



Westfield

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	37C Sandra Circle	OneFloor	2	1.0	13	\$275,000	\$275,000	\$290,000	105.45%		
2	514 Downer Street	Colonial	3	1.0	73	\$450,000	\$450,000	\$460,000	102.22%	\$392,400	1.17
3	302D Clark Street	MultiFlr	2	3.1	62	\$719,999	\$679,999	\$670,000	98.53%	\$507,900	1.32
4	260 Prospect Street Unit 22	OneFloor	2	2.0	13	\$679,000	\$679,000	\$679,000	100.00%	\$698,200	0.97
5	9 Doris Parkway	Colonial	3	1.2	9	\$689,000	\$689,000	\$714,000	103.63%	\$558,600	1.28
6	406 Clark Street	Colonial	3	1.1	1	\$789,000	\$789,000	\$819,250	103.83%	\$607,900	1.35
7	428 1st Street	Bi-Level	3	4.0	85	\$839,000	\$849,000	\$840,000	98.94%	\$607,700	1.38
8	841 E Broad Street	Colonial	4	2.1	7	\$769,000	\$769,000	\$850,000	110.53%	\$586,000	1.45
9	65 Sandy Hill Road	SplitLev	4	2.1	14	\$835,000	\$835,000	\$868,000	103.95%	\$655,300	1.32
10	638 W Broad Street	Colonial	4	3.1	66	\$949,500	\$899,000	\$899,000	100.00%		
11	334 N Chestnut Street	Colonial	5	3.1	1	\$925,000	\$925,000	\$925,000	100.00%	\$695,200	1.33
12	703 Saint Marks Avenue	Colonial	4	2.2	52	\$1,100,000	\$999,000	\$950,000	95.10%	\$702,600	1.35
13	722 Mountain Avenue	Colonial	5	3.2	22	\$899,000	\$899,000	\$990,000	110.12%	\$681,700	1.45
14	405 Harrison Avenue	Colonial	5	2.2	21	\$1,045,000	\$1,045,000	\$999,000	95.60%	\$693,700	1.44
15	330 Benson Place	Colonial	5	2.1	13	\$1,075,000	\$1,075,000	\$1,170,000	108.84%	\$688,300	1.70
16	1040 Seward Avenue	SplitLev	4	2.1	11	\$929,000	\$929,000	\$1,179,000	126.91%	\$661,900	1.78
17	758 Westfield Avenue	Colonial	4	2.2	7	\$1,195,000	\$1,195,000	\$1,260,000	105.44%	\$863,100	1.46
18	15 Azalea Trail	Colonial	4	2.2	6	\$1,399,900	\$1,399,900	\$1,450,000	103.58%	\$1,022,200	1.42
19	302 Wychwood Road	Custom	5	4.1	37	\$1,749,000	\$1,749,000	\$1,687,500	96.48%	\$1,259,400	1.34
20	640 Saint Marks Avenue	Colonial	5	4.1	69	\$1,699,000	\$1,649,000	\$1,700,000	103.09%	\$1,164,200	1.46
21	611 Lawrence Avenue	Colonial	5	5.1	14	\$1,799,000	\$1,799,000	\$1,825,000	101.45%	\$1,076,100	1.70
22	700 Tamaques Way	Custom	5	6.1	42	\$1,999,900	\$1,999,900	\$1,880,000	94.00%		
AVERAGE					29	\$1,036,786	\$1,026,264	\$1,050,216	103.08%		1.40

"Active" Listings in Westfield

Number of Units: 18
 Average List Price: \$1,512,272
 Average Days on Market: 57

"Under Contract" Listings in Westfield

Number of Units: 31
 Average List Price: \$1,128,026
 Average Days on Market: 49

Westfield 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29												37
List Price	\$1,026,264												\$1,749,000
Sales Price	\$1,050,216												\$1,687,500
SP:LP%	103.08%												96.48%
SP to AV	1.40												1.34
# Units Sold	22												22
3 Mo Rate of Ab	1.17												1.17
Active Listings	18												18
Under Contracts	31												31

