



Westfield

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	44A Sandra Circle	OneFloor	2	1.0	7	\$232,500	\$232,500	\$232,500	100.00%		
2	45 Sandra Circle	OneFloor	2	1.0	6	\$279,900	\$279,900	\$280,000	100.04%		
3	602 4th Avenue	TwnIntUn	2	1.1	22	\$409,000	\$409,000	\$451,000	110.27%	\$348,300	1.29
4	870 North Avenue	Colonial	5	1.1	23	\$599,000	\$599,000	\$600,000	100.17%	\$410,900	1.46
5	25 Sandra Circle	SplitLev	3	2.1	19	\$599,999	\$599,999	\$610,000	101.67%	\$537,800	1.13
6	1108 Rahway Avenue	Ranch	3	2.0	35	\$675,000	\$650,000	\$660,000	101.54%	\$490,100	1.35
7	558 Pierson Street	Colonial	4	3.0	7	\$599,000	\$599,000	\$665,000	111.02%	\$446,500	1.49
8	794 W Broad Street	Bi-Level	4	2.1	13	\$649,000	\$649,000	\$675,000	104.01%	\$553,400	1.22
9	812 E Broad Street	CapeCod	3	2.0	14	\$739,000	\$739,000	\$740,000	100.14%	\$508,500	1.46
10	123 Elizabeth Avenue	SplitLev	3	2.0	14	\$650,000	\$650,000	\$756,500	116.38%	\$516,900	1.46
11	615 Girard Avenue	CapeCod	4	2.1	13	\$899,000	\$849,000	\$845,000	99.53%	\$673,000	1.26
12	81 Nomahegan Drive	SplitLev	4	3.0	8	\$825,000	\$825,000	\$910,000	110.30%	\$665,200	1.37
13	114 Nelson Place	Colonial	4	1.3	7	\$799,000	\$799,000	\$975,000	122.03%	\$600,500	1.62
14	536 N Chestnut Street	Colonial	5	2.1	7	\$875,000	\$875,000	\$990,000	113.14%	\$650,500	1.52
15	130 Jefferson Avenue	Colonial	3	2.1	30	\$950,000	\$950,000	\$1,050,000	110.53%	\$748,800	1.40
16	33 Manitou Circle	Bi-Level	4	2.1	1	\$885,000	\$885,000	\$1,050,000	118.64%	\$699,600	1.50
17	535 Coleman Place	Colonial	4	1.2	16	\$825,000	\$825,000	\$1,071,000	129.82%	\$635,900	1.68
18	1012 Cranford Avenue	Colonial	4	2.1	16	\$935,000	\$935,000	\$1,181,000	126.31%	\$779,400	1.52
19	736 Crescent Parkway	Colonial	4	3.0	10	\$1,050,000	\$1,050,000	\$1,265,000	120.48%	\$860,500	1.47
20	419 Edgewood Avenue	Colonial	4	3.1	58	\$1,299,000	\$1,299,000	\$1,411,000	108.62%		



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21	707 Embree Crescent	Colonial	5	4.1	34	\$1,549,000	\$1,449,000	\$1,449,000	100.00%	\$1,126,500	1.29
22	571 Topping Hill Road	Colonial	4	3.1	15	\$1,469,000	\$1,469,000	\$1,450,000	98.71%	\$1,133,800	1.28
23	12 Kirkview Circle	RanchExp	5	3.1	16	\$1,249,000	\$1,249,000	\$1,450,000	116.09%	\$1,010,300	1.44
24	638 Lenox Avenue	Colonial	6	4.0	29	\$1,499,000	\$1,499,000	\$1,525,000	101.73%	\$971,600	1.57
25	257 Sylvania Place	Custom	6	3.1	14	\$1,695,000	\$1,695,000	\$1,650,000	97.35%	\$1,309,200	1.26
26	15 Bennett Place	Colonial	4	3.2	9	\$1,699,000	\$1,699,000	\$1,837,000	108.12%	\$1,346,700	1.36
27	903 Pennsylvania Avenue	Colonial	5	5.0	1	\$2,295,000	\$2,295,000	\$2,500,000	108.93%	\$1,626,500	1.54
28	19 Carol Road	Colonial	6	5.1	1	\$2,550,000	\$2,550,000	\$2,550,000	100.00%	\$1,552,600	1.64
29	13 Breeze Knoll Drive	Colonial	7	6.1	39	\$2,995,000	\$2,995,000	\$2,650,000	88.48%	\$1,992,300	1.33
AVERAGE					17	\$1,095,669	\$1,089,634	\$1,154,448	107.73%		1.42

