



The Miggins Group strives to provide a useful service to our clients in everything we do. That often goes beyond helping them buy and sell their homes. This month we launched my new blog site, [www.livingacrossthehudson.com](http://www.livingacrossthehudson.com). In celebrating the launch we have also changed the format of our monthly mailer. As always, we try to provide the most current content and put the latest information at your fingertips. We love feedback from our clients. Please be good enough to send us an email to let us know what you think about the new format.

[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com) or call Maggee at 973-879-9711

We look forward to hearing from you soon.

Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
36 Bunnet Hill Road	Colonial	3	1.1	\$268,000	\$275,000	102.61%	11
76 Old Road	Cape Cod	4	2	\$324,000	\$330,000	101.85%	76
23 Lincoln Avenue	Colonial	4	1.1	\$343,479	\$350,000	101.90%	7
17 Burnet Hill Road	Colonial	3	1	\$347,500	\$350,000	100.72%	104
18 Intervale Road	Colonial	3	1.1	\$349,000	\$335,000	95.99%	38
22 Monmouth Court	Cape Cod	3	1	\$375,000	\$330,000	88.00%	109
26 Irving Avenue	Cape Cod	3	1.1	\$375,000	\$386,000	102.93%	22
25 Winchester Road	Colonial	4	1.1	\$399,000	\$390,000	97.74%	22
49 Burnet Street	Colonial	4	2	\$405,000	\$390,000	96.30%	16
81 South Ashby Avenue	Split Level	3	2	\$409,000	\$402,000	98.29%	208
32 Montgomery Road	Cape Cod	3	2	\$419,000	\$419,000	100.00%	21
44 Hazelwood Avenue	Colonial	4	2	\$429,000	\$436,000	101.63%	13
30 Hampton Terrace	Split Level	3	1.1	\$439,900	\$420,000	95.48%	249
144 Hillside Avenue	Colonial	3	2.1	\$449,000	\$430,000	95.77%	50
40 Wingate Drive	Split Level	4	2.1	\$459,900	\$425,000	92.41%	148
26 Longacre Drive	Split Level	3	2	\$474,000	\$471,000	99.37%	7

\*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



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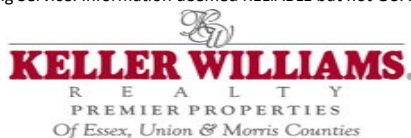
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Livingston  
July 2009

Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
33 Wardell Road	Ranch	3	2	\$489,000	\$470,000	96.11%	15
412 Turlington Court	Townhouse	3	2.1	\$495,000	\$475,000	95.96%	80
32 Laurel Avenue	Split Level	4	2.1	\$549,000	\$568,000	103.46%	6
28 Bear Brook Lane	Bi-Level	4	2.1	\$550,000	\$545,000	99.09%	33
270 Beaufort Avenue	Ranch	3	2.1	\$589,000	\$534,000	90.66%	130
24 Tiffany Drive	Bi-Level	5	3	\$593,800	\$578,000	97.34%	11
204 Beaufort Avenue	Split Level	4	2.1	\$649,000	\$650,000	100.15%	14
37 Morningside Drive	Expanded Ranch	5	3	\$675,000	\$625,000	92.59%	72
25 Wellington Road	Colonial	4	2.1	\$699,900	\$665,000	95.01%	31
1 Oskar Court	Townhouse	4	3.1	\$770,000	\$735,000	95.45%	22
16 Cyprus Lane	Townhouse	3	3.1	\$774,500	\$725,000	93.61%	83
39 Carillon Circle	Multi Floor	3	4	\$799,900	\$740,000	92.51%	26
15 Chetwynd Terrace	Ranch	4	5.1	\$850,000	\$845,000	99.41%	13
2 Devonshire Road	Ranch	3	2.1	\$899,000	\$860,000	95.66%	8
12 Vista Terrace	Ranch	4	3.1	\$899,000	\$936,000	104.12%	13
7 Fordham Road	Ranch	3	3	\$899,999	\$882,500	98.06%	42
6 Rainbow Ridge Drive	Contemporary	5	4.2	\$1,379,000	\$1,237,500	89.74%	27
15 Camelot Drive	Ranch	5	5.2	\$1,389,000	\$1,305,000	93.95%	37
11 Thames Drive	Custom Homes	5	4.2	\$2,250,000	\$2,150,000	95.56%	48

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