



# What has sold in this area recently

Last updated on Dec 27, 2009 (NOTE Covers December 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. This is the last report for 2009 and covers thru Dec 31, 2009.

## Sold Stats for 2009

42

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

Change Direction  
This Week For  
Average Prices

% of the sold homes below  
that are foreclosures

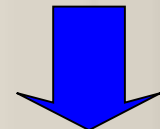
Homes - sold in 2009 - 1376

Average List Price - \$169,990

Average Sold Price - \$161,433

Median List Price - \$ 149,900

Median Sold Price - \$143,000



### Sold this month

Township/Address

Listed Price

Sold Price

% of  
list

DOM

SEV

Sold \$ as SEV  
Multiple

### HIGHLAND TOWNSHIP

\* 2807 Motorist Dr

\$ 30,500

\$ 35,000

115

32

\$ 56,370

.6209

\* 349 McPherson

45,000

41,171

91

112

76,150

.5407

\* 316 King

40,000

48,000

120

11

64,500

.7442

310 King	40,000	40,000	120	11	64,500	1,7442
* 2315 Oakland	49,900	51,500	103	148	48,610	1.0595
* 3630 N. Milford Rd	79,900	79,900	100	19	66,940	1.1936
3780 Woodland Dr	79,900	81,813	102	153	53,230	1.5370
2003 Oakland	110,500	100,000	90	103	73,910	1,3530
1851 Highland Dr	134,000	108,000	81	228	65,200	1.6564
3120 Grandview	119,500	119,000	99	162	75,910	1.5676
4141 Strathcona	129,900	120,000	92	55	112,970	1.0647
* 3580 Braodview LN	129,900	129,900	100	1	112,710	1.1525
* 4061 Woodland Dr	190,000	136,000	72	117	152,590	.8913
* 3986 Loch Dr	159,000	162,000	102	105	118,570	1.3663
2139 Timber Ridge Ct	189,900	189,900	100	52	104,160	1.8232
2215 Estates Dr	199,900	199,900	100	221	121,930	1.6395
969 Stone Barn	229,900	201,500	88	30	151,790	1.3275
1911 Woodridge Ct	199,900	203,000	102	83	107,000	1.8972
* 2280 Pine Bluffs Ct	219,900	240,000	109	13	119,500	2.0084
* 633 Gleneagles	238,900	245,000	103	17	138,180	1.7730
* 3901 Woodland Dr	248,000	248,000	100	333	147,020	1.6868
1651 S Lakeview Ln	324,900	310,000	95	317	175,330	1.7681
3221 Ramada Dr	375,000	350,000	93	368	200,000	1.7500
2604 Lynch	374,900	370,000	98	74	176,480	2.0966

**COMMERCE TOWNSHIP**

* 2951 Brisbane St	18,900	20,000	105	16	48,230	.4147
* 3146 Greenlawn Ave	29,900	24,500	82	19	51,170	.4788
* 1633 Grinshaw	28,500	36,575	133	17	43,070	.8492
3990 Watuga St	49,900	47,000	94	16	49,810	.9436
* 3251 Greenlawn Ave	38,000	50,000	132	20	59,600	.8389
1530 Sable St	59,900	58,899	98	41	59,890	.9835
* 2350 N. Pontiac Trl	59,900	60,000	100	40	61,440	.9766
* 3252 Fox Blvd	98,500	85,000	86	1	43,300	1.9630
* 4226 Stone Meadow Ct	129,900	90,000	69	1	88,640	1.0153
* 3761 Cheryl Dr	130,000	95,000	73	176	75,250	1.2625
8156 Mario St	110,000	97,500	89	298	63,370	1.5386
336 E. Grand Traverse St	125,000	110,000	88	62	50,170	2.1925
166 E Beechdale St	129,000	115,000	89	53	54,890	2.0951
1749 McCoy St	115,000	118,000	103	126	68,300	1.7277
3135 Newton Rd	119,000	123,000	103	103	90,970	1.3521
* 2015 Glen Iris Dr	109,900	125,750	114	9	86,470	1.4543
716 Andrrews	129,000	128,000	99	212	66,400	1.9277
* 1458 Spruce Dr	149,900	141,000	94	14	103,030	1.3685

