

Westfield

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	56 Sandra Circle	OneFloor	2	1.0	90	\$210,000	\$205,000	\$190,000	92.68%		
2	736 Central Avenue	HalfDupl	3	1.1	8	\$360,000	\$360,000	\$360,000	100.00%	\$284,400	1.27
3	908 Columbus Avenue	CapeCod	3	1.0	39	\$429,000	\$429,000	\$404,000	94.17%	\$444,600	0.91
4	306 Belmar Place	CapeCod	3	2.0	13	\$449,900	\$449,900	\$466,000	103.58%	\$451,900	1.03
5	1210 Rahway Avenue	SplitLev,	3	1.1	38	\$499,000	\$469,000	\$469,000	100.00%	\$482,500	0.97
6	910 Grandview Avenue	Colonial	3	1.1	44	\$514,900	\$499,999	\$495,000	99.00%	\$474,400	1.04
7	833 Grant Avenue	Colonial	3	1.1	20	\$649,900	\$649,900	\$545,000	83.86%	\$580,500	0.94
8	277 Seneca Place	Colonial	4	2.1	6	\$635,000	\$635,000	\$635,000	100.00%	\$594,400	1.07
9	125 Belmar Terrace	CapeCod	3	2.0	62	\$649,000	\$645,000	\$640,000	99.22%	\$609,100	1.05
10	516 W Broad Street	Colonial	4	3.0	7	\$665,000	\$665,000	\$690,000	103.76%	\$619,100	1.11
11	16 Burgess Court	Bi-Level	4	3.0	120	\$715,000	\$699,000	\$695,000	99.43%	\$755,900	0.92
12	316 Harrison Avenue	CapeCod	3	1.1	11	\$680,000	\$680,000	\$730,000	107.35%	\$647,500	1.13
13	633 Green Briar Court	SplitLev	4	2.0	11	\$719,000	\$719,000	\$735,000	102.23%	\$518,200	1.42
14	109 Connecticut Street	SplitLev	3	2.1	12	\$699,000	\$699,000	\$735,000	105.15%	\$604,100	1.22
15	321 E Grove Street	TwndUn	3	3.1	28	\$750,000	\$750,000	\$745,000	99.33%		
16	1445 Lamberts Mill Road	RanchExp	4	2.1	82	\$850,000	\$779,000	\$762,500	97.88%	\$719,000	1.06
17	529 Sherwood Parkway	Colonial	5	2.1	26	\$799,000	\$799,000	\$780,000	97.62%	\$790,900	0.99
18	322 Wood End Road	SplitLev	4	2.1	97	\$835,000	\$789,000	\$789,000	100.00%	\$816,400	0.97
19	515B Carleton Road	TwndUn	4	4.1	12	\$829,900	\$829,900	\$829,900	100.00%	\$823,900	1.01
20	723 1st Street	Colonial	4	3.0	8	\$798,000	\$789,000	\$831,000	105.32%	\$595,600	1.40
21	641 Maple Street	Colonial	6	3.1	21	\$895,000	\$895,000	\$880,000	98.32%	\$810,200	1.09
22	2 Oneida Drive	SplitLev	4	3.0	87	\$979,000	\$925,000	\$900,000	97.30%	\$979,000	0.92
23	415 S Chestnut Street	Tudor	4	2.1	12	\$899,000	\$899,000	\$907,000	100.89%	\$691,100	1.31
24	542 Sherwood Parkway	Colonial	4	2.2	12	\$900,000	\$900,000	\$910,000	101.11%	\$806,400	1.13
25	231 Maryland Street	Colonial	4	4.0	49	\$899,999	\$899,999	\$917,500	101.94%		

