



Chatham Borough
December 2009

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Buy and Sell

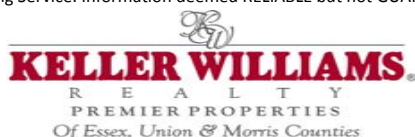
And so it begins 2010. I always like the beginning of a new year. We get to reflect on last year's successes, what we did right, what we did wrong and come up with ways to improve. We hope you like what you see as the year progresses. We saw the market momentum of the last quarter really gather steam. 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
58 Minton Avenue	Cape Cod	3	2	\$444,000	\$420,000	95%	18
32 Hedges Avenue	Colonial	3	1	\$489,000	\$510,000	104%	19
21 Highland Avenue	Ranch	2	2	\$559,900	\$559,900	100%	9
91 Center Avenue	Colonial	3	2.1	\$599,900	\$588,000	98%	11
116 Center Avenue	Colonial	3	1.1	\$699,000	\$657,000	94%	160
41 North Summit Avenue	Cape Cod	4	3	\$719,900	\$720,000	100%	11
33 Elmwood Avenue	Cape Cod	4	2	\$789,000	\$745,000	94%	46
55 Fairview Avenue	Colonial	4	2.2	\$1,250,000	\$1,150,000	92%	212
155 Washington Avenue	Colonial	5	4.1	\$1,699,999	\$1,580,000	93%	154
202 Fairmount Avenue	Colonial	8	4.2	\$2,490,000	\$2,350,000	94%	196

*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



Living across the Hudson.com



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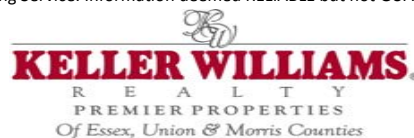
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