



# Westfield

## March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	57A Sandra Circle	OneFloor	1	1.0	13	\$179,000	\$179,000	\$180,000	100.56%		
2	515 Trinity Place Unit 2FN	OneFloor	1	1.0	88	\$259,000	\$259,000	\$240,000	92.66%	\$294,600	0.81
3	303 Windsor Avenue	HalfDupl	2	1.0	37	\$339,000	\$330,000	\$271,000	82.12%	\$279,400	0.97
4	129 Windsor Avenue	HalfDupl	2	1.1	82	\$369,999	\$344,999	\$345,000	100.00%	\$294,600	1.17
5	515 Trinity Place	OneFloor	2	2.0	8	\$359,000	\$359,000	\$365,000	101.67%	\$338,200	1.08
6	536 W Broad Street	Colonial	3	2.1	72	\$549,900	\$525,000	\$505,000	96.19%	\$395,100	1.28
7	111 Prospect Street	OneFloor	2	2.1	74	\$669,900	\$639,000	\$610,000	95.46%	\$673,900	0.91
8	129 Belmar Terrace	CapeCod	3	1.0	13	\$584,900	\$584,900	\$630,000	107.71%	\$506,400	1.24
9	741 Forest Avenue	SplitLev	3	2.1	22	\$699,900	\$699,900	\$680,000	97.16%	\$629,100	1.08
10	51 Bell Drive	SplitLev	3	1.1	11	\$650,000	\$650,000	\$715,000	110.00%	\$624,500	1.14
11	949 Summit Avenue	Tudor	5	3.0	7	\$699,900	\$699,900	\$771,000	110.16%	\$660,400	1.17
12	257 Orchard Street	TwEndUn	2	2.1	19	\$725,000	\$725,000	\$775,000	106.90%	\$436,200	1.78
13	604 Ardsleigh Drive	SplitLev	3	1.2	10	\$739,000	\$739,000	\$775,000	104.87%	\$571,600	1.36
14	737 Norman Place	Colonial	3	1.1	1	\$799,000	\$799,000	\$799,000	100.00%	\$726,500	1.10
15	114 Myrtle Avenue	Colonial	6	6.0	21	\$799,000	\$799,000	\$799,000	100.00%	\$687,600	1.16
16	747 Knollwood Terrace	SplitLev	4	2.1	8	\$759,900	\$759,900	\$827,000	108.83%	\$768,400	1.08
17	102 Frazee Court	Bi-Level	4	3.1	182	\$940,000	\$940,000	\$875,000	93.09%	\$686,900	1.27
18	138 Vernon Terrace	Colonial	4	3.1	17	\$825,000	\$825,000	\$900,000	109.09%	\$686,100	1.31
19	805 Nancy Way	SplitLev	4	3.1	7	\$799,000	\$799,000	\$950,000	118.90%	\$876,500	1.08
20	723 Knollwood Terrace	Colonial	3	3.1	6	\$935,000	\$935,000	\$950,000	101.60%	\$914,100	1.04
21	462 Channing Avenue	Tudor	4	2.1	12	\$899,000	\$899,000	\$975,000	108.45%	\$730,900	1.33
22	694 Westfield Avenue	Colonial	4	3.1	16	\$1,100,000	\$1,100,000	\$1,075,000	97.73%		
23	716 Standish Avenue	Colonial	4	2.1	19	\$925,000	\$925,000	\$1,111,000	120.11%	\$856,200	1.30
24	841 Cedar Terrace	Colonial	5	3.2	61	\$1,299,000	\$1,299,900	\$1,220,000	93.85%	\$1,069,400	1.14
25	136 Madison Avenue	Colonial	4	3.1	12	\$1,100,000	\$1,100,000	\$1,261,000	114.64%	\$950,500	1.33

