

Westfield

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 West Court Unit 3	OneFloor	2	1.0	13	\$215,000	\$215,000	\$210,000	97.67%		
2	224 Prospect Street	OneFloor	2	2.0	4	\$595,000	\$595,000	\$595,000	100.00%	\$380,400	1.56
3	14 Cowperthwaite Square	TwnEndUn	2	2.1	18	\$599,000	\$599,000	\$605,000	101.00%	\$515,900	1.17
4	1322 Central Avenue	SplitLev	3	1.1	37	\$649,000	\$649,000	\$625,000	96.30%	\$461,700	1.35
5	330 Springfield Avenue	Colonial	3	3.0	44	\$849,000	\$849,000	\$805,000	94.82%	\$732,400	1.10
6	627 Salter Place	Colonial	4	2.1	13	\$950,000	\$950,000	\$935,000	98.42%	\$848,800	1.10
7	204 Embree Court	Colonial	4	2.2	6	\$825,000	\$825,000	\$952,000	115.39%	\$883,500	1.08
8	928 Willow Grove Road	SplitLev	5	3.0	12	\$950,000	\$950,000	\$981,000	103.26%	\$931,600	1.05
9	626 Dorian Road	Colonial	4	2.1	23	\$1,139,000	\$1,139,000	\$1,075,000	94.38%	\$930,100	1.16
10	840 Shadowlawn Drive	Colonial	5	3.1	11	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$945,700	1.32
11	417 Saint Marks Avenue	Colonial	5	3.0	15	\$1,299,000	\$1,299,000	\$1,300,000	100.08%	\$1,007,200	1.29
12	1121 Columbus Avenue	Colonial	5	3.1	12	\$1,500,000	\$1,500,000	\$1,480,000	98.67%	\$1,055,900	1.40
13	833 Grant Avenue	Colonial	5	4.1	12	\$1,549,900	\$1,549,900	\$1,550,000	100.01%		
14	1323 Summit Avenue	Colonial	6	6.0	18	\$1,699,900	\$1,699,900	\$1,700,000	100.01%		
15	541 Tremont Avenue	Colonial	6	4.1	0	\$1,599,000	\$1,599,000	\$1,700,000	106.32%	\$1,273,400	1.34
AVERAGE					16	\$1,044,587	\$1,044,587	\$1,050,867	100.42%		1.24

"Active" Listings in Westfield

Number of Units: 33
 Average List Price: \$1,189,127
 Average Days on Market: 67

"Under Contract" Listings in Westfield

Number of Units: 18
 Average List Price: \$1,180,550
 Average Days on Market: 65

Westfield 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	16												16
List Price	\$1,044,587												\$1,044,587
Sales Price	\$1,050,867												\$1,050,867
SP:LP%	100.42%												100.42%
SP to AV	1.24												1.24
# Units Sold	15												15
3 Mo Rate of Ab	1.06												1.06
Active Listings	33												33
Under Contracts	18												18

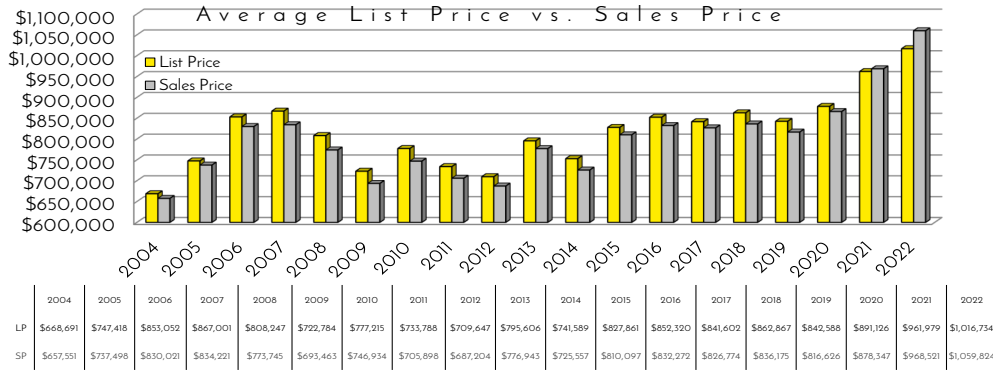
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	46	16	-65.27%
Sales Price	\$946,677	\$1,050,867	11.01%
LP:SP	102.65%	100.42%	-2.17%
SP:AV	1.22	1.24	1.56%



YTD	2022	2023	% Change
# Units Sold	22	15	-31.82%
Rate of Abs 3 Mo	1.28	1.06	-17.19%
Actives	37	33	-10.81%
Under Contracts	39	18	-53.85%

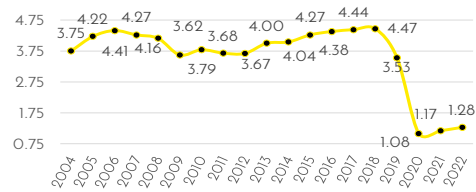
Westfield Yearly Market Trends



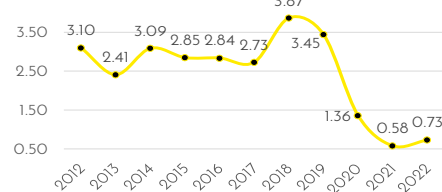
Westfield Yearly Market Trends



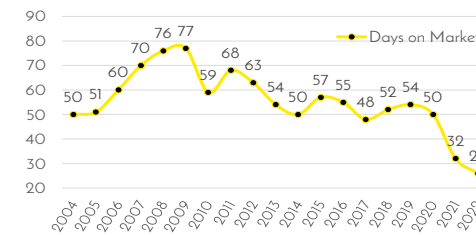
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

