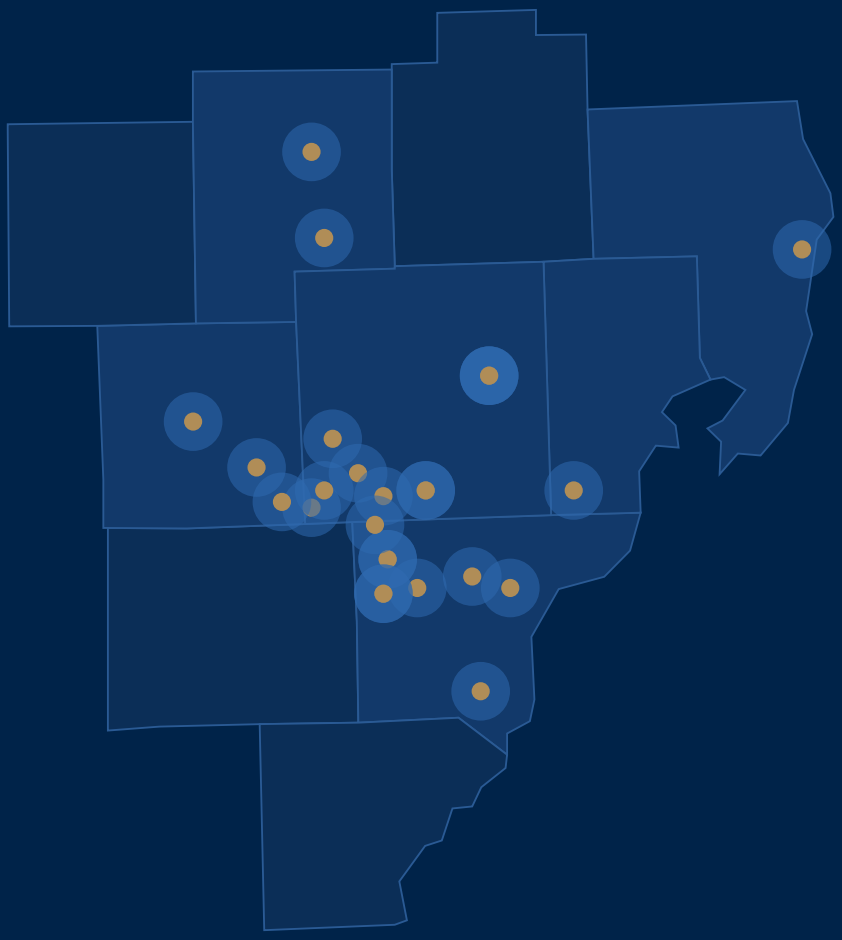
55+

communities in **Southeast Michigan**

A friendly guide to finding the 55+ community that feels like home.

Real details on homes, costs and how each community works, plus the questions worth asking before you decide.



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A NOTE BEFORE YOU START

Hi, I'm Andrew.



I started working at a local retirement home when I was 14, in the dish room. I worked my way up, earned management roles, and eventually moved to the corporate level, where I oversaw activities and events for more than 15 locations. It was a lot of responsibility at a young age, and it taught me that success isn't just about moving up. It's about making a difference.

What I loved most was the people: the residents, the conversations, the stories. Funny enough, it was many of those residents who first told me I'd be a natural at helping people find a place to call home. I took their advice, got my real estate license, and the rest is history.

I've been a Realtor since 2017, and I'm with Signature Sotheby's International Realty. I'm also the founder of Living in Michigan: the YouTube channel, the podcast, the blog and the brand. I'm a Michigan native, and I started it to bridge the gap for people all over the world who want real, genuine information about what it's like to call this state home. Too many of the resources out there felt surface-level or salesy, and families who were relocating were left without the guidance they needed.

I put relationships over transactions, no matter how big or small the deal is, and I give every client a white-glove experience backed by a deep book of resources. Whether you're relocating across the country, moving within Michigan, buying a first home or selling one full of memories, my goal is that you feel clear, confident and cared for.

That's why I made this guide. When I pulled every 55+ listing in the Realcomp MLS going back to 2017, I found that not many communities truly fit what most people are looking for, and the ones that do are scattered across the region. Some are co-ops, which work very differently from a condo, and some of the most affordable homes in the region are inside them. So I put everything in one place: where each community is, what the homes are like, what they've been selling for, and what to ask before you fall in love with one. Use it to build a short list, then call me and we'll sort out the rest.

BEFORE YOU DIVE IN

How to use this guide

You don't need to read this front to back. Here's an easy way to get the most out of it.

1 **Start with the big picture**
Look at Communities at a glance and Which community fits you? to see which places match your budget and the kind of home you want.

2 **Read the profiles that interest you**
Each community has its own profile with typical prices, home sizes, what the monthly fee often covers, and a link to see homes for sale right now.

3 **Use the workbook**
The questions and the monthly cost worksheet are meant to be written on. Take them with you when you tour.

4 **Talk it through with me**
When you have a short list, reach out. I'm happy to talk through your options, set up tours, or just answer questions. No obligation.

HOW TO READ THE NUMBERS

Price range is a rounded band covering most closed sales in 2024 to 2026. It is not an appraisal, and today's prices will differ. **Size, year built and days to sell** are medians of closed sales since 2017. **Monthly fees** change often. Where a profile gives one, it is labeled as coming from a single recent listing (with its year when known) or as a range reported by public listing sites. Neither is a guarantee. Always ask for the current fee and what it covers. **Reported details** (builder, amenities, HOA range) come from public listing pages like 55places.com and are not verified by the developer or association.

Co-op means you buy shares in the corporation that owns the community rather than the real estate itself, so financing and approval work differently. They're less common in Michigan than on the coasts. **55+** communities generally require at least 80% of occupied homes to have a resident 55 or older; the rules on guests and younger spouses vary, so ask for them in writing. Helfer Leisure Co-op and South Pointe are 50+.

