



And so it begins 2010. I always like the beginning of a new year. We get to reflect on last year's successes, what we did right, what we did wrong and come up with ways to improve. We hope you like what you see as the year progresses. We saw the market momentum of the last quarter really gather steam. Already in the first week of the New Year our listings are getting offers, our buyers agents are writing contracts and I am getting many calls from people asking me to list their homes. With inflation getting ready to rear its ugly head, interest rates going up and the tax credits that buyers are able to take advantage of due to expire by the end June (the house must be under contract by April 30th) we are encouraging all to take advantage. The smart and savvy buyers and sellers will be making their moves in the first half of the year. If you are thinking of listing or buying please give us a call. With over 80% of our business coming from personal referrals we want to thank you for recommending us to your neighbors, friends and colleagues. Let us help you take advantage of this market.

Warm Regards, Maggee

| Address | Style | Bedrooms | Baths | List Price | Sale Price | Percent of Sale Price | DOM |
|-------------------------------|----------------|----------|-------|------------|------------|-----------------------|-----|
| 725 Joralemon Street Unit 86 | One Floor Unit | 1 | 1 | \$130,000 | \$130,000 | 100% | 35 |
| 59-61 Brighton Avenue Unit 12 | One Floor Unit | 1 | 1 | \$133,000 | \$130,000 | 98% | 68 |
| 511 Franklin Avenue | One Floor Unit | 1 | 1 | \$149,950 | \$145,000 | 97% | 66 |
| 13 New Street | Ranch | 2 | 1 | \$197,000 | \$197,000 | 100% | 28 |
| 34 Tappan Avenue | Colonial | 3 | 1.2 | \$245,000 | \$230,000 | 94% | 91 |
| 75 Perry Street | Colonial | 3 | 1 | \$249,900 | \$230,000 | 92% | 46 |
| 291 Linden Avenue | Cape Cod | 2 | 2 | \$280,000 | \$275,000 | 98% | 55 |
| 157 Fairway Avenue | Colonial | 2 | 1.1 | \$284,000 | \$272,000 | 96% | 36 |
| 103 Cedar Hill Avenue | Colonial | 3 | 3 | \$289,900 | \$255,000 | 88% | 92 |
| 189 New Street | Colonial | 4 | 1.1 | \$290,000 | \$262,000 | 90% | 240 |
| 31 Dawson Street | Colonial | 4 | 1.1 | \$319,900 | \$319,000 | 100% | 142 |
| 21 Reservoir Place | Colonial | 4 | 3.1 | \$329,000 | \$319,000 | 97% | 43 |
| 69 Plange Drive | Split Level | 3 | 1.1 | \$354,900 | \$345,000 | 97% | 19 |



Margaret "Maggee" Miggins

Office: 973.376.8990

Cell: 973-879-9711

maggee@migginsrealestate.com

Offices in Summit and Short Hills

