



KELLERWILLIAMS.

Westfield

## December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	39A Sandra Circle	Colonial	2	1.0	104	\$239,000	\$229,000	\$220,000	96.07%		
2	638 W Broad Street	Colonial	5	1.1	20	\$399,000	\$399,000	\$435,000	109.02%	\$348,600	1.25
3	922 Grandview Avenue	Colonial	3	2.0	13	\$479,000	\$479,000	\$481,000	100.42%	\$505,300	0.95
4	260 Walnut Street	TwnIntUn	2	1.1	10	\$539,000	\$539,000	\$539,000	100.00%	\$447,900	1.20
5	132 Florence Avenue	Colonial	3	1.1	18	\$555,000	\$555,000	\$552,500	99.55%	\$472,500	1.17
6	34 Cowperthwaite Place	OneFloor	2	2.0	8	\$549,000	\$549,000	\$576,000	104.92%	\$418,200	1.38
7	825 Tice Place	Bungalow	3	3.1	13	\$745,000	\$745,000	\$745,000	100.00%	\$685,600	1.09
8	771 Oak Avenue	Colonial	4	2.1	1	\$725,000	\$725,000	\$750,000	103.45%	\$638,900	1.17
9	774 W Broad Street	CapeCod	3	3.1	9	\$729,000	\$729,000	\$750,777	102.99%	\$544,000	1.38
10	246 Welch Way	SplitLev	4	2.1	14	\$715,000	\$715,000	\$765,000	106.99%	\$707,700	1.08
11	37 Sunnywood Drive	CapeCod	3	2.0	47	\$825,000	\$789,000	\$770,000	97.59%	\$716,900	1.07
12	9 Thomas Court	SplitLev	4	2.1	25	\$900,000	\$850,000	\$800,000	94.12%	\$906,800	0.88
13	816 E Broad Street	Custom	5	3.1	60	\$899,000	\$899,000	\$865,000	96.22%	\$636,600	1.36
14	527 Dudley Court	Colonial	3	2.1	10	\$850,000	\$850,000	\$900,000	105.88%	\$698,800	1.29
15	418 Prospect Street	Colonial	3	2.1	24	\$899,000	\$879,000	\$905,000	102.96%	\$679,000	1.33
16	900 Cranford Avenue	Colonial	4	2.1	21	\$875,000	\$875,000	\$905,000	103.43%	\$726,100	1.25
17	219 Lynn Lane	Colonial	4	2.1	0	\$945,000	\$945,000	\$945,000	100.00%	\$835,100	1.13
18	20 Marlin Court	Ranch	3	2.0	12	\$900,000	\$900,000	\$967,410	107.49%	\$697,300	1.39
19	30 Gallowae	Colonial	3	2.1	44	\$1,149,000	\$1,049,000	\$970,000	92.47%	\$943,400	1.03
20	8 Burrington Gorge	SplitLev	5	4.0	34	\$1,099,000	\$1,099,000	\$1,099,000	100.00%	\$1,011,500	1.09
21	307 Prospect Street	Colonial	5	2.1	14	\$1,125,000	\$1,125,000	\$1,112,500	98.89%	\$818,400	1.36
22	416 Saint Marks Avenue	Colonial	4	3.1	21	\$1,199,000	\$1,199,000	\$1,175,000	98.00%	\$749,600	1.57
23	647 St Marks Avenue	Colonial	4	2.1	9	\$1,199,000	\$1,199,000	\$1,225,000	102.17%	\$860,500	1.42
24	711 4th Avenue	Colonial	4	4.1	20	\$1,299,000	\$1,299,000	\$1,315,000	101.23%	\$990,500	1.33
25	731 Clarence Street	Colonial	4	2.2	28	\$1,399,000	\$1,399,000	\$1,325,000	94.71%	\$964,400	1.37

