

West Orange September 2008



Margaret
"Maggee"
Miggins

Address	List Price	Style	BR	BA	Sale Price	DOM
48 Liberty Street	\$160,000	Colonial	2	1.1	\$160,000	45
24 Hutton Avenue	\$239,900	One Floor	1	1.1	\$210,000	41
285 Pleasant Valley Way	\$285,582	Cape Cod	4	2.0	\$260,000	144
22 Lincoln Avenue	\$300,000	Raised Ranch	3	1.1	\$280,000	18
6 Westwood Drive South	\$318,000	Cape Cod	4	1.0	\$305,000	11
302 Barringer Court	\$325,000	Townhouse Interior Unit/Multi Floor	2	2.0	\$325,000	44
302 Gregory Avenue	\$329,900	Colonial	3	1.1	\$350,000	21
10 Samuel Street	\$339,000	Colonial	3	2.1	\$327,500	23
51 Larkin Circle	\$339,000	Townhouse End Unit	2	2.0	\$334,000	8
40 Glenview Drive	\$349,000	Townhouse Interior Unit/Ranch	2	2.0	\$335,000	15
234 Clarcken Drive	\$350,000	Townhouse End Unit	2	2.1	\$350,000	17
2 Ahern Way	\$367,500	Split Level	3	1.1	\$355,000	13
215 Clarcken Drive	\$379,000	Townhouse End Unit	2	2.1	\$379,000	12
318 Gregory Avenue	\$379,900	Colonial	3	1.1	\$302,000	138
177 Clarcken Drive	\$399,000	Townhouse Interior Unit	2	2.1	\$382,500	101
9 Normandy Terrace	\$399,000	Cape Cod	5	2.0	\$350,000	34
33 Club Boulevard	\$399,000	Colonial	3	2.1	\$399,000	31
4 Korwel Circle	\$409,000	Split Level	3	2.1	\$360,000	81
356 St Cloud Avenue	\$425,000	Bi-Level	4	2.0	\$297,350	251
41 Overlook Avenue	\$436,900	Colonial	5	1.1	\$430,000	14
20 Dockery Drive	\$448,900	Townhouse Interior Unit	2	2.1	\$448,900	12
6 Ronald Terrace	\$449,000	Split Level	3	1.1	\$425,000	48
9 Rock Spring Road	\$449,900	Ranch	3	2.1	\$405,000	119

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Find out more at
www.migginsrealestate.com

*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
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What a month this has been! Right after everyone phoned their broker about the stock market dive, they turned around and called me to ask about the value of their homes. Everyone wants to know: "Maggee, *what should I do?*"

Here's what it looks like from my perspective: homes are continuing to sell, though not like they were four years ago at the height of the market. Banks are also getting tighter with lending. But people are buying homes if they see value in the property. I am making great deals for my clients. This is also a prime time to buy up as some folks look to cash in on their appreciated home value. Drop by or call to find out how I will get you the price you deserve and take the stress out of your next real estate transaction.



Buy and Sell Smarter™
www.migginsrealestate.com

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Address	List Price	Style	BR	BA	Sale Price	DOM
76 Walker Road	\$459,900	Colonial	3	1.0	\$452,000	19
1 Devon Drive	\$469,900	Raised Ranch	4	3.1	\$390,000	119
85 Sullivan Drive	\$479,000	Townhouse Interior Unit	2	3.1	\$472,500	50
12 Moran Road	\$525,000	Townhouse End Unit	2	2.1	\$490,000	13
1097 Smith Manor Boulevard	\$539,000	Townhouse End Unit	3	3.1	\$515,000	18
10 Kingwood Road	\$599,000	Bi-Level	5	2.1	\$550,000	72
15 Overlook Avenue	\$619,000	Colonial	6	3.1	\$540,000	99
3 Luth Terrace	\$724,060	Townhouse Interior Unit	4	3.1	\$777,695	34
6 Luth Terrace	\$782,500	Townhouse End Unit	4	3.1	\$840,250	17
7 Fredericks Street	\$873,620	Townhouse Interior Unit	4	3.1	\$873,620	45

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