



What has sold in this area recently

Report last updated on January 27, 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 - www.themilfordteam.com - which reports statistics on these townships, plus West Bloomfield.

Sold this month

Township/Address	Listed Price	Sold Price	% of list	DOM	SEV	Sold \$ as SEV Multiple
HIGHLAND TOWNSHIP						
*912 Garden Ave	\$ 75,900	\$ 66,500	88	202	\$ 66,420	1.0012
3427 S. Woodland Dr	105,000	80,000	76	64	73,250	1.1073

3437 S. Woodland Dr.	105,000	80,000	78	64	72,250	1.1073
*2895 Golfers Dr	99,900	105,000	105	35	69,890	1.5024
*1667 Majon	122,500	120,000	98	36	115,900	1.0353
*3740 Ramada Dr	136,500	136,000	100	16	105,870	1.2846
*2545 North St	159,900	145,000	91	68	92,880	1.5612
611 Gaffney	149,900	127,000	85	82	86,610	1.4553
807 Towhee Cir	163,875	164,000	100	89	109,250	1.5011
653 Dunleavy Dr	184,500	176,500	96	114	143,850	1.2270
2963 Waling Woods Dr	215,000	205,000	95	218	110,990	1.8470
*181 Nairn Cir	279,900	270,100	96	179	192,580	1.4025
*1397 Genoa Ct	320,900	308,900	95	44	215,580	1.4300
655 Timber Ridge Dr	324,900	307,280	94	50	186,960	1.6436
1809 Percy	450,000	426,000	95	28	211,340	2.0157

AVE - 1.4295

COMMERCE TOWNSHIP

4994 Ledgewood Dr	489,900	450,000	91	223	337,600	1.3329
*5184 Driftwood Dr	1,295,000	1,200,000	93	259	815,620	1.4713

AVE - 1.4021

WHITE LAKE TOWNSHIP

*4831 Allingham Dr	97,900	85,000	87	169	60,790	1.3983
495 Joanna	135,000	128,000	95	151	83,690	1.5295
*6237 High Valley Dr	194,900	190,000	97	158	137,400	1.3828
*2710 Towering Oaks Dr	199,900	190,000	95	7	213,200	.8912
2322 Sandlewood Dr	279,900	261,000	93	101	164,740	1.5843
690 Raveen St	750,000	645,000	87	133	290,050	2.2237

AVE - 1.3572

MILFORD TOWNSHIP

200 Bensfield	168,000	168,000	100	600	123,340	1.3621
2900 Hidden Pines	245,000	240,000	98	36	142,100	1.6889
*4086 W. Commerce Rd	249,900	175,000	70	707	132,170	1.3241
1400 Pine Grove LN	295,000	278,000	94	147	151,640	1.8333
1475 Oak Hollow Dr	489,900	450,000	92	27	262,970	1.7112
4181 Windmill Farms	1,800,000	1,500,000	83	15	562,630	2.6661

AVE - 1.5839

MILFORD VILLAGE

1140 Garden Rd	169,900	166,500	98	356	94,810	1.7561
380 Dorchester Way	190,900	180,000	94	61	133,840	1.3517
728 N. Main St	199,900	191,500	96	36	90,700	2.1114

324 East St	249,900	230,000	92	77	105,710	2.1758
760 Milford Glen Dr	300,000	280,000	93	40	151,880	1.8436
					AVE - 1.8477	

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](#),
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