5322 Weston Ct	145,000	143,000	98	116	89,930	1.5901
* 6112 Venice Dr	149,900	155,000	103	17	114,810	1.3501
* 3290 Melmoor St	149,900	155,000	103	97	106,950	1.4493
* 5005 Fairgrove Ln	165,000	166,000	100	14	117,920	1.4077
4350 Kelly Circle Dr	189,900	177,000	93	28	107,070	1.6531
* 2437 Rocky Top Ln	179,250	180,000	100	28	181,060	.9941
* 3801 Stoneridge Ct	174,900	185,000	106	9	116,420	1.5891
1912 Princeton Dr	223,000	190,000	85	25	129,350	1.4689
2077 Holly Berry Ln	185,000	191,700	104	95	92,710	2.0677
5597 Starwood Dr	219,869	197,000	90	228	142,360	1.3838
5415 Starwood Dr	234,900	210,000	89	59	103,330	2.0323
8031 Eldora Blvd	239,900	219,000	91	139	156,580	1.3986
3560 Flannery Ct	299,000	220,000	74	136	157,310	1.3985
* 5350 Williamston Ct	229,900	226,800	99	25	120,120	1.8881
2865 Ravinewood	239,900	228,000	95	209	155,180	1.4693
4640 Ravinewood	249,900	230,000	92	67	181,600	1.2665
5525 Lancaster Ln	239,000	239,000	100	827	137,390	1.7396
5545 Bentwood Ln	249,900	240,000	96	84	134,030	1.7906
3560 Flannery Ct	299,000	241,000	81	136	157,310	1.5320
* 2467 Trillium Hills Dr	265,411	250,000	94	374	150,350	1.6628
*5400 Lancaster LN	209,900	250,000	119	4	158,490	1.5574
* 6054 Strawberry Cir	279,900	275,000	98	20	183,980	1.4947
3793 Gulfwood Dr	319,900	295,000	92	252	166,080	1.7763
1740 Fenwick Dr	339,900	320,000	94	306	194,180	1.6480
6197 Carroll Lake Rd	47,575	425,000	561	23	-	-
3341 Timberlake Dr	599,900	515,000	86	90	238,930	2.1554

**WHITE LAKE TOWNSHIP**

9371 Pontiac Lake Rd	14,900	20,500	138	11	103,270	.1985
* 5100 Warmbriar Rd	15,000	22,000	147	143	44,140	.4984
* 1395 Cooley Approach St	34,900	24,500	70	34	41,840	.5856
* 4645 Lake Grove Dr	28,500	27,500	96	7	56,540	.4864
* 9394 Cedar Island Rd	65,000	37,500	58	146	63,710	.5886
* 8180 Casa Mia St	64,900	74,000	114	126	77,320	.9571
* 4510 Meadow Way	84,900	82,000	96	5	73,130	1.1213
* 8355 Vanden Dr	69,900	84,500	121	68	79,610	1.0614
* 10420 Curtis Ln	79,900	85,000	106	14	74,400	1.1425
*4121 Braidwood Dr	100,000	93,000	93	164	79,100	1.1757
328 Hurondale Dr	109,000	95,000	87	67	75,760	1.2540
* 9055 Elizabeth Lake Rd	107,900	111,100	103	9	105,480	1.0533
* 430 Hillwood	60,000	118,000	197	11	100,740	1.1713

