.2% ↑

32.6% ↑



51753 10 Mile Rd, South Lyon, MI 48178

42.4648 N -83.5619 W



PARCEL CHARACTERISTICS

APN

2124400004

OWNER INFORMATION

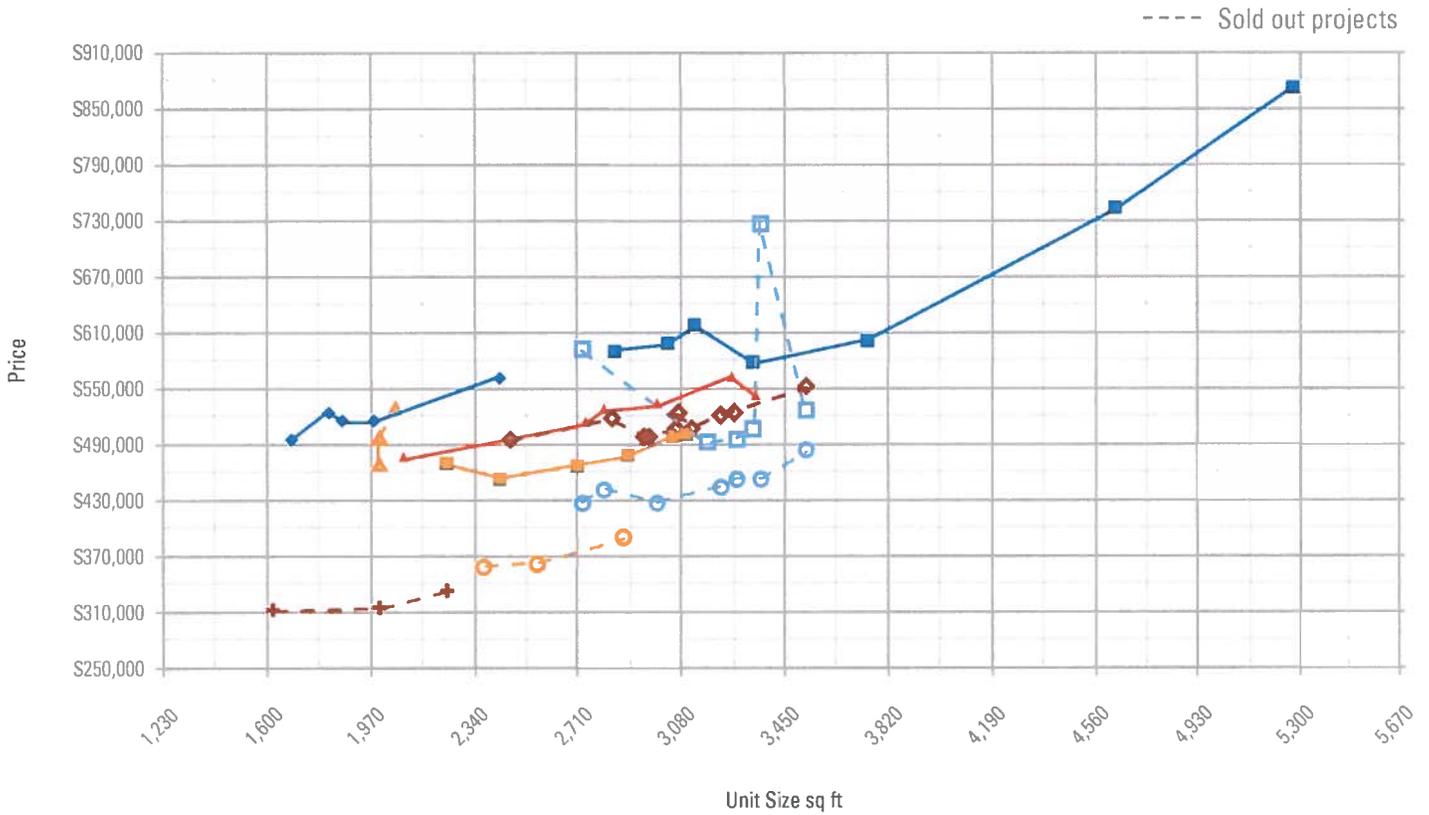
Name

ISRAEL FREUND



PROJECTS GRAPHS

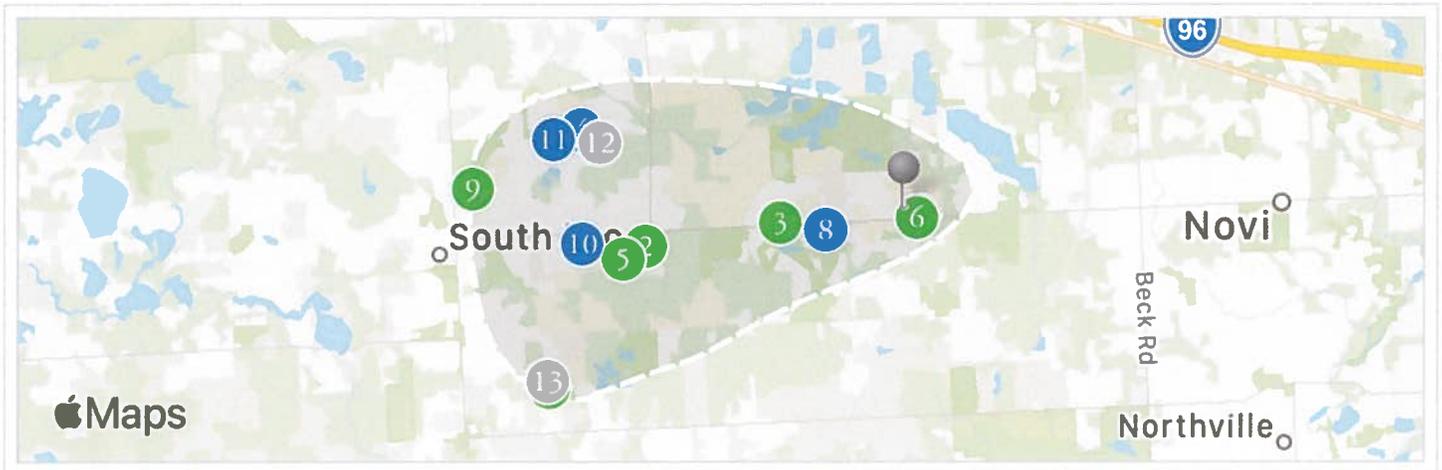
South Lyon Schools



● Active Project ● Upcoming Project ● Sold Out Project

CHART KEY	MAP KEY	PROJECT NAME	BUILDER	CITY	UNIT SIZE	PRICE RANGE	AVG SALES RATE	LOT SIZE/TYPE
■	1	Rathmor Park	Hunter Paste...	South Lyon	2,840 - 5,270	\$579K - \$875K	1.02	10,000
○	2	Forest Edge	Pulte Homes	South Lyon	2,722 - 3,527	\$430K - \$485K	1	15,000
▲	3	Legacy of Lyon	M/I Homes	South Lyon	2,000 - 2,060	\$470K - \$529K	1.32	Detached
×	4	Heights at Elkow Fa...	Paul Elkow B...	South Lyon	1,700 - 3,100	\$320K - \$320K	0.92	14,520
◆	5	Stoneleigh West	Healy Homes	South Lyon	2,466 - 3,528	\$497K - \$554K	0.18	16,685
□	6	Rathmor Park	Pulte Homes	South Lyon	2,725 - 3,523	\$493K - \$730K	1.87	8,000

