



What has sold in this area recently

Report last updated on Aug 31, 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'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.

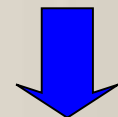
Y-T-D Sold Stats

Change Direction
This Week For
Average Prices

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

Average List Price - \$232,177
Median List Price - \$199,900

Average Sold Price - \$218,505
Median Sold Price - \$191,700



Sold this month
Township/Address

Listed Price Sold Price % of DOM SEV Sold \$ as SEV

HIGHLAND TOWNSHIP

			list			Multiple
* 1051 Dunleavy Dr	\$ 51,900	\$ 53,400	103	29	\$ 64,840	.8236
* 1039 North Park	69,900	72,000	103	37	58,540	1.2299
2785 Engleman Dr	114,900	99,000	86	49	55,330	1.7893
* 530 Snyder Rd	99,500	100,500	101	14	78,520	1.2799
* 4160 Intervale Ct	119,900	112,000	93	90	93,530	1.1975
2956 White Oak Beach Dr	185,000	158,000	85	103	102,600	1.5399
* 856 Helen	159,900	159,900	100	332	82,940	1.9279
3866 Highland Ct	199,900	185,000	93	29	131,230	1.4097
* 2740 N. Hickory Ridge Rd	170,000	187,265	110	44	220,320	.8500
* 830 Adam Ct	239,900	205,000	85	91	164,680	1.2448
3293 Mapleridge	199,000	212,000	107	149	100,230	2.1151
2964 Ben Dr	199,000	220,000	116	156	179,470	1.2258
3465 Highland Blvd	249,900	225,000	90	95	135,070	1.6658
* 119 Aberdeen	239,000	230,000	96	157	177,810	1.2935
490 Carnoustie	295,000	275,000	93	640	166,900	1.6477
2767 Steeplechase	299,900	299,900	100	280	180,960	1.6573
* 1065 Gleneagles	299,900	315,000	105	6	289,690	1.0874
1521 Gleneagles	429,900	345,000	80	71	208,760	1.6526
1792 Lockwood	369,500	363,000	98	367	219,650	1.6526
2118 Jackson Blvd	449,000	394,300	88	702	322,050	1.2243
1256 Craven Dr	490,000	475,000	97	40	266,030	1.7855
4401 Timberlake Trl	704,900	656,336	93	142	297,200	2.2084
2830 Vero Dr	829,800	789,900	95	403	391,080	2.0198

COMMERCE TOWNSHIP

9180 Tanbay St	58,500	50,000	85	226	49,100	1.0183
5667 Ottingshire St	110,000	100,000	91	7	-	-
* 8643 Hibbing St	104,900	105,000	100	53	94,280	1.1137
* 260 Phoenix St	109,900	118,000	107	135	97,190	1.2141
8320 Lagoon St	129,900	124,000	95	593	117,700	1.0535
* 3252 Green Oaks Dr	131,900	130,000	98	93	103,890	1.2513
* 4445 Commerce Woods Dr	199,000	150,000	75	96	-	-
* 2171 Callie Dr	149,000	150,000	101	14	135,830	1.1043
* 5395 Weston Ct	164,900	163,000	99	213	103,150	1.5802
* 3210 Welch Rd	167,900	165,000	98	105	124,320	1.3272
1341 Vanstone Dr	199,500	174,000	87	84	116,880	1.4887
5285 Weston Ct	189,500	175,000	92	91	99,630	1.7565
1873 Glen Iris Dr	199,900	179,000	90	402	108,070	1.6563
3166 Massena St	179,900	180,000	100	41	87,570	1.8448

3100 Massena St	179,900	180,000	100	41	97,570	1.8448
5401 Starwood Dr	190,000	184,000	97	446	116,410	1.5806
581 Alexander Dr	224,900	200,000	88	114	129,620	1.5430
140 Marci LN	209,899	206,000	98	187	125,180	1.6456
* 2184 Holly Berry LN	214,500	211,000	98	29	141,390	1.4923
4416 Lynne LN	235,900	219,000	93	311	133,590	1.6393
4670 Commerce Woods Dr	214,900	220,000	102	487	139,670	1.5751
3384 Buss Dr	225,000	220,000	98	10	136,340	1.6136
1441 Lee Wood Rdg	230,880	225,000	97	275	168,590	1.3346
* 8338 Lagoon St	242,000	225,000	93	64	175,520	1.2819
2501 Trevor Dr	249,000	225,000	90	50	117,420	1.9162
2902 Augusta Dr	249,900	230,000	92	18	162,450	1.4158
4210 Rolling Pines Ct	274,999	230,000	84	181	207,110	1.1105
8249 Tamarron Dr	224,869	232,000	103	71	137,410	1.6884
* 4332 Darlene Dr	269,900	235,000	87	11	215,070	1.0927
5025 Fairgrove LN	255,000	249,750	98	71	172,530	1.4476
4465 Commerce Woods Dr	269,000	250,000	93	91	154,390	1.6139
* 2454 Yasmin Dr	254,900	255,400	101	11	198,850	1.2844
2430 Baltimore Ct	279,900	258,000	92	105	152,870	1.6877
* 2185 Bass Lake Rd	309,900	270,000	87	71	195,900	1.3783
6123 Majestic Oaks Dr	284,900	276,000	97	27	162,280	1.7008
2891 Windwood Ct	284,900	280,000	99	338	231,440	1.2098
1030 Tartan LN	294,900	294,900	100	595	131,150	2.2486
* 1720 Rico Rd	324,900	319,900	98	14	208,900	1.5314
3285 Glen Iris Dr	349,869	330,000	94	151	200,420	1.6465
5900 Turnberry Dr	350,000	340,900	97	62	221,900	1.5363
9084 Gittins St	380,000	350,000	92	109	184,630	1.8957
* 2251 Ivy Hill Dr	399,900	360,000	90	272	263,460	1.3664
5693 Strawberry Cir	445,000	425,000	96	316	279,220	1.5221
2080 Serenity Way	459,000	440,500	96	55	219,170	2.0099
4175 Bluebird Dr	499,900	475,000	95	111	214,510	2.2143
5000 Oakwood Ct	595,000	500,000	84	68	340,920	1.4666
1896 Point St	649,900	575,000	88	69	244,230	2.3543
* 8800 Oak Beach Dr	975,000	750,000	77	38	554,280	1.3531

