

Westfield

September 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	39 Sandra Circle AI	OneFloor	2	1.0	25	\$299,000	\$299,000	\$279,000	93.31%		
2	850 Summit Avenue	Colonial	2	1.0	10	\$424,000	\$424,000	\$460,000	108.49%	\$439,700	1.05
3	260 Prospect Street Unit 27	OneFloor	2	2.0	96	\$675,000	\$675,000	\$655,000	97.04%	\$697,000	0.94
4	928 North Avenue	Colonial	3	1.1	10	\$599,000	\$599,000	\$705,000	117.70%	\$544,600	1.29
5	113 Pearl Street	CapeCod	3	2.0	5	\$675,000	\$675,000	\$726,000	107.56%	\$457,000	1.59
6	207 N Scotch Plains Avenue	CapeCod	3	2.0	24	\$799,000	\$799,000	\$760,000	95.12%	\$474,100	1.60
7	1504 Pine Grove Avenue	CapeCod	3	2.0	15	\$799,000	\$799,000	\$850,000	106.38%	\$558,700	1.52
8	914 Ripley Avenue	Colonial	3	1.1	14	\$850,000	\$850,000	\$865,000	101.76%	\$553,100	1.56
9	9 Starlite Court	Colonial	4	2.1	12	\$849,000	\$849,000	\$880,000	103.65%	\$724,000	1.22
10	412 W Dudley Avenue	Colonial	3	2.0	16	\$849,000	\$849,000	\$936,900	110.35%	\$726,100	1.29
11	149 Harrison Avenue	Colonial	4	2.0	15	\$879,000	\$879,000	\$951,000	108.19%	\$729,900	1.30
12	780 Fairacres Avenue	Colonial	3	2.0	10	\$850,000	\$850,000	\$971,000	114.24%	\$650,300	1.49
13	613 Summit Avenue	Colonial	4	3.1	15	\$1,099,000	\$1,099,000	\$1,089,000	99.09%	\$839,800	1.30
14	715 Belvidere Avenue	Colonial	3	2.2	8	\$975,000	\$975,000	\$1,216,000	124.72%	\$676,000	1.80
15	842 Cedar Terrace	Colonial	5	3.1	38	\$1,325,000	\$1,325,000	\$1,265,000	95.47%	\$857,900	1.47
16	870 Knollwood Terrace	SplitLev	4	3.2	8	\$1,195,000	\$1,195,000	\$1,290,000	107.95%	\$860,500	1.50
17	238 Clark Street	Victrian	5	3.0	15	\$1,399,000	\$1,399,000	\$1,460,000	104.36%	\$887,600	1.64
18	430 Roanoke Road	Colonial	4	4.1	30	\$1,499,000	\$1,499,000	\$1,462,000	97.53%	\$947,400	1.54
19	724 Clark Street	Colonial	5	4.1	31	\$1,565,000	\$1,565,000	\$1,465,000	93.61%	\$824,600	1.78
20	555 Hillcrest Avenue	Colonial	5	3.2	9	\$1,350,000	\$1,350,000	\$1,471,000	108.96%	\$842,900	1.75



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21	50 Canterbury Lane	Colonial	4	3.2	37	\$1,649,000	\$1,649,000	\$1,560,000	94.60%	\$997,900	1.56
22	1302 Frances Terrace	Colonial	5	5.1	74	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	New	
23	10 Pine Court	Custom	5	4.1	17	\$1,599,000	\$1,599,000	\$1,671,000	104.50%	\$1,096,400	1.52
24	1505 Pine Grove Avenue	Colonial	6	4.2	6	\$1,520,000	\$1,520,000	\$1,700,000	111.84%	\$1,083,400	1.57
25	308 Orenda Circle	Custom	5	3.1	58	\$1,950,000	\$1,765,000	\$1,725,000	97.73%	\$1,083,400	1.59
26	554 Fairmont Avenue	Colonial	5	4.1	11	\$1,750,000	\$1,750,000	\$1,810,000	103.43%	\$1,150,800	1.57
27	515 Colonial Avenue	Colonial	6	4.2	1	\$2,475,000	\$2,475,000	\$2,475,000	100.00%	\$1,652,000	1.50
AVERAGE					23	\$1,168,407	\$1,161,556	\$1,198,070	103.98%		1.48

"Active" Listings in Westfield

Number of Units:	41
Average List Price:	\$1,630,346
Average Days on Market:	36

"Under Contract" Listings in Westfield

Number of Units:	37
Average List Price:	\$1,203,508
Average Days on Market:	47

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	23				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	\$1,161,556				\$1,190,797
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	\$1,198,070				\$1,263,687
SP:LP%	103.08%	107.29%	109.02%	109.28%	107.81%	110.76%	107.36%	106.14%	103.98%				107.28%
SP to AV	1.40	1.43	1.52	1.49	1.51	1.55	1.56	1.56	1.48				1.51
# Units Sold	22	17	27	22	35	32	35	37	27				254
3 Mo Rate of Ab	1.17	1.36	0.92	1.71	1.50	1.58	1.17	0.86	1.32				1.29
Active Listings	18	29	17	29	35	45	42	28	41				32
Under Contracts	31	39	47	68	63	55	53	45	37				49

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	22	22	0.00%
Sales Price	\$1,191,720	\$1,263,687	6.04%
LP:SP	105.34%	107.28%	1.84%
SP:AV	1.39	1.51	8.47%

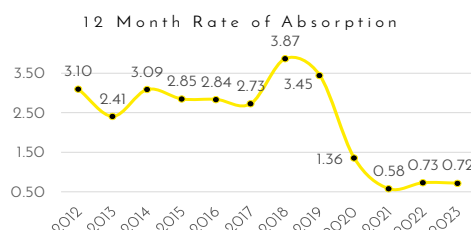
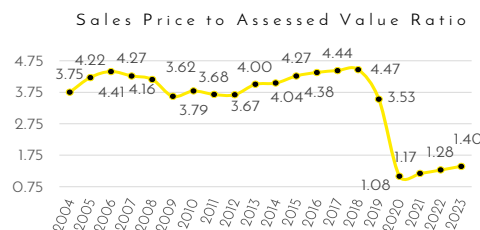


YTD	2023	2024	% Change
# Units Sold	235	254	8.09%
Rate of Abs 3 Mo	1.42	1.29	-9.17%
Actives	31	32	1.07%
Under Contracts	47	49	3.79%

Westfield Yearly Market Trends



Year	LP	SP
2004	\$668,691	\$697,551
2005	\$747,418	\$737,498
2006	\$853,092	\$834,021
2007	\$867,001	\$834,221
2008	\$808,247	\$775,745
2009	\$722,784	\$691,463
2010	\$777,215	\$746,934
2011	\$733,788	\$705,898
2012	\$709,647	\$687,204
2013	\$795,606	\$776,943
2014	\$741,589	\$725,557
2015	\$827,861	\$810,097
2016	\$892,320	\$832,272
2017	\$841,602	\$826,774
2018	\$862,867	\$836,375
2019	\$842,588	\$816,626
2020	\$891,126	\$878,347
2021	\$961,979	\$968,521
2022	\$1,016,734	\$1,059,824
2023	\$1,132,416	\$1,185,316



Data only available until 2012

Westfield Yearly Market Trends

