



What has sold in this area recently

Last updated on July 31, 2009 (NOTE Covers July only)

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 - www.themilfordteam.com - which reports stats on four of these these townships, plus West Bloomfield. Foreclosure sales have fallen below 50% for the first time this Year!

47

% of the sold homes below that are foreclosures

Y-T-D Sold Stats

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

Homes - sold Y-T-D - 688

Average List Price - \$164,009

Average Sold Price - \$155,829

Median List Price - \$ 148,950

Median Sold Price - \$136,250

Change Direction This Week For Average Prices



Sold this month

Township/Address

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

* 1031 Dunleavy Dr	\$ 39,200	\$ 35,000	90	28	\$ 52,880	.6619
* 2435 Lakeside Dr	45,000	42,000	93	323	76,670	.5478
* 2780 Campers	57,900	45,000	78	195	-	-

* 55945 Pontiac Trail Ct	47,500	53,000	112	23	62,300	.8507
545 Baker	80,900	69,300	86	375	62,540	1.1081
* 2808 Cloverdale	64,900	69,000	106	7	87,990	.7842
* 3826 Orchard Dr	73,800	83,100	113	16	96,600	.8602
* 1744 Middle Rd	65,000	85,000	131	11	118,360	.7181
* 3700 Heritage Farms Dr	85,000	90,000	106	242	92,350	.9746
3315 Highland Ct	90,000	90,100	100	158	77,550	1.1618
2367 Jackson Blvd	89,900	93,000	103	117	67,400	1.3798
* 4115 Loch Dr	84,900	98,000	115	7	62,200	1.5756
3239 Highland Blvd	130,000	118,000	91	240	63,300	1.8641
*3788 Highland Ct	129,900	127,900	98	9	129,120	.9906
3095 Steeplechase	173,000	182,000	105	180	134,780	1.3503
337 Timber Ridge Dr	194,900	186,000	95	213	142,180	1.3082
4232 Stone Barn	249,900	245,000	98	309	184,160	1.3304
3750 Burwood Ln	289,900	260,000	90	64	141,960	1.8315
2142 Jackson Blvd	275,000	275,600	100	126	165,430	1.6660
2843 Allison Ln	299,900	282,500	94	36	205,160	1.3770

COMMERCE TOWNSHIP

* 3328 Royal Blvd	29,900	23,000	77	9	47,200	.4873
* 3046 Brisbane St	39,900	27,000	68	81	70,130	.3850
*252 Phoenix St	35,000	30,100	86	80	85,040	.3540
* 3101 Greenlawn Ave	45,000	38,500	86	7	70,690	.5446
* 128 Starling St	42,900	41,500	97	51	71,040	.5842
* 1677 Birchton St	30,000	45,000	150	11	65,330	.6888
* 8689 Golf Lane Dr	62,900	57,750	92	445	84,940	.6799
* 2795 Woodbury St	64,900	60,000	92	28	66,370	.9040
* 85 E Beechdale St	74,900	83,000	111	16	100,600	.8250
* 2194 Holly Berry LN	99,500	90,500	91	82	102,660	.8816
3200 Glen Iris Dr	99,900	97,000	97	420	85,110	1.1397
* 156 Bobolink Ave	97,500	102,375	104	116	117,600	.8705
* 9682 Nestoria St	109,000	106,000	97	62	68,600	1.5452
* 1759 Welch Rd	105,930	115,250	108	10	130,900	.8804
* 1456 Knob Hill	117,500	118,000	100	13	103,230	1.1431
745 Lakeview Dr	154,900	118,000	76	202	113,230	1.0421
* 4180 E Commerce Rd	129,900	128,900	99	49	149,030	.8649
* 1881 Thorndale St	159,900	137,500	86	54	76,980	1.7862
* 8812 Wintercove Dr	164,900	159,000	96	117	124,180	1.2804
* 2204 White Pine Dr	172,900	160,000	92	230	124,300	1.2872
1467 Knob Hill	159,900	165,000	103	7	98,140	1.6813
* 710 Sherbrooke St	167,500	170,000	103	4	112,690	1.5086