CHART KEY	MAP KEY	PROJECT NAME	BUILDER	CITY	UNIT SIZE	PRICE RANGE	AVG SALES RATE	LOT SIZE/TYPE
○	7	Estates at Hutsfield	Pulte Homes	Northville	2,376 - 2,873	\$361K - \$391K	3.08	6,000
▲	8	Oak Ridge	M/I Homes	Lyon To...	2,091 - 3,344	\$477K - \$563K	1.2	Detached
+	9	Knolls of South Lyon	Echelon Homes	South Lyon	1,623 - 2,236	\$314K - \$334K	0.85	11,250
◆	10	Lyon Preserve	Toll Brothers	South Lyon	1,687 - 2,428	\$497K - \$564K	2.97	Detached
■	11	Heights at Elkow Fa...	Lombardo Ho...	South Lyon	2,242 - 3,099	\$455K - \$502K	3.04	Detached
	12	Crystal Creek	Lombardo Ho...	South Lyon	-	-	-	Detached
	13	Greystone Village	Pulte Homes	South Lyon	-	-	-	Detached
Averages:					2,225 - 3,181	\$445K - \$532K	1.59	11,636

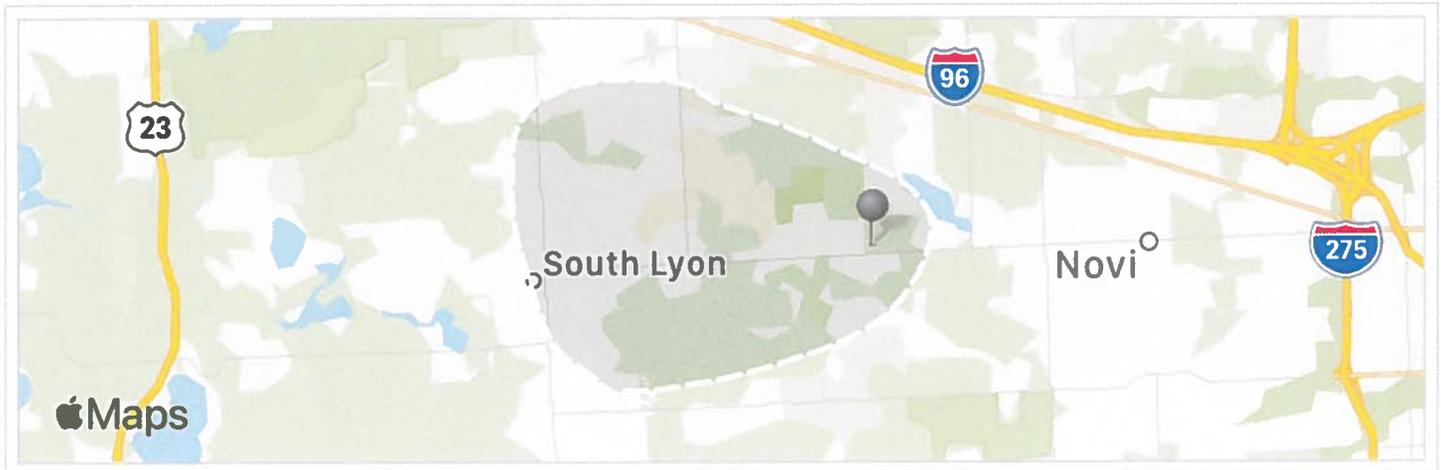
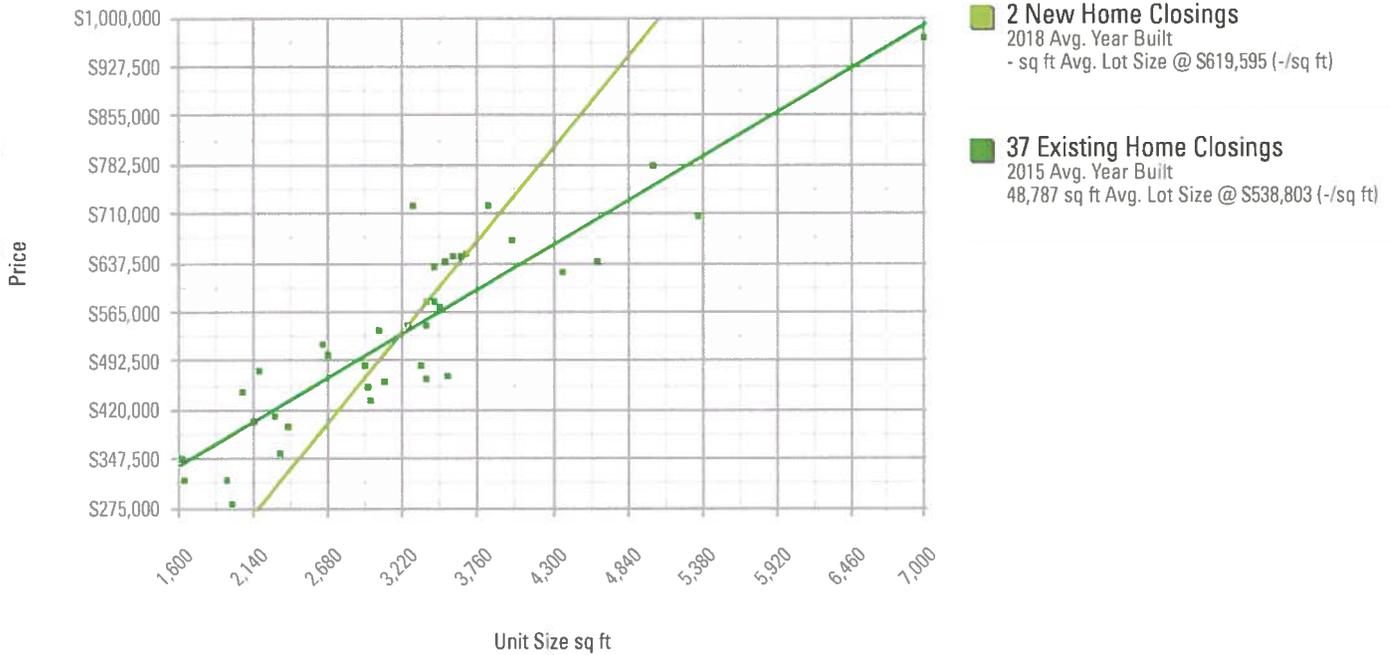


Graph results were filtered by School District: South Lyon Community Schools.

