



# What has sold in this area recently

Last updated on May 31, 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 - [www.themilfordteam.com](http://www.themilfordteam.com) - which reports stats on four of these these townships, plus West Bloomfield. The % of foreclosed sales fell significantly in May.

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## Y-T-D Sold Stats

Change Direction  
This Week For  
Average Prices

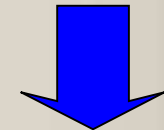
The Year-to-Date statistics for the sold homes in this area are also updated weekly.

Homes - sold Y-T-D - 473

% of the sold homes below  
that are foreclosures

Average List Price - \$163,529  
Median List Price - \$ 139,900

Average Sold Price - \$154,904  
Median Sold Price - \$132,000



Sold this month  
Township/Address

### HIGHLAND TOWNSHIP

Township/Address	Listed Price	Sold Price	% of list	DOM	SEV	Sold \$ as SEV Multiple
* 3151 Central	\$ 29,000	\$ 20,000	69	85	\$ -	-
* 3312 Oakridge Dr	49,900	38,000	76	29	69,320	.5482
* 4590 Duck Lake Rd	44,900	41,000	91	48	70,440	.5821

* 1700 S Hickory Ridge Rd	79,900	46,000	58	1	77,620	.5926
* 5120 N Milford Rd	84,900	57,750	68	392	137,760	.4192
* 5241 N Milford Rd	76,900	76,000	99	41	56,180	1.3528
* 1748 Lombardi	94,900	97,000	102	172	98,150	.9883
* 3690 N Milford Rd	114,900	108,000	94	160	80,810	1.3365
* 4282 Stone Barn	163,845	165,000	101	8	139,060	1.1865
* 26117 Stancrest Dr	168,000	170,000	102	66	110,060	1.5446
* 2591 Overbrook	224,900	215,000	96	31	243,930	.8814
2215 Lone Tree Rd	219,900	230,000	105	517	163,530	1.4065
* 721 Timber Ridge Dr	260,000	260,000	100	8	228,900	1.1359
1497 Gleneagles	294,500	297,000	101	84	170,710	1.7398

**COMMERCE TOWNSHIP**

* 167 Osborne St	24,000	29,000	120	30	48,410	.5990
* 8261 Meridian St	29,900	35,000	117	18	88,870	.3938
* 160 W. Beechdale St	54,900	42,500	77	550	73,640	.5771
* 3370 Sleeth Rd	47,500	47,000	100	8	66,690	.7048
* 41656 W. 14 Mile Rd	74,900	50,000	67	135	99,480	.5026
* 3222 Sell	58,500	58,000	99	5	81,490	.6136
* 4536 Ponderosa St	67,500	60,813	90	41	65,610	.9269
* 1852 Big Trail Rd	79,900	78,000	98	8	82,590	.9444
* 1716 W. Birchton St	74,900	79,900	107	176	82,120	.9730
* 9491 Boncrest St	99,887	80,000	80	137	116,370	.6875
3097 Massena St	99,900	85,000	85	86	60,310	1.4094
* 5950 Carroll Lake Rd	102,000	88,000	86	138	104,010	.8461
* 3714 Ellisia Rd	115,000	98,000	85	16	89,870	1.0905
* 8656 War Bonnet Dr	97,500	100,500	103	38	81,340	1.2356
8733 Buffalo Dr	98,900	105,000	106	7	73,350	1.4315
* 9175 Tanbay	100,000	120,500	120	25	165,050	.7301
* 6050 Brockway St	115,500	121,000	104	6	120,270	1.0061
* 3811 Benstein Rd	135,000	122,000	90	248	82,170	1.8068
* 5330 Riverwalk Trl	145,000	125,000	86	166	143,430	.8715
* 601 Farr St	45,000	130,000	289	22	62,150	2.0917
* 3207 Adele Ter	131,900	135,000	102	3	188,020	.7180
1975 Four Oaks	149,900	136,500	91	22	125,390	1.0886
* 4418 Ravinewood Dr	170,000	140,000	82	247	135,720	1.0315
* 1965 Big Trail Rd	140,000	145,000	104	14	125,750	1.1531
* 1966 Jason Ct	154,90	146,500	95	38	150,310	.9747
* 1560 Vanstone Dr	157,900	150,000	95	106	106,890	1.4033
2381 Brisbane St	159,900	155,000	97	26	93,170	1.6636
5311 Weston Ct	167,500	165,000	99	39	89,870	1.8360

4532 Marcello Dr	189,000	181,600	96	247	112,420	1.6154
* 9399 Arbor Way	197,000	188,000	95	74	248,060	.7579
* 5081 White Tail Ct	230,000	190,000	83	27	187,810	1.0117
* 3315 Newton Rd	199,900	192,500	96	80	183,240	1.0505
* 3365 Ledgewood Ct	218,900	219,000	100	287	241,790	.9057
2516 Ivy Hill Dr	249,900	240,000	96	11	139,840	1.7162
2464 Ivy Hill Dr	249,900	240,000	96	60	142,780	1.6809
5354 Seminole Ct	242,000	242,000	100	43	131,870	1.8351
8017 Farrant St	299,900	251,000	84	529	231,100	1.0861
8119 Farrant St	399,900	342,000	86	334	202,320	1.6904
3400 Stallion Way	399,900	382,000	96	826	286,360	1.3340
2944 Windwood Ct	495,000	470,000	95	314	265,670	1.7691

