



Westfield

M a y 2 0 2 3 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	445 Downer Street	Colonial	3	1.0	63	\$380,000	\$395,000	\$360,000	91.14%	\$331,500	1.09
2	448 W Broad Street	Colonial	3	1.0	96	\$430,000	\$400,000	\$381,500	95.38%	\$295,700	1.29
3	1520 Boulevard	CapeCod	3	1.0	2	\$485,000	\$485,000	\$475,000	97.94%	\$461,000	1.03
4	515 Trinity Place	OneFloor	2	2.0	7	\$439,000	\$439,000	\$500,000	113.90%	\$373,300	1.34
5	139 Vernon Terrace	Ranch	2	1.0	27	\$599,000	\$599,000	\$660,000	110.18%	\$587,400	1.12
6	309 N Scotch Plains Avenue	Ranch	2	1.1	13	\$635,000	\$635,000	\$706,000	111.18%	\$538,600	1.31
7	515 Hort Street	Colonial	4	2.1	14	\$775,000	\$749,000	\$749,000	100.00%	\$416,900	1.80
8	616 Hillcrest Avenue	Colonial	4	2.0	61	\$765,000	\$765,000	\$765,000	100.00%	\$710,800	1.08
9	712 Embree Crest	Colonial	4	1.0	20	\$789,000	\$789,000	\$799,000	101.27%	\$616,700	1.30
10	1615 Boynton Avenue	Colonial	4	2.1	7	\$799,000	\$799,000	\$851,615	106.59%	\$571,600	1.49
11	906 Grandview Avenue	Colonial	3	2.1	15	\$799,000	\$799,000	\$861,000	107.76%	\$563,900	1.53
12	711 Westfield Avenue	Colonial	4	2.1	14	\$849,000	\$849,000	\$876,000	103.18%	\$609,300	1.44
13	647 Forest Avenue	Colonial	4	2.1	13	\$825,000	\$825,000	\$912,000	110.55%	\$615,200	1.48
14	126 Ludlow Place	CapeCod	4	2.1	13	\$775,000	\$775,000	\$912,000	117.68%	\$635,000	1.44
15	9 Woodbrook Circle	SplitLev	4	3.0	3	\$899,900	\$899,900	\$975,000	108.35%	\$735,800	1.33
16	520 Bradford Avenue	Colonial	4	2.1	1	\$950,000	\$950,000	\$999,000	105.16%	\$831,900	1.20
17	212 W Dudley Avenue	Colonial	3	2.1	1	\$999,999	\$999,999	\$999,999	100.00%	\$643,800	1.55
18	222 Wells Street	Colonial	4	2.1	9	\$1,050,000	\$1,050,000	\$1,183,000	112.67%	\$681,900	1.73
19	439 Birch Place	Colonial	4	2.1	11	\$1,049,000	\$1,049,000	\$1,202,000	114.59%	\$848,300	1.42
20	718 Coleman Place	Colonial	4	2.1	14	\$1,450,000	\$1,350,000	\$1,350,000	100.00%	\$727,400	1.86



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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	546 Sherwood Parkway	Colonial	4	3.1	8	\$1,285,000	\$1,285,000	\$1,360,564	105.88%	\$873,100	1.56
22	535 Bradford Avenue	Colonial	4	3.1	8	\$1,135,000	\$1,135,000	\$1,400,000	123.35%	\$837,800	1.67
23	309 Belmar Place	Colonial	5	3.2	17	\$1,450,000	\$1,450,000	\$1,415,000	97.59%	\$1,044,300	1.35
24	509 Mountain Avenue	Custom	5	4.1	41	\$1,649,900	\$1,649,900	\$1,585,000	96.07%		
25	745 Norman Place	Colonial	4	2.2	16	\$1,399,000	\$1,399,000	\$1,725,999	123.37%	\$910,200	1.90
26	716 Clark Street	Custom	5	5.1	28	\$1,749,000	\$1,749,000	\$1,800,000	102.92%		
27	10 Hawthorn Drive	RanchExp	4	3.2	9	\$1,499,000	\$1,499,000	\$1,800,000	120.08%	\$1,223,600	1.47
28	6 Faulkner Drive	Colonial	6	5.1	14	\$1,799,000	\$1,799,000	\$1,815,000	100.89%		
29	1715 Boynton Avenue	Custom	5	5.1	234	\$1,899,000	\$1,899,000	\$1,850,000	97.42%	\$1,251,300	1.48
30	810 Highland Avenue	Colonial	5	4.1	9	\$1,699,000	\$1,699,000	\$1,911,000	112.48%	\$1,174,600	1.63
31	253 Prospect Street	Custom	4	4.1	61	\$2,550,000	\$2,550,000	\$2,295,000	90.00%	\$1,291,700	1.78
32	125 Effingham Place	Colonial	7	7.0	210	\$2,325,000	\$2,325,000	\$2,325,000	100.00%		
33	3 Stanley Oval	Colonial	6	5.1	14	\$2,595,000	\$2,595,000	\$2,625,000	101.16%	\$1,888,800	1.39
AVERAGE					32	\$1,175,055	\$1,170,782	\$1,224,990	105.41%		1.45

