



Westfield

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	52 A4 Sandra Circle	FirstFlr	1	1.0	17	\$199,000	\$199,000	\$195,000	97.99%		
2	519 Trinity Place	OneFloor	1	1.0	31	\$340,000	\$340,000	\$340,000	100.00%	\$290,200	1.17
3	1302 Francis Terrace	CapeCod	2	1.0	11	\$529,000	\$529,000	\$553,000	104.54%	\$455,400	1.21
4	659 Hillcrest Avenue	Colonial	3	1.1	22	\$649,900	\$649,900	\$649,900	100.00%	\$509,000	1.28
5	100 Pearl Street	SplitLev	3	1.1	21	\$700,000	\$700,000	\$675,000	96.43%	\$454,100	1.49
6	233 Virginia Street	Colonial	3	3.1	7	\$725,000	\$725,000	\$725,000	100.00%	\$527,000	1.38
7	912 Rahway Avenue	Colonial	4	2.1	20	\$729,000	\$729,000	\$740,000	101.51%	\$592,100	1.25
8	730 Forest Avenue	Colonial	3	1.1	12	\$575,000	\$575,000	\$744,000	129.39%	\$588,800	1.26
9	828 North Avenue W	Colonial	4	2.0	12	\$669,900	\$669,900	\$750,000	111.96%	\$498,900	1.50
10	720 Kimball Avenue	Colonial	3	1.1	9	\$739,000	\$739,000	\$765,000	103.52%	\$655,600	1.17
11	1749 Dakota Street	SplitLev	3	2.1	15	\$775,000	\$775,000	\$775,000	100.00%	\$661,500	1.17
12	213 Welch Way	Custom	4	2.1	22	\$880,000	\$880,000	\$917,000	104.20%	\$690,400	1.33
13	1040 Harding Street	Colonial	5	2.0	15	\$950,000	\$910,000	\$940,000	103.30%	\$722,900	1.30
14	671 Summit Avenue	Colonial	3	2.1	7	\$779,999	\$779,999	\$950,000	121.80%	\$667,100	1.42
15	105 Frazee Court	Colonial	4	2.1	12	\$899,000	\$899,000	\$956,324	106.38%	\$685,700	1.39
16	219 Welch Way	SplitLev	4	2.1	1	\$875,000	\$875,000	\$980,219	112.03%	\$765,100	1.28
17	621 Glen Avenue	Tudor	3	2.1	9	\$890,000	\$890,000	\$996,000	111.91%	\$741,300	1.34
18	327 Connecticut Street	Colonial	4	2.1	15	\$950,000	\$950,000	\$999,999	105.26%	\$800,800	1.25
19	767 Carleton Road	Colonial	4	2.1	6	\$949,000	\$949,000	\$999,999	105.37%	\$661,700	1.51
20	39 Woodbrook Circle	SplitLev	5	3.0	13	\$999,000	\$999,000	\$1,065,000	106.61%	\$736,900	1.45
21	735 St. Marks Avenue	Colonial	3	2.1	7	\$975,000	\$975,000	\$1,125,000	115.38%	\$776,100	1.45
22	633 Clark Street	Colonial	4	3.0	12	\$1,049,000	\$1,049,000	\$1,151,000	109.72%	\$779,700	1.48
23	584 N Chestnut Street	Colonial	4	2.1	8	\$999,000	\$999,000	\$1,227,000	122.82%	\$795,100	1.54
24	753 Oak Avenue	Colonial	4	2.2	10	\$1,075,000	\$1,075,000	\$1,325,000	123.26%	\$768,000	1.73
25	5 Kirkview Circle	RanchExp	4	3.2	15	\$1,295,000	\$1,295,000	\$1,389,000	107.26%	\$1,126,500	1.23



