



Westfield

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	519 Trinity Place U2AS	OneFloor	1	1.0	95	\$334,900	\$334,900	\$335,000	100.03%	\$302,300	1.11
2	260 Prospect Street U5	OneFloor	2	2.0	83	\$499,000	\$475,000	\$465,000	97.89%	\$465,300	1.00
3	934 Irving Avenue	Colonial	3	2.0	17	\$699,000	\$699,000	\$640,000	91.56%	\$487,600	1.31
4	1411 Boulevard	CapeCod	3	2.0	24	\$649,000	\$649,000	\$675,111	104.02%	\$441,200	1.53
5	455 Grove Street	Colonial	3	2.0	24	\$659,900	\$659,900	\$676,000	102.44%	\$526,800	1.28
6	811 Grandview Avenue	Colonial	3	1.1	12	\$620,000	\$620,000	\$696,850	112.40%	\$507,300	1.37
7	855 Summit Avenue	Colonial	3	1.1	6	\$710,000	\$710,000	\$765,000	107.75%	\$632,200	1.21
8	784 Carleton Road	Colonial	4	2.0	69	\$849,900	\$799,000	\$777,000	97.25%	\$515,300	1.51
9	572 1st Street	Colonial	5	2.1	37	\$899,999	\$849,999	\$839,000	98.71%	\$598,900	1.40
10	762 Carleton Road	Colonial	3	2.1	11	\$849,999	\$849,999	\$926,000	108.94%	\$623,500	1.49
11	103 Pearl Street	Colonial	4	2.1	11	\$899,000	\$899,000	\$975,000	108.45%	\$710,700	1.37
12	925 Central Avenue	Colonial	4	4.1	48	\$1,149,000	\$1,149,000	\$1,149,000	100.00%	\$1,162,200	0.99
13	252 Hyslip Avenue	Colonial	5	3.1	19	\$1,189,900	\$1,189,900	\$1,250,000	105.05%	\$862,500	1.45
14	22 Genesee Trail	SplitLev	4	2.1	14	\$1,249,000	\$1,249,000	\$1,255,000	100.48%	\$702,300	1.79
15	715 Fairacres Avenue	Colonial	4	2.2	8	\$1,199,000	\$1,199,000	\$1,325,000	110.51%	\$794,900	1.67
16	1050 Wyandotte Trail	Ranch	4	3.0	14	\$1,395,000	\$1,395,000	\$1,500,000	107.53%	\$1,048,700	1.43
17	1173 Lawrence Avenue	Colonial	5	4.1	62	\$1,550,000	\$1,550,000	\$1,525,000	98.39%	\$1,098,000	1.39
18	8 Gallowae	Colonial	4	3.0	10	\$1,299,999	\$1,299,999	\$1,550,428	119.26%	\$907,500	1.71
19	1445 Grandview Avenue	Colonial	5	4.0	13	\$1,595,000	\$1,595,000	\$1,600,000	100.31%	\$1,161,200	1.38
20	105 Dickson Drive	Colonial	5	3.0	8	\$1,450,000	\$1,450,000	\$1,600,191	110.36%	\$1,070,900	1.49
21	1743 Boulevard	Colonial	5	4.1	12	\$1,599,000	\$1,599,000	\$1,640,000	102.56%		
22	16 Settlers Lane	Colonial	4	2.1	13	\$1,585,000	\$1,585,000	\$1,655,000	104.42%	\$1,126,500	1.47
AVERAGE					28	\$1,042,345	\$1,036,668	\$1,082,708	104.01%		1.40

“Active” Listings in Westfield

Number of Units:	35
Average List Price:	\$1,422,248
Average Days on Market:	35

“Under Contract” Listings in Westfield

Number of Units:	43
Average List Price:	\$1,158,288
Average Days on Market:	47

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	14	17	26	13	28			22
List Price	\$1,044,587	\$1,255,690	\$1,221,400	\$974,012	\$1,170,782	\$1,156,667	\$1,089,634	\$1,101,247	\$1,257,671	\$1,036,668			\$1,127,486
Sales Price	\$1,050,867	\$1,258,000	\$1,245,367	\$1,043,500	\$1,224,990	\$1,240,301	\$1,154,448	\$1,163,213	\$1,305,286	\$1,082,708			\$1,182,388
SP:LP%	100.42%	100.53%	102.03%	106.37%	105.41%	107.38%	107.73%	105.87%	104.18%	104.01%			105.23%
SP to AV	1.24	1.30	1.35	1.36	1.45	1.40	1.42	1.42	1.41	1.40			1.40
# Units Sold	15	10	15	24	33	43	29	38	28	22			257
3 Mo Rate of Ab	1.06	1.89	2.76	2.14	1.23	0.96	0.94	0.68	1.10	1.29			1.41
Active Listings	33	35	32	29	27	37	26	30	32	35			32
Under Contracts	18	39	50	69	64	58	58	36	30	43			47

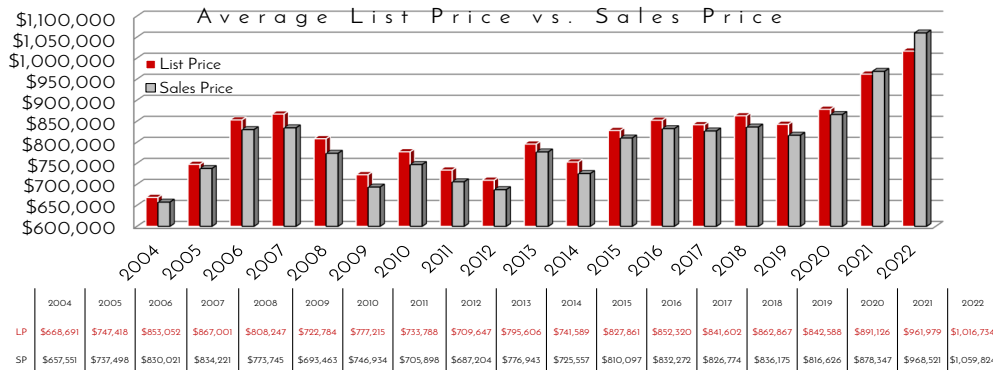
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	26	22	-15.81%
Sales Price	\$1,056,815	\$1,182,388	11.88%
LP:SP	104.63%	105.23%	0.57%
SP:AV	1.29	1.40	8.21%



YTD	2022	2023	% Change
# Units Sold	303	257	-15.18%
Rate of Abs 3 Mo	1.31	1.41	7.58%
Actives	39	32	-18.13%
Under Contracts	58	47	-19.69%

Westfield Yearly Market Trends



Westfield Yearly Market Trends

