



What has sold in this area recently

Report last updated on March 30, 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 -

Sold this month

| Township/Address | Listed Price | Sold Price | % of list | DOM | SEV | Sold \$ as SEV Multiple |
|------------------|--------------|------------|-----------|-----|-----|-------------------------|
|------------------|--------------|------------|-----------|-----|-----|-------------------------|

HIGHLAND TOWNSHIP

| | | | | | | |
|-------------------------|----------|-----------|-----|-----|-----------|--------|
| * 2236 Davista Dr | \$ 49980 | \$ 48,500 | 97 | 35 | \$ 38,490 | 1.2601 |
| * 3016 Central Blvd | 72,900 | 75,000 | 103 | 5 | 65,630 | 1.1428 |
| * 536 Baker Rd | 84,900 | 80,000 | 94 | 40 | 55,660 | 1.4373 |
| * 3225 Oakridge Dr | 114,500 | 96,500 | 84 | 87 | 61,990 | 1.5567 |
| * 3416 Pleasant View Dr | 119,900 | 110,000 | 92 | 150 | 78,680 | 1.3981 |
| * 233 S. Milford Rd. | 150,000 | 124,200 | 83 | 84 | 86,000 | 1.4442 |
| 3315 E. Calrice St | 169,900 | 130,000 | 76 | 211 | 93,570 | 1.3893 |
| * 1209 Bay Ridge | 147,900 | 151,000 | 102 | 24 | 93,450 | 1.6158 |
| * 2912 Fry Rd | 269,900 | 260,000 | 96 | 106 | 162,360 | 1.6014 |
| 1210 Saint Andrews | 324,000 | 285,000 | 88 | 162 | 235,140 | 1.1336 |

COMMERCE TOWNSHIP

| | | | | | | |
|-----------------------|---------|---------|-----|-----|---------|--------|
| * 8691 Hibbing St | 109,900 | 110,000 | 100 | 107 | 84,480 | 1.3021 |
| * 8044 Farrant St | 114,900 | 112,000 | 97 | 475 | 115,050 | .9735 |
| * 3136 Woodbury St | 128,343 | 119,000 | 93 | 123 | 94,350 | 1.2613 |
| * 3088 Brisbane St | 134,900 | 136,000 | 101 | 37 | 111,380 | 1.2213 |
| * 1501 Knob Hill | 149,900 | 156,000 | 104 | 26 | 128,770 | 1.2115 |
| 4763 Half Penny Ct | 209,900 | 195,800 | 93 | 201 | 109,580 | 1.7868 |
| * 2135 Holly Berry Ln | 219,900 | 200,000 | 91 | 18 | 145,140 | 1.3779 |
| 3166 Kenicott Dr | 215,000 | 220,000 | 103 | 291 | 111,400 | 1.9749 |
| 2769 Augusta Dr | 249,900 | 243,000 | 97 | 15 | 161,230 | 1.5072 |
| 3599 Beagle Dr | 259,900 | 252,000 | 97 | 76 | 128,680 | 1.9583 |
| 2475 Ivy Hill Dr | 294,900 | 243,000 | 82 | 178 | 155,450 | 1.5632 |
| * 5571 Huron Hills Dr | 299,000 | 304,000 | 102 | 256 | 190,680 | 1.5943 |
| * 285 Forest Crest Dr | 349,900 | 360,000 | 106 | 44 | 307,090 | 1.1723 |
| 281 Woodcreek Ct | 449,900 | 416,500 | 93 | 319 | 254,870 | 1.6342 |
| 5592 Bentwood Ln | 475,000 | 415,000 | 87 | 162 | 235,000 | 1.7695 |
| 4223 Lake Pointe LN | 499,900 | 450,000 | 90 | 6 | 241,710 | 1.8617 |
| 4707 Ravinewood Dr | 599,900 | 570,000 | 95 | 200 | 361,160 | 1.5782 |

