

# Westfield

## April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	44B Sandra Circle	MultiFlr	2	1.0	38	\$210,000	\$210,000	\$210,000	100.00%	\$111,111	1.89
2	519 Trinity Place 2CS	OneFloor	2	1.0	36	\$335,000	\$335,000	\$320,000	95.52%	\$69,200	4.62
3	561 Trinity Place	Colonial	4	2.0	14	\$519,000	\$519,000	\$516,000	99.42%	\$109,400	4.72
4	1201 Rahway Avenue	CapeCod	3	2.0	15	\$550,000	\$550,000	\$540,000	98.18%	\$144,700	3.73
5	932 Grandview Avenue	Colonial	3	2.0	12	\$549,000	\$549,000	\$549,000	100.00%	\$122,400	4.49
6	431 Edgar Road	SplitLev	3	2.1	77	\$599,999	\$569,000	\$569,000	100.00%	\$125,500	4.53
7	791 Lamberts Mill Road	SplitLev	4	3.1	17	\$649,000	\$649,000	\$639,000	98.46%	\$175,000	3.65
8	935 Summit Avenue	Colonial	4	2.1	18	\$599,000	\$599,000	\$671,000	112.02%	\$164,300	4.08
9	204 Twin Oaks Terrace	Colonial	4	2.1	183	\$740,000	\$699,900	\$675,000	96.44%	\$195,800	3.45
10	131 Greene Place	Colonial	3	3.1	29	\$697,000	\$675,000	\$675,000	100.00%		
11	223 Midwood Place	Colonial	4	2.2	179	\$749,000	\$719,000	\$695,000	96.66%	\$183,800	3.78
12	621 Vermont Street	SplitLev	4	2.1	26	\$725,000	\$725,000	\$700,000	96.55%	\$204,700	3.42
13	831 Stevens Avenue	CapeCod	3	2.0	6	\$725,000	\$725,000	\$725,000	100.00%	\$152,500	4.75
14	912 Cranford Avenue	Colonial	4	3.1	152	\$819,000	\$749,000	\$726,500	97.00%	\$202,200	3.59
15	532 Coleman Place	Colonial	4	2.1	19	\$739,000	\$739,000	\$739,000	100.00%	\$138,300	5.34
16	8 Burgess Court	Colonial	4	3.1	20	\$775,000	\$775,000	\$740,637	95.57%	\$220,200	3.36
17	845 Village Green	Custom	4	3.1	152	\$799,999	\$779,000	\$750,000	96.28%	\$166,000	4.52
18	217 Benson Place	Colonial	3	2.0	0	\$749,000	\$749,000	\$762,000	101.74%	\$141,400	5.39
19	29 Woodbrook Circle	SplitLev	5	3.1	35	\$825,000	\$825,000	\$795,000	96.36%	\$193,500	4.11
20	647 Radley Road	Colonial	4	2.1	35	\$829,000	\$799,000	\$799,000	100.00%	\$140,000	5.71

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21	736 Fairacres Avenue	Colonial	5	3.1	72	\$899,000	\$875,000	\$819,500	93.66%	\$180,100	4.55
22	550 Aleen Avenue	Colonial	4	2.1	44	\$869,000	\$849,000	\$835,000	98.35%	\$242,700	3.44
23	114 N Florence Avenue	Colonial	4	2.1	61	\$879,000	\$879,000	\$875,000	99.54%	\$189,300	4.62
24	113 Wyoming Street	Colonial	5	3.2	18	\$949,000	\$949,000	\$937,000	98.74%		
25	531 Bradford Avenue	Colonial	4	3.1	31	\$979,000	\$979,000	\$950,000	97.04%	\$210,500	4.51
26	521 Topping Hill Road	Colonial	4	2.1	27	\$1,070,000	\$1,070,000	\$999,000	93.36%	\$199,100	5.02
27	513 Woodland Avenue	Colonial	4	3.1	259	\$1,365,000	\$1,199,999	\$999,900	83.33%	\$395,300	2.53
28	756 Warren Street	Colonial	5	4.1	4	\$1,100,000	\$1,100,000	\$1,090,000	99.09%	\$272,900	3.99
29	9 Stanley Oval	Colonial	4	3.1	3	\$1,050,000	\$1,050,000	\$1,175,000	111.90%	\$226,100	5.20
30	121 Benson Place	Colonial	6	6.1	1	\$1,395,000	\$1,395,000	\$1,325,000	94.98%		
31	774 Knollwood Terrace	Colonial	6	5.0	167	\$1,499,000	\$1,499,000	\$1,375,000	91.73%	\$350,000	3.93
<b>AVERAGE</b>					56	\$814,097	\$799,481	\$779,888	98.13%		4.18