WHAT THE DATA SAYS

By the numbers

2,500+
55+ listings tracked in the MLS since early 2017

17 days
typical time to sell, versus about 8 days for regular homes recently

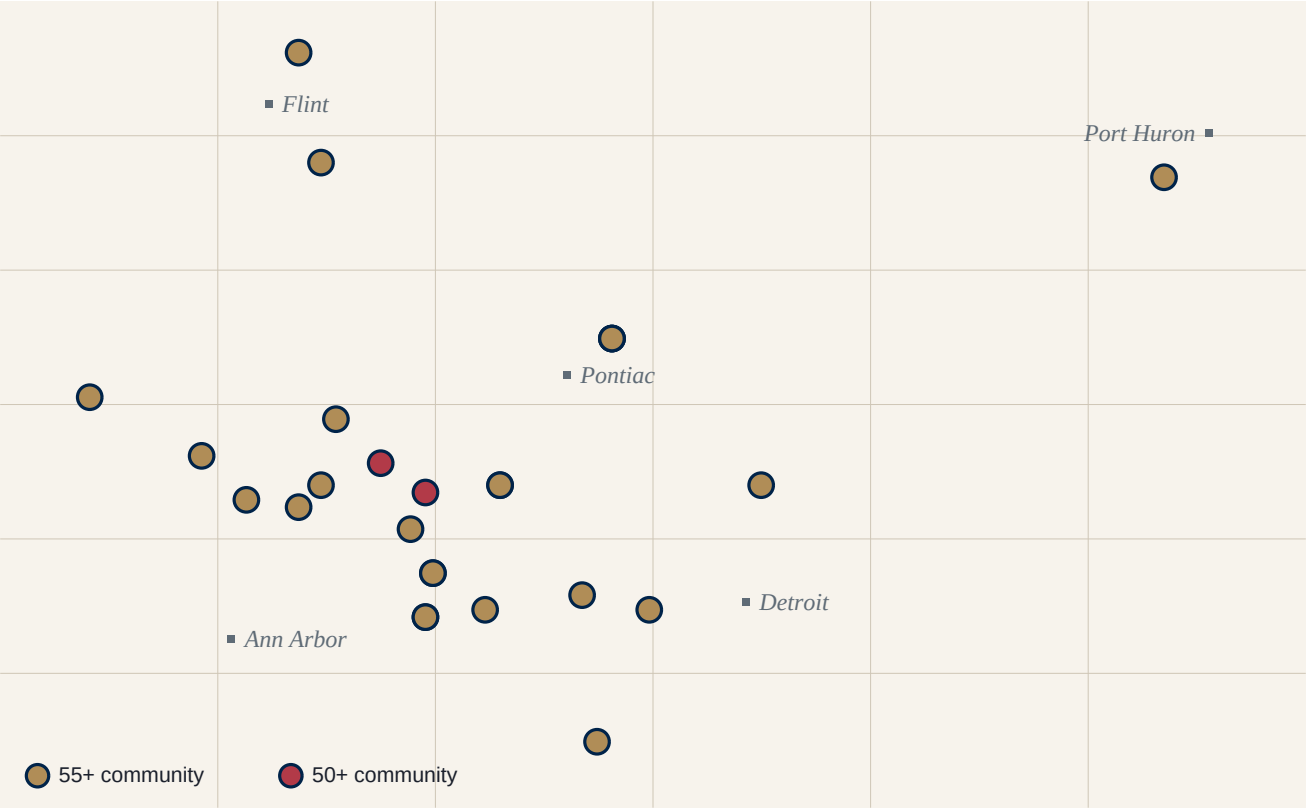
9 in 10
are single-level, versus about half of regular homes

$419M
in closed sales tracked since early 2017

~1,000
sq ft is a typical size, versus about 1,460 for regular homes

26
communities profiled across six counties

Where they are



Dots show approximate locations. The greatest concentration is in Oakland and Wayne counties; Livingston County has several of the best-priced options.

"Regular homes" compares about 5,000 closed residential and condo sales in the same counties from April to October 2026 (a six-month sample, not a full year). The 55+ figures cover Realcomp MLS listings from February 2017 through October 2026.

THE SHORT LIST

Communities at a glance

A NOTE ON THIS LIST

This is **not a complete list** of every 55+ community in Southeast Michigan. It is built from Realcomp MLS listings recorded from February 2017 through October 2026, searching all seven SEMCOG counties (Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw and Wayne) plus Genesee County. A community appears only if it is age-restricted and had homes listed in the MLS in that time. Communities that have not listed, that sell outside the MLS, or that are in other counties are not here. This guide also does not cover independent or assisted living. The list also depends on how listing agents entered each property: some may have marked a listing 55+ by mistake, and others may never have marked it at all, so a community can be missing or included in error, and there can be some discrepancies. Always confirm a community's age rules with the association. If a community you're curious about is missing, ask me.

COMMUNITY	CITY	AGE	OWNERSHIP	RECENT PRICE RANGE	SALES
Livingston County					
Centennial Farms	Green Oak Township	55+	Co-op	$150,000 - $250,000	150
Clinton Place	Howell	55+	Condo	$275,000 - $325,000	11
Woodruff Lake Co-op	Brighton	55+	Co-op (townhouse)	$25,000 - $125,000	26
Oakland County					
Botsford Commons	Farmington Hills	55+	Condo	$225,000 - $325,000	59
Colonial Acres	South Lyon	55+	Co-op	$75,000 - $175,000	387
Helfer Leisure Co-op	Wixom	50+	Co-op	$75,000 - $125,000	48
Heritage in the Hills	Auburn Hills	55+	Condo (single-family)	$400,000 - $525,000	90
Kensington Ridge	Milford Township	55+	Condo (single-family)	$500,000 - $925,000	30
Legacy of Lyon	Lyon Township	55+	Condo (single-family style)	$475,000 - $625,000	27
Pendleton Club	Farmington Hills	55+	Condo	$175,000 - $200,000	14
Reserves of Auburn Hills	Auburn Hills	55+	Condo (attached)	$375,000 - $525,000	73
South Pointe	Novi	50+	Condo	$125,000 - $200,000	16
Villa Montclair	Auburn Hills	55+	Condo (single-family)	$475,000 - $700,000	27

COMMUNITY	CITY	AGE	OWNERSHIP	RECENT PRICE RANGE	SALES
Wayne County					
Bradbury Park	Plymouth	55+	Condo	$150,000 - $225,000	118
Bridgewater Park	Brownstown Township	55+	Condo (single-family style)	$325,000 - $475,000	173
Crestwood Park	Plymouth	55+	Condo	$100,000 - $150,000	73
Crystal Village	Canton	55+	Condo	$375,000 - $425,000	59
Emerald Pointe	Westland	55+	Condo	$225,000 - $275,000	33
Heritage Park of Northville	Northville Township	55+	Condo (single-family)	$475,000 - $600,000	12
Hickory Ridge	Dearborn Heights	55+	Condo	$125,000 - $175,000	17
Morley Manor	Dearborn	55+	Condo	$50,000 - $125,000	114
Villas at Maple Creek	Canton	55+	Condo (attached ranch)	$300,000 - $375,000	24
Macomb County					
Maple Lane Valley	Warren	55+	Condo	$150,000 - $200,000	17
St. Clair County					
Ravenswood	Marysville	55+	Manufactured (land lease)	$25,000 - $100,000	26
Genesee County					
Glens of Genesee	Genesee Township	55+	Condo	$100,000 - $150,000	10
Grand Reserve	Grand Blanc Township	55+	Condo (single-family style)	$275,000 - $475,000	115

Sales = closed sales in the MLS since early 2017. Price ranges use 2024 to 2026 closed sales when available; each profile shows how many sales are behind it.

START HERE IF YOU'RE NOT SURE

Which community fits you?

Pick the thing that matters most to you, then start with those communities. Price ranges are recent closed sales (2024 to 2026) and will move. Always check the profile for the full picture.

