



# What has sold in this area recently

Last updated on July 1, 2009 (NOTE Covers June 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](http://www.themilfordteam.com) - which reports stats on four of these these townships, plus West Bloomfield. Foreclosure sales as a % of sale is back up from May.

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## Y-T-D Sold Stats

Change Direction  
This Week For  
Average Prices

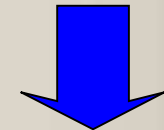
The Year-to-Date statistics for the sold homes in this area are also updated weekly.

Homes - sold Y-T-D - 473

% of the sold homes below  
that are foreclosures

Average List Price - \$162,591  
Median List Price - \$ 144,325

Average Sold Price - \$154,301  
Median Sold Price - \$135,000



Sold this month  
Township/Address

### HIGHLAND TOWNSHIP

Township/Address	Listed Price	Sold Price	% of list	DOM	SEV	Sold \$ as SEV Multiple
* 2710 Davista Dr	\$ 38,000	\$ 34,000	89	22	\$ 66,210	.5135
* 3442 Pleasant View Dr	49,900	49,000	99	78	67,700	.7238
* 3780 Woodland Dr	49,900	50,000	100	90	64,730	.7724

* 3510 Mapleridge	58,900	51,000	86	356	120,760	.4223
* 2440 Willow Ln	59,900	57,900	97	28	79,660	.7268
3365 Lakeview Dr	79,900	69,500	87	329	71,760	.9685
* 4715 Eagle Rd	72,900	69,900	96	29	78,880	.8862
* 2520 Jackson Blvd	99,500	85,900	86	178	136,810	.6279
*4127 Loch Dr	99,900	106,000	106	69	84,450	1.2552
* 284 Reid Rd	114,900	114,900	100	156	139,850	.8216
* 2438 Huff Pl	124,000	117,500	95	55	102,210	1.1460
* 3665 Heritage Farms Dr	136,900	134,900	99	77	91,650	1.4719
3450 Clarice Ave	159,900	152,000	95	69	105,440	1.4416
4265 Hunters Dr	178,900	152,000	85	39	86,390	1.7595
2200 Horseshoe	200,000	172,000	86	235	215,970	.7964
* 2105 Timber Ridge Ct	184,500	173,000	94	65	162,700	1.0633
2085 Horseshoe Dr	158,900	175,000	110	134	173,570	1.0082
681 Gleneagles	200,000	206,000	103	71	140,810	1.4630
4015 Chevron Dr	250,000	208,000	83	35	170,480	1.2201
59086 Carriage Ln	219,900	209,900	95	154	135,920	1.5443
* 513 Gleneagles	230,000	215,000	93	50	162,010	1.3271
* 2627 Overbrook	299,500	252,000	84	98	232,510	1.0838
* 2670 Vero Dr	389,900	390,000	101	119	360,910	1.0806
661 Nairn Cir	424,900	424,900	100	1	197,970	2.1463
3089 Hickory Stone Ln	450,000	425,000	94	85	334,570	1.2703

**COMMERCE TOWNSHIP**

* 3291 Melmoor St	33,700	20,500	61	98	54,230	.3780
* 9608 Garden Ter	29,900	32,900	110	12	54,700	.6015
* 2015 Union Lake Rd	44,900	38,000	85	187	80,320	.4731
* 8835 Orrick St	49,900	42,000	84	30	57,250	.7336
3201 Mandrake St	59,900	60,000	100	72	46,820	1.2815
* 1250 Welch Rd	84,900	68,000	80	52	91,430	.7437
* 9181 Tanbay St	64,500	70,000	109	16	137,540	.5089
* 2550 Little Trail Rd	74,900	74,900	100	62	90,740	.8254
* 1865 Kinsel Ct	105,000	107,000	102	20	112,910	.9477
2860 Red Arrow Dr	109,000	109,000	100	381	96,670	1.1275
645 Polvadera St	132,900	118,000	89	236	108,000	1.0926
* 3259 Mandrake St	120,800	124,000	103	91	126,000	.9841
* 8135 Eldora Blvd	119,900	130,000	108	15	156,160	.8325
* 9071 Lyniss Dr	123,900	135,100	109	9	110,320	1.2246
* 5680 Blackmoor St	143,400	137,000	95	27	104,260	1.3140
2302 Wixom Rd	148,900	148,900	100	84	88,180	1.6886
* 4760 Half Penny Ct	149,000	149,900	100	288	103,170	1.4529

4528 Lynne Ln	179,000	150,000	84	83	103,680	1.4468
891 Woodhaven Dr	209,900	160,000	76	76	140,620	1.1378
2953 Carpenter Ct	174,900	165,000	94	99	114,690	1.4387
* 1020 Tartan Ln	163,500	168,000	103	13	135,540	1.2395
2164 Jason Dr	175,600	175,000	99	96	169,030	1.0353
* 2960 Viking Dr	183,500	183,000	99	122	141,070	1.2972
* 1841 Viking Dr	186,105	183,000	98	108	161,880	1.1305
* 2506 Ivy Hill Dr	199,900	200,000	100	67	142,290	1.4056
* 4139 Mallard Ct	215,900	209,000	97	97	252,420	.8280
5443 Starwood Dr	224,900	212,000	94	104	130,460	1.6255
5456 Shelton Dr	269,000	250,000	93	526	175,420	1.4252
5270 Williamston Ct	279,900	250,000	89	359	177,920	1.4051
1233 Vollmers St	350,000	260,000	74	364	216,910	1.1987
3670 Benstein Rd	279,900	282,000	101	127	162,250	1.7381
* 4474 Darlene Dr	275,220	290,000	105	17	85,205	3.4035
* 1889 Magnolia Dr	370,000	365,000	99	24	317,090	1.1511
9417 Arbor Way	374,900	370,000	98	22	224,990	1.6445
3581 Watuga St	469,900	450,000	96	106	212,070	2.1219