CLOSINGS GRAPHS

Neighborhood A

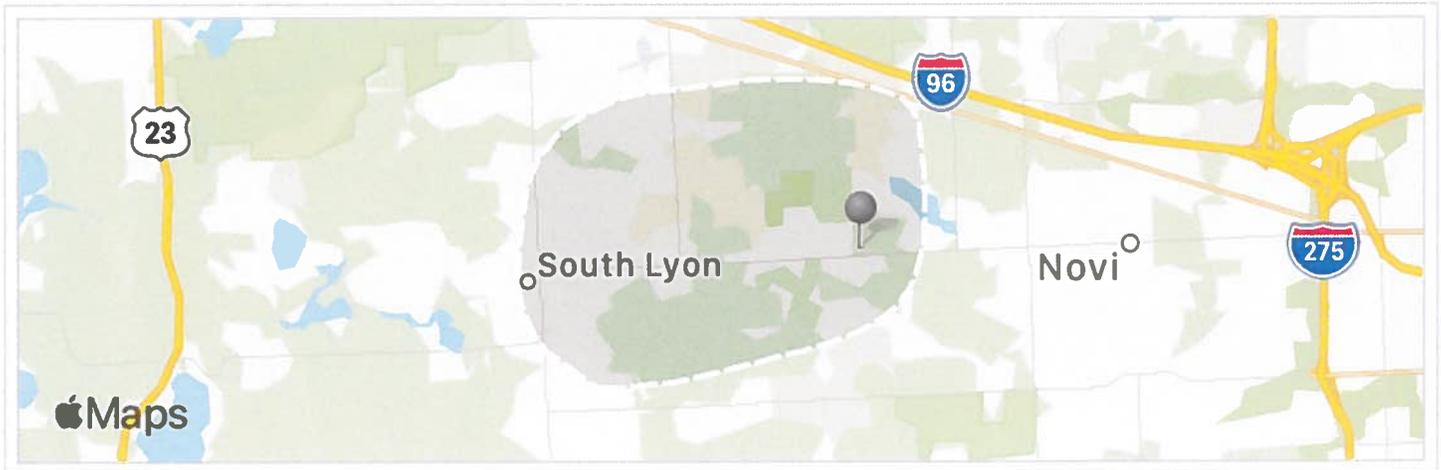
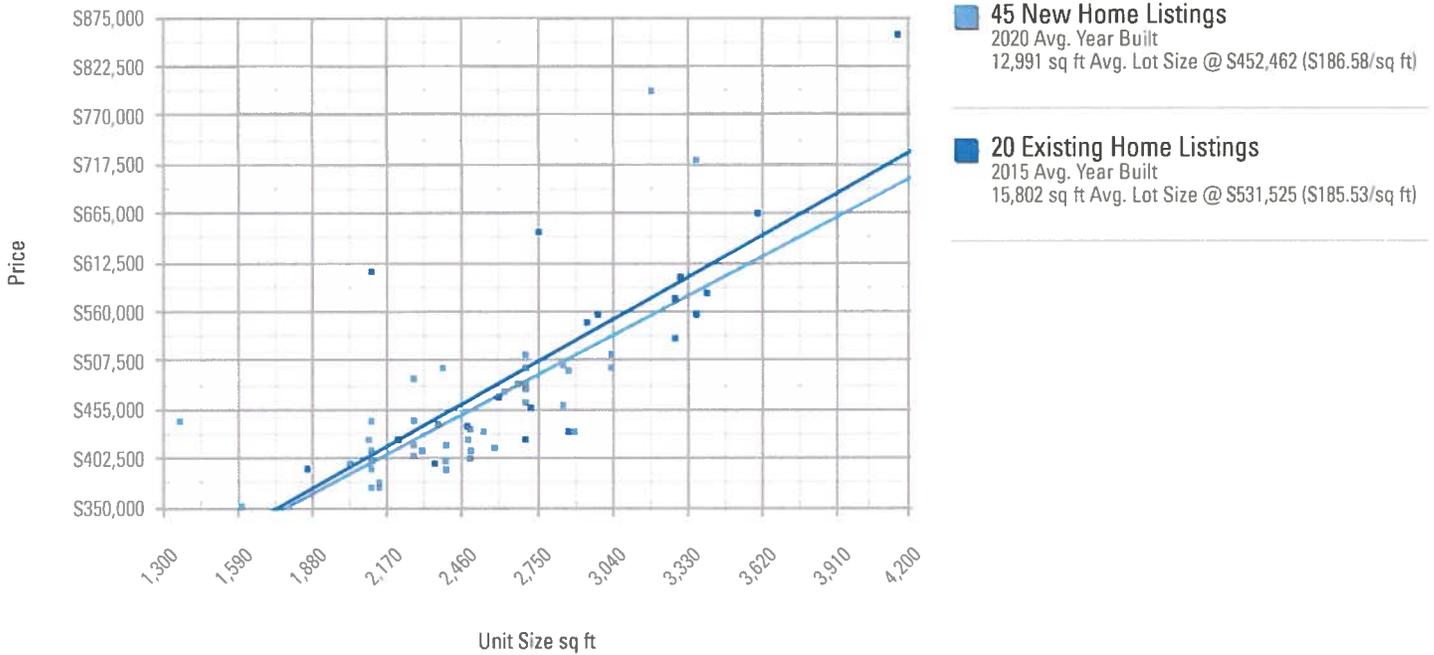
Closings data from Oct. 2020 to May 2021.



Find all closings, including those with missing price or sq ft information, in the appendix. Graph results were filtered by Year Built: 2011 - No Max; Sale Date: Last 9 Months; School District: South Lyon Community Schools.

LISTINGS GRAPHS

Neighborhood A



Find all listings, including those with missing price or sq ft information, in the appendix. Graph results were filtered by Year Built: 2011 - No Max; School District: South Lyon Community Schools.

*Pricing recommendations in this section do not reflect the views and opinions of Meyers Research.

Detroit-Warren-Dearborn, MI CBSA Metro Area

JOB GROWTH *year over year*

■ Apr. 2021 Job Growth:

380,100 new jobs

■ 2021 Job Forecast:

73,262 new jobs



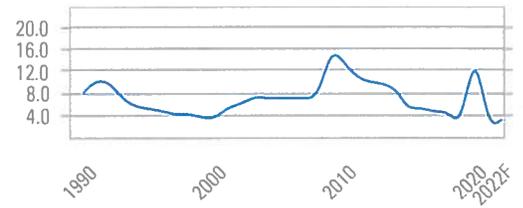
UNEMPLOYMENT RATE

■ Apr. 2021 Unemployment:

4.3% ↓

■ Unemployment 2021 Forecast:

4.2% ↓



Oakland County

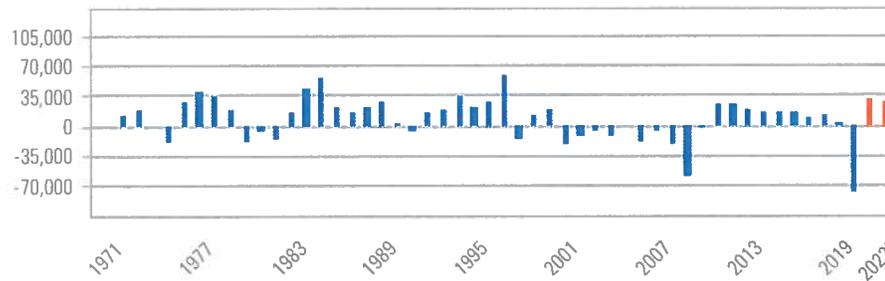
JOB GROWTH *year over year*

■ May 2021 Job Growth:

28,883 new jobs

■ 2021 Job Forecast:

30,846 new jobs

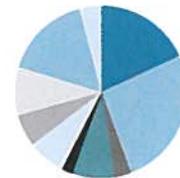


TOP EMPLOYERS

employees

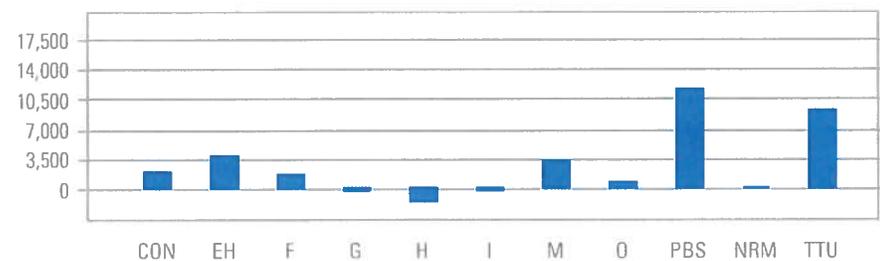
Beaumont Health	18,261
FCA US LLC	12,818
General Motors	8,476
Henry Ford Health System	6,368
Ascension Michigan	5,650