I want the lowest price	Morley Manor, Woodruff Lake Co-op, Helfer Leisure Co-op (50+), Colonial Acres and Crestwood Park, roughly $25K to $175K in recent sales. Several of these are co-ops, so read the co-op page first.
I want a mid-range home, low maintenance	Bradbury Park, Maple Lane Valley, Pendleton Club, Centennial Farms, Emerald Pointe and Botsford Commons, roughly $150K to $325K in recent sales. Mostly condos, and many sell within two weeks.
I want clubhouse and resort-style amenities	Grand Reserve, Bridgewater Park, Kensington Ridge, Heritage in the Hills, Villa Montclair, Crystal Village and Colonial Acres report clubhouses, pools or both. Ask what is included in the fee.
I want newer construction	Kensington Ridge (still building), Legacy of Lyon, Villa Montclair, Reserves of Auburn Hills, Heritage Park of Northville and Crystal Village. Expect higher prices, generally $300K and up in recent sales.
I want a bigger home (1,700+ sq ft)	Bridgewater Park, Grand Reserve, Crystal Village, Heritage in the Hills, Villa Montclair, Legacy of Lyon, Heritage Park of Northville, Kensington Ridge and Villas at Maple Creek.
I want a gated community	Heritage in the Hills and Reserves of Auburn Hills are reported as gated. Confirm directly with the community.
I'm paying cash and want to move fast	Be ready. Legacy of Lyon, Bradbury Park, Pendleton Club, Emerald Pointe and South Pointe typically sell in under ten days once listed.

Three things to settle first: *your all-in monthly budget (any loan payment plus the monthly fee), whether you're comfortable with a co-op, and whether you need a single level. Those three narrow the list faster than anything else.*

THE PART MOST PEOPLE NEVER HEAR ABOUT

How a co-op works

Some of the communities in this guide are co-ops, and they include some of the most affordable homes in the region. They're less common in Michigan than on the coasts, so many buyers have never seen one. Here's the short version.

What you're buying	Not the real estate. You buy shares in a corporation that owns the whole community, and that comes with the right to live in your unit. You don't get a deed to the unit.
What the monthly charge covers	Usually more than a condo fee: a share of the corporation's property taxes, insurance, maintenance and reserves, and sometimes a payment on its underlying mortgage, plus things like water and exterior upkeep. Ask for the exact list.
Financing	In the co-ops in this guide, plan on paying cash. Financing for co-op shares is uncommon here, and the co-op units in recent listings were cash only. Always ask what type of ownership a home is and whether any financing applies.
Approval	Most co-ops have a board that approves buyers. Expect an application, financial review and often an interview, which can add time to closing.
Selling later	You sell your shares to a buyer the board approves. Ask about transfer fees and how long units take to sell.
Where the risk is	The community's finances are shared. If the corporation has a large underlying mortgage, weak reserves or owners behind on charges, everyone is affected. That is why the financials matter more here than anywhere.

ASK THE CO-OP BEFORE YOU BUY

- What is the **underlying mortgage**: the balance, the rate and when it ends?
- How much is in the **reserve fund**, and are any big repairs or special charges planned?
- Are any owners **behind on monthly charges**?
- What are the **board approval steps**, and how long do they usually take?
- What are the **transfer fees**, and the rules on **guests, pets and renting**?
- Can I see the **bylaws, the occupancy agreement and the last two years of financials**?

General information, not legal or financial advice. Co-op details vary by community, so read the bylaws, occupancy agreement and financials before you buy.

TWO DIFFERENT THINGS

55+ community or independent living?

People often use these terms for the same thing, but they are different choices. This guide covers 55+ communities only. Here is how the two usually compare, so you can tell which one you are really looking for.

	55+ COMMUNITY	INDEPENDENT LIVING
What it is	Homes you buy (or sometimes lease) in a community with an age rule. You live on your own, like in any neighborhood.	A senior apartment or residence, usually rented, with services built into one monthly price.
Ownership	Usually you own: a condo, co-op shares, or a manufactured home on leased land.	Usually you rent. Some use an entrance fee or buy-in. Read the contract closely.
Monthly cost	Any loan payment, plus the association fee, property taxes, utilities and insurance.	One monthly price that may include meals, housekeeping, transportation and activities. Ask what costs extra.
Services	Varies. Often exterior upkeep, snow removal and a clubhouse. Meals and care are generally not included.	Often meals, housekeeping, transportation and an activity calendar.
If needs change	No care on site. You can arrange home-care help, if the community's rules allow it.	Some offer assisted living or memory care on the same campus. Ask about it before you move in.
Your paperwork	A deed, co-op shares or a lot lease.	A lease or residency agreement.

Things to consider

- **How much help do you want day to day?** If you'd like meals and housekeeping handled, independent living may fit better. If you want your own home and privacy, a 55+ community may.
- **What will it cost in five years?** Ask how much fees or rent have risen, and what happens if prices go up faster than your income.
- **What is your plan if your health changes?** Think it through now, with your family, before you need to.
- **Can you try it first?** Many places offer a tour, a meal or a guest stay. Go more than once, at different times of day.
- **Get advice on the big questions.** I'm a Realtor, not an elder-care or financial adviser. An attorney or financial professional can help you weigh the costs and contracts.

Livingston County

3 COMMUNITIES

Centennial Farms

GREEN OAK TOWNSHIP (SOUTH LYON ADDRESS)

$150,000 - $250,000

RECENT SALES (38 sales, 2024-2026)

Affordable ranch living with a lake-access lifestyle. It is a co-op, so read the co-op page first.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
900 sq ft typical	around 1986	13 days typical	about $595 (Oct 2026)

Co-op. Ranch-style units of about 860 to 920 sq ft above ground, often with finished basements and a one-car garage. **Location:** near 10 Mile and Rushton roads, with a South Lyon mailing address and South Lyon schools. **Two phases:** the community was built in Phase I (typically around 1986) and Phase II (around 1990), and listings name the phase. Phase II units run slightly smaller and have recently sold for somewhat more. Ask which phase a home is in and whether fees or rules differ. **Lifestyle:** clubhouse with year-round activities, picnic area, horseshoe pit, and a large private beach on a chain of four connected lakes, with kayaks, canoes and paddleboats for members. **Monthly fee:** a recent listing shows about $595 a month (as of October 2026), covering snow removal, insurance, structure and grounds maintenance, sewer, trash and water; one Phase II listing also lists roof, boiler and water heater repair and pest control. A $300 working-capital fee is listed. **How it buys:** recent listings were cash only and need board approval, and the buyer receives a membership certificate instead of a title policy. Pet limits apply (one listing: 1 dog, or up to 2 indoor cats). Management: Legacy Property Management, 248-769-7388. **In recent MLS listings:** Most mention a clubhouse. Most often the monthly fee covers snow removal, grounds care, water and trash. Homes usually have a one-car garage. **Website:** no community site found; use the management contact above.

