

Living across the Hudson ©.com



Maplewood
January 2010

Buy and Sell Smarter™
www.MigginsRealEstate.com

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
201 Jacoby Street	Colonial	2	1.1	\$199,000	\$200,000	100.50%	47
19 Evergreen Place	Colonial	3	1.1	\$475,000	\$465,000	97.89%	145
408 Richmond Avenue	Colonial	5	3.1	\$489,000	\$466,000	95.30%	81
14 Salter Place	Colonial	3	2	\$499,000	\$530,300	106.27%	19
26 Salter Place	Colonial	4	1.1	\$549,000	\$518,000	94.35%	122
41 Headley Place	Colonial	4	3.1	\$659,000	\$655,000	99.39%	9
17 Washington Park	Colonial	3	3.1	\$739,000	\$720,000	97.43%	29
8 Winthrop Place	Colonial	4	3.2	\$779,900	\$762,500	97.77%	40
8 Euclid Avenue	Victorian	5	3.2	\$789,000	\$780,000	98.86%	36

*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: 973.376.8990

Cell: 973-879-9711

maggee@migginsrealestate.com

Offices in Summit and Short Hills



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R E A L T Y
PREMIER PROPERTIES
Of Essex, Union & Morris Counties

Margaret "Maggee" Miggins

Office: 973.376.0033

Cell: 973-879-9711

maggee@migginsrealestate.com

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