

Westfield

May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45A-2 Sandra Circle	OneFloor	2	1.0	26	\$212,000	\$212,000	\$208,000	98.11%		
2	38 Sandra Circle	OneFloor	2	1.0	51	\$235,000	\$235,000	\$226,000	96.17%		
3	250 Virginia Street	CapeCod	4	2.1	54	\$525,000	\$439,000	\$310,000	70.62%	\$116,500	2.66
4	833 W North Avenue	CapeCod	4	1.0	185	\$420,000	\$399,000	\$375,000	93.98%	\$90,400	4.15
5	109 Hazel Avenue	Cottage	3	1.1	15	\$349,000	\$349,000	\$375,000	107.45%	\$83,500	4.49
6	257 Orchard Street	TwnIntUn	2	2.1	57	\$525,000	\$499,000	\$450,000	90.18%	\$112,000	4.02
7	1016 Irving Avenue	Colonial	3	3.0	2	\$449,900	\$449,900	\$480,000	106.69%	\$104,100	4.61
8	71 Tamaques Way	SplitLev	3	2.0	11	\$519,000	\$519,000	\$500,000	96.34%	\$121,200	4.13
9	900 Tice Place	Colonial	4	1.2	27	\$550,000	\$550,000	\$540,000	98.18%	\$132,000	4.09
10	827 Dorian Road	Colonial	3	2.1	21	\$569,000	\$569,000	\$560,000	98.42%	\$133,400	4.20
11	2 Eastgate Square	TwnEndUn	3	2.1	159	\$725,000	\$655,000	\$625,000	95.42%	\$135,000	4.63
12	126 Ludlow Place	CapeCod	4	2.0	14	\$635,000	\$635,000	\$635,000	100.00%		
13	319 Hyslip Avenue	Colonial	4	2.0	23	\$725,000	\$725,000	\$700,000	96.55%		
14	867 Dorian Road	Colonial	3	2.1	22	\$719,000	\$719,000	\$710,000	98.75%	\$135,900	5.22
15	144 Effingham Place	Colonial	4	2.1	35	\$745,000	\$745,000	\$720,000	96.64%		
16	310 Orenda Circle	Bi-Level	5	3.0	47	\$799,000	\$765,000	\$740,000	96.73%	\$175,400	4.22
17	650 Raymond Street	Colonial	4	2.1	43	\$799,000	\$749,000	\$749,000	100.00%	\$159,100	4.71
18	8 Folkstone Drive	Colonial	3	2.1	16	\$750,000	\$750,000	\$760,000	101.33%	\$747,000	1.02
19	645 Shackamaxon Drive	SplitLev	4	2.1	6	\$779,000	\$779,000	\$775,000	99.49%	\$140,000	5.54
20	311 Walnut Street	HalfDupl	4	3.2	57	\$829,000	\$829,000	\$800,000	96.50%		
21	309 Walnut Street	Duplex	4	3.2	75	\$829,000	\$829,000	\$815,000	98.31%		
22	526 Tremont Avenue	Custom	4	2.1	2	\$865,000	\$865,000	\$865,000	100.00%	\$185,100	4.67
23	119 W Grove Street	Custom	5	4.1	181	\$999,000	\$899,000	\$870,000	96.77%	\$99,300	8.76
24	204 Gallows Hill Road	Colonial	4	3.1	43	\$899,000	\$899,000	\$880,000	97.89%		
25	1516 Bouelvard	Colonial	5	4.1	35	\$945,000	\$919,000	\$905,000	98.48%	\$211,300	4.28

