



# What has sold in this area recently

Last updated on Sept 27, 2009 (NOTE Covers September 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. Foreclosure sales as a % of sales fell below 50% in late June.

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## Y-T-D Sold Stats

Change Direction  
This Week For  
Average Prices

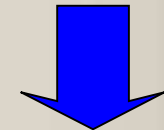
The Year-to-Date statistics for the sold homes in this area are also updated weekly.

Homes - sold Y-T-D - 964

% of the sold homes below  
that are foreclosures

Average List Price - \$167,123  
Median List Price - \$ 147,900

Average Sold Price - \$158,204  
Median Sold Price - \$136,560



Sold this month  
Township/Address

### HIGHLAND TOWNSHIP

Township/Address	Listed Price	Sold Price	% of list	DOM	SEV	Sold \$ as SEV Multiple
* 348 Livingston Rd	\$ 28,500	\$ 28,500	100	11	\$ 60,130	.4740
* 730 Souoth Park	49,900	50,000	100	18	56,730	.8814
*3121 Lester Dr	57,800	50,900	88	112	69.060	.7370

* 3642 Lido	93,000	98,000	105	32	86,750	1.1297
* 619 Snyder Rd	85,000	86,000	101	17	89,400	.9620
917 Middle Rd	164,900	148,000	90	509	121,050	1.2226
3851 Woodland	175,000	175,000	100	304	140,330	1.2471
* 600 Nairn Cir	199,900	185,000	93	25	120,100	1.5404
1286 Glen Ct	197,505	200,000	102	155	120,020	1.6664
1162 Gleaneagles	279,900	255,000	91	298	152,210	1.6753
1425 Gleaneagles	265,000	272,000	103	164	142,310	1.9113
1957 Addaleen Rd	484,484	440,000	91	116	192,780	2.2824
1543 Ludean Dr	535,000	445,000	83	238	214,570	2.0739
3500 Briar Hill Rd	1,100,000	950,000	86	101	222,130	4.2768

### COMMERCE TOWNSHIP

* 300 Vinona Ter	38,500	38,505	100	428	43,880	.8775
* 8145 Willow Rd	49,000	39,000	80	14	48,350	.8066
* 3115 Newton Rd	54,900	45,000	82	202	58,540	.7687
* 3296 Mandrake St	55,000	55,000	100	15	56,890	.9668
* 525 Polvadera St	53,500	61,500	115	12	74,560	.8248
* 2904 Pinto Dr	76,000	62,000	82	57	83,710	.7407
* 8657 Hibbing St	63,600	66,000	104	29	63,610	1.0376
* 8673 Hibbing St	66,900	70,000	105	16	78,510	.8916
* 2950 Woodlawn St	69,900	74,000	106	153	59,610	1.2414
* 1812 Alsup Ave	74,900	75,000	100	25	114,960	.6524
* 1857 Alton Cir	79,900	76,500	96	76	68,000	1.1250
* 3095 Arbutus St	84,900	85,000	100	14	88,590	.9595
* 146 Oriole St	82,900	87,900	106	105	64,480	1.3632
* 3272 Rio Vista St	103,500	94,000	90	54	84,910	1.1071
1839 Middle Trail Rd	125,000	105,000	84	14	70,080	1.4983
* 3181 Roselawn St	109,900	114,900	105	462	58,650	1.9591
3189 Ridgemont	219,900	120,000	55	375	132,190	.9078
3075 Silverberry St	119,000	120,000	101	83	65,640	1.8282
* 4090 Forest Edge Dr	179,900	155,000	86	220	128,750	1.2039
* 3641 Stoneridge Ct	189,900	170,000	89	77	104,610	1.6251
1837 Glen Iris Dr	189,900	175,000	92	170	89,730	1.9503
* 3953 Timberbrook Ct	169,900	175,400	103	140	131,530	1.3335
4864 Triwood Dr	175,000	182,200	104	5	72,210	2.5204
2405 Verna LN	225,000	182,500	81	271	105,010	1.7379
3533 Clark Cir	257,000	205,000	80	132	151,400	1.3540
* 1935 Applebrook Dr	217,800	210,000	96	12	169,730	1.2373
3070 Smugglers Ridge Dr	222,500	223,420	101	421	94,470	2.3650
* 8606 Hummingbird	237,500	237,500	100	72	155,640	1.5260

* 4150 Charms Ct	289,900	249,900	86	152	395,970	.6311
1821 Dogwood Trl	259,900	250,000	96	19	120,330	2.0776
2188 Briar Ct	268,000	253,000	94	63	127,146	1.9898
1706 Point St	299,900	280,000	93	116	154,110	1.8169
5464 Lancaster LN	319,900	280,000	88	131	153,240	1.8272
* 4659 Darlene Dr	279,900	305,000	109	15	160,660	1.8984
* 1896 Nacona	399,000	350,000	88	151	257,260	1.3605
1948 Tranquil Ct	450,000	400,000	89	186	216,230	1.8499