EMPLOYMENT BY SECTOR



18.2%	Trade, Transport & Utilities (TTU)	7.1%	Hospitality (H)
26.3%	Professional & Business Services (PBS)	6.1%	Government (G)
3.0%	Other (O)	9.1%	Finance (F)
0.0%	Natural Resource Mining (NRM)	16.2%	Education & Health (EH)
8.1%	Manufacturing (M)	4.0%	Construction (CON)
2.0%	Information (I)		

ANNUAL JOB GROWTH BY SECTOR

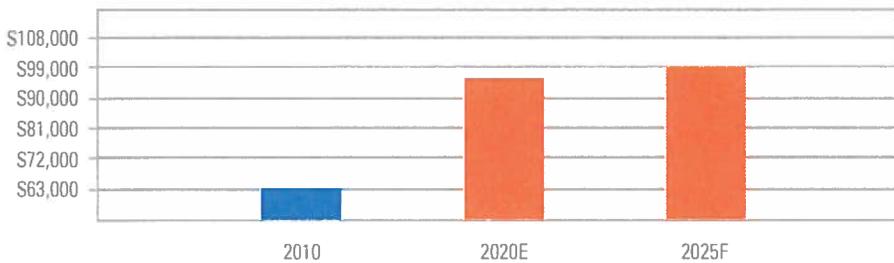


Zip Code 48178

HOUSEHOLD INCOME

2020E Median Household Incomes:

\$95,377



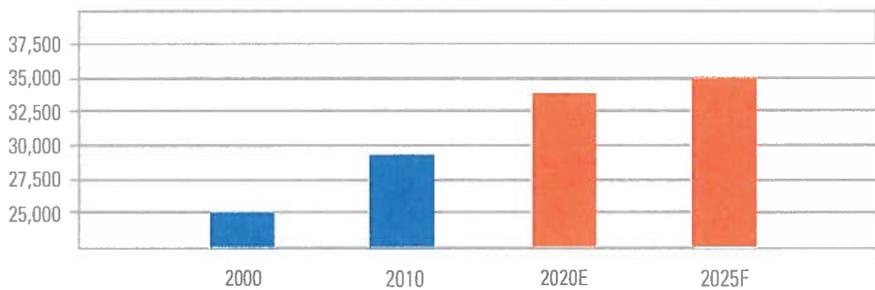
POPULATION GROWTH

2020E Population Growth:

15.83%

2025F Population Growth:

2.80%



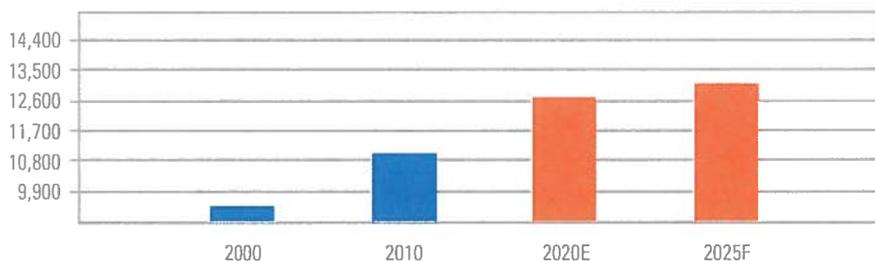
HOUSEHOLD GROWTH

2020E Household Growth:

15.38%

2025F Household Growth:

2.72%



CRIME RATE per 1,000 people

48178 Michigan

Total Crime Rate:
7.53 20.22

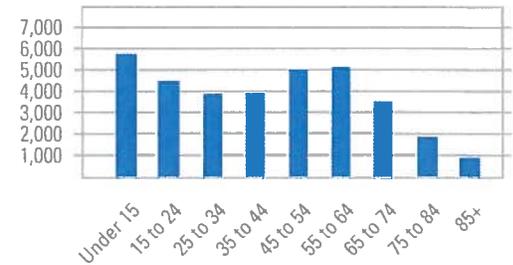
Violent Crime Rate:
1.23 4.37

Property Rate:
6.29 15.85

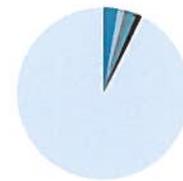
POPULATION BY AGE

2020E Median Age:

42 year **10** month



ETHNICITY



- 2.7% Hispanic Origin
- 2.0% Asian
- 1.3% Two Plus
- 1.0% Black
- 0.3% American Indian Native
- 92.6% White
- 0.0% Pacific Islander

SCHOOLS

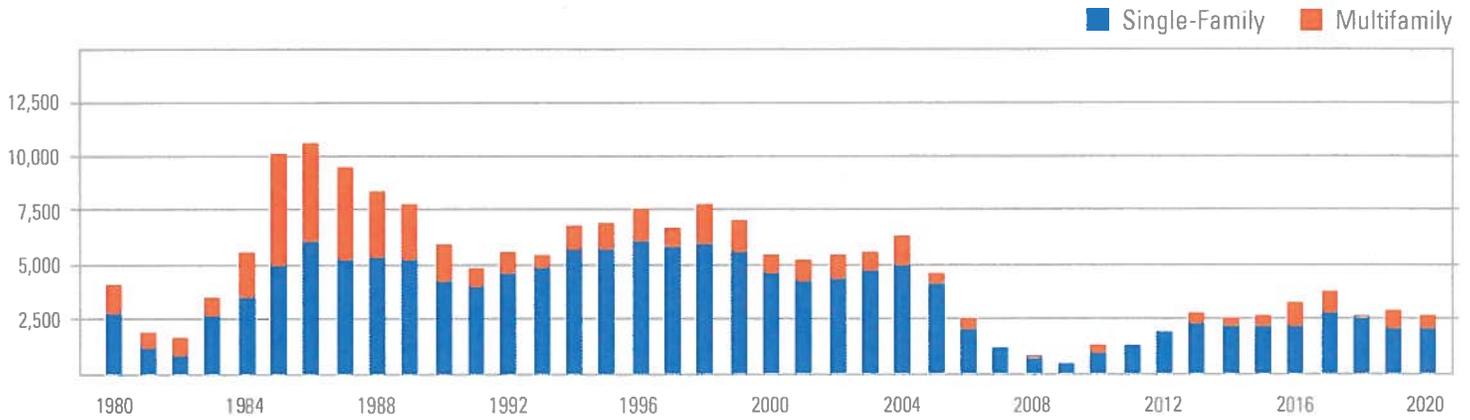
School	score
Hardy Elementary School	8/10
Centennial Middle School	6/10
South Lyon Community Schools	-
South Lyon East High School	8/10