WHITE LAKE TOWNSHIP

| | | | | | | |
|---------------------|---------|---------|-----|-----|---------|--------|
| * 9152 Mandon St | 29,900 | 29,900 | 100 | 120 | 55,900 | .5349 |
| * 3921 Ashford St | 79,900 | 77,000 | 96 | 115 | 86,030 | .8950 |
| 9104 Hickorywood St | 124,900 | 125,000 | 100 | 104 | 61,350 | 2.0375 |
| * 5240 Devonwood Dr | 139,900 | 140,500 | 101 | 38 | 110,570 | 1.2702 |

| | | | | | | |
|------------------------|---------|---------|-----|-----|---------|--------|
| * 5349 Raywood Rdg | 139,900 | 140,500 | 101 | 28 | 110,570 | 1.2702 |
| * 8189 Rene Ct. | 159,900 | 144,500 | 90 | 149 | 92,640 | 1.5598 |
| * 79 Hubert | 165,000 | 147,000 | 89 | 202 | 129,370 | 1.1363 |
| * 2407 Havenwood Dr | 204,900 | 205,000 | 100 | 89 | 141,850 | 1.4452 |
| 9380 Buckingham St | 239,900 | 229,000 | 95 | 143 | 147,470 | 1.5529 |
| 6545 Cooley Lake Rd | 239,900 | 234,500 | 98 | 189 | 142,126 | 1.6499 |
| 2186 Arapahoe Basin Ln | 268,900 | 254,000 | 94 | 358 | 140,380 | 1.8094 |
| 3880 McKeachie Rd | 300,000 | 265,000 | 88 | 164 | 140,020 | 1.8926 |
| 10018 Lakeside Dr | 278,000 | 268,000 | 96 | 369 | 133,000 | 2.0150 |
| 2665 Northfield | 319,900 | 303,000 | 95 | 22 | 213,290 | 1.4206 |
| 2399 Mayfair Dr | 327,500 | 310,000 | 94 | 45 | 206,730 | 1.4995 |
| 951 Pembroke Dr | 325,000 | 310,000 | 95 | 78 | 188,130 | 1.6478 |
| 34 Blackberry Dr | 319,900 | 310,000 | 97 | 60 | - | - |
| 2640 Ford Rd | 380,000 | 336,000 | 88 | 117 | 238,310 | 1.4099 |
| 3646 Jackson Blvd | 524,900 | 495,000 | 94 | 152 | 215,190 | 2.3002 |
| 1424 Porter Rd | 549,000 | 514,500 | 94 | 19 | 271,080 | 1.8979 |

MILFORD TOWNSHIP

| | | | | | | |
|----------------------|---------|---------|----|-----|---------|--------|
| 315 Ravineside Dr | 379,900 | 341,800 | 90 | 618 | 222,510 | 1.5361 |
| 1933 Scenic Dr | 449,000 | 422,500 | 94 | 50 | 214,240 | 1.9721 |
| 2833 Stone Meadow Dr | 800,000 | 750,000 | 94 | 93 | 427,540 | 1.7542 |

MILFORD VILLAGE

| | | | | | | |
|---------------------|---------|---------|-----|-----|---------|--------|
| 1181 S. Milford Rd | 119,500 | 128,000 | 106 | 117 | 73,390 | 1.7441 |
| * 878 1st St | 120,000 | 133,000 | 111 | 8 | 105,730 | 1.2579 |
| 729 E. Liberty St | 139,900 | 133,750 | 96 | 141 | 53,550 | 2.4977 |
| 860 Friar Dr | 179,900 | 173,000 | 97 | 142 | 88,230 | 1.9595 |
| 943 Meadowbrook Way | 250,000 | 225,000 | 90 | 42 | 146,150 | 1.5395 |
| 376 Stonewood Ct | 329,900 | 292,000 | 88 | 272 | 156,370 | 1.8674 |
| 479 Ravineside Dr | 325,000 | 300,000 | 92 | 506 | 207,340 | 1.4469 |

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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