

Westfield

May 2025 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	OneFloor	2	1.0	36	\$335,000	\$325,000	\$318,000	97.85%		
2	215 Myrtle Avenue	HalfDupl	3	2.0	8	\$579,000	\$579,000	\$699,000	120.73%	\$383,600	1.82
3	410 Edgar Road	CapeCod	4	2.0	9	\$649,000	\$649,000	\$750,000	115.56%	\$464,000	1.62
4	1021 Grandview Avenue	Colonial	3	1.1	14	\$799,999	\$799,999	\$825,000	103.13%	\$544,100	1.52
5	54 Faulkner Drive	SplitLev	3	2.1	6	\$899,000	\$899,000	\$975,000	108.45%	\$635,500	1.53
6	530 Hort Street	Colonial	4	2.1	9	\$899,000	\$899,000	\$999,000	111.12%	\$487,300	2.05
7	13 Oneida Drive	SplitLev	4	2.1	9	\$850,000	\$850,000	\$1,008,000	118.59%	\$666,600	1.51
8	36 Tamaques Way	CapeCod	4	3.0	15	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$621,400	1.77
9	629 Kimball Avenue	Colonial	4	2.1	10	\$899,000	\$899,000	\$1,100,000	122.36%	\$686,200	1.60
10	65 Summit Court	SplitLev	3	2.1	10	\$899,000	\$899,000	\$1,100,000	122.36%	\$693,600	1.59
11	806 Oak Avenue	Colonial	3	2.0	9	\$849,000	\$849,000	\$1,100,000	129.56%	\$660,700	1.66
12	939 Brown Avenue	Bi-Level	4	3.0	9	\$924,000	\$924,000	\$1,155,000	125.00%	\$538,700	2.14
13	871 Carleton Road	Colonial	4	2.2	13	\$995,000	\$995,000	\$1,200,000	120.60%	\$706,100	1.70
14	775 Oak Avenue	Colonial	3	2.1	9	\$899,000	\$899,000	\$1,210,775	134.68%	\$619,800	1.95
15	41 Sunnywood Drive	SplitLev	4	3.1	9	\$999,000	\$999,000	\$1,217,000	121.82%	\$824,300	1.48
16	524 Dorian Place	Colonial	5	2.1	15	\$1,050,000	\$1,050,000	\$1,225,000	116.67%	\$803,300	1.52
17	36 Summit Court	SplitLev	4	3.0	11	\$1,099,000	\$1,099,000	\$1,285,000	116.92%	\$745,000	1.72
18	109 Cedar Street	Colonial	4	2.1	9	\$1,150,000	\$1,150,000	\$1,315,000	114.35%	\$716,700	1.83
19	306 N Chestnut Street	Victrian	5	3.1	22	\$1,395,000	\$1,395,000	\$1,325,000	94.98%	\$861,500	1.54
20	530 Clark Street	Colonial	4	2.1	10	\$1,039,000	\$1,039,000	\$1,325,000	127.53%	\$697,300	1.90

Westfield

M a y 2 0 2 5 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	507 Birch Avenue	Custom	5	3.1	1	\$1,250,000	\$1,250,000	\$1,335,000	106.80%	\$913,300	1.46
22	22 Genesee Trail	SplitLev	4	2.1	10	\$1,299,000	\$1,299,000	\$1,427,000	109.85%	\$759,500	1.88
23	1310 Pine Grove Avenue	Colonial	5	3.1	48	\$1,499,000	\$1,499,000	\$1,465,000	97.73%	New	
24	538 Colonial Avenue	Colonial	3	3.1	11	\$1,300,000	\$1,300,000	\$1,510,538	116.20%	\$914,700	1.65
25	122 N Euclid Avenue	Victrian	5	3.2	16	\$1,699,000	\$1,699,000	\$1,650,000	97.12%	\$798,900	2.07
26	555 Mountain Avenue	Colonial	6	2.1	10	\$1,300,000	\$1,300,000	\$1,725,000	132.69%	\$927,200	1.86
27	603 Boulevard	Colonial	4	3.1	15	\$1,975,000	\$1,975,000	\$1,975,000	100.00%	\$984,900	2.01
28	215 Brightwood Avenue	Custom	6	4.1	11	\$1,900,000	\$1,900,000	\$2,000,000	105.26%	\$1,339,500	1.49
29	632 Arlington Avenue	Colonial	5	3.2	7	\$1,725,000	\$1,725,000	\$2,051,000	118.90%	\$1,064,700	1.93
30	319 S Euclid Avenue	Colonial	6	3.2	9	\$2,149,000	\$2,149,000	\$2,200,000	102.37%	\$1,419,500	1.55
31	14 Wychview Drive	Colonial	6	6.1	21	\$2,300,000	\$2,300,000	\$2,400,000	104.35%	\$1,638,200	1.47
32	220 E Dudley Avenue	Colonial	6	5.2	1	\$3,850,000	\$3,850,000	\$3,646,750	94.72%	\$2,376,300	1.53
AVERAGE					13	\$1,267,312	\$1,267,000	\$1,394,283	112.76%		1.71