WALKABILITY

Walk Score: **16/100**

Oakland County

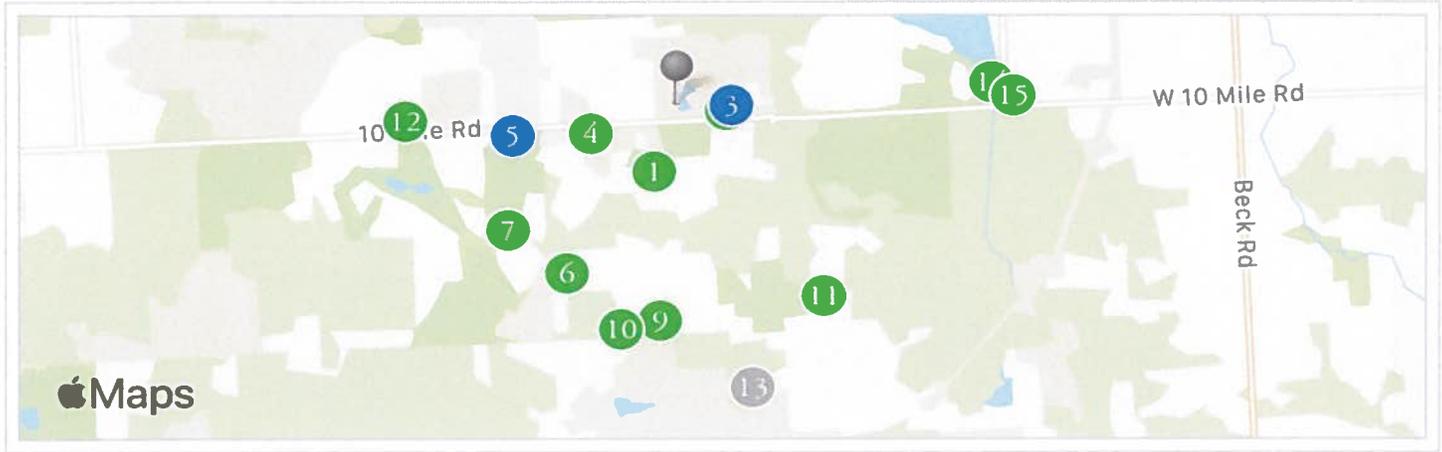
PERMITS *last twelve months*



NEARBY PROJECTS

NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	TYPE
1	Copperwood	Mirage Development	2,138-3,455	--\$420,000	Detached
2	Rathmor Park	Pulte Homes	2,725-3,523	\$492,990-\$730,000	Detached
3	Rathmor Park	Hunter Pasteur Homes	2,840-5,270	\$578,900-\$874,900	Detached
4	Walnut Creek Estates	Timothy Patrick Homes	3,827-3,827	\$449,000-\$518,000	Detached
5	Oak Ridge	M/I Homes	2,091-3,344	\$476,900-\$562,900	Detached
6	Lyon Ridge	Healy Homes	---	\$390,000--	Detached
7	Tanglewood	Pulte Homes	2,722-3,995	\$462,990-\$729,990	Detached
8	Kirkway Estates II	Pinnacle Homes	2,860-3,500	\$419,900-\$484,900	Detached
9	Kirkway Estates	M/I Homes	3,200-3,200	\$701,899-\$701,899	Detached
10	Kirkway Estates I	Pinnacle Homes	2,860-3,500	\$369,900-\$445,000	Detached
11	Bella Terra of Novi	Pinnacle Homes	3,050-3,500	\$470,000-\$504,900	Detached
12	Legacy of Lyon	M/I Homes	2,000-2,060	\$469,900-\$529,220	Detached
13	Windridge	Lombardo Homes	---	---	Detached
14	Island Lake of Novi/Woodla...	Toll Brothers	2,723-3,960	\$541,995-\$649,995	Detached

NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	TYPE
15	Island Lake of Novi/Executive	Toll Brothers	2,939-3,755	\$572,995-\$667,995	Detached



Oakland County

TOTAL HOME CLOSINGS *last twelve months*

Mar. 2021 Total Home Closings:

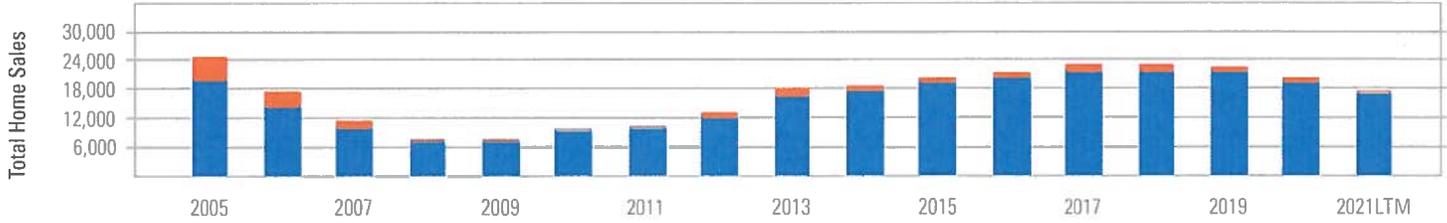
17,495

■ Mar. 2021 Total Existing Closings:

16,708

■ Mar. 2021 Total New Closings:

787



City of South Lyon

TOTAL HOME CLOSINGS *last twelve months*

Mar. 2021 Total Home Closings:

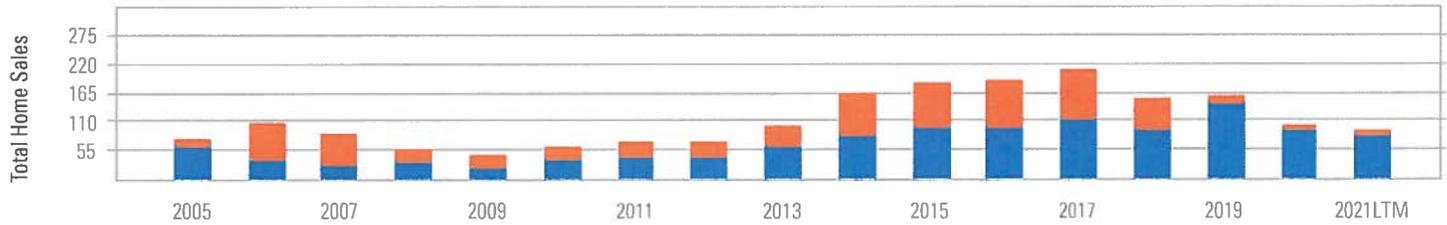
107

■ Mar. 2021 Total Existing Closings:

99

■ Mar. 2021 Total New Closings:

8



48178 Zip Code

TOTAL HOME CLOSINGS *last twelve months*

Mar. 2021 Total Home Closings:

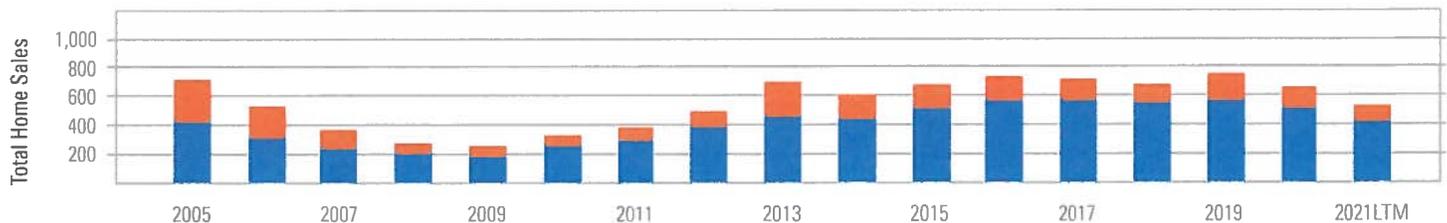
522

■ Mar. 2021 Total Existing Closings:

411

■ Mar. 2021 Total New Closings:

