



What has sold in this area recently

Last updated on March 1, 2009

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 our sister site - www.themilfordteam.com - which reports statistics on four of these these townships, plus West Bloomfield. The first day of February was counted in January.

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Y-T-D Sold Stats

Change Direction
This Week For
Average Prices

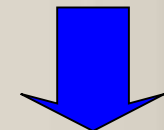
The Year-to-Date statistics for the sold homes in this area are also updated weekly.

Homes - sold Y-T-D -140

% of the sold homes below
that are foreclosures

Average List Price - \$162,859
Median List Price - \$131,900

Average Sold Price - \$153,373
Median Sold Price - \$122,750



Sold this month
Township/Address

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

HIGHLAND TOWNSHIP

			list			Multiple
* 435 W Livingston Rd	\$ 49,900	\$ 45,500	91	133	\$ 81,390	.5590
* 2845 Golfers Dr	64,900	67,500	104	68	79,820	.8457
* 2823 Lakeway	84,900	84,000	99	329	99,930	.8406
* 682 Meadow	109,900	95,000	86	57	101,570	.9353
* 29296 Martindale Rd	119,900	125,000	104	28	101,140	1.2359
* 1055 Woodruff Lake Rd	164,900	207,000	126	39	211,080	.9807
57314 Waterway Ct	277,000	235,000	85	420	155,620	1.5101
*1815 Addaleen Rd	250,000	250,000	100	1	338,070	.7395
3139 Katie Ln	299,900	280,000	93	500	191,910	1.4590
1798 Gleneagles	329,000	310,000	94	823	178,020	1.7414

COMMERCE TOWNSHIP

* 3197 Woodlawn St	48,600	39,300	81	33	71,290	.5513
* 300 Charlevoix St	44,900	40,000	89	20	69,170	.5783
* 1215 Penarth St	49,900	47,000	94	73	81,540	.5764
* 3270 Edgemere	50,400	48,000	95	101	61,100	.7856
* 8107 Marshalsea St	110,000	52,000	47	68	98,510	.5279
* 4758 Sundew St	69,000	68,000	98	108	82,120	.8281
* 1661 McCoy St	69,900	68,200	98	109	80,500	.8472
* 1881 Thorndale St	69,900	69,900	100	139	76,980	.9080
* 4722 Sundew St	79,900	78,500	98	16	73,560	1.0672
* 1682 Bolton St	84,000	79,001	94	135	88,950	.8882
* 3832 Balmony Rd	89,900	85,000	94	52	88,930	.9558
* 1765 Alton Cir	89,900	89,900	100	97	86,950	1.0339
* 5074 Greenview Dr	123,900	100,000	81	205	133,810	.7473
* 2411 Rocky Top Ln	126,500	110,000	87	61	191,020	.5759
* 2144 Golfcrest Dr	174,500	110,000	63	43	161,910	.6794
* 3801 Cheryl Dr	112,900	112,000	99	22	94,300	1.1877
2530 S. Commerce Rd	139,900	115,000	82	62	91,380	1.2585
* 1555 Carthage	128,900	116,500	90	161	122,670	.9497
* 296 Annison Dr S	122,000	118,500	97	119	113,990	1.0396
* 8626 Buffalo Dr	126,000	130,000	103	60	91,900	1.4146
* 1901 Quail Run Dr	152,900	152,000	99	10	126,200	1.2044
* 2845 Carpenter Ct	209,900	180,000	86	57	140,390	1.2821
* 5694 Lancaster Ln	224,900	210,000	93	142	160,070	1.3119
1874 Viking Cir	269,900	230,000	85	258	137,570	1.6719
4824 Triwood Dr	260,000	258,000	99	229	138,110	1.8681
3391 Ledgewood Ct West	460,000	405,000	88	321	231,480	1.7496

WHITE LAKE TOWNSHIP

* 9203 Locustwood St	27,900	20,000	72	55	38,910	.5140
* 4860 Lindholm Dr	39,000	34,500	88	24	62,170	.5549
* 9001 Funston St	42,900	39,500	92	63	63,540	.6217
* 4911 Lake Grove Dr	44,000	46,917	107	103	59,810	.7510
* 1321 Clearwater St	120,000	50,000	42	183	-	-
* 9353 Beechcrest St	60,900	58,300	96	92	83,340	.6995
* 8860 Tackles Dr	65,500	60,000	92	126	63,100	.9509
* 70 Danforth St	75,000	68,400	91	167	63,700	1.0738
* 11485 Cedar Island Rd	69,900	69,900	100	72	76,370	.9153
* 9525 Mandon St	109,900	90,000	82	217	138,760	.6486
* 9115 Southeastern St	85,900	94,400	110	159	104,490	.9034
* 12201 William Randy Ct	106,900	104,000	97	111	121,750	.8542
* 2780 Steeple Hill Rd	139,000	123,000	88	120	140,600	.8748
* 486 Lakeview Dr	147,900	132,000	89	19	104,510	1.2630
11107 Sugden Lake Rd	159,500	150,000	94	108	133,820	1.1209
8929 Nature View Cir	180,000	180,000	100	28	130,100	1.3836
* 8109 High Point Trl	219,900	198,628	90	134	177,220	1.1208
513 Jamestown Dr	224,500	210,000	93	198	127,070	1.6526
* 1560 McGrew Lane	216,900	216,900	100	119	188,000	1.1537
* 551 Woodsedge Ln	229,900	220,000	95	76	186,730	1.1782
* 712 Akehurst Ln	249,900	269,000	108	36	179,050	1.5024
611 Red Bank Dr	379,900	330,000	87	784	286,230	1.1529

MILFORD VILLAGE & TWP

* 124 Canal St	79,900	70,000	88	11	65,490	1.0689
* 765 S Hickory Ridge Trl	99,000	84,000	84	41	106,820	.7864
1309 Wixom Trl	109,999	104,500	95	24	62,010	1.6852
* 9371 Cliffside Ct	118,900	115,000	97	13	122,260	.9406
* 1854 Betty Ann Ct	156,900	163,000	104	91	135,210	1.2055
1549 South Creek Dr	189,900	180,000	95	113	109,010	1.6512
* 1552 South Creek Dr	219,500	212,000	96	39	150,930	1.4046
* 2545 Shagbark	249,900	215,000	86	40	224,130	.9593
* 211 Ravineside Dr	264,000	225,000	85	220	195,000	1.1538
1140 Oak Hollow Dr	249,900	240,000	96	138	273,790	.8766
1980 Dunhill Dr	299,000	275,000	92	114	141,440	1.9443
2602 Conifer Trl	382,375	385,000	101	118	216,990	1.7743
* 1383 General Motors Rd	384,900	386,000	101	8	382,600	1.0089
1385 Valley Crest Ct	449,000	434,000	97	461	388,180	1.1180

LYON TWP & C LYON

LYON TWP & S. LYON

* 58358 Eleven Mile Rd	19,900	25,100	126	300	77,910	.3222
* 312 Godfrey St	34,900	34,900	100	110	68,810	.5072
* 61682 Fairland Dr	108,000	90,000	83	11	74,820	1.2029
* 29296 Martindale Rd	119,900	125,000	104	28	101,140	1.2359
402 Princeton Dr	149,900	154,500	103	198	105,910	1.4588
* 57314 Waterway Ct	277,000	235,000	85	420	155,620	1.5101

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](#), [December, 2008](#), [January, 2009](#)

