



What has sold in this area recently

Last updated on Oct 31, 2009 (NOTE Covers October 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 - which reports stats on four of these these townships, plus West Bloomfield. Foreclosure sales as a % of sales fell below 50% in late June.

33

Y-T-D Sold Stats

Change Direction
This Week For
Average Prices

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

Homes - sold Y-T-D - 1128

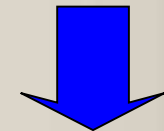
% of the sold homes below
that are foreclosures

Average List Price - \$169,922

Average Sold Price - \$161,050

Median List Price - \$ 149,900

Median Sold Price - \$140,000



Sold this month
Township/Address

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

* 3024 Central Blvd

\$ 19,900	\$ 20,000	100	6	\$ 32,190	.6213
33,900	25,000	74	395	60,160	4156

* 5201 Duck Lake Rd

3201 Duck Lake Rd	33,900	29,000	74	393	60,100	.4150
2678 Davista DR	44,000	42,000	95	617	30,610	1.3721
* 5185 N Duck Lake Rd	54,900	45,000	82	26	58,960	.7632
* 920 Dunveavy DR	64,900	64,900	100	118	62,800	1.0334
1174 Highland Rd	69,900	65,000	93	273	42,430	1.5319
*1870 White Lake Rd	74,900	72,000	96	119	76,800	.9375
* 1000 Waterbury Rd	79,900	78,000	98	16	76,490	1.0156
3422 Clarice Ave	95,000	80,000	84	99	60,680	1.3184
* 868 Edgewood	149,900	128,600	86	483	91,910	1.3992
30771 Martindale Rd	129,900	129,400	100	402	65,770	1.9675
3013 Middle Rd	138,900	138,900	100	38	69,640	1.9945
* 1580 Kingway Dr	155,000	140,000	90	62	110,390	1.2682
1525 S Tipsico Lake Rd	169,900	145,900	86	295	86,550	1.6857
* 1240 Middle Rd	138,900	147,000	106	240	122,030	1.2046
* 2958 Honeywell Lake Rd	127,500	155,000	122	12	123,310	1.2570
* 111 Mill St	169,900	160,000	94	125	111,360	1.4368
119 Aberdeen	212,000	200,000	94	9	130,560	1.5319
* 1675 Lone Tree Rd	219,900	200,000	91	205	226,520	.8829
1343 Lone Tree Rd	214,900	204,900	95	50	111,200	1.8463
* 677 Timber Ridge Dr	219,000	211,000	96	98	125,510	1.6811
190 Timber Ridge Dr	240,000	245,000	102	43	130,810	1.8729
4025 Woodland Dr	280,000	269,900	96	62	131,300	2.0556
* 3026 White Oak Bch	359,900	331,500	95	373	120,900	2.7419
22667 Poppleton Dr	349,900	339,000	97	41	196,610	1.7242

COMMERCE TOWNSHIP

* 1207 W Oakley Park Rd	36,000	27,200	76	104	58,020	.4688
* 9241 Commerce Rd	39,900	30,000	75	98	48,620	.6170
* 1854 Union Lake Rd	32,918	32,918	100	47	46,650	.7056
* 1725 Wickham	45,000	36,001	80	75	52,870	.6809
* 2608 Barton St	40,500	40,001	99	54	48,300	.8282
*1021 Superior Sr	43,000	40,121	93	46	87,280	.4597
* 3160 Chenoa St	36,000	45,000	125	17	56,090	.8023
* 8080 Mario St	59,000	52,500	90	117	49,780	1.0546
* 8780 Commerce Rd	51,900	57,000	110	8	72,900	.7819
5290 Carroll Lake Rd	57,000	70,000	123	32	65,450	1.0695
* 3482 Benstein Rd	99,900	95,000	95	96	93,970	1.0110
8004 Bywater St	129,900	105,000	81	230	91,260	1.1506
4919 Halberd St	112,450	108,000	96	190	69,230	1.5600
* 105 Robin Rd	99,000	111,000	112	13	94,410	1.1757
1920 Bass Lake Rd	105,000	113,000	108	47	61,850	1.8270

