

Montclair June 2011 Market Activity

Want to know what your home is worth? Visit www.MigginsHouseValues.com

Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	SP:LP	SP:AV	DOM
530 Valley Road Coo1R	FirstFlr	2	0	1.0	\$169,000	\$155,000	\$161,500	92%	96%	57
415 Claremont Avenue	HighRise	4	1	1.0	\$186,900	\$179,000	\$233,900	96%	77%	52
141 N Fullerton Avenue	Colonial	8	4	1.1	\$199,000	\$235,000	\$329,100	118%	71%	14
101 Gates Ave C5	FirstFlr	4	1	1.0	\$199,900	\$200,000	\$237,400	100%	84%	157
470 Valley Road	FirstFlr	4	1	1.0	\$215,000	\$215,000	\$254,900	100%	84%	63
83 Bay Street Unit 11	MultiFlr	4	1	1.0	\$249,000	\$235,000	\$0	94%	0%	622
295 Bloomfield Avenue	MultiFlr	4	2	1.0	\$279,000	\$269,000	\$295,000	96%	91%	60
185 Harrison Avenue	Colonial	9	4	1.1	\$289,000	\$275,000	\$338,200	95%	81%	34
50 Pine Street	MultiFlr	6	3	2.0	\$319,000	\$295,000	\$359,100	92%	82%	71
530 Valley Road	HighRise	5	2	1.0	\$325,000	\$320,500	\$347,600	99%	92%	35
789 Valley Road	Colonial	8	3	1.1	\$449,000	\$465,000	\$475,100	104%	98%	46
82 Columbus Avenue	Colonial	8	4	2.0	\$519,000	\$529,000	\$500,000	102%	106%	16
11 Argyle Road	Colonial	6	3	2.1	\$525,000	\$520,000	\$522,600	99%	100%	32
83 Beverly Road	Colonial	9	5	2.2	\$599,000	\$620,000	\$740,500	104%	84%	14
11 Carteret Street	Colonial	8	5	3.0	\$599,000	\$568,000	\$668,800	95%	85%	19
543 Upper Mountain Avenue	Colonial	8	4	1.1	\$619,000	\$609,000	\$649,500	98%	94%	12
81 Christopher Street	Colonial	10	6	3.0	\$650,000	\$660,000	\$692,500	102%	95%	15
18 Notting Hill Way	TwnIntUn	8	3	2.1	\$675,000	\$675,000	\$639,400	100%	106%	22
12 Locust Drive	RanchExp	8	3	3.0	\$699,000	\$715,000	\$825,400	102%	87%	47



Margaret "Maggee" Miggins
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Average Days on Market	72
Average List Price	\$771,860
Average Sales Price	\$754,917
% of List Price to Sales Price	99%
Sales Price to Assessed Value Ratio	94% (% calculated based on homes with assigned values)
# of Sold Homes for the Month	30

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

*if your house is currently listed with another broker, please do not consider this a solicitation of your home.

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123 Westview Road	Colonial	9	4	3.2	\$699,000	\$760,000	\$798,100	109%	95%	14
107 S Mountain Avenue	Victrian	9	5	3.1	\$735,000	\$790,000	\$877,500	107%	90%	20
131 Wildwood Avenue	Colonial	11	5	3.1	\$739,000	\$800,000	\$929,200	108%	86%	8
127 Llewellyn Road	Colonial	11	6	3.1	\$989,000	\$970,000	\$1,125,000	98%	86%	40
120 Cooper Avenue	Colonial	12	6	3.2	\$1,295,000	\$1,240,000	\$1,185,600	96%	105%	212
134 Highland Avenue	Colonial	9	4	3.2	\$1,395,000	\$1,305,000	\$1,470,700	94%	89%	34
177 Midland Avenue	Colonial	14	6	4.1	\$1,495,000	\$1,445,000	\$1,485,700	97%	97%	175
15-17 Prospect Avenue	Colonial	14	6	5.2	\$1,649,000	\$1,665,000	\$2,000,000	101%	83%	183
44 Eagle Rock Way	Tudor	16	6	4.1	\$1,850,000	\$1,634,000	\$2,125,000	88%	77%	51
85 Stonebridge Road	Tudor	11	5	4.1	\$1,950,000	\$1,750,000	\$1,946,100	90%	90%	7
23 Heller Drive	Colonial	14	5	4.2	\$2,595,000	\$2,549,000	\$2,073,000	98%	123%	28
AVERAGES					\$771,860	\$754,917		99%	94%	72



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