



What has sold in this area recently

Report last updated on July 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'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.

Y-T-D Sold Stats

Change Direction
This Week For
Median Prices

As of June 29, 2008 the Year to Date statistics for the 510 sold homes in this area are as follows:

Average List Price - \$230,808
Median List Price - \$199,900

Average Sold Price - \$217,188
Median Sold Price - \$190,000



Sold this month

Township/Address	Listed Price	Sold Price	% of list	DOM	SEV	Sold \$ as SEV Multiple
HIGHLAND TOWNSHIP						
* 315 Clark Rd	\$ 54,900	\$ 44,000	80	104	\$115,390	.3813
* 2645 Lakeside Dr	76,900	62,500	81	62	68,000	.9191
* 550 Skinner	89,900	75,000	83	125	66,720	1.1241
* 1907 Oakland	79,500	75,000	94	50	73,130	1.0256

* 9900 Sedlock St	69,900	75,100	107	13	83,770	.8965
* 2512 Lynch	90,000	84,000	93	204	67,430	1.2457
* 3300 Giddings Blvd	91,200	99,408	109	206	77,240	1.2870
* 3671 Lakeview Dr	115,000	115,000	100	17	97680	1.1773
* 1990 Shewchenko Dr	128,500	128,000	99	132	94,810	1.3500
1711 Lonbardy	139,900	134,900	96	80	87,510	1.5415
1700 duck Lake Rd	135,000	135,000	100	29	88,240	1.5299
* 1960 Kirkland CT	134,900	135,000	101	224	135,900	.9993
* 1240 Grebe Rd	157,900	157,900	100	116	116,230	1.3585
3434 Highland Blvd	184,900	160,000	86	23	79,070	2.0075
* 3515 Highland Blvd	184,900	160,000	86	15	111,920	1.4296
* 2901 Ravinewood Dr	179,900	165,000	92	50	148,410	1.1118
* 3600 Reserve Ct	167,900	167,900	100	6	142,800	1.1757
3490 E. Calrice Ave.	199,900	179,000	89	13	93,340	1.9177
4377 Dale Dr	199,900	190,000	95	426	119,000	1.5966
2891 Waling Woods Dr	200,000	190,000	95	207	119,070	1.5957
5810 Tipsico Lake Rd	239,900	235,000	98	39	124,720	1.4508
2147 Pine Bluff Ct	239,900	240,000	100	56	163,090	1.4716
877 Alysa Ct	284,000	259,000	91	78	165,110	1.5687
4399 Chevron Dr	449,900	407,000	90	15	251,920	1.6156

COMMERCE TOWNSHIP

* 2645 Brisbane St	39,900	39,500	99	210	83,840	.4711
* 5723 Garthby St	44,900	40,000	89	330	50,890	.7860
* 4703 Burnet Rd	99,000	90,000	91	83	103,420	.8702
8412 Buffalo Dr	115,000	90,000	78	87	104,960	.8575
*6171 Ashland St	92,500	105,000	113	21	140,350	.7481
3111 Roselawn St	112,000	109,000	97	283	63,250	1.7233
* 2894 Benstein Rd	126,000	132,000	105	85	87,390	1.5105
8435 Buffalo Dr	139,869	142,000	101	100	88,060	1.6125
5150 Carroll Lake Rd	175,000	160,000	91	307	112,840	1.4179
505 Sherbrooke St	189,900	191,900	101	205	143,880	1.3337
2006 Twilight Hill	225,000	210,000	93	262	142,070	1.4781
1512 Spruce Dr	212,000	212,000	100	123	135,400	1.5657
3150 Viking St	219,900	215,000	98	64	124,510	1.7268
* 4375 Elizabeth LN	219,900	232,000	105	7	132,960	1.7448
* 3928 Loch Bend Dr	234,900	238,000	103	6	199,020	1.1959
1894 Dorchester Dr	250,000	249,000	99	44	133,070	1.8712
5281 Huron Hills Dr	295,000	280,000	95	52	160,030	1.7497
6147 Carey Rd	299,900	285,000	95	311	202,430	1.4079
3175 Glen Tris Dr	289,000	289,000	100	74	182,920	1.5799

