



# What has sold in this area recently

Last updated on May 3, 2009

This report is a running list of the single family homes that have sold in the Townships of **Milford, Commerce, White Lake, Highland** and (new this year) **Lyon Township** - local market areas that I track. I arbitrarily decided to combine the Village and Township of Milford and Lyon Township and the city of South Lyon. 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 a large % 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; however, take those numbers with a grain of salt, since so many agents try to "game the system" by re-entering their listings every few months. There is a different look at the local market on - [www.themilfordteam.com](http://www.themilfordteam.com) - which reports stats on four of these these townships, plus West Bloomfield. This report of the last week of April includes the first 3 days of May.

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## Y-T-D Sold Stats

Change Direction  
This Week For  
Average Prices

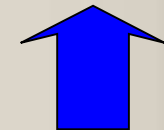
The Year-to-Date statistics for the sold homes in this area are also updated weekly.

Homes - sold Y-T-D - 369

% of the sold homes below  
that are foreclosures

Average List Price - \$164,498  
Median List Price - \$ 143,900

Average Sold Price - \$155,902  
Median Sold Price - \$132,000



Sold this month  
Township/Address

### HIGHLAND TOWNSHIP

Township/Address	Listed Price	Sold Price	% of list	DOM	SEV	Sold \$ as SEV Multiple
* 1011 Tierney	\$ 49,500	\$ 29,000	59	70	\$ 49,120	.5904
* 300 King	39,000	33,000	85	7	77,580	.4254
* 4835 Hickory Dr	49,900	44,900	90	100	66,470	.6755

* 3415 Pleasant View Dr	54,750	54,750	100	130	80,360	.6813
* 1262 W Livingston Rd	50,000	65,000	130	11	69,400	.9366
* 3610 Lido	72,500	80,000	110	21	96,610	.8281
* 4121 Loch Dr	77,900	85,000	106	10	66,410	1.2799
* 259 Peninsula Lake Dr	108,500	98,000	90	180	92,630	1.0580
* 904 North Park	139,900	99,900	71	133	158,690	.6295
* 220 Middle Rd	94,900	105,264	111	43	75,320	1.3876
* 15 Mill St	122,900	121,500	99	126	80,490	1.5095
* 420 Lone Tree Rd	129,900	125,000	96	90	107,220	1.1658
3934 Taggett Lake Dr	149,900	150,000	100	257	98,410	1.5242
* 780 Scott Dr	160,000	160,000	100	139	134,200	1.1923
* 440 Rowe Rd	167,500	164,000	97	80	136,320	1.2031
* 3591 Ramada Dr	169,900	165,000	97	253	115,480	1.4288
* 358 Gleaneagles	169,000	177,500	105	153	155,120	1.1443
* 2326 Elkridge Cir	179,900	179,900	100	100	128,270	1.4025
4538 Desert Bridge Ct	215,000	185,000	86	130	125,590	1.4730
1185 St Andrews Ct	272,900	249,000	91	131	174,230	1.4291
3241 Katie Ln	265,000	258,000	97	345	180,530	1.4291
* 4825 Mallards Lndg	253,900	260,000	102	28	209,150	1.2431

#### COMMERCE TOWNSHIP

* 147 E. Commerce Rd	20,900	11,500	55	36	72,170	.1593
* 1303 W. Oakley Park Rd	24,000	12,126	51	99	62,350	.1945
* 3195 Fisher Ave	29,900	20,000	67	22	52,920	.3779
* 717 Farr St	37,500	32,000	85	52	49,440	.6472
* 2505 N Trail Rd	58,200	33,000	57	216	83,720	.3942
* 3010 Woodlawn St	34,900	33,500	96	93	62,910	.5325
* 3141 Woodlawn St	27,900	35,000	125	4	75,340	.4646
* 3145 Greenlawn Ave	49,900	48,000	96	492	60,390	.7949
* 870 N Commerce Rd	59,900	57,000	95	52	75,180	.7581
* 1271 Penarth St	69,900	68,000	97	32	85,430	.7960
* 9187 Tanbay St	79,900	70,000	87	132	140,640	.4977
* 817 S. Lake Dr	85,000	81,500	96	79	85,800	.9499
* 111 W. Beachdale St	79,900	85,000	106	29	89,600	.9487
* 1784 Alton Cir	119,700	95,000	79	104	83,300	1.1405
* 3520 Buss Dr	129,900	114,000	88	147	116,690	.9769
* 480 Alexander DR	129,900	129,900	100	9	112,900	1.1506
* 2544 Charms Rd	155,000	140,000	90	28	215,200	.6506
1733 Ashley Ct	144,750	147,000	102	54	138,890	1.0584
1690 High Pointe Dr	159,900	154,000	96	143	117,470	1.3110
* 1000 Drakeshire Dr	167,500	155,000	93	118	105,440	1.4700

