

# Westfield

## July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	905 North Avenue W	SplitLev	3	2.0	49	\$550,000	\$499,000	\$490,000	98.20%	\$420,300	1.17
2	228 Myrtle Avenue	Colonial	4	1.1	14	\$549,900	\$549,900	\$565,000	102.75%	\$489,200	1.15
3	825 North Avenue	CapeCod	3	2.0	7	\$609,000	\$609,000	\$620,000	101.81%	\$513,900	1.21
4	112 Roger Avenue	RanchExp	4	2.0	28	\$699,000	\$699,000	\$631,000	90.27%	\$608,400	1.04
5	1472 E Broad Street	Colonial	3	2.1	43	\$694,900	\$674,900	\$650,000	96.31%	\$524,000	1.24
6	121 Eaglecroft Road	Colonial	3	1.2	8	\$679,900	\$679,900	\$715,000	105.16%	\$614,000	1.16
7	608 Ardsleigh Drive	SplitLev	3	1.1	12	\$749,000	\$749,000	\$780,000	104.14%	\$559,600	1.39
8	321 E Grove Street	TwndEndUn	3	3.1	21	\$749,900	\$749,900	\$780,000	104.01%	\$649,900	1.20
9	429 Baker Avenue	Colonial	3	1.1	14	\$789,000	\$789,000	\$789,000	100.00%	\$669,000	1.18
10	131 Greene Place	Colonial	3	3.1	30	\$779,000	\$779,000	\$793,000	101.80%	\$592,900	1.34
11	916 Columbus Avenue	Colonial	4	3.0	37	\$849,999	\$819,999	\$800,000	97.56%	\$603,200	1.33
12	251 Hazel Avenue	Colonial	4	3.0	8	\$789,000	\$789,000	\$835,000	105.83%	\$580,900	1.44
13	318 Orenda Circle	Bi-Level	4	3.0	45	\$925,000	\$899,000	\$899,000	100.00%	\$792,600	1.13
14	6 Karen Terrace	SplitLev	4	3.0	19	\$929,000	\$899,000	\$900,000	100.11%	\$783,700	1.15
15	88 Fairhill Drive	SplitLev	4	2.2	6	\$895,000	\$895,000	\$905,000	101.12%	\$822,800	1.10
16	302 Roanoke Road	SplitLev	3	2.1	44	\$999,000	\$949,900	\$949,900	100.00%	\$786,900	1.21
17	36 Sunnywood Drive	CapeCod	4	2.0	16	\$899,000	\$899,000	\$950,000	105.67%	\$881,500	1.08
18	515A Carleton Road	TwndEndUn	4	4.1	6	\$899,000	\$899,000	\$970,000	107.90%		
19	38 Sandy Hill Road	Ranch	4	4.0	37	\$889,000	\$889,000	\$975,000	109.67%	\$673,100	1.45
20	670 Summit Avenue	Colonial	4	2.2	57	\$975,000	\$975,000	\$975,000	100.00%	\$747,900	1.30
21	205 Benson Place	Colonial	4	3.2	13	\$975,000	\$975,000	\$985,000	101.03%	\$757,200	1.30
22	656 Willow Grove Road	Colonial	5	3.1	29	\$1,100,000	\$1,100,000	\$1,075,000	97.73%	\$1,136,100	0.95
23	1501 Pine Grove Avenue	Colonial	4	2.1	7	\$999,900	\$999,900	\$1,075,000	107.51%	\$760,000	1.41
24	316 Park Street	Victrian	5	4.0	18	\$1,050,000	\$1,050,000	\$1,140,000	108.57%	\$747,300	1.53
25	101 Winchester Way	Custom	5	3.1	11	\$1,299,000	\$1,299,000	\$1,225,000	94.30%	\$887,400	1.38