5175 Glen Hills Dr	289,900	289,900	100	71	182,920	1.5799
8690 Hummingbird	299,900	299,900	100	628	-	-
5480 Huron Hills Dr	309,900	299,900	97	83	186,830	1.6052
5371 Riverwalk Trl	-	303,500	-	18	173,560	1.7487
3760 Vanport Ave	315,000	310,000	98	402	198,460	1.5620
5681 Strawberry Cir	365,000	345,000	95	342	253,100	1.3631
4351 Forest Hill Dr	379,900	350,000	92	229	237,650	1.4728
* 750 Bingham Ct	360,000	352,000	98	35	199,180	1.7672
1960 Golfcrest Dr	389,900	365,000	93	99	199,730	1.8275
5121 Beachwood Ct	399,000	369,900	93	386	262,950	1.4067
* 4370 Forest Hill Dr	394,900	384,900	97	99	256,210	1.5023

WHITE LAKE TOWNSHIP

* 9206 Cooley Lake Rd	34,500	34,750	101	8	71,230	.4879
* 837 Charlton	44,900	35,000	78	142	69,510	.5035
* 5056 Lindholm Dr	44,900	42,000	93	191	58,980	.7121
* 9207 Hickorywood St	39,900	50,000	125	20	53,360	.9370
* 4195 Matthew LN	69,900	72,500	104	35	106,270	.6822
425 Tower Dr	124,900	110,000	88	24	103,290	1.0649
9185 Ashdown St	134,900	120,000	89	72	88,720	1.3526
8114 Vanden Dr	164,900	150,000	91	31	84,100	1.7836
9109 Gale Rd	174,900	166,500	95	241	118,360	1.4067
1000 Joshua Dr	184,900	172,500	93	19	145,320	1.1870
3662 Jackson Blvd	180,000	175,000	97	411	116,480	1.5024
8888 Woodshire Dr	194,900	181,000	93	13	108,704	1.6651
3670 Jackson Blvd	190,000	185,000	97	60	112,450	1.6452
1145 Hill Rd	193,500	185,000	95	34	120,920	1.5299
9690 David LN	234,900	212,000	90	104	136,820	1.5495
4638 Fox Chase Dr	225,000	215,000	96	235	137,350	1.5653
543 Crown Ridge Ct	269,000	250,000	93	263	160,260	1.5599
6749 ellinwood Dr	299,900	270,000	90	135	143,300	1.8842
889 Artdale Dr	299,900	270,000	90	322	149,200	1.8097
6901 Teluride Dr	299,900	278,000	93	750	166,710	1.6676
761 Rachelle Dr	389,995	390,000	101	568	189,320	2.0600

MILFORD TOWNSHIP

2321 Charms Rd	129,900	131,000	101	56	85,790	1.5269
1272 N. Milford Rd	219,000	195,000	89	43	95,630	2.0391
119 Teromi Trl	210,000	210,600	100	96	134,360	1.5674
4617 Quarry Creek Dr	219,000	215,000	98	249	-	-
1546 Pinewood	259,900	242,450	93	181	147,530	1.6434
* 1880 Dunes Circle	249,900	249,900	100	247	149,900	1.6660

* 432 River Oaks Dr	249,000	249,000	100	347	149,380	1.6669
1460 Oak Hollow Dr	299,900	265,000	88	383	237,100	1.1177
1921 Gary Sue LN	299,900	287,000	96	151	193,190	1.4856
1775 Bristol Dr	450,000	440,000	98	16	270,680.	1.6255

MILFORD VILLAGE

333 Crystal St	150,000	143,000	95	24	90,156	1.5750
770 Panorama Dr	159,900	161,000	101	42	72,860	2.2097
1174 Marjorie St	163,900	168,900	115	55	91,600	1.8439
* 408 Dorchester Way	199,900	175,000	88	115	146,100	1.1978
938 Meadowbrook Way Ct	235,000	223,000	95	133	133,620	1.7438
* 750 Mill St	259,900	230,000	88	27	190,440	1.2077

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](#),
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