See current homes for sale in Centennial Farms >

Clinton Place

HOWELL

$275,000 - $325,000

RECENT SALES (11 older sales since 2017 (no 2024+ data))

Takes longer to sell than most on this list.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,250 sq ft typical	around 2020	47 days typical	about $250 (2023 listing)

Condo. Condo units, about 1,250 sq ft. A 2023 listing shows about $250 a month, covering snow removal and grounds maintenance. **In recent MLS listings:** Most often the monthly fee covers snow removal and grounds care. Homes usually have a two-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Clinton Place >

Woodruff Lake Co-op

BRIGHTON

$25,000 - $125,000

RECENT SALES (12 sales, 2024-2026)

Affordable townhouse option with lake privileges near Brighton.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
950 sq ft typical	around 1968	35 days typical	about $827 (recent listing)

Co-op (townhouse). Townhouse-style units; Woodruff Lake privileges. A recent listing shows about $827 a month, covering snow removal, insurance, structure and grounds maintenance, pest control, trash and water. Management: Legacy Property Management. **In recent MLS listings:** Most often the monthly fee covers snow removal, grounds care, water, trash, heat and building insurance. Homes usually have no garage. **Website:** none found; ask for the association contact.

See current homes for sale in Woodruff Lake Co-op >

Oakland County

10 COMMUNITIES

Botsford Commons

FARMINGTON HILLS

$225,000 - $325,000

RECENT SALES (21 sales, 2024-2026)

Central Farmington Hills location, in the mid-price range.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,450 sq ft typical	around 1995	19 days typical	about $520 (recent listing)

Condo. Condo units, about 1,400 sq ft median. A recent listing shows about $520 a month, covering snow removal, structure and grounds maintenance, security and water. Management: TH Management, 248-720-0577. **In recent MLS listings:** Most mention a clubhouse and a community pool. Most often the monthly fee covers snow removal, grounds care and water. Homes usually have a one-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Botsford Commons >

Colonial Acres

SOUTH LYON

$75,000 - $175,000

RECENT SALES (58 sales, 2024-2026)

The largest community on this list by number of homes, with some of the lowest prices. It is a co-op, so ask how financing and approval work before you make an offer.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
900 sq ft typical	around 1985	17 days typical	about $570 (recent listing)

Co-op. Attached ranch-style units, about 900 sq ft up to larger plans. 818 homes, built 1977-1988. Clubhouse and outdoor pool. A recent listing shows about $570 a month, covering grounds maintenance, sewer, trash and water, with no working-capital fee listed. Management: Timmons Management, 248-437-8907. Earlier range reported by public listing sites (not verified): $180-$555. **In recent MLS listings:** Most mention a clubhouse and a community pool. Most often the monthly fee covers snow removal, grounds care, water and trash. Homes usually have no garage. **Website:** colonialacresphasev.com (a Colonial Acres site that appears to cover Phase V; ask which phase a home is in)

See current homes for sale in Colonial Acres >

Helfer Leisure Co-op

WIXOM **50+ ONLY**

$75,000 - $125,000

RECENT SALES (14 sales, 2024-2026)

Age minimum is 50+, not 55+. Co-op: you buy shares tied to a unit rather than the real estate itself.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
850 sq ft typical	around 1972	36 days typical	about $561 (recent listing)

Co-op. Co-op units, typically under 1,000 sq ft. A recent listing shows about $561 a month, covering snow removal, grounds and structure maintenance, electricity, sewer, trash and water. **In recent MLS listings:** Most mention a clubhouse and a community pool. Most often the monthly fee covers snow removal, grounds care, water, trash and heat. Homes usually have no garage. **Website:** none found; ask for the association contact.

See current homes for sale in Helfer Leisure Co-op >

Heritage in the Hills

AUBURN HILLS

$400,000 - $525,000

RECENT SALES (16 sales, 2024-2026)

Established gated community. No new construction, so every purchase is a resale.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,800 sq ft typical	around 2001	13 days typical	about $350 (recent listing)

Condo (single-family). Single-family, detached. 281 homes, built 1999-2004. 24-hour gated. 7,000 sq ft clubhouse, pool, tennis, bocce, putting green, community bus. Resale only. A recent listing shows about $350 a month, covering snow removal, grounds maintenance and other services. Management: 248-276-1943. **In recent MLS listings:** Most mention a clubhouse, a community pool, tennis or pickleball courts and a gated entrance. Most often the monthly fee covers snow removal and grounds care. Homes usually have a two-car garage. **Website:** heritageinthehills.com

See current homes for sale in Heritage in the Hills >

Kensington Ridge

MILFORD TOWNSHIP

$500,000 - $925,000

RECENT SALES (30 sales, 2024-2026)

Newest and most expensive community on this list; still being built.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,900 sq ft typical	around 2025	38 days typical	about $316 (recent listing)

Condo (single-family). 20 plans, 1,502-2,754 sq ft. Del Webb. About 611 planned homes, 2023-present. Lake House clubhouse (16,800 sq ft), indoor heated pool, golf simulator, pickleball, dog park. A recent listing shows about $316 a month, covering snow removal, grounds maintenance, internet and cable TV. Management: 248-264-7900. **In recent MLS listings:** Most mention a clubhouse, a community pool and tennis or pickleball courts. Most often the monthly fee covers snow removal, grounds care and cable or internet. Homes usually have a two-car garage. **Website:** www.delwebb.com/kensingtonridge (builder page; sales center 248-920-9130)

See current homes for sale in Kensington Ridge >

Legacy of Lyon

LYON TOWNSHIP (SOUTH LYON ADDRESS)

$475,000 - $625,000

RECENT SALES (27 older sales since 2017 (no 2024+ data))

Newer community; homes sell fast when listed.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
2,050 sq ft typical	around 2018	2 days typical	about $300 (recent listing)

Condo (single-family style). Single-family-style condos, about 2,000 sq ft median. A recent listing shows about $300 a month. Management: TH Management, 248-720-2432. **Website:** none found; ask for the association contact.

See current homes for sale in Legacy of Lyon >

Pendleton Club

FARMINGTON HILLS

$175,000 - $200,000

RECENT SALES (only 4 sales, 2024-2026)

Small community; few sales per year.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,000 sq ft typical	around 1990	7 days typical	about $342 (recent listing)

Condo. Condo units. A recent listing shows about $342 a month, covering snow removal and structure and grounds maintenance. Management: Avesta Management, 248-855-5665. **In recent MLS listings:** Most often the monthly fee covers snow removal, grounds care and water. Homes usually have no garage. **Website:** none found; ask for the association contact.

