



Maplewood  
December 2009

Buy and Sell Smarter™  
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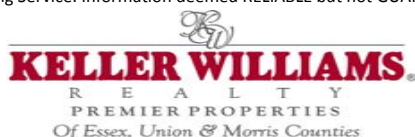
And so it begins 2010. I always like the beginning of a new year. We get to reflect on last year's successes, what we did right, what we did wrong and come up with ways to improve. We hope you like what you see as the year progresses. We saw the market momentum of the last quarter really gather steam. 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 30<sup>th</sup>) 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
43 Broadview Avenue	One Floor Unit	2	1	\$239,000	\$233,000	97%	52
780 Prospect Street	Colonial	3	1	\$249,750	\$245,000	98%	2
35 Menzel Avenue	Colonial	3	1	\$250,000	\$260,000	104%	117
80 Hughes Street	Colonial	3	2.1	\$329,900	\$310,000	94%	26
100 Midland Boulevard	Colonial	3	2.1	\$415,000	\$375,000	90%	234
15 Norfolk Avenue	Colonial	4	1.1	\$439,000	\$430,000	98%	38
10 Colgate Road	Tudor	3	1.1	\$450,000	\$460,000	102%	14
472 Elmwood Avenue	Colonial	3	1.1	\$500,000	\$495,000	99%	14
17 Franklin Place	Colonial	3	2	\$510,000	\$490,000	96%	125
4 Milton Street	Victorian	4	2.1	\$515,000	\$555,000	108%	16
15 Sommer Avenue	Colonial	3	2.1	\$539,000	\$535,000	99%	37
15 Essex Road	Split Level	3	1.1	\$540,000	\$540,000	100%	19

\*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**

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Offices in Summit and Short Hills



Living across the Hudson.com



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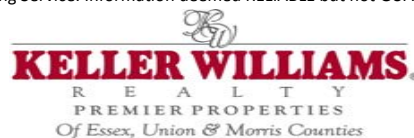
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Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
466 Walton Road	Colonial	3	2.1	\$589,000	\$570,000	97%	79
134 Oakview Avenue	Colonial	4	2.1	\$589,000	\$615,000	104%	16
20 Claremont Drive	Contemporary	4	2.1	\$619,000	\$615,500	99%	131
22 Crestwood Drive	Tudor	4	3.2	\$619,000	\$600,000	97%	40
461 Richmond Avenue	Colonial	3	2.1	\$629,000	\$600,000	95%	50
130 Maplewood Avenue OD AVE	Colonial	5	1.2	\$629,000	\$617,500	98%	25
3 Claremont Avenue	Colonial	4	4	\$689,000	\$704,000	102%	27
27 Claremont Avenue	Colonial	4	3.2	\$699,000	\$688,000	98%	34
50 Salter Place	Custom Home	4	3.1	\$719,000	\$720,500	100%	26
583 Prospect Street	Colonial	4	3.1	\$745,000	\$725,000	97%	46

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