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Thinking of Selling Your Home?
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MARKETING

THE BEST OF SUMMIT

REAL ESTATE MARKET REPORT | FIRST QUARTER REVIEW

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

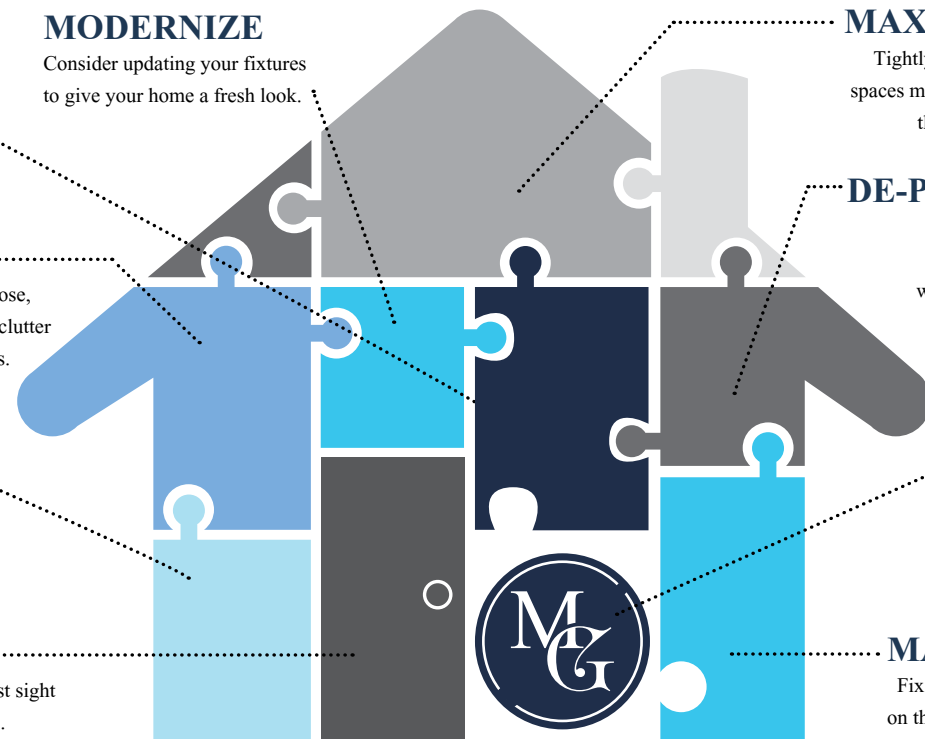
Stage spare rooms to have a purpose, such as a home office. Clean out clutter and furnish with functional pieces.

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 Summit
Full Service Team of
Dedicated Specialists

MAKE REPAIRS

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



THE
MAGGEE MIGGINS GROUP
REAL ESTATE
EST. 1995

If you are thinking about selling, choose a Summit 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 Summit January, 2017

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
13 Russell Place	Colonial	6	3	1.0	\$345,000	\$352,000	102.03%	\$158,700	221.80%	43
24 South Street	Colonial	8	3	1.1	\$359,900	\$390,000	108.36%	\$152,500	255.74%	1,016
412 Morris Avenue Unit 20	One Floor	5	2	2.0	\$379,900	\$350,000	92.13%	\$133,100	262.96%	98
28 Huntley Road	Ranch	7	3	2.0	\$579,000	\$477,000	82.38%	\$161,700	294.99%	61
37 Madison Avenue	Colonial	7	3	2.0	\$640,500	\$630,000	98.36%	\$297,000	212.12%	58
117 Canoe Brook Parkway	Colonial	8	4	2.0	\$659,000	\$650,000	98.63%	\$272,800	238.27%	21
28 Brantwood Drive	Ranch	7	3	2.0	\$725,000	\$735,000	101.38%	\$329,300	223.20%	27
141 Tulip Street	Tudor	9	3	3.1	\$1,020,000	\$1,050,000	102.94%	\$370,400	283.48%	21
17 Oakley Avenue	Tudor	9	4	4.1	\$1,145,000	\$1,132,000	98.86%	\$461,500	245.29%	1
40 Canoe Brook Parkway	Colonial	10	4	2.2	\$1,150,000	\$1,078,000	93.74%	\$437,700	246.29%	49
33 Glen Oaks Avenue	Cape Cod	8	4	3.0	\$1,195,000	\$1,110,000	92.89%	\$385,400	288.01%	96
30 Garden Road	Colonial	12	4	4.0	\$1,195,000	\$1,075,000	89.96%	\$501,200	214.49%	41
66-68 Templar Way	Tudor	10	6	4.1	\$2,700,000	\$1,300,000	48.15%	\$1,067,400	121.79%	1,083
TOTAL HOMES SOLD: 13					\$930,254	\$794,538	93.06%	\$363,746	239.11%	201