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26	216 Sylvania Place	Colonial	4	3.1	9	\$1,200,000	\$1,200,000	\$1,350,000	112.50%	\$981,000	1.38
27	994 Woodmere Drive	Custom	5	3.3	10	\$1,270,000	\$1,270,000	\$1,425,000	112.20%	\$1,180,300	1.21
28	9 Bell Drive	Colonial	5	4.0	11	\$1,549,900	\$1,549,900	\$1,651,000	106.52%	\$1,158,700	1.42
29	110 Golf Edge Drive	Colonial	4	3.0	1	\$1,275,000	\$1,275,000	\$1,665,000	130.59%	\$982,600	1.69
30	861 Boulevard	Colonial	6	5.0	9	\$1,799,000	\$1,799,000	\$1,825,000	101.45%	\$1,325,800	1.38
31	1000 Seward Avenue	Colonial	4	5.0	13	\$1,699,000	\$1,699,000	\$1,842,000	108.42%	\$1,198,800	1.54
32	615 Elm Street	Colonial	6	4.2	6	\$1,899,000	\$1,899,000	\$2,100,000	110.58%	\$1,646,400	1.28
33	924 New England Drive	Colonial	5	6.1	1	\$1,985,000	\$1,985,000	\$2,150,000	108.31%	\$1,482,400	1.45
34	256 Canterbury Road	Colonial	5	4.2	8	\$1,699,000	\$1,699,000	\$2,210,000	130.08%	\$1,325,400	1.67
35	597 Highland Avenue	Colonial	5	6.1	9	\$2,500,000	\$2,500,000	\$2,350,000	94.00%	\$1,977,200	1.19
36	835 Highland Avenue	Custom	6	5.1	328	\$2,899,000	\$2,699,000	\$2,500,000	92.63%	\$2,916,400	0.86
AVERAGE					27	\$1,141,594	\$1,130,314	\$1,181,664	104.13%		1.28

### *"Active"* Listings in Westfield

Number of Units: 41  
Average List Price: \$1,021,197  
Average Days on Market: 60

### *"Under Contract"* Listings in Westfield

Number of Units: 53  
Average List Price: \$1,146,132  
Average Days on Market: 36

# Westfield 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46	40	33	22	17	12	27						25
List Price	\$925,900	\$978,147	\$919,614	\$902,593	\$1,116,905	\$1,006,523	\$1,130,314						\$1,005,369
Sales Price	\$946,677	\$998,832	\$970,980	\$954,167	\$1,203,490	\$1,083,785	\$1,181,664						\$1,062,410
SP:LP%	102.65%	103.04%	104.63%	105.40%	108.79%	107.34%	104.13%						105.57%
SP to AV	1.22	1.13	1.23	1.31	1.36	1.36	1.28						1.29
# Units Sold	22	19	35	30	34	52	36						228
3 Mo Rate of Ab	1.28	1.12	1.01	1.48	1.29	1.35	1.28						1.26
Active Listings	37	27	28	35	44	45	41						37
Under Contracts	39	65	68	74	81	60	53						63

## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	34	25	-26.43%
Sales Price	\$964,851	\$1,062,410	10.11%
LP:SP	101.06%	105.57%	4.46%
SP:AV	1.15	1.29	12.16%

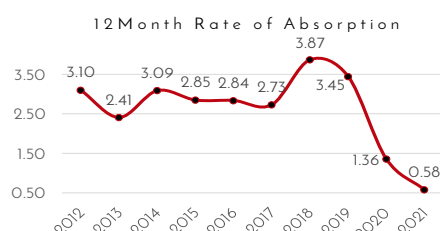
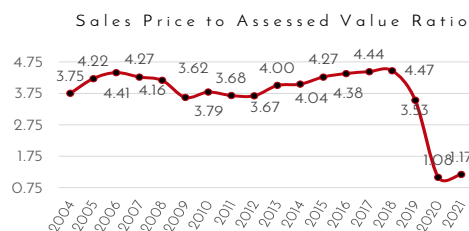


YTD	2021	2022	% Change
# Units Sold	315	228	-27.62%
Rate of Abs 3 Mo	1.18	1.28	8.47%
Actives	61	41	-32.79%
Under Contracts	82	53	-35.37%

## Westfield Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602	\$862,867	\$842,588	\$891,126	\$961,979
SP	\$657,551	\$737,498	\$830,021	\$834,221	\$773,745	\$693,463	\$746,934	\$705,898	\$687,204	\$776,943	\$725,557	\$810,097	\$832,272	\$826,774	\$836,175	\$816,626	\$878,347	\$968,521



Data only available until 2012

## Westfield Yearly Market Trends

