



What has sold in this area recently

Report last updated on June 29, 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.

Y-T-D Sold Stats

As of June 29, 2008 the Year to Date statistics for the 420 sold homes in this area are as follows:

Average List Price - \$237,022
Median List Price - \$199,900

Average Sold Price - \$222,452
Median Sold Price - \$190,000

Sold this month

| Township/Address | Listed Price | Sold Price | % of list | DOM | SEV | Sold \$ as SEV Multiple |
|--------------------------|--------------|------------|-----------|-----|-----------|-------------------------|
| HIGHLAND TOWNSHIP | | | | | | |
| * 1800 Lombardy | \$ 79,900 | \$ 77,000 | 96 | 225 | \$ 93,470 | .8238 |
| * 3987 Hillcrest | 78,900 | 81,350 | 103 | 146 | 63,730 | 1.2765 |
| * 3026 White Oak Bch | 189,900 | 167,000 | 88 | 55 | 128,580 | 1.2988 |
| 2324 Foxfeld LN | 169,000 | 169,000 | 100 | 16 | 93,980 | 1.7983 |

| | | | | | | |
|------------------------|---------|---------|-----|-----|---------|--------|
| 360 Maplegrove | 174,900 | 172,000 | 98 | 225 | 88,050 | 1.9545 |
| 1427 S. Lakeview LN | 200,000 | 174,000 | 87 | 47 | 126,050 | 1.3804 |
| 2480 Foxfield LN | 219,000 | 208,200 | 95 | 26 | 106,970 | 1.9463 |
| 479 Timber Ridge Dr | 224,900 | 238,000 | 106 | 82 | 161,580 | 1.4730 |
| * 773 Adam Ct | 249,900 | 249,500 | 99 | 42 | 162,750 | 1.5330 |
| 3693 Woodland Dr | 279,900 | 269,000 | 96 | 13 | 130,120 | 2.0673 |
| 601 Allen Dr | 285,000 | 275,000 | 96 | 81 | 148,270 | 1.8547 |
| 805 Waterbury Rd | 349,900 | 305,000 | 87 | 546 | 206,150 | 1.5523 |
| 1691 Percy | 399,000 | 320,000 | 80 | 62 | 172,400 | 1.8561 |
| * 4400 Stoney Acres LN | 310,000 | 327,515 | 106 | 9 | 267,460 | 1.2245 |
| 2236 Wildflower LN | 629,500 | 590,000 | 94 | 271 | 304,480 | 1.9377 |

AVE - 1.5985

COMMERCE TOWNSHIP

| | | | | | | |
|------------------------|-----------|---------|-----|-------|---------|--------|
| * 3296 Brookneal St | 74,900 | 77,500 | 103 | 7 | 74,640 | 1.0383 |
| * 2460 Massena St | 92,500 | 92,500 | 100 | 11 | 82,920 | 1.1155 |
| * 1108 Penarth Ct | 99,900 | 98,000 | 98 | 10 | 90,820 | 1.0790 |
| 1759 Ashstan Dr | 144,900 | 131,000 | 90 | 80 | 84,290 | 1.5542 |
| * 9451 Newton Ct | 139,900 | 145,000 | 103 | 26 | 97,860 | 1.4817 |
| * 1937 Kirkland Ct | 169,900 | 160,000 | 94 | 183 | 105,200 | 1.5209 |
| 2000 Glen Iris Dr | 175,000 | 175,000 | 100 | 85 | 114,920 | 1.5228 |
| 598 Creedmore St | 199,000 | 180,000 | 90 | 50 | 118,500 | 1.5190 |
| 9074 Lyniss Dr | 184,900 | 183,000 | 99 | 141 | 107,280 | 1.7058 |
| * 2496 Marion Acres St | 204,900 | 198,000 | 97 | 159 | 130,490 | 1.5174 |
| 4615 Commerce Woods Dr | 229,900 | 220,000 | 96 | 35 | 138,620 | 1.5871 |
| 5630 Huron Hills Dr | 279,900 | 264,000 | 94 | 1082 | 157,970 | 1.6712 |
| * 2407 Yasmin Dr | 274,900 | 274,900 | 100 | 5 | 207,030 | 1.3278 |
| 1857 Twin Sun Cir | 289,900 | 275,000 | 95 | 26 | 167,210 | 1.6446 |
| 1749 Rico Rd | 324,900 | 295,000 | 91 | 539 | 210,960 | 1.3983 |
| 1921 Hampshire Ct | 348,500 | 330,000 | 95 | 45 | 185,720 | 1.7769 |
| 3266 Estate View Ct | 365,000 | 335,000 | 92 | 132 | 205,440 | 1.6306 |
| 1915 Applebrook Dr | 379,900 | 350,000 | 92 | 108 | 215,220 | 1.6262 |
| 2008 Tranquil Ct | 374,900 | 360,000 | 96 | 82 | 241,530 | 1.4905 |
| 8774 Portlock Ave | 424,900 | 412,500 | 97 | 96 | 209,600 | 1.9680 |
| 4659 Ravinewood Dr | 459,900 | 450,000 | 98 | 209 | 265,710 | 1.6936 |
| 4216 Driftwood Dr | 649,900 | 610,000 | 94 | 147 | 457,960 | 1.3320 |
| 721 Elderberry Ct | 734,000 | 670,000 | 91 | 400 | 284,980 | 2.3510 |
| 8316 Lake Pine Dr | 1,150,000 | 700,000 | 61 | 2,916 | 389,440 | 1.7975 |

