



What has sold in this area recently

Report last updated on April 27, 2008

This report is a running list of the homes that have sold in the **Milford, Commerce, White Lake and Highland Townships** - areas that I track. I decided to track only those homes that are in the **Huron Valley School District** this year, since people living in those homes might associate most closely with Milford. 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 - not any more. Lately about 15-20% of the homes that have sold have been **foreclosures, which I show with the * sign in front of the address**. I've also added the Days On Market to the report, so that you get a feel for how long it is taking to sell in these areas. For a broader look at the market, check out the Market Statistics from our sister site - www.themilfordteam.com - which reports statistics on these townships, plus West

Bloomfield. To see a running chart of the impact of foreclosures on the market, [click here](#).

Sold this month

| Township/Address | Listed Price | Sold Price | % of list | DOM | SEV | Sold \$ as SEV Multiple |
|------------------|--------------|------------|-----------|-----|-----|-------------------------|
|------------------|--------------|------------|-----------|-----|-----|-------------------------|

HIGHLAND TOWNSHIP

| | | | | | | |
|-------------------------|-----------|-----------|-----|-----|-----------|--------|
| * 260 Middle Rd | \$ 64,900 | \$ 52,000 | 80 | 220 | \$ 76,570 | .6791 |
| * 2723 Davista Dr | 69,900 | 56,000 | 80 | 112 | 97,610 | .5737 |
| * 647 Snyder Rd | 57,900 | 57,900 | 100 | 31 | 61,720 | .9381 |
| * Baker Rd | 49,900 | 59,900 | 120 | 79 | 50,530 | 1.1854 |
| * 986 South Park | 74,900 | 73,194 | 98 | 155 | 62,330 | 1.1743 |
| * 3475 Pleasant View Dr | 75,000 | 75,000 | 100 | 129 | 85,940 | .8727 |
| * 1030 Tierney | 124,900 | 115,000 | 92 | 103 | 69,800 | 1.6476 |
| * 4675 Strathcona | 164,900 | 165,000 | 100 | 75 | 105,740 | 1.5604 |
| 978 Blue Heron Dr | 200,000 | 180,000 | 90 | 745 | 96,430 | 1.8666 |
| 4107 Taggett Lake Dr | 599,900 | 550,000 | 92 | 357 | 325,240 | 1.6911 |

COMMERCE TOWNSHIP

| | | | | | | |
|-------------------------|---------|---------|-----|-----|---------|--------|
| * 3235 Mandrake St | 52,500 | 48,750 | 93 | 29 | 61,190 | .7967 |
| * 3011 Roslawn St | 59,900 | 55,000 | 92 | 54 | 62,440 | .8808 |
| * 3300 Chambourne St | 75,900 | 73,000 | 96 | 18 | 75,970 | .9609 |
| * 2573 N Trail Ct | 129,900 | 133,000 | 103 | 31 | 90,820 | 1.4644 |
| * 923 Benstein Rd | 134,900 | 135,000 | 100 | 169 | 129,800 | 1.0401 |
| * 1981 Twilight Hill | 144,900 | 142,000 | 98 | 112 | 88,840 | 1.5984 |
| 820 Morella St | 169,900 | 160,000 | 94 | 150 | 82,800 | 1.9324 |
| 8459 Buffalo Dr | 184,900 | 180,000 | 97 | 244 | 112,910 | 1.5942 |
| * 4128 Emerald Pines Dr | 199,888 | 185,000 | 93 | 151 | 122,100 | 1.5152 |
| 4359 Rebecca Cir | 219,900 | 201,500 | 92 | 672 | 128,190 | 1.5719 |
| 1998 Tiley Cir | 218,500 | 218,500 | 100 | 326 | 117,020 | 1.8672 |
| 2195 Blue Stone LN | 259,000 | 227,500 | 88 | 467 | 154,910 | 1.4686 |
| 1491 Scotland Yard | 237,500 | 230,000 | 97 | 143 | 137,570 | 1.6719 |
| 1410 Lee Wood Ridge | 249,900 | 235,000 | 94 | 153 | 162,670 | 1.4446 |
| * 2851 Augusta Dr | 248,888 | 238,000 | 96 | 119 | 158,600 | 1.5006 |
| 2164 Holly Berry LN | 250,000 | 235,000 | 94 | 256 | 143,000 | 1.6434 |
| 5350 Riverwalk Trl | 269,900 | 239,185 | 88 | 111 | 168,640 | 1.4183 |
| 6000 Majestic Oaks Dr | 275,000 | 250,000 | 91 | 85 | 158,410 | 1.5782 |
| * 362 Starking St | 184,500 | 251,000 | 136 | 19 | 239,390 | 1.0485 |
| 1690 Commerce Pines Cir | 254,900 | 253,000 | 99 | 179 | 142,230 | 1.7788 |
| * 3237 Gen Iris Dr | 274,900 | 258,000 | 94 | 70 | 139,320 | 1.8518 |
| 2553 Trillium Hills Dr | 279,900 | 265,000 | 94 | 296 | - | - |

| | | | | | | |
|----------------------|---------|---------|-----|-------|---------|--------|
| * 5695 Plantation Dr | 265,000 | 277,000 | 104 | 23 | 206,290 | 1.3428 |
| 3694 Loch Bend Dr | 310,000 | 287,000 | 93 | 322 | 182,810 | 1.5699 |
| 3119 Ivy Hill Dr | 299,900 | 288,000 | 96 | 1,065 | 198,790 | 1.4488 |
| * 34021 Sutton LN | 329,900 | 315,000 | 95 | 103 | 219,750 | 1.4335 |
| 5687 Strawberry Cir | 450,000 | 430,000 | 96 | 233 | 277,190 | 1.5513 |