### WHITE LAKE TOWNSHIP

3715 Jackson Blvd	24,900	24,000	99	76	54,870	.4374
* 3192 Ridge Rd	29,900	30,000	100	6	53,500	.5607
*9303 W Beechcrest St	59,800	43,000	72	90	53,850	.7985
* 709 Elkinford	59,900	52,000	83	91	60,950	.8532
9121 Sandyside St	65,900	60,000	91	28	81,210	.7389
4710 Deerfield Dr	59,000	65,000	110	32	82,820	.7848
* 3228 Ripple Way	69,900	65,000	93	13	88,810	.7319
* 8826 Cooley Lake Rd	71,900	73,000	102	1	98,490	.7412
* 9500 Cedar Island Rd	65,000	80,000	123	7	75,450	1.0603
* 8851 Tackles Ct	74,900	80,001	107	46	97,630	.8194
* 276 Horizon Rd	124,900	100,000	80	1	91,550	1.0923
9213 Camelot St	179,900	151,500	84	573	96,380	1.5719
* 1247 Pinecrest Dr	165,500	157,500	95	80	145,500	1.0925
* 7300 Alpine View Ct	169,900	160,000	94	106	177,030	.9038
* 6000 Old Flint Rd	179,900	170,560	95	17	176,910	.9541
6200 White Lake Rd	249,900	197,000	79	52	153,600	1.2826
6771 Teluride Dr	218,800	206,000	94	452	113,230	1.8193
911 Kyle Ct	209,000	209,000	100	23	134,280	1.5564
* 5987 High Valley Dr	182,900	211,700	116	20	196,600	1.0768
1786 Kristina Dr	224,900	215,000	96	30	138,290	1.5547
* 10580 Emwood Ct	229,000	236,000	103	32	178,960	1.3187
* 2940 Cedarwood Ct	245,900	240,000	95	56	184,150	1.4255
7154 Capri Dr	305,000	280,000	92	283	188,590	1.4847
7563 Mistwood Dr	349,900	315,000	90	205	205,620	1.5319

### MILFORD VILLAGE & TWP

846 Panorama	75,000	77,500	103	75	70,930	1.0926
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* 205 Hickory St	64,900	50,000	77	5	99,230	.5039
* 842 Bird Song Dr	58,000	60,500	104	36	61,880	.9777
* 1022 Canal St	109,900	90,000	82	315	101,766	.8844
* 1840 S Milford Rd	109,000	109,000	100	61	83,540	1.3048
* 521 Hickory St	158,749	130,000	82	157	173,720	.7483
* 328 Heritage Dr	184,900	185,000	100	121	168,250	1.0996
779 Heritage Dr	209,000	220,000	105	76	190,810	1.1530
2601 Old Plank Rd	279,900	260,000	93	148	150,210	1.7309
1055 Woodvale Ct	314,900	293,000	93	17	185,000	1.5838
* 1564 Boulder Lake Dr	325,000	315,000	97	67	191,700	1.6432
1958 Scenic	415,000	399,000	96	65	222,500	1.7933
2789 Stone Meadow Dr	514,900	525,000	102	10	481,240	1.0909

**LYON TWP & S. LYON**

9089 Hillview Dr	69,900	50,000	71	100	-	-
25051 Martindale	54,900	57,000	104	32	24,180	2.1505
* 500 N Hagadorn St	66,500	52,000	78	104	49,340	1.0539
* 51601 9 Mile Rd	84,000	52,000	62	73	93,940	.5535
* 560 McMunn St	63,000	60,000	95	21	69,090	.8684
* 181 University Ave	94,900	103,000	108	10	70,490	1.4612
* 151 Woodland DR	132,900	119,500	90	42	95,550	1.2004
* 433 Wellington Dr	130,000	120,000	92	28	86,880	1.3812
* 60643 Town Square St	135,000	130,000	96	211	89,200	1.4574
* 61391 Dean Dr	132,500	132,500	100	68	106,390	1.2454
5450 Murland Hollow	145,900	135,000	93	108	122,970	1.0978
* 58666 E 8 Mile Rd	129,900	135,300	104	57	130,680	1.0331
27600 N Dixboro Rd	179,900	165,000	92	210	112,430	1.4676
968 S. Parkwood Dr	169,900	170,000	100	47	104,820	1.6218
1030 Shetland Dr	199,000	200,000	101	71	136,720	1.4628
1071 Chestnut Ln	225,000	200,000	89	36	120,370	1.6615
54874 Walnut Dr	242,000	217,000	90	113	162,780	1.3331
1039 Crestwood Ct	250,000	237,650	95	301	159,120	1.4935
29790 Bradford Dr	259,999	247,500	95	195	168,720	1.4669
26143 Cornell Dr	289,900	259,000	89	37	-	-
57167 Blossom Valley	289,990	265,000	91	70	-	-
1101 Shetland Dr	275,000	270,000	98	33	152,620	1.7691
61070 Preakness Blvd	299,000	290,000	97	41	197,270	1.4701
58689 Coach LN	319,900	299,000	93	63	-	-

NOTE: When Seller's Concessions are involved, the sold price can appear to be at or even more than the asking price. The actual

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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