

Belleville **March 2011** Market Activity

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Address	Style	Rooms	List Price	Sales Price	Total Assessment	Close Date	DOM	LP:SP	SP:AV
511 Franklin Avenue	SeeRem	4	\$120,000	\$125,000	\$200,000	3/23/2011	20	104.17%	0.63
295 Main Street Unit 1E	OneFloor	4	\$128,500	\$143,000	\$202,400	3/23/2011	36	111.28%	0.71
51 Cleveland Street	Colonial	7	\$150,000	\$140,000	\$260,700	3/28/2011	8	93.33%	0.54
199 Adelaide Street	RanchRas	5	\$159,900	\$98,000	\$300,500	3/7/2011	114	61.29%	0.33
186 Tappan Avenue	Colonial	7	\$174,900	\$165,000	\$267,000	3/22/2011	13	94.34%	0.62
9 Montgomery Street U - A1	FirstFlr	5	\$185,000	\$185,000	\$247,500	3/30/2011	408	100.00%	0.75
36 Liberty Avenue	CapeCod	5	\$199,900	\$182,500	\$285,100	3/2/2011	93	91.30%	0.64
205 Floyd Street	CapeCod	6	\$229,000	\$212,500	\$284,700	3/17/2011	361	92.79%	0.75
176 Beech Street	CapeCod	7	\$229,900	\$230,000	\$341,700	3/11/2011	42	100.04%	0.67
42 New Street	Colonial	8	\$245,000	\$239,000	\$233,500	3/15/2011	19	97.55%	1.02
25 Wilber Street	CapeCod	6	\$255,164	\$235,000	\$299,500	3/1/2011	279	92.10%	0.78
38 Essex Street	Colonial	7	\$259,000	\$228,000	\$314,800	3/18/2011	302	88.03%	0.72
8 Tremont Avenue	Colonial	6	\$259,000	\$230,000	\$311,600	3/16/2011	80	88.80%	0.74
105 Mount Prospect Avenue	Colonial	7	\$265,000	\$260,000	\$330,100	3/24/2011	35	98.11%	0.79
72-74 Florence Avenue	SplitLev	7	\$289,000	\$280,250	\$391,400	3/28/2011	42	96.97%	0.72
64 Tiona Avenue	Colonial	9	\$299,000	\$273,000	\$329,400	3/29/2011	23	91.30%	0.83
13 Louise Court	SplitLev	7	\$359,000	\$345,000	\$332,100	3/2/2011	119	96.10%	1.04
AVERAGES			\$223,957	\$210,074			117	93.80%	0.72



Margaret "Maggee" Miggins
Broker Associate

The Miggins Group

973.376.8990 – Direct

973.879.9711 – Cell

973.376.0033 x309 – Office

maggee@migginsrealestate.com

www.MigginsRealEstate.com

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Average Days on Market

117

Average List Price

\$223,957

Average Sales Price

\$210,074

% of List Price to Sales Price

93.80%

Sales Price to Assessed Value Ratio

0.72

of Sold Homes for the Month

17

Information compiled from the Garden State Multiple Listing Service.

*if your house is currently listed with another broker, please do not consider this a solicitation of your home.