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26	12 Fairhill Road	Colonial	4	3.2	15	\$1,460,000	\$1,460,000	\$1,407,500	96.40%	\$993,800	1.42
27	151 Lincoln Road	Colonial	4	3.1	12	\$1,395,000	\$1,395,000	\$1,415,000	101.43%	\$1,042,100	1.36
28	766 Clarence Street	Colonial	5	2.2	10	\$1,299,000	\$1,299,000	\$1,518,000	116.86%	\$1,000,000	1.52
29	1346 Overhill Street	Colonial	5	4.2	15	\$1,565,000	\$1,565,000	\$1,565,000	100.00%	\$1,070,100	1.46
30	349 Tuttle Parkway	Colonial	5	5.1	1	\$1,395,000	\$1,395,000	\$1,600,000	114.70%	\$1,004,800	1.59
31	430 Otisco Drive	Custom	4	3.1	49	\$1,649,900	\$1,649,900	\$1,605,000	97.28%		
32	949 Woodmere Drive	Colonial	4	3.1	8	\$1,475,000	\$1,475,000	\$1,623,000	110.03%	\$1,062,900	1.53
33	308 Orenda Circle	Custom	4	3.1	7	\$1,599,000	\$1,599,000	\$1,625,000	101.63%	\$1,083,400	1.50
34	101 Florence Avenue	Colonial	5	5.1	83	\$1,549,000	\$1,549,000	\$1,630,000	105.23%		
35	5 Mohawk Trail	Colonial	5	5.1	7	\$1,650,000	\$1,650,000	\$1,650,000	100.00%		
36	211 Seneca Place	Colonial	5	5.0	15	\$1,599,000	\$1,599,000	\$1,675,000	104.75%	\$1,162,900	1.44
37	904 Kimball Avenue	Colonial	4	3.1	11	\$1,599,000	\$1,599,000	\$1,730,000	108.19%	\$1,301,800	1.33
38	621 Green Briar Court	Colonial	5	5.1	7	\$1,599,000	\$1,599,000	\$1,741,000	108.88%	\$1,240,300	1.40
39	632 Benson Place	Victrian	5	4.1	11	\$1,549,000	\$1,549,000	\$1,850,000	119.43%	\$1,118,600	1.65
40	117 W Dudley Avenue	Colonial	5	4.1	9	\$1,699,000	\$1,699,000	\$1,865,000	109.77%	\$1,142,300	1.63
41	600 Lawrence Avenue	Colonial	5	4.1	14	\$1,700,000	\$1,700,000	\$2,000,000	117.65%	\$1,376,000	1.45
42	1613 Rising Way	Custom	6	6.1	2	\$2,299,000	\$2,299,000	\$2,400,000	104.39%		
43	629 Elm Street	Colonial	6	6.1	11	\$2,500,000	\$2,500,000	\$2,500,000	100.00%		
AVERAGE					14	\$1,157,598	\$1,156,667	\$1,240,301	107.38%		1.40

“Active” Listings in Westfield

Number of Units:	37
Average List Price:	\$1,232,667
Average Days on Market:	24

“Under Contract” Listings in Westfield

Number of Units:	58
Average List Price:	\$1,205,247
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	19	32	14							23
List Price	\$1,044,587	\$1,255,690	\$1,221,400	\$974,012	\$1,170,782	\$1,156,667							\$1,130,682
Sales Price	\$1,050,867	\$1,258,000	\$1,245,367	\$1,043,500	\$1,224,990	\$1,240,301							\$1,184,465
SP:LP%	100.42%	100.53%	102.03%	106.37%	105.41%	107.38%							104.94%
SP to AV	1.24	1.30	1.35	1.36	1.45	1.40							1.38
# Units Sold	15	10	15	24	33	43							140
3 Mo Rate of Ab	1.06	1.89	2.76	2.14	1.23	0.96							1.67
Active Listings	33	35	32	29	27	37							32
Under Contracts	18	39	50	69	64	58							50

