

# Westfield

## February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	152 Ayliffe Avenue	Colonial	4	2.0	35	\$699,000	\$699,000	\$650,000	92.99%	\$525,300	1.24
2	327 Brightwood Avenue	Ranch	3	2.0	6	\$615,000	\$615,000	\$687,000	111.71%	\$568,000	1.21
3	191 Tudor Oval	Ranch	3	3.0	13	\$750,000	\$750,000	\$750,000	100.00%	\$654,400	1.15
4	633 Maple Street	Colonial	4	3.1	179	\$1,050,000	\$1,050,000	\$1,050,000	100.00%	\$614,900	1.71
5	321 Saint Georges Place	Colonial	5	4.1	78	\$1,499,999	\$1,399,900	\$1,320,000	94.29%		
6	1723 Florida Street	Colonial	5	3.2	1	\$1,350,000	\$1,350,000	\$1,350,000	100.00%		
7	110 Oxford Terrace	Colonial	6	3.2	9	\$1,299,000	\$1,299,000	\$1,365,000	105.08%		
8	322 Lawrence Avenue	Colonial	4	3.1	1	\$1,399,000	\$1,399,000	\$1,440,000	102.93%	\$1,216,000	1.18
9	400 Montauk Drive	Custom	6	4.0	80	\$1,599,999	\$1,599,999	\$1,573,000	98.31%		
10	1060 Lawrence Avenue	Colonial	6	7.1	61	\$2,395,000	\$2,395,000	\$2,395,000	100.00%		
<b>AVERAGE</b>					46	\$1,265,700	\$1,255,690	\$1,258,000	100.53%		1.30

### *"Active"* Listings in Westfield

Number of Units: 35  
 Average List Price: \$1,289,560  
 Average Days on Market: 77

### *"Under Contract"* Listings in Westfield

Number of Units: 39  
 Average List Price: \$1,108,933  
 Average Days on Market: 36

# 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	46											28
List Price	\$1,044,587	\$1,255,690											\$1,129,028
Sales Price	\$1,050,867	\$1,258,000											\$1,133,720
SP:LP%	100.42%	100.53%											100.47%
SP to AV	1.24	1.30											1.26
# Units Sold	15	10											25
3 Mo Rate of Ab	1.06	1.89											1.48
Active Listings	33	35											34
Under Contracts	18	39											29

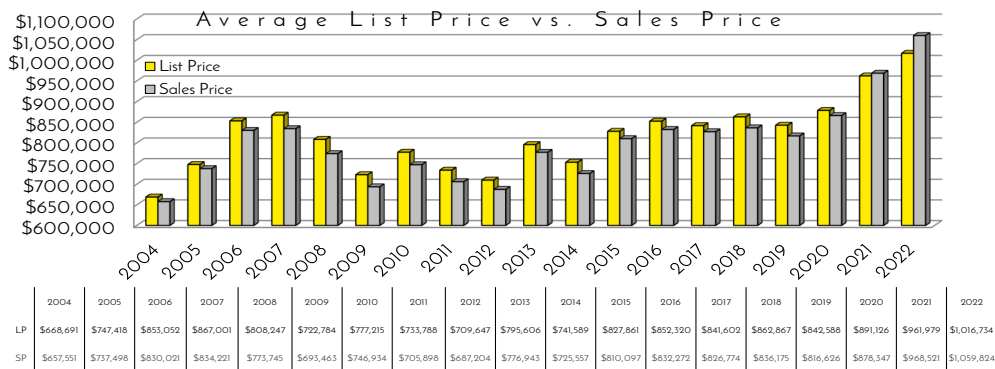
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	43	28	-35.05%
Sales Price	\$970,847	\$1,133,720	16.78%
LP:SP	102.83%	100.47%	-2.30%
SP:AV	1.18	1.26	6.54%



YTD	2022	2023	% Change
# Units Sold	41	25	-39.02%
Rate of Abs 3 Mo	1.20	1.48	22.92%
Actives	32	34	6.25%
Under Contracts	52	39	-25.00%

### Westfield Yearly Market Trends



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