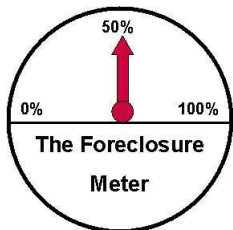




# What has sold in this area recently

Report last updated on Sept 28, 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](http://www.themilfordteam.com) - which reports statistics on these townships, plus West Bloomfield.



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 - \$229,336  
 Median List Price - \$199,900

Average Sold Price - \$215,931  
 Median Sold Price - \$191,200

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
* 1831 Lakeview LN	\$ 49,900	\$ 42,000	84	30	\$ 92,910	.4521
* 4323 Woodcock Way	124,900	69,000	55	179	78,370	.8804
2924 Cloverdale	129,500	124,000	95	300	58,190	2.1310
* 280 N Tipsco Lake Rd	124,500	127,000	103	24	96,550	1.3154
2801 Davista Dr	174,900	174,900	100	34	75,990	2.3016
3312 Woodruff Meadows Ct	180,000	180,000	100	239	132,460	1.3589
* 3502 Taggett Lake Ct	209,900	193,000	92	85	154,970	1.2454
* 3932 Loch Dr	172,500	205,500	119	149	130,110	1.5794
3866 Kingsway Dr	229,900	215,000	93	127	153,540	1.4003
2681 Vero Dr	299,900	292,000	97	135	197,160	1.4810
2604 Lynch	364,900	355,000	97	103	252,800	1.4043

**COMMERCE TOWNSHIP**

* 8027 Flagstaff St	54,000	50,000	93	7	61,710	.8102
*1311 W. Oakley Park Rd	94,500	77,500	82	81	82,090	.9441
* 4865 Sundew St	85,000	82,000	96	103	90,720	.9039
* 45590 Pontiac Trail	89,900	87,000	97	87	114,190	.7619
5676 Paradise St	89,900	89,000	99	122	65,450	1.3598
* 3223 Arbutus St	99,900	94,500	95	97	83,310	1.1343
* 1275 N. Pontiac Trail	95,000	97,300	102	96	97,300	1.000
* 1560 Vanstone Dr	109,900	100,000	91	1	106,890	.9355
*2134 Hoeft Dr	98,450	102,100	104	8	83,090	1.4422
* 4556 Chadsworth St	104,500	108,500	104	523	89,530	1.2119
* 2589 Red Arrow Dr	126,500	120,000	94	110	86,130	1.3932
* 926 Morella St	139,500	132,750	95	152	79,150	1.6772
* 5585 Paradise St	137,900	137,900	100	9	94,210	1.4638
* 3785 Thomas Ct	141,900	145,000	103	31	117,390	1.2352
* 936 Clara St	139,900	145,400	104	23	125,250	1.1609
* 1981 Quail Run Dr	179,900	165,000	92	88	132,590	1.2444
2260 Oakley Park Rd	199,869	200,375	101	23	123,860	1.6178
4242 Arbour Dr	229,900	215,000	93	95	133,800	1.6069
5705 Ford Rd	229,900	217,500	95	356	134,620	1.6157
* 2481 Baltimore Ct	229,900	225,000	98	128	154,820	1.4533
5185 Oakwood Ct	259,000	235,000	91	154	147,640	1.5917
* 753 Bingham Ct	239,900	244,000	102	19	183,630	1.3288
8798 Alsop Ave	275,000	260,000	95	159	157,490	1.6509
8898 Orrick St	325,000	267,000	82	183	112,730	2.3685
2950 Viking Drive	279,000	270,000	97	149	146,270	1.8459
2651 Trillium Hills Dr	279,900	273,000	98	25	175,590	1.5548

2051 Primrose Hills Dr	279,900	275,000	98	25	175,590	1.5548
* 5382 Buell Dr	274,900	274,900	100	25	181,600	1.5138
8355 Lagoon St	285,000	283,250	99	433	147,730	1.8970
5282 Sandewood Dr	319,900	285,000	89	579	185,940	15328
* 4775 Driftwood Dr	329,900	305,000	92	207	273,710	1.1143
3932 Lakes Edge Dr	399,900	330,000	83	478	234,040	1.4100
* 5795 Majestic Oaks	329,900	335,000	102	27	235,270	1.4239
4350 Forest Hill Dr	400,000	375,000	94	87	273,610	1.3706
4496 Driftwood Dr	399,900	400,000	100	10	292,800	1.3661
3401 Stallion Way	599,900	585,000	98	242	285,210	2.0511