“Active” Listings in Westfield

Number of Units: 27
 Average List Price: \$1,239,696
 Average Days on Market: 54

“Under Contract” Listings in Westfield

Number of Units: 64
 Average List Price: \$1,166,784
 Average Days on Market: 25

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								27
List Price	\$1,044,587	\$1,255,690	\$1,221,400	\$974,012	\$1,170,782								\$1,119,163
Sales Price	\$1,050,867	\$1,258,000	\$1,245,367	\$1,043,500	\$1,224,990								\$1,159,713
SP:LP%	100.42%	100.53%	102.03%	106.37%	105.41%								103.85%
SP to AV	1.24	1.30	1.35	1.36	1.45								1.37
# Units Sold	15	10	15	24	33								97
3 Mo Rate of Ab	1.06	1.89	2.76	2.14	1.23								1.82
Active Listings	33	35	32	29	27								31
Under Contracts	18	39	50	69	64								48

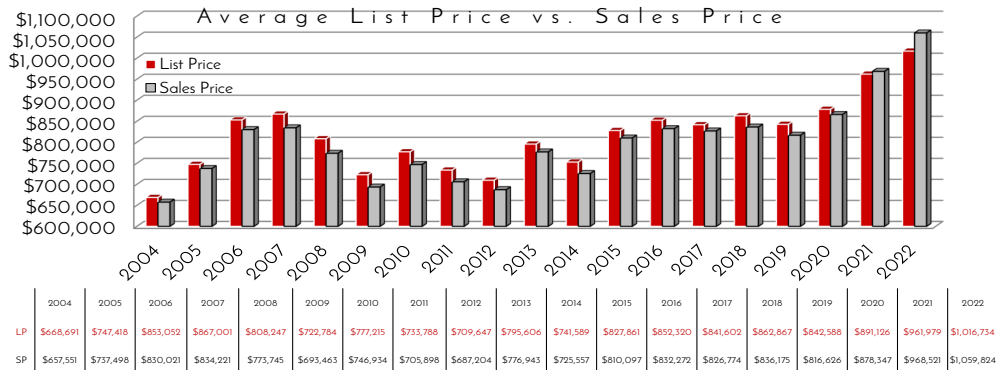
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	30	27	-7.51%
Sales Price	\$1,023,805	\$1,159,713	13.27%
LP:SP	105.28%	103.85%	-1.35%
SP:AV	1.27	1.37	8.19%

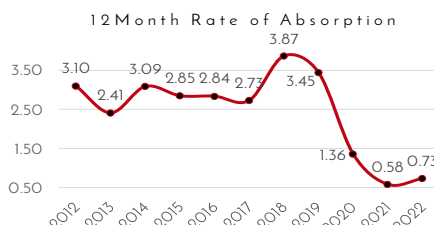
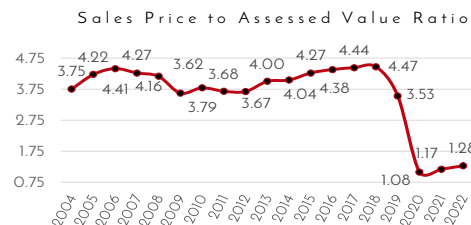
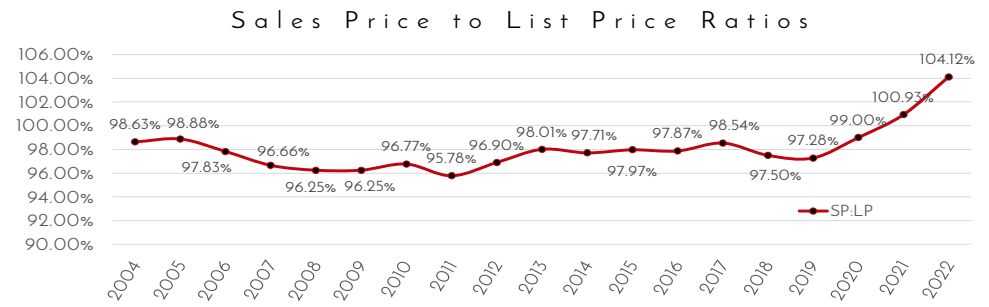


YTD	2022	2023	% Change
# Units Sold	140	97	-30.71%
Rate of Abs 3 Mo	1.24	1.82	46.93%
Actives	34	31	-8.77%
Under Contracts	65	48	-26.61%

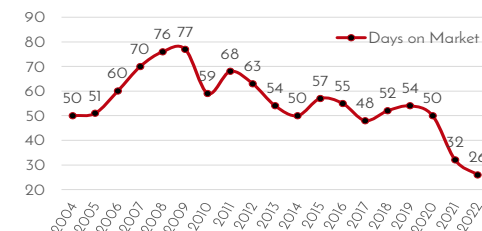
Westfield Yearly Market Trends



Westfield Yearly Market Trends



Average Days on Market



Number of Units Sold

