

Homes sold

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2607 Melvin Ave \$90,000	3133 Tamarack Dr \$182,000	\$217,000	3078 Albany Ct \$184,000	2988 Orchard Trail Dr \$187,000	\$187,000	\$132,000
2124 N Fairview Ln \$170,000	3789 Thornberry Ct \$260,000	28167 Fairfax St \$176,000	1070 Baker Ct \$184,000	7062 Brookridge Dr \$184,000	6204 Laurin Ct \$210,000	7870 Watford Dr \$310,000
2228 N Fairview Ln \$175,000	530 Timbeline \$278,000	25889 Fairfax St \$59,000	20837 Pleasant Trl \$187,000	6619 Burtonwood Dr \$475,000	2935 Long Ridge Ct \$209,000	6335 Willowood Ln \$216,000
3742 Newcastle Dr \$405,000	2842 Trelwood Dr \$120,000	29000 Forestview Dr \$120,000	21023 Palicena St \$187,000	5027 Cherry Blossom Cir \$234,000	6785 Oyster Cv \$235,000	7359 Woodlawn Dr \$345,000
1422 Oakbrook E \$97,000	2814 Weaverston \$103,000	19731 Golden St \$105,000	25090 Sherwood Cir \$86,000	5031 Cherry Blossom Cir \$309,000	6178 Palomino Ct \$120,000	2184 Woodrow Wilson \$77,000
495 Parkland Dr \$230,000	1127 Whispering Knoll \$122,000	20295 Harbor Ln \$117,000	30248 Southfield A281 \$117,000	6090 Cochise Dr \$228,000	5194 Parkside Dr \$310,000	
612 Remonding Dr \$256,000	570 Whitney Dr \$177,000	23280 Ingleside Dr \$140,000	27268 Spring Arbor Dr \$108,000	5634 Culpepper Dr \$208,000	5500 Poppleton Ct \$193,000	
580 S Rochester Rd \$159,000	676 Whitney Dr \$177,000	23516 Lahser Rd \$68,000	24823 Temple St \$117,000	5801 Darwood Ln \$175,000	2356 Recreation Dr \$185,000	
3264 Salem Dr \$230,000	434 Willow Grove Ln \$102,000	21743 Mahon Dr \$83,000	22825 Timberline Dr \$220,000	6306 Deckerland St \$326,000	6774 Red Cedar Ln \$185,000	
293 Sandalwood Dr \$221,000	3658 Worthington Ct \$102,000	24539 Martha Washington \$131,000	28200 W Kelong Cir \$195,000	2635 Elizabeth Ln \$355,000	6740 Ridgefield Cir 104 \$114,000	
1692 Snowden Cir \$260,000	3143 York Rd \$100,000	17023 Melrose St \$225,000	21045 Wexford St \$225,000	4310 Fieldbrook Rd \$120,000	5190 Rock Run St \$114,000	
140 Stark Rd \$156,000	18731 Danbridge Dr \$140,000	19111 Midwestern Ave \$147,000	29205 Wellington Ct \$91,000	4035 Fieldview Ave \$103,000	2358 Saint Joseph St \$117,000	
1460 Stockport Dr \$230,000	20035 Beechaven St \$159,000	21919 Midway Ave \$110,000	2407 Avondale St W \$192,000	4249 Fox Pointe Dr \$166,000	5648 Tequesta \$245,000	
2612 Stonerbury Dr \$181,000	25168 Code Rd \$95,000	28690 Monterey Dr \$135,000	1615 Maplewood St \$32,000	5050 Glen Eagles Dr \$299,000	6425 Valley Crest Dr \$217,000	
1500 Stonerbury Dr \$147,000	21081 Dartmouth Dr \$98,000	23805 Oak Glen Dr \$140,000	3055 Albany Ct \$181,000	3760 Green Lake Rd \$156,000	28700 W 14 Mile Rd \$237,000	
48 Stonerbury Dr \$249,000	29322 E Chanticleer Dr \$100,000	25181 Orchard Grove St \$106,000		4265 Hardwoods Dr \$197,000	6421 W Carol Run \$116,000	

Select furnace wisely

For most consumers, the heating system they use is their home's biggest energy user - and the biggest factor in their energy bills.

Thus, when buying new heating equipment, consumers should consider not only the purchase price but also the energy it uses, the efficiency of the equipment and annual operating costs.

Federal ratings, called "annual fuel utilization efficiency" or AFUE, help consumers compare the efficiency ratings of new furnaces and boilers. These ratings are found on bright yellow EnergyGuide labels.

Using average energy cost information from the U.S. Department of Energy, the American Gas Association (A.G.A.) has calculated how much it costs to operate central heating systems with various types of energy on a

national average basis.

For example, a conventional gas furnace with a 78 percent efficiency rating would cost \$637 to operate in 1996, according to A.G.A. A high-efficiency natural gas furnace with a 94 percent AFUE would cost \$483 to operate in 1996, A.G.A. says.

In contrast, a high-efficiency electric resistance heating system with a 99 percent efficiency rating would cost \$1,727 to operate - almost four times more than the high-efficiency natural gas unit.

This means that, over the average 18-

year life of a heating system, a consumer could save \$22,000 by selecting a high-efficiency gas unit instead of an electric resistance unit.

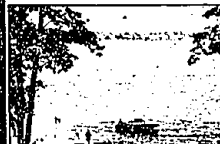
The A.G.A. operating cost comparisons are based on a 2,100-square-foot, well-insulated home in a moderately cold region, such as St. Louis, Mo.

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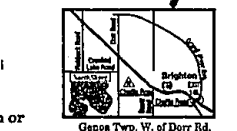
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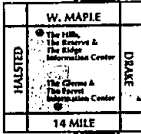
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