



Belleville
October 2009

Buy and Sell Smarter™
www.MigginsRealEstate.com

Has the market bottomed? My crystal ball is still a little cloudy but I do know this, there is a positive vibe in the air. Buyers have come off the sidelines and are in the game. Now of course certain price levels and certain towns are faring better than others but we continue to see market movement. Listening to the pundits we hear that more negative news will be heading our way. Unemployment may rise to double digits. Negative news sells papers ,oh and by the way when they finally write about the housing recovery, it won't be front page headlines rather a small article buried deep near the obits. It will also have been a missed opportunity to get a great deal. In my lifetime I don't think I will ever see interest rates and prices this low. For our buyers, who follow us get in the game. For our Sellers, if we bottomed, prices can only go one way and that's up. So if you are thinking of moving give us a shout. If you want a great deal we know how to find them. Let the Miggins' Group help you find your dream home , move on to the next phase in your life and help you live the life you have imagined.

~Warm Regards, Maggee

Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
248 Belmont Avenue	Ranch	2	1	\$110,500	\$100,000	90%	67
369 Union Avenue	Colonial	3	1.1	\$159,000	\$150,000	94%	4
42 Union Avenue	Colonial	3	1.1	\$179,910	\$165,000	92%	171
66 Union Avenue	Colonial	3	2	\$199,900	\$199,900	100%	382
37 Davidson Street	Colonial	3	1	\$200,000	\$190,000	95%	142
294 Fairway Avenue	Cape Cod	4	1	\$220,000	\$230,000	105%	116
666 Mill Street B-4	First Floor Unit	2	2	\$225,000	\$223,000	99%	14
9 Montgomery Street Unit A16	One Floor Unit	2	2	\$227,000	\$234,000	103%	36
740 Mill Street E-2	First Floor Unit	2	2	\$234,900	\$222,000	95%	13
6 Essex Street UnitF-31	Townhouse Interior	2	1.1	\$239,900	\$219,000	91%	198



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Offices in Summit and Short Hills



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Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
73 Charles Street	Cape Cod	2	1	\$239,900	\$235,000	98%	29
51-53 Passaic Avenue	Colonial	3	1.1	\$264,900	\$235,000	89%	178
350 Little Street	Colonial	3	1	\$269,000	\$245,000	91%	89
143 Linden Avenue	Colonial	3	1	\$279,900	\$265,000	95%	171
17 Hickory Court	Cape Cod	3	2	\$279,900	\$265,000	95%	181
78 Tiona Avenue	Colonial	3	1	\$312,500	\$310,000	99%	106
74 Plenge Drive	Split Level	3	1.1	\$324,900	\$319,300	98%	28
87 Hornblower Avenue	Colonial	3	1	\$339,000	\$317,000	94%	55
129 Birchwood Drive	Colonial	3	2	\$369,999	\$377,500	102%	21
147 Joralemon Street	Ranch	3	2	\$374,999	\$320,000	85%	141

*Each office is independently owned and operated **If your house is currently listed with another broker, please do not consider this a solicitation of your home
***Source: Garden State Multiple Listing Service. Information deemed RELIABLE but not GUARANTEED.



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