

# Westfield

## August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	205 Livingston Street	Colonial	2	2.0	44	\$579,000	\$579,000	\$565,000	97.58%	\$284,000	1.99
2	919 Brown Avenue	Colonial	3	1.1	37	\$629,000	\$599,000	\$580,000	96.83%	\$567,100	1.02
3	822 E Broad Street	SplitLev	3	1.1	10	\$749,000	\$749,000	\$775,000	103.47%	\$515,800	1.50
4	299 Springfield Avenue	SplitLev	3	2.0	18	\$825,000	\$825,000	\$800,000	96.97%	\$519,000	1.54
5	709 Garfield Avenue	Colonial	3	1.0	14	\$775,000	\$775,000	\$868,000	112.00%	\$630,800	1.38
6	1008 Boulevard	Colonial	3	1.1	8	\$775,000	\$775,000	\$895,000	115.48%	\$636,700	1.41
7	20 Sandy Hill Road	SplitLev	3	2.1	10	\$899,000	\$899,000	\$936,000	104.12%	\$620,500	1.51
8	315 Clifton Street	Colonial	3	2.1	13	\$875,000	\$875,000	\$950,000	108.57%	\$600,100	1.58
9	725 Carleton Road	Colonial	3	2.1	14	\$949,000	\$949,000	\$985,000	103.79%	\$620,000	1.59
10	22 N Wickom Drive	SplitLev	4	2.1	16	\$925,000	\$925,000	\$999,000	108.00%	\$580,300	1.72
11	175 N Euclid Avenue	Colonial	3	1.1	11	\$899,000	\$899,000	\$1,020,000	113.46%	\$689,800	1.48
12	472 Otisco Drive	SplitLev	4	2.1	23	\$979,000	\$979,000	\$1,040,000	106.23%	\$642,000	1.62
13	466 Otisco Drive	SplitLev	4	3.0	9	\$945,000	\$945,000	\$1,045,000	110.58%	\$646,800	1.62
14	318 Temple Place	Colonial	5	3.0	11	\$1,090,000	\$1,090,000	\$1,050,000	96.33%	\$682,900	1.54
15	519 Lenox Avenue	Colonial	5	2.1	9	\$995,000	\$995,000	\$1,055,000	106.03%	\$855,500	1.23
16	7 Radley Court	SplitLev	4	2.2	11	\$999,000	\$999,000	\$1,201,000	120.22%	\$771,800	1.56
17	338 Benson Place	Colonial	4	2.1	10	\$1,100,000	\$1,100,000	\$1,225,000	111.36%	\$706,200	1.73
18	742 Coolidge Street	Colonial	4	2.1	24	\$1,285,000	\$1,285,000	\$1,235,000	96.11%	\$748,000	1.65
19	232 Linden Avenue	CapeCod	3	3.1	6	\$999,000	\$999,000	\$1,250,000	125.13%	\$793,900	1.57
20	634 Lawnside Place	Colonial	4	2.1	7	\$1,149,000	\$1,149,000	\$1,250,000	108.79%	\$888,800	1.41
21	1156 Tice Place	SplitLev	4	3.1	36	\$1,349,000	\$1,299,000	\$1,300,000	100.08%	Renovated	
22	615 Dorian Road	Colonial	4	3.1	9	\$1,095,000	\$1,095,000	\$1,300,000	118.72%	\$762,000	1.71
23	131 Eaglecroft Road	Colonial	4	2.1	9	\$1,299,000	\$1,299,000	\$1,305,000	100.46%	\$860,400	1.52
24	417 Highland Avenue	Colonial	6	2.1	10	\$1,199,000	\$1,199,000	\$1,325,000	110.51%	\$852,800	1.55
25	334 Canterbury Road	Colonial	4	3.0	9	\$1,270,000	\$1,270,000	\$1,330,000	104.72%	\$874,500	1.52

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26	748 Fairacres Avenue	Colonial	5	3.1	10	\$1,200,000	\$1,200,000	\$1,425,000	118.75%	\$815,200	1.75
27	100 Florence Avenue	Colonial	4	2.2	35	\$1,549,900	\$1,499,900	\$1,575,000	105.01%	\$922,700	1.71
28	920 Dunham Avenue	Custom	6	4.0	20	\$1,595,000	\$1,525,000	\$1,575,000	103.28%	\$1,059,100	1.49
29	231 Linden Avenue	Colonial	5	3.2	50	\$1,699,000	\$1,639,000	\$1,600,000	97.62%	\$985,100	1.62
30	453 W Grove Street	Colonial	5	4.1	22	\$1,549,000	\$1,549,000	\$1,650,000	106.52%	\$842,700	1.96
31	760 Lawrence Avenue	Colonial	4	3.1	8	\$1,699,900	\$1,699,900	\$1,750,000	102.95%	\$1,365,600	1.28
32	621 Shadowlawn Drive	Custom	4	3.1	0	\$1,750,000	\$1,750,000	\$1,750,000	100.00%	\$1,000,900	1.75
33	920 Talcott Road	Colonial	4	2.2	18	\$1,800,000	\$1,800,000	\$1,800,000	100.00%	\$1,448,300	1.24
34	248 Sylvania Place	Colonial	5	4.2	7	\$1,699,000	\$1,699,000	\$1,805,000	106.24%	\$1,215,600	1.48
35	717 Hyslip Avenue	Colonial	5	4.1	31	\$2,275,000	\$2,275,000	\$2,300,000	101.10%	\$1,384,500	1.66
36	570 Lawrence Avenue	Colonial	5	5.2	11	\$2,399,000	\$2,399,000	\$2,552,500	106.40%	\$1,470,200	1.74
37	222 Sylvania Place	Colonial	6	4.2	8	\$2,750,000	\$2,750,000	\$2,850,000	103.64%	\$1,925,500	1.48
AVERAGE					16	\$1,259,400	\$1,252,373	\$1,322,068	106.14%		1.56

