

# Westfield

## July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	114 Windsor Avenue	HalfDupl	2	2.0	28	\$310,000	\$310,000	\$300,000	96.77%	\$57,400	5.23
2	134 Windsor Avenue	HalfDupl	3	1.1	22	\$324,900	\$324,900	\$324,900	100.00%	\$45,900	7.08
3	738 Grandview Avenue	TwnEndUn	2	1.1	8	\$399,000	\$399,000	\$395,000	99.00%	\$86,900	4.55
4	764 Austin Street	FixrUppr	3	2.0	16	\$454,000	\$454,000	\$430,000	94.71%	\$115,700	3.72
5	215 Livingston Street	HalfDupl	4	3.1	31	\$475,000	\$475,000	\$470,000	98.95%	\$104,200	4.51
6	40 Summit Court	Ranch	3	2.0	79	\$549,000	\$499,000	\$475,000	95.19%	\$160,800	2.95
7	1512 Pine Grove Avenue	CapeCod	4	2.0	15	\$495,000	\$495,000	\$480,000	96.97%	\$106,500	4.51
8	1314 Pine Grove Avenue	CapeCod	3	1.0	18	\$499,000	\$499,000	\$495,000	99.20%	\$110,800	4.47
9	536 West Grove Street	CapeCod	4	2.1	22	\$534,900	\$534,900	\$515,000	96.28%	\$121,900	4.22
10	762 Westfield Avenue	Colonial	3	1.1	23	\$558,000	\$558,000	\$540,000	96.77%	\$124,700	4.33
11	81 Summit Court	Colonial	4	2.1	8	\$499,900	\$499,900	\$540,000	108.02%	\$198,100	2.73
12	1029 Grandview Avenue	Colonial	3	2.1	10	\$599,000	\$599,000	\$595,000	99.33%	\$123,600	4.81
13	789 Austin Street	Ranch	4	2.1	72	\$668,000	\$599,900	\$599,900	100.00%	\$143,300	4.19
14	53 Mohican Drive	Colonial	4	3.1	116	\$699,000	\$649,900	\$610,000	93.86%	\$209,100	2.92
15	437 Everson Place	Colonial	5	2.1	56	\$699,000	\$649,000	\$649,000	100.00%	\$165,200	3.93
16	761 Fairacres Avenue	Colonial	3	2.1	11	\$649,000	\$649,000	\$663,000	102.16%	\$165,500	4.01
17	310 N Scotch Plains Avenue	Colonial	4	4.0	90	\$679,000	\$665,000	\$680,000	102.26%	\$127,100	5.35
18	539 Sherwood Parkway	Colonial	6	2.2	85	\$729,000	\$729,000	\$685,000	93.96%	\$163,200	4.20
19	451 Channing Avenue	Colonial	3	1.1	16	\$699,000	\$699,000	\$699,000	100.00%		
20	538 Westfield Avenue	Victrian	4	2.0	18	\$725,000	\$725,000	\$725,000	100.00%	\$151,500	4.79
21	202 Dickson Drive	Colonial	3	2.1	40	\$775,000	\$775,000	\$740,540	95.55%	\$191,100	3.88
22	61 Michael Drive	Ranch	4	4.0	24	\$749,900	\$749,900	\$745,000	99.35%	\$195,100	3.82
23	5 Hampton Court	Contemp	4	3.1	88	\$825,000	\$750,000	\$760,000	101.33%	\$261,600	2.91
24	814 E Broad Street	Colonial	4	4.0	65	\$795,000	\$775,000	\$760,000	98.06%	\$165,900	4.58
25	106 Frazee Court	Colonial	4	2.1	19	\$825,000	\$825,000	\$815,000	98.79%		

