



Camelot was the legendary town where King Arthur had his court -- a center of medieval civilization in the otherwise wild island of Britain. Once you settled there, you stayed.

It's not like that in Observerland today. Instead of establishing a home-stand for their entire married life, a young couple moves from apartment to house to larger house, and from town to town, as they move up the economic ladder.

Take Canton Township, in western Wayne County, for example. Of all the males in that growing suburb, a hefty 17.2 percent are in the 25 - 34 age bracket -- relative newlyweds, considering the total life span. But in posh Lathrup Village, only 6.7 percent of the men are in that age bracket.

Younger couples generally start married life in the more southerly suburbs. Westland and Plymouth Township have the biggest proportions of young marrieds in the Wayne County section after Canton Township. Redford Township, on the other hand, has only 9.4 per cent of its males in the 25 - 34 age group, and Garden City 11.9 per cent.

A budget-conscious young couple shouldn't overlook the older, more established towns like Redford and Garden City. They don't have as many houses and apartments on the market, and the places are older; but the prices are cheaper, the property taxes tend to be lower because there aren't a lot of new schools to build, and the trees and lawns are well established.

THE TREE

If man were made perfect ... complete as could be ... then God would have never ... created the "she" For man is the trunk and the branch and the root ... while woman's the blossom, the leaf and the fruit.

...Martin Buxbaum

In Oakland County, Farmington Township, with a lot of apartments along the freeways, is the most popular spot for young folks. Its proportion of men in the 25 - 34 age bracket is 11.4 per cent, compared to 10 per cent in Southfield, 9.5 per cent in the City of Farmington, 6.7 per cent in Lathrup Village and only 5.8 per cent in Wood Creek Farms.

How about prices? The same pattern holds. Here is what a census study, released earlier this year by the Southeast Michigan Council of Governments, showed about median house values and rentals in Observerland. (Meidan means half the samples were lower, half higher.)

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COMMUNITY

MEDIAN HOUSE PRICE

MEDIAN RENT

City of Farmington	\$31,829	\$183
Farmington Township	33,507	.
Lathrup Village	45,147	.
Southfield	36,038	243
Canton Township	26,168	143
Garden City	19,548	141
Livonia	27,130	163
City of Plymouth	23,823	129
Plymouth Township	30,766	170
Redford Township	21,665	153
Westland	21,451	161

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