



Westfield

March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	552 W Broad Street	Colonial	4	1.1	36	\$450,000	\$450,000	\$450,000	100.00%	\$398,600	1.13
2	100 Pearl Street	SplitLev	3	1.0	18	\$510,000	\$510,000	\$490,000	96.08%	\$454,100	1.08
3	1025 E Broad Street	Colonial	3	1.1	27	\$635,000	\$635,000	\$640,000	100.79%	\$519,700	1.23
4	915 Boynton Avenue	CapeCod	4	2.0	10	\$679,000	\$679,000	\$692,500	101.99%	\$562,400	1.23
5	612 Salter Place	Ranch	3	2.0	11	\$699,999	\$699,999	\$699,000	99.86%	\$589,500	1.19
6	318 Belmar Place	Detached	4	2.0	18	\$629,000	\$629,000	\$702,500	111.69%	\$489,000	1.44
7	628 Downer Street	Custom	3	2.2	58	\$749,999	\$749,999	\$795,000	106.00%	\$691,900	1.15
8	1231 Rahway Avenue	SplitLev	4	2.1	34	\$829,000	\$829,000	\$807,500	97.41%	\$584,500	1.38
9	849 Kimball Avenue	Colonial	4	2.1	33	\$1,299,000	\$1,275,000	\$1,250,000	98.04%	\$1,110,200	1.13
10	854 Summit Avenue	Colonial	4	4.1	114	\$1,400,000	\$1,375,000	\$1,330,000	96.73%		
11	1173 Lawrence Avenue	Colonial	5	4.1	11	\$1,399,000	\$1,399,000	\$1,450,000	103.65%	\$1,098,000	1.32
12	834 Standish Avenue	Colonial	6	3.2	8	\$1,550,000	\$1,550,000	\$1,804,000	116.39%	\$1,030,300	1.75
13	232 Baker Avenue	Colonial	5	4.1	7	\$2,250,000	\$2,250,000	\$2,345,000	104.22%	\$1,326,500	1.77
14	908 New England Drive	Colonial	6	5.1	28	\$2,490,000	\$2,490,000	\$2,490,000	100.00%	\$1,734,300	1.44
15	544 Lawrence Avenue	Colonial	7	4.2	1	\$2,800,000	\$2,800,000	\$2,735,000	97.68%	\$1,610,800	1.70
AVERAGE					28	\$1,224,667	\$1,221,400	\$1,245,367	102.03%		1.35

"Active" Listings in Westfield

Number of Units: 32
 Average List Price: \$1,350,275
 Average Days on Market: 59

"Under Contract" Listings in Westfield

Number of Units: 50
 Average List Price: \$1,117,222
 Average Days on Market: 40

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										28
List Price	\$1,044,587	\$1,255,690	\$1,221,400										\$1,163,667
Sales Price	\$1,050,867	\$1,258,000	\$1,245,367										\$1,175,588
SP:LP%	100.42%	100.53%	102.03%										101.05%
SP to AV	1.24	1.30	1.35										1.30
# Units Sold	15	10	15										40
3 Mo Rate of Ab	1.06	1.89	2.76										1.90
Active Listings	33	35	32										33
Under Contracts	18	39	50										36

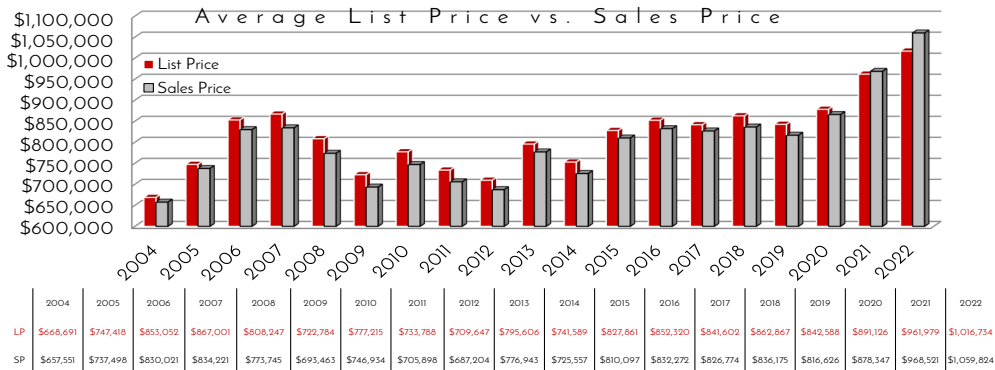
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	38	28	-27.35%
Sales Price	\$970,908	\$1,175,588	21.08%
LP:SP	103.66%	101.05%	-2.51%
SP:AV	1.20	1.30	8.02%

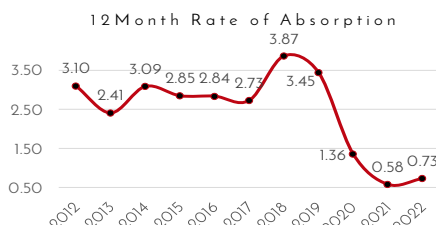
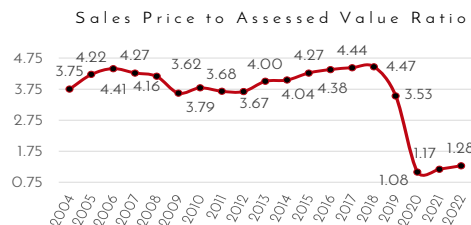
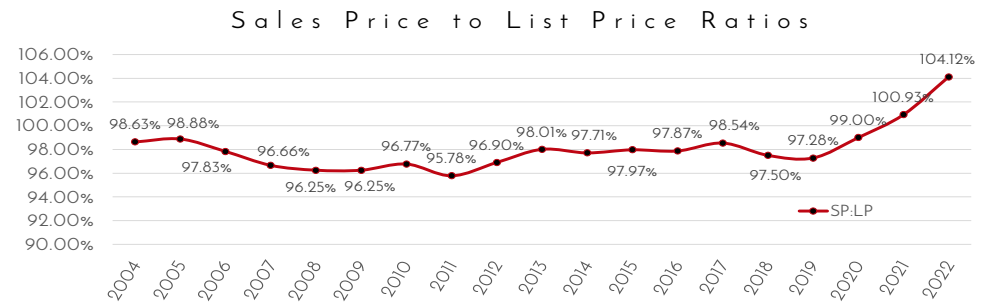


YTD	2022	2023	% Change
# Units Sold	76	40	-47.37%
Rate of Abs 3 Mo	1.14	1.90	67.45%
Actives	31	33	8.70%
Under Contracts	57	36	-37.79%

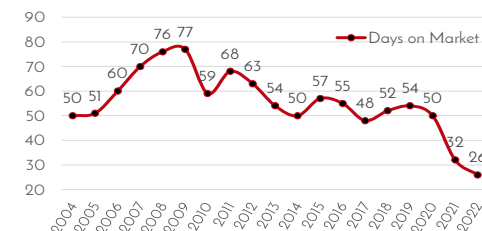
Westfield Yearly Market Trends



Westfield Yearly Market Trends



Average Days on Market



Number of Units Sold

