

Higbie Maxon Agney

Real Trends

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3rd Quarter Charts

Feature Property - 333 Lincoln Road, Grosse Pointe



Striking Tudor designed by prominent architect George Graves.

Slate roof with dormers and dominant limestone framed 2 story stairway window. This striking residence boasts 12' ceilings on the 1st floor, large living room with tall French doors with full length cremones. Large dining room with beautiful fireplace. Paneled library with leaded glass windows and cabinets. Screened and open porches. Tall ceilings on the 2nd floor. Master bedroom with adjoining office, with fireplace and sun room. Hardwood floors throughout. 5 fireplaces. Elevator.

Private back yard with brick patios and walkways. 3 car detached garage with carriage house that includes 2 bedroom, 1 bath, living room and kitchen. Ideally located close to schools, shops and Lake St Clair

[Please click here](#) to view the full listing on my website.

Details:

Bedrooms: 7
 4 full baths, 1 half bath
 Sq Ft: 7,295
 Built: 1918
 List Price: \$940,000

Featured in Detroit Free Press Michigan House Envy - [read article](#)

Historical Architecture of Grosse Pointe - weekly blog.



HMA's weekly blog post profiles the architectural history of some of the stunning buildings that are around GP.

We profile the work of many noted architects, along with featuring the stories behind some of Grosse Pointes most recognizable homes and buildings.

To read the blog posts visit the [news/blog](#) section on the [HMA website](#), or find us on [Facebook](#).

A different building is featured every week.

Greetings!

Here we are, heading to the holidays and all the beauty that comes with it. In the past couple of years December has been a particularly active month for home sales across Grosse Pointe and I am pleased to report it looks like it will be a similar trend this year. Reduced inventory, a steady stream of buyers, and record low mortgage rates are heavily influencing the market.

At the time of writing mortgage rates are on average close to a full percentage point lower than rates this time last year. An average 30-year mortgage starts around 2.78% - source Freddie Mac.

The Q3 graphs (see link below) demonstrate a substantial increase, since 2019, in the number of sales across most of the Grosse Pointe communities during the third quarter - particularly noticeable in the Farms and the Park. The upward trajectory is also matched with a marked improvement in the average sales price over the past 12 months in all but one of the cities.

2019 vs. 2020 3rd Quarter Charts

[Please click here to view.](#)

As we head into the winter months Higbie Maxon Agney's goal is to ensure we keep the market moving and my commitment to you is my top priority! As a member of **Who's Who in Luxury Real Estate** my listings (over \$650,000) are featured on the award-winning [Luxury Real Estate](#) website for luxury properties.

As always, I am at your service by phone, email and at [higbiemaxon.com](#). If you have any questions, would like an appointment, or an up-to-date market evaluation please don't hesitate to call.

Remember to check my [Facebook Page](#) and [website](#) for new listings, open house info, and to catch up on some local historical knowledge with HMA's weekly architectural blog.

HMA utilizes all forms of advertising to promote listings, including social media, blog posts and as Michigan's sole representative on the Board of Regents of Luxury Real Estate, unique coverage on the Luxury Real Estate website.

The next time you're on the Hill, please stop in and say hello!

Best,

Libby Follis
 Sales Associate
 Higbie Maxon Agney