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Thinking of Selling Your Home?
To get started, visit:
www.PriceYourNJHome.com

Margaret "Maggee" Miggins
Broker Associate
Cell: 973.879.9711

WHAT'S THE MISSING PIECE TO SELLING YOUR HOME FOR MORE MONEY?

The key to making your home most desirable to buyers is to create a space where they can envision themselves living. It can boost your home's asking price and reduce the time on market.

CLEAN

The most effective staging tool is ensuring your home is spotless from floor-to-ceiling. Don't forget easily missed areas like baseboards and ceiling fans.

MODERNIZE

Consider updating your fixtures to give your home a fresh look.

MAXIMIZE SPACE

Tightly packed closets and storage spaces may make your home seem as though it lacks needed space.

DE-PERSONALIZE

Help buyers envision themselves in your home without feeling overwhelmed by your memorabilia.

ADD PURPOSE

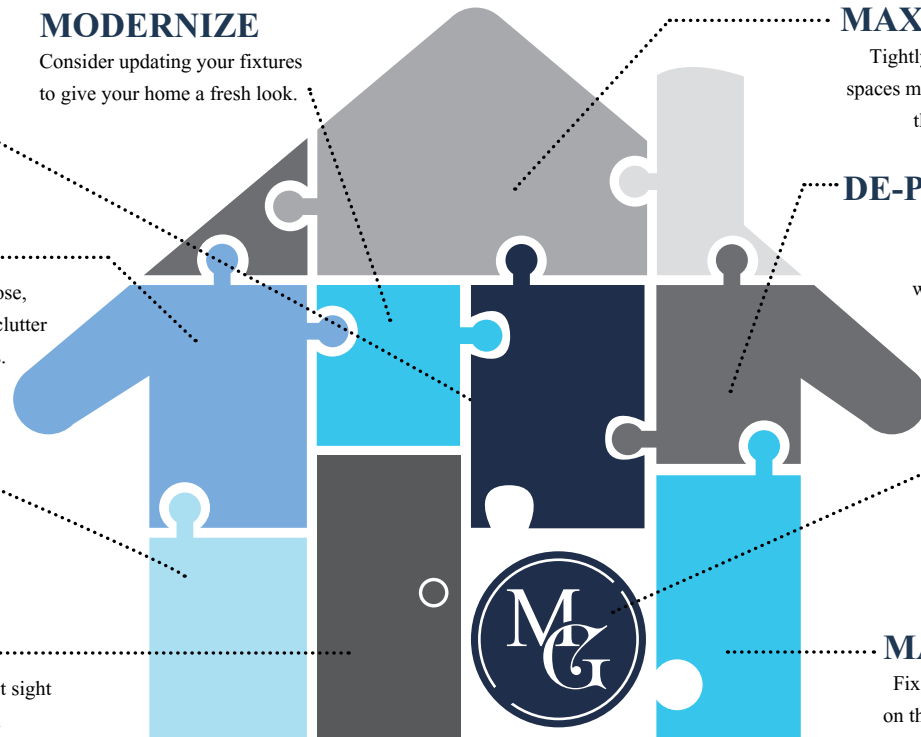
Stage spare rooms to have a purpose, such as a home office. Clean out clutter and furnish with functional pieces.

PAINT

Neutral paints are welcoming and will appeal to most potential buyers, plus it's a low-cost way to change the look of your home.

CURB APPEAL

Allow buyers to fall in love at first sight with fresh landscaping and plants.



MAGGEE MIGGINS GROUP

Your Millburn-Short Hills
Full Service Team of
Dedicated Specialists

MAKE REPAIRS

Fix any lingering wear-and-tear on the walls, floors, and fixtures.

THE BEST OF MILLBURN-SHORT HILLS

REAL ESTATE MARKET REPORT | FIRST QUARTER REVIEW



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If you are thinking about selling, choose a Millburn-Short Hills specialist that can help connect the pieces and get you the most from your investment. Call Maggee today at 973.879.9711 to learn how her team of experts can help prepare your home so that you receive top dollar.

