

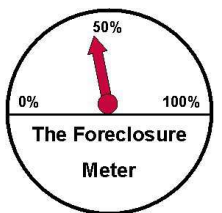


What has sold in this area recently

Report last updated on Nov 2, 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 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. 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. It should be noted that the last two days of September sales actually show up on this October report and the last two days of every month are normally heavy.

Y-T-D Sold Stats



The % of the sold homes that are foreclosures

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

Average List Price - \$226,082
 Median List Price - \$199,900

Average Sold Price - \$212,798
 Median Sold Price - \$190,000

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
* 3356 Giddings Blvd	\$ 39,900	\$ 26,000	65	549	\$ 57,150 .4549
*4715 Eagle Rd	49,000	47,000	96	81	74,880 .6277
* 19015 South Park	79,900	77,000	96	91	88,800 .8672
3302 Highland Ct	85,000	80,000	94	403	47,480 1.6849
2844 Rose Center Rd	90,000	92,000	102	21	77,080 1.1936
* 1085 North Park	119,900	119,900	100	95	116,270 1.0312
2909 Central Blvd	139,900	123,000	88	414	52,180 2.3572
634 Tomahawk Trail	129,900	133,797	103	336	86,730 1.5427
* 3524 Lakeview Dr	144,900	145,500	101	79	160,760 .9051
*2799 Cloverdale	164,500	150,000	91	96	117,400 1.2777
415 S. Tipsico Lake Rd	149,900	160,000	107	5	99,380 1.6100
* 3416 N. Hickory Ridge Rd	159,900	160,000	100	63	111,340 1.4370
665 Tipsico Lake Rd	179,900	170,000	94	235	101,500 1.6749
2499 Elkridge Circle	224,000	219,000	98	186	140,540 1.5583
210 Briarwood Dr	264,900	231,000	87	243	172,390 1.3399
4195 Clyde Rd	264,900	249,900	94	63	152,920 1.6342
760 Scott Dr	264,900	260,000	98	22	167,980 1.5478
750 Spiroff	279,900	260,000	93	51	180,140 1.4433
719 Aaron Dr	285,000	275,000	96	231	175,120 1.5704
* 1679 Ludean Dr	249,900	275,000	110	24	153,960 1.7862
2644 Fry Rd	315,000	299,900	95	76	191,950 1.5624

COMMERCE TOWNSHIP

*3074 Brisbane St	47,500	42,000	88	203	58,440 .7187
4563 S. Commerce Rd	110,000	65,000	59	177	78,550 .8275
3243 Chenoa St	97,500	91,850	94	17	65,660 1.3989
3273 Rio Vista St	100,000	95,000	95	69	61,810 1.5369
* 1317 Oakley Park Rd	102,500	100,000	97	27	94,940 1.0533
* 3005 Roselawn St	112,998	110,000	97	105	62,740 1.7533
* 2795 Red Arrow Dr	132,900	121,000	91	40	80,650 1.5003
* 1971 Glen Iris Dr	129,900	124,000	95	17	118,860 1.0432
* 3710 Cheryl Dr	127,500	127,200	99	86	75,260 1.6901
3155 Massena St	133,887	130,000	97	113	75,260 1.7273
* 2882 Brisbane St	127,999	133,250	104	188	82,480 1.6155
* 2914 Wixom Rd	134,900	139,100	103	2	113,500 1.2256
8662 Golfside Dr	139,900	143,500	103	67	83,980 1.7087
* 1887 Sparling	136,200	144,372	106	99	128,440 1.1240
* 3585 Oak Meadows Ct	172,500	159,900	92	109	108,250 1.4771
* 2160 Matthew St	168,800	169,000	100	48	132,260 1.2087

2100 Mathew St	188,900	189,000	100	48	132,200	1.2097
* 1865 Sleeth Rd	194,900	175,000	90	312	213,820	.8184
*4316 rebecca Cir	204,500	190,000	92	47	112,840	1.6838
* 1845 Falls Points Ln	234,900	205,000	87	186	183,350	1.1181
3962 Dun Roven Ct	225,900	211,340	94	160	125,790	1.6801
* 4151 Bluebird Dr	229,900	220,000	96	9	174,770	1.2588
* 181 Woodcreek Ct	254,900	240,000	94	57	211,070	1.1371
3001 Viking Dr	250,000	243,290	97	134	145,870	1.6679
* 3127 Pikewood Ct	275,500	250,000	91	75	310,680	.8047
5240 Huron Hills Dr	264,850	252,000	95	22	204,950	1.2296
* 5968 Majestic Oaks Dr	264,900	264,900	100	22	192,510	1.3760
1873 Pepperwood Pl	289,900	265,000	91	210	131,650	2.0129
* 5643 Exploration Dr	274,900	274,900	100	7	179,200	1.5340
* 9030 Marilyn Ter	299,900	275,000	92	33	210,590	1.3059
5251 Sandlewood Dr	319,900	287,000	90	812	176,750	1.6238
130 Wendover Ct	359,900	335,000	93	22	188,760	1.7747
5668 Strawberry Cir	374,890	353,000	94	64	216,050	1.6339
4883 Birkdale Dr	385,000	374,000	97	49	176,640	2.1173
4743 Ravinewood Dr	449,000	400,000	80	190	213,010	1.8778
225 Forest Crest Dr	469,000	444,000	95	81	302,090	1.4598
3592 Ravinewood	550,000	520,500	95	378	322,180	1.6156
3827 Damas Dr	625,000	575,000	92	69	306,140	1.8782
1105 W. Oakley Park Rd	749,900	622,000	83	442	-	-

