

Westfield

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	53 Sandra Circle U4	OneFloor	1	1.0	9	\$289,900	\$289,900	\$280,000	96.59%	Renovated	
2	6 Cowperthwaite Square	TwnIntUn	2	2.1	11	\$724,900	\$724,900	\$724,900	100.00%	\$503,500	1.44
3	137 Marlboro Street	Colonial	3	2.0	8	\$775,000	\$775,000	\$840,418	108.44%	\$528,200	1.59
4	520 Hort Street	Colonial	4	2.0	14	\$819,999	\$819,999	\$855,000	104.27%	\$534,600	1.60
5	942 Summit Avenue	Cottage	3	1.1	14	\$849,000	\$849,000	\$855,000	100.71%	\$583,900	1.46
6	826 Wallberg Avenue	Colonial	4	1.1	47	\$749,000	\$749,000	\$875,000	116.82%	\$612,000	1.43
7	516 Hillcrest Avenue	Colonial	3	1.1	11	\$849,000	\$849,000	\$916,000	107.89%	\$639,300	1.43
8	956 Summit Avenue	CapeCod	3	3.0	10	\$918,000	\$918,000	\$924,000	100.65%	\$650,100	1.42
9	800 Franklin Avenue	Colonial	6	4.0	38	\$1,299,000	\$999,999	\$925,000	92.50%	\$730,200	1.27
10	628 Benson Place	CapeCod	3	3.0	8	\$899,000	\$899,000	\$945,000	105.12%	\$594,100	1.59
11	1501 Rahway Avenue	Colonial	3	1.1	19	\$925,000	\$925,000	\$950,000	102.70%	\$630,300	1.51
12	711 Westfield Avenue	Colonial	4	2.1	8	\$999,000	\$999,000	\$999,999	100.10%	\$655,200	1.53
13	1306 Pine Grove Avenue	Colonial	4	2.0	14	\$979,000	\$979,000	\$1,040,000	106.23%	\$571,900	1.82
14	126 Wells Street	Colonial	3	2.1	7	\$879,000	\$879,000	\$1,067,500	121.44%	\$663,800	1.61
15	520 Mountain Avenue	Colonial	5	2.1	9	\$1,039,000	\$1,039,000	\$1,125,000	108.28%	\$676,400	1.66
16	214 Wells Street	Colonial	4	2.1	10	\$1,100,000	\$1,100,000	\$1,200,000	109.09%	\$797,400	1.50
17	265 S Scotch Plains Avenue	Colonial	4	2.1	9	\$1,200,000	\$1,200,000	\$1,250,000	104.17%	\$633,100	1.97
18	534 Alden Avenue	Colonial	4	2.2	21	\$1,350,000	\$1,299,000	\$1,300,000	100.08%	\$833,600	1.56
19	1325 Boulevard	Colonial	4	3.1	14	\$1,175,000	\$1,175,000	\$1,300,000	110.64%	\$819,100	1.59
20	880 Dorian Road	Colonial	4	2.1	1	\$1,285,000	\$1,285,000	\$1,400,000	108.95%	\$873,500	1.60

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21	713 1St Street	Colonial	5	5.0	16	\$1,425,000	\$1,425,000	\$1,412,500	99.12%	Renovated	
22	1316 Overhill Street	Colonial	4	2.1	14	\$1,199,000	\$1,199,000	\$1,417,000	118.18%	\$789,000	1.80
23	1132 Central Avenue	Colonial	5	5.0	13	\$1,350,000	\$1,350,000	\$1,525,000	112.96%	Renovated	
24	667 4th Avenue	Custom	5	4.1	17	\$1,799,999	\$1,799,999	\$1,775,000	98.61%	New	
25	622 Saint Marks Avenue	Colonial	5	5.0	17	\$1,700,000	\$1,700,000	\$1,915,000	112.65%	\$1,088,900	1.76
26	460 Topping Hill Road	Colonial	4	2.2	8	\$1,775,000	\$1,775,000	\$2,060,000	116.06%	\$1,141,700	1.80
27	1021 Lawrence Avenue	Colonial	5	4.1	77	\$2,395,000	\$2,295,000	\$2,150,000	93.68%	\$1,240,400	1.73
28	1 Bates Way	Colonial	5	3.1	16	\$1,979,000	\$1,979,000	\$2,350,000	118.75%	\$1,335,500	1.76
29	4 Breezeknoll Drive	Ranch	3	3.1	1	\$2,500,000	\$2,500,000	\$2,500,000	100.00%	\$1,418,200	1.76
30	720 Lawrence Avenue	Colonial	6	4.1	1	\$3,695,000	\$3,695,000	\$3,550,000	96.08%	\$1,859,000	1.91
31	3 Breeze Knoll Drive	Colonial	5	5.1	15	\$3,895,000	\$3,895,000	\$3,686,000	94.63%	\$2,279,500	1.62
AVERAGE					15	\$1,381,187	\$1,366,671	\$1,423,010	105.33%		1.62

