



What has sold in this area recently

Report last updated on December 29, 2007

This report is a running list of the homes that have sold in the Milford, Commerce and Highland Township areas that I track. It includes the Village of Milford, but not the City of Wixom, Wolverine Lake and Walled Lake areas, which are reported separately from Commerce Township. 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. 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. This is the final report for 2007. As a summary for these three market areas, there were 138 homes sold in Milford (the Township and Village combined), there were 137 sold in Highland and 290 in the part of Commerce Township that I look at here.

Sold this month

Township/Address	Listed Price	Sold Price	% of list	DOM	SEV	Sold \$ as SEV Multiple
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HIGHLAND TOWNSHIP

#256 N Milford Rd	\$ 59,900	\$ 63,000	103	151	\$ 75,940	.8296
#2780 Enclamen Dr	75,000	71,711	94	261	56,780	1.2620

#2789 Engleman Dr	75,900	71,711	94	261	56,780	1.2629
#3261 Giddings Blvd	104,900	90,000	86	210	90,840	.9908
#2755 Dunleavy Ct	114,900	114,000	99	76	99,060	1.1508
#2824 Davidsta	114,900	114,000	99	26	59,120	1.9283
1592 Blue Heron Dr	184,900	172,500	93	212	107,830	1.5997
2830 Davista Dr	159,800	147,500	92	286	91,990	1.6034
#395 Prestwick Trl	275,000	240,900	88	76	242,240	.9945

COMMERCE TOWNSHIP

#1703 Burnet Rd	129,000	73,000	57	20	103,420	.7058
2510 N. Pontiac Trl	114,900	75,000	65	251	33,230	2.2569
#662 E. Grand Traverse St	89,900	83,500	93	73	67,770	1.2322
#3057 Woodbury St	109,900	99,000	90	132	62,420	1.5860
#8114 Marhalsea St	159,900	164,700	103	151	121,540	1.3551
8695 Buffalo Dr	179,900	174,000	97	441	104,670	1.6624
#8423 Buffalo Dr	184,869	181,000	98	20	93,840	1.9288
#3538 Unioin Lake Rd	449,900	250,000	56	247	253,590	.9858
3180 Viking Dr	269,900	262,700	97	11	152,540	1.7222
2464 Willow Way Dr	289,900	270,000	93	85	150,420	1.7949
420 Low Bank Ct	325,000	309,000	95	217	176,350	1.7522
8676 Hummingbird	350,000	320,000	91	398	N/A	
2801 Oak Hill Trail	300,000	390,000	130	128	252,010	1.5476
6038 Venice Dr	399,900	400,000	100	150	194,690	2.0545

MILFORDTOWNSHIP

#1900 S. Milford Rd	148,000	134,000	88	38	95,560	1.4023
864 Anne Lang Dr	189,900	172,000	91	186	86,450	1.9895
897 Anne Lang Dr	260,000	208,000	80	278	127,860	1.6268
#1413 Horseshoe Cir	219,900	210,000	95	19	130,160	1.6134
1365 Oak Hollow Dr	299,900	321,000	107	50	251,870	1.2745
3889 Foxthorn Ct	439,900	365,000	81	118	237,110	1.5394
2838 Rivendell	424,900	400,000	94	18	373,590	1.0707
1505 Oak Hollow Dr	649,900	600,000	92	150	544,600	1.1017

MILFORD VILLAGE

761 Panorama Dr	135,000	126,000	93	31	71,030	1.7739
508 W. Huron St	199,000	170,000	85	50	122,060	1.3866
505 Bellevue	220,000	216,000	98	61	104,920	2.0587

*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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