



# What has sold in this area recently

Last updated on Aug 31, 2009 (NOTE Covers August only)

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. Foreclosure sales as a % of sales fell below 50% in late June.

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## Y-T-D Sold Stats

Change Direction  
This Week For  
Average Prices

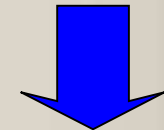
The Year-to-Date statistics for the sold homes in this area are also updated weekly.

Homes - sold Y-T-D - 854

% of the sold homes below  
that are foreclosures

Average List Price - \$165,961  
Median List Price - \$ 148,700

Average Sold Price - \$157,461  
Median Sold Price - \$137,000



Sold this month  
Township/Address

### HIGHLAND TOWNSHIP

Township/Address	Listed Price	Sold Price	% of list	DOM	SEV	Sold \$ as SEV Multiple
* 3308 Highland Ct	\$ 20,200	\$ 20,400	100	43	\$ 42,290	.4824
* 2907 N Duck Lake Rd	23,655	21,000	89	176	52,080	.4032
* 5329 Peacock	24,900	21200	85	34	46,140	.4595

* 323 McPherson	70,000	75,000	107	26	87,130	.8608
* 4074 Loch Dr	90,000	85,000	89	14	97,270	.8739
*435 W Livingston Rd	94,900	88,500	93	28	81,390	1.0974
* 140 N Tipsico Lake Rd	87,900	91,200	104	125	64,970	1.4037
* 4233 Pommere	104,900	104,000	99	128	91,980	1.1307
* 953 Woodruff Lake Rd	114,900	128,000	111	18	77,910	1.6429
230 Peninsula Lake Dr	145,000	135,000	93	724	97,650	1.3925
* 580 Middle Rd	127,500	137,000	107	12	146,510	.9351
2510 Rose Center Rd	144,900	137,500	95	221	76,020	1.8087
3449 Lido	150,000	140,000	93	53	91,940	1.5227
* 2120 Timber Ridge Ct	147,900	147,900	100	144	133,900	1.1046
520 N Tipsico Lake Rd	145,000	148,936	103	116	75,050	1.9845
* 1650 Highland Park Dr	169,900	160,000	94	37	133,000	1.2030
2440 Foxgrove Dr	199,000	182,000	90	63	109,270	1.6656
* 1779 La Salle Blvd	194,900	187,000	96	20	124,670	1.4999
941 Scott Dr	200,000	200,000	100	158	148,310	1.3485
2366 Foxgrove Dr	228,900	200,000	87	142	109,270	1.8303
287 Prestwick Trl	224,900	229,000	102	289	179,170	1.2781
2650 Bay Vista Dr	229,900	229,900	100	104	127,740	1.7997
2941 Katie LN	344,000	330,000	96	45	219,490	1.5035
1643 Ludean Dr	369,900	355,000	96	349	178,510	1.9887
2190 Wildflower LN	525,000	501,000	95	1164	304,280	1.6465

### COMMERCE TOWNSHIP

* 3252 Fox Blvd	30,900	28,000	91	7	47,090	.5946
* 3304 Melmoor St	44,400	44,400	100	166	72,280	.6143
* 2809 Log Cabin Rd	37,500	52,000	139	2	85,510	.6081
* 810 Sleeth Rd	49,900	52,000	104	161	73,920	.7035
* 1177 Polydera St	70,000	65,000	93	14	78,580	.8272
* 310 Grand Traverse St	75,000	75,000	100	12	83,380	.8995
* 8339 Golf Lane Dr	90,000	80,000	88	11	82,760	.9667
* 3090 Massena St	87,900	87,000	99	41	75,460	1.1529
* 8319 Lagoon St	89,000	88,000	99	84	61,340	1.4346
* 2335 N Pontiac Trl	105,000	98,000	93	26	114,080	.8590
* 3005 Fisher Ave	114,900	105,000	91	95	67,270	1.5609
* 4112 Emerald Pines Dr	129,900	129,900	100	31	126,110	1.0301
8624 War Bonnet Dr	148,500	138,000	93	80	85,070	1.6222
1934 Hollingsworth Dr	159,900	150,000	94	68	88,300	1.6988
* 2420 Baltimore Ct	167,000	170,000	102	35	140,160	1.2129
8350 Timber Cove St	199,900	197,900	99	319	158,530	1.2483
6905 Cooley Lake Rd	228,900	213,000	93	121	143,080	1.4887

385 Cherry Grove LN	249,900	215,000	86	98	111,940	1.9207
2144 Holly Berry LN	240,000	217,000	90	61	139,030	1.5608
2132 Jason Dr	249,900	219,000	88	354	199,810	1.0960
8979 Cynthia Ct	330,000	220,000	67	155	176,830	1.2441
1746 Pondview LN	249,000	237,000	95	728	174,880	1.3552
3875 E Commerce Rd	300,000	240,000	80	210	234,030	1.0255
5295 Williamston Ct	269,900	250,000	93	87	178,840	1.3979
5015 Fairgrove LN	274,900	268,000	97	86	129,090	2.0761
1526 Commerce Shores Dr	299,900	270,000	90	121	161,400	1.6729
* 1865 Sleeth Rd	279,900	279,900	100	187	161,010	1.7484
* 2935 Ivy Hill Dr	387,500	385,000	99	15	207,020	1.8597
3786 Ranya	425,000	400,000	94	28	220,310	1.8156
4576 Driftwood Dr	499,000	467,500	94	46	235,310	1.9867
2891 Colt Ct	499,000	470,000	94	107	281,280	1.6709
4828 Driftwood Dr	494,895	475,000	96	7	255,030	1.8625

