



Westfield  
January 2010

Buy and Sell Smarter™  
[www.MigginsRealEstate.com](http://www.MigginsRealEstate.com)

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
532 Pierson Street	Colonial	3	1	\$299,000	\$305,000	102.01%	38
1325 Boulevard	Cape Cod	4	1	\$399,000	\$405,000	101.50%	44
437 Mountain Avenue	Colonial	4	1.1	\$549,000	\$515,000	93.81%	85
414 Birch Place	Colonial	3	3.1	\$699,900	\$675,000	96.44%	28
145 West Dudley Avenue	Colonial	4	2.1	\$810,000	\$847,500	104.63%	7
3 Hawthorne Drive	Colonial	3	2.1	\$875,000	\$901,000	102.97%	10
785 Hyslip Avenue	Split Level	4	2.1	\$965,000	\$922,500	95.60%	58
857 Highland Avenue	Expanded Ranch	3	2.2	\$999,950	\$925,000	92.50%	81
304 Woods End Road	Colonial	5	5.1	\$1,495,000	\$1,400,000	93.65%	119
958 Prospect Street	Colonial	5	3.1	\$1,799,000	\$1,675,000	93.11%	40
4 Dorset Hill Road	Colonial	5	5.1	\$1,999,900	\$1,787,500	89.38%	86

\*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.



**KELLER WILLIAMS**  
R E A L T Y  
PREMIER PROPERTIES  
Of Essex, Union & Morris Counties

**Margaret "Maggee" Miggins**

Office: 973.376.8990

Cell: 973-879-9711

[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com)

Offices in Summit and Short Hills

