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# What has sold in this area recently

Last updated on Nov 30, 2009 (NOTE Covers November only)

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.

## Y-T-D Sold Stats

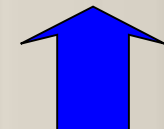
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The Year-to-Date statistics for the sold homes in this area are also updated weekly.

Change Direction  
This Week For  
Average Prices

% of the sold homes below  
that are foreclosures

Homes - sold Y-T-D - 1145  
Average List Price - \$171,129  
Average Sold Price - \$161,971  
Median List Price - \$149,900  
Median Sold Price - \$142,250



### Sold this month

Township/Address

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

### HIGHLAND TOWNSHIP

* 780 Middle Rd	\$ 34,900	\$ 40,533	114	48	\$ 45,230	.8962
* 4685 Orcard Dale	49,000	44,000	90	219	52,470	.8386
* 3113 Lester Dr	49,900	48,500	97	347	63,920	.7588

3011 Central Blvd	83,500	75,500	90	142	68,720	1.0987
2447 Lakeside Dr	64,900	80,000	123	304	68,790	1.1630
2760 Rose Center Rd	100,000	91,000	91	406	61,320	1.4840
2338 N Milford Rd	100,000	94,200	94	329	65,770	1.4323
* 171 E. Wardlow Rd	147,900	142,500	96	40	116,140	1.2270
3720 Woodland Dr	200,000	155,000	78	145	74,270	2.0870
2259 Dabvista Dr	174,900	158,000	90	133	84,220	1.8760

**COMMERCE TOWNSHIP**

* 3107 Woodlawn St	24,700	22,500	91	43	45,820	.4911
* 3065 Terry St	15,000	38,100	254	18	47,760	.7977
* 8234 Arlis St	69,000	42,000	61	7	71,010	.5915
* 3262 Edgemere St	49,000	43,560	89	99	59,500	.7321
* 5723 Garthby St	54,900	45,000	82	187	39,320	1.1445
* 167 Oriole St	49,900	46,000	92	62	64,980	.7079
* 2040 Hoefl Dr	49,900	64,000	128	9	65,030	.9842
* 3046 Brisbane St	94,900	89,000	88	44	51,320	1.7342
* 3046 Benstein Rd	98,900	89,000	90	3	81,110	1.0973
* 1291 Sleeth Rd	89,900	89,900	100	9	89,250	1.0073
* 1890 Big Trail Rd	85,126	90,000	106	175	66,020	1.3632
* 2571 Red Arroiw Dr	106,000	110,000	104	8	82,260	1.3372
* 2848 Red Arrow Dr	102,900	114,000	111	8	77,000	1.4805
* 2974 Welch Rd	149,900	116,000	77	167	134,680	.8613
2507 Little Trail Rd	110,000	120,000	109	72	77,700	1.5444
3743 Thomas Ct	119,900	120,000	100	72	55,320	2.1692
5517 Starwood Dr	158,000	135,000	85	230	90,310	1.4949
6095 Carroll Lake Rd	149,900	142,000	95	163	64,490	2.2019
585 Sherbrooke St	179,900	150,000	83	222	93,210	1.6093
* 5725 Lancaster LN	179,900	151,000	84	85	144,340	1.0461
1041 Superior	154,900	154,900	100	107	94,640	1.6367
3543 Oak Meadows	164,900	156,500	95	255	83,380	1.8769
* 4942 White Tail Ct	179,900	185,000	103	11	131,310	1.4089
* 5731 Bingham Dr	196,000	185,000	94	5	144,350	1.2816
1983 Matthew Dr	199,900	190,000	95	126	111,370	1.7060
1694 Point Dr	200,000	191,000	96	121	149,750	1.2755
* 2077 Applebrook Dr	192,400	192,400	100	78	163,730	1.1751
* 2404 Ivy Hill Dr	203,900	216,000	106	37	143,000	1.5105
5471 Wentworth Dr	225,411	225,000	100	178	116,400	1.9330
8401 Hummingbird	200,000	230,000	115	119	155,730	1.4769
5010 Parkgate	224,900	236,000	105	13	148,130	1.5832

* 3860 Stoneridge Ct	249,900	243,000	97	196	118,020	2.0590
1952 Paris St	274,900	248,500	91	88	138,340	1.7963
2556 Ivy Hill Dr	264,900	253,000	95	515	122,810	2.0601
4869 Greenview Ct	265,000	255,000	96	133	105,180	2.4244
2025 Lakeshore Dr	279,995	265,000	95	106	226,750	1.1687
3410 Sutton Ln	390,000	355,000	91	242	248,810	1.4268
3554 Loch Bend Dr	400,000	377,000	94	182	207,370	1.8180
4775 Driftwood Dr	449,900	395,000	88	31	181,030	2.1820

