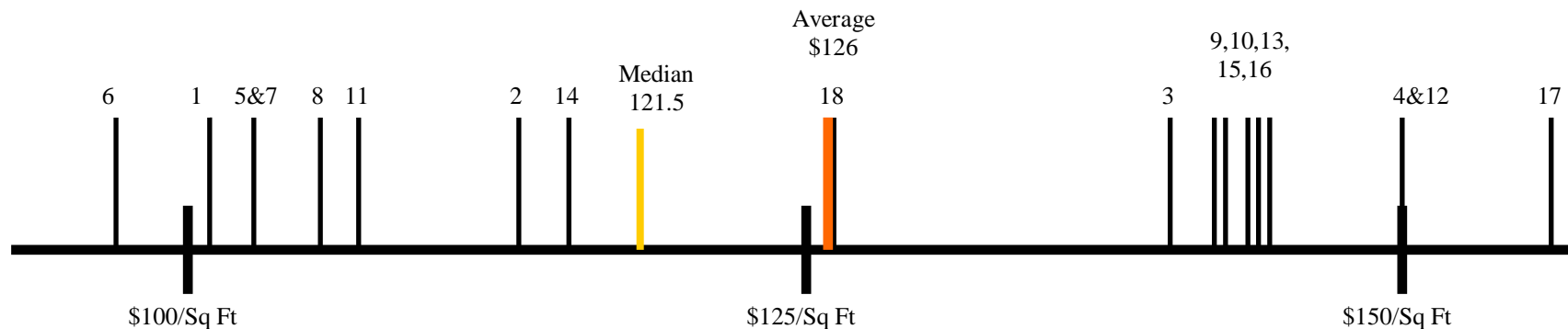


The Village of Milford Historic Home Market

The market for historic homes in the Village of Milford is something that I've been tracking for several years. The market has stayed remarkably consistent over that time, with an average cost per Square foot that has been between \$125 to 130 for at least 5 years, now. The Current average of \$128/Sq Ft is again consistent with the historic average. The range for historic homes tends to be from \$100/Sq Ft for homes that need some work to a high of \$155/Sq Ft for homes that have been extensively updated, but which retain the historic look and charm. There are "outriders", homes under \$100/Sq Ft, which normally need extensive work or major work (such as foundation work, and a few that are priced above \$150/Sq Ft, which may be just overpricing or homes that have updated to "high-end, new-build" quality inside, i.e. all new kitchens with granite tops, all new baths with showers and jetted-tubs and all new (or all refinished) wood floors. Below is a chart of the historic homes that are currently on the market as of November 12, 2007. You can make up your own mind about homes that are way above the average and the median. Some may be worth it, but many are not.



1—401 W. Washington St
 5—320 E. Commerce St.
 9—214 E. Liberty St
 13—729 E Liberty
 17—518 Atlantic St

2— 625 E. Commerce St
 6—501 Benson Ave
 10—324 East St.
 14—816 E. Commerce St.
 18—522 Union St

3— 145 Mont Eagle
 7—423 East St
 11—319 E. Commerce St
 15—346 Hickory St.

4— 323 E. Commerce St.
 8—433 S Main St
 12—431 Cabinet St
 16—728 N. Main St.