



What has sold in this area recently

Report last updated on September 30, 2007

This week I'm initiating a new format for this section. From now on it will just be a running list of the homes that have sold in the three townships that I'm tracking. I've added the SEV multiple calculation to show the sold price as a multiple of the SEV price. A few years back those numbers would have all been above 2.0

Sold this month (Note covers Sept 2 thru Sept 30.)

Township/Address	Listed Price	Sold Price	% of list	SEV	Sold \$ as SEV Multiple
HIGHLAND TOWNSHIP					
#2895 Golfers Dr	\$ 1,900	\$ 33,000		\$69,890	.4721
1865 Clyde Rd	99,000	80,000	88	75,330	1.0619
3192 Lakeview Blvd	144,900	140,000	97	94,720	1.4780
3721 Tara Dr	153,800	142,000	90	83,830	1.6939
#49012 Strathcona	149,000	154,000	103	92,970	1.6565
2860 Fishermans Dr	155,900	155,780	100	66,810	2.3317
120 Peninsula Lake Dr	165,000	165,000	100	89,710	1.8393
#2008 Oakland	174,900	172,000	98	128,400	1.3396

#277 Briarwood	219,500	187,000	85	141,170	1.3246
2143 Casey Lane	198,900	191,000	96	115,150	1.6587
#3332 Woodruff Meadows	199,000	195,000	98	123,540	1.5784
2518 Foxfield Ln	209,900	205,000	98	107,550	1.9060
1461 Blue Heron Dr	225,800	210,000	93	141,420	1.4849
3530 Castle Dr	249,900	221,450	89	129,470	1.7104
3310 Clarice Ave	269,900	269,900	100	127,460	2.1175
3759 Burwood Ln	299,900	275,000	92	148,940	1.8464
4485 Chevron Dr	324,900	300,000	92	182,630	1.6426

COMMERCE TOWNSHIP

3129 Geenlawn Ave	109,900	103,000	94	72,860	1.4137
1870 Hollingsworth Dr	140,500	131,000	93	101,430	1.2815
530 Muskoka	145,000	143,000	99	75,680	1.8895
4609 Alban St	174,900	175,000	100	106,540	1.6426
2039 Pauls Way	187,900	176,500	94	105,130	1.6789
514 Decker	184,900	181,000	98	93,750	1.9306
905 Superior Ct	219,900	200,000	91	121,780	1.6423
3573 Oak Meadows	210,000	205,900	98	120,280	1.7118
341 Elkin Ct	224,900	212,000	94	129,660	1.6350
8242 Hearthstone Ct	259,900	225,000	86	152,860	1.4719
3090 Smugglers Ridge Ct	250,000	226,805	91	138,330	1.6395
3942 Dun Rovin Ct	274,900	256,000	93	142,680	1.7942
1880 Dogwood Trl	285,000	265,000	93	157,010	1.6878
442 Linden Ct	295,000	275,000	93	163,830	1.6785
541 Alexander Dr	295,000	275,000	93	130,930	2.0114
2860 Augusta Ct	287,500	287,500	100	153,720	1.8703
3561 Stoneridge Ct	290,000	290,000	100	154,330	1.8790
3040 W Ridge Ct	305,000	297,500	98	182,940	1.6262
1848 twin Sun Cir	325,000	303,000	93	182,780	1.6577
5404 Buell Dr	319,900	309,900	97	193,280	1.6034
1970 Bridge Pointe Dr	334,900	325,000	97	187,170	1.7363
#4386 Phillip	349,900	328,000	94	210,200	1.5619
# 4944 Birkdale Dr	335,000	330,000	98	199,540	1.6538
1755 Ridgewood Ln	350,000	349,200	100	183,920	1.8986
4280 Darlene Dr	399,900	390,000	98	213,320	1.8282
3285 Ridgemont St	449,000	440,000	98	230,750	1.9068
674 elderberry Ct	610,000	610,000	100	262,690	2.3221

MILFORD TOWNSHIP

3883 S...	145,000	125,000	86	84,130	1.5981
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3093 Grana Vista Dr	145,000	135,000	93	84,420	1.5991
1863 Quendale Ln	289,000	275,000	95	159,090	1.7285
2290 Quendale Ln	329,900	305,000	92	145,940	2.0898
469 Appletree Ln	359,900	330,000	92	160,100	2.0612
1510 Milford Hills Dr	350,000	341,000	97	200,110	1.7040
2603 Hickory Oak	524,900	460,000	88	233,950	1.9662

MILFORD VILLAGE

914 Panorama Dr	125,000	122,400	98	90,290	1.3556
758 Panorama Dr	155,000	145,000	97	85,540	1.6951
738 E. Liberty	168,000	168,000	100	85,810	1.9578
192 Turnberry Ct	289,900	270,000	93	N/A	

*NOTE: When Seller's Concessions are involved the sold price can appear to be at or even more than the asking price. The actual money going to the seller is likely 3% less than the apparent sold price, which is the limit of how much those concessions can be. In a more balanced market, one would expect to see the sold vs. Listed percentages to be around 97% for all of the houses. A well priced house - one where price asked and the market's perception of the value of the property will normally sell for between 97-98% of asking price.

NOTE: starting the week of September 24th I will attempt to keep track of the foreclosure homes that show up in this report by marking them with a "#" sign.