



Millburn | Short Hills
December 2009

Buy and Sell Smarter™
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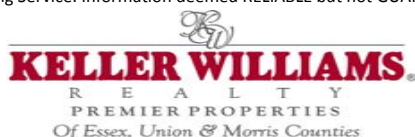
And so it begins 2010. I always like the beginning of a new year. We get to reflect on last year's successes, what we did right, what we did wrong and come up with ways to improve. We hope you like what you see as the year progresses. We saw the market momentum of the last quarter really gather steam. 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 30th) 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
176 Millburn Avenue	Townhouse Interior	2	1	\$299,000	\$276,000	92%	77
214 Glen Avenue	Colonial	3	1.1	\$545,000	\$530,000	97%	23
920 Ridgewood Road	Tudor	5	2.1	\$639,900	\$603,000	94%	1
91 Glen Avenue	Bi-Level	3	3	\$649,000	\$550,000	85%	8
47 Chestnut Street	Victorian	4	2.1	\$685,000	\$655,000	96%	73
119 Cypress Street	Colonial	3	1.1	\$724,000	\$732,000	101%	4
180 White Oak Ridge Road	Bi-Level	4	3	\$729,900	\$639,000	88%	35
22 Glenwood Drive	Tudor	3	3.1	\$749,000	\$672,000	90%	164
57 Silver Spring Road	Split Level	3	2.1	\$749,000	\$749,000	100%	27
159 Hobart Avenue	Colonial	4	2.2	\$875,000	\$830,000	95%	74

*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



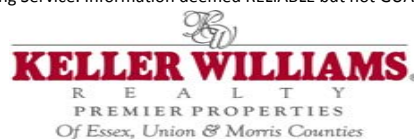


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Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
221 Parsonage Hill Road	Colonial	3	2.1	\$890,000	\$800,000	90%	183
1 Fox Hill Lane	Ranch	3	3	\$900,000	\$877,000	97%	37
15 Fielding Road	Ranch	3	2.1	\$949,000	\$950,000	100%	15
19 Oval Road	Custom Home	4	3.2	\$1,175,000	\$1,175,000	100%	22
52 Martindale Road	Colonial	3	3.1	\$1,199,000	\$1,199,000	100%	21
22 Arden Place	Colonial	4	4.1	\$1,390,000	\$1,370,000	99%	16
90 Western Drive	Colonial	5	3.1	\$2,150,000	\$2,300,000	107%	3
107 Woodfield Drive	Colonial	6	6.2	\$2,449,000	\$2,560,000	105%	22
100 Stewart Road	Custom Home	7	7.1	\$3,450,000	\$3,125,000	91%	342
12 East Hartshorn Drive	Victorian	7	7.2	\$5,600,000	\$5,150,000	92%	50

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