



What has sold in this area recently

Last updated on March 29, 2009

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 our sister site - www.themilfordteam.com - which reports statistics on four of these these townships, plus West Bloomfield. The first day of February was counted in January.

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Y-T-D Sold Stats

Change Direction
This Week For
Average Prices

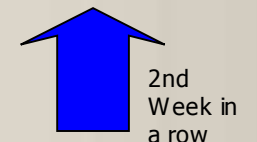
The Year-to-Date statistics for the sold homes in this area are also updated weekly.

Homes - sold Y-T-D -183

% of the sold homes below
that are foreclosures

Average List Price - \$160,155
Median List Price - \$139,000

Average Sold Price - \$152,003
Median Sold Price - \$125,000



Sold this month
Township/Address

Listed Price Sold Price % of DOM SEV Sold \$ as SEV

HIGHLAND TOWNSHIP

			list			Multiple
* 232 Bishop	\$ 34,900	30,370	87	111	47,170	.6438
* 260 Rowe Rd	74,900	42,500	57	191	76,050	.5588
* 1221 W. Highland Rd	46,900	45,000	96	51	69,920	.6436
* 3228 Lakeview Blvd	75,000	75,000	100	8	54,440	1.3776
* 2543 Little Trail Rd	89,900	75,000	83	75	93,980	.7980
* 2419 Willow Ln	90,000	90,000	100	10	93,790	.9596
* 2057 White Lake Rd	84,000	101,000	112	8	80,270	1.2583
* 61322 Richfield St	107,500	102,000	95	124	79,970	1.2755
650 Murray Hill	149,900	127,000	85	8	91,620	1.3862
952 White House Dr	143,900	137,000	95	129	101,690	1.3472
* 3810 Burwood Ln	179,900	180,000	100	21	150,260	1.1979
4616 Dessert Bridge Ct	219,900	220,000	100	637	142,480	1.5441
1138 Gleneagles	249,900	235,000	94	175	159,740	1.4711
3461 High Knoll Dr	259,900	245,000	94	580	140,400	1.7450
54275 Villagewood Dr	299,900	295,000	98	179	165,880	1.7784

COMMERCE TOWNSHIP

* 2790 Welch Rd	33,500	25,001	75	205	64,780	.3859
* 3541 E. Commerce Rd	113,550	26,500	23	211	112,870	.2348
* 3153 Chenoa St	33,500	32,000	96	22	63,630	.5029
* 9682 Nestoria St	47,500	45,000	97	69	68,600	.6560
1252 Pinecrest Dr	70,900	57,000	80	109	82,430	.6915
* 9171 Chaumont Dr	56,899	60,000	105	80	81,050	.7403
* 3100 Roselawn St	89,900	74,000	82	110	100,680	.7350
* 3933 Heatherwood Dr	114,900	98,100	85	231	135,370	.7247
* 155 Robin Rd	104,000	105,101	101	19	93,190	1.1278
* 4373 Arbour Dr	139,900	136,000	97	102	129,590	1.0494
* 1477 Spruce Dr	153,100	136,000	89	84	119,370	1.1139
* 1977 Twin Sun Cir	169,900	175,000	104	12	160,470	1.0905
3403 Boyer St	189,900	179,900	95	209	133,140	1.3512
* 4983 Juniper Dr	189,900	185,000	97	157	175,970	1.0513
* 1869 Twin Sun Cir	172,900	185,000	107	4	152,880	1.2101
* 5391 Lancaster Ln	200,000	185,000	93	77	152,360	1.2142
1550 High Pointe Dr	239,900	210,000	88	104	130,720	1.6065
* 3485 Union Lake Rd	199,900	222,000	110	78	203,000	1.0936
2841 Augusta Dr	234,900	224,900	96	15	142,080	1.5829
* 5134 Parkgate Dr	234,000	230,000	99	68	169,430	1.3575
1728 Carriage Hl	299,900	250,000	83	382	201,460	1.2409
* 1869 Union Lake Rd	256,900	250,000	97	14	230,450	1.0848

8295 Kingfisher Ct	269,875	252,000	93	993	160,550	1.5696
* 2419 Yasmin Dr	229,900	259,000	113	30	174,270	1.4862
* 3664 Benstein Rd	319,500	320,000	100	138	271,920	1.1768

WHITE LAKE TOWNSHIP

* 4634 Lindholm Dr	29,900	20,000	69	99	82,920	.2412
* 9220 Blondell St	55,000	40,000	73	168	60,730	.6587
* 10221 Elizabeth Lake Rd	49,900	46,200	93	56	106,750	.4228
* 4881 White Lake Rd	47,900	47,900	100	110	77,730	.6162
* 9212 Cedar Island Rd	76,500	68,500	90	59	70,180	.9761
8345 Fox Bay Dr	74,900	69,900	93	37	92,080	.7591
* 5343 Wayne Rd	80,500	77,500	96	5	104,870	.7390
* 10115 Cedar Island Rd	114,900	101,000	88	70	89,450	1.1291
* 9144 Steephollow Dr	109,900	114,000	104	141	83,220	1.3699
* 9037 Sussex St	119,900	115,000	96	140	82,380	1.3960
8861 Woodshire Dr	124,900	124,900	100	180	95,000	1.3147
* 4094 Lake Stison Dr	154,900	155,000	100	24	120,010	1.2916
9613 Shelby	199,000	160,000	80	53	131,900	1.2130
* 411 Woodsedge Ln	189,900	166,250	87	174	161,160	1.0316
* 2850 Towering Oaks Dr	199,500	177,300	89	41	161,080	1.1007
4820 McKeachie Rd	199,750	179,000	90	179	126,530	1.4147
* 2439 Mayfair Dr	192,500	201,000	107	24	147,630	1.3615
1787 Porter Rd	230,000	225,000	98	160	154,870	1.4528

MILFORD VILLAGE & TWP

1238 E. Commerce St	54,900	52,000	95	106	-	
547 Heritage Dr	400,000	369,450	93	101	227,370	1.6249
* 3750 N Shoreline Dr	615,900	575,000	93	17	423,910	1.3564

LYON TWP & S. LYON

* 338 Donovan St	45,000	37,000	82	119	71,220	.5195
* 204 University Ave	69,900	71,900	103	336	69,010	1.0419
* 389 Princeton Dr	98,000	99,000	101	9	90,790	1.0904
* 227 Wellington Dr	114,900	102,000	89	99	94,530	1.0790
* 147 Harvard Ave	109,900	109,900	100	19	65,360	1.6815
* 59725 Grand River Ave	155,000	135,000	87	115	113,080	1.1938
* 59596 Sterling Dr	164,900	157,000	95	112	99,600	1.5763
* 880 Timber Trail Ct	184,500	180,000	98	14	141,600	1.2712
981 Hidden Creek Dr	234,900	190,000	81	316	138,110	1.3757
26123 Creekside Dr	209,900	213,400	102	31	150,940	1.4138
1221 G... ..	252,000	225,000	87	84	152,260	1.4200

1231 Corral Ln	259,900	225,000	87	84	158,360	1,4208
1008 Birchway Ct	238,000	240,000	101	68	-	-
26220 Daria Cir	259,900	313,515	121	362	-	-

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](#)
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[October, 2008](#) [November, 2008](#) [December, 2008](#) [January, 2009](#)
[February, 2009](#)

