



Home Trends

Why Buying still Makes More Sense than Renting...

In the local market, many individuals are nervous about the future of real estate. Here's why Buying still makes more sense than Renting...

- ◆ Rents increase on average 3% per year vs. a *fixed* mortgage payment.
- ◆ Interest rates remain at historically low levels. It continues to be a great time to take advantage of this... by buying a home.
- ◆ Why pay down someone else's mortgage while they (your landlord) continue to build equity? Build your own equity by purchasing rather than renting.
- ◆ You can make any improvements you want with a property you own.



Homeownership is still a vital part of the American dream with many benefits remaining non-financial. Owning a home can offer stability and a place to build lifelong memories. Because homeowners tend to have a more vested interest in their community, they often enjoy greater satisfaction from neighborhood and local initiatives and form long-lasting relationships. These benefits should not be minimized. They contribute to good health and an improved quality of life.

DECEMBER HOME SALES*

Westfield

Address	# Beds	# Baths	Selling Price
616 N Scotch Plains Ave.	4	2	\$415,000
1027 Columbus Ave.	3	2	\$502,000
212 Wyoming St.	4	1.1	\$575,000
434 Summit Ave.	4	2.1	\$585,000
155 Harrison Ave.	5	1	\$615,000
330 Benson Pl.	6	2.1	\$660,000
136 Tudor Oval	4	2.1	\$682,500
52 Normandy Dr.	4	2.1	\$700,000
719 Prospect St.	4	2.1	\$710,000
412 Everson Pl.	5	2.1	\$719,000
376 Orenda Circle	4	2.1	\$725,000
638 Clark St.	4	2	\$782,000
618 Salter Pl.	4	2.1	\$795,000
947 Rahway Ave.	4	2.1	\$799,000
200 Wychwood Rd.	4	3.2	\$849,000
833 St. Marks Ave.	6	3.1	\$930,000
419 Birch Pl.	5	3.1	\$995,000
1204 Prospect St.	5	4	\$1,075,000
633 Westfield Ave.	8	2.1	\$1,100,000
4 Bradson Ct.	6	5	\$1,150,000
627 4th Ave.	5	5.1	\$1,275,000
9 Bell Dr.	5	4	\$1,279,000
1051 Wychwood Rd.	5	4.1	\$1,960,000

Cranford

Address	# Beds	# Baths	Selling Price
35 Ramapo Rd.	3	1	\$343,000
4 Clark St.	3	2	\$355,000
31 Clark St.	2	1	\$367,000
102 Lafayette Pl.	4	1.1	\$400,000
12 Algonquin Dr.	3	3	\$400,000
1020 Orange Ave.	4	1	\$405,000
24 Iroquois Rd.	4	2	\$440,000
3 Locust Dr.	3	2	\$446,000
110 Orange Ave.	3	1.1	\$450,000
12 Edgebrook Pl.	4	1	\$455,000
14 Locust Dr.	3	1.1	\$475,000

Cranford (-cont-)

Address	# Beds	# Baths	Selling Price
27 Iroquois Rd.	4	1.2	\$487,000
3 Moss La.	4	2.1	\$521,000
7 Rutgers Rd.	4	3	\$525,000
2 Princeton Rd.	3	2.1	\$536,000
5 Blake Ave.	4	1.1	\$549,900
501 Orchard St.	3	2.1	\$550,000
320 High St.	4	3	\$555,000
104 Shadowlawn Way	4	3	\$568,500

Scotch Plains/Fanwood

Address	# Beds	# Baths	Selling Price
521 Cicilia Pl.	3	1	\$200,000
26 Kempshall Terr., Fwd	4	2	\$315,000
18 Tower Pl, Fwd	3	1.1	\$355,000
85 Montrose Ave., Fwd	3	1.1	\$360,000
20 Shady La., Fwd	3	1.1	\$370,000
314 Willow Ave.	4	3	\$374,900
16 Shady La., Fwd	4	2.1	\$480,000
111 Willoughby Rd., Fwd	3	1.1	\$484,500
2137 Maple View Ct.	3	3.1	\$490,000
2257 Evergreen Ave.	4	2	\$515,000
28 Shady La., Fwd	4	2	\$525,000
4 Marion La.	5	3	\$569,000
5 Fairway Ct.	4	2.1	\$600,200
2620 Deer Path	5	3.1	\$612,900
1622 Ramapo Way	3	2.1	\$647,000
2318 Mountain Ave.	5	2.1	\$650,000
27 Traveller Way	4	2.1	\$669,000
2265 Woodland Terr.	4	2.1	\$687,000
1875 Quimby La.	4	2	\$699,000
41 Fieldcrest Dr.	3	3	\$712,500
217 Belvidere Ave., Fwd	5	3.2	\$730,000
3 Breezy Ct.	4	2.1	\$765,000
26 Clydesdale Rd.	4	3.1	\$770,000
1230 Cooper Rd.	5	3	\$785,000
1005 Penny La.	4	3.1	\$880,000
2098 Dogwood Dr.	5	6	\$1,425,000
1700 Cooper Rd.	6	5.1	\$1,459,900

Mountainside

Address	# Beds	# Baths	Selling Price
296 Cherry Hill Rd.	4	2.1	\$547,500
1489 Force Dr.	4	2	\$599,000
1042 Ledgewood Rd.	4	2.2	\$675,000
1606 Rising Way	4	2.1	\$737,500



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