

Living across the Hudson.com



Buy and Sell Smarter™
www.MigginsRealEstate.com

Chatham Borough
 August 2009

Wow! The end of August was very busy for the Miggins Group!

We are listing homes and receiving multiple offers even in these summer months. Our last listing was on the market one weekend and had nine competing offers! As a seller you need someone on your side with a proven track record for sales and negotiation. Our mission at the Miggins Group is to put you in the strongest negotiating position possible and to get you to where you want to be on time. And she will get the job done for you.

Call Maggee today 973.879.9711

Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
22 Summit Avenue	Victorian	2	2	\$419,000	\$407,000	0.97	97
4 Meadow Road	Cape Cod	3	2.1	\$475,000	\$430,000	0.91	120
197 Hillside Avenue	Colonial	3	1.1	\$499,000	\$475,000	0.95	41
86 Center Avenue	Cape Cod	3	2	\$499,000	\$475,000	0.95	25
121 Coleman Avenue	Colonial	3	2	\$499,900	\$499,900	1.00	20
29 Carmine Street	Cape Cod	3	2.1	\$650,000	\$592,500	0.91	203
76 Garden Avenue	Colonial	4	2.1	\$749,000	\$752,000	1.00	15
92 Chatham Street	Colonial	3	1.1	\$799,900	\$775,000	0.97	43
20 Maple Street	Colonial	4	2.1	\$887,000	\$835,000	0.94	82
93 Chatham Street	Colonial	4	2.1	\$925,000	\$900,000	0.97	37
23 Maple Street	Colonial	6	3.1	\$1,097,500	\$1,040,000	0.95	89
36 Oak Drive	Colonial	4	3.1	\$1,199,000	\$1,251,000	1.04	13

*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: 973.376.0033

Cell: 973-879-9711

maggee@migginsrealestate.com

Offices in Summit and Short Hills



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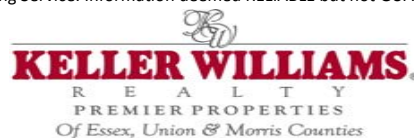
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Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
11 D Heritage Drive	One Floor Unit	1	1	\$259,000	\$252,500	0.97	80
28 Long Hill Lane	Ranch	3	1	\$449,500	\$415,000	0.92	42
227 Riveredge Drive	Interior Townhouse	3	2.1	\$519,000	\$509,000	0.98	30
482 Fairmount Avenue	Cape Cod	3	2	\$639,000	\$615,000	0.96	43
125 Longwood Avenue	Colonial	3	1.1	\$639,900	\$615,000	0.96	86
5 Plymouth Road	Split Level	4	2	\$695,000	\$677,000	0.97	83
430 Fairmount Avenue	Colonial	5	3.1	\$699,000	\$645,000	0.92	36
6 Lenape Trail	Colonial	3	1.1	\$699,000	\$690,000	0.99	13
23 Hampton Road	Colonial	4	2.1	\$829,000	\$765,000	0.92	136
123 Van Houton Avenue	Colonial	4	2.1	\$869,000	\$800,000	0.92	156
91 Westminster Road	Colonial	4	2.1	\$879,000	\$835,000	0.95	108
5 Dale Drive	Split Level	4	2.1	\$895,000	\$860,000	0.96	49
8 Kincaid Lane	Colonial	5	3.2	\$1,675,000	\$1,638,800	0.98	52
119 Noe Avenue	Colonial	5	3.2	\$1,799,000	\$1,700,000	0.94	37
12 Rolling Hill Drive	Colonial	4	6	\$1,975,000	\$1,800,000	0.91	61
30 Dale Drive	Colonial	7	7.1	\$3,250,000	\$2,575,000	0.79	456

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