Want to Know the Value
of Your Home Today?

Visit this website to get started:
www.PriceYourNJHome.com



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The following information is about Homes Sold and Closed in Millburn-Short Hills February, 2017

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
157 Sagamore Road	Cottage	8	4	3.1	\$699,000	\$660,000	94.42%	\$838,600	78.70%	48
16 Mount Ararat Road	Cape Cod	11	4	3.0	\$749,000	\$765,000	102.14%	\$569,400	134.35%	18
42 Myrtle Avenue	Tudor	9	3	2.1	\$775,000	\$750,000	96.77%	\$561,700	133.52%	59
94 Mountainview Road	Colonial	10	4	1.2	\$850,000	\$845,000	99.41%	\$598,900	141.09%	69
79 Greenwood Drive	Colonial	6	3	2.1	\$865,000	\$865,000	100.00%	\$685,400	126.20%	57
19 Southern Slope Drive	Tudor	9	4	2.0	\$900,000	\$885,000	98.33%	\$774,900	114.21%	29
55 Cedar Street	Colonial	11	4	2.1	\$1,488,000	\$1,342,500	90.22%	\$938,900	142.99%	47
59 Lakeview Avenue	Colonial	11	6	4.1	\$1,525,000	\$1,378,000	90.36%	\$1,567,500	87.91%	95
16 Chapel Hill Road	Custom	14	6	4.2	\$1,900,000	\$1,807,500	95.13%	\$1,675,000	107.91%	97
7 Park Circle	Colonial	11	5	4.1	\$1,948,000	\$1,780,000	91.38%	\$1,425,800	124.84%	89
5 E. Hartshorn Drive	Colonial	14	7	6.1	\$2,499,000	\$2,200,000	88.04%	New Construction	N/A	256
43 Briarwood Drive	Colonial	16	6	6.1	\$2,995,000	\$2,500,000	83.47%	\$2,550,000	98.04%	176
21 Taft Drive	Custom	16	7	6.2	\$4,495,000	\$4,000,000	88.99%	New Construction	N/A	240
99 Woodfield Drive	Colonial	12	6	6.1	\$2,695,000	\$2,000,000	74.21%	\$2,234,900	89.49%	231
TOTAL HOMES SOLD: 13					\$1,668,308	\$1,521,385	93.74%	\$1,107,827	117.25%	98

The following information is about Homes Sold and Closed in Millburn-Short Hills January, 2017

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
30 Oakdale Avenue	Colonial	9	3	2.1	\$625,000	\$615,000	98.40%	\$504,300	121.95%	23
17 Norwood Terrace	Colonial	8	3	1.1	\$699,999	\$635,000	90.71%	\$548,800	115.71%	163
33B Ocean Street	Townhouse End Unit	9	4	4.1	\$949,000	\$880,000	92.73%	New Construction	N/A	238
33A Ocean Street	Townhouse End Unit	9	4	4.1	\$949,000	\$880,000	92.73%	New Construction	N/A	238
86B Rector Street	Townhouse End Unit	7	4	3.1	\$1,050,000	\$995,000	94.76%	New Construction	N/A	164
333 Wyoming Avenue	Colonial	11	5	3.2	\$1,100,000	\$1,050,000	95.45%	\$960,200	109.35%	22
12 N. Taylor Road	Colonial	8	4	3.1	\$1,299,000	\$1,080,000	83.14%	\$966,400	111.75%	112
80 Troy Drive	Ranch	9	3	3.2	\$1,350,000	\$1,215,000	90.00%	\$1,082,000	112.29%	88
379 White Oak Ridge Road	Colonial	12	5	4.0	\$1,450,000	\$1,425,000	98.28%	\$1,254,600	113.58%	28
8 Elmwood Place	Colonial	11	5	3.1	\$1,470,000	\$1,460,000	99.32%	Renovated	N/A	45
72 Whitney Road	Colonial	12	5	4.1	\$1,999,000	\$1,900,000	95.05%	\$1,492,100	127.34%	40
223 Sagamore Road	Colonial	18	8	4.2	\$2,300,000	\$1,333,000	57.96%	\$1,352,800	98.54%	780
160 Mohawk Road	Colonial	13	6	6.1	\$2,595,000	\$2,300,000	88.63%	New Construction	N/A	32
99 Woodfield Drive	Colonial	12	6	6.1	\$2,695,000	\$2,000,000	74.21%	\$2,234,900	89.49%	231
TOTAL HOMES SOLD: 14					\$1,466,500	\$1,269,143	89.38%	\$1,155,122	111.11%	157