* 5020 White Tail Ct	214,900	186,240	87	128	140,050	1.3298
5074 Greenview Dr	189,900	187,000	98	27	133,810	1.3975
* 1996 Golf Crest Dr	209,000	203,705	98	97	179,530	1.1347
1741 Carriage Hill	299,900	215,000	72	830	174,750	1.2303
4046 Heatherwood Dr	250,000	217,000	87	509	139,690	1.5534
4066 Pinestead Dr	225,000	226,000	100	6	133,080	1.6982
5421 Wentworth	239,000	240,000	100	148	137,990	1.7393
2130 Warbler Ct	275,000	265,000	96	28	164,250	1.6134
* 3571 Trentwood Dr	315,000	267,000	85	89	241,270	1.1066
3350 Stoneridge Ct	288,900	270,000	93	72	152,130	1.7748
5290 Huron Hills Dr	299,450	270,000	90	84	150,690	1.7918
3303 Newton Rd	224,900	285,000	127	46	196,460	1.4507
* 5469 Plantation Dr	309,900	285,000	92	130	171,700	1.6599
5441 Huron Hills Dr	315,000	303,000	96	25	184,820	1.6394
1995 Applebrook Dr	229,900	331,000	145	191	163,340	2.0264
5699 Strawberry Cir	374,800	360,000	96	22	219,660	1.6389
2841 E Commerce Rd	399,000	367,000	92	47	307,200	1.1947
* 8233 Gitzen St	496,900	480,000	97	41	386,610	1.2416

WHITE LAKE TOWNSHIP

* 3747 Navarra Dr	25,000	19,500	78	151	46,830	.4164
* 9052 Longcroft Dr	24,900	30,000	103	1	65,720	.4565
* 540 Farnsworth St	39,900	43,000	108	8	39,690	1.0834
* 5005 Lindholm Dr	47,900	45,000	94	48	83,980	.5358
* 160 Tower St	59,900	47,000	78	15	67,730	.6939
* 665 Oxbow Lake Rd	64,900	52,000	80	214	63,370	.8206
* 574 Union Lake Rd	69,900	65,000	93	25	88,270	.7364
* 9097 Maplewood St	56,900	66,800	117	32	69,310	.9638
* 9465 Portage Trl	74,900	69,900	93	85	72,200	.9681
* 5035 Jackson Blvd	77,800	77,800	100	66	108,860	.7147
* 9703 Mandon St	82,900	80,000	96	90	94,990	.8422
4221 Lake Grove Ct	110,000	80,000	73	8	54,620	1.4647
* 915 Cedar Oaks Trl	85,000	85,000	100	48	102,320	.8307
* 2633 Grass Valley Dr	94,900	85,000	89	87	92,730	.9266
* 10540 Pontiac Lake Rd	94,500	85,000	90	79	103,270	.8231
* 1475 Russ Roy Ct	119,900	92,400	77	161	108,270	.8534
264 Horizon Rd	110,000	115,230	105	7	93,740	1.2293
8711 Cedar Island Rd	139,900	131,920	94	62	128,980	1.0228
916 Kyle Ct	153,500	154,000	100	7	111,810	1.3773
9163 Glasgow Dr	157,000	155,500	99	129	89,390	1.7396
* 6355 Stonewood Dr	156,500	157,500	101	308	107,730	1.4620

