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Thinking of Selling Your Home?
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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

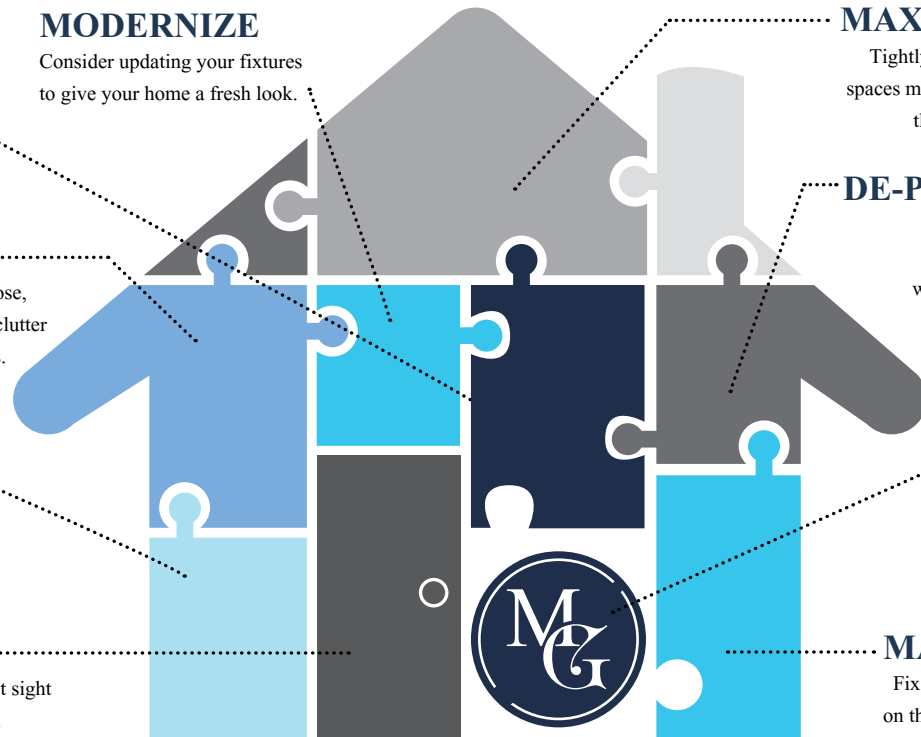
Stage spare rooms to have a purpose, such as a home office. Clean out clutter and furnish with functional pieces.

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 South Orange Full Service Team of Dedicated Specialists

MAKE REPAIRS

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

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REAL ESTATE MARKET REPORT | FIRST QUARTER REVIEW



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If you are thinking about selling, choose a South Orange 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 South Orange January, 2017

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
49 Eder Terrace	Colonial	6	3	2.0	\$359,000	\$329,000	91.64%	\$222,600	147.80%	136
32 Eder Terrace	Colonial	10	4	1.1	\$365,000	\$379,500	103.97%	\$256,300	148.07%	37
505 S. Orange Avenue West	Colonial	10	4	3.1	\$399,900	\$395,000	98.77%	\$361,500	109.27%	21
123 Milton Place	Colonial	8	3	1.1	\$449,000	\$405,000	90.20%	\$306,600	132.09%	499
357 Clark Street	Victorian	7	3	1.1	\$499,000	\$499,000	100.00%	\$312,000	159.94%	26
227 Audley Street	Colonial	8	4	1.1	\$581,000	\$590,000	101.55%	\$383,200	153.97%	15
214 Ward Place	Colonial	12	6	2.0	\$598,000	\$570,000	95.32%	\$341,200	167.06%	396
507 Page Terrace	Colonial	8	5	3.1	\$619,000	\$620,000	100.16%	\$557,700	111.17%	35
86 Jessica Way	Colonial	10	3	2.1	\$649,000	\$645,000	99.38%	\$478,800	134.71%	14
138 S. Centre Street	Colonial	12	5	3.2	\$650,000	\$895,000	137.69%	\$390,600	229.13%	348
425 Tillou Road	Colonial	13	5	2.2	\$759,000	\$745,350	100.86%	\$602,900	123.63%	281
279 Redmond Road	Colonial	10	5	3.2	\$775,000	\$600,000	77.42%	\$657,100	91.31%	46
272 Winthrop Terrace	Colonial	12	5	3.2	\$800,000	\$732,200	91.53%	\$573,700	127.63%	34
220 Coudert Place	Colonial	10	4	3.2	\$815,000	\$850,000	104.29%	Renovated	N/A	1
380 Hillside Place	Victorian	12	7	3.1	\$849,000	\$860,550	101.36%	\$638,800	134.71%	13
540 Grove Terrace	Colonial	14	6	3.1	\$850,000	\$795,000	93.53%	\$722,400	110.05%	71
132 Mayhew Drive	Colonial	13	6	3.2	\$850,000	\$865,000	101.76%	\$584,500	147.99%	17
325 Ravine Drive	Contemporary	10	4	2.1	\$879,000	\$795,000	90.44%	\$812,400	97.86%	158
506 Longview Road	Colonial	13	6	4.2	\$1,135,000	\$1,105,000	97.36%	\$781,400	141.41%	98
TOTAL HOMES SOLD: 19					\$677,942	\$667,137	98.80%	\$499,094	137.10%	118

