



What has sold in this area recently

Report last updated on June 1, 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. To see a running chart of the impact of foreclosures on the market, [click here](#).

Sold this month

Township/Address	Listed Price	Sold Price	% of list	DOM	SEV	Sold \$ as SEV Multiple
HIGHLAND TOWNSHIP						
* 2128 Davista Dr	\$ 49,900	\$ 39,000	78	37	\$ 37,840	1.0306
* 3032 Central Blvd	39,900	42,000	103	232	47,570	.8829
* 2359 N Duck Lake Rd	45,300	43,035	96	50	56,960	.7555
* 2889 Central Blvd	49,000	45,000	92	510	62,820	.7163
* 516 E Baker Rd	64,900	67,000	103	106	58,820	1.1390
* 1930 N hickory Ridge Rd	129,900	115,000	88	77	121,330	.9478
4706 Cape Town	114,750	119,700	102	15	97,090	1.2329
* 2110 White Lake Rd	124,900	120,000	98	59	84,260	1.4242
*1630 Lombardy	129,500	131,000	100	71	121,770	1.0758
1709 Nottingham	187,500	182,000	92	206	108,950	1.6705
3445 Capitol Way	184,900	186,000	102	231	115,140	1.6154

* 2466 Amelia	190,000	189,000	99	41	125,200	1.5095
* 173 Gailes Ct	189,600	195,000	102	87	188,250	1.0358
* 4095 Chevron Dr	247,500	245,500	99	17	135,600	1.8147
* 2187 Middle Rd	399,900	385,000	96	23	280,000	1.4154

COMMERCE TOWNSHIP

* 1868 Union lake Rd	34,900	34,999	100	161	74,460	.4700
* 3145 Brookneal St	56,900	50,000	88	23	48,170	1.0379
* 3250 Greenlawn Ave	67,500	70,000	104	164	64,500	1.0853
* 5059 Elkin St	97,500	73,500	75	24	124,170	.5919
* 619 Andrews St	69,300	84,000	121	26	62,690	1.3399
* 9575 Listeria St	77,500	85,500	110	14	69,560	1.2292
3269 Bookneal St	89,900	87,900	98	16	51,030	1.7225
* 2050 Canal St	108,900	105,000	96	59	92,880	1.1315
* 1506 W. Oakley Park Rd	119,000	105,000	88	391	158,860	.6609
* 2011 N Pontiac Tr	115,000	110,000	96	237	98,850	1.1128
8088 Farrrant St	134,900	115,000	85	734	85,090	1.3515
* 852 Manzano Dr	137,500	115,000	83	171	98,240	1.1706
* 470 Crystalia St	149,900	145,000	52	52	97,070	1.4938
914 Morella St	156,000	156,000	100	19	82,840	1.8831
3135 Benstein Rd	174,900	160,000	91	70	145,580	1.0991
8776 War Bonnet Dr	160,900	161,500	100	652	106,100	1.5221
370 Annapolis St	189,900	168,000	88	38	110,170	1.5249
1224 Penarth St	169,900	168,000	99	254	78,390	2.1431
* 1870 Luneta Ct	194,900	170,000	87	129	157,960	1.0762
5294 Weston Ct	189,500	183,000	96	18	95,530	1.9156
* 4860 Fairgrove LN	224,000	195,500	87	64	156,600	1.2484
* 3256 Gateway Ledge	197,999	198,000	100	93	164,210	1.2058
4922 Walden Woods Dr	244,900	228,000	93	177	158,500	1.4385
3442 Luanne Dr	249,900	232,500	93	69	124,300	1.8705
* 721 Grandview Dr	229,900	235,000	102	184	183,320	1.2819
1990 Meadow Ridge Dr	249,900	246,500	99	160	142,700	1.7274
* 3992 W. Maple Rd	259,900	250,000	96	503	-	-
8217 Lake Oine Dr	269,800	258,500	96	172	128,240	2.0158
3955 Forest Edge Dr	279,900	265,000	95	111	177,720	1.4911
* 4542 Racewood Dr	283,799	283,799	100	63	194,180	1.4615
4469 Phillip	339,900	310,000	92	873	199,080	1.5572
4592 Racewood Dr	349,900	315,000	90	343	205,420	1.5334
3905 Rayna Dr	334,900	322,000	96	103	190,390	1.6913
* 5886 Majestic Oaks Dr	319,900	325,000	102	7	282,170	1.1518
5476 Shelton Dr	325,900	325,000	100	13	194,390	1.6719

