

Living across the Hudson.com



Buy and Sell Smarter™
www.MigginsRealEstate.com

Maplewood
 August 2009

Wow! The end of August was very busy for the Miggins Group!

We are listing homes and receiving multiple offers even in these summer months. Our last listing was on the market one weekend and had nine competing offers! As a seller you need someone on your side with a proven track record for sales and negotiation. Our mission at the Miggins Group is to put you in the strongest negotiating position possible and to get you to where you want to be on time. And she will get the job done for you.

Call Maggee today 973.879.9711

Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
28A Meadowbrook Place	Interior Townhouse	1	1	\$149,000	\$153,000	1.03	36
27 44th Street	Colonial	4	2	\$157,000	\$150,000	0.96	153
28-32 Oregon Street	Colonial	3	1.1	\$189,525	\$189,525	1.00	103
27 Burr Road	Colonial	4	1.1	\$249,900	\$232,000	0.93	361
49 Wellesley Street	Colonial	4	2	\$269,900	\$258,000	0.96	118
83 (85) Franklin Avenue	Colonial	3	1	\$315,000	\$280,000	0.89	43
793 Prospect Street	Colonial	5	1.1	\$335,000	\$300,000	0.90	182
15 Marie Place	Split Level	3	2	\$349,000	\$332,000	0.95	35
550 Prospect Street	Colonial	4	1.1	\$395,900	\$410,000	1.04	76
11 Buckingham Gardens Parkway	Tudor	3	2	\$439,000	\$439,000	1.00	20
541 Summit Avenue	Tudor	3	2.2	\$448,500	\$445,000	0.99	70
48 Yale Street	Colonial	4	1.1	\$469,000	\$430,000	0.92	52
16 Rutgers Street	Colonial	3	1.1	\$509,000	\$520,000	1.02	16
1 Burroughs Way	Colonial	4	2.2	\$535,000	\$525,000	0.98	8

*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



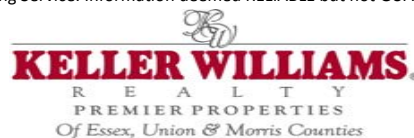


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Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
51 Headley Place	Colonial	3	1.2	\$539,000	\$571,000	1.06	14
95 Tuscan Road	Colonial	4	2	\$595,000	\$596,000	1.00	19
22 Clinton Avenue	Tudor	3	1.1	\$599,000	\$578,000	0.96	41
226 Oakland Road	Tudor	4	3.1	\$614,000	\$601,000	0.98	74
25 Woodland Road	Colonial	4	3	\$615,000	\$580,000	0.94	44
38 Burnett Terrace	Colonial	6	4.1	\$650,000	\$650,000	1.00	93
63 Kendal Avenue	Colonial	4	2.1	\$669,000	\$645,000	0.96	14
56 Kendal Avenue	Colonial	4	2.2	\$699,000	\$670,000	0.96	15
10 Ridgewood Terrace	Colonial	4	2.1	\$749,000	\$714,000	0.95	63
474 Walton Road	Colonial	6	4.1	\$799,000	\$780,000	0.98	58
14 Roosevelt Road	Colonial	5	3.1	\$995,000	\$935,000	0.94	49

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