



# What has sold in this area recently

Last report for 2008 - updated on Dec 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 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. For a broader look at the market, check out the Market Statistics from our sister site - [www.themilfordteam.com](http://www.themilfordteam.com) - which reports statistics on these townships, plus West Bloomfield. For November the market went down dramatically in response to the economy and foreclosures represented more than 1/2 of all sales. December started off with foreclosures representing 70% of sales in the first week.

## Y-T-D Sold Stats

**69**

% of the sold homes below that are foreclosures

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

Homes - sold Y-T-D - 953

Average List Price - \$221,068  
Median List Price - \$199,000

Average Sold Price - \$207,846  
Median Sold Price - \$185,000

Change Direction  
This Week For  
Average Prices



Sold this month  
Township/Address

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

**HIGHLAND TOWNSHIP**

			list			Multiple
* 1044 South Park	\$ 97,900	\$ 97,000	99	37	\$ 96,450	1.0057
* 201 Clyde Rd	109,500	100,000	91	58	71,530	1.3980
880 Oak Grove	129,900	117,000	90	168	72,290	1.6185
* 3867 Taggett Lake Dr	151,500	147,000	97	57	110,500	1.3303
* 1990 White Lake Rd	142,500	149,000	105	82	136,240	1.0937
* 3251 Jackson Blvd	169,300	169,000	100	46	188,560	.8963
* 4582 Bretton Ln	194,900	175,000	90	30	172,000	1.0174
* 2555 Middle Rd	199,900	181,000	91	67	131,500	1.3764
* 2627 Overbrook	204,500	212,700	103	9	232,510	.9148
* 173 Gales Ct	234,900	221,450	94	181	161,070	1.3749
* 743 Aaron Dr	231,900	225,000	97	52	167,720	1.3415
* 661 Edinburgh Cir	249,900	229,500	92	233	172,540	1.3301

**COMMERCE TOWNSHIP**

* 3148 Woodlawn St	20,000	25,200	126	43	66,430	.3793
* 3005 Fisher	44,900	39,500	88	104	67,270	.5872
* 1724 Harry	44,500	41,000	92	32	73,430	.5584
3313 Fox Blvd	68,800	50,000	72	531	47,190	1.0595
* 1374 Appleford St	66,900	64,900	40	40	70,230	.9241
4740 Sundew St	78,000	65,832	84	10	73,750	.8926
222 Arabelle St	99,900	89,500	90	161	67,880	1.3185
* 1825 Big Trail Rd	99,900	98,900	99	215	95,750	1.0329
* 3140 Rio Vista St	114,900	112,000	97	117	78,400	1.4286
* 150 W Grand Traverse St	126,500	123,900	98	118	89,340	1.3868
2580 Watonga Dr	119,900	125,700	105	14	93,980	1.3301
320 Charlevoix St	139,900	137,000	98	15	110,320	1.2418
2740 S. Commerce Rd	149,900	140,000	93	95	109,180	1.2823
* 2180 Bass Lake Rd	181,500	153,000	84	113	189,870	.8058
1040 Glengary Rd	172,000	155,000	90	153	96,140	1.6122
* 1815 Hawthorne Rdg	192,900	175,000	91	24	136,100	1.2858
4680 Commerce Woods Dr	235,000	224,500	96	11	128,090	1.7527
* 1909 Twin Sun Cir	245,000	243,000	99	365	163,320	1.4879
5441 Mill Race Way	274,400	249,000	91	162	152,150	1.6365
* 5980 Turnberry Dr	350,000	330,000	94	170	310,670	1.0622
1971 Thorncrest Ct	475,000	390,000	82	1059	220,890	1.7656

**WHITE LAKE TOWNSHIP**

* 956 Mallock St	48,900	48,900	100	12	60,480	.8085
* 8430 Jamestown Dr	140,000	50,000	33	175	36,540	1.3684

* 8420 Jamestown Dr	149,900	50,000	33	179	58,540	1.3684
* 1446 Midwood St	49,900	51,000	100	3	97,310	.5241
* 4824 Allingham Dr	60,000	51,500	86	162	60,940	.8451
* 5300 Lake Grove Dr	69,900	68,000	97	246	95,690	.7106
* 1233 Round Lake Rd	74,500	70,000	93	97	72,410	.9667
* 455 Melinda Cir	99,900	89,000	89	142	94,470	.9421
* 661 Oxhill Ct	109,900	90,500	83	74	85,310	1.0608
8875 Tackles Ct	99,000	99,100	100	292	82,130	1.2066
* 8803 Arlington St	112,500	112,500	100	75	84,640	1.3292
* 9924 Burgess Ct	117,500	114,000	97	66	83,410	1.3667
* 10021 Lakeside Dr	114,000	114,200	100	18	122,430	.9328
* 727 Robar Cir	127,800	130,800	103	46	91,240	1.4336
* 1112 Clearwater St	135,900	140,000	103	36	121,990	1.1476
8826 Arlington St	169,900	144,500	85	57	88,900	1.6254
* 1205 Union Lake Rd	163,900	162,900	99	47	128,270	1.2699
* 593 Burgess Dr	117,000	170,000	145	22	157,990	1.0760
* 5010 Quail Ridge Ct	184,500	177,000	96	24	117,800	1.5025
6090 Raphael Ct	179,800	177,800	99	87	133,320	1.3336
8938 Glasgow Dr	189,000	180,000	95	527	102,710	1.7525
* 726 Golden Shores	179,900	182,000	101	17	182,420	.9977
39 Wildrose Dr	289,900	277,450	96	161	-	

#### MILFORD TOWNSHIP

* 1760 Old Plank Rd	124,400	125,000	100	13	96,050	1.3014
1665 E. Commerce St	389,900	332,500	85	206	195,160	1.7037
1758 Hilltop Dr	540,000	460,000	85	52	276,780	1.6620

#### MILFORD VILLAGE

* 610 Caroline	152,900	152,900	100	52	103,120	1.4827
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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](#), [May, 2008](#)  
[June, 2008](#), [July, 2008](#), [August, 2008](#), [September, 2008](#)  
[October, 2008](#), [November, 2008](#)