8216 Dickert St	109,900	114,400	104	274	69,680	1.6418
180 Ruppert St	119,900	120,000	100	45	87,690	1.3685
9000 Campbell Creek Dr	139,900	130,000	93	26	106,350	1.2224
* 8135 Flagstaff St	139,900	139,900	100	36	73,580	1.9013
* 1870 Hollingsworth Dr	149,869	143,000	95	35	81,320	1.7585
3730 Ellisia Rd	164,900	155,000	94	103	66,630	2.3263
* 3130 Smugglers Ridge Dr	169,800	180,000	106	54	93,600	1.9231
2285 Fairgrove Ct	229,900	200,000	87	250	109,160	1.8322
5004 Greenview Dr	209,900	215,000	102	23	104,110	2.0651
2380 Bevin Ct	234,000	220,000	94	125	132,740	1.6574
2597 Ivy Hill Dr	225,000	225,000	100	325	120,280	1.8706
* 5056 Parkgate Dr	227,700	235,000	103	5	180,210	1.3040
* 3545 Buell Ct	239,900	235,000	98	29	148,130	1.5864
8256 Hummingbird	250,000	243,900	98	959	-	
* 3094 Ravinewood Dr	299,000	271,000	91	31	202,510	1.3382
8979 Cynthia Ct	325,000	275,000	85	71	161,160	1.7064
* 1571 Wandrei Ct	314,900	310,000	98	106	266,990	1.3382
4958 Driftwood Dr	384,900	365,000	95	157	245,470	1.4869
8612 Oakside Ave	624,900	490,000	78	111	199,190	2.4599
3925 S Shore Dr	899,999	800,000	89	44	341,460	2.3429

WHITE LAKE TOWNSHIP

4420 Nararra Dr	40,000	37,500	94	9	38,100	.9843
* 440 Elkinford	38,600	38,000	99	69	50,860	.7471
* 9211 Hutchins St	41,000	39,000	95	20	42,310	.9218
* 5312 Wayne Rd	47,000	46,000	98	105	63,180	.7281
* 7521 Haley Rd	59,900	65,000	108	207	86,630	.7503
* 9493 Shelby Dr	190,000	70,000	37	106	122,690	.5705
* 1712Ridge Rd	90,000	84,000	93	122	84,690	.9919
* 11254 Windhurst St	79,900	86,000	108	13	93,120	.9235
3939 Jackson Blvd	109,999	96,000	87	27	69,530	1.3807
* 8492 Huron River Dr	94,900	100,000	106	116	90,400	1.1062
630 Elkinford	119,900	105,000	88	1	74,060	1.4178
4683 Lindholm	110,000	115,000	105	359	71,250	1.6140
* 9121 Sandyside St	129,900	120,000	92	106	75,390	1.5917
8730 Cooley Beach Rd	115,000	125,000	109	532	104,460	1.1966
* 3561 E. Commerce Rd	149,900	130,000	87	42	93,300	1.3934
4708 S Quarry Creek DR	169,900	134,300	79	172	98,330	1.3658
3030 Steeple Hill Rd	139,000	135,000	97	85	82,360	1.6391
11163 Sugden Lake Rd	139,900	135,000	96	228	92,550	1.4587
111 Allen Lake Dr	139,900	136,000	97	71	91,330	1.4891

* 6947 Ellinwood Dr	160,000	147,000	92	18	156,080	.9418
8844 Woodshire DR	149,900	149,900	100	118	72,310	2.0730
8170 Casa Mia St	149,900	150,000	100	138	87,120	1.7218
* 1195 Union Lake Rd	156,900	156,325	100	106	96,190	1.6252
8815 Cove Ct	164,900	160,000	97	211	106,240	1.5060
* 6330 Teluride Dr	160,000	164,500	103	98	121,170	1.3576
1220 Clearwater	174,995	165,000	94	174	92,930	1.7755
11351 Lakehaven Dr	179,000	175,000	98	513	102,080	1.7143
4416 McKeachie Rd	219,900	185,000	84	131	109,820	1.6846
8895 Satelite Ct	189,900	189,900	100	53	103,880	1.8281
2695 Mystic Valley Dr	224,900	200,000	89	238	144,330	1.3857
1910 Margie DR	219,000	210,000	96	71	99,570	2.1091
1942 Sandlewood Dr	229,800	225,000	98	98	123,820	1.8172
325 Hillwood	215,000	232,000	108	355	143,660	1.0791
9572 Mandon St	275,000	240,000	87	37	137,140	1.7500
2303 Sandlewood Dr	259,900	250,000	96	58	132,680	1.8842
2089 Mayfair Dr	279,000	250,000	90	60	141,990	2.5243
2342 Sandlewood Ct	267,000	252,000	94	140	152,700	1.6503
645 Burgess Dr	287,500	270,000	94	88	166,000	1.6265
551 Hilltop Dr	499,000	475,000	95	70	235,390	2.0179

