



# What has sold in this area recently

Last updated on Feb 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](http://www.themilfordteam.com) - which reports statistics on four of these these townships, plus West Bloomfield. Note that January started with only 4 days.

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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 - 64

% of the sold homes below  
that are foreclosures

Average List Price - \$171,880

Average Sold Price - \$164,006

Median List Price - \$147,45000

Median Sold Price - \$142,450



Sold this month  
Township/Address

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

**HIGHLAND TOWNSHIP**

			list			Multiple
* 4720 Hichory Dr	\$ 24,900	\$ 21,000	84	98	\$ 43,910	.4783
* 666 Allen Dr	49,900	47,000	94	93	66,430	.7075
* 160 Middle Rd	59,900	70,000	117	67	86,900	.8055
* 2680 Rose Center Rd	76,000	72,000	95	162	72,110	.9985
* 3840 Kingsway Dr	42,750	80,500	193	6	90,910	.8855
* 4323 Woodcock Way	99,900	96,500	97	76	76,090	1.2682
1045 Dunleavy Dr	117,500	117,500	100	141	84,760	1.3863
* 312 Lone Tree Rd	145,900	143,000	98	61	119,170	1.1999
* 3375 Burwood Ln	135,900	143,900	106	126	92,490	1.5558
1659 Lockwood	180,000	176,000	98	205	99,560	1.7678
1611 Ludean Dr	215,000	208,000	97	121	123,470	1.6846
1449 Gleneagles	599,900	560,000	93	317	-	-

**COMMERCE TOWNSHIP**

* 1382 Tellico St	53,500	50,000	93	67	58,850	.8496
* 3260 Royal Blvd	85,900	89,000	103	19	84,970	1.0473
* 1680 Birchton St	99,000	95,000	96	27	109,300	.8692
* 9510 Listeria St	93,900	100,000	111	99	102,670	.9740
* 925 Polvadera St	109,900	115,000	105	263	119,510	.9623
2100 Welch Rd	149,000	125,000	89	67	87,570	1.4274
* 8695 Oakside Ave	152,500	150,000	99	139	126,890	1.1821
* 8450 Pine Cove Dr	209,900	195,000	93	14	204,480	.9536
* 4408 Phillip	215,000	200,000	93	133	180,880	1.1057
704 W Commerce Rd	219,900	213,700	97	449	135,940	1.5720
1761 Spruce Dr	244,900	236,000	96	114	161,650	1.4599
8494 Hummingbird	299,900	280,200	93	142	-	-
* 1822 Cheshire Ln	319,900	298,700	93	144	208,530	1.4324

**WHITE LAKE TOWNSHIP**

* 9625 Caprice St	31,900	23,000	72	166	74,670	.3080
* 64 Danforth St	27,900	34,500	124	22	46,920	.7353
* 5300 Lakegrove Dr	69,900	68,000	97	254	95,690	.7106
4491 Ormond Rd	80,000	70,000	88	41	70,930	.9869
* 4865 Lindholm	60,000	71,109	118	96	78,580	.9049
* 3297 Ormond Dr	104,900	90,000	86	136	104,050	.8650
* 343 Vista Ter	99,500	99,000	100	138	73,870	1.3402
* 69 N Hubert St	99,000	110,000	101	13	123,220	.8927
* 9845 Crayview St	120,000	110,000	92	26	-	-
8819 Woodshire Dr	114,900	122,500	107	57	108,540	1.1286

* 7380 Capri Drive	144,900	139,500	96	69	135,440	1.0299
* 1070 Porter Rd	157,500	150,000	95	24	108,570	1.3816
1944 Howland Blvd	195,500	188,000	96	86	64,930	2.8954
* 9572 Shelby Dr	194,500	193,000	99	7	130,630	1.4775
1993 Sandalwood Dr	199,500	210,700	106	27	135,130	1.5592
* 810 Farnsworth St	247,900	211,000	85	60	230,680	.9147
* 370 Sunset	244,900	245,000	100	35	279,110	.8778
* 8316 Cascade St	279,900	272,000	97	158	181,700	1.4970
1920 Teakwood Dr	335,000	325,000	97	930	158,410	2.0516

#### MILFORD VILLAGE & TWP

* 532 Elizabeth St	67,900	69,900	103	125	64,410	1.0852
* 231 W. Lafayette St	79,900	70,000	88	151	72,020	.9720
* 2243 E. Commerce St	89,000	95,000	107	96	63,810	1.4888
* 863 Barberry Dr	134,900	125,500	93	123	112,730	1.1133
* 237 Dorchester Ct	177,000	182,500	103	37	143,930	1.2680
* 2325 Labadie	549,000	453,000	83	1,323	167,250	2.7085
* 965 Hill Hollow Ln	625,000	600,000	96	75	443,450	1.3530

#### LYON TWP & S. LYON

* 558 Lyon Blvd	64,900	50,100	77	232	75,530	.6633
* 535 W Lake St	79,900	60,000	75	160	86,490	.6937
880 Panorama Ct	74,900	74,900	100	274	69,530	1.0772
* 55655 Pontiac Trail	169,900	141,900	84	48	104,100	1.3631
61821 Fairland Rd	169,000	150,000	89	121	95,080	1.5776
* 55506 Park Place	175,000	165,500	95	41	132,620	1.2479
* 28533 Pontiac Trail	185,000	169,900	92	70	193,970	.8759
871 Hidden Creek Dr	229,900	223,000	97	212	122,160	1.8255
1180 Shetland Dr	225,000	225,000	100	10	127,730	1.7615
722 Huntington Dr	249,900	259,000	104	11	147,840	1.7519
22770 Bentley Dr	425,000	360,000	85	1	118,070	3.0490

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.

[June, 2008](#)

[July, 2008](#)

[August, 2008](#)

[September, 2008](#)

[October, 2008](#)

[November, 2008](#)

[December, 2008](#)

