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Belleville  
 August 2009

Wow! The end of August was very busy for the Miggins Group!

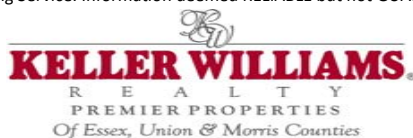
We are listing homes and receiving multiple offers even in these summer months. Our last listing was on the market one weekend and had nine competing offers! As a seller you need someone on your side with a proven track record for sales and negotiation. Our mission at the Miggins Group is to put you in the strongest negotiating position possible and to get you to where you want to be on time. And she will get the job done for you.

Call Maggee today 973.879.9711

Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
675 Joralemon Street B-8	One Floor Unit	2	1	\$189,900	\$185,000	0.97	70
460 Franklin Avenue	Colonial	3	2	\$206,221	\$206,000	1.00	137
731-733 Belleville Avenue C3	One Floor Unit	2	1	\$224,422	\$190,000	0.85	184
3 Lightham Street	Cape Cod	2	2	\$230,000	\$227,200	0.99	15
57 Sycamore Drive	Cape Cod	4	1.1	\$259,900	\$270,000	1.04	8
138 Plenge Drive	Ranch	3	2	\$260,000	\$255,000	0.98	20
106 Emmet Street	Ranch	3	1	\$279,900	\$230,000	0.82	103
204 Passiac Avenue Unit 4	Townhouse	3	2	\$314,999	\$295,000	0.94	27
27 Forest Street	Colonial	4	1.1	\$329,900	\$285,000	0.86	172
269 Union Avenue	Colonial	3	2	\$349,000	\$340,000	0.97	28
6-8 Reservoir Place	Colonial	3	1.1	\$359,000	\$350,000	0.97	61
1101 Hamilton Street	Townhouse	2	2.1	\$385,000	\$362,500	0.94	267
86 Chestnut Street	Colonial	4	3.1	\$414,900	\$397,000	0.96	154

\*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.



**Margaret "Maggee" Miggins**

Office: 973.376.0033

Cell: 973-879-9711

maggee@migginsrealestate.com

Offices in Summit and Short Hills