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



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CALL OUR AREA EXPERTS

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The following information is about Homes Sold and Closed in South Orange February, 2017

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
31-41 Church Street U305	One Floor	4	1	1.1	\$319,000	\$320,000	100.31%	\$268,800	119.05%	184
33 Warren Court	Colonial	9	4	2.1	\$433,000	\$491,000	113.39%	\$412,500	119.03%	14
60 Randolph Place	Bi-Level	8	4	3.0	\$499,000	\$515,000	103.21%	\$284,100	181.27%	8
106 Scotland Road	Fixer Upper	6	3	2.0	\$499,900	\$368,000	73.61%	\$280,000	131.43%	1,482
16 N. Hart Drive	Split-Level	10	3	3.1	\$585,000	\$626,200	107.04%	\$430,100	145.59%	16
17 Walnut Court	CapeCod	8	4	2.0	\$589,000	\$620,000	105.26%	\$416,200	148.97%	34
9 Harding Drive	Tudor	9	4	3.1	\$599,000	\$360,000	60.10%	\$519,700	69.27%	544
413 Wyoming Avenue	Colonial	11	3	2.1	\$660,000	\$659,000	99.85%	\$400,900	164.38%	9
227 Warwick Avenue	Colonial	10	4	3.1	\$689,000	\$679,000	98.55%	\$555,000	122.34%	36
132 Connett Place	Colonial	11	5	3.2	\$699,000	\$735,000	105.15%	\$456,100	161.15%	17
47 Duffield Drive	Colonial	15	7	4.2	\$749,000	\$682,000	91.05%	\$802,700	84.96%	308
2 Franklin Terrace	Ranch	10	5	3.0	\$799,260	\$800,000	100.09%	\$485,200	164.88%	4
646 Longview Road	Colonial	10	4	2.2	\$944,500	\$860,000	91.05%	\$590,100	145.74%	90
160 Charlton Avenue	Colonial	11	6	4.2	\$1,250,000	\$1,100,000	88.00%	\$803,700	136.87%	152
225 Underhill Road	Colonial	13	5	4.1	\$1,450,000	\$825,000	56.90%	\$1,080,000	76.39%	734
2 North Wyoming Avenue	Custom	14	5	5.2	\$1,499,000	\$1,400,000	93.40%	\$1,081,300	129.47%	157
TOTAL HOMES SOLD: 16					\$766,479	\$690,013	92.94%	\$554,150	131.30%	237

The following information is about Homes Sold and Closed in South Orange March, 2017

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
8 Stanley Road	Colonial	9	4	1.2	\$322,500	\$321,000	99.53%	\$255,200	125.78%	776
43 S. Stanley Road	Colonial	7	3	1.1	\$400,000	\$315,000	78.75%	\$371,000	84.91%	55
649 Hamilton Road	Colonial	10	3	3.1	\$414,900	\$380,000	91.59%	\$362,700	104.77%	134
42 Eder Terrace	Colonial	10	4	2.1	\$425,000	\$425,000	100.00%	\$283,300	150.02%	146
135 Ward Place	Colonial	11	5	3.0	\$450,000	\$370,000	82.22%	\$308,700	119.86%	1,190
93 Riggs Place	Victorian	9	4	2.1	\$499,000	\$535,000	107.21%	\$327,300	163.46%	1
533 Vose Avenue	Colonial	9	4	3.0	\$549,000	\$460,000	83.79%	\$339,600	135.45%	1,336
104 Fairview Avenue	Colonial	9	5	2.1	\$589,000	\$590,000	100.17%	\$391,900	150.55%	340
265 Audley Street	Colonial	7	3	2.0	\$595,000	\$600,000	100.84%	\$383,900	156.29%	100
63 Blanchard Road	Ranch	8	3	2.1	\$649,000	\$753,000	116.02%	\$469,000	160.55%	14
53 N. Hart Drive	Custom	8	4	3.1	\$699,000	\$808,000	115.59%	\$412,400	195.93%	9
360 Meeker Street	Colonial	10	5	2.1	\$729,000	\$731,812	100.39%	Renovated	N/A	66
36 Crest Drive	Custom	10	5	4.2	\$915,000	\$785,000	85.79%	\$679,000	115.61%	108
TOTAL HOMES SOLD: 13					\$556,646	\$544,139	97.07%	\$382,000	138.60%	329

Maggee Miggins and Keller Williams Realty are not in any way affiliated with South Orange, nor is this in any way an official advertisement or publication of South Orange. Information compiled from the Garden State Multiple Listing Service for the months of January, February, and March 2017 represents properties listed or sold by various brokers, and deemed reliable but is not guaranteed. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. Each office independently owned and operated.



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