WHITE LAKE TOWNSHIP

| | | | | | | |
|------------------------|---------|---------|-----|-----|---------|--------|
| * 9053 Funston St | 35,000 | 26,500 | 76 | 19 | 57,910 | .4576 |
| * 868 Mallock St | 36,950 | 36,000 | 99 | 7 | 48,270 | .7458 |
| * 3400 Duffield | 74,900 | 60,000 | 80 | 134 | 71,960 | .8338 |
| * 9225 Sandison | 109,900 | 95,000 | 86 | 73 | 70,130 | 1.3546 |
| * 337 Decca Dr | 109,900 | 109,900 | 100 | 14 | 78,900 | 1.3929 |
| * 9516 Bonnie Briar St | 119,000 | 108,000 | 91 | 161 | 104,620 | 1.0323 |
| * 4675 Shiloh LN | 115,000 | 118,000 | 103 | 153 | 118,840 | .9933 |
| * 5840 Ormond Rd | 139,500 | 128,500 | 92 | 154 | 118,340 | 1.0859 |
| * 244 Hurondale Dr | 129,900 | 129,000 | 99 | 83 | 95,100 | 1.3565 |
| 8493 Huron river Dr | 134,900 | 134,900 | 100 | 22 | 94,510 | 1.4274 |
| * 2044 Drury Ln | 159,900 | 157,000 | 98 | 112 | 131,940 | 1.1899 |
| * 953 Beachway Dr | 161,500 | 158,000 | 96 | 11 | 159,640 | .9897 |
| * 129 Allen Lake Dr | 159,900 | 165,000 | 103 | 35 | 111,650 | 1.4478 |
| * 161 Oxbow Lake Rd | 190,000 | 178,000 | 94 | 231 | 147,670 | 1.2054 |
| * 5920 S. Bryan | 184,825 | 180,000 | 97 | 153 | 135,690 | 1.3266 |
| 11345 Cedar Island Rd | 199,900 | 180,000 | 90 | 292 | 115,230 | 1.5621 |
| 8768 Arlington St | 199,000 | 182,500 | 92 | 403 | 95,570 | 1.9096 |
| * 1438 Russ Roy Ct | 199,900 | 184,000 | 92 | 129 | 134,340 | 1.3697 |
| 10763 Oxbow Heights | 199,900 | 190,000 | 95 | 258 | 107,790 | 1.7627 |
| * 9140 Huron Bluffs Dr | 199,900 | 195,000 | 98 | 22 | 159,340 | 1.2238 |
| * 10356 Northridge Ct | 234,900 | 222,000 | 94 | 18 | 177,430 | 1.2512 |
| 658 Ranveen St | 270,000 | 265,000 | 98 | 77 | 160,170 | 1.6545 |
| 9058 Sandy Ridge Dr | 349,900 | 300,000 | 86 | 180 | 176,900 | 1.6959 |
| 891 Pembroke Dr | 349,000 | 300,000 | 86 | 95 | 192,060 | 1.5620 |

MILFORDTOWNSHIP

| | | | | | | |
|-------------------------|---------|---------|-----|-----|---------|--------|
| * 2887 Hillside Dr | 37,000 | 35,000 | 95 | 33 | 57,420 | .6095 |
| 300 N. Hickory Ridge St | 149,800 | 142,000 | 95 | 397 | 110,090 | 1.2898 |
| * 3150 Mapleridge | 189,900 | 180,000 | 95 | 18 | 125,590 | 1.4332 |
| * 120 Our Land LN | 184,900 | 185,000 | 100 | 88 | 168,320 | 1.0990 |
| 430 Walnut Ridge | 224,900 | 210,000 | 93 | 251 | 170,000 | 1.2353 |
| 1254 Timber ridge Ct | 350,000 | 325,000 | 93 | 340 | 231,940 | 1.4012 |

MILFORD VILLAGE

| | | | | | | |
|-----------------|---------|---------|-----|-----|---------|--------|
| 192 Hill St | 154,900 | 154,000 | 99 | 59 | 78,670 | 1.9575 |
| 644 Hickory St | 179,900 | 175,000 | 97 | 89 | 101,050 | 1.7318 |
| 1025 Byron Dr | 174,900 | 175,000 | 100 | 32 | 79,530 | 2.2004 |
| 659 Heritage Dr | 249,900 | 229,400 | 92 | 196 | 178,170 | 1.2875 |
| 953 Winding Way | 384,900 | 370,000 | 96 | 183 | 206,040 | 1.7958 |

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.

Archive of sold homes reports - [September, 2007](#), [October, 2007](#), [November, 2007](#), [December, 2007](#)
[January, 2008](#), [February, 2008](#), [March, 2008](#), [April, 2008](#)