WHITE LAKE TOWNSHIP

* 104 Shotwell St	39,900	39,900	100	268	77,740	.5132
* 1476 Orchard St	57,660	43,500	75	86	79,070	.5501
* 301 Decca Dr	54,900	48,000	87	79	94,940	.5056
* 5095 Ormond Rd	60,900	53,200	87	119	66,010	.8059
* 9131 Hutchins St	94,900	87,875	93	41	75,920	1.1575

9435 Beechcrest St	109,000	94,900	87	83	79,880	1.1880
* 2255 Porttter Rd	94,900	100,000	105	59	111,440	.8973
* 9025 Glasgow Dr	119,000	102,000	86	66	103,750	.9831
* 955 Mallock St	108,900	107,500	93	20	98,610	1.0902
* 707 Lakeview Dr	139,900	120,000	86	58	95,620	1.2550
* 2668 Grass Valley Dr	144,900	120,900	83	105	102,600	1.1784
8406 Cooley Beach Dr	119,000	122,000	103	149	62,470	1.9529
* 1561 Lakespur St	124,900	127,720	102	16	101,840	1.2541
* 9538 Bonnie Briar St	145,000	145,000	100	70	107,890	1.3440
* 4480 Oakguard Dr	169,900	152,000	89	155	121,950	1.3932
4200 Jackson Ct	175,000	155,000	88	95	96,920	1.5993
* 3059 Towering Oaks Dr	166,250	166,250	100	49	150,550	1.1043
5101 Fox Hollow Ct	179,000	169,900	95	104	112,200	1.5143
8097 Casa Mia St	189,900	178,000	94	394	118,150	1.5066
10525 Cedar Island Rd	199,900	190,000	95	683	115,870	1.6398
* 600 Burgess Dr	208,900	208,900	100	5	200,870	1.0399
* 1935 Howland Blvd	210,000	217,500	104	45	157,890	1.3775
4584 S Quarry Creek Ct	219,000	219,000	100	339	155,890	1.4048
5345 Dillon Dr	219,900	219,900	100	189	126,710	1.7355
* 7554 Cedar Creek Dr	219,900	220,100	101	29	162,130	1.3576
9652 Shelby Dr	228,000	225,000	99	171	172,430	1.3049
1285 Ridgefield Ct	230,000	230,000	100	21	152,260	1.5106
* 7557 Koby Ct	249,900	236,000	94	77	191,650	1.2314
* 3017 Havenwood Dr	239,900	237,000	99	76	174,420	1.3588
* 660 W. Oxhill Dr	239,900	237,500	99	4	170,090	1.3963
704 Amherst LN	283,500	265,000	93	63	183,570	1.4436
6070 Rosewood Pkwy	299,900	295,000	98	60	174,330	1.6922
8315 Cooley Beach Dr	360,000	315,000	88	130	142,740	2.2068
619 Red Bank Dr	422,900	385,000	91	26	-	

MILFORD TOWNSHIP

* 3222 Granda Vista Dr	79,900	68,900	86	95	82,190	.8505
* 935 S. Duck Lake Rd	74,900	75,000	100	85	86,750	.8646
274 Canyon Dr	149,900	125,000	83	90	65,930	1.8959
1301 Wixom Trail	147,000	140,000	95	161	110,130	1.2712
* 1799 Labadie	149,900	148,000	99	59	110,940	1.3341
* 2315 Carriage Way	164,500	164,500	100	48	125,080	1.3076
1763 Milford Heights	229,900	190,000	83	59	125,670	1.5119
2395 Haven Trl	217,000	208,500	96	70	101,980	2.0445
* 2448 Our Land Acres	210,000	209,000	99	91	135,270	1.5451
* 2255 South Hill Rd	204,900	214,900	105	176	230,260	.9333

* 258 River Oaks Dr	214,900	215,000	100	52	151,630	1.4179
3450 W. Buno Rd	249,900	255,000	102	17	140,380	1.8165
940 Manderly Dr	269,900	260,000	96	11	126,920	2.0485
* 3101 Duana Dr	259,900	260,400	100	28	198,310	1.3131
1643 Hidden Pond	350,000	340,000	97	141	242,010	1.4049
* 1289 Hunter Ct	369,999	370,000	100	154	316,650	1.1685

MILFORD VILLAGE

* 222 Clinton St	139,900	120,000	86	52	103,140	1.1635
753 Byron Dr	122,900	122,900	100	87	69,390	1.7711
115 W. Washington St	149,900	143,000	95	127	-	-
* 826 Abbey Lane	165,000	153,000	93	7	105,430	1.4512
* 622 Tower Ridge Ct	199,900	200,200	101	59	160,930	1.2440
667 Hill Crest	228,000	226,200	99	26	120,660	1.8747

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.

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