



Chatham Borough
February 2010

Buy and Sell Smarter™
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What can I say? My predictions are coming true! February shaped up to be just as great as January in terms of homes selling. We recently had a listing that sold in two weeks with competing offers. So we have buyers just waiting to purchase in specific locations around town. As I always say, now is a great time to be in Real Estate! It's not too late to get in the game and take advantage of the tax rebate all the while getting the right price for your home.

Regards,
Maggee

Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
16 Ellers Drive	Ranch	3	1	\$379,000	\$350,000	92.35%	165
49 Woodland Road	Split Level	3	1.1	\$465,000	\$434,000	93.33%	77
178 Weston Avenue	Colonial	4	2.1	\$1,199,000	\$1,200,000	100.08%	126

*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: 973.376.8990

Cell: 973-879-9711

maggee@migginsrealestate.com

Offices in Summit and Short Hills



Living across the Hudson.com



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Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
261 Riveredge Drive	Townhouse End Unit	1	1	\$249,900	\$250,000	100.04%	97
25B Canterbury Road	First Floor Unit	2	1.1	\$345,000	\$327,500	94.93%	236
620 Fairmount Avenue	Cape Cod	4	2	\$350,000	\$402,000	115%	82
88 Canterbury Road	Townhouse End Unit	2	2.1	\$399,900	\$360,000	90.02%	227
20 Chestnut Road	Ranch	4	3	\$549,000	\$512,000	93.26%	17
2 Conger Terrace	Colonial	4	2.1	\$705,000	\$705,000	100.00%	108
53 Meadowbrook Road	Colonial	4	2	\$849,000	\$770,000	91%	66

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