### "Active" Listings in Westfield

Number of Units: 28  
 Average List Price: \$1,494,661  
 Average Days on Market: 45

### "Under Contract" Listings in Westfield

Number of Units: 45  
 Average List Price: \$1,149,173  
 Average Days on Market: 45

# Westfield 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29	24	23	13	30	15	25	16					22
List Price	\$1,026,264	\$1,060,865	\$1,004,137	\$1,261,991	\$1,212,960	\$1,271,059	\$1,318,491	\$1,252,373					\$1,194,275
Sales Price	\$1,050,216	\$1,124,620	\$1,083,968	\$1,355,252	\$1,297,731	\$1,371,260	\$1,403,003	\$1,322,068					\$1,271,491
SP:LP%	103.08%	107.29%	109.02%	109.28%	107.81%	110.76%	107.36%	106.14%					107.67%
SP to AV	1.40	1.43	1.52	1.49	1.51	1.55	1.56	1.56					1.52
# Units Sold	22	17	27	22	35	32	35	37					227
3 Mo Rate of Ab	1.17	1.36	0.92	1.71	1.50	1.58	1.17	0.86					1.28
Active Listings	18	29	17	29	35	45	42	28					30
Under Contracts	31	39	47	68	63	55	53	45					50

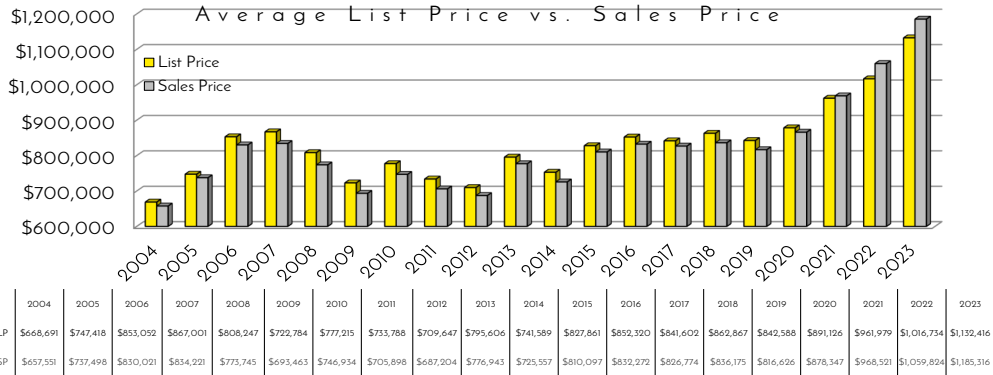
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	23	22	-5.07%
Sales Price	\$1,176,359	\$1,271,491	8.09%
LP:SP	105.50%	151.74%	43.84%
SP:AV	1.39	1.52	8.92%

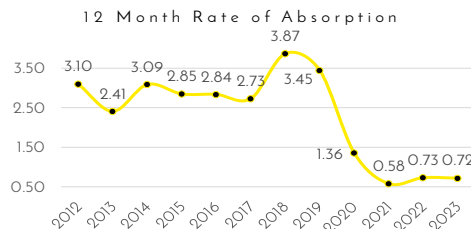
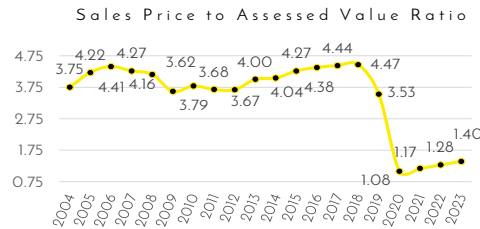
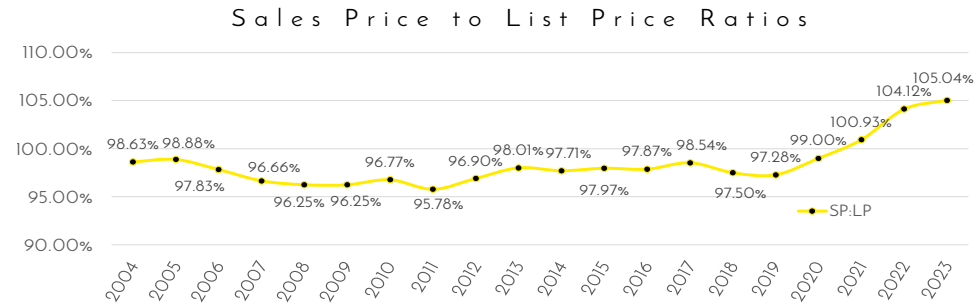


YTD	2023	2024	% Change
# Units Sold	207	227	9.66%
Rate of Abs 3 Mo	1.46	1.28	-11.92%
Actives	31	30	-2.41%
Under Contracts	49	50	2.30%

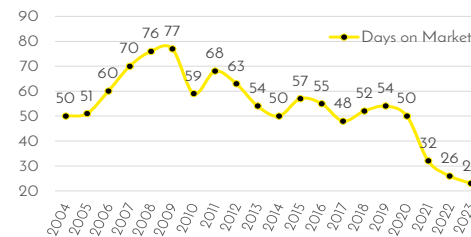
### Westfield Yearly Market Trends



### Westfield Yearly Market Trends



### Average Days on Market



### Number of Units Sold