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



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

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
382 Morris Avenue U3C	One Floor	4	2	2.0	\$350,000	\$329,000	94.00%	\$109,000	301.83%	130
133 Summit Avenue	First Floor	5	2	1.0	\$399,000	\$394,000	98.75%	Condo	N/A	43
133 Summit Avenue	One Floor	4	2	1.0	\$399,000	\$375,000	93.98%	Condo	N/A	32
14 Henry Street	Cape Cod	6	3	1.0	\$500,000	\$467,500	93.50%	\$167,200	279.61%	72
17 Stockton Road	Split-Level	7	3	1.1	\$514,999	\$499,900	97.07%	\$241,700	206.83%	64
23 Valemont Way	Colonial	8	4	2.1	\$685,000	\$702,000	102.48%	\$266,200	263.71%	9
107 Fernwood Road	Colonial	10	4	3.0	\$1,245,000	\$1,025,000	82.33%	\$491,800	208.42%	118
73 Franklin Place	Half Duplex	9	3	3.1	\$1,250,000	\$1,150,000	92.00%	New Construction	N/A	89
160 Oak Ridge Avenue	Colonial	11	5	4.2	\$1,495,000	\$1,468,500	98.23%	\$1,066,300	137.72%	35
80 Prospect Street	Colonial	10	5	3.1	\$1,650,000	\$1,700,000	103.03%	\$690,000	246.38%	16
14 Pine Grove Avenue	Ranch	10	4	5.1	\$3,200,000	\$1,740,000	54.38%	\$1,002,800	173.51%	437
TOTAL HOMES SOLD: 11					\$1,062,545	\$895,536	91.80%	\$504,375	227.25%	95

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

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
133 Summit Avenue	One Floor	4	1	1.0	\$275,000	\$240,000	87.27%	Condo	N/A	125
412 Morris Avenue Unit 9	First Floor	5	2	1.0	\$350,000	\$320,000	91.43%	\$120,000	266.67%	37
412 Morris Avenue Unit 44	Townhouse Interior Unit	5	2	1.0	\$350,000	\$352,100	100.60%	\$125,000	281.68%	25
103 Park Avenue Unit C5	Townhouse End Unit	6	3	2.1	\$439,000	\$454,888	103.62%	\$159,200	285.73%	11
62 Passaic Avenue	Cape Cod	10	4	3.0	\$499,000	\$499,000	100.00%	\$205,000	243.41%	12
14 Middle Avenue	Cape Cod	6	4	2.0	\$550,000	\$534,000	97.09%	\$163,600	326.41%	48
219 Mountain Avenue	Colonial	7	3	1.1	\$614,000	\$614,000	100.00%	\$294,300	208.63%	9
17 Nassau Drive	Ranch	6	3	1.1	\$649,000	\$518,000	79.82%	\$223,600	231.66%	1,070
15 W. End Avenue	Colonial	7	3	1.1	\$695,000	\$649,000	93.38%	\$229,000	283.41%	78
17 Joanna Way	Ranch Raised	9	4	3.0	\$850,000	\$737,500	86.76%	\$412,300	178.87%	19
65 Ashland Road	Colonial	10	4	3.0	\$869,000	\$889,000	102.30%	\$278,700	318.98%	5
15 Argyle Court	Ranch	9	3	3.0	\$895,000	\$876,000	97.88%	\$393,900	222.39%	17
9 Bedford Road	Colonial	10	4	2.1	\$1,189,000	\$1,050,000	88.31%	\$371,800	282.41%	118
71 Franklin Place	Half Duplex	9	3	3.1	\$1,275,000	\$1,225,000	96.08%	New Construction	N/A	29
19 Highland Drive	Colonial	10	5	3.1	\$1,279,000	\$1,250,000	97.73%	\$549,400	227.52%	22
3 Sunset Drive	Split-Level	12	4	3.1	\$1,375,000	\$1,335,000	97.09%	\$570,800	233.88%	55
22 Gloucester Road	Ranch Expanded	11	5	3.2	\$1,385,000	\$1,177,500	85.02%	\$592,100	198.87%	232
8 Devon Road	Colonial	12	5	4.0	\$1,385,000	\$1,265,000	91.34%	\$555,900	227.56%	93
42 Colt Road	Tudor	10	4	4.0	\$1,395,000	\$1,300,000	93.19%	\$678,500	191.60%	47
17 Rowan Road	Custom	11	4	4.1	\$1,540,000	\$1,375,000	89.29%	\$616,900	222.89%	121
TOTAL HOMES SOLD: 20					\$892,900	\$833,049	93.91%	\$363,333	246.25%	109

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