



South Orange
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
536 Farley Avenue	Cape Cod	4	1	\$319,900	\$300,000	93.78%	74
1728 King Street	Cape Cod	3	1	\$329,000	\$340,000	103.34%	16
1774 Mountain Avenue	Cape Cod	3	2	\$335,000	\$318,000	94.93%	74
25 Maddaket Village	Townhouse	2	2.1	\$344,900	\$325,000	94.23%	89
1950 Lake Avenue	Ranch	2	1	\$399,000	\$310,000	77.69%	282
409 Union Avenue	Colonial	3	1.1	\$399,900	\$395,000	98.77%	58
309 Cook Avenue	Colonial	3	1.1	\$439,000	\$425,000	96.81%	51
2228 Rhoda Place	Colonial	3	2.1	\$447,300	\$437,500	97.81%	46
2289 Sunrise Court	Split Level	3	2	\$449,900	\$438,000	97.35%	40
2308 Coles Avenue	Colonial	3	1	\$449,900	\$449,900	100.00%	17
2224 Coles Avenue	Colonial	3	2	\$479,900	\$476,000	99.19%	62
2 Black Birch Road	Colonial	4	3	\$575,000	\$535,000	93.04%	93
1380 Cooper Road	Ranch	3	2.1	\$589,000	\$500,000	84.89%	109
44 Rambling Drive	Colonial	4	2.1	\$589,900	\$560,000	94.93%	43
10 Wilshire Run	Ranch	3	2	\$599,000	\$560,000	93.49%	44
1414 Graymill Drive	Colonial	4	2.1	\$650,000	\$650,000	100.00%	9
7 Chiplou Lane	Split Level	4	3	\$675,000	\$660,000	97.78%	28
347 William Street	Colonial	4	2.2	\$699,000	\$695,000	99.43%	427
13 Marion Lane	Expanded Ranch	4	3.2	\$799,900	\$715,000	89.39%	107
1221 Rahway Road	Colonial	5	3.1	\$899,999	\$899,000	99.89%	10

*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