"Active" Listings in Westfield

Number of Units: 42
 Average List Price: \$1,801,828
 Average Days on Market: 41

"Under Contract" Listings in Westfield

Number of Units: 71
 Average List Price: \$1,271,496
 Average Days on Market: 31

Westfield 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46	26	29	17	13								22
List Price	\$1,072,708	\$993,908	\$1,189,194	\$1,260,434	\$1,267,000								\$1,197,715
Sales Price	\$1,075,385	\$1,012,676	\$1,285,321	\$1,382,557	\$1,394,283								\$1,290,904
SP:LP%	99.70%	104.33%	107.49%	111.81%	112.76%								109.06%
SP to AV	1.42	1.60	1.63	1.68	1.71								1.65
# Units Sold	13	12	18	32	32								107
3 Mo Rate of Ab	1.41	2.13	2.10	2.06	1.64								1.87
Active Listings	25	22	31	42	42								32
Under Contracts	25	43	63	64	71								53

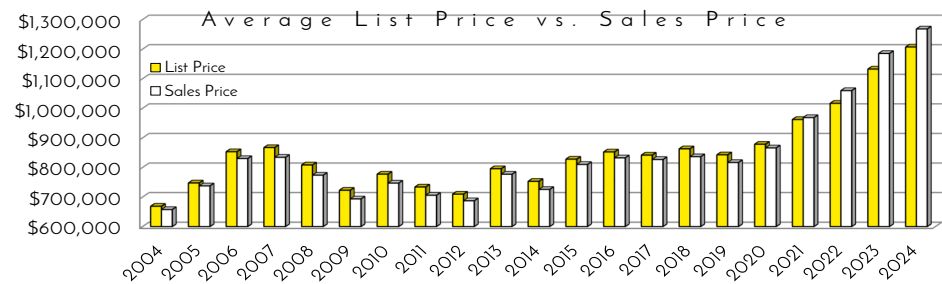
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	24	22	-7.98%
Sales Price	\$1,192,899	\$1,290,904	8.22%
LP:SP	107.42%	109.06%	1.52%
SP:AV	1.48	1.65	11.42%



YTD	2024	2025	% Change
# Units Sold	123	107	-13.01%
Rate of Abs 3 Mo	1.33	1.87	40.24%
Actives	26	32	26.56%
Under Contracts	50	53	7.26%

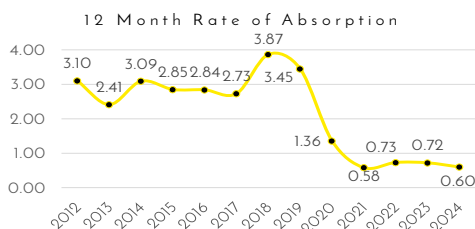
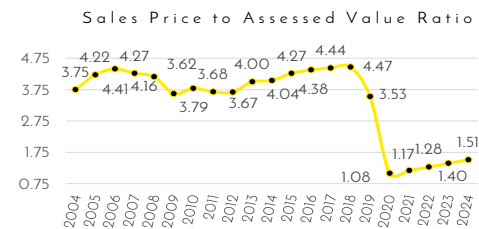
Westfield Yearly Market Trends



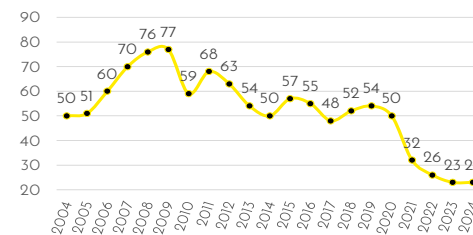
Westfield Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$669K	\$747K	\$853K	\$867K	\$808K	\$723K	\$777K	\$734K	\$710K	\$796K	\$742K	\$828K	\$852K	\$842K	\$863K	\$843K	\$891K	\$962K	\$1,017M	\$1,132M	\$1,268M
SP	\$658K	\$737K	\$830K	\$834K	\$774K	\$693K	\$747K	\$706K	\$687K	\$777K	\$726K	\$810K	\$832K	\$827K	\$836K	\$817K	\$878K	\$969K	\$1,060M	\$1,185M	\$1,207M



Average Days on Market



Number of Units Sold