See current homes for sale in Pendleton Club >

Reserves of Auburn Hills

AUBURN HILLS

$375,000 - $525,000

RECENT SALES (only 4 sales, 2024-2026)

Newer, gated, small community close to Heritage in the Hills and Villa Montclair.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,450 sq ft typical	around 2019	12 days typical	about $320 (recent listing)

Condo (attached). Attached: Bradford 1,350 sq ft, Chatham 1,850 sq ft. Builder Grandview Building Inc., about 62-68 homes, 2018-present. Gated. Trails, gazebo, sports court, activity director. A recent listing shows about $320 a month, covering snow removal, grounds maintenance, sewer and water. Management: Kramer Triad Management (kramertriad.com), 248-879-9700. **In recent MLS listings:** Most often the monthly fee covers water. Homes usually have a two-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Reserves of Auburn Hills >

South Pointe

NOVI **50+ ONLY**

$125,000 - $200,000

RECENT SALES (only 2 sales, 2024-2026)

Age minimum is 50+, not 55+. Novi location at an affordable price.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
700 sq ft typical	around 1991	9 days typical	about $369 (recent listing)

Condo. Condo units, small floor plans. A recent listing shows about $369 a month, covering grounds maintenance and trash. Management: 248-650-8983. **In recent MLS listings:** Most often the monthly fee covers snow removal and grounds care. Homes usually have no garage. **Website:** No community site found. Listed as a client of A Condo Management (acondomgt.com).

See current homes for sale in South Pointe >

Villa Montclair

AUBURN HILLS

$475,000 - $700,000

RECENT SALES (27 older sales since 2017 (no 2024+ data))

One of the higher price points in Oakland County.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,750 sq ft typical	around 2018	30 days typical	about $500 (recent listing)

Condo (single-family detached). Six plans, 1,735-3,712 sq ft. Builders Moceri and Dominick Tringali, 88 planned homes. Clubhouse, fitness, pool and spa, trails, gardens, activity director. Not gated. A recent listing shows about $500 a month, covering snow removal, grounds maintenance and trash. Management: contact listed: 586-254-3000. **In recent MLS listings:** Most mention a clubhouse and a community pool. Most often the monthly fee covers snow removal and grounds care. Homes usually have a two-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Villa Montclair >

Wayne County

9 COMMUNITIES

Bradbury Park

PLYMOUTH

$150,000 - $225,000

RECENT SALES (29 sales, 2024-2026)

Plymouth address at an accessible price. Sells quickly: typical days on market is among the shortest on this list.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
900 sq ft typical	around 1972	7 days typical	about $383 (recent listing)

Condo. Condo units, mostly under 1,000 sq ft. A recent listing shows about $383 a month, covering snow removal, gas, structure and grounds maintenance, trash and water. Management: KS Management Services, 734-285-4442. **In recent MLS listings:** Most mention a clubhouse and a community pool. Most often the monthly fee covers snow removal, grounds care, water and heat. Homes usually have no garage. **Website:** none found; ask for the association contact.

See current homes for sale in Bradbury Park >

Bridgewater Park

BROWNSTOWN TOWNSHIP

$325,000 - $475,000

RECENT SALES (19 sales, 2024-2026)

Large, amenity-rich community in the downriver area; the Bridgewater name is used in listings and by the builders.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,950 sq ft typical	around 2013	25 days typical	about $350 (2024)

Condo (single-family style). Single-family-style condos, about 1,100 to 2,450 sq ft. Reported as the Bridgewater community, 631 homes, builders Del Webb and Lennar, 2006-present. Landmark Lodge clubhouse (14,700 sq ft), indoor pool, tennis, pickleball, bocce, 10 miles of trails. A 2024 listing shows about $350 a month; I have nothing newer. Management: AAM Management, 602-957-9191. Earlier range reported by public listing sites (not verified): $255-$410. **In recent MLS listings:** Most mention a clubhouse, a community pool and tennis or pickleball courts. Homes usually have a two-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Bridgewater Park >

Crestwood Park

PLYMOUTH

$100,000 - $150,000

RECENT SALES (10 sales, 2024-2026)

Plymouth-area condos at one of the lowest price points. Ask about stairs when touring.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
750 sq ft typical	around 1964	22 days typical	about $382 (recent listing)

Condo. Condo apartments; some upper-level units with stairs. A recent listing shows about $382 a month, covering snow removal, gas, structure and grounds maintenance, trash and water. Management: Herriman & Associates (herriman.net), 734-459-5440. **In recent MLS listings:** Most mention a clubhouse and a community pool. Most often the monthly fee covers snow removal, grounds care, water and heat. Homes usually have no garage. **Website:** none found; ask for the association contact.

See current homes for sale in Crestwood Park >

Crystal Village

CANTON

$375,000 - $425,000

RECENT SALES (only 3 sales, 2024-2026)

Newer Canton community, built in the mid-2010s.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,700 sq ft typical	around 2018	10 days typical	about $385 (recent listing)

Condo. Single-family plans 1,488-2,010 sq ft; attached 1,565-2,490 sq ft. Builder Boji Home Builders, about 200 homes, 2014-2018. Clubhouse and amenities. Not gated. A recent listing shows about $385 a month, covering snow removal, structure and grounds maintenance, sewer and water. Management: Whitehall Community Management, 248-324-0400. Earlier range reported by public listing sites (not verified): $166-$381. **In recent MLS listings:** Most mention a clubhouse. Homes usually have a two-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Crystal Village >

Emerald Pointe

WESTLAND

$225,000 - $275,000

RECENT SALES (7 sales, 2024-2026)

Westland location with short average time on market.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,400 sq ft typical	around 1991	9 days typical	about $300 (recent listing)

Condo. Condo units. A recent listing shows about $300 a month, covering snow removal, structure and grounds maintenance and trash. Management: Mister Management, 810-225-3244. **In recent MLS listings:** Most often the monthly fee covers snow removal and grounds care. Homes usually have a two-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Emerald Pointe >

Heritage Park of Northville

NORTHVILLE TOWNSHIP

$475,000 - $600,000

RECENT SALES (12 older sales since 2017 (no 2024+ data))

Very small, Northville-area community.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
2,000 sq ft typical	around 2020	16 days typical	about $300 (2024 listing)

Condo (single-family). Chelsea II 1,725 sq ft, Denton 2,010 sq ft. Builder Boji Home Builders, about 14 homes reported, 2019-present. A 2024 listing shows about $300 a month. Management: Kramer Triad Management, 734-973-5500. **In recent MLS listings:** Homes usually have a two-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Heritage Park of Northville >

Hickory Ridge
DEARBORN HEIGHTS

$125,000 - $175,000
RECENT SALES (17 older sales since 2017 (no 2024+ data))

Small community; few recent sales.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,200 sq ft typical	around 2001	10 days typical	about $300 (late 2025 listing)

Condo. Condo units. A late 2025 listing shows about $300 a month, covering snow removal, grounds maintenance and water. **In recent MLS listings:** Most often the monthly fee covers water. Homes usually have a one-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Hickory Ridge >

Morley Manor
DEARBORN

$50,000 - $125,000
RECENT SALES (18 sales, 2024-2026)

Among the lowest entry prices on this list. Confirm the monthly fee and what it covers.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
900 sq ft typical	around 1973	16 days typical	about $699 (recent listing)

Condo. Condo apartments; some upper-level units with stairs. A recent listing shows about $699 a month, covering snow removal, structure and grounds maintenance, sewer, trash, water, and heat, electricity and gas. Management: Beanstalk Real Estate Solutions, 313-446-8060. **In recent MLS listings:** Most often the monthly fee covers snow removal, grounds care, water, trash and heat. Homes usually have no garage. **Website:** none found; ask for the association contact.