* 4680 Melanie Ln	153,900	159,500	104	7	121,230	1.3157
9301 Gale Rd	162,900	162,900	100	13	100,880	1.6148
* 5410 Dogwood Dr	170,000	166,000	98	12	160,610	1.0336
* 2086 Elkridge Cir	184,000	167,000	91	163	141,930	1.1766
10278 Cedar Island Rd	199,000	186,000	93	10	112,500	1.6533
8890 Twin Lakes Dr	209,900	187,500	89	27	129,060	1.4528
* 9562 Shelby Dr	199,900	190,000	95	145	142,620	1.3322
* 1100 Clearwater St	194,900	200,000	103	7	225,900	.8853
8945 Huron Bluffs Dr	239,900	230,000	96	52	163,840	1.4038
464 Rosario Ln	239,800	233,000	97	39	148,030	1.5740
* 393 Carnoustie	265,900	259,500	98	14	190,550	1.3618
* 2710 Towering Oaks Dr	299,900	280,000	93	323	195,130	1.4349
2501 Cumberland Dr	324,900	300,000	92	334	164,690	1.8216
23 Blackberry Dr	329,900	312,000	95	243	170,650	1.8283
* 816 Seager St	398,500	315,000	79	80	236,770	1.3304

MILFORD VILLAGE & TWP

* 958 Panorama Dr	47,000	51,000	109	14	75,960	.6714
* 3242 Hillside Dr	58,900	65,000	110	269	97,450	.6670
* 1650 E. Commerce St	79,900	72,500	91	83	89,080	.8139
900 Queen St	124,900	119,000	95	436	76,310	1.5594
821 1st St	125,000	120,000	96	99	87,510	1.3713
228 W Lafayette St	50,000	130,000	260	164	74,880	1.7361
* 732 Knight St	114,500	131,000	114	50	104,400	1.2548
722 Byron Dr	139,900	148,829	106	43	78,330	1.9000
795 Forestberry	179,900	175,000	97	178	124,820	1.4020
875 Rockweed Ct	199,900	186,000	93	119	136,540	1.3623
2972 Old Plank Rd	200,000	200,000	100	174	157,640	1.2687
* 575 Heritage Dr	209,900	205,000	98	13	226,550	.9049
*863 Barberry Dr	229,900	222,000	97	64	112,730	1.9693
* 1600 Boulder Lake Dr	255,000	260,000	101	22	194,310	1.3381

LYON TWP & S. LYON

* 29740 Milford Rd	59,900	54,000	90	134	87,910	.6143
* 256 Lyon Blvd	64,900	65,000	100	9	75,650	.8592
* 61604 Rambling Way	79,900	70,000	88	176	77,900	.8986
* 61803 Rambling Way	90,000	90,000	100	14	82,530	1.0905
225 Noble St	129,900	108,000	83	291	72,110	1.4977
* 774 Pepper Dr	99,900	115,000	115	77	90,800	1.2665
1030 Vassar	135,000	135,000	100	135	79,600	1.6960
61482 N. ...	153,000	142,000	93	72	92,850	1.5922

61423 Dean Dr	152,900	140,000	92	72	92,050	1.5209
29059 Pontiac Trail	164,900	149,500	91	49	102,180	1.4631
29525 Pine Tree Dr	154,875	157,400	102	92	105,570	1.4910
* 960 Stratford Dr	149,000	159,000	107	14	105,410	1.5084
1053 Equestrian Dr	193,000	180,000	93	53	119,850	1.5019
502 Princeton Dr	179,900	183,000	102	795	108,360	1.6888
* 28525 Coyote Ct	230,000	183,750	80	133	210,720	.8720
1108 Appaloosa Ct	190,000	190,000	100	210	127,710	1.4877
778 Hidden Creek Dr	209,000	207,500	99	51	125,590	1.6522
26275 Spaulding Rd	214,900	209,000	97	118	118,730	1.7603
1102 Gallop Ln	209,900	211,000	101	15	134,066	1.5739
25915 Hunters Ln	225,000	214,000	95	123	132,710	1.6125
1053 Chestnut Ln	219,900	215,000	98	113	138,790	1.5491
1331 Drury Lane	280,000	258,000	92	338	154,850	1.6661
1525 S. Milford Rd	265,000	260,000	98	111	126,850	2.0497
* 217 Cuyahoga Ct	283,200	283,200	100	130	215,490	1.3142
1276 Buckboard Cir	279,900	283,500	102	288	163,360	1.7354
61561 Brookway Dr	339,000	315,000	93	21	201,130	1.5662

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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