

Westfield

December 2023 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	6	\$275,000	\$275,000	\$290,000	105.45%		
2	1314 Pine Grove Avenue	CapeCod	3	1.0	15	\$615,000	\$615,000	\$650,000	105.69%	\$475,500	1.37
3	628 Kimball Avenue	Colonial	3	2.0	24	\$749,900	\$749,900	\$800,000	106.68%	\$632,900	1.26
4	222 Delaware Street	SplitLev	3	1.2	20	\$799,900	\$799,900	\$825,000	103.14%	\$630,400	1.31
5	102 Dickson Drive	CapeCod	4	3.0	78	\$949,000	\$899,000	\$860,000	95.66%	\$910,200	0.94
6	531 Topping Hill Road	Ranch	3	2.0	25	\$899,000	\$899,000	\$875,000	97.33%	\$622,800	1.40
7	121 Summit Court	SplitLev	4	3.1	12	\$899,000	\$899,000	\$899,000	100.00%	\$532,800	1.69
8	26 Manchester Drive	Ranch	3	2.1	10	\$899,000	\$899,000	\$925,000	102.89%	\$762,400	1.21
9	451 Edgewood Avenue	Tudor	3	3.1	12	\$899,000	\$899,000	\$965,000	107.34%	\$614,200	1.57
10	800 Willow Grove Road	Custom	3	2.1	160	\$1,150,000	\$1,150,000	\$990,000	86.09%	\$929,100	1.07
11	300 Ayliffe Avenue	Colonial	4	2.1	13	\$899,000	\$899,000	\$1,035,000	115.13%	\$654,000	1.58
12	123 Stanmore Place	Colonial	4	3.2	6	\$999,900	\$999,900	\$1,050,123	105.02%	\$748,700	1.40
13	245 Delaware Street	SplitLev	4	2.1	7	\$899,000	\$899,000	\$1,080,000	120.13%	\$658,000	1.64
14	638 Boulevard	Colonial	4	2.2	11	\$1,150,000	\$1,150,000	\$1,131,650	98.40%	\$845,400	1.34
15	751 Crescent Parkway	Colonial	4	2.1	8	\$1,075,000	\$1,075,000	\$1,137,000	105.77%	\$763,800	1.49
16	423 Saint Marks Avenue	Colonial	4	2.1	11	\$1,075,000	\$1,075,000	\$1,225,325	113.98%	\$747,900	1.64
17	1504 Boulevard	Colonial	4	3.1	96	\$1,299,000	\$1,299,000	\$1,299,000	100.00%		
18	900 Talcott Road	SplitLev	4	3.0	42	\$1,400,000	\$1,400,000	\$1,350,000	96.43%	\$949,500	1.42
19	526 Wychwood Road	Colonial	4	3.0	67	\$1,456,700	\$1,375,000	\$1,355,000	98.55%	\$1,166,100	1.16
20	1015 Grandview Avenue	Contemp	5	3.1	11	\$1,350,000	\$1,350,000	\$1,460,000	108.15%		

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21	1019 Summit Avenue	Colonial	5	3.1	12	\$1,499,999	\$1,499,999	\$1,600,000	106.67%	\$872,500	1.83
22	244 Sylvania Place	Colonial	4	3.1	8	\$1,475,000	\$1,475,000	\$1,612,500	109.32%	\$1,154,500	1.40
23	834 Highland Avenue	Colonial	6	3.1	49	\$1,699,000	\$1,699,000	\$1,650,000	97.12%	\$1,121,800	1.47
24	609 Ardsleigh Drive	Colonial	6	6.1	149	\$1,699,900	\$1,699,900	\$1,700,000	100.01%		
25	740 Norgate	Colonial	5	3.1	37	\$1,750,000	\$1,750,000	\$1,750,000	100.00%	\$1,037,500	1.69
26	747 Willow Grove Road	Colonial	6	5.2	73	\$1,850,000	\$1,850,000	\$1,850,000	100.00%		
27	405 Roanoke Road	Colonial	7	6.1	15	\$2,999,000	\$2,999,000	\$3,175,000	105.87%		
AVERAGE					36	\$1,211,530	\$1,206,652	\$1,242,207	103.36%		1.42

"Active" Listings in Westfield

Number of Units:	20
Average List Price:	\$1,555,690
Average Days on Market:	61

"Under Contract" Listings in Westfield

Number of Units:	34
Average List Price:	\$1,217,109
Average Days on Market:	56

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	19	32	14	17	26	13	28	19	36	23
List Price	\$1,044,587	\$1,255,690	\$1,221,400	\$974,012	\$1,170,782	\$1,156,667	\$1,089,634	\$1,101,247	\$1,257,671	\$1,036,668	\$1,070,975	\$1,206,652	\$1,132,416
Sales Price	\$1,050,867	\$1,258,000	\$1,245,367	\$1,043,500	\$1,224,990	\$1,240,301	\$1,154,448	\$1,163,213	\$1,305,286	\$1,082,708	\$1,120,000	\$1,242,207	\$1,185,316
SP:LP%	100.42%	100.53%	102.03%	106.37%	105.41%	107.38%	107.73%	105.87%	104.18%	104.01%	104.89%	103.36%	105.04%
SP to AV	1.24	1.30	1.35	1.36	1.45	1.40	1.42	1.42	1.41	1.40	1.50	1.42	1.40
# Units Sold	15	10	15	24	33	43	29	38	28	22	12	27	296
3 Mo Rate of Ab	1.06	1.89	2.76	2.14	1.23	0.96	0.94	0.68	1.10	1.29	1.38	0.90	1.36
Active Listings	33	35	32	29	27	37	26	30	32	35	28	20	30
Under Contracts	18	39	50	69	64	58	58	36	30	43	45	34	45

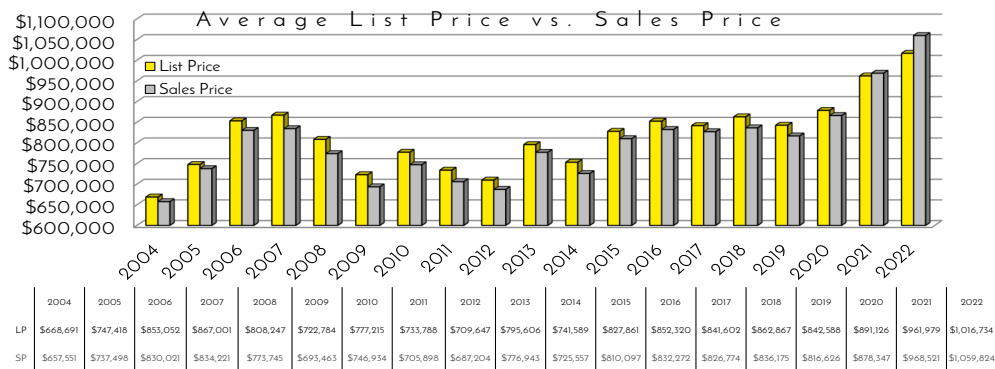
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	26	23	-9.28%
Sales Price	\$1,059,824	\$1,185,316	11.84%
LP:SP	104.12%	105.04%	0.88%
SP:AV	1.28	1.40	9.23%



YTD	2022	2023	% Change
# Units Sold	369	296	-19.78%
Rate of Abs 3 Mo	1.24	1.36	9.38%
Actives	37	20	-45.95%
Under Contracts	54	34	-36.55%

Westfield Yearly Market Trends



Westfield Yearly Market Trends

