

Westfield

February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	207 Livingston Street	Colonial	2	1.0	22	\$349,900	\$349,900	\$320,000	91.45%	\$276,800	1.16
2	447 Downer Street	Colonial	2	1.0	32	\$339,000	\$339,000	\$322,000	94.99%	\$359,300	0.90
3	232 Windsor Avenue	HalfDupl	2	1.1	46	\$335,000	\$335,000	\$338,000	100.90%	\$283,200	1.19
4	260 Walnut Street	TwnIntUn	2	1.1	11	\$439,900	\$439,900	\$430,000	97.75%	\$404,200	1.06
5	1015 Grandview Avenue	Ranch	3	1.0	17	\$459,000	\$459,000	\$447,319	97.46%	\$473,100	0.95
6	414 Edgar Road	SplitLev	3	2.0	322	\$488,000	\$459,900	\$447,339	97.27%	\$487,000	0.92
7	788 Carleton Road	Colonial	3	1.0	50	\$499,900	\$479,900	\$483,400	100.73%	\$462,400	1.05
8	1098 Rahway Avenue	Custom	4	2.0	11	\$629,000	\$629,000	\$620,000	98.57%	\$545,600	1.14
9	904 Columbus Avenue	Colonial	3	2.0	61	\$649,900	\$649,900	\$652,000	100.32%		
10	321 E Grove Street	TwnIntUn	3	3.1	103	\$730,000	\$730,000	\$725,000	99.32%		
11	937 Harding Street	Colonial	4	1.1	9	\$735,000	\$735,000	\$735,000	100.00%	\$688,300	1.07
12	853 Tice Place	Colonial	4	1.3	79	\$829,990	\$789,000	\$775,000	98.23%	\$837,600	0.93
13	6 Hawthorn Drive	SplitLev	3	3.0	41	\$859,000	\$819,000	\$810,000	98.90%	\$923,400	0.88
14	22 Stoneleigh Park	Custom	4	2.2	49	\$899,000	\$899,000	\$850,000	94.55%	\$909,200	0.93
15	145 W Dudley Avenue	Colonial	4	2.1	4	\$850,000	\$850,000	\$879,000	103.41%	\$807,000	1.09
16	650 Maple Street	Colonial	4	3.1	80	\$859,000	\$859,000	\$880,000	102.44%		
17	119 Brightwood Avenue	Colonial	8	4.0	86	\$1,065,000	\$1,065,000	\$965,000	90.61%	\$1,011,300	0.95
18	256 Kimball Avenue	Colonial	5	3.1	131	\$1,188,888	\$998,000	\$975,000	97.70%	\$991,111	0.98
19	10 Evergreen Court	Colonial	4	2.1	84	\$1,099,000	\$1,049,000	\$1,039,000	99.05%	\$924,100	1.12
20	941 Wyandotte Trail	RanchExp	5	3.0	122	\$1,250,000	\$1,250,000	\$1,055,000	84.40%	\$1,243,100	0.85

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21	184 Harrow Road	Colonial	4	4.1	92	\$1,299,900	\$1,299,900	\$1,250,000	96.16%	\$1,093,300	1.14
22	566 Colonial Avenue	Colonial	5	3.2	7	\$1,299,000	\$1,299,000	\$1,299,000	100.00%	\$1,173,200	1.11
23	3 Wychview Drive	Colonial	5	4.1	82	\$1,500,000	\$1,474,900	\$1,425,000	96.62%	\$1,247,900	1.14
24	435 Wychwood Road	Colonial	5	3.2	8	\$1,425,000	\$1,425,000	\$1,425,000	100.00%	\$1,388,800	1.03
25	14 Wychview Drive	Colonial	6	6.1	47	\$1,699,000	\$1,699,000	\$1,700,000	100.06%	\$1,638,200	1.04
26	1033 Prospect Street	Colonial	6	5.1	14	\$2,149,000	\$2,149,000	\$2,149,000	100.00%		
27	808 Lawrence Avenue	Colonial	6	7.1	15	\$2,495,000	\$2,495,000	\$2,400,000	96.19%	\$2,579,800	0.93
28	1021 Minisink Way	Colonial	6	6.1	1	\$2,899,000	\$2,899,000	\$2,650,000	91.41%	\$2,317,600	1.14
AVERAGE					58	\$1,047,156	\$1,033,046	\$1,001,645	97.45%		1.03

