



Westfield

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	107 Hardwick Avenue	Colonial	4	2.0	12	\$639,000	\$639,000	\$639,000	100.00%	\$507,300	1.26
2	580 Cumberland Street	Colonial	3	2.0	11	\$574,900	\$574,900	\$640,000	111.32%	\$414,900	1.54
3	524 N Chestnut Street	Colonial	6	2.1	4	\$799,000	\$799,000	\$800,000	100.13%	\$697,400	1.15
4	112 Surrey Lane	SplitLev	3	2.0	18	\$759,000	\$759,000	\$830,000	109.35%	\$536,600	1.55
5	607 S Chestnut Street	Colonial	3	2.1	8	\$949,900	\$949,900	\$999,000	105.17%	\$625,700	1.60
6	648 W Broad Street	Colonial	4	4.0	76	\$1,259,900	\$1,159,900	\$1,100,000	94.84%		
7	781 Norgate	Colonial	4	3.1	29	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	\$981,700	1.22
8	659 Dorian Road	Colonial	4	4.1	9	\$1,195,000	\$1,195,000	\$1,365,000	114.23%	\$964,500	1.42
9	235 Sinclair Place	Tudor	4	2.1	33	\$1,399,999	\$1,369,999	\$1,375,000	100.37%	\$1,150,600	1.20
10	1320 Overhill Street	Colonial	4	3.1	6	\$1,395,000	\$1,395,000	\$1,427,000	102.29%	\$754,000	1.89
11	435 Sandford Avenue	SplitLev	4	3.1	8	\$1,215,000	\$1,215,000	\$1,470,000	120.99%	\$789,400	1.86
12	132 N Euclid Avenue	Victrian	5	3.1	10	\$1,595,999	\$1,595,000	\$1,595,000	100.00%	\$867,500	1.84
AVERAGE					19	\$1,081,892	\$1,070,975	\$1,120,000	104.89%		1.50

Active Listings in Westfield

Number of Units:	28
Average List Price:	\$1,384,053
Average Days on Market:	52

Under Contract Listings in Westfield

Number of Units:	45
Average List Price:	\$1,263,191
Average Days on Market:	48

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	17	26	13	28	19		22
List Price	\$1,044,587	\$1,255,690	\$1,221,400	\$974,012	\$1,170,782	\$1,156,667	\$1,089,634	\$1,101,247	\$1,257,671	\$1,036,668	\$1,070,975		\$1,124,965
Sales Price	\$1,050,867	\$1,258,000	\$1,245,367	\$1,043,500	\$1,224,990	\$1,240,301	\$1,154,448	\$1,163,213	\$1,305,286	\$1,082,708	\$1,120,000		\$1,179,605
SP:LP%	100.42%	100.53%	102.03%	106.37%	105.41%	107.38%	107.73%	105.87%	104.18%	104.01%	104.89%		105.21%
SP to AV	1.24	1.30	1.35	1.36	1.45	1.40	1.42	1.42	1.41	1.40	1.50		1.40
# Units Sold	15	10	15	24	33	43	29	38	28	22	12		269
3 Mo Rate of Ab	1.06	1.89	2.76	2.14	1.23	0.96	0.94	0.68	1.10	1.29	1.38		1.40
Active Listings	33	35	32	29	27	37	26	30	32	35	28		31
Under Contracts	18	39	50	69	64	58	58	36	30	43	45		46

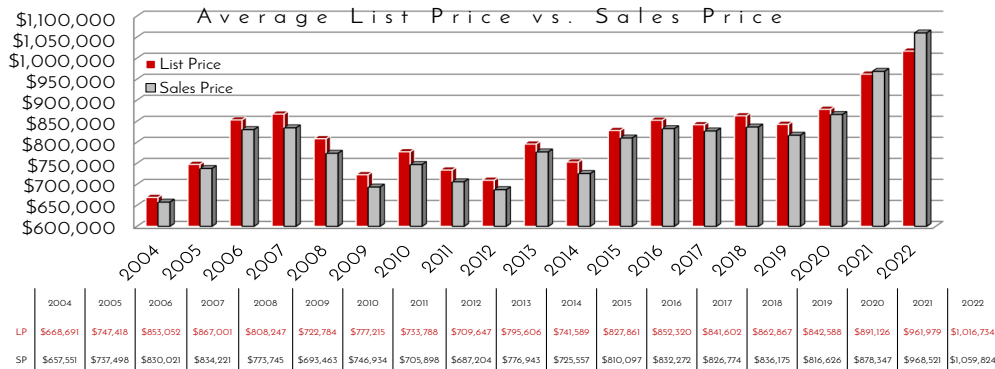
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	26	22	-15.83%
Sales Price	\$1,051,439	\$1,179,605	12.19%
LP:SP	104.41%	105.21%	0.77%
SP:AV	1.28	1.40	8.99%

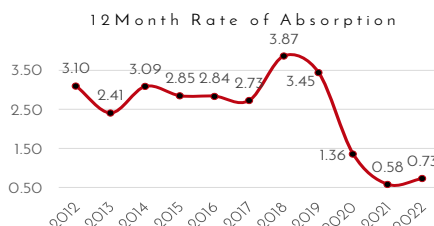
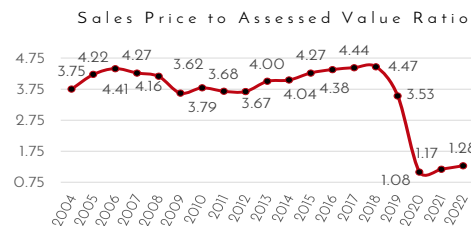


YTD	2022	2023	% Change
# Units Sold	333	269	-19.22%
Rate of Abs 3 Mo	1.29	1.40	9.05%
Actives	38	31	-17.31%
Under Contracts	57	46	-18.27%

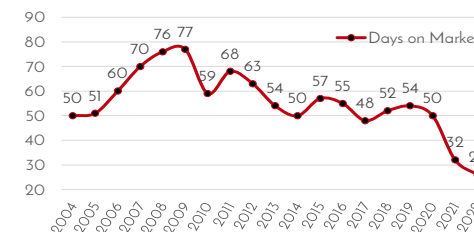
Westfield Yearly Market Trends



Westfield Yearly Market Trends



Average Days on Market



Number of Units Sold

