



Bloomfield
December 2009

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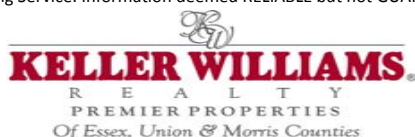
And so it begins 2010. I always like the beginning of a new year. We get to reflect on last year's successes, what we did right, what we did wrong and come up with ways to improve. We hope you like what you see as the year progresses. We saw the market momentum of the last quarter really gather steam. 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
116 Morse Avenue	Colonial	3	1	\$154,000	\$159,500	104%	27
107 Warwick Street	Colonial	3	2	\$179,000	\$177,000	99%	27
41 Fontaine Avenue	Colonial	3	1.1	\$218,000	\$207,000	95%	28
53 Montgomery Street	Colonial	3	2	\$225,000	\$218,000	97%	113
101 Summit Avenue	Cape Cod	3	1	\$234,500	\$225,000	96%	75
29 Park Street	Colonial	3	1.1	\$249,000	\$249,000	100%	119
113 Ridge Avenue	Cape Cod	3	1	\$264,900	\$250,000	94%	57
23 Berkeley Avenue	Colonial	3	1.1	\$275,000	\$270,000	98%	36
84 Walnut	Cape Cod	4	2.1	\$289,000	\$265,000	92%	285
87 Pilch Street	Colonial	3	2	\$289,900	\$280,000	97%	29
11 Ivanhoe	Cape Cod	3	2	\$299,000	\$289,000	97%	49
107 North Spring Street	Colonial	3	2.1	\$324,900	\$315,000	97%	21
487 Watchung Avenue	Colonial	3	1	\$335,000	\$300,000	90%	113
13 Lakewood Terrace	Colonial	3	1.2	\$349,000	\$350,000	100%	36
29 Stockton Street	Colonial	4	2	\$349,900	\$330,000	94%	161
14 Wells Court	Cape Cod	4	1.1	\$355,000	\$355,000	100%	62
117 Liberty Street Unit B	Townhouse End Unit	3	2.2	\$379,000	\$370,000	98%	349
32 Evans Road	Cape Cod	4	2	\$385,000	\$378,000	98%	26
381 Essex Avenue	Colonial	4	2	\$419,000	\$450,000	107%	17
127 Stonehouse Road	Colonial	4	2.1	\$419,900	\$413,000	98%	266
25 Evans Road	Cape Cod	4	1.1	\$425,000	\$404,000	95%	49
48 Haines Drive	Colonial	3	1.1	\$439,000	\$420,000	96%	23

*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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Offices in Summit and Short Hills

