



Chatham Borough  
January 2010

Buy and Sell Smarter™  
[www.MigginsRealEstate.com](http://www.MigginsRealEstate.com)

Buyers are back and product is moving! We at the Maggee Miggins Group listed 10 homes in January and already we have 5 homes under contract for the same time period. Apparently the lower interest rates brought the buyers out. I will continue to hammer home the fact that the tax incentive credits will expire this year. So if you are thinking of listing your home or buying a home the house must be under contract by April 30th with a close of June 30. And by the way, I really recommend closing by the third week of June. I am sure there will be a mad rush for the end of the month and quite possibly you could get bumped as the mortgage brokers, title companies, attorneys, surveyors will all be overwhelmed. Lastly thank you for all of your referrals this month. We cannot thank you enough for trusting your friends and families to our real estate group. We promise we won't disappoint.

Warm Regards, Maggee

Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
84 Kings Road	Ranch	5	3	\$399,000	\$410,000	102.76%	24
7 Ellers Drive	Cape Cod	4	2	\$499,000	\$488,500	97.90%	15
44 Parrott Mill Road	Split Level	4	2.1	\$535,000	\$530,000	99.07%	17
162 Watchunge Avenue	Colonial	3	1.1	\$549,000	\$535,000	97.45%	41
10 Schindler Court	Townhouse	3	2.1	\$675,000	\$660,000	97.78%	172
8 Clark Street	Custom Home	3	2	\$685,000	\$656,000	95.77%	87
8 Overlook Road	Colonial	5	2.1	\$698,000	\$680,000	97.42%	16
6 Jessica Court	Colonial	4	2.1	\$769,000	\$745,500	96.94%	33
179 Weston Avenue	Colonial	4	2.1	\$849,900	\$791,000	93.07%	113
47 Meadowbrook Road	Colonial	4	2.1	\$949,000	\$939,000	98.95%	45
18 Dellwood Avenue	Colonial	6	5.1	\$1,950,000	\$1,854,000	95.08%	47

\*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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Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
257 Riveredge Drive	Townhouse	1	1	\$265,000	\$260,000	98.11%	14
19i Heritage Drive	One Floor Unit	2	2	\$329,900	\$315,000	95.48%	92
697 Fairmount Avenue	Ranch	2	1.1	\$525,000	\$440,000	83.81%	71
173 Lafayette Avenue	Colonial	3	1.1	\$675,000	\$640,000	94.81%	202
401 Fairmount Avenue	Ranch	4	3.1	\$795,000	\$750,000	94.34%	57
54 Sterling Drive	Interior Townhouse	3	4.1	\$999,000	\$935,000	93.59%	116

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