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	839 Wallberg Avenue	Colonial	5	2.1	14	\$1,149,000	\$1,149,000	\$1,335,000	116.19%	\$901,500	1.48
27	145 Hamilton Avenue	Colonial	4	2.1	24	\$1,399,000	\$1,399,000	\$1,434,000	102.50%	\$983,300	1.46
28	6 Mohawk Trail	Colonial	6	5.1	14	\$1,450,000	\$1,450,000	\$1,450,000	100.00%		
29	164 Gallows Hill Road	Colonial	5	5.1	24	\$1,599,900	\$1,599,900	\$1,510,000	94.38%		
30	100 Brightwood Avenue	Colonial	6	4.1	7	\$1,300,000	\$1,300,000	\$1,550,000	119.23%	\$1,025,000	1.51
31	224 N Chestnut Street	Colonial	5	4.2	14	\$1,699,000	\$1,699,000	\$1,650,000	97.12%	\$1,039,900	1.59
32	630 Clark Street	Colonial	5	3.1	7	\$1,599,000	\$1,599,000	\$1,720,000	107.57%	\$1,325,100	1.30
33	1410 Prospect Street	Tudor	5	5.1	50	\$2,150,000	\$2,150,000	\$2,175,000	101.16%	\$1,761,800	1.23
34	218 Golf Edge Drive	Colonial	5	5.1	11	\$2,199,000	\$2,199,000	\$2,199,000	100.00%	\$1,706,400	1.29
35	301 Orenda Circle	Colonial	6	6.1	23	\$2,449,000	\$2,449,000	\$2,400,000	98.00%		
36	211 Baker Avenue	Colonial	6	6.1	1	\$2,495,000	\$2,495,000	\$2,430,000	97.39%	\$1,764,000	1.38
AVERAGE					21	\$1,131,247	\$1,125,247	\$1,137,394	101.45%		1.27

### *"Active"* Listings in Westfield

Number of Units: 28  
Average List Price: \$1,165,564  
Average Days on Market: 86

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

Number of Units: 19  
Average List Price: \$1,198,195  
Average Days on Market: 40

# 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	22	44	26	24	21	26
List Price	\$925,900	\$978,147	\$919,614	\$902,593	\$1,116,905	\$1,006,523	\$1,130,314	\$1,189,310	\$906,866	\$926,074	\$969,217	\$1,125,247	\$1,016,734
Sales Price	\$946,677	\$998,832	\$970,980	\$954,167	\$1,203,490	\$1,083,785	\$1,181,664	\$1,215,428	\$916,042	\$955,159	\$997,133	\$1,137,394	\$1,059,824
SP:LP%	102.65%	103.04%	104.63%	105.40%	108.79%	107.34%	104.13%	102.52%	100.44%	102.33%	102.19%	101.45%	104.12%
SP to AV	1.22	1.13	1.23	1.31	1.36	1.36	1.28	1.30	1.24	1.30	1.24	1.27	1.28
# Units Sold	22	19	35	30	34	52	36	28	24	23	30	36	369
3 Mo Rate of Ab	1.28	1.12	1.01	1.48	1.29	1.35	1.28	0.93	1.78	1.54	1.09	0.78	1.24
Active Listings	37	27	28	35	44	45	41	40	48	41	30	28	37
Under Contracts	39	65	68	74	81	60	53	45	40	54	45	19	54

