



KELLERWILLIAMS.

Westfield

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	51B Sandra Circle	OneFloor	1	1.0	4	\$185,000	\$185,000	\$175,000	94.59%		
2	515 Trinity Place	OneFloor	1	1.0	18	\$340,000	\$340,000	\$360,000	105.88%	\$315,600	1.14
3	260 Prospect Street	OneFloor	2	2.0	57	\$489,000	\$449,000	\$445,000	99.11%	\$463,800	0.96
4	443 Downer Street	Colonial	3	2.0	25	\$549,000	\$549,000	\$517,500	94.26%	\$373,200	1.39
5	910 Cleveland Avenue	SplitLev	3	1.1	43	\$599,900	\$599,900	\$599,900	100.00%	\$428,000	1.40
6	1240 Rahway Avenue	SplitLev	4	2.0	70	\$699,900	\$699,900	\$685,000	97.87%	\$546,800	1.25
7	1753 Dakota Street	Bi-Level	4	1.1	25	\$719,000	\$719,000	\$689,000	95.83%	\$622,200	1.11
8	636 Green Briar Court	SplitLev	3	1.0	3	\$600,000	\$600,000	\$705,000	117.50%	\$532,500	1.32
9	1501 Rahway Avenue	Colonial	3	1.1	22	\$750,000	\$725,000	\$706,250	97.41%	\$630,300	1.12
10	400 Edgar Road	Colonial	4	2.2	61	\$779,900	\$729,900	\$722,000	98.92%	\$549,700	1.31
11	4 Village Circle	CapeCod	4	2.1	34	\$799,000	\$745,000	\$761,000	102.15%	\$630,900	1.21
12	932 Boulevard	Colonial	3	1.1	13	\$749,000	\$749,000	\$775,000	103.47%	\$616,200	1.26
13	817 Grant Avenue	Colonial	5	3.1	30	\$1,185,000	\$1,185,000	\$985,000	83.12%	\$879,300	1.12
14	702 Mountain Avenue	Colonial	5	3.1	63	\$1,299,000	\$995,000	\$999,000	100.40%	\$674,200	1.48
15	86 Cottage Place	Colonial	4	2.1	7	\$1,085,000	\$1,085,000	\$1,100,000	101.38%	\$821,000	1.34
16	618 Salter Place	Colonial	4	2.1	17	\$1,049,000	\$1,049,000	\$1,100,000	104.86%	\$772,500	1.42
17	430 Everson Place	Colonial	4	2.2	9	\$1,075,000	\$1,075,000	\$1,184,000	110.14%	\$832,600	1.42
18	133 St Paul Street	Colonial	4	3.2	44	\$1,198,000	\$1,198,000	\$1,250,000	104.34%	\$1,019,700	1.23
19	546 Alden Avenue	Colonial	4	3.1	15	\$1,199,000	\$1,199,000	\$1,250,000	104.25%	\$912,800	1.37
20	938 Woodmere Drive	Colonial	4	3.1	27	\$1,225,000	\$1,225,000	\$1,285,000	104.90%	\$954,900	1.35
21	166 Harrison Avenue	Colonial	5	3.2	8	\$1,399,000	\$1,399,000	\$1,575,000	112.58%	\$989,300	1.59
22	634 Tremont Avenue	Colonial	5	3.2	1	\$1,500,000	\$1,500,000	\$1,825,000	121.67%	\$1,288,800	1.42
23	1132 Prospect Street	Custom	5	6.1	1	\$2,299,000	\$2,299,000	\$2,275,000	98.96%		
AVERAGE					26	\$946,639	\$926,074	\$955,159	102.33%		1.30

"Active" Listings in Westfield

Number of Units: 41
Average List Price: \$1,151,646
Average Days on Market: 59

"Under Contract" Listings in Westfield

Number of Units: 54
Average List Price: \$1,136,617
Average Days on Market: 28

Westfield 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46	40	33	22	17	12	27	22	44	26			26
List Price	\$925,900	\$978,147	\$919,614	\$902,593	\$1,116,905	\$1,006,523	\$1,130,314	\$1,189,310	\$906,866	\$926,074			\$1,008,546
Sales Price	\$946,677	\$998,832	\$970,980	\$954,167	\$1,203,490	\$1,083,785	\$1,181,664	\$1,215,428	\$916,042	\$955,159			\$1,056,815
SP:LP%	102.65%	103.04%	104.63%	105.40%	108.79%	107.34%	104.13%	102.52%	100.44%	102.33%			104.63%
SP to AV	1.22	1.13	1.23	1.31	1.36	1.36	1.28	1.30	1.24	1.30			1.29
# Units Sold	22	19	35	30	34	52	36	28	24	23			303
3 Mo Rate of Ab	1.28	1.12	1.01	1.48	1.29	1.35	1.28	0.93	1.78	1.54			1.31
Active Listings	37	27	28	35	44	45	41	40	48	41			39
Under Contracts	39	65	68	74	81	60	53	45	40	54			58

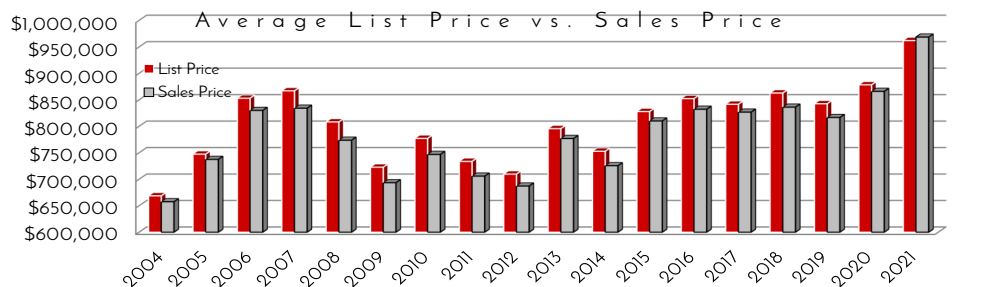
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	26	-16.58%
Sales Price	\$973,366	\$1,056,815	8.57%
LP:SP	100.99%	104.63%	3.61%
SP:AV	1.16	1.29	10.74%

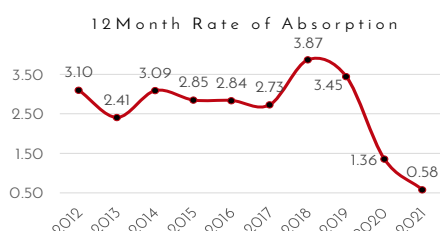
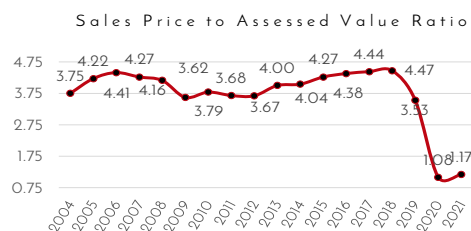


YTD	2021	2022	% Change
# Units Sold	432	303	-29.86%
Rate of Abs 3 Mo	1.31	1.54	17.56%
Actives	49	41	-16.33%
Under Contracts	67	54	-19.40%

Westfield Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602	\$862,867	\$842,588	\$891,126	\$961,979
SP	\$657,551	\$737,498	\$830,021	\$834,221	\$773,745	\$693,463	\$746,934	\$705,898	\$687,204	\$776,943	\$725,557	\$810,097	\$832,272	\$826,774	\$836,175	\$816,626	\$878,347	\$968,521



Data only available until 2012

Westfield Yearly Market Trends