111



City of South Lyon

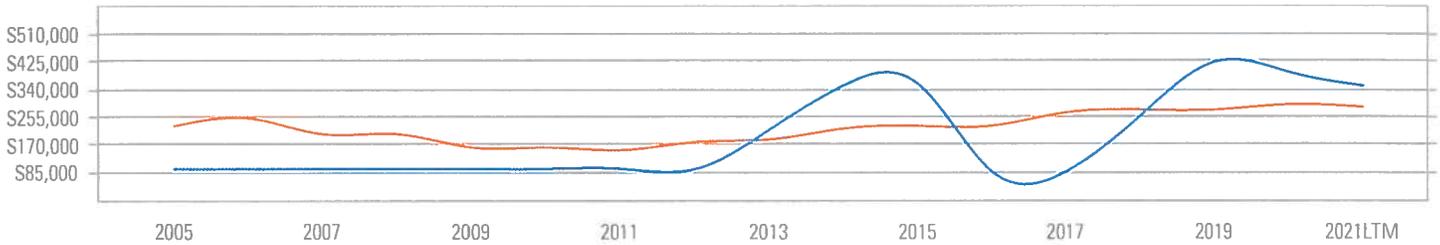
CLOSING HOME PRICE

■ Mar. 2021 Median Detached New:

■ Mar. 2021 Median Detached Existing:

\$352,044

\$280,000



48178 Zip Code

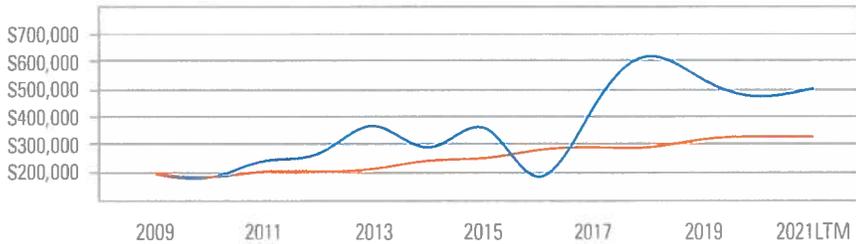
CLOSING HOME PRICE

■ Mar. 2021 Median SFD New:

■ Mar. 2021 Median SFD Existing:

\$502,173

\$325,000



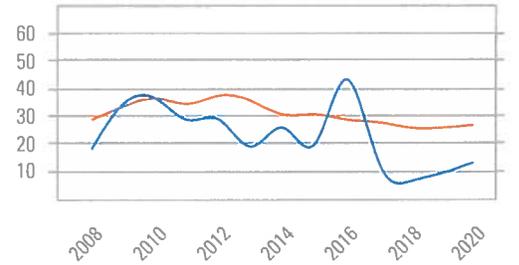
DETACHED AFFORDABILITY

■ 2020 New:

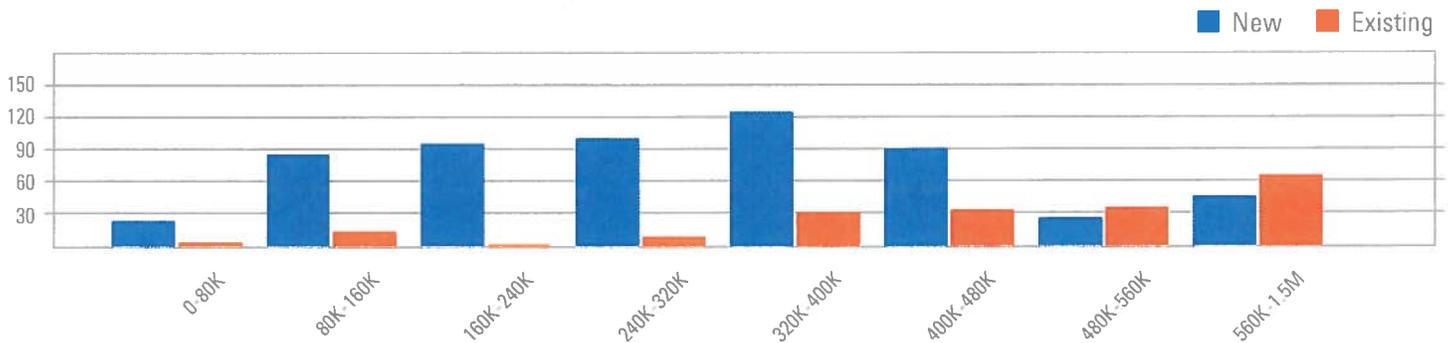
■ 2020 Existing:

13

27

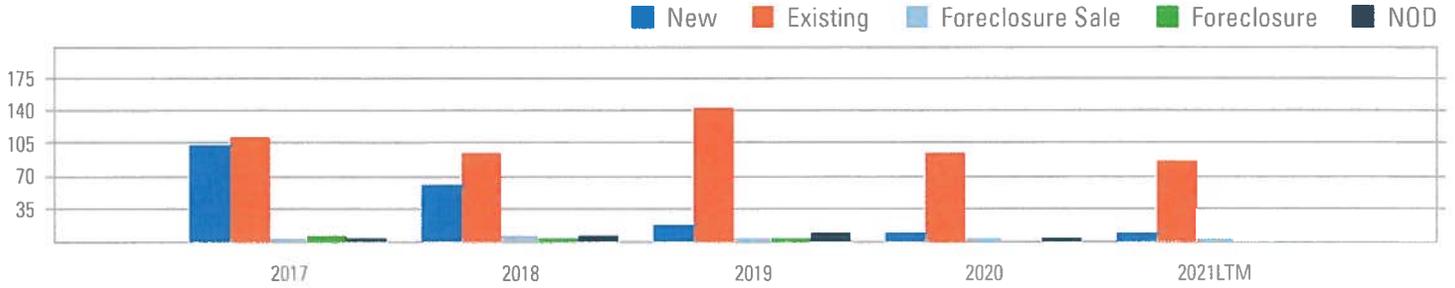


CLOSINGS BY PRICE RANGE *last twelve months*



City of South Lyon

HOUSING TRANSACTION VOLUME BY TYPE *last twelve months*



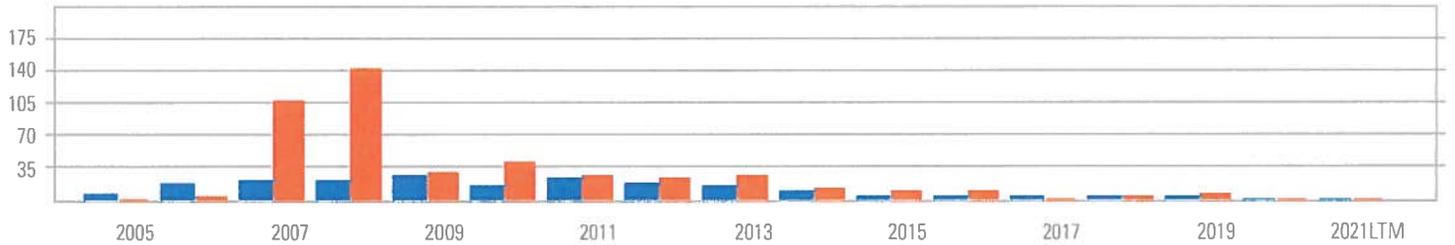
NOTICES OF DEFAULT & FORECLOSURES *last twelve months*

Mar. 2021 Total Foreclosures:

Mar. 2021 Notices of Default:

0

0



48178 Zip Code

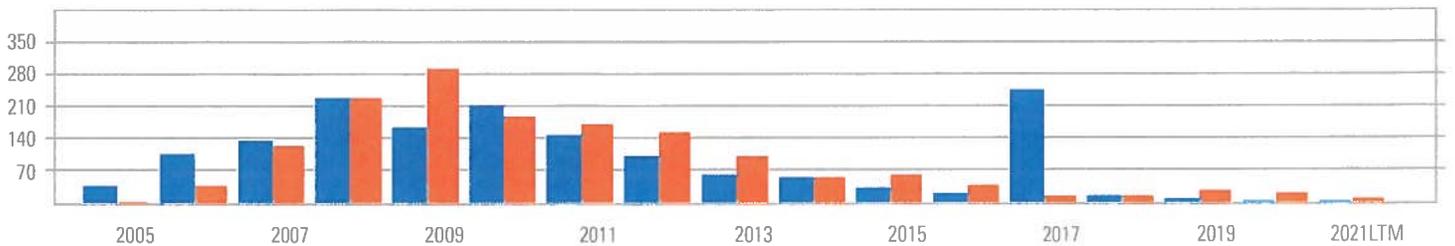
NOTICES OF DEFAULT & FORECLOSURES *last twelve months*

Mar. 2021 Total Foreclosures:

Mar. 2021 Notices of Default:

0

6



CLOSINGS - Neighborhood A

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE/SQ FT	TYPE
24585 KING POST CT -SOUT...	2012	3,550	4	3	Attached	10/20	\$475,000	-	Existing Home
59257 BAVERNHAUS CT -SO...	2013	3,258	4	5	Attached	10/20	\$550,000	-	Existing Home
2023 WINNOWING CIR -MA...	2015	3,032	4	3	Attached	03/21	\$540,000	-	Existing Home
58935 WINNOWING CIR -SO...	2015	3,388	4	3	Attached	04/21	\$549,900	-	Existing Home
58532 WINNOWING CIR -SO...	2014	3,357	4	3	Attached	10/20	\$490,000	-	Existing Home
24875 VALLEYWOOD DR -SO...	2015	1,980	3	3	Attached	10/20	\$285,000	-	Existing Home
52797 TRAILWOOD DR -SOU...	2013	6,980	5	5	Attached	11/20	\$975,000	-	Existing Home
24844 RAVINE DR -SOUTH L...	2013	3,513	4	4	Attached	05/21	\$642,000	-	Existing Home
23731 PRESCOTT LN -SOUT...	2011	3,387	4	4	Attached	05/21	\$470,000	-	Existing Home
22864 CHEYENNE DR -SOUT...	2015	4,613	5	5	Attached	04/21	\$645,000	-	Existing Home
52725 ASPEN DR -SOUTH LY...	2015	3,997	4	3	Attached	04/21	\$675,000	-	Existing Home
23698 COPPERWOOD DR -SO...	2012	2,642	4	3	Attached	02/21	\$520,000	-	Existing Home
52277 RED CEDAR -SOUTH L...	2013	2,139	3	3	Attached	11/20	\$408,000	-	Existing Home
26476 ELK RUN -NEW HUDS...	2012	1,646	3	2	Attached	10/20	\$320,000	-	Existing Home
1142 PADDOCK CT -SOUTH...	2013	1,945	3	3	Attached	12/20	\$320,000	-	Existing Home
54675 BRENTWOOD DR -SO...	2013	2,988	3	3	Attached	10/20	\$440,000	-	Existing Home
24443 BROMPTON WAY -SO...	2012	2,974	4	3	Attached	01/21	\$457,300	-	Existing Home
54895 GLENWOOD CT -SOU...	2013	3,089	4	3	Attached	10/20	\$467,500	-	Existing Home
26099 INTERNATIONAL DR -...	2015	2,062	3	2	Attached	02/21	\$450,000	-	Existing Home
28323 OAKMONTE CIR -NE...	2015	2,321	3	3	Attached	11/20	\$360,000	-	Existing Home
61082 SHAYA BLVD -SOUTH...	2017	2,300	3	3	Attached	11/20	\$415,000	-	Existing Home
61442 MUSTANG DR -SOUT...	2014	2,182	3	3	Attached	05/21	\$483,000	-	Existing Home
23499 MILLWOOD -SOUTH L...	2014	4,359	4	5	Attached	01/21	\$626,000	-	Existing Home

CLOSINGS - Neighborhood A

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE/SQ FT	TYPE
23633 MILLWOOD -SOUTH L...	2015	5,341	4	6	Attached	10/20	\$710,000	-	Existing Home
51655 TURNBERRY DR -SOU...	2017	3,682	4	4	Attached	01/21	\$656,500	-	New Home
23198 KIRKLAND CT -NORT...	2017	3,282	4	4	Attached	12/20	\$725,000	-	Existing Home
22510 ARCADIA BLFS -SOUT...	2018	3,578	4	4	Attached	02/21	\$650,000	-	Existing Home
746 KESTREL CT -SOUTH LY...	2017	1,614	3	2	Attached	12/20	\$350,000	-	Existing Home
730 KESTREL CT -SOUTH LY...	2017	2,383	3	3	Attached	04/21	\$400,000	-	Existing Home
23784 YERKES DR -SOUTH L...	2019	3,387	4	4	Attached	12/20	\$582,690	-	New Home
23718 YERKES DR -SOUTH L...	2017	3,383	5	4	Attached	12/20	\$585,000	-	Existing Home
54067 9 MILE RD -NORTHVI...	2016	2,685	3	3	48,787	03/21	\$505,000	-	Existing Home
24392 PINNACLE CIR -SOUT...	2017	3,489	3	4	Attached	03/21	\$575,000	-	Existing Home
30973 PENDLETON -NEW H...	2018	3,439	2	4	Attached	03/21	\$637,000	-	Existing Home
51540 WALES DR -SOUTH LY...	2019	3,634	4	4	Attached	11/20	\$650,000	-	Existing Home
23563 UNDERWOOD DR -SO...	2018	3,438	3	4	Attached	01/21	\$585,000	-	Existing Home
23514 MILLWOOD EAST CT -...	2017	3,835	4	4	Attached	10/20	\$725,000	-	Existing Home
59352 DEER HAVEN DR -SO...	2018	2,937	4	3	Attached	01/21	\$490,000	-	Existing Home
145 S LIVERNOIS RD -ROCH...	2018	5,012	5	5	Attached	03/21	\$785,000	-	Existing Home
Totals & Averages	2015	3,252			48,787		\$542,9...	-	39

LISTINGS - Neighborhood A

LISTING NAME	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	LIST PRICE	PRICE/SQ FT	TYPE
709 N Mill Street	2019	2,393	4	2	10,018	\$394,505	\$164.85	New Home
773 N Mill Street	2020	2,136	4	2	7,405	\$372,905	\$174.58	New Home