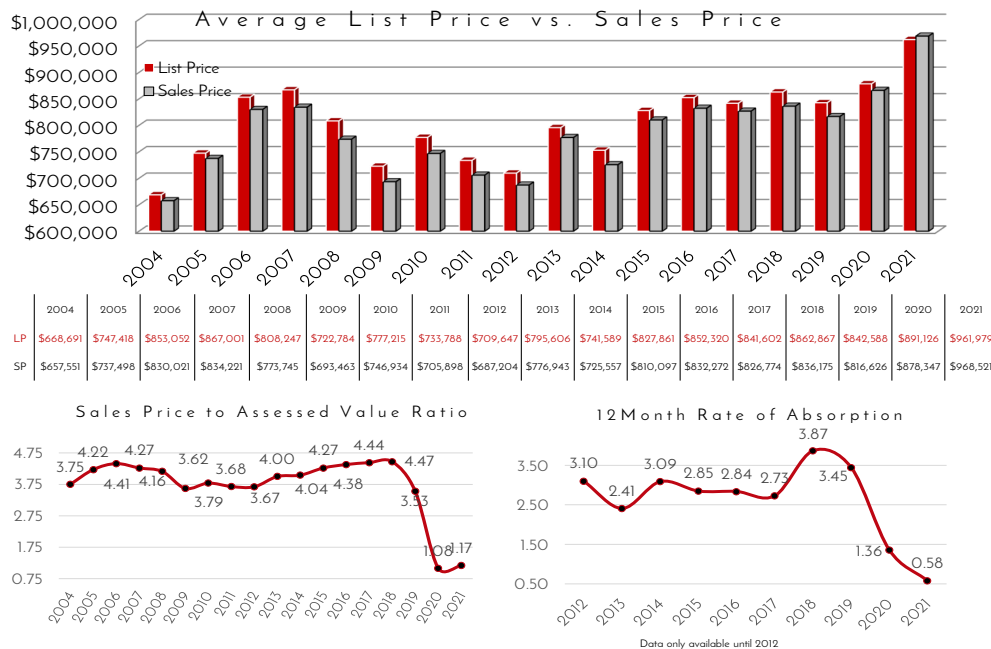
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	26	-19.24%
Sales Price	\$968,521	\$1,059,824	9.43%
LP:SP	100.93%	104.12%	3.17%
SP:AV	1.17	1.28	9.70%



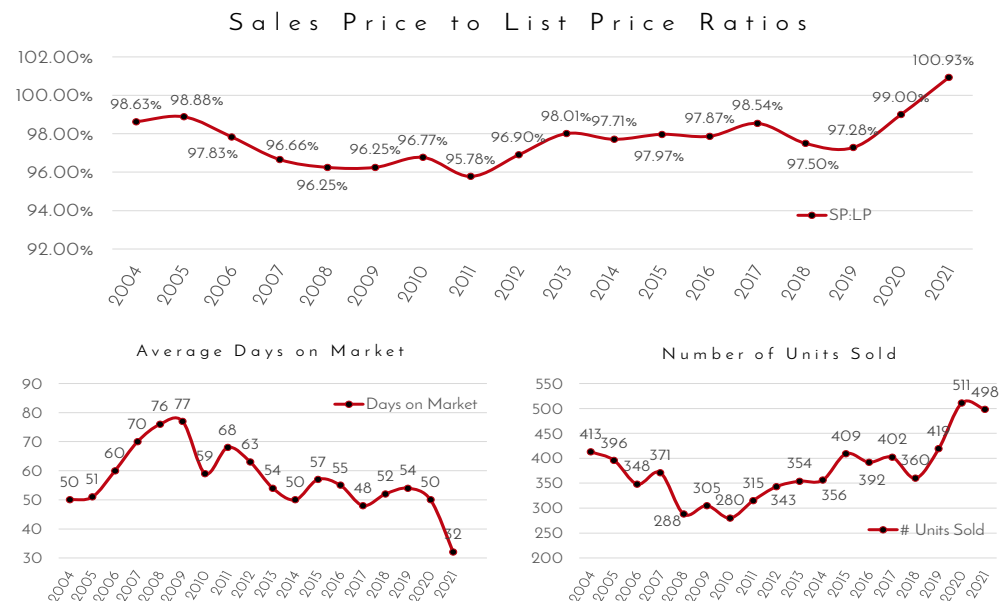
YTD	2021	2022	% Change
# Units Sold	498	369	-25.90%
Rate of Abs 3 Mo	1.32	1.24	-5.98%
Actives	54	37	-31.80%
Under Contracts	78	54	-31.60%

## Westfield Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

## Westfield Yearly Market Trends



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Not intended to solicit a property already listed.