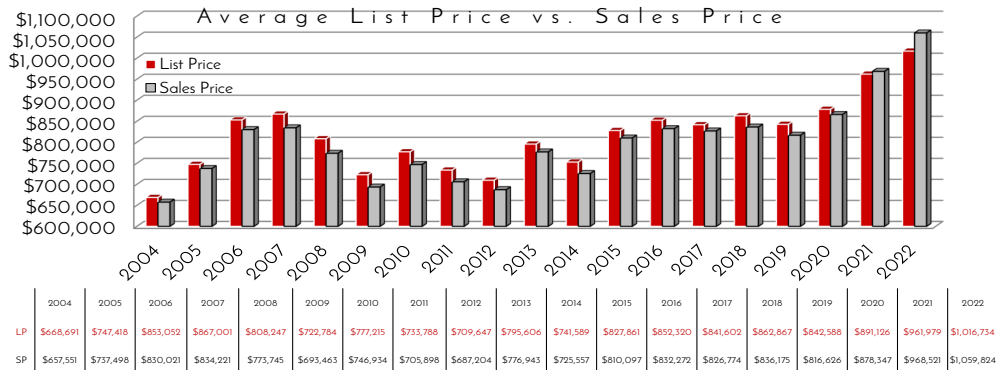
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	25	23	-6.36%
Sales Price	\$1,040,050	\$1,184,465	13.89%
LP:SP	105.84%	104.94%	-0.85%
SP:AV	1.29	1.38	6.64%

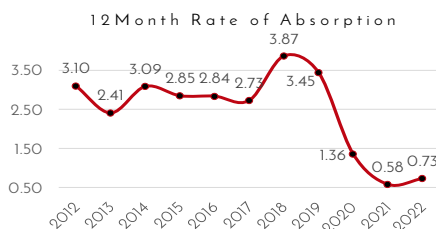
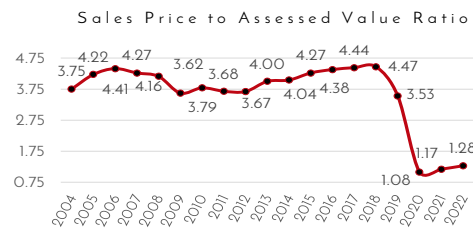
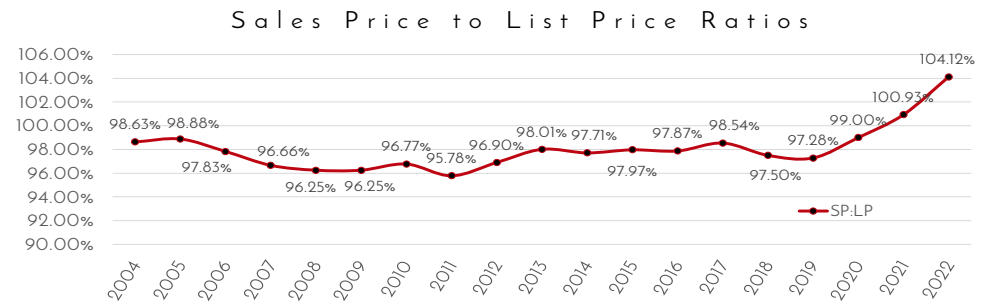


YTD	2022	2023	% Change
# Units Sold	192	140	-27.08%
Rate of Abs 3 Mo	1.26	1.67	33.33%
Actives	36	32	-10.65%
Under Contracts	65	50	-23.00%

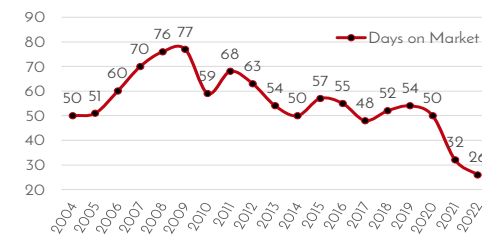
Westfield Yearly Market Trends



Westfield Yearly Market Trends



Average Days on Market



Number of Units Sold