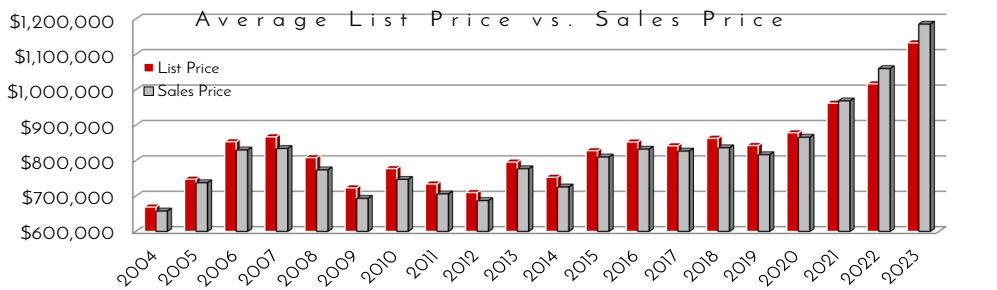
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	16	29	82.77%
Sales Price	\$1,050,867	\$1,050,216	-0.06%
LP:SP	100.42%	103.08%	2.64%
SP:AV	1.24	1.40	12.88%



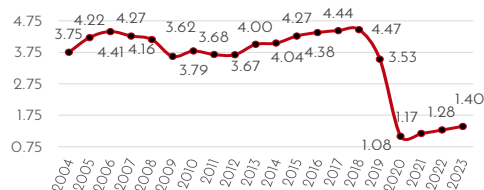
YTD	2023	2024	% Change
# Units Sold	15	22	46.67%
Rate of Abs 3 Mo	1.06	1.17	10.38%
Actives	33	18	-45.45%
Under Contracts	18	31	72.22%

Westfield Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$668,691	\$747,418	\$853,052	\$667,001	\$808,247	\$722,784	\$777,215	\$753,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602	\$862,867	\$842,588	\$891,126	\$961,979	\$1,016,734	\$1,132,416
SP	\$657,551	\$737,498	\$850,021	\$834,221	\$773,745	\$693,463	\$746,934	\$705,898	\$687,204	\$776,945	\$725,557	\$810,097	\$832,272	\$826,774	\$836,175	\$816,626	\$878,347	\$968,521	\$1,059,824	\$1,185,316

Sales Price to Assessed Value Ratio



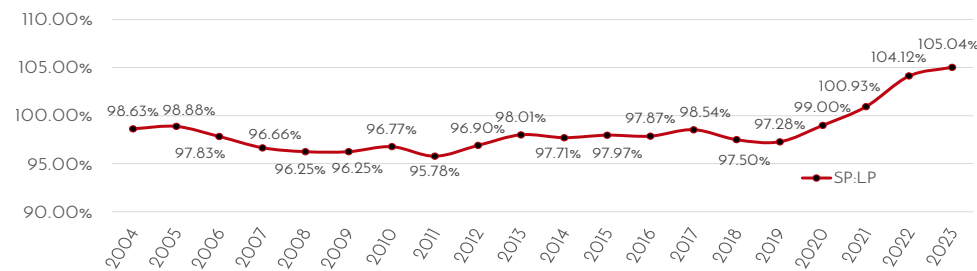
12 Month Rate of Absorption



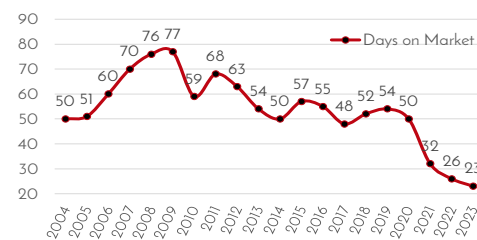
Data only available until 2012

Westfield Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