"Active" Listings in Westfield

Number of Units: 55
 Average List Price: \$1,106,515
 Average Days on Market: 50

"Under Contract" Listings in Westfield

Number of Units: 89
 Average List Price: \$1,016,227
 Average Days on Market: 51

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	58											45
List Price	\$949,568	\$1,033,046											\$984,983
Sales Price	\$945,261	\$1,001,645											\$969,181
SP:LP%	99.48%	97.45%											98.61%
SP to AV	1.10	1.03											1.07
# Units Sold	38	28											66
3 Mo Rate of Ab	1.38	1.45											1.42
Active Listings	55	55											55
Under Contracts	66	89											78

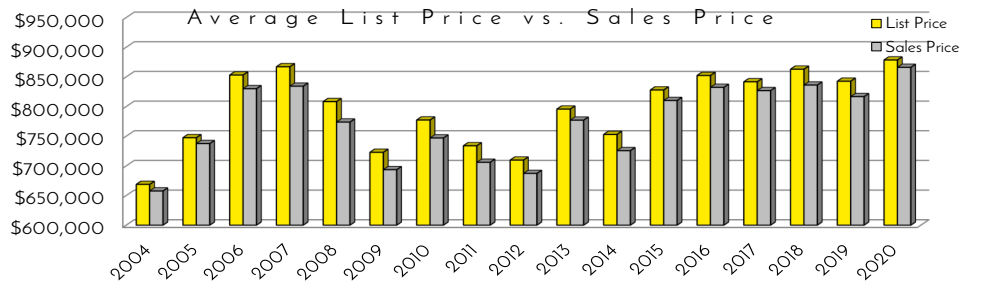
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	77	45	-40.99%
Sales Price	\$824,269	\$969,181	17.58%
LP:SP	97.55%	98.61%	1.09%
SP:AV	1.00	1.07	6.56%



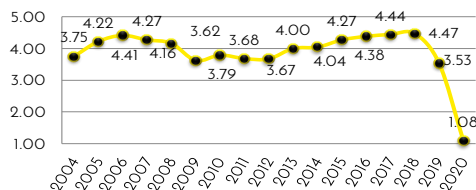
YTD	2020	2021	% Change
# Units Sold	60	66	10.00%
Rate of Abs 3 mo	4.58	1.45	-68.34%
Actives	130	55	-57.69%
Under Contracts	80	89	11.25%

Westfield Yearly Market Trends

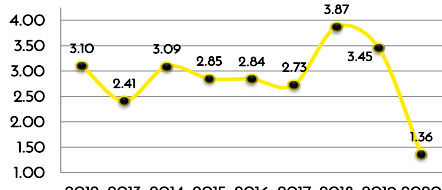


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602	\$862,867	\$842,588	\$891,126
SP	\$657,551	\$737,498	\$830,021	\$834,221	\$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

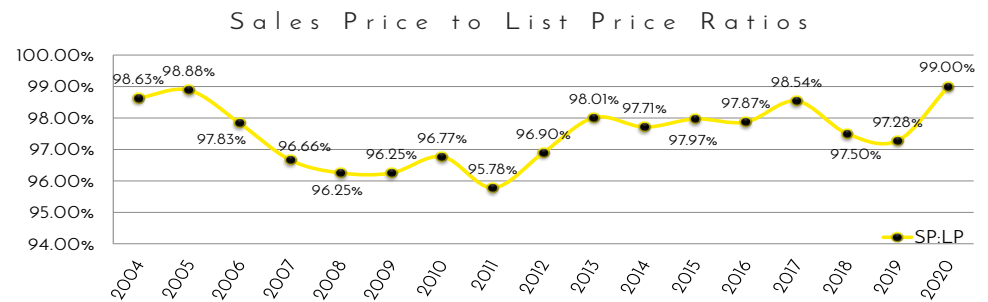
Sales Price to Assessed Value Ratio



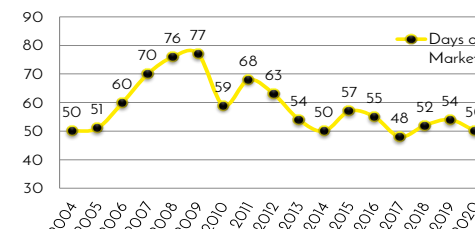
12 Month Rate of Absorption



Westfield Yearly Market Trends



Average Days on Market



Number of Units Sold