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26	226 Linden Avenue	Colonial	4	2.2	33	\$999,000	\$999,000	\$950,000	95.10%	\$888,500	1.07
27	26 Genesee Trail	Custom	5	5.1	17	\$1,199,900	\$1,199,900	\$1,150,000	95.84%		
28	456 Birch Place	Colonial	4	2.2	36	\$1,275,000	\$1,275,000	\$1,275,000	100.00%	\$1,296,400	0.98
29	639 Summit Avenue	Colonial	4	3.1	1	\$1,299,000	\$1,299,000	\$1,299,000	100.00%	\$1,237,900	1.05
30	880 New England Drive	Colonial	5	3.2	6	\$1,299,000	\$1,299,000	\$1,300,000	100.08%	\$1,028,200	1.26
31	910 Coolidge Street	Colonial	5	5.1	10	\$1,249,000	\$1,249,000	\$1,300,000	104.08%		
32	737 Prospect Street	Colonial	3	3.1	1	\$1,280,000	\$1,280,000	\$1,300,000	101.56%	\$1,053,300	1.23
33	255 Munsee Way	Colonial	4	6.1	21	\$1,599,000	\$1,499,000	\$1,425,000	95.06%	\$1,398,100	1.02
34	910 Bailey Court	Colonial	5	4.1	116	\$1,580,000	\$1,580,000	\$1,530,000	96.84%	\$1,678,200	0.91
35	520 Colonial Avenue	Colonial	5	4.1	5	\$1,550,000	\$1,550,000	\$1,575,000	101.61%	\$1,417,700	1.11
36	632 Forest Avenue	Colonial	5	4.2	1	\$1,550,000	\$1,550,000	\$1,580,000	101.94%	\$1,184,500	1.33
37	3 Hiawatha Drive	Colonial	5	4.2	166	\$2,198,000	\$1,995,000	\$1,995,000	100.00%		
38	1011 Minisink Way	Custom	6	4.1	32	\$2,399,000	\$2,249,000	\$2,200,000	97.82%	\$1,693,400	1.30
AVERAGE					36	\$968,066	\$949,568	\$945,261	99.48%		1.10

"Active" Listings in Westfield

Number of Units: 55
 Average List Price: \$1,156,302
 Average Days on Market: 63

"Under Contract" Listings in Westfield

Number of Units: 66
 Average List Price: \$916,417
 Average Days on Market: 68

Westfield 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36												36
List Price	\$949,568												\$949,568
Sales Price	\$945,261												\$945,261
SP:LP%	99.48%												99.48%
SP to AV	1.10												1.10
# Units Sold	38												38
3 Mo Rate of Ab	1.38												1.38
Active Listings	55												55
Under Contracts	66												66

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	56	36	-35.71%
Sales Price	\$903,016	\$945,261	4.68%
LP:SP	98.11%	99.48%	1.39%
SP:AV	0.99	1.10	11.13%



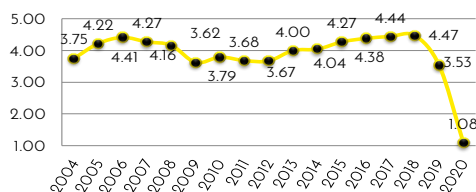
YTD	2020	2021	% Change
# Units Sold	33	38	15.15%
Rate of Abs 3 mo	4.23	1.38	-67.38%
Actives	139	55	-60.43%
Under Contracts	56	66	17.86%

Westfield Yearly Market Trends

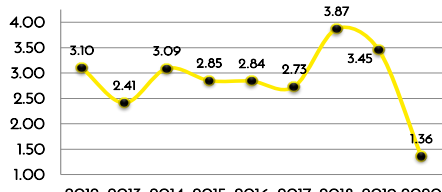


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602	\$862,867	\$842,588	\$891,126
SP	\$657,551	\$737,498	\$830,021	\$834,221	\$773,745	\$693,463	\$746,934	\$705,898	\$687,204	\$776,943	\$725,557	\$810,097	\$832,272	\$826,774	\$836,175	\$816,626	\$878,347

Sales Price to Assessed Value Ratio

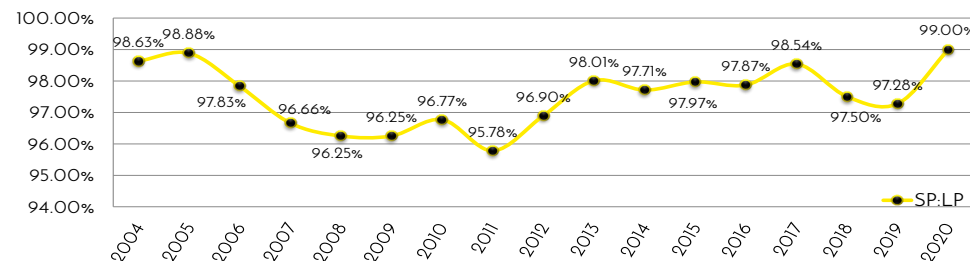


12 Month Rate of Absorption

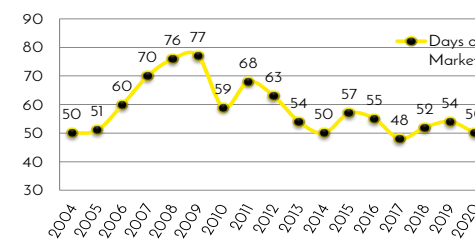


Westfield Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