### WHITE LAKE TOWNSHIP

* 9499 Echo St	62,500	55,000	88	65	83,890	.6552
* 9935 Sedlock St	74,900	68,000	91	77	72,750	.9347
* 9125 Julia St	89,976	75,000	65	65	45,190	1.6597
* 3613 Harvey Lake Rd	100,000	103,412	103	10	85,860	1.2044
* 977 Round Lake Rd	117,900	117,900	100	41	103,390	1.1403
*218 Decca Dr	125,000	120,000	96	10	93,930	1.2775
* 2740 Steeple Hill Rd	123,500	121,000	98	87	132,130	.9158
* 9471 Cedar Island Rd	132,900	128,000	96	43	88,880	1.4401
4565 Braidwood Dr	139,900	142,000	101	56	91,700	1.5485
859 Oxhill Dr	143,000	143,000	100	81	88,460	1.6165
* 5120 Ona Lake Dr	148,500	145,000	97	40	98,750	1.4684
3835 White Lake Rd	149,900	151,100	103	61	80,350	1.8793
9250 Gale Rd	179,900	171,000	95	60	117,490	1.4554
11445 Cedar Island Rd	175,000	175,000	100	22	108,020	1.6201
126 Granada Dr	207,500	185,000	89	158	112,090	1.6505
4643 Tall Tree Ln	200,000	186,000	93	55	105,800	1.7580
4683 Quarry Creek Dr	199,900	199,900	100	328	-	-
7367 Biscayne Ave	319,000	200,000	63	5	159,660	1.2527
4262 Lkeroy Ct	224,900	215,000	96	422	125,050	1.7193
10742 Oxbow Lakeshore Dr	225,000	215,000	96	83	147,890	1.4538
5615 Mesa Verde Trail	264,900	248,000	94	146	144,780	1.7129
* 2905 Eric Dr	259,900	248,500	96	85	199,630	1.2448
* 830 Pembroke Ct	254,900	254,900	100	35	203,610	1.2519
7015 Ellinwood Dr	274,900	267,000	97	142	133,180	2.0048
8611 Newport Dr	299,900	267,050	89	204	175,030	1.5257

### MILFORD TOWNSHIP

* 2555 Titmouse Trl	199,900	180,000	90	29	169,590	1.0614
2712 E. Commerce	219,999	185,000	84	23	146,150	1.2658

2890 W. Buno Rd	217,000	200,000	92	77	93,680	2.1349
4330 Heatherwood Dr	245,000	235,000	96	167	155,660	1.5097
1961 Gary Sue LN	240,000	240,000	100	118	167,620	1.4318
626 River Oaks Drive	250,000	245,000	98	26	140,290	1.7464
* 647 Sleepy Hollow	244,900	259,600	106	11	175,470	1.4794
1670 South Hill Rd	319,900	319,900	100	183	194,060	1.6485
561 N. Garner Rd	425,000	356,000	84	891	198,670	1.7919
3050 Foxthorn Ct	500,000	460,000	92	102	274,900	1.6733

### MILFORD VILLAGE

* 873 Panorama Dr	94,900	103,000	105	87	72,060	1.4294
* 829 Panorama Dr	119,900	120,000	100	40	72,380	1.6579
* 802 Panorama Dr	124,900	124,000	99	28	75,800	1.6358
715 Manor Dr	150,000	142,000	95	230	71,380	1.9894
228 S. Houghton St	159,900	150,000	94	67	81,150	1.8484
921 Abbey Lane	199,900	193,000	97	164	90,110	2.1418
423 East St	214,900	212,000	99	547	130,140	1.6290
136 Turnberry Ct	264,900	238,000	90	172	137,930	1.7255
748 Mill St	294,900	287,500	98	459	159,380	1.8039

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.

Archive of sold homes reports - [September, 2007](#), [October, 2007](#), [November, 2007](#), [December, 2007](#)  
[January, 2008](#), [February, 2008](#), [March, 2008](#), [April, 2008](#), [May, 2008](#)  
[June, 2008](#), [July, 2008](#), [August, 2008](#)