8750 Elizabeth Lake Rd	170,000	127,000	75	99	120,830	1.0511
* 6908 Cooley Lake Rd	186,000	150,000	81	44	146,090	1.0268
5412 W. Alyssa Ct	149,900	152,900	102	484	108,400	1.4105
* 4651 Cooley Lake Rd	168,300	167,000	98	47	128,820	1.2964
4314 Jackson Blvd	179,900	179,000	99	15	114,770	1.5596
8889 El Dorado Dr	184,900	185,000	100	189	129,140	1.4326
* 9711 David LN	184,900	195,000	105	16	114,840	1.6980
25 Wildrose Dr	214,900	214,900	100	111	-	-
* 8725 River Run Dr	172,000	225,000	131	54	200,330	1.1231
7391 Denali Dr	249,900	247,000	99	14	137,920	1.7909
602 Runson Ct	349,000	312,000	89	39	168,680	1.8497

### MILFORD VILLAGE & TWP

* 3145 Hillside Dr	39,900	37,000	93	80	44,870	.8246
* 948 Queen St	109,900	105,000	95	49	73,920	1.4205
545 Half Acre Dr	119,900	110,000	92	71	96,950	1.1346
1770 Red Oak Ln S	123,000	118,000	96	114	60,110	1.9631
*886 Panorama Dr	127,000	127,000	100	62	74,110	1.7137
580 Half Acre Dr	159,000	145,000	94	476	87,790	1.6517
* 515 E. Commerce St	184,900	175,000	95	33	157,090	1.1140
4152 Kingswood Ct	260,000	260,000	100	92	181,690	1.4310

### LYON TWP & S. LYON

57111 Cash St	44,900	38,000	84	24	67,230	.5652
* 52300 9 Mile Rd	65,000	55,410	85	453	90,590	.6117
* 429 Dorothy St	62,500	62,500	100	35	80,450	.7769
424 Whipple St	92,500	70,000	76	184	58,200	1.2027
691 McMunn St	84,900	80,000	94	604	53,440	1.4970
* 927 Parkwood Dr	123,120	90,000	73	100	88,030	1.0224
* 57780 Pontiac Trail	89,900	94,500	105	63	68,160	1.3864
* 512 Whipple St	110,000	110,000	100	20	62,590	1.7575
29740 Milford Rd	112,000	110,000	98	30	69,180	1.5901
*1159 Vassar	119,900	112,000	93	12	74,940	1.4945
360 Woodland Dr	169,900	145,000	85	96	115,550	1.2549
61385 Roaring Brook Dr	169,333	146,000	86	88	84,810	1.7215
642 Kestrel Ridge Rd	159,000	155,000	97	400	79,410	1.9519
61431 Dean Dr	159,900	156,000	97	17	95,320	1.6366
* 1164 Chestnut Ln	189,525	168,000	88	115	176,250	.9532
1183 Corral Ln	179,900	177,000	98	392	115,700	1.5298
1041 Chestnut Ln	180,000	180,000	100	81	101,520	1.7730
61259 Tavberry Cir	169,900	180,000	106	15	101,860	1.7671

61259 Rayburn Ln	199,900	199,000	95	19	191,000	1.7071
605 Orchard Ridge	199,900	190,000	95	205	125,290	1.5165
* 57251 Hidden Timbers Dr	204,930	199,000	97	53	145,280	1.3698
59385 Pacers Path	224,900	210,000	93	106	129,060	1.6272
59165 Hudson Creek Ln	249,700	229,500	92	84	172,120	1.3334
21554 Nathan Ct	249,700	231,000	92	92	126,410	1.8274
21586 Nathan Ct	272,900	268,000	98	97	135,830	1.9731
244 Chyahoga Ct	275,000	275,000	100	217	195,570	1.4061
26081 E. Daria Cir	309,900	280,000	90	14	-	-
* 27910 Woodstream Dr	279,900	285,000	102	179	404,060	.7053
51801 Curtis Ct	329,900	322,000	98	91	-	-
237609 Spy Glass Hill	400,000	400,000	100	188	189,260	2.1135
23479 Prescott Ln E	438,450	425,000	97	57	-	-

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 3-6% less than the apparent sold price. 6% 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