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26	1404 Bouelvard	Colonial	4	2.1	7	\$939,000	\$939,000	\$928,000	98.83%	\$914,100	1.02
27	173 Harrison Avenue	Colonial	5	3.1	54	\$995,000	\$950,000	\$938,000	98.74%	\$170,000	5.52
28	128 Elizabeth Avenue	Victrian	6	4.1	142	\$1,050,000	\$975,000	\$950,000	97.44%	\$200,500	4.74
29	219 Linden Avenue	Colonial	4	2.1	4	\$1,089,000	\$1,089,000	\$980,000	89.99%	\$249,500	3.93
30	640 Arlington Avenue	Colonial	5	3.2	64	\$1,048,000	\$1,048,000	\$985,000	93.99%	\$249,600	3.95
31	129 Marlboro Street	Colonial	5	4.1	13	\$999,900	\$999,900	\$995,000	99.51%		
32	136 Madison Avenue	Colonial	4	3.1	61	\$1,115,000	\$1,049,000	\$1,020,000	97.24%	\$258,900	3.94
33	1418 Pine Grove Avenue	Colonial	4	4.1	62	\$1,099,000	\$1,099,000	\$1,035,000	94.18%		
34	817 Harding Street	Colonial	5	4.1	88	\$1,135,000	\$1,135,000	\$1,050,000	92.51%	\$252,100	4.17
35	561 Hillcrest Avenue	Colonial	5	3.2	45	\$1,125,000	\$1,095,000	\$1,095,000	100.00%	\$244,400	4.48
36	684 Shadowlawn Drive	Colonial	5	3.1	12	\$1,095,000	\$1,095,000	\$1,095,000	100.00%	\$259,600	4.22
37	1233 Boynton Avenue	Colonial	4	3.1	30	\$1,199,000	\$1,199,000	\$1,189,000	99.17%	\$284,200	4.18
38	312 Washington Street	Colonial	5	3.2	61	\$1,249,000	\$1,249,000	\$1,190,000	95.28%	\$135,300	8.80
39	644 Carleton Road	Colonial	6	5.2	28	\$1,549,000	\$1,549,000	\$1,525,000	98.45%	\$149,200	10.22
AVERAGE					48	\$822,636	\$806,508	\$783,282	97.03%		4.64

"Active" Listings in Westfield

Number of Units: 210
 Average List Price: \$996,159
 Average Days on Market: 58

"Under Contract" Listings in Westfield

Number of Units: 110
 Average List Price: \$925,740
 Average Days on Market: 45

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	48								61
List Price	\$690,171	\$787,622	\$843,054	\$799,481	\$806,508								\$789,385
Sales Price	\$669,243	\$768,543	\$823,240	\$779,888	\$783,282								\$768,614
SP:LP%	97.17%	97.61%	97.94%	98.13%	97.03%								97.55%
SP to AV	4.04	4.45	4.43	4.18	4.64								4.35
# Units Sold	23	23	25	31	39								141
3 Mo Rate of Ab	5.34	6.22	8.20	7.50	6.97								6.85
Active Listings	148	165	189	203	210								183
Under Contracts	49	62	81	97	110								80

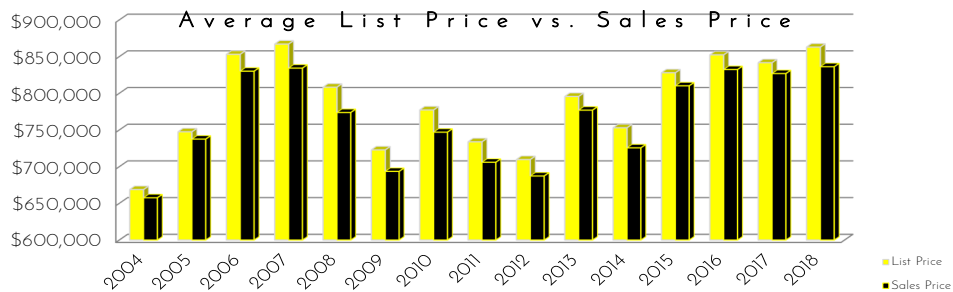
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	40	61	53.00%
Sales Price	\$780,468	\$768,614	-1.52%
LP:SP	97.92%	97.55%	-0.37%
SP:AV	4.54	4.35	-4.18%

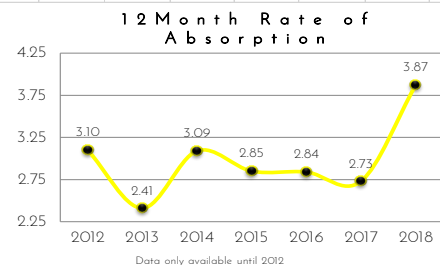
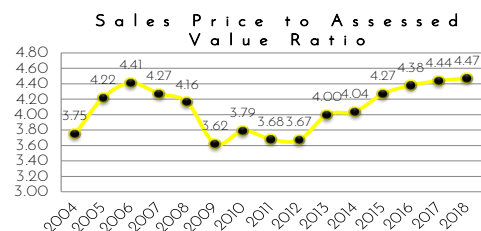


YTD	2018	2019	% Change
# Units Sold	122	141	15.57%
Rate of Abs 3 mo	7.28	6.97	-4.26%
Actives	219	210	-4.11%
Under Contracts	85	110	29.41%

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

