



Millburn | Short Hills
January 2010

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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
19 Orchard Street	Cape Cod	3	2	\$435,000	\$395,000	90.80%	23
7 Edgewood Terrace	Colonial	3	2	\$489,900	\$489,900	100.00%	17
78 Pine Street	Colonial	3	1.1	\$599,000	\$600,000	100.17%	13
894 Ridgewood Road	Colonial	3	1.1	\$699,000	\$710,000	101.57%	54
9 Burnside Drive	Cape Cod	4	2	\$837,500	\$855,000	102.09%	12
19 Inwood Road	Colonial	3	3.1	\$849,000	\$860,100	101.31%	21
19 Colonial Way	Colonial	4	3.1	\$1,095,000	\$1,084,000	99.00%	60
285 Lupine Way	Colonial	4	4	\$1,399,000	\$1,325,000	94.71%	46
12 Benson Court	Custom Home	5	3.1	\$1,500,000	\$1,475,000	98.33%	117
37 Hilltop Road	Colonial	5	4.1	\$1,799,000	\$1,675,000	93.11%	73
270 White Oak Ridge Road	Colonial	5	6.1	\$2,295,000	\$2,175,000	94.77%	46
54 Falmouth Street	Colonial	6	5.2	\$2,399,000	\$2,150,000	89.62%	31
9 Bishops Lane	Colonial	5	5.2	\$2,875,000	\$2,750,000	95.65%	127

*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

