



# What has sold in this area recently

Report last updated on December 1, 2007

This report is a running list of the homes that have sold in the Milford, Commerce and Highland Township areas that I track. It includes the Village of Milford, but not the City of Wixom, Wolverine Lake and Walled Lake areas, which are reported separately from Commerce Township. 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. 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. There are also links below to older versions of the report, starting with the final report for September.

## Sold this month

Township/Address	Listed Price	Sold Price	% of list	DOM	SEV	Sold \$ as SEV Multiple
<b>HIGHLAND TOWNSHIP</b>						
#1023 Tierney	\$ 29,900	\$ 27,500	92	160	\$48,700	.5647
#1030 Tierney	54,000	55,000	100	40	60,800	7870

#1030 Tierney	94,900	95,000	100	40	69,800	.7879
1768 Lombardy	75,500	75,500	100	89	102,810	.7344
1195 Charlick	189,900	180,000	95	75	117,040	1.5379
2396 W. Wardlow Rd	165,000	153,000	93	278	83,790	1.8260
365 E. Wardlow Rd	269,900	262,000	97	227	133,150	1.9677
2529 Pallister	282,900	270,000	95	119	102,730	2.6282
1441 Ludean Dr	379,000	340,500	90	93	208,810	1.6307

**COMMERCE TOWNSHIP**

#2505 Massena St	109,900	80,000	73	106	80,410	.9950
#3811 Benstein Rd	83,900	82,400	98	168	85,760	.9608
#3376 S. Commerce Rd	140,000	140,000	100	50	97,170	1.4408
4679 Camelina St	159,900	155,000	97	73	85,890	1.8046
3836 Chanute Rd	159,900	159,900	100	18	124,080	1.2887
#1565 Carthage	157,565	162,000	103	100	107,600	1.5056
5238 Kristi Ln	180,000	177,500	99	451	100,900	1.7592
8679 Buffalo Dr	179,869	178,000	99	146	103,170	1.7253
#2151 Matthew St	219,900	190,000	86	21	140,070	1.3564
3085 Edgewood Park Ct	219,000	195,000	89	293	160,750	1.2131
#4530 Commerce Woods Dr	234,900	225,700	96	18	151,000	1.4947
9341 Park Lane	250,000	246,000	98	180	177,830	1.3833
4555 Hideaway Pines	259,900	248,000	95	110	153,380	1.6169
8588 Golf Lane	290,000	280,000	97	118	173,520	1.6136
5250 Lancaster Ln	349,000	330,000	95	37	184,610	1.7875
5527 Leafwood Dr	359,900	347,500	97	190	194,250	1.7889
5300 Lancaster Ln	385,001	370,000	96	158	173,820	2.1286
1943 Cheshire Ln	425,000	412,000	97	157	224,140	1.8381
5747 Strawberry Cir	429,000	420,000	98	206	239,990	1.7501

**MILFORD TOWNSHIP**

3205 Central	29,900	27,500	92	112	38,900	.7069
175 E. Maple Rd	189,000	180,000	95	205	87,000	2.0689
4577 Milford Dr	325,000	300,000	92	47	140,360	2.1373
3061 Exeter	349,900	325,000	93	175	215,220	1.5108
2561 Buno Rd	375,000	355,000	95	138	166,700	2.1295
1228 Hunter Ct	379,900	360,000	95	305	214,680	1.6769
1857 Grondinwood Ct	424,900	390,000	92	166	344,550	1.1319
2775 Tall Timbers Dr	725,000	670,000	92	88	391,720	1.7104

**MILFORD VILLAGE**

618 Hill St	149,900	145,040	97	177	83,500	1.7365
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#637 Dorchester Way	190,000	180,500	95	29	137,880	1.3091
874 Abbey Lane	189,900	189,900	100	95	114,230	1.6624
964 Abbey Lane	215,000	205,000	95	393	87,880	2.3327
721 Atlantic St	239,900	215,000	90	110	100,200	2.1457
119 Oakland St	249,900	236,900	95	139	98,670	2.4009
533 John R	259,900	250,000	96	201	124,820	2.0028
607 Tower Ridge Ct	274,900	255,600	93	461	168,740	1.5148
591 Tower Ridge Ct	319,500	300,000	94	126	166,170	1.8054
300 1st St	480,000	480,000	100	1	276,500	1.7359

\*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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