#### WHITE LAKE TOWNSHIP

* 9525 Portage Trl	29,900	19,425	65	234	59,760	.3251
* 4887 Lakeborn Dr	22,500	21,500	96	315	74,780	.2875
* 5075 Allingham Dr	27,600	25,500	92	103	56,510	.4424
9146 Redwood St	29,900	27,000	90	26	40,950	.6593
* 5260 Wayne Rd	34,900	31,500	90	64	43,070	.7314
*4991 Ormond Rd	39,000	33,000	85	19	67,180	.4912
* 4325 Oakguard Dr	42,000	41,500	99	13	70,470	.5889
* 3829 Brookfield Dr	40,000	45,000	112	31	72,900	.6173
* 9000 Lakeview Dr	59,899	62,500	104	98	79,180	.7893
* 9494 Rustic Cir	64,900	62,500	96	83	105,320	.5934
* 9190 Funston St	74,900	68,000	91	125	69,540	.9779
* 10240 Mary Lee	98,000	80,375	82	16	110,220	.7292
* 11041 Beryl	84,900	85,000	100	420	64,780	1.3121
* 9451 Montgold	90,000	90,000	100	94	86,300	1.0429
* 4260 Laura LN	119,900	90,000	75	96	122,230	.7363
* 211 Bramble Brae St	99,000	97,000	98	96	101,200	.9585
* 740 Hillwood	109,250	105,000	96	24	78,460	1.3383
1130 Fairview St	124,900	110,000	88	61	81,530	1.3492
9050 N Gale Rd	125,000	127,000	101	77	79,160	1.6043
* 301 Decca Dr	129,000	127,000	98	106	94,420	1.3451
11217 Sunden Rd	119,900	130,000	108	56	107,220	1.2125

9490 Steephollow Dr	149,900	142,000	95	25	104,130	1.3637
7183 Ellinwood Dr	149,900	145,300	97	326	110,960	1.3095
* 835 Hilltop Dr	158,400	146,000	95	16	210,730	.6928
* 6662 Steamboat Springs Dr	149,900	153,000	103	9	138,000	1.1087
8168 E Huron Ct	159,900	155,000	97	250	89,200	1.7377
* 1880 Teakwood Dr	183,900	178,000	97	101	163,360	1.0896
4104 Nancy Ln	199,900	180,000	90	272	133,390	1.3494
3731 Navarra Dr	179,900	182,000	101	41	94,536	1.9252
5552 E Alyssa Ct	189,900	189,900	100	11	158,330	1.1994
* 8975 Huron Bluffs Dr	199,900	192,900	97	54	160,470	1.2021
340 View Dr	339,900	280,000	82	72	205,780	1.3607
9156 Buckingham St	299,000	299,000	100	156	116,820	2.5595
627 Red Bank Dr	349,900	305,776	87	339	136,300	2.2434

#### MILFORD VILLAGE & TWP

* 720 Manordale Ct	64,000	64,000	100	7	75,710	.8453
616 Sweetbriar	59,999	67,000	112	33	80,690	.8303
* 425 Cabinet St	85,900	85,900	100	9	81,690	1.0515
231 Franklin St	169,900	169,000	99	20	99,130	1.7048
* 1603 E Maple Rd	205,000	231,999	113	35	179,150	1.2949
2275 Quendale LN	290,000	285,000	98	212	182,740	1.5596

#### LYON TWP & S. LYON

* 57059 Bonne Terre	39,900	45,000	113	9	63,540	.7082
* 301 Winchester St	109,500	115,300	105	159	72,380	1.5930
320 Whipple St	129,900	124,000	95	35	89,550	1.3847
* 882 Westbrooke Dr	160,000	160,000	100	12	97,110	1.6476
* 57858 Cider Mill Dr	169,900	163,500	96	148	120,670	1.3549
* 1102 Cantor Ln	178,700	185,000	103	11	126,130	1.4667
1092 Chestnut LN	215,000	198,000	92	20	140,940	1.4049
867 Westhills Dr	199,900	199,900	100	11	132,470	1.5090
1080 Chestnut Ln	221,000	210,000	95	83	134,740	1.5586
* 1275 Coach House Ln	222,779	222,779	100	232	165,270	1.3480
714 Westhills Dr	239,900	225,000	94	66	133,510	1.6853
* 56770 Mckenzi Ln	249,900	230,000	92	214	179,760	1.2795
61550 Eight Mile Rd	299,900	275,000	92	177	183,090	1.5020
1349 Drury LN	275,000	275,000	100	94	158,640	1.7335
1314 Coach House Ln	324,900	308,000	95	77	164,560	1.8717

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

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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