"Active" Listings in Westfield

Number of Units: 24
Average List Price: \$1,804,949
Average Days on Market: 67

"Under Contract" Listings in Westfield

Number of Units: 36
Average List Price: \$1,380,246
Average Days on Market: 49

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	15	17	15					19
List Price	\$1,072,708	\$993,908	\$1,189,194	\$1,260,434	\$1,267,000	\$1,254,297	\$1,272,895	\$1,366,671					\$1,247,427
Sales Price	\$1,075,385	\$1,012,676	\$1,285,321	\$1,382,557	\$1,394,283	\$1,385,835	\$1,350,046	\$1,423,010					\$1,337,862
SP:LP%	99.70%	104.33%	107.49%	111.81%	112.76%	110.54%	108.26%	105.33%					108.60%
SP to AV	1.42	1.60	1.63	1.68	1.71	1.63	1.63	1.62					1.64
# Units Sold	13	12	18	32	32	36	54	31					228
3 Mo Rate of Ab	1.41	2.13	2.10	2.06	1.64	1.05	0.83	0.49					1.46
Active Listings	25	22	31	42	42	36	29	24					31
Under Contracts	25	43	63	64	71	76	52	36					54

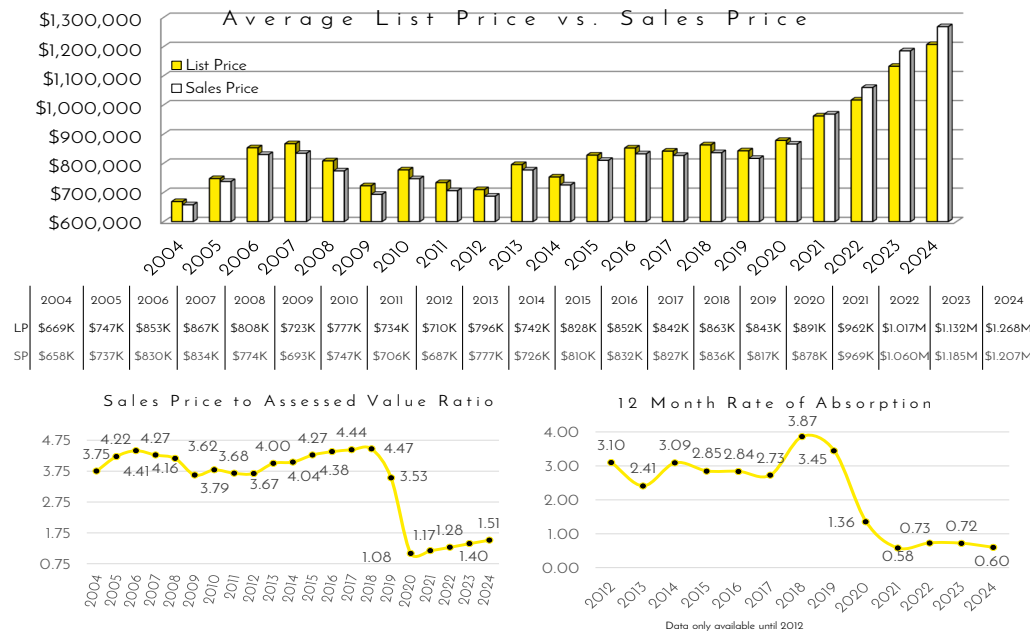
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	19	-12.45%
Sales Price	\$1,271,491	\$1,337,862	5.22%
LP:SP	107.67%	108.60%	0.86%
SP:AV	1.52	1.64	7.85%



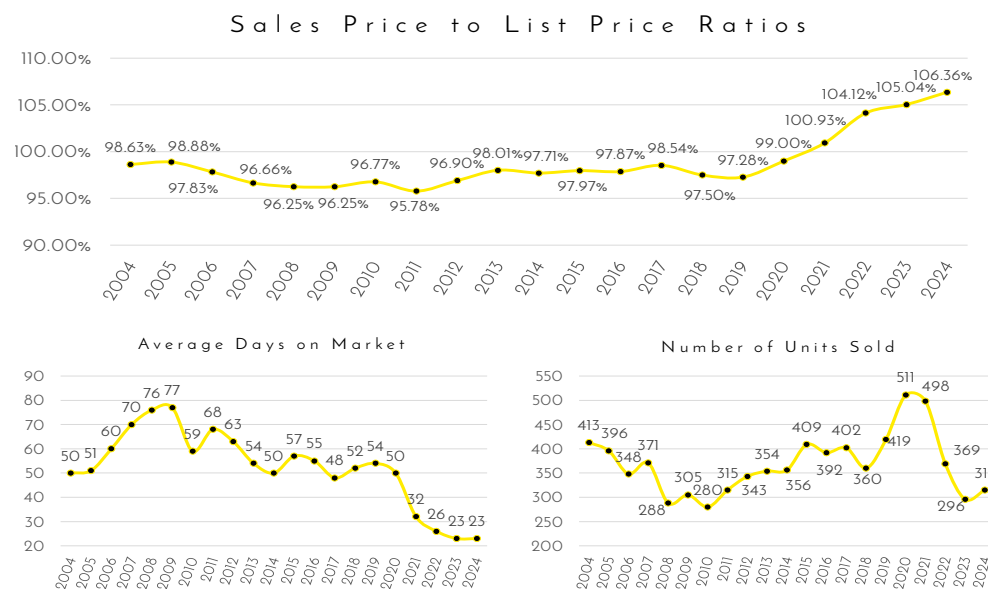
YTD	2024	2025	% Change
# Units Sold	227	228	0.44%
Rate of Abs 3 Mo	1.28	1.46	14.02%
Actives	30	31	3.29%
Under Contracts	50	54	7.23%

Westfield Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Westfield Yearly Market Trends



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Not intended to solicit a property already listed.