* 3252 Edgemere St	152,000	155,000	102	5	120,150	1.2901
* 5450 Wentworth Dr	168,600	160,000	95	81	143,130	1.1179
8448 Buffalo	169,900	160,000	94	11	94,040	1.7014
* 6171 Ashland St	169,900	164,900	97	78	135,570	1.2163
5481 Ford Rd	154,900	165,000	106	191	103,140	1.5998
* 8912 Gittins St	179,900	171,000	95	116	187,690	.9111
3263 Kenicott Dr	179,900	184,000	102	679	121,110	1.5193
1630 Commerce Pines Cir	229,900	212,000	92	137	144,930	1.4628
5001 White Tail Ct	249,900	220,000	88	12	128,140	1.7169
* 5530 Leisel Ct	235,000	235,000	100	86	184,220	1.2756
* 4707 Driftwood Dr	257,250	240,000	93	23	170,230	1.4099
4800 Fairgrove Ln	259,900	242,000	93	214	135,210	1.7898
5555 Bentwood Ln	279,900	260,900	93	38	175,820	1.4839
4930 Knollcrest Ct	290,000	275,000	95	41	157,710	1.7505
5828 Turnberry Dr	299,900	275,000	92	74	232,540	1.1826
1960 Paris St	329,900	290,000	88	196	248,200	1.1684
* 1730 FenwickDr	345,000	290,000	84	115	200,730	1.4447
5300 Inverrary Ln	312,000	312,000	100	256	225,160	1.3857
* 1928 Tranquil Ct	349,000	349,500	100	122	255,590	1.3674
* 5400 Inverrary Ln	389,900	384,000	98	71	357,980	1.0727
* 5617 Deerwood	449,900	488,000	108	11	401,490	1.2155

**WHITE LAKE TOWNSHIP**

* 9222 Cooley Lake Rd	21,900	20,500	94	51	33,580	.6105
* 5301 Raywood Rdg	24,500	24,000	99	125	48,600	.4938
* 9499 Portage Trl	30,900	28,000	91	14	45,860	.6106
* 1020 Ennest St	28,000	28,100	100	16	47,250	.5947
* 77 Oak Place	59,900	34,000	57	152	65,240	.5212
* 4658 Lakeborn Dr	37,500	35,000	93	27	62,230	.5624
* 836 Elkinford	45,000	42,500	94	225	75,300	.5644
* 588 Farnsworth St	49,500	43,500	88	87	61,390	.7086
* 1430 Caprice St	44,900	45,900	103	93	61,970	.7407
* 2100 Ormond Rd	54,900	52,000	95	189	86,350	.6022
* 197 Rustic Cir	44,900	55,100	123	14	74,280	.7418
* 51560 Allingham Dr	55,000	64,000	116	66	56,760	1.1276
1050 Round Lake Rd	99,900	70,000	70	231	104,080	.6726
* 567 Hillwood	96,000	96,500	101	8	106,250	.8988
1025 Beachway Dr	139,000	110,000	79	125	89,640	1.2271
* 11498 Fox N Hounds Dr	99,900	107,000	107	44	91,960	1.1635
* 9378 Waltham St	149,900	120,500	80	104	148,220	.8130
* 1500 Midwood St	130,000	132,000	101	17	105,970	1.2456

* 6842 Ellinwood Dr	169,900	135,000	79	262	116,190	1.1619
* 8271 Cooley Beach Rd	171,000	151,000	88	58	246,920	.6115
* 5600 Jeanne Marie Dr	154,500	157,500	102	20	121,490	1.2964
* 5561 Jeanne Marie Dr	179,900	165,000	89	301	145,070	1.1374
8972 Tackles Dr	189,750	170,000	90	210	110,660	1.4580
4685 Melanie Ln	195,000	170,000	87	395	139,860	1.2155
* 1952 Howland Blvd	169,900	195,000	115	120	148,150	1.3162
* 507 Woodstone Ct	220,000	198,000	90	64	300,740	.6584
* 7500 Cooley Lake Rd	230,900	200,000	87	99	214,520	.9323
10413 Degrand St	215,000	210,000	98	353	116,570	1.8015
2689 Ripple Ct	225,000	212,000	94	84	135,200	1.5680
785 Akehurst Ln	224,900	225,100	100	162	161,970	1.3898
2013 Sandelwood Dr	269,900	259,000	96	653	168,360	1.5384