#### WHITE LAKE TOWNSHIP

* 9169 Blondell St	15,000	15,000	100	447	55,410	.2707
* 9100 Mandon St	21,900	18,000	82	7	68,420	.2631
*905 Ennest St	24,900	24,000	96	102	43,050	.5575
* 4891 Lake Grove Dr	29,900	24,000	80	105	47,040	.5102
* 5155 Allingham Dr	29,900	26,950	90	156	53,300	.5056
* 1023 North Park	40,000	47,000	118	29	43,350	1.0842
* 2121 Charlton	49,900	55,000	110	6	74,090	.7423
* 6160 Ormond Rd	50,000	60,000	120	50	114,440	.5243
* 9225 Little Farm St	69,600	60,000	86	69	89,370	.6714
* 8104 Kenwick St	67,900	61,800	91	102	73,060	.8459
566 Hillwood	71,900	71,900	100	26	60,930	1.1800
* 4240 England Beach Rd	76,300	73,500	96	14	77,650	.9466
9195 Gladys St	79,900	79,900	100	218	73,390	1.0087
* 480 S Ponchartrain St	74,500	80,000	107	139	97,030	.8245
* 2219 Ormand Rd	84,900	85,000	100	177	83,550	1.0174
* 2924 Shady Hollow Dr	77,900	85,051	113	9	96,330	.8765
* 2651 W Meadow Dr	80,000	87,000	109	8	75,940	1.1456
44 S Hulbert St	119,900	100,000	83	349	90,060	1.1104
760 Robar Cir	130,000	110,000	85	204	88,170	1.2476
* 8889 Nature View Cir	119,890	117,500	98	297	150,740	.7795
980 Round Lake Rd	129,900	127,500	98	52	72,160	1.7669
* 6605 Ellinwood Dr	134,900	134,900	100	60	120,270	1.1216
9757 Bonnie Blair St	154,900	135,000	87	33	78,490	1.7200
* 1201 Rossfield St	149,126	135,000	91	236	102,080	1.3225

1055 Pinecrest Dr	149,126	135,000	91	144	104,110	1.2967
127 N Williams Lake Rd	139,900	136,000	97	241	80,490	1.6897
805 Elkinford	134,900	139,000	103	32	87,820	1.5828
*1820 Ormond Rd	112,500	140,000	124	222	152,450	.9183
* 11365 Diana Ct	148,900	145,000	97	22	92,710	1.5640
1132 Clearwater St	175,000	160,000	91	6	117,730	1.3590
* 9693 Shelby Dr	179,900	171,000	95	52	130,400	1.3113
* 926 Kyle Ct	206,900	210,000	102	31	121,880	1.7230
* 9008 Pontiac Lake Rd	199,900	220,000	110	18	151,760	1.4497
2908 Mystic Valley Dr	297,000	269,000	91	227	201,680	1.3338
10818 Hillway St	299,900	269,000	90	120	199,600	1.3477
7485 Oak Bay Dr	300,000	285,000	95	37	136,750	2.0841
7310 N Mistwood Dr	599,000	450,000	75	709	253,140	1.7777

**MILFORD VILLAGE & TWP**

* 210 Conal St	61,900	47,500	77	32	61,780	.7689
* 1173 Pleasure St	48,900	57,000	116	97	76,680	.7433
* 853 Abbey Lane	144,900	142,000	98	8	114,190	1.2435
* 204 Hickory St	194,900	185,000	95	156	162,120	1.1411
*1178 Eagle Nest Ct	189,900	205,583	108	1	157,740	1.3033
* 200 S Garner Rd	279,900	260,000	93	22	181,680	1.4311
327 Trotter Trl	699,000	675,000	97	48	492,460	1.3707

**LYON TWP & S. LYON**

* 319 Harvard	93,955	100,000	106	58	76,690	1.3040
* 783 Glen Meadows Dr	117,800	100,000	85	110	144,730	.6909
* 57945 10 Mile Rd	104,900	104,900	100	5	97,190	1.0793
134 W. Liberty St	139,000	110,000	79	213	88,750	1.2394
* 580 Eagle Way	96,900	111,000	114	32	104,110	1.0662
* 405 S Ridge St	129,900	114,000	88	44	111,200	1.0252
1023 Oxford Ave	124,900	115,000	92	112	89,270	1.2882
* 640 Woodland Dr	114,900	120,000	104	13	141,850	.8460
* 368 Princeton Dr	132,500	130,000	98	45	99,400	1.3078
625 West Crest LN	159,900	140,000	88	49	108,507	1.2902
* 605 Woodland Dr	149,900	144,000	96	421	131,050	1.0988
* 30066 Orchards LN	169,900	165,000	97	23	121,480	1.3582
* 430 Princeton Dr	159,900	174,900	109	154	-	
25626 N McCrory LN E	199,900	180,000	90	107	129,370	1.3914
57706 Cider Mill Dr	191,400	188,000	98	62	139,030	1.3522
25430 Milford Rd	214,900	206,750	96	162	150,290	1.3757
601 W. Liberty Dr	214,900	211,000	98	210	147,130	1.4310

801 Westhills Dr	214,900	211,000	98	269	147,430	1.4312
21018 Parkwoods Dr	220,000	220,000	100	104	158,590	1.3872
193 Columbia Dr	229,900	227,000	99	63	152,810	1.4855
1290 Coach House LN	249,900	249,900	100	438	171,500	1.4571
1159 Horseshoe Dr	269,900	260,000	96	66	124,540	2.0877
26800 Daria Cir	315,000	285,000	90	22	179,940	1.5839
* 61060 Preakness Blvd	299,000	290,000	94	5	188,480	1.5386
25656 Coach LN	334,900	310,000	93	57	-	-
* 23461 Prescott LN W	369,900	330,000	89	81	-	-
23764 Lyon Ridge Dr	409,900	405,000	99	128	194,390	2.0834

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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