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26	740 Forest Avenue	Colonial	4	3.1	51	\$895,000	\$875,000	\$850,000	97.14%	\$177,600	4.79
27	11 Trails End Court	Colonial	4	2.1	10	\$950,000	\$950,000	\$853,000	89.79%		
28	234 Virginia Street	Colonial	4	2.2	14	\$899,000	\$899,000	\$899,000	100.00%	\$162,500	5.53
29	747 Clarence Street	Colonial	4	3.1	50	\$999,000	\$950,000	\$935,000	98.42%	\$235,000	3.98
30	757 Kimball Avenue	Colonial	4	3.1	56	\$949,000	\$949,000	\$939,000	98.95%	\$255,800	3.67
31	19 Scudder Road	Colonial	4	3.1	26	\$969,000	\$969,000	\$946,000	97.63%		
32	720 Stevens Avenue	Colonial	5	3.1	20	\$959,000	\$959,000	\$955,000	99.58%	\$221,000	4.32
33	657 Boulevard	Colonial	6	3.1	22	\$999,000	\$999,000	\$959,000	96.00%	\$244,100	3.93
34	23 Hawthorn Drive	Custom	5	2.1	7	\$969,000	\$969,000	\$982,000	101.34%	\$221,900	4.43
35	712 Standish Avenue	Colonial	3	2.1	8	\$999,000	\$999,000	\$999,000	100.00%	\$229,200	4.36
36	736 St Marks Avenue	Colonial	5	4.1	7	\$999,000	\$999,000	\$1,025,000	102.60%	\$175,600	5.84
37	335 Wychwood Road	Colonial	4	4.1	31	\$1,099,000	\$1,099,000	\$1,074,000	97.73%	\$306,900	3.50
38	626 Glen Avenue	Colonial	5	3.0	69	\$1,099,000	\$1,099,000	\$1,075,000	97.82%	\$225,100	4.78
39	545 Alden Avenue	Colonial	6	4.2	58	\$1,199,000	\$1,199,000	\$1,110,000	92.58%	\$286,500	3.87
40	810 Highland Avenue	Colonial	5	4.1	37	\$1,269,000	\$1,269,000	\$1,170,000	92.20%	\$300,800	3.89
41	1743 Florida Street	Colonial	5	6.1	53	\$1,249,000	\$1,225,000	\$1,175,000	95.92%		
42	44 Tamaques Way	Colonial	5	4.1	18	\$1,199,900	\$1,199,900	\$1,190,000	99.17%		
43	920 Minisink Way	RanchExp	5	4.2	34	\$1,275,000	\$1,275,000	\$1,225,000	96.08%	\$263,200	4.65
44	242 Kimball Avenue	Victrian	5	3.1	45	\$1,399,900	\$1,399,900	\$1,295,000	92.51%	\$234,400	5.52
45	1211 Sedgewick Avenue	Colonial,	6	5.2	20	\$1,295,000	\$1,295,000	\$1,295,000	100.00%		
46	2 Breeze Knoll Drive	Colonial	5	4.0	42	\$1,395,000	\$1,395,000	\$1,325,000	94.98%		
47	837 Summit Avenue	Custom	5	4.0	92	\$1,425,000	\$1,395,000	\$1,335,000	95.70%		
48	200 Avon Road	Colonial	6	6.0	165	\$1,549,000	\$1,395,000	\$1,358,888	97.41%		
49	8 N Wickom Drive	Colonial	6	5.1	16	\$1,349,000	\$1,349,000	\$1,372,000	101.70%	\$294,300	4.66
50	633 Coleman Place	Colonial	5	4.2	35	\$1,499,000	\$1,499,000	\$1,375,000	91.73%	\$255,000	5.39

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51	5 Faulkner Drive	Colonial	5	4.0	3	\$1,399,000	\$1,399,000	\$1,399,000	100.00%	\$291,300	4.80
52	401 Quantuck Lane	Colonial	6	6.1	140	\$1,849,900	\$1,799,999	\$1,700,000	94.44%		
53	1060 Wyandotte Trail	Colonial	6	6.1	9	\$2,798,000	\$2,798,000	\$2,575,000	92.03%	\$490,600	5.25
54	6 Kimball Circle	Colonial	8	8.2	453	\$3,790,000	\$3,395,000	\$3,050,000	89.84%	\$940,100	3.24
<b>AVERAGE</b>					<b>48</b>	<b>\$998,876</b>	<b>\$979,467</b>	<b>\$946,893</b>	<b>97.59%</b>		<b>4.37</b>

### "Active" Listings in Westfield

Number of Units: 174  
 Average List Price: \$957,320  
 Average Days on Market: 79

### "Under Contract" Listings in Westfield

Number of Units: 78  
 Average List Price: \$863,752  
 Average Days on Market: 52

# 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	41	48						54
List Price	\$690,171	\$787,622	\$843,054	\$799,481	\$806,508	\$887,283	\$979,467						\$851,839
Sales Price	\$669,243	\$768,543	\$823,240	\$779,888	\$783,282	\$863,732	\$946,893						\$827,905
SP:LP%	97.17%	97.61%	97.94%	98.13%	97.03%	97.69%	97.59%						97.59%
SP to AV	4.04	4.45	4.43	4.18	4.64	4.35	4.37						4.36
# Units Sold	23	23	25	31	39	54	54						249
3 Mo Rate of Ab	5.34	6.22	8.20	7.50	6.97	4.99	3.70						6.13
Active Listings	148	165	189	203	210	189	174						183
Under Contracts	49	62	81	97	110	91	78						81

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	44	54	21.30%
Sales Price	\$822,451	\$827,905	0.66%
LP:SP	97.72%	97.59%	-0.13%
SP:AV	4.49	4.36	-2.90%

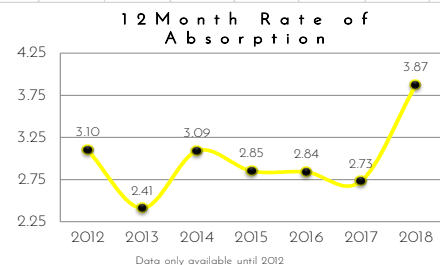
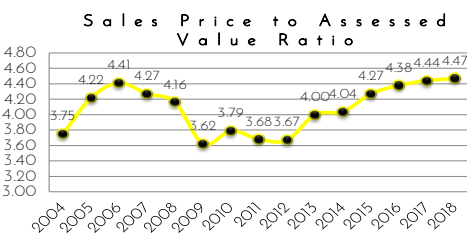


YTD	2018	2019	% Change
# Units Sold	205	249	21.46%
Rate of Abs 3 mo	5.22	3.70	-29.12%
Actives	189	174	-7.94%
Under Contracts	64	78	21.88%

### 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