LISTINGS - Neighborhood A

LISTING NAME	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	LIST PRICE	PRICE/SQ FT	TYPE
901 N Mill Street	2020	1,598	3	2	Attached	\$353,400	\$221.15	New Home
55701 Sunningdale Drive	2020	2,110	4	2	7,405	\$375,500	\$177.96	New Home
24397 Pembroke Drive	2020	2,702	4	2	10,890	\$478,500	\$177.09	New Home
55183 Forestview Court	2020	2,849	4	2	12,632	\$461,980	\$162.15	New Home
55737 Sunningdale Drive	2020	2,305	4	2	7,405	\$415,377	\$180.2	New Home
21515 Hasenclever Drive	2021	2,870	4	2	16,988	\$435,000	\$151.56	Existing Home
21387 Hasenclever Drive	2021	2,487	4	2	19,166	\$405,000	\$162.84	New Home
23681 Yerkes Drive	2020	3,282	4	2	13,503	\$578,000	\$176.11	Existing Home
55792 Worlington Lane	2021	2,368	4	2	7,405	\$441,850	\$186.59	New Home
23784 Yerkes Drive	2020	3,407	4	3	13,503	\$582,000	\$170.82	Existing Home
21561 Hasenclever Drive	2021	2,487	4	2	20,473	\$437,145	\$175.77	New Home
55623 Sunningdale Drive	2021	2,270	4	2	6,969	\$409,664	\$180.46	New Home
55219 Forestview Court	2020	2,702	4	3	Attached	\$485,290	\$179.6	New Home
24428 Sheringham Drive	2021	3,031	4	3	11,761	\$501,565	\$165.47	New Home
55238 Forestview Court	2021	3,031	4	3	13,939	\$517,997	\$170.89	New Home
21591 Hasenclever Drive	2021	2,487	4	2	25,700	\$415,000	\$166.86	New Home
21425 Hasenclever Drive	2021	2,705	4	2	18,295	\$425,000	\$157.11	Existing Home
21399 Hasenclever Drive Drive	2021	2,870	4	2	16,988	\$435,000	\$151.56	Existing Home
59365 Deer Haven Drive	2021	2,487	4	2	25,700	\$405,000	\$162.84	New Home
24936 Thurber Trail	2021	2,107	4	2	6,969	\$393,100	\$186.56	New Home
25002 Thurber Trail	2021	2,270	4	2	10,018	\$418,850	\$184.51	New Home
59362 Deer Haven Drive	2021	2,020	3	2	16,988	\$399,000	\$197.52	New Home
24980 Thurber Trail	2021	2,107	4	2	6,969	\$402,600	\$191.07	New Home

LISTINGS - Neighborhood A

LISTING NAME	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	LIST PRICE	PRICE/SQ FT	TYPE
55727 Worlington Lane	2021	2,700	4	2	7,405	\$464,350	\$171.98	New Home
21543 Hasenclever Drive	2021	2,487	4	2	21,780	\$415,000	\$166.86	New Home
55970 Worlington Lane	2021	2,110	4	2	6,969	\$414,350	\$196.37	New Home
59392 Deer Haven Drive	2021	2,870	4	2	Attached	\$499,900	\$174.18	New Home
55973 Worlington Lane	2021	2,540	4	2	9,147	\$435,350	\$171.39	New Home
21579 Hasenclever Drive	2021	2,095	3	2	20,473	\$425,000	\$202.86	New Home
893 N Mill Street	2021	2,393	4	2	8,276	\$402,050	\$168.01	New Home
26991 Victoria Road	2011	2,350	3	3	6,969	\$399,900	\$170.17	Existing Home
919 N Mill Street	2021	2,580	4	2	8,276	\$416,865	\$161.57	New Home
24707 Ravine Drive	2021	3,188	4	4	27,878	\$800,000	\$250.94	New Home
59419 Deer Haven Drive	2021	2,885	4	2	53,578	\$435,000	\$150.77	New Home
21583 Hasenclever Drive	2021	2,480	4	2	18,295	\$425,000	\$171.37	New Home
59353 Deer Haven Drive	2021	1,358	4	2	16,988	\$445,000	\$327.68	New Home
55524 Worlington Lane	2021	2,110	4	2	6,969	\$444,350	\$210.59	New Home
55728 Sunningdale Drive	2021	2,270	4	2	6,969	\$444,350	\$195.74	New Home
56002 Worlington Lane	2021	2,265	4	2	6,969	\$492,350	\$217.37	New Home
24079 Stoneleigh Drive	2013	3,597	4	5	14,810	\$669,000	\$185.98	Existing Home
55597 Sunningdale Drive	2021	2,625	4	2	6,969	\$476,700	\$181.6	New Home
55247 Forestview Court	2021	2,849	4	2	13,939	\$505,130	\$177.3	New Home
25000 Carriage Lane	2016	3,305	5	4	13,503	\$599,000	\$181.24	Existing Home
24809 Purlin Court	2012	3,369	5	3	9,583	\$559,900	\$166.19	Existing Home
24859 Martindale Road	2011	1,856	3	3	10,018	\$395,000	\$212.82	Existing Home
885 N Mill Street	2019	2,211	3	2	9,147	\$425,000	\$192.22	Existing Home

LISTINGS - Neighborhood A

LISTING NAME	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	LIST PRICE	PRICE/SQ FT	TYPE
55726 Worlington Lane	2021	2,380	4	2	8,276	\$503,602	\$211.59	New Home
805 N Mill Street E	2021	2,136	4	2	6,969	\$379,350	\$177.59	New Home
943 N Mill Street	2021	2,393	4	2	8,712	\$419,505	\$175.3	New Home
55151 Forestview Court	2021	2,674	4	3	12,632	\$485,700	\$181.63	New Home
24910 Thurber Trail	2021	2,700	4	2	7,405	\$503,530	\$186.49	New Home
55745 Worlington Lane	2021	2,700	4	2	6,969	\$516,740	\$191.38	New Home
58862 Peters Barn Drive	2013	3,283	4	2	10,454	\$535,000	\$162.96	Existing Home
52311 Trailwood Drive	2014	4,152	5	5	28,749	\$859,900	\$207.1	Existing Home
24508 Scenic Drive	2018	3,361	4	3	Attached	\$725,000	\$215.7	New Home
27699 Belgrave Pl	2011	2,600	4	3	8,712	\$469,900	\$180.73	Existing Home
22767 St James	2012	2,943	4	2	Attached	\$550,000	\$186.88	Existing Home
24363 Pinnacle Circle	2017	2,107	2	2	Attached	\$605,000	\$287.13	Existing Home
53869 Springwood Drive	2012	2,720	4	2	7,840	\$459,000	\$168.75	Existing Home
27009 Ladbroke St	2012	2,480	4	2	5,662	\$439,900	\$177.37	Existing Home
55545 Sunningdale Drive	2021	2,110	4	2	Attached	\$402,370	\$190.69	New Home
55137 12 Mile Road	2016	2,752	5	3	65,775	\$649,000	\$235.82	Existing Home
24042 W Enclave Drive	2018	2,979	4	2	13,939	\$560,000	\$187.98	Existing Home
Totals & Averages	2019	2,585			13,864	\$476,78...	\$186.25	65

DEFINITIONS AND METHODOLOGY

All information presented involved the assembly of data sources that we consider to be reliable, including the Bureau of Labor Statistics, CBRE- EA, Great Schools, Moody's Analytics, Neustar, Public Record Data, U.S. Bureau of the Census, Zillow, various regional Multiple Listing Service providers and Zonda. We do not guarantee any data accuracy as all information is subject to human errors, omissions, and/or changes.

Abbreviations

AVG - Average	L3M - Last 3 Months
C - Current	LTM - Last 12 Months
CBSA - Core Based Statistical Area	P - Partial
CHG - Change	PSI - Pending Sales Index
CM - Current Month	YTD - Year To Date
E - Estimated	YOY - Year Over Year
F - Forecast	

New Home PSI is built on new home contract data that covers 60% of the production new home market across the United States. The New Home PSI blends the cumulative sales of actively and recently sold out projects with the average sales rate per community, which adjusts for fluctuations in supply. Furthermore, the New Home PSI is adjusted based on each market's specific seasonality, removes outliers, and uses June 2016 as the base month.

Walk Score measures the walkability of a zip code from 0 - 100 using a patented system based on access to amenities, population density and road metrics. Methodology and full walk score scale can be viewed at <https://www.walkscore.com/methodology.shtml>.

Score ranges:

0-49 - car dependent area

50-69 - somewhat walkable

90-100 - daily errands do not require a car.

ABOUT US



Meyers Research combines experienced real estate and technology advisors with leading data to provide our clients with a clear perspective and a strategic path forward. Based in Beverly Hills, we are home to 150 experts in 10 offices across the country.

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