The following information is about Homes Sold and Closed in Millburn-Short Hills March, 2017

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
78 Myrtle Avenue	Ranch	8	3	2.0	\$499,000	\$675,000	135.27%	\$594,800	113.48%	13
28 Berkeley Road	Colonial	8	3	1.1	\$575,000	\$650,000	113.04%	\$514,600	126.31%	7
37 Oakdale Avenue	Colonial	7	3	2.0	\$615,000	\$545,250	88.66%	\$477,800	114.12%	130
48 B Mechanic Street	Townhouse End Unit	7	3	4.1	\$799,000	\$699,000	87.48%	New Construction	N/A	203
20 Bodwell Terrace	Colonial	9	4	2.2	\$799,000	\$772,000	96.62%	\$568,800	135.72%	78
272A Main Street	Townhouse End Unit	9	5	4.1	\$799,000	\$775,000	97.00%	New Construction	N/A	55
272B Main Street	Townhouse End Unit	9	5	4.1	\$799,000	\$800,000	100.13%	New Construction	N/A	53
16 S. Mountain Road	Colonial	9	4	2.1	\$808,000	\$790,000	97.77%	\$694,800	113.70%	121
14 Canterbury Lane	Ranch	6	3	1.0	\$839,999	\$839,999	100.00%	\$621,500	135.16%	1
15 Elmwood Place	Colonial	8	3	2.1	\$899,000	\$960,000	106.79%	\$811,800	118.26%	14
426 Wyoming Avenue	Colonial	9	5	2.1	\$988,000	\$840,000	85.02%	\$634,900	132.30%	66
29 Haddonfield Road	Colonial	10	4	2.1	\$1,098,000	\$1,140,000	103.83%	\$828,100	137.66%	17
41 Wellington Avenue	Colonial	10	4	2.1	\$1,100,000	\$1,080,000	98.18%	\$957,700	112.77%	6
1 Pine Terrace East	Colonial	12	5	3.1	\$1,198,000	\$1,351,000	112.77%	\$850,800	158.79%	10
45 Great Hills Road	Colonial	13	5	3.1	\$1,225,000	\$1,165,000	95.10%	\$986,500	118.09%	199
40 Hillside Avenue	Colonial	11	4	3.1	\$1,250,000	\$1,250,000	100.00%	\$1,220,100	102.45%	8
25 West Road	Colonial	11	5	4.1	\$1,325,000	\$1,330,000	100.38%	\$1,250,000	106.40%	15
9 Coleridge Road	Split-Level	12	5	3.1	\$1,375,000	\$1,375,000	100.00%	\$1,062,300	129.44%	197
15 Marion Avenue	Victorian	11	5	3.1	\$1,948,000	\$1,925,000	98.82%	\$1,214,600	158.49%	94
29 Delwick Lane	Ranch	8	4	3.2	\$1,995,000	\$1,250,000	62.66%	\$1,196,900	104.44%	1,126
TOTAL HOMES SOLD: 20					\$1,046,700	\$1,010,612	98.98%	\$852,118	124.56%	121

Want to know what your home is worth in today's market?



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