9295 Tanbay St	400,000	349,000	87	33	208,450	1.6743
3466 Moberly Rd	398,000	394,000	99	21	224,000	1.7589
7999 Eldora	485,000	435,000	90	321	216,980	2.0048
* 2843 Tamwood Ct	479,900	475,000	98	92	386,400	1.2293
3376 Tiquewood	549,900	490,000	89	330	280,010	1.7499
3303 Timberlake Dr	679,000	650,000	96	365	263,310	2.4686

WHITE LAKE TOWNSHIP

* 9726 Log Cabin Trl	34,000	32,000	94	182	49,900	.6413
* 9224 Hickorywood St	30,300	37,500	103	36	63,480	.5907
* 4690 Lake Grove Dr	40,000	39,000	99	26	64,440	.6148
* 5140 Lake Grove Dr	75,000	73,500	98	55	64,830	1.1337
860 Farnsworth St	84,900	90,000	106	1	58,780	1.5311
* 1216 Round Lake Rd	100,500	103,515	103	27	84,390	1.2266
* 8876 Tackles Dr	107,900	107,900	100	84	72,280	1.4928
* 9549 Cedar Island Rd	124,900	110,000	88	48	68,810	1.5986
* 9400 Mandon St	112,500	127,000	112	7	88,710	1.4316
* 4711 White Lake Rd	136,900	133,500	98	7	103,800	1.2861
* 82 Lisa Cir	152,500	140,000	92	46	135,000	1.0370
* 5650 Pinewood Dr	157,000	160,000	103	19	110,500	1.4480
* 4300 White Lake Rd	169,000	165,000	97	22	113,170	1.4579
9125 Kettering St	159,900	170,000	105	8	93,930	1.8099
8089 Vanden Dr	175,000	170,000	97	133	95,590	1.7784
* 8747 Townsend Dr	179,900	173,000	96	11	134,730	1.2840
8979 Satellite Dr	184,900	175,300	95	103	97,870	1.7912
* 287 Hillwood	210,000	179,000	85	139	172,030	1.0405
* 2063 Sandlewood Dr	204,000	194,500	95	185	154,820	1.2563
* 921 Kyle Ct	199,900	196,000	98	90	176,270	1.1119
1038 Todd Ct	247,000	237,500	96	81	147,740	1.6076
1967 Howland Blvd	264,900	245,000	92	140	141,010	1.7375
8990 Tackles Dr	259,999	253,000	97	204	149,920	1.6876
* 950 Denbar Ct	254,900	254,900	100	7	139,490	1.8274
2733 Ridge Rd	274,900	260,000	95	449	228,510	1.1378
41 Allison Ln	275,000	265,000	96	91	174,930	1.5149
2955 Mystic Valley Dr	279,999	270,000	96	742	176,200	1.5323
* 8961 Haymarket St	274,900	278,400	101	68	188,500	1.4769
* 8260 Filmore Ct	369,000	300,000	81	31	230,980	1.2988
80 Wildrose Dr	339,900	314,900	93	158	-	-
6225 Tyler Woods Trl	319,900	319,900	100	603	184,860	1.7305

MILFORDTOWNSHIP

3075 Sands Ct	145,000	135,000	93	314	77,050	1.7521
845 Annie Lang Dr	380,500	373,000	97	36	-	-
212 Buno Rd	499,900	471,000	94	329	302,900	1.6241
2643 General Motors Rd	799,900	750,000	94	148	-	-

MILFORD VILLAGE

* 723 Manor Dr	108,500	104,000	95	27	63,470	1.6386
* 1150 Marjorie St	125,000	125,000	100	4	95,740	1.3056
* 635 E. Huron St	159,900	143,250	90	8	89,250	1.6050
320 Bennett St	179,900	174,500	97	93	74,066	2.3560
433 John R	895,000	875,000	98	301	368,110	2.3770

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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