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What has sold in this area recently

Report last updated on October 29, 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 25-30% 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
HIGHLAND TOWNSHIP						
#2850 Jackson Blvd	\$ 94,900	\$ 92,150	97	8	\$ 71,550	1.2872
3307 Lakewood Dr	100,000	100,000	01	276	53,000	1.8904

3307 Lakeview Dr	109,900	100,000	91	278	52,900	1.8904
#2742 Buena Vista Dr	148,000	131,100	89	40	103,770	1.2634
#970 Tierney	135,000	135,000	100	79	95,740	1.4101
#205 McPherson	140,000	140,000	100	51	161,970	.8644
#2822 Pallister	169,900	143,920	85	178	125,520	1.1465
1332 W. Livingston Rd	149,900	145,000	97	123	65,330	2.2195
#880 Dunleavy Dr	149,900	151,100	103	84	97,700	1.5465
2945 Bel Aire Dr	219,000	200,000	91	181	123,450	1.6201
256 Briarwood Dr	224,900	219,500	97	17	139,750	1.5707
3305 Jackson Blvd	229,900	227,500	99	54	129,900	1.7513
3409 Taggett Lake Ct	249,754	242,000	97	335	143,940	1.6813
3494 Jackson Blvd	259,000	250,000	97	7	119,560	2.0910
4787 Mallards Landing	325,000	283,500	87	738	212,560	1.3337
1344 Lone Tree Rd	299,900	299,900	100	39	146,560	2.0642
2225 Canterwood	479,900	450,000	94	763	232,360	1.9366

COMMERCE TOWNSHIP

# 9510 Garden Ter	134,900	136,500	103	51	90,760	1.5040
# 8321 Arlis St	165,900	157,500	93	168	99,300	1.5861
1840 Bradshaw Ct	174,999	167,000	95	239	94,180	1.7732
10775 Private Drive Rd	199,900	215,000	103	235	138,830	1.5487
620 W. Wise Rd	219,500	216,700	99	29	98,000	2.2112
1851 Meagans Meadow Dr	239,900	228,000	95	11	136,820	1.6664
8366 Golf Lane	259,900	250,000	96	321	N/A	
2903 Augusta Dr	299,900	290,000	97	14	159,000	1.8238
5785 Lancaster Ln	325,000	310,000	95	17	186,340	1.6636
6091 Balmoral Way	379,900	350,000	92	137	214,640	1.6306
#3244 Edgewood Park Dr	395,500	395,000	100	140	270,860	1.4583
3043 Sleeth Rd	469,900	415,000	88	543	252,690	1.6423
6099 Strawberry Cir	525,000	515,000	98	42	235,690	2.1851
5605 Deerwood	559,000	527,500	94	199	265,910	1.9838
8722 Aquaview St	624,900	599,000	96	64	239,620	2.4998
8233 Gitzen St	1,499,000	1,400,000	100	150	464,600	3.0133

MILFORD TOWNSHIP

580 Half Acre Dr	196,000	170,000	87	273	101,040	1.6825
1321 Wixom Trail	210,000	210,000	100	19	88,530	2.3721
1121 General Motors Rd	239,900	210,000	88	409	108,060	1.9434
#822 Anne Lang Dr	439,000	393,000	89	366	235,460	1.6690
1650 Moore Rd	450,000	450,000	100	136	229,130	1.9639
#2792 Tall Timbers Dr	774,900	725,000	94	467	565,010	1.2831

MILFORD VILLAGE

# 920 Prince	114,000	112,000	98	61	71,740	1.5612
871 Sweetbriar	154,900	150,000	97	48	92,260	1.6258
234 1st St	176,900	160,000	87	106	80,700	1.9827
781 Forestberry Ct	209,900	207,000	99	38	118,360	1.7489
1035 Deep Valley Dr	359,000	338,000	94	57	199,780	1.6919

*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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