AVE - 1.5562

WHITE LAKE TOWNSHIP

WHITE LAKE TOWNSHIP

| | | | | | | |
|--------------------------|---------|---------|-----|-----|---------|--------|
| * 4985 Lakeborn Dr | 69,900 | 61,500 | 88 | 101 | 71,020 | .8660 |
| * 915 Farnsworth St | 61,750 | 67,240 | 109 | 120 | 78,290 | .8589 |
| * 9730 Mandon St | 129,900 | 87,500 | 67 | 170 | 114,380 | .7650 |
| 5108 Lindholm Dr | 105,000 | 102,000 | 97 | 463 | 68,370 | 1.4919 |
| * 10611 Estola St | 124,900 | 124,900 | 100 | 6 | 113,890 | 1.0967 |
| * 9091 Gale Rd | 149,900 | 135,000 | 90 | 27 | 109,010 | 1.2384 |
| * 4249 Stison View Ct | 174,900 | 140,000 | 80 | 250 | 123,440 | 1.1342 |
| 9300 Steephollow Dr | 168,000 | 159,000 | 95 | 416 | 143,400 | 1.1088 |
| 8786 Sierra Ct | 184,900 | 183,000 | 99 | 607 | 115,830 | 1.5799 |
| 1753 Ladue | 199,900 | 185,567 | 93 | 471 | 104,840 | 1.7700 |
| * 9563 Shelby Dr | 198,500 | 190,000 | 96 | 28 | 156,600 | 1.2133 |
| * 9653 Shelby Dr | 194,900 | 196,000 | 101 | 18 | 145,710 | 1.3451 |
| * 7453 Ellingrove Dr | 214,900 | 200,000 | 93 | 172 | 130,780 | 1.5293 |
| 4295 Laura LN | 209,900 | 209,000 | 99 | 433 | 127,570 | 1.6383 |
| * 3064 S Quarry Creek CT | 214,900 | 217,500 | 101 | 131 | 143,390 | 1.5168 |
| 227 Melinda Cir | 224,900 | 226,400 | 24 | 24 | 124,980 | 1.8115 |
| 6299 High Valley Ct | 259,900 | 250,000 | 96 | 620 | 196,960 | 1.2693 |
| * 2085 Arapahoe Basin LN | 269,900 | 260,000 | 96 | 69 | 159,100 | 1.6342 |
| 5303 Cooley Lake Rd | 297,000 | 270,000 | 91 | 694 | 170,410 | 1.5844 |
| 640 Sunset | 299,900 | 275,000 | 92 | 391 | 156,400 | 1.7583 |
| 8570 Jamestown Dr | 299,900 | 275,000 | 92 | 217 | 172,940 | 1.5901 |
| 627 Hilltop Dr | 350,000 | 307,000 | 88 | 330 | 266,110 | 1.1537 |
| 910 Pembroke Dr | 399,900 | 340,000 | 85 | 346 | - | - |
| 10399 Cedar Point Dr | 379,000 | 370,000 | 97 | 136 | 199,410 | 1.8555 |
| 4326 Jackson Blvd | 449,000 | 425,000 | 94 | 372 | - | - |
| 1054 Beach Island Ct | 499,900 | 430,000 | 86 | 127 | 344,180 | 1.2493 |

AVE - 1.3726

MILFORD TOWNSHIP

| | | | | | | |
|-----------------------|---------|---------|-----|-----|---------|--------|
| * 2870 Rae Lynn LN | 199,000 | 191,500 | 96 | 86 | 137,430 | 1.3934 |
| 3042 Autumn Ct | 240,000 | 230,000 | 96 | 321 | 166,200 | 1.3839 |
| 2605 Childs Lake Rd | 299,900 | 280,000 | 93 | 96 | 146,670 | 1.9090 |
| 1888 Hidden Valley Dr | 289,900 | 289,900 | 100 | 351 | 202,510 | 1.4315 |
| * 3232 Hanover Dr | 355,900 | 320,000 | 90 | 24 | 220,190 | 1.4533 |
| 855 W Buno Rd | 350,000 | 325,000 | 93 | 110 | 123,160 | 2.6388 |
| * 3113 Foxfire Dr | 390,450 | 385,000 | 99 | 205 | 277,880 | 1.3855 |
| 2780 Shadow LN | 499,900 | 450,000 | 90 | 394 | 280,570 | 1.6039 |

AVE - 1.6499

MILFORD VILLAGE

| | | | | | | |
|-----------------|---------|---------|-----|----|---------|--------|
| 964 Abbet LN | 209,900 | 212,500 | 102 | 19 | 87,880 | 2.4181 |
| 998 Winding Way | 424,800 | 395,000 | 93 | 20 | 203,120 | 1.9447 |

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](#)