



Westfield

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	541 North Avenue E	Colonial	3	1.1	22	\$510,000	\$510,000	\$516,000	101.18%	\$428,600	1.20
2	130 Livingston Street	HalfDupl	3	2.1	20	\$599,000	\$599,000	\$599,000	100.00%	\$415,200	1.44
3	436 Downer Street	Colonial	2	3.1	63	\$649,000	\$600,000	\$600,000	100.00%	\$505,600	1.19
4	915 Ripley Avenue	Colonial	3	1.1	9	\$575,000	\$575,000	\$600,000	104.35%	\$518,200	1.16
5	1027 Columbus Avenue	Colonial	3	2.0	20	\$650,000	\$650,000	\$635,000	97.69%	\$500,500	1.27
6	110 Florence Avenue	Ranch	3	1.1	17	\$659,900	\$659,900	\$660,000	100.02%	\$507,900	1.30
7	915 Carleton Road	Tudor	4	1.1	6	\$635,000	\$635,000	\$708,000	111.50%	\$595,500	1.19
8	629 Salter Place	Colonial	3	2.0	14	\$709,999	\$709,999	\$725,000	102.11%	\$611,100	1.19
9	656 Hillcrest Avenue	Colonial	3	1.1	8	\$699,000	\$699,000	\$825,000	118.03%	\$624,700	1.32
10	2 Folkstone Drive	SplitLev	3	2.0	9	\$799,000	\$799,000	\$840,000	105.13%	\$732,000	1.15
11	1117 Ripley Avenue	Bi-Level	4	3.0	11	\$749,900	\$749,900	\$846,000	112.82%	\$611,600	1.38
12	160 Cottage Place	Colonial	3	3.0	138	\$899,000	\$899,000	\$900,000	100.11%	\$641,800	1.40
13	847 Dorian Road	Colonial	3	2.1	11	\$975,000	\$975,000	\$935,000	95.90%	\$672,800	1.39
14	656 Shadowlawn Drive	Colonial	5	4.0	9	\$895,000	\$895,000	\$975,000	108.94%	\$810,500	1.20
15	151 N Euclid Avenue	Colonial	5	2.2	42	\$1,200,000	\$1,099,999	\$1,050,000	95.45%	\$780,200	1.35
16	225 Ayliffe Avenue	Colonial	4	3.1	13	\$899,000	\$899,000	\$1,055,000	117.35%	\$651,100	1.62
17	316 Hazel Avenue	Colonial	4	2.1	8	\$999,999	\$999,999	\$1,210,000	121.00%		
18	638 Kimball Avenue	Colonial	4	2.1	9	\$1,199,500	\$1,199,500	\$1,250,000	104.21%	\$802,900	1.56
19	733 Marcellus Drive	SplitLev	5	3.0	1	\$1,299,000	\$1,299,000	\$1,299,000	100.00%		
20	210 Midwood Place	Colonial	4	3.1	13	\$1,399,000	\$1,399,000	\$1,651,000	118.01%	\$1,041,700	1.58



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21	54 Michael Drive	Colonial	5	4.2	9	\$1,600,000	\$1,600,000	\$1,664,000	104.00%	\$1,099,300	1.51
22	610 Saint Marks Avenue	Colonial	5	4.1	1	\$1,650,000	\$1,650,000	\$1,751,000	106.12%	\$1,146,100	1.53
23	9 Fairhill Road	Colonial	5	2.2	6	\$1,575,000	\$1,575,000	\$1,775,000	112.70%		
24	113 E Madison Avenue	Colonial	6	4.2	7	\$1,699,000	\$1,699,000	\$1,975,000	116.24%	\$1,147,700	1.72
AVERAGE					19	\$980,221	\$974,012	\$1,043,500	106.37%		1.36

Active Listings in Westfield

Number of Units: 29
 Average List Price: \$1,182,462
 Average Days on Market: 53

Under Contract Listings in Westfield

Number of Units: 69
 Average List Price: \$1,235,312
 Average Days on Market: 33

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									25
List Price	\$1,044,587	\$1,255,690	\$1,221,400	\$974,012									\$1,092,547
Sales Price	\$1,050,867	\$1,258,000	\$1,245,367	\$1,043,500									\$1,126,055
SP:LP%	100.42%	100.53%	102.03%	106.37%									103.05%
SP to AV	1.24	1.30	1.35	1.36									1.33
# Units Sold	15	10	15	24									64
3 Mo Rate of Ab	1.06	1.89	2.76	2.14									1.96
Active Listings	33	35	32	29									32
Under Contracts	18	39	50	69									44

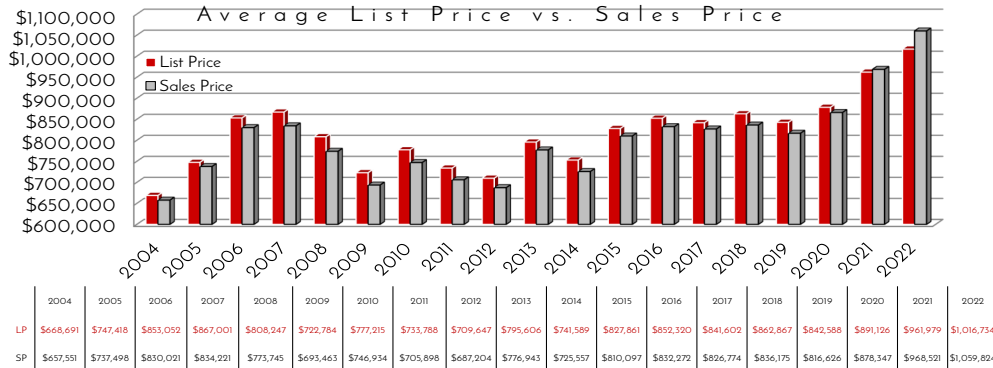
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	34	25	-26.45%
Sales Price	\$966,170	\$1,126,055	16.55%
LP:SP	104.15%	103.05%	-1.06%
SP:AV	1.23	1.33	7.51%

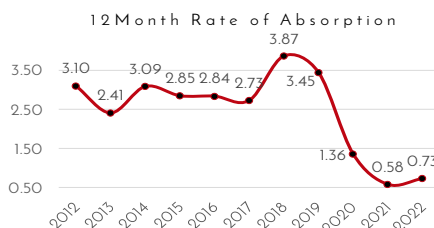
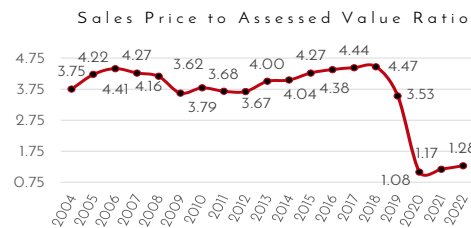


YTD	2022	2023	% Change
# Units Sold	106	64	-39.62%
Rate of Abs 3 Mo	1.22	1.96	60.53%
Actives	32	32	1.57%
Under Contracts	62	44	-28.46%

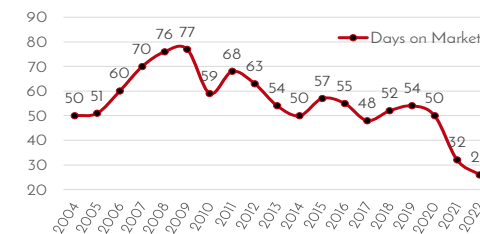
Westfield Yearly Market Trends



Westfield Yearly Market Trends



Average Days on Market



Number of Units Sold

