



Summit
December 2009

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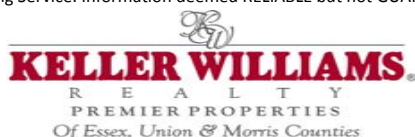
And so it begins 2010. I always like the beginning of a new year. We get to reflect on last year's successes, what we did right, what we did wrong and come up with ways to improve. We hope you like what you see as the year progresses. We saw the market momentum of the last quarter really gather steam. 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
133 Summit Avenue Unit 17	One Floor Unit	2	1	\$199,900	\$169,000	85%	615
42 Ascot Way	Split Level	3	2	\$416,500	\$416,000	100%	61
36 Miele Place	Cape Cod	3	2	\$450,000	\$425,000	94%	147
11 William Street	Colonial	3	1.1	\$474,900	\$469,000	99%	20
81 West End Avenue	Colonial	4	3	\$549,000	\$550,000	100%	86
107 Fernwood Road	Colonial	4	2	\$599,000	\$576,250	96%	190
1 Euclid Avenue Unit 6-C	Hi Rise	2	2	\$605,000	\$590,000	98%	356
218 Mountian Avenue	Ranch	3	2.1	\$619,000	\$590,000	95%	68
9 Beekman Terrace	Colonial	4	2.1	\$749,000	\$749,000	100%	7
22 Oak Ridge Avenue	Victorian	4	1.1	\$799,900	\$755,000	94%	135
35 Blackburn Place	Ranch	4	3.1	\$950,000	\$950,000	100%	3

*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



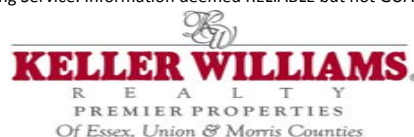


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Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
11 Canoe Brook Parkway	Colonial	4	3.1	\$1,045,000	\$995,000	95%	43
70 Hobart Avenue	Colonial	6	4.1	\$1,159,000	\$1,159,111	100%	93
54 Ox Bow Lane	Colonial	5	3.1	\$1,199,000	\$975,000	81%	111
78 Hobart Avenue	Colonial	6	3.1	\$1,250,000	\$1,150,000	92%	59
25 Robin Hood Road	Colonial	5	4.1	\$1,299,000	\$1,299,000	100%	589
55 Rotary Drive	Colonial	4	4.1	\$1,380,000	\$1,330,000	96%	48
80 Hilcrest Avenue	Colonial	5	4	\$1,425,000	\$1,375,000	96%	44
8 Pembroke Road	Colonial	5	4.1	\$1,895,000	\$1,825,000	96%	192
51 Sunset Drive	Colonial	6	6.1	\$2,650,000	\$2,440,000	92%	138
290 Summit Avenue	Tudor	6	6.1	\$2,750,000	\$2,200,000	80%	256
77 Hillcrest Avenue	Colonial	5	5.2	\$3,325,000	\$3,025,000	91%	30

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