



Madison  
January 2010

Buy and Sell Smarter™  
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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
36 Central Avenue	Colonial	2	1	\$355,000	\$310,000	87.32%	57
5 Broadway	Cape Cod	2	1	\$379,900	\$345,000	90.81%	84
17 Fairway Avenue	Victorian	4	2.1	\$499,000	\$440,000	88.18%	33
8 Anthony Drive	Cape Cod	4	3	\$599,000	\$580,000	96.83%	17
4 Rolling Hill Court	Townhouse End Unit	3	2.1	\$610,000	\$582,000	95.41%	74
19 Rolling Hill Court	Interior Townhouse	2	2.1	\$615,000	\$555,000	90.24%	119
3 Hillcrest Road	Tudor	4	2.1	\$699,000	\$662,500	94.78%	195
19 Norman Circle	Cape Cod	3	2.1	\$719,000	\$685,000	95.27%	32
4 Westerly Avenue	Colonial	4	4.1	\$1,295,000	\$1,150,000	88.80%	94

\*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