Active Listings in Westfield

Number of Units: 26
 Average List Price: \$1,385,611
 Average Days on Market: 40

Under Contract Listings in Westfield

Number of Units: 58
 Average List Price: \$1,178,671
 Average Days on Market: 37

Westfield 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	16	46	28	19	32	14	17						22
List Price	\$1,044,587	\$1,255,690	\$1,221,400	\$974,012	\$1,170,782	\$1,156,667	\$1,089,634						\$1,123,638
Sales Price	\$1,050,867	\$1,258,000	\$1,245,367	\$1,043,500	\$1,224,990	\$1,240,301	\$1,154,448						\$1,179,314
SP:LP%	100.42%	100.53%	102.03%	106.37%	105.41%	107.38%	107.73%						105.41%
SP to AV	1.24	1.30	1.35	1.36	1.45	1.40	1.42						1.39
# Units Sold	15	10	15	24	33	43	29						169
3 Mo Rate of Ab	1.06	1.89	2.76	2.14	1.23	0.96	0.94						1.57
Active Listings	33	35	32	29	27	37	26						31
Under Contracts	18	39	50	69	64	58	58						51

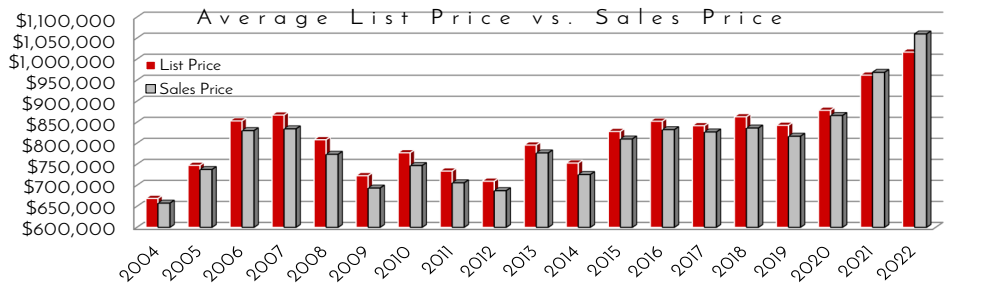
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	25	22	-12.28%
Sales Price	\$1,062,410	\$1,179,314	11.00%
LP:SP	105.57%	105.41%	-0.14%
SP:AV	1.29	1.39	7.36%

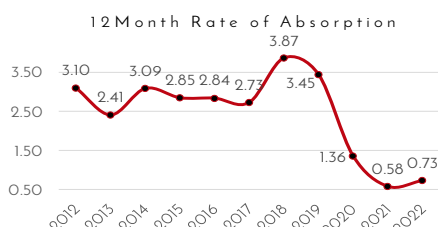
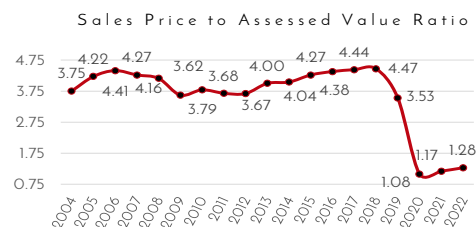


YTD	2022	2023	% Change
# Units Sold	228	169	-25.88%
Rate of Abs 3 Mo	1.26	1.57	24.63%
Actives	37	31	-14.79%
Under Contracts	63	51	-19.09%

Westfield Yearly Market Trends



Year	LP	SP
2004	\$668,691	\$657,551
2005	\$747,418	\$737,498
2006	\$855,052	\$830,021
2007	\$867,001	\$834,221
2008	\$808,247	\$773,745
2009	\$722,784	\$693,463
2010	\$777,215	\$746,934
2011	\$733,788	\$705,898
2012	\$709,647	\$687,204
2013	\$795,606	\$776,943
2014	\$741,589	\$725,557
2015	\$827,861	\$810,097
2016	\$852,320	\$832,272
2017	\$841,602	\$826,774
2018	\$862,867	\$836,175
2019	\$842,588	\$816,656
2020	\$891,126	\$878,347
2021	\$961,979	\$968,521
2022	\$1,016,734	\$1,059,824



Data only available until 2012

Westfield Yearly Market Trends