See current homes for sale in Morley Manor >

Villas at Maple Creek
CANTON

$300,000 - $375,000
RECENT SALES (only 3 sales, 2024-2026)

Small, quiet attached-ranch community in Canton.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,700 sq ft typical	around 2013	11 days typical	about $400 (recent listing)

Condo (attached ranch). Attached ranch: Abbey 1,571 sq ft, Canterbury 1,682 sq ft. Builder Robertson Brothers Homes, 52 homes, 2012-2014. Trails. A recent listing shows about $400 a month, covering snow removal, structure and grounds maintenance and water. Management: BLS Management, 734-838-1520. Earlier range reported by public listing sites (not verified): $200-$385. **In recent MLS listings:** Most often the monthly fee covers grounds care and water. Homes usually have a two-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Villas at Maple Creek >

Macomb County

1 COMMUNITY

Maple Lane Valley

WARREN

$150,000 - $200,000

RECENT SALES (only 4 sales, 2024-2026)

One of the few options on this list in Macomb County.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,250 sq ft typical	around 1984	13 days typical	about $195 (recent listing)

Condo. Condo units. A recent listing shows about $195 a month, covering snow removal, grounds maintenance, trash and water. Management: 586-216-7709. **In recent MLS listings:** Most often the monthly fee covers snow removal, grounds care and water. Homes usually have a two-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Maple Lane Valley >

St. Clair County

1 COMMUNITY

Ravenswood

MARYSVILLE

$25,000 - $100,000

RECENT SALES (6 sales, 2024-2026)

You own the home but pay monthly lot rent to the park. Ask for the current amount and what it includes.

SIZE	BUILT	TIME TO SELL
1,400 sq ft typical	around 1991	34 days typical

Manufactured home on leased land. Manufactured homes, about 1,376 sq ft median. Reported on MHVillage as a 55+ park of about 230 sites, built around 1968, with a clubhouse, planned activities, on-site management, paved streets and sidewalks, and a pet limit of 30 lb. Lot rent was not listed. **In recent MLS listings:** Most mention a clubhouse. Homes usually have no garage. **Website:** none found; ask for the association contact.

See current homes for sale in Ravenswood >

Genesee County

2 COMMUNITIES

Glens of Genesee

GENESEE TOWNSHIP

$100,000 - $150,000

RECENT SALES (only 3 sales, 2024-2026)

Small community in Genesee County; few sales.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,050 sq ft typical	around 1996	16 days typical	about $180 (2025 listing)

Condo. Condo units. A 2025 listing shows about $180 a month. Management: Cummings Property Management. **In recent MLS listings:** Most often the monthly fee covers snow removal and grounds care. Homes usually have a one-car garage. **Website:** none found; ask for the association contact.

See current homes for sale in Glens of Genesee >

Grand Reserve

GRAND BLANC TOWNSHIP

$275,000 - $475,000

RECENT SALES (33 sales, 2024-2026)

Amenity-rich community in the Grand Blanc area with a large clubhouse and two pools.

SIZE	BUILT	TIME TO SELL	MONTHLY FEE
1,700 sq ft typical	around 2014	21 days typical	about $465 (recent listing)

Condo (single-family style). 19 models, 1,222-2,450 sq ft. 479 homes, builders Del Webb and Ryan Homes, built 2006-present. Grandview Lodge clubhouse (15,500 sq ft), indoor and outdoor pools, fitness, tennis and bocce. Not gated. A recent listing shows about $465 a month, covering snow removal, grounds maintenance and other services. **In recent MLS listings:** Most mention a clubhouse, a community pool and tennis or pickleball courts. Most often the monthly fee covers snow removal and grounds care. Homes usually have a two-car garage. **Website:** www.ourgrandreserve.org (community association)

See current homes for sale in Grand Reserve >

ALSO WORTH KNOWING

Other age-restricted communities

These have too few MLS sales to profile, or are manufactured-home communities, so details are limited to what the MLS shows.

Pine Crest Estates	Chesterfield Township, Macomb	Manufactured home community	Website: pinecrestestatesmhc.com **Homes for sale**
Belle Villa Lakes	Belleville, Wayne	Manufactured, land lease	**Homes for sale**
Royal Holiday Park	Canton Township, Wayne	Manufactured, land lease	**Homes for sale**
Park Place	Clio, Genesee	Manufactured	**Homes for sale**
Clay Commons Condos	Clay Township, St. Clair	Condo	**Homes for sale**
My Place at Pearl Beach	Clay Township, St. Clair	Manufactured home park (Algonac area)	**Homes for sale**
University Commons	Ann Arbor, Washtenaw	Condo	**Homes for sale**
Avon on the Lake	Rochester Hills, Oakland	Listed as condo / site condo in the MLS	**Ask me about homes**
Crestwood Estates	Dearborn Heights, Wayne	Manufactured, land lease (55+ per listing)	**Ask me about homes**
Cranberry Lake Estates	White Lake Township, Oakland	Manufactured home and lake community (reported)	**Ask me about homes**
Highland Hills	Macomb Township, Macomb	Condo	**Ask me about homes**
The Players Club	Holly Township, Oakland	Condo	**Ask me about homes**
Gardens of Riverside	Holly Township, Oakland	Listed as condo / site condo in the MLS	**Ask me about homes**
Spring Hill Condo	Village of Ortonville, Oakland	Condo	**Ask me about homes**
Hidden Terrace Condominiums	Waterford Township, Oakland	Condo	**Ask me about homes**

YOUR WORKBOOK

Questions to ask every community

These are the questions people most often wish they had asked. Take a copy to each community, and write the answers down while you're there. Ask the association or the management company for anything in writing.

COMMUNITY _____

DATE _____

WHO I SPOKE WITH _____

PART 1

The money

1 What is the monthly fee today, exactly what does it cover (water, trash, snow, lawn, exterior, insurance, internet, cable), and how much has it gone up over the last five years?

2 Is there a reserve fund, and how healthy is it? Have there been special assessments, or are any planned for roofs, roads, siding or windows?

3 Are there fees when I buy or sell, such as a transfer fee, move-in fee, capital contribution or resale fee? Who pays them?

4 What are the annual property taxes, or the co-op's share of them? Do I pay them separately or through the monthly charge?

5 How will I pay for it? If it's a co-op, is it cash only? If it's a condo, which kinds of financing do lenders offer here (conventional, FHA, VA)? Does the co-op have a mortgage on the whole community, and what are its balance and term?

PART 2

The rules

6 What is the exact age rule? Get it in writing: guests, grandchildren staying for weeks, a younger spouse or partner, a live-in caregiver.

7 What happens to the home if I pass away or need to move into care? Can my family keep it, rent it or sell it, and how fast do they have to act?