#### WHITE LAKE TOWNSHIP

* 5070 E. Lakeborn Dr	29,900	33,000	110	142	48,170	.6851
* 1215 Grove Point Dr	59,900	59,900	100	56	77,050	.7774
11254 Dolane	65,000	70,000	108	143	69,090	1.0132
* 4256 Langolf St	82,500	70,000	85	140	71,190	.9833
* 151 Hurondale Dr	79,900	72,000	90	55	116,800	.6164
1370 Orchard St	82,900	77,500	94	201	52,410	1.4787
* 9144 Glasgow Dr	79,900	83,000	103	92	79,790	1.0402
* 3672 White Lake Hills Dr	97,500	97,000	100	24	92,720	1.0461
3269 Chenoa St	109,000	99,000	91	571	81,750	1.2110
* 1459 McCoy St	89,900	102,600	114	14	75,430	1.3602
* 8909 Glasgow Dr	79,900	110,000	138	13	93,840	1.1722
8826 Cooley Beach Rd	134,900	130,000	96	132	94,890	1.3700
4389 England Beach	148,000	132,000	89	31	74,510	1.7716
* 4790 Fox Chase Dr	144,900	150,000	103	18	93,010	1.6127
9950 Cedar Island Rd	150,000	150,000	100	37	83,040	1.8064
* 2870 Eric Dr	164,900	150,000	91	48	149,110	1.0060
* 11244 Windhurst St	150,000	153,500	102	299	130,890	1.1727
* 705 Sunnybeach Dr	199,900	187,000	94	189	142,360	1.3136
3060 Towering Oaks Dr	199,900	195,000	98	133	119,610	1.6303
2640 Towering Oaks Dr	215,900	215,000	99	46	131,440	1.6357
5648 Teton Trl	229,000	221,000	97	85	124,240	1.7788
951 Dacea Ct	239,900	234,000	98	651	122,440	1.9111
6921 Ellinwood Dr	249,800	245,000	98	215	129,510	1.8917
293 Picture LN	399,869	357,500	89	48	195,900	1.8249

#### MILFORD VILLAGE & TWP

* 851 Bird Song DR	80,000	80,000	100	76	68,920	1.1608
* 823 Union St	89,900	90,000	100	401	151,210	.5952
* 833 Byron DR	109,900	115,000	105	11	87,670	1.3117
722 N Main St	159,900	139,000	87	39	70,050	1.9843
* 181 W Washington St	154,900	140,000	90	49	71,940	1.9461

475 Dorchester Way	194,900	190,000	97	32	136,470	1.3922
3900 Dabate Ct	234,900	200,000	85	179	122,450	1.6333
960 Adams Rd	269,900	225,000	83	1139	176,690	1.2734
* 1066 Old Milford Farms	215,900	225,000	104	46	175,620	1.2812
2475 Runaway Trl	249,000	230,000	92	250	119,570	1.9236
3058 Berkshire Ct	250,000	239,200	96	41	168,040	1.4235
* 541 Cumberland Trl	269,900	260,000	96	305	369,340	.7040
* 1089 Winding Way Ct	255,000	263,600	103	57	192,250	1.3711
479 Ravineside Dr	275,000	269,000	98	14	189,140	1.4222
1367 Timber Ridge Ct	299,900	279,000	93	238	212,040	1.3158
1997 Charles Court	359,500	332,000	92	172	194,210	1.7095
1796 Brookbury Dr	397,500	355,500	89	81	193,040	1.8416
* 822 Annie Lang Dr	419,900	400,000	95	38	195,280	2.0483
2846 Canterbury Ct	525,000	525,000	100	40	406,210	1.2924

#### LYON TWP & S. LYON

* 421 2nd St	49,900	49,950	100	18	46,940	1.0641
* 1056 Oxford Ave	56,900	60,000	105	229	74,100	.8097
* 629 E. Crest LN	79,900	79,800	100	87	74,800	1.0668
229 Harvard Ave	129,900	107,000	82	54	77,540	1.3799
* 256 N Lyon Blvd	114,900	110,000	97	52	64,220	1.7129
61541 Richfield St	112,000	115,000	103	181	74,570	1.6068
446 Whipple St	120,000	117,000	98	42	62,420	1.8744
* 22851 Valerie	115,000	118,500	103	58	73,290	1.6169
* 28135 Easterling Rd	119,900	119,900	100	179	105,260	1.1391
* 619 Lyon Blvd	129,900	125,000	96	98	71,150	1.7569
29240 Roediger Ct	164,900	157,000	95	476	99,650	1.5755
59555 Grand River Ave	167,900	160,000	95	529	88,400	1.8100
* 24233 Tara Dr	159,600	183,000	114	13	180,490	1.0139
60604 Lamplighter Dr	189,900	185,000	97	48	94,150	1.9649
963 Parkwood Dr	194,500	186,500	96	56	95,660	1.9496
10184 Aylebury Dr	89,900	190,000	211	7	-	-
* 26201 Creekside Dr	219,900	195,000	89	7	101,510	1.9210
26235 Spaulding Rd	224,900	224,000	99	18	126,970	1.7642
57987 International Dr	229,900	225,000	98	27	128,810	1.7458
849 Westhills Dr	234,900	239,600	102	6	132,390	1.8098
59900 Blue Heron Rd	249,900	240,000	96	19	154,930	1.5491
58891 Peters Barn Dr	259,990	255,000	98	116	-	-
59032 Peters Barn Dr	329,990	305,000	92	132	-	-
23819 Winged Foot Way	325,000	325,100	100	101	153,860	2.1130
51948 Carrington Dr	375,000	340,000	91	27	210,560	1.5147

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 3-6% less than the apparent sold price. 6% 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. In the current market offers in the 85-90% range are not unusual.

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