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West 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
10 Smith Manor Boulevard	Hi Rise	1	1	\$169,000	\$150,000	88.76%	81
18 Ashwood Terrace	Colonial	3	1	\$219,000	\$214,000	97.72%	39
478 Eagle Rock Avenue	Cape Cod	3	1	\$231,000	\$225,000	97.40%	57
10 Smith Manor Boulevard	Hi Rise	2	1.1	\$239,000	\$225,000	94.14%	24
323 Smith Manor Boulevard	Hi Rise	2	2	\$255,000	\$218,000	85.49%	123
171 Dezenzo Road	Interior Townhouse	3	2.1	\$324,000	\$315,000	97.22%	128
262 DeRose Court	Townhouse End Unit	3	2.1	\$324,900	\$320,000	98.49%	119
12 Karam Circle	One Floor Unit	2	2	\$334,900	\$302,500	90.33%	85
15 Fundus Road	Bi Level	4	2	\$339,900	\$332,000	97.68%	61
14 Edgemont Road	Cape Cod	4	2.1	\$349,000	\$344,500	98.71%	17
25 Arverne Road	Expanded Ranch	4	3	\$369,900	\$359,000	97.05%	119
9 Highland Place	Ranch	4	3.1	\$399,000	\$375,500	94.11%	96
31 Rutgers Street	Split Level	3	3	\$415,000	\$385,000	92.77%	69
132 Forest Hill Road	Colonial	3	1.1	\$425,000	\$400,000	94.12%	126
25 Rosemont Terrace	Expanded Ranch	3	2.1	\$469,000	\$450,000	95.95%	53
22 Colony Drive East	Colonial	5	3.1	\$515,000	\$500,000	97.09%	49
18 Beverly Road	Colonial	5	3.2	\$575,000	\$540,000	93.91%	162
16 Grandview Avenue	Colonial	4	3.1	\$589,000	\$574,000	97.45%	11
5 Faas Court	Colonial	4	3.1	\$699,900	\$678,000	96.87%	154
753 Northfield Avenue/Vizcaya	One Floor Unit	3	3	\$1,064,990	\$961,757	90.31%	408

*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

