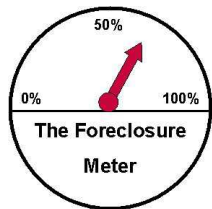




What has sold in this area recently

Report last updated on Nov 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'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 40-50% 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. For November the market went down dramatically in response to the economy and foreclosures represented more than 1/2 of all sales.



The % of the sold homes that are foreclosures

Y-T-D Sold Stats

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

Average List Price - \$223,411
 Median List Price - \$199,900

Average Sold Price - \$210,111
 Median Sold Price - \$189,000

Change Direction
 This Week For
 Average Prices



Sold this month
Township/Address

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

HIGHLAND TOWNSHIP

			list			Multiple
* 3208 Highland Blvd	\$ 47,000	\$ 22,050	47	1	\$ 61,780	.3569
* 2428 Dean Dr	40,000	35,350	88	89	63,310	.5584
* 2845 Fisherman Dr	49,000	50,000	101	13	56,410	.8864
* 3418 Maple Ridge	98,700	83,000	84	194	73,820	1.1244
* 2785 Dean Dr	109,500	95,000	86	192	79,640	1.1929
* 2866 Lone Tree Rd	116,000	117,500	101	55	112,600	1.0435
* 2732 Engleman Dr	114,900	120,000	105	4	122,760	.9775
* 2849 Morel Dr	159,900	145,900	91	39	106,380	1.3715
* 2214 Lone Tree Rd	175,000	175,000	100	498	112,600	1.5542
3971 Centennial Dr	199,900	187,000	94	85	130,820	1.4294
811 Adam Ct	250,000	245,000	98	176	160,290	1.5285
3830 Kingsway Dr	299,000	252,000	84	190	119,100	2.1159
2733 Maple Ridge	349,000	330,302	95	136	189,880	1.7395

COMMERCE TOWNSHIP

*8319 Lagoon St	44,900	26,500	59	44	61,340	.4320
* 3318 Larosa St	32,500	26,900	83	84	58,150	.4626
1407 Oakley Park	64,900	42,300	65	283	52,490	.8059
* 536 E. Grand Traverse St	69,900	69,900	100	71	93,440	.7481
* 2756 Brisbane St	79,500	78,000	98	152	78,820	.9896
* 9154 Chaumont Dr	115,000	90,000	78	150	90,530	.9941
* 4794 Sundew St	93,500	100,000	107	11	81,940	1.2204
* 4029 Watuga St	110,000	107,000	97	162	93,150	1.1487
9170 Chaumont Dr	134,900	122,500	91	72	65,370	1.8739
* 2140 Bass Lake Rd	202,500	172,000	85	171	189,380	.9082
5037 Carinas Way Ct	259,900	200,000	77	3	-	-
340 Alexander Dr	220,000	212,000	96	113	134,860	1.5720
* 8030 Greenlawn Ct	241,900	235,000	97	45	160,510	1.4641
4803 Walden Woods Dr	248,900	244,900	98	128	137,120	1.7860
* 5040 White Tail Ct	255,900	245,000	96	59	176,790	1.3858
5515 Leafwood Dr	275,000	253,000	92	206	178,310	1.4189
870 Drakeshire Dr	259,900	255,000	98	36	133,500	1.9101
1735 Pondview LN	275,000	265,000	96	517	177,470	1.4932
5682 Exploration Dr	300,000	285,000	95	75	172,000	1.6569
* 3941 Loch Bend Dr	304,900	305,900	100	56	284,780	1.0742
5747 Strawberry Cir	350,000	330,000	94	40	210,870	1.5649
4296 Driftwood Dr	350,000	345,000	99	146	229,220	1.5051

WHITE LAKE TOWNSHIP

WHITE LAKE TOWNSHIP

* 4173 Jackson Blvd	24,900	20,000	80	5	59,060	.3386
* 5735 Lake Grove Dr	28,000	21,000	75	77	60,420	.3476
* 635 Annapolis St	23,900	31,500	132	11	61,330	.5136
* 3593 Jackson Blvd	49,900	44,000	88	25	57,830	.7609
* 9210 Pennfield St	69,900	63,500	91	71	78,120	.8129
* 9053 Funston St	89,900	75,000	83	50	49,770	1.5069
*9555 Cedar Island Rd	99,900	75,000	75	75	79,560	.9427
980 Round Lake Rd	79,900	77,000	96	148	72,160	1.0671
* 3287 Ripple Way	104,000	85,000	82	174	86,610	.9814
9574 Garforth St	115,000	108,000	94	93	92,250	1.1707
* 3220 Lakeland Ct	139,900	135,000	96	78	109,470	1.2332
* 2349 Kingston St	149,900	151,000	101	45	115,710	1.3050
* 7490 Ellinggrove Dr	171,900	165,000	96	30	119,520	1.3805
*1848 Kristina Dr	215,000	220,000	102	7	134,440	1.6364
2185 Arapahoe	229,900	235,000	102	1012	145,070	1.6199
6364 Pennington Dr	298,000	290,000	97	161	196,010	1.4795
8922 Gale Rd	369,900	297,500	80	174	138,660	2.1455
3612 Jackson Blvd	279,000	300,000	108	91	165,900	1.8083
9536 Thames Blvd	349,900	330,000	95	258	136,310	2.4209
3654 Jackson Blvd	449,900	375,000	83	139	218,280	1.7180

MILFORD TOWNSHIP

* 617 Shaw Ct	74,900	55,000	73	44	120,410	.4568
1783 S. Milford Rd	149,900	160,000	106	270	96,010	1.6665
1395 Old Plank Rd	219,000	215,000	98	66	109,540	1.9628
574 Uphill Rd	450,000	400,000	88	141	174,270	2.2953
3872 S. Shoreline Dr	725,000	695,000	96	155	539,820	1.2875

MILFORD VILLAGE

* 1106 Prince St	79,900	76,000	95	33	104,980	.7239
* 620 Union St	99,900	99,900	100	148	100,110	.9979
349 Stonewood Ct	360,000	298,000	83	521	160,310	1.8589
1008 Larivee Ln	399,000	353,800	89	89	208,920	1.6935

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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[June, 2008](#) [July, 2008](#) [August, 2008](#) [September, 2008](#)
[October, 2008](#)