### "Active" Listings in Westfield

Number of Units: 203  
 Average List Price: \$1,007,369  
 Average Days on Market: 59

### "Under Contract" Listings in Westfield

Number of Units: 97  
 Average List Price: \$962,694  
 Average Days on Market: 47

# Westfield 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	78	59	72	56									66
List Price	\$690,171	\$787,622	\$843,054	\$799,481									\$782,838
Sales Price	\$669,243	\$768,543	\$823,240	\$779,888									\$763,006
SP:LP%	97.17%	97.61%	97.94%	98.13%									97.75%
SP to AV	4.04	4.45	4.43	4.18									4.26
# Units Sold	23	23	25	31									102
3 Mo Rate of Ab	5.34	6.22	8.20	7.50									6.82
Active Listings	148	165	189	203									176
Under Contracts	49	62	81	97									72

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	45	66	45.15%
Sales Price	\$778,445	\$763,006	-1.98%
LP:SP	97.83%	97.75%	-0.09%
SP:AV	4.56	4.26	-6.43%

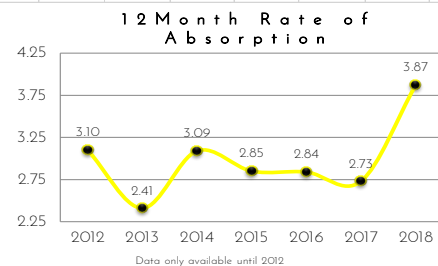
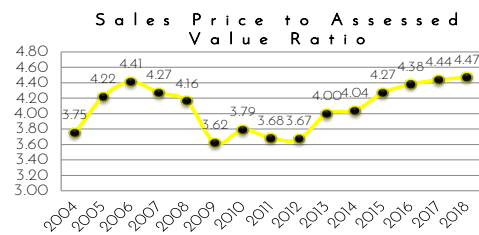


YTD	2018	2019	% Change
# Units Sold	83	102	22.89%
Rate of Abs 3 mo	7.88	7.50	-4.82%
Actives	191	203	6.28%
Under Contracts	97	97	0.00%

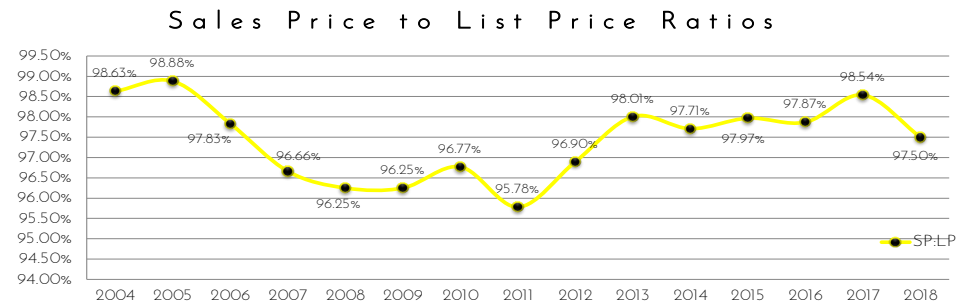
## Westfield Yearly Market Trends



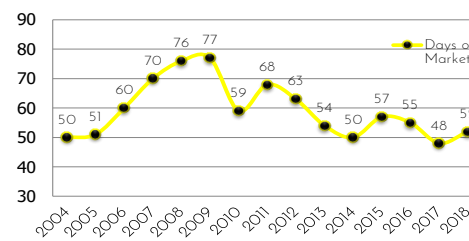
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602	\$862,867
SP	\$657,551	\$737,498	\$830,021	\$834,221	\$773,745	\$693,463	\$746,934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



## Westfield Yearly Market Trends



## Average Days on Market



## Number of Units Sold