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26	426 Lenox Avenue	Victorian	5	3.1	8	\$1,125,000	\$1,125,000	\$1,275,000	113.33%		
27	681 Summit Avenue	Custom	4	4.0	10	\$1,050,000	\$1,050,000	\$1,275,000	121.43%		
28	21 Manchester Drive	Colonial	4	3.1	9	\$1,175,000	\$1,175,000	\$1,350,000	114.89%	\$884,900	1.53
29	900 Stevens Avenue	Colonial	4	2.2	12	\$1,299,000	\$1,299,000	\$1,400,000	107.78%	\$908,700	1.54
30	416 Palsted Avenue	Colonial	5	4.1	10	\$1,350,000	\$1,350,000	\$1,500,000	111.11%		
31	920 Highland Avenue	Tudor	6	5.1	92	\$1,649,000	\$1,649,000	\$1,570,000	95.21%	\$1,256,400	1.25
32	118 Woodland Avenue	Colonial	5	5.0	9	\$1,599,000	\$1,599,000	\$1,700,000	106.32%	\$1,224,600	1.39
33	909 Bailey Court	Colonial	6	5.1	160	\$1,875,000	\$1,875,000	\$1,750,000	93.33%	\$1,502,000	1.17
34	602 Prospect Street	Colonial	6	4.2	9	\$1,649,000	\$1,649,000	\$1,750,000	106.12%	\$1,223,900	1.43
35	5 Thomas Court	Colonial	5	4.1	9	\$1,499,999	\$1,499,999	\$1,810,308	120.69%	\$1,220,400	1.48
AVERAGE					33	\$922,154	\$919,614	\$970,980	104.63%		1.23

### *"Active"* Listings in Westfield

Number of Units: 28  
Average List Price: \$1,279,421  
Average Days on Market: 41

### *"Under Contract"* Listings in Westfield

Number of Units: 68  
Average List Price: \$1,051,134  
Average Days on Market: 23

# 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										38
List Price	\$925,900	\$978,147	\$919,614										\$936,067
Sales Price	\$946,677	\$998,832	\$970,980										\$970,908
SP:LP%	102.65%	103.04%	104.63%										103.66%
SP to AV	1.22	1.13	1.23										1.20
# Units Sold	22	19	35										76
3 Mo Rate of Ab	1.28	1.12	1.01										1.14
Active Listings	37	27	28										31
Under Contracts	39	65	68										57

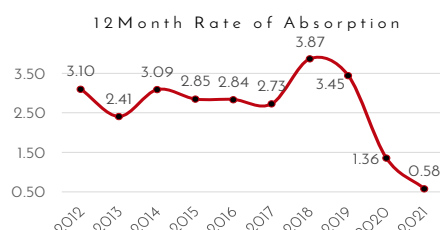
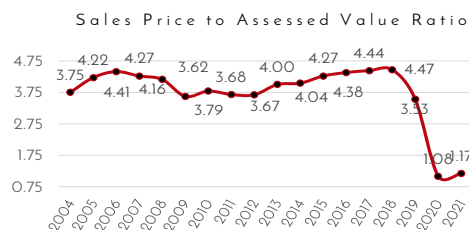
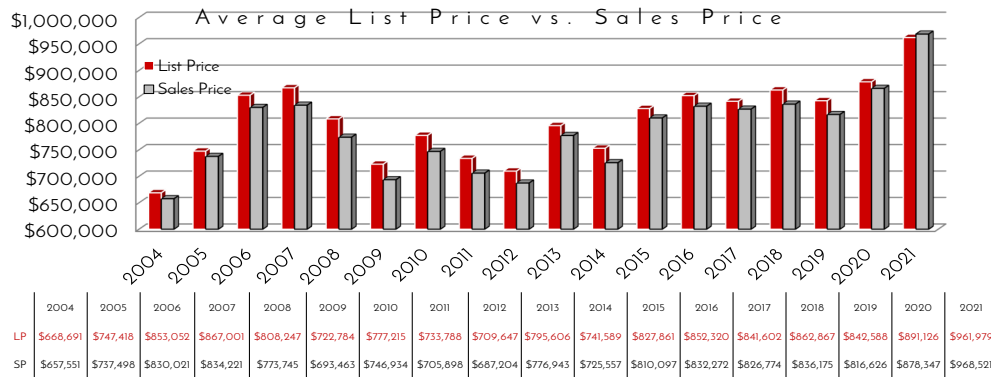
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	49	38	-21.42%
Sales Price	\$940,188	\$970,908	3.27%
LP:SP	99.25%	103.66%	4.44%
SP:AV	1.09	1.20	10.59%



YTD	2021	2022	% Change
# Units Sold	105	76	-27.62%
Rate of Abs 3 Mo	1.46	1.01	-30.82%
Actives	59	28	-52.54%
Under Contracts	104	68	-34.62%

## Westfield Yearly Market Trends



Data only available until 2012

## Westfield Yearly Market Trends