8 Are pets allowed, and are there limits on number or size? Are rentals allowed, and what share of homes are owner-occupied?

9 What are the rules on parking, RVs and boats, overnight guests, exterior changes, gardening, flags and satellite dishes?

10 Can I see the bylaws, rules and regulations, budget, last two years of financials and recent board meeting minutes before I make an offer?

PART 3

The home itself

11 Is it truly single-level? What about stairs, step-free entry, doorway widths, a walk-in shower, the garage or carport and the basement?

12 Who maintains what: lawn, snow, roof, windows, siding, driveway? What does the association's master insurance cover, and what do I need to insure myself?

13 How old are the roofs, siding, HVAC and water heaters, and are any of them due for replacement? Are there any known issues or legal disputes?

PART 4

Daily life

14 What amenities are there (clubhouse, pool, fitness, trails, bus), are they included in the fee, and are they actually well used?

15 What does a typical month of activities look like? Is there an activity director? Could I attend an event before I decide?

16 How fast is the snow cleared, and are the sidewalks done too? Is there gate or security service?

17 How far is the nearest hospital, pharmacy, grocery store and airport? How far is my family?

PART 5

Buying, selling and the long run

18 How long do homes take to sell here, how many are for sale right now, and how many sold in the last year? Is there a waiting list?

19 Is there an application or board approval, an interview, and a waiting period? What does it cost, and how long does it take?

20 Who manages the association, and how do I reach them? Are board meetings open to owners?

21 If my needs change, what are my options: a caregiver at home, assisted or independent living nearby, or selling quickly?

22 In five or ten years, will I still be glad I chose this place? What would make me say no?

MY OWN QUESTIONS

Anything else I want to ask

YOUR WORKBOOK

Your true monthly cost

The monthly fee is only part of it. Use this to compare up to three communities side by side, and to compare them to what you pay now.

	COMMUNITY A	COMMUNITY B	COMMUNITY C
Purchase price			
Monthly fee (HOA or co-op charge)			
Property taxes per month (if not in the fee)			
Home insurance per month (what you carry yourself)			
Utilities not included (electric, gas, internet)			
Lot rent per month (manufactured homes only)			
Other: moving costs, one-time fees, repairs			
Total monthly cost			
What I pay now each month			
Difference			

A MICHIGAN PROPERTY-TAX HEADS-UP

In Michigan, a home's taxable value is capped from year to year, but it generally resets to a value based on the current market after a sale. This is often called uncapping. It means your tax bill can be noticeably higher than the previous owner's, so don't use their number. Ask the assessor or a tax professional for an estimate, and ask whether a co-op's monthly charge already includes the community's property taxes.

General information, not tax advice.

WHAT HAPPENS NEXT

From shortlist to decision

1 **Narrow it to two or three**
Use the contents, the at-a-glance table and the "Which community fits you?" page. Click the homes-for-sale link in each profile to see what is available now.

2 **Call the association or management company**
Work through the workbook questions and ask for the bylaws, budget, last two years of financials and recent meeting minutes. Write the answers down.

3 **Visit more than once**
Tour a home, and then walk the community on a different day and at a different time. Ask to see the clubhouse and, if possible, attend an event.

4 **Know how you'll pay**
Co-op units in this guide are generally cash purchases, so be sure of your funds. For condo units, talk to a lender early about what financing applies there.

5 **Have the documents reviewed**
Ask your agent, and if you want, an attorney, to review the rules, the age requirements, the fees and the financials before you commit.

6 **Make an offer, and allow time**
Some communities need an application and board approval, which adds time. Plan your move, and your current home's sale, around it.

7 **Plan the move itself**
Sizing down, timing, movers, and what comes with you. Start sooner than you think you need to.

BEFORE YOU COMMIT

Is your budget ready?

Moving is easier when the numbers have been checked first. I'm a Realtor, not a financial adviser, so think of this as a list of questions to bring to a CPA, a financial planner or an elder-law attorney. This is general information, not legal, tax or financial advice. Check off what you've covered.

- [ ] **Your true monthly cost**
  Add up any loan payment, the association or lot fee, property taxes, utilities and insurance. The "Your true monthly cost" worksheet later in this guide walks through it. Also ask how much the fee has risen in five years.
- [ ] **Your cushion after the purchase**
  After the down payment and moving costs, is there still money set aside for repairs and emergencies?
- [ ] **How your income is taxed**
  Ask a tax professional how Social Security, pensions and retirement withdrawals are treated in Michigan, and what is changing.
- [ ] **Property taxes after you buy**
  In Michigan, a home's taxable value generally resets after a sale, so the seller's tax bill may not be yours. Ask for an estimate.
- [ ] **How you'll pay**
  Co-op units in this guide are generally cash purchases. For condos, talk to a lender early. Manufactured homes on leased land may finance differently.
- [ ] **Health coverage and costs**
  Look at Medicare premiums, supplemental coverage and prescription costs for the year ahead. The next page lists free help.
- [ ] **If your health or needs change**
  Think through the plan now with family. Ask about home-care rules in the community and what it would cost to move again.
- [ ] **Your paperwork**
  Will, powers of attorney and beneficiaries should be current. An attorney can also review a co-op agreement or lot lease before you sign.
- [ ] **Your current home**
  Know what you owe, what it may sell for and how long that could take, so the timing of the two moves lines up.

FREE HELP, IN ONE PLACE

Medicare and Michigan resources

These are official or nonprofit sources. Programs, amounts and deadlines change every year, so confirm details with the agency itself. Type the web address into your browser yourself if you ever get a link in a message you weren't expecting.

Medicare

- **Official Medicare site:** medicare.gov. Compare plans with *Find health & drug plans*: medicare.gov/plan-compare/
- **1-800-MEDICARE:** 1-800-633-4227 (TTY 1-877-486-2048), live help any time.
- **Social Security, signing up for Parts A and B:** ssa.gov/medicare/sign-up. When to sign up: ssa.gov/medicare/plan/when-to-sign-up
- **MMAP, Michigan's free Medicare and Medicaid counseling:** 1-800-803-7174, mmapinc.org. Counselors are unbiased and do not sell insurance.
- **SHIP locator (national):** shiphelp.org

Michigan taxes and cost of living

- **Homestead Property Tax Credit:** michigan.gov/taxes/iit/credits/hptc
- **Retirement and pension income:** michigan.gov/taxes/iit/retirement-and-pension-benefits
- **Home Heating Credit:** michigan.gov/taxes/questions/iit/accordion/heating/home-heating-credit-information-1
- **Free tax help for seniors:** michiganfreetaxhelp.org
- **Energy bill help (MDHHS):** michigan.gov/mdhhs/assistance-programs/emergency-relief
- **Summer property tax deferment:** handled by your local city or township treasurer. Ask whether you qualify.

Local help

- **Area Agencies on Aging:** Michigan MDHHS Aging Services page
- **Dial 2-1-1** to be connected to local help.

