



Westfield

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1143 South Avenue West	HalfDupl	2	1.0	7	\$350,000	\$350,000	\$420,000	120.00%	\$274,600	1.53
2	533 Trinity Place	Colonial	3	1.1	11	\$484,000	\$484,000	\$520,000	107.44%	\$486,100	1.07
3	117 Windsor Avenue	HalfDupl	2	2.0	49	\$569,900	\$569,900	\$555,000	97.39%		
4	531 Grove Street W	CapeCod	3	1.1	8	\$599,999	\$599,999	\$675,000	112.50%	\$435,000	1.55
5	946 Cleveland Avenue	Bi-Level	3	2.0	40	\$799,900	\$759,900	\$760,000	100.01%	\$463,700	1.64
6	852 Boulevard	Colonial	4	2.2	8	\$899,900	\$899,900	\$1,087,000	120.79%	\$807,400	1.35
7	102 Roger Avenue	Victrian	5	3.1	99	\$1,249,000	\$1,149,000	\$1,100,000	95.74%	\$814,700	1.35
8	908 Harding Street	Colonial	3	2.1	7	\$999,000	\$999,000	\$1,161,000	116.22%	\$698,300	1.66
9	105 Virginia Street	Colonial	4	3.1	18	\$1,175,000	\$1,175,000	\$1,180,000	100.43%		
10	689 Shadowlawn Drive	Tudor	4	2.2	16	\$950,000	\$950,000	\$1,200,000	126.32%	\$934,600	1.28
11	545 Elm Street	Colonial	4	3.2	6	\$1,200,000	\$1,200,000	\$1,285,545	107.13%	\$925,000	1.39
12	629 E Broad Street	Colonial	8	4.2	81	\$1,599,999	\$1,299,999	\$1,300,000	100.00%	\$886,300	1.47
13	160 N Cottage Place	Colonial	6	5.0	1	\$1,350,000	\$1,350,000	\$1,350,000	100.00%		
14	858 Winyah Avenue	Colonial	5	3.1	9	\$1,300,000	\$1,300,000	\$1,350,000	103.85%	\$1,021,400	1.32
15	306 Linden Avenue	SplitLev	4	3.1	4	\$1,299,000	\$1,299,000	\$1,389,000	106.93%	\$837,500	1.66
16	411 S Euclid Avenue	Colonial	5	3.1	11	\$1,499,000	\$1,499,000	\$1,636,000	109.14%	\$1,077,100	1.52
17	515 Kimball Avenue	Colonial	5	5.1	28	\$2,150,000	\$2,150,000	\$2,150,000	100.00%	\$1,782,300	1.21
AVERAGE					24	\$1,086,747	\$1,060,865	\$1,124,620	107.29%		1.43

"Active" Listings in Westfield

Number of Units: 29
 Average List Price: \$1,522,307
 Average Days on Market: 28

"Under Contract" Listings in Westfield

Number of Units: 39
 Average List Price: \$1,234,090
 Average Days on Market: 42

Westfield 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29	24											27
List Price	\$1,026,264	\$1,060,865											\$1,041,346
Sales Price	\$1,050,216	\$1,124,620											\$1,082,649
SP:LP%	103.08%	107.29%											104.91%
SP to AV	1.40	1.43											1.41
# Units Sold	22	17											39
3 Mo Rate of Ab	1.17	1.36											1.27
Active Listings	18	29											24
Under Contracts	31	39											35

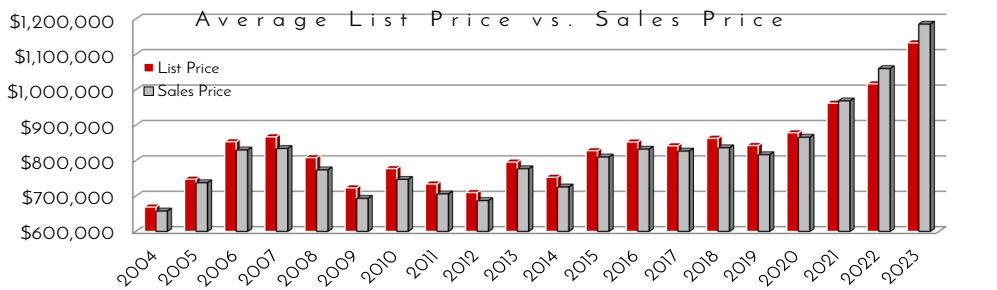
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	27	-4.81%
Sales Price	\$1,133,720	\$1,082,649	-4.50%
LP:SP	100.47%	104.91%	4.43%
SP:AV	1.26	1.41	12.29%

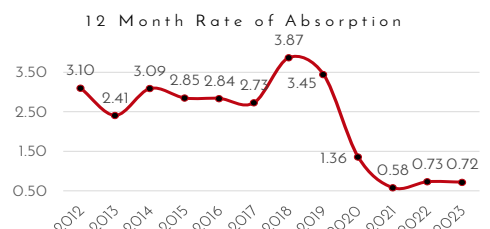
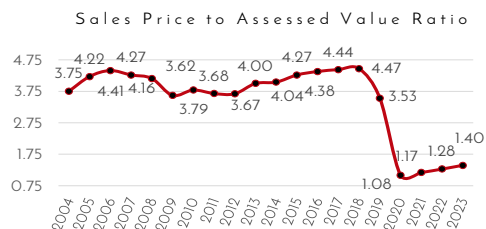


YTD	2023	2024	% Change
# Units Sold	25	39	56.00%
Rate of Abs 3 Mo	1.48	1.27	-14.24%
Actives	34	24	-30.88%
Under Contracts	29	35	22.81%

Westfield Yearly Market Trends



Year	LP	SP
2004	\$668,691	\$657,551
2005	\$747,418	\$737,498
2006	\$853,052	\$850,021
2007	\$667,001	\$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	\$776,945
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	\$816,626
2020	\$891,126	\$878,347
2021	\$961,979	\$968,521
2022	\$1,016,734	\$1,059,824
2023	\$1,132,416	\$1,185,316



Data only available until 2012

Westfield Yearly Market Trends

