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What has sold in this area recently

Report last updated on March 2, 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 decided to track only those homes that are in the **Huron Valley School District** this year, since people living in those homes might associate most closely with Milford. 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 -

Sold this month

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

*142 N. Milford Rd	\$ 59,900	\$ 56,000	93	161	\$ 67,930	.8244
*3763 Navarra Dr	69,900	65,000	93	161	47,540	1.3673
*2273 North St	69,900	70,000	100	290	64,830	1.0797
*8526 Cooley Beach Dr	76,500	71,000	93	27	65,140	1.0899
*408 King	80,000	89,000	111	19	84,870	1.0487
*3593 Tara Dr	109,900	113,299	103	66	90,830	1.2474
*4232 W. Highland Rd	134,900	126,500	94	29	90,090	1.4042
2400 Amelia	140,000	135,000	96	363	73,740	1.8307
*1681 Ridge Rd	162,450	155,000	94	110	105,570	1.4682
2465 Davista Dr	195,000	182,000	93	324	96,780	1.8806
*2508 Elkridge Cir	189,900	185,000	97	51	110,640	1.6721
2822 Lone Tree Rd	234,900	185,500	79	370	157,290	1.1784
2467 Foxgrove Dr	229,900	220,000	96	195	147,430	1.4922
2185 N. Hickory Ridge Rd	275,000	260,000	95	141	274,320	.9478
2015 Wildflower LN	465,000	430,000	92	112	235,780	1.8237

COMMERCE TOWNSHIP

*9470 Sanderson Ct	54,900	50,000	91	16	66,870	.7477
*8935 Gittins St	44,500	50,000	112	14	110,900	.4509
*3005 Roselawn St	79,900	56,000	70	115	63,960	.8755
*2554 Massena St	79,900	66,500	83	171	57,350	1.1595
*2490 Massena St	74,500	67,500	91	105	61,660	1.0947
*4600 Newcroft St	99,900	90,000	90	92	65,940	1.3549
*5170 Elkin St	99,900	99,900	100	79	129,500	.7714
3236 Sell	124,900	112,000	90	232	78,150	1.4331
*8258 Arlis St.	139,900	124,000	89	185	89,640	1.3833
2853 Red Arrow Dr	134,900	125,000	93	124	99,410	1.2574
*2245 Welch Rd	164,900	148,000	90	92	136,230	1.0864
850 Sherbrooke St	189,900	185,000	97	300	98,470	1.8787
1922 Tiley Cir	199,000	192,000	96	204	108,290	1.7730
754 Hummerside Ct	239,900	226,000	94	100	152,570	1.4813
*395 Cherry Grove Ln	275,000	251,000	91	353	181,310	1.3844
2115 Blue Stone Ln	270,000	262,500	97	142	165,750	1.5837
1864 Dorchester Dr	265,000	262,800	99	227	158,720	1.6557
742 Green Creek Dr	288,000	260,000	90	126	170,680	1.4071

742 Cross Creek Dr	289,900	269,000	93	136	179,680	1.4971
4605 Racewood Dr	324,000	295,000	91	147	198,550	1.4858
5143 Beechwood Ct	314,869	297,000	94	157	-	
4562 Racewood Dr	329,900	314,500	95	141	179,400	1.7531
3001 Ridgemont St	459,000	419,000	91	257	204,410	2.0498
*3365 Timberlake Dr	589,900	582,000	99	28	298,300	1.9511

WHITE LAKE TOWNSHIP

*9138 Mandon St	34,900	29,655	85	81	61,750	.4802
*9941 Sedlock St	53,500	42,500	79	118	62,520	.6798
*9141 Sandyside St	99,900	85,000	85	107	78,740	1.0795
*640 Burgess	70,000	102,500	147	27	129,460	.7918
*7820 Biscayne St	139,900	134,500	96	104	87,600	1.5354
9380 Beechcrest St	147,000	145,000	99	29	129,650	1.1184
1321 Bogie Lake Rd	149,900	149,900	100	31	124,200	1.2069
*951 Matlock St	164,900	155,000	94	50	123,220	1.2579
*4755 Fox Chase Dr	204,900	190,900	93	62	132,470	1.4411
51 Hubert	250,000	220,000	88	251	180,530	1.2186
*7685 Spy glass Trl	300,000	289,900	97	83	216,810	1.3371

MILFORD TOWNSHIP

*220 Woodbine Dr	42,500	38,500	91	91	35,870	1.0733
2842 Old Plank Rd	229,900	205,000	89	118	116,330	1.7623
*3225 Sequoia Ct	199,900	192,000	96	53	113,120	1.6973
3074 Berkshire Ct	310,000	270,000	87	140	199,850	1.3510
1350 Huntcliff Ct	439,900	430,000	98	192	289,140	1.4872
*970 Hill Hollow LN	504,900	606,000	120	30	367,010	1.6512
2701 Stone Meadow Dr	699,000	668,000	96	116	370,550	1.8027

MILFORD VILLAGE

720 Milford Glen Dr	274,900	255,000	93	513	149,790	1.7024
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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.

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