Scams and fraud

- **Michigan Attorney General, Consumer Protection:** 877-765-8388. File a complaint: michigan.gov/ag/complaints
- **Senior scams:** michigan.gov/consumerprotection/scams **Elder abuse:** michigan.gov/ag/initiatives/elder-abuse
- **Do Not Call Registry:** 888-382-1222, donotcall.gov

Not a complete list, and listing a resource is not an endorsement. Addresses checked October 2026.

WHAT PEOPLE ASK MOST

Frequently asked questions

What does "55+" actually mean?

Generally, at least 80% of occupied homes must have a resident who is 55 or older, and the community must verify ages. The details differ, so get the exact rule in writing.

Can a spouse or partner under 55 live with me?

It depends on the community's rules. Ask before you make an offer. *Ask for the answer in writing.*

Can my grandchildren visit?

Visits are usually welcome. Most limits are on long stays, so ask how many days are allowed. *Ask for the answer in writing.*

What if I need a caregiver?

These are communities of homes, not care facilities, and there is no care on site. Ask whether a visiting or live-in caregiver is allowed. *Ask for the answer in writing.*

What happens to the home if I pass away?

The home or shares pass through your estate, but whether heirs can keep, rent or sell it can depend on the age rule and, in a co-op, the board. Ask the association for its rules, and talk with an estate attorney. *Ask for the answer in writing.*

Can I use a mortgage?

Condo units may be financeable. In the co-ops in this guide, plan on paying cash. Ask which type of ownership a home is. *Ask for the answer in writing.*

Can I have a pet?

Rules vary by size, number and sometimes breed. Ask for the pet policy. *Ask for the answer in writing.*

Can I rent the home out, or leave it empty for the winter?

Many communities limit rentals, and some have rules for extended absences. Ask. *Ask for the answer in writing.*

Who handles snow and lawn care?

It varies. Some communities include it in the monthly fee and some do not. Ask for the exact list of what the fee covers. *Ask for the answer in writing.*

Will the monthly fee go up?

Fees often do. Ask for the last five years of changes, the reserve fund balance, and any special assessments. *Ask for the answer in writing.*

IN PLAIN ENGLISH

Glossary

55+ community	A community that restricts residency by age. Federal rules generally require that at least 80% of occupied homes have a resident 55 or older, with the community keeping proof. Rules for guests and younger spouses vary, so ask for them in writing.
Association (HOA)	The organization that runs the community and collects the monthly fee. A board of owners usually leads it, and often a management company runs the day-to-day.
Condo	You own your unit and share ownership of the common areas with the other owners.
Co-op	You own shares in a corporation that owns the whole community, with the right to live in your unit. You don't receive a deed to the unit.
Occupancy agreement	The document that gives a co-op shareholder the right to live in a unit. Read it before you buy.
Board approval	Some communities, especially co-ops, require the board to approve a buyer before the sale closes.
Monthly fee	What owners pay each month for shared costs. What it covers varies a lot, so ask for the exact list.
Working-capital fee	A one-time payment at purchase, sometimes charged, that goes into the association's funds.
Reserve fund	Money the association sets aside for big future repairs such as roofs and roads.
Special assessment	An extra charge on owners when the association needs money beyond its regular budget.
Master insurance	The association's insurance on the buildings. Ask what it covers and what you need to insure yourself.
Land lease (lot rent)	In a manufactured-home community, you own the home but pay monthly rent for the lot it sits on.
Taxable value	The value a property's tax bill is based on. In Michigan it generally resets after a sale.

YOUR SPACE

Notes

COMMUNITY _____

DATE _____

Finding the right place is hard. You don't have to figure it out alone.

I'll be honest: finding a 55+ community you actually love is tough. The good ones are spread out, the details are hard to find online, and every community has its own rules, fees and feel. A name on a list doesn't tell you whether it's the right place to spend your next chapter.

That's where I come in. Whether you're moving from across town or across the country, or you're only just starting to think about downsizing, I'm happy to talk it through with you. What do you want your days to look like? Do you need a single level? Is a clubhouse important, or would you rather have quiet and low maintenance? What are you hoping to spend? There are no wrong answers, and no pressure.

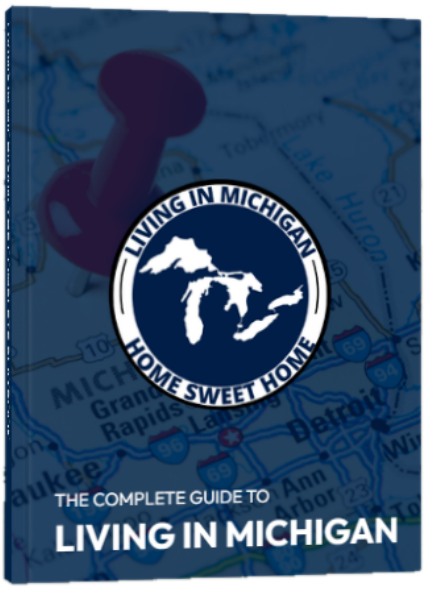
Call me, email me or text me anytime. Even a quick "here's what I'm thinking" is enough to get started, and I'll help you narrow this list down to the communities that fit you.



Andrew McManamon

Real Estate Advisor
Signature Sotheby's International Realty

Call or text: 810-360-3488
Email: Andrew@LivinginMichigan.com
Web: www.LivinginMichigan.com
Scan to book a free 30-minute call, or click here to book



A FREE BONUS FOR YOU

Your 74-page Living in Michigan Guide

Since you downloaded this directory, you also get my complete *Guide to Living in Michigan*, free. A 55+ community is only part of a move. This guide covers the rest: what life in Michigan is really like, what it costs, and how to move here without surprises.

It's written to stay useful over time. Instead of numbers that go out of date, it explains how Michigan works and points you to the official sources for current details.

What's inside

- Why people consider moving to Michigan
- Finding your Michigan lifestyle
- The good, the bad and the reality
- Weather, climate and seasonal living
- How Michigan real estate works
- Property taxes and insurance
- The cost of living
- Education and schools
- Healthcare and medical access
- Jobs, economy and commuting
- Michigan regions and cities
- Tourism, recreation and quality of life
- How to move to Michigan
- Living in Michigan long-term
- Official links, tools and resources

Who it helps: anyone new to the state, anyone coming back after years away, and families who want to understand Michigan before they visit, call or tour. Each section is linked, so you can jump straight to what matters to you.

Download your free copy of the guide

Questions about anything in either guide? Call or text Andrew at 810-360-3488, or email Andrew@LivinginMichigan.com.

Important: This guide is for general information only and is not an offer, appraisal or legal advice. Statistics are derived from Realcomp MLS data (early 2017 to October 2026) and public sources, deemed reliable but not guaranteed, and may contain errors or be out of date. Prices are historical. Fees, rules and amenities change; verify everything with the association before buying. Communities are described by home type, price, size and fees, not by who lives there. Signature Sotheby's International Realty is an equal housing opportunity company.

EQUAL HOUSING OPPORTUNITY