



Montclair
January 2010

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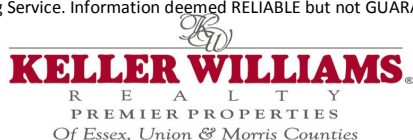
Buyers are back and product is moving! We at the Maggee Miggins Group listed 10 homes in January and already we have 5 homes under contract for the same time period. Apparently the lower interest rates brought the buyers out. I will continue to hammer home the fact that the tax incentive credits will 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 Charels Street	Colonial	3	2	\$199,000	\$199,000	100.00%	65
415 Claremont Avenue2H	Hi Rise	1	1	\$249,900	\$230,000	92.04%	148
27 Upper Mountain Avenue	One Floor Unit	1	1	\$279,000	\$268,000	96.06%	118
50 Pine Street 7F	Townhouse End Unit	3	2.1	\$319,000	\$313,500	98.28%	106
5 Roosevelt Place 6N	One Floor Unit	2	2	\$319,000	\$300,000	94.04%	11
530 Valley Road	One Floor Unit	2	2	\$348,500	\$340,000	97.56%	89
25 Up Mountain Avenue C2503	Townhouse	2	2	\$349,000	\$340,000	97.42%	26
152 Pine Street C0003	Townhouse End Unit	2	1.1	\$349,900	\$325,000	92.88%	32
530 Valley Road 6A	Hi Rise	3	2	\$369,000	\$350,000	94.85%	84
10 Oakcroft Avenue	Bungalow	2	2	\$379,000	\$379,000	100.00%	22
16 Braemore Avenue	Colonial	3	1.1	\$447,000	\$450,000	100.67%	19
45 Irving Street	Victorian	6	3	\$465,500	\$443,500	95.27%	174

*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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Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
5 Godfrey Road	Colonial	4	1.1	\$479,000	\$472,000	98.54%	66
54 Tremont Place	Colonial	3	1.1	\$520,000	\$537,000	103.27%	27
20 Elizabeth Road	Colonial	3	1.1	\$529,000	\$550,000	103.97%	11
28 Tuers Place	Split Level	3	2.1	\$555,000	\$546,000	98.38%	50
117 Alexander Avenue	Colonial	4	2	\$635,000	\$610,000	96.06%	42
114 Harrison Avenue	Townhouse End Unit	3	2.1	\$654,990	\$630,000	96.18%	135
8 Waterbury Road	Colonial	5	4.1	\$699,000	\$645,000	92.27%	191
2 Curtis Terrace	Colonial	4	3.1	\$775,000	\$781,000	100.77%	22
95 Heller Way	Raised Ranch	5	3.1	\$795,000	\$725,000	91.19%	151
130 Lloyd Road	Tudor	6	4.1	\$1,380,000	\$1,250,000	90.58%	78
8 Erwin Park	Victorian	7	4.1	\$1,495,000	\$1,447,500	96.82%	42
131 Highland	Contemporary	4	5	\$1,595,000	\$1,495,000	93.73%	268
176 South Mountain Avenue	Victorian	7	4.1	\$1,825,000	\$1,675,000	91.78%	195

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