### WHITE LAKE TOWNSHIP

* 253 Bramble Brae St	23,760	23,000	99	8	49,760	.4622
* 9180 Redwood St	34,900	36,400	104	96	61,580	.5911
* 888 Mallock St	44,900	38,500	86	121	53,730	.7165
* 720 Farnsworth St	56,900	52,500	93	13	65,080	.8067
* 3203 Ormond Rd	49,800	52,900	106	147	72,590	.7288
* 4932 Lake Grove Dr	63,900	58,950	92	136	60,920	.9677
* 1173 Fairview St	59,900	61,000	101	65	50,950	1.1973
* 7415 White Lake Rd	76,269	64,850	85	125	103,960	.6238
* 2722 Ormond Rd	84,500	69,000	82	57	88,490	.7797
* 3220 Duffield	84,900	84,000	99	22	75,500	1.1126
2632 W. Meadow Dr	88,500	85,000	96	66	75,140	1.1312
900 Fuller St	119,900	116,000	97	561	94,180	1.2317
810 Golden Shores	170,000	125,000	74	85	139,460	.8963
* 946 Cedar Oaks Trl	130,000	130,000	100	10	98,680	1.3174
* 750 Golden Shrs	123,750	130,900	106	15	146,990	.8905
* 9470 Cedar Island Rd	135,900	132,500	97	14	90,780	1.4596
* 4705 Melanie Ln	129,900	140,000	108	22	113,530	1.2332
10096 Lakeside Dr	174,000	158,000	91	350	87,450	1.8067
1335 Castlewood St	175,000	165,000	94	176	117,110	1.4089
4177 Lake Stison Dr	174,500	168,000	96	95	127,490	1.3177
* 6020 Rosewood Prky	175,900	169,000	96	71	110,110	1.5348
5016 Applegrove Ct	189,900	184,950	97	25	115,100	1.6069
9889 Coledale Ct	199,000	185,000	93	180	132,030	1.4012
505 Union Lake Rd	189,900	188,000	99	104	115,410	1.6290
* 9975 Burgess Ct	209,900	205,000	98	222	174,040	1.1779
2177 Ridge Rd	499,000	400,000	80	28	202,310	1.9772
3691 Ormaond Rd	485,000	430,000	89	69	275,080	1.5632

### MILFORD VILLAGE & TWP

* 1029 E Commerce Rd	26,681	24,000	89	50	37,150	.6460
* 910 Panorama Dr	39,900	29,250	73	121	74,680	.3917

* 1505 S Duck Lake Rd	82,500	74,500	90	104	65,350	1.1400
* 1761 E Dawson Rd	86,500	80,000	92	19	91,150	.8777
* 154 Noble	89,900	82,000	91	127	66,440	1.2342
* 832 Byron Dr	70,900	85,000	120	12	75,760	1.1220
* 272 Canyon Dr	99,900	103,100	103	7	116,720	.8833
177 Shelly Dr	110,000	114,000	104	152	74,290	1.5345
1855 Wixom Trl	140,000	130,000	93	16	108,550	1.1976
400 Franklin St	269,900	210,000	78	77	141,570	1.4834
*3002 Foxfire	299,900	290,000	99	209	345,300	.8398
3062 Berkshire Ct	310,000	300,000	97	17	177,830	1.6870
* 1345 Forest Ridge Dr	462,900	415,000	90	116	413,440	1.0038
3515 Morrow Lane	545,000	535,000	98	122	281,310	1.9018

### LYON TWP & S. LYON

* 58100 Pontiac Trl	33,900	30,000	88	32	64,840	.4627
* 575 N Hagadorn St	52,520	52,500	100	38	51,400	1.0214
* 30069 Homedale	70,500	77,500	110	4	83,880	.9239
318 Harvard Ave	114,900	107,200	93	128	72,670	1.4752
* 2902 Waling Woods Dr	130,000	128,000	99	7	122,210	1.0474
430 Whipple St	149,900	145,000	97	164	59,170	2.4506
1086 Colt Dr	184,900	184,900	100	12	97,480	1.8968
* 1131 Shetland Dr	237,900	230,000	97	264	130,590	1.7612
57299 Hidden Timbers Dr	299,900	280,000	93	392	151,210	1.8517
1361 Drury LN	299,700	297,000	99	84	160,750	1.8476
23422 N Spy Glass Hill	319,900	297,000	93	201	169,960	1.7475
24630 Wedgewood Dr	314,900	300,000	95	54	145,010	2.0688
51804 Curtis Ct	344,900	336,000	98	33	-	

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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