



West Orange
September 2009

Buy and Sell Smarter™
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Just when we thought interest rates are at an all-time low, they just ticked down again! These historic rates are at levels we may not see again in our lifetime. Additionally, we are starting to see increases in sales activity at all price points in the towns that we cover. Believe it or not, there are multiple offers occurring on new listings. So, as I say time and time again, a correctly priced home sells in any market.

Call 973-879-9711 or email (maggee@migginsrealestate.com) to try our fresh, low-stress approach and take a bold step into your future.

Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
80 Valley Way	Colonial	3	1.1	\$205,000	\$190,000	93%	205
4 West Park Drive	Colonial	3	1	\$219,000	\$219,000	100%	8
51 Maple Avenue	Cape Cod	2	2	\$249,900	\$239,000	96%	62
3 Edisonia Terrace	Colonial	4	1.1	\$259,900	\$254,000	98%	133
111 Cherry Street	Colonial	3	2.1	\$269,000	\$241,000	90%	120
63 Rollingson Street	Colonial	4	2.1	\$275,500	\$270,000	98%	33
294 Saint Cloud Avenue	Colonial	2	1	\$279,900	\$270,000	96%	92
27 Sheridan Avenue	Cape Cod	3	2	\$298,500	\$282,500	95%	71
69 Fairview Avenue	Expanded Ranch	3	2	\$314,000	\$298,000	95%	126
36 Suburban Drive	Split Level	3	2.1	\$324,900	\$305,000	94%	171
17 Dogwood Road	Tudor	3	1.1	\$325,900	\$275,000	84%	129
16 Elmwood Avenue	Colonial	3	2	\$339,000	\$315,000	93%	64
55 Benvenue Avenue	Ranch	2	1.1	\$349,900	\$345,000	99%	30
545 Mt Pleasant Avenue	Custom Home	4	2.1	\$350,000	\$310,000	89%	186
19 Aspen Road	Cape Cod	3	2	\$359,000	\$325,000	91%	200
20 Carteret Street	Split Level	3	2.1	\$359,900	\$350,000	97%	149
25 Larkin Circle	Interior Townhouse	3	2.1	\$359,900	\$340,000	94%	102
256 Crescenzi Court	Townhouse End Unit	3	2.1	\$378,900	\$360,000	95%	62

*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



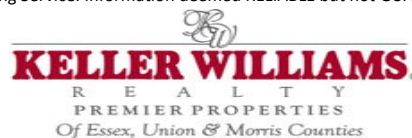


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Address	Style	Bedrooms	Baths	List Price	Sale Price	Percent of Sale Price	DOM
5 Helen Avenue	Colonial	3	1.1	\$385,000	\$370,000	96%	50
66 Clarken Drive	Interior Townhouse	2	2.1	\$389,900	\$380,000	97%	131
5 Mellon Avenue	Split Level	4	3	\$399,900	\$375,000	94%	157
14 Gavin Road	Split Level	4	2.1	\$425,000	\$410,000	96%	162
121 South Valley Road	Colonial	5	5	\$429,900	\$417,000	97%	19
106 Coccio Drive	Interior Townhouse	4	3.1	\$439,000	\$426,000	97%	67
9 Carter Road	Colonial	3	2.1	\$449,900	\$430,000	96%	118
27 Bayowski Road	Townhouse End Unit	3	2.1	\$450,000	\$450,000	100%	75
1110 Smith Manor Boulevard	Townhouse End Unit	3	3.1	\$485,000	\$475,000	98%	76
704-705 Smith Manor Boulevard	Hi Rise	2	3.1	\$498,238	\$475,000	95%	217
11 Howell Drive	Colonial	4	3.1	\$659,000	\$635,000	96%	115
59 Woodland Avenue	Split Level	5	4	\$659,900	\$660,000	100%	24
15 Lakeview Drive	Custom Home	6	4.2	\$689,900	\$635,000	92%	51
29 Haggerty Drive Ashwood	Colonial	4	3.1	\$699,000	\$730,000	104%	86
26 Baxter Lane	Townhouse End Unit	3	3.1	\$739,900	\$717,500	97%	95
19 Haggerty Drive Pinehurst	Colonial	4	4.1	\$869,000	\$808,000	93%	135

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