**MILFORD VILLAGE & TWP**

* 886 Panorama	57,500	52,000	90	120	75,220	.6913
* 808 Atlantic	62,000	60,500	98	21	77,010	.7856
* 827 Friar Dr	69,900	63,500	91	68	81,450	.7796
* 1209 E Huron River Pkwy	70,000	69,000	99	67	72,800	.9478
* 4160 Old Plank Rd	89,900	79,000	88	61	117,010	.6752
* 536 General Motors Rd	83,000	84,500	101	115	81,300	1.0393
* 1415 General Motors Rd	89,500	92,357	103	15	81,090	1.1389
* 324 Crystal St	124,000	96,500	79	139	96,370	1.0013
* 181 W. Washington St	88,900	98,790	111	68	88,120	1.1211
* 110 Oakland St	103,000	103,000	100	96	120,530	.8546
704 Duchess St	115,000	106,000	92	126	72,670	1.4586
* 829 Duke	114,300	114,300	100	124	75,070	1.5226
* 1738 Milford Heights	114,500	115,000	101	13	81,750	1.4067
824 Panorama Dr	144,900	125,000	86	91	84,560	1.4782
1910 S. Milford Rd	139,900	127,450	91	118	75,220	1.6944
805 Panorama Dr	129,900	130,000	100	125	75,480	1.7223
* 1084 Pine Ridge Rd	229,900	229,900	100	106	199,170	1.1543
* 3395 Morrow Ln	278,000	255,000	92	32	209,530	1.2170
* 1367 General Motors Rd	419,900	381,000	91	56	405,490	.9396
* 3190 Pine Cone Ct	449,900	435,000	97	449	352,450	1.2342
3073 Exeter Dr	557,900	520,000	93	294	264,830	1.9635
* 2991 Tall Timbers Dr	539,900	550,000	102	15	501,600	1.0965

**LYON TWP & S. LYON**

* 53970 10 Miles Rd	34,400	35,300	103	272	43,820	.8056
* 4421 Pine Blk	52,500	60,000	100	6	22,510	.7100

* 619 Lyon Blvd	59,500	60,000	100	6	83,540	.7182
137 N Hagadorn St	99,900	93,600	94	18	53,340	1.7548
* 216 University Ave	88,000	100,000	114	32	69,260	1.4438
* 280 Winchester St	109,900	100,000	91	76	89,590	1.1162
* 60843 Lillian St	110,000	100,000	91	226	77,540	1.2897
311 Scott St	110,000	110,000	100	135	71,420	1.5402
61049 Fairland Dr	139,900	110,000	79	24	104,660	1.0510
* 30080 Cobblestone Ct	139,900	133,000	95	94	92,850	1.4324
* 59001 Trelawny Dr	129,900	136,500	105	25	99,560	1.3710
* 22203 Brookfield Dr	149,900	146,500	98	24	106,380	1.3771
341 Princeton Dr	159,900	158,000	99	15	98,300	1.6073
943 Stratford Dr	189,900	189,900	100	24	137,180	1.3843
20935 Oak Tree Dr	209,900	198,000	94	142	148,070	1.3372.
* 59024 Carriage	199,900	214,000	107	14	131,280	1.6301
* 20903 Oak Tree Dr	240,000	236,000	98	13	166,140	1.4205
1056 Birchway Ct	269,900	270,000	100	23	158,190	1.7058
24525 Wedgewood Dr	309,990	289,000	93	160	236,050	1.2243
26140 Daria Circle W	249,900	295,250	118	390	-	
59049 Peters Barn Dr	319,490	319,490	100	70	-	
22451 Cyprus Dr	350,000	325,000	93	167	267,080	1.2169
22000 Chubb Rd	370,000	350,000	95	268	248,270	1.4098
21376 Pontiac Trail	1,200,000	1,060,000	88	1,264	532,700	1.9898

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.