WHITE LAKE TOWNSHIP

* 4408 Hartley	34,900	23,000	66	132	51,740	.4445
* 1173 Fairview St	34,900	25,000	71	128	49,170	.5084
* 5120 Warmbriar Rd	34,000	40,000	118	78	56,760	.7047
* 4271 Lake Grove Ct	49,900	40,000	80	154	72,760	.5498
* 4861 Allingham Dr	52,000	52,000	100	178	57,090	.9108
* 230 N. Williams Lake Rd	59,900	60,000	100	48	50,680	1.1839
* 9995 Cedar Island Rd	68,000	58,000	85	19	61,920	.9367
*9039 Mandon St	61,900	61,900	100	161	66,380	.9325
* 811 Farnsworth St	77,711	77,000	99	222	81,240	.9478
* 9920 Palmoor St	72,900	78,000	107	17	74,270	1.0502
* 9070 Millward St	97,200	97,000	100	47	72,390	1.3399
* 3065 Ormand Rd	87,500	117,500	134	16	93,600	1.2553
374 Lakeside Dr	134,900	130,000	96	18	168,450	.7717
2865 Grass Valley Dr	135,000	135,000	100	79	92,310	1.4625
* 6951 Manchester Dr	139,000	139,900	100	16	115,690	1.2093
* 2210 Teggerdine Rd	155,000	148,000	95	38	143,120	1.0341

3090 ripple Way	162,000	155,000	96	364	97,716	1.5862
*1867 Margie Dr	185,000	160,000	86	257	118,280	1.3527
2020 Kingston St	169,900	169,900	100	69	87,190	1.9486
5515 Huntsman Dr	209,900	196,000	93	279	118,070	1.6600
8182 E. Huron Ct	209,900	199,000	95	80	100,110	1.9878
2023 Sandlewood Dr	221,500	216,000	97	14	147,070	1.4687
1095 Lake Lane Dr	220,000	218,000	99	38	107,810	2.0221
1295 Ridgefield Ct	240,000	223,000	93	83	154,920	1.4395
2737 Havenwood Dr	249,900	241,500	97	76	137,630	1.7547
8226 Carpathian Dr	250,000	245,000	98	25	150,760	1.6251
1976 Howland Blvd	274,900	245,000	89	227	140,280	1.7465
* 6882 Newport Dr	254,900	254,900	100	39	169,560	1.5033
475 Berry Patch Ln	275,000	255,000	93	379	129,170	1.9741
* 606 Ranveen St	269,900	263,500	96	20	177,140	1.4875
6215 Whipsering Meadows Dr	275,000	272,500	99	251	158,770	1.7163
602 Rumson Ct	355,000	388,628	109	183	-	

MILFORD TOWNSHIP

* 2890 Central Blvd	30,000	31,500	101	40	46,740	.6739
* 2619 Garden Rd	104,900	104,900	100	78	76,650	1.3686
525 W. Buno Rd	184,900	160,000	86	164	111,440	1.4378
3145 Harmony Lane	225,000	195,000	87	205	143,180	1.3619
* 251 San Angelo Dr	285,000	280,000	98	25	245,270	1.1416
1795 Brookbury Dr	409,000	385,000	94	69	217,430	1.7707
1755 Bristol Dr	449,900	420,000	93	97	213,450	1.9677
1400 Valley Crest Ct	999,750	660,000	66	156	538,200	1.2263

MILFORD VILLAGE

* 735 E. Huron St	59,900	51,000	85	11	86,040	.5927
* 842 Panorama Dr	64,900	65,500	101	262	84,560	.7746
* 756 Squire Ln	74,900	69,000	92	84	70,780	.9749
* 223 Franklin St	67,900	75,500	111	13	63,910	1.1813
* 128 W. Washington St	87,500	87,500	100	8	82,030	1.0667
640 Leverett St	109,900	100,000	91	131	70,790	1.4126
* 170 Marlene	148,900	148,900	100	23	90,090	1.6528
768 Forestberry Ct	194,900	171,000	88	84	142,730	1.1981
392 Stonewood Ct	285,000	277,500	97	197	162,310	1.7097
267 Heritage Dr	398,800	365,000	91	75	213,360	1.7107

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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