MILFORD VILLAGE & TWP

131 Marlene	84,900	55,000	65	177	63,440	.8670
* 409 W. Washington St	72,900	80,000	110	76	88,150	.9075
* 732 Manor Dr	100,000	103,000	103	384	63,780	1.6149
* 3105 Mapleridge	109,900	104,900	95	19	91,530	1.1461
718 Friar Dr	109,000	106,000	97	98	80,110	1.3232
* 555 Hill St	100,000	112,000	112	21	128,850	.8692
729 N. Main St	119,900	117,000	98	694	72,900	1.6049
* 1604 W. Commerce Rd	119,800	125,025	104	7	144,940	.8626
* 415 John R	149,900	139,000	93	184	117,160	1.1864
1892 Wixom Trl	179,999	170,000	94	441	90,760	1.8731
* 2382 Bridle Trl	199,900	199,900	100	96	130,790	1.5284
* 360 Stonewood Ct	224,900	224,900	100	16	144,780	1.5534
* 1253 Three Acre Ct	224,900	228,500	102	7	163,360	1.3988
1542 Milford Meadows Ct	229,900	229,900	100	18	126,880	1.8131
135 N. Garner Rd	259,900	230,000	88	140	158,090	1.4549
1998 Harley Dr	299,900	275,000	92	435	132,180	2.0805
1808 Hidden Valley Dr	399,900	385,000	96	130	226,700	1.6983
1655 Morgan Ln	425,000	400,000	94	90	228,850	1.7479
236 Ivy Glen Dr	599,900	550,000	92	34	342,680	1.6050

LYON TWP & S. LYON

* 339 McMunn St	24,900	24,000	97	47	50,540	.4787
* 240 University Ave	39,900	30,800	78	127	63,800	.4828
*55849 Pontiac Trail	34,900	50,000	143	22	49,260	1.0150
*30004 Milford Rd	30,875	52,600	171	55	51,220	1.0269
* 630 N Hagadorn St	60,000	57,000	95	101	58,200	.9794
* 52305 9 Mile Rd	89,500	80,000	89	83	251,620	.3179
*9499 Portage	79,900	80,000	100	50	43,500	1.8391
561 Orchard Ridge	129,000	100,000	78	183	94,480	1.0584
* 59050 10 Mile Rd	109,900	104,000	95	17	77,940	1.3344
610 Covington St	124,900	122,500	98	119	68,040	1.8004
344 Stanford Ave	139,900	130,000	93	257	83,340	1.5599
* 809 Eagle Heights Dr	140,000	147,500	105	58	84,710	1.7412
30040 Cider Mill Dr	145,000	150,380	104	846	106,060	1.4179
* 56801 Appaloosa LN	159,500	160,000	100	17	100,980	1.5845
60011 Bourns	159,900	169,500	106	3	-	
* 57946 12 Mile Rd	179,900	174,000	97	35	111,640	1.5586
* 436 Princeton Dr	179,900	179,900	100	27	-	
* 1185 Shetland Dr	179,900	185,000	103	35	117,780	1.5707
* 1104 Chestnut Ln	189,900	188,000	99	56	122,890	1.5298
976 Stratford Dr	200,000	198,000	99	10	105,950	1.8688
26141 Creekside Dr	219,900	206,000	94	10	94,280	2.1850
* 57083 Blossom Valley Trl	214,900	210,000	98	23	154,290	1.3611
* 832 Glen Meadows Dr	209,900	221,000	105	47	156,000	1.4167
25955 Cobblers Ln	244,900	222,000	91	1	137,390	1.6158
1209 Hackney Ct	225,000	232,000	103	60	133,260	1.7541
26096 Creekside Dr	239,900	239,900	100	42	142,180	1.6873
1230 Hackney Ct	255,000	242,000	95	193	147,730	1.6381
54380 Birchwood Dr	259,900	245,000	94	54	-	
24580 Wedgewood Dr	275,000	262,000	95	33	133,120	1.7428
26438 Great Plains Dr	274,900	264,900	96	176	147,150	1.8002
24810 Wedgewood Dr	300,000	270,000	90	24	127,110	2.1242
54450 Birchwood Dr	300,000	300,000	100	53	-	
58732 Coach Ln	319,900	315,260	98	18	-	
22566 Cyprus Dr	329,900	322,000	98	44	-	

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

money, going to the seller, which is less than the apparent sale price, which is the sum of both. 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.

Archive of sold homes reports - [September, 2007](#), [October, 2007](#), [November, 2007](#), [December, 2007](#)
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