

The Plymouth Letter

What actually happened in your neighborhood this month

JULY 2026 · ISSUE NO. 1 · PREPARED FOR THE NEIGHBORS OF PLYMOUTH BY ALEX MORGAN

Hi neighbor — it's Alex. Big month here: the downtown makeover we've all been hearing about for a year and a half is officially approved, seven homes on our streets changed hands in a single week, and Art in the Park takes over Kellogg Park this weekend. Here's everything worth knowing, checked against the public record. See you at the fair. — Alex

THE BIG STORY

Downtown's \$40 million makeover is officially a go

On June 8, the Downtown Development Authority approved **DTP Forward** — the biggest overhaul of downtown Plymouth in roughly 30 years. The \$40 million plan bundles 17 projects into six phases: Main Street slims from four lanes to three, sidewalks widen with shared bike-and-walk paths, the blocks around Kellogg Park become curbside “festival streets” with retractable bollards, and on-street parking grows from 50 spaces to 85. About half the money is aimed at Main Street and Kellogg Park.

The plan followed 18 months of public input — more than 1,100 survey comments and 15 public sessions. Construction starts **no earlier than 2027**, beginning with Harvey and Wing streets, and phases in over about seven years as funding (DDA revenue, bonds, and state and federal grants) comes together.

What it means for us: a couple of construction seasons down the road, then a materially more walkable downtown — the kind of investment that tends to show up in property values on this side of the township line first.

SOLD ON OUR STREETS

Seven closings in three days — from \$300K to \$740K

The week of July 7 was a busy one at the closing table. The spread tells the Plymouth story: entry points near \$300K on the classic smaller lots, and \$700K+ for updated four-bedrooms.

11223 Tremont Ln — \$740,000

4 bed / 3 bath · 2,526 sq ft · closed July 9

10000 Red Maple Dr — \$715,000

4 bed / 3 bath · 2,592 sq ft · closed July 8

47665 Walnut Tree Ln — \$700,000

4 bed / 4 bath · 3,439 sq ft · closed July 7

47274 Hunters Park Dr — \$505,000

3 bed / 3 bath · closed July 8

12301 Pinecrest Dr — \$355,000

3 bed / 3 bath · 1,374 sq ft · closed July 7

935 Simpson St — \$323,000

8,712 sq ft lot · closed July 8

9049 Marlowe Ave — \$300,000

2 bed / 1 bath · 960 sq ft · closed July 8

Sale records via Zillow, retrieved July 9, 2026. Curious what these mean for your home's value? Call or write — I'll run the comparison, no strings.

PLYMOUTH 48170 · BY THE NUMBERS

\$484,687

typical home value
(up 4.8% in a year)

4 days

median time for a
listing to go pending

44.8%

of sales closed
above asking

\$466,667

median sale price
(April 2026)

83

homes on the market
across the ZIP

573

homes sold in the
past 12 months

Zillow (May 2026) and Homes.com trailing-12-month data, retrieved July 9, 2026

Mark July 15: two hearings that shape what gets built here

City of Plymouth. The Planning Commission holds a public hearing **July 15** on a set of zoning-ordinance amendments. Also on the city's desk: a preliminary planned-unit development under review at **639 S. Mill St. and 166 E. Ann Arbor Trail** — notable infill at the edge of Old Village.

Plymouth Township. Same night, the township Planning Commission holds its hearing on adopting the **2026 Master Plan** — the document that will guide land use and zoning township-wide for years. The public comment period closed June 22.

In the pipeline: Hidden Enclave cluster housing on Powell Road (site plan under review), the 120-unit Hillside Apartments PUD replacing the long-vacant Hillside Inn site on Plymouth Road, and a conditional rezoning at Ann Arbor Road & McClumpha (Olivewood Estate).

Roads: MDOT's M-14/I-96 rebuild is on the westbound side (Sheldon to Newburgh) through fall, with ramp closures all season — the Newburgh on-ramp to westbound I-96 is closed until mid-July. Mainline work wraps by the end of 2026.

SCHOOLS CORNER · PLYMOUTH-CANTON

Farm to cafeteria. On July 1 the district announced a **\$93,500 USDA grant** to launch its “HARVEST Hub” — Michigan-grown food in school meals plus food- and ag-career learning.

Two more National Merit winners. P-CEP added two more 2026 National Merit Scholarship winners in June — bringing this year's class to seven, the district's best showing in recent memory.

Robotics history. East Middle School's “Infinity Tech” became the first P-CCS middle-school team ever to qualify for the FIRST World Championships, placing 4th of 72 at the state event.

A seat at the table. A school-board seat opened when a trustee resigned effective June 11; the board is accepting letters of interest from district residents to fill it by appointment.

Budget watch. The district is trimming roughly \$10 million from 2026-27 operating costs as enrollment slowly declines — worth watching, though its latest audit was clean with a healthy fund balance near 20% of spending.

LOCAL BUSINESS SPOTLIGHT

La Pecora Nera Italian Deli

873 W. Ann Arbor Trail (at Forest Ave) · (734) 412-8599

The former Edible Arrangements corner is now home to something better-smelling: owner David Ayyash's Italian deli — the brand's fourth location after Detroit, Farmington, and Birmingham — is officially open downtown. Sandwiches come on sourdough focaccia from Rising Stars Bakery, alongside house salads, creamy tomato-basil soup, cannoli, and a full espresso program. Welcome to the neighborhood.

ON THE CALENDAR

Art in the Park — this weekend, July 10–12. The 46th year of Michigan's second-largest art fair: 400+ artists around Kellogg Park. Fri 11–8, Sat 10–7, Sun 10–5. Free.

Farmers Market. Saturdays 8 a.m.–12:30 p.m. at The Gathering behind Kellogg Park — but note it *skips July 11* for Art in the Park. Back July 18.

Music in the Air. Free Friday concerts from 7 p.m. in Kellogg Park (off July 10 for the fair). Blanket drop-off starts 3:30.

LIV Golf at The Cardinal. Saint John's Resort hosts LIV Golf Aug 27–30 — expect traffic on Five Mile that weekend.

THREE HOMEOWNER REMINDERS

- City summer property taxes are due **August 10**.
- Voluntary watering guidance is in effect through September: water 5–10, morning or evening.
- Township crews are cleaning and camera-inspecting sanitary sewers in neighborhoods this summer — don't be alarmed by the trucks.

Alex Morgan

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Thinking about a move, or just curious what your house would bring in this market? I answer every call personally.



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The Plymouth Letter is researched and written fresh each month — every item verified against public records, local government sources, and local reporting; citations on file. Sources this issue: City of Plymouth (Plymouth Pulse, July 2026) · Plymouth Township · WXYZ Detroit · Zillow & Homes.com (retrieved July 9, 2026) · Plymouth-Canton Community Schools · MDOT · Plymouth Chamber of Commerce · artinthepark.com · What Now Detroit. PRODUCED BY FARMLETTER — exclusive to one agent per neighborhood. *This is a sample issue; agent identity shown is a demonstration placeholder.*