



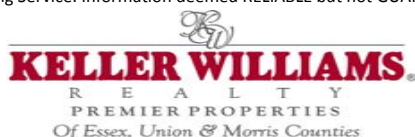
And so it begins 2010. I always like the beginning of a new year. We get to reflect on last year's successes, what we did right, what we did wrong and come up with ways to improve. We hope you like what you see as the year progresses. We saw the market momentum of the last quarter really gather steam. 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
49 Oakwood	Cape Cod	2	1	\$335,000	\$315,000	94%	185
13 Hawthorne Drive	Ranch	3	1	\$349,000	\$320,000	92%	184
35 Hillside Terrace	Ranch	2	1	\$349,000	\$349,900	100%	27
23 Hazel Avenue	Colonial	3	2	\$369,000	\$350,000	95%	245
14 Birch Tree Lane	Split Level	3	1.1	\$389,000	\$389,000	100%	7
27 Melrose Drive	Ranch	3	1	\$390,000	\$375,000	96%	67
40 Winchester Road	Colonial	4	1.1	\$399,000	\$406,000	102%	5
12 Crest View Hill Road	Colonial	3	1.1	\$407,500	\$380,000	93%	43
52 Glendale Avenue	Split Level	3	1.1	\$425,000	\$390,000	92%	33
33 Village Drive	Colonial	4	1.1	\$439,000	\$439,000	100%	74
7 Fairfax Drive	Cape Cod	4	2.1	\$439,900	\$410,000	93%	88
19 Symington Avenue	Cape Cod	4	2	\$449,000	\$428,000	95%	37

*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



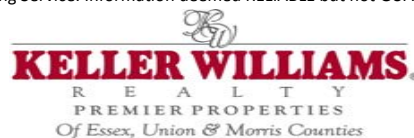


Livingston
December 2009

Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
194 Passiac Avenue	Ranch	3	2	\$479,900	\$479,900	100%	36
56 Bennington Road	Colonial	3	2	\$485,000	\$455,000	94%	93
11 Arrow Drive	Split Level	4	2.1	\$489,000	\$480,000	98%	16
36 Shrewbury Drive	Split Level	4	2.1	\$499,000	\$460,000	92%	134
6 Oakmont Court -The Fairways	Townhouse Interior	2	2.2	\$559,000	\$540,000	97%	191
83 North Hillside Avenue	Ranch	4	2.1	\$689,000	\$689,000	100%	8
4 Trafalgar Drive	Raised Ranch	4	3.1	\$759,000	\$750,000	99%	110
2 Winged Foot Drive	Townhouse End Unit	3	3.1	\$775,000	\$750,000	97%	93
19 Forest Street	Custom Home	5	4	\$895,000	\$850,000	95%	92
9 Post Lane	Contemporary	4	4.2	\$1,099,000	\$1,130,000	103%	21
30 Rainbow Ridge Drive	Contemporary	5	4.1	\$1,299,000	\$1,112,050	86%	80
25 Ross Road	Ranch	5	4.1	\$1,395,000	\$1,275,000	91%	160

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