

Westfield

October 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Assessment | SP:AV |
|----------------|----------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|-------------|-------|
| 1 | 58 Sandra Circle U:B3 | TwnIntUn | 1 | 1.0 | 73 | \$249,900 | \$259,900 | \$250,000 | 96.19% | Condo | |
| 2 | 515 Trinity Place U:3FN | MultiFlr | 2 | 2.0 | 8 | \$494,999 | \$494,999 | \$495,000 | 100.00% | \$360,700 | 1.37 |
| 3 | 654 North Avenue | Colonial | 2 | 1.0 | 31 | \$545,000 | \$545,000 | \$525,000 | 96.33% | \$500,000 | 1.05 |
| 4 | 928 Columbus Avenue | Colonial | 3 | 2.0 | 64 | \$775,000 | \$775,000 | \$725,000 | 93.55% | \$513,500 | 1.41 |
| 5 | 105 Wyoming Street | CapeCod | 3 | 2.0 | 20 | \$729,000 | \$729,000 | \$730,000 | 100.14% | \$502,800 | 1.45 |
| 6 | 119 N Scotch Plains Avenue | Bi-Level | 4 | 2.0 | 8 | \$819,000 | \$819,000 | \$850,000 | 103.79% | \$506,000 | 1.68 |
| 7 | 840 Dorian Road | Colonial | 3 | 1.0 | 12 | \$799,000 | \$799,000 | \$855,000 | 107.01% | \$606,400 | 1.41 |
| 8 | 631 Kensington Drive | SplitLev | 3 | 1.1 | 7 | \$825,000 | \$825,000 | \$900,000 | 109.09% | \$520,800 | 1.73 |
| 9 | 15 Woodbrook Circle | Colonial | 3 | 2.1 | 1 | \$900,000 | \$900,000 | \$950,000 | 105.56% | \$682,500 | 1.39 |
| 10 | 31 Woodbrook Circle | SeeRem | 3 | 3.0 | 1 | \$800,000 | \$800,000 | \$950,000 | 118.75% | \$680,800 | 1.40 |
| 11 | 7 Folkstone Drive | CapeCod | 3 | 2.0 | 14 | \$875,000 | \$875,000 | \$999,000 | 114.17% | \$717,800 | 1.39 |
| 12 | 321 E Grove Street U:14 | TwnEndUn | 3 | 3.1 | 16 | \$985,000 | \$985,000 | \$999,999 | 101.52% | \$649,900 | 1.54 |
| 13 | 1015 Columbus Avenue | Colonial | 4 | 3.1 | 14 | \$1,050,000 | \$1,050,000 | \$1,100,000 | 104.76% | \$684,400 | 1.61 |
| 14 | 765 Belvidere Avenue | Colonial | 4 | 2.1 | 13 | \$1,050,000 | \$1,050,000 | \$1,225,000 | 116.67% | \$721,800 | 1.70 |
| 15 | 650 Coleman Place | Tudor | 3 | 2.0 | 12 | \$999,000 | \$999,000 | \$1,260,000 | 126.13% | \$703,700 | 1.79 |
| 16 | 711 E Broad Street | Colonial | 4 | 2.1 | 12 | \$1,199,000 | \$1,199,000 | \$1,340,000 | 111.76% | \$872,300 | 1.54 |
| 17 | 1314 Pine Grove Avenue | Colonial | 5 | 5.1 | 34 | \$1,499,000 | \$1,499,000 | \$1,510,000 | 100.73% | New | |
| 18 | 234 Seneca Place | Colonial | 4 | 3.1 | 6 | \$1,299,000 | \$1,299,000 | \$1,600,000 | 123.17% | Renovated | |
| 19 | 900 Minisink Way | Custom | 6 | 5.1 | 9 | \$1,575,000 | \$1,575,000 | \$1,825,000 | 115.87% | \$1,150,600 | 1.59 |
| 20 | 14 Bennett Place | Colonial | 4 | 3.1 | 11 | \$1,500,000 | \$1,500,000 | \$1,926,000 | 128.40% | \$1,148,100 | 1.68 |
| 21 | 30 Stoneleigh Park | Colonial | 4 | 3.2 | 11 | \$1,695,000 | \$1,695,000 | \$1,950,000 | 115.04% | \$1,162,900 | 1.68 |
| 22 | 806 Saint Marks Avenue | Colonial | 6 | 5.1 | 15 | \$2,399,888 | \$2,399,888 | \$2,399,888 | 100.00% | New | |
| 23 | 900 Kimball Avenue | Colonial | 6 | 4.1 | 1 | \$2,650,000 | \$2,650,000 | \$2,650,000 | 100.00% | Renovated | |
| AVERAGE | | | | | 17 | \$1,117,947 | \$1,118,382 | \$1,218,039 | 108.20% | | 1.52 |

"Active" Listings in Westfield

Number of Units: 21
 Average List Price: \$1,802,132
 Average Days on Market: 66

"Under Contract" Listings in Westfield

Number of Units: 37
 Average List Price: \$1,501,892
 Average Days on Market: 47

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 | 22 | 17 | | | 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 | \$1,272,999 | \$1,118,382 | | | \$1,239,475 |
| 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 | \$1,316,519 | \$1,218,039 | | | \$1,325,809 |
| SP:LP% | 99.70% | 104.33% | 107.49% | 111.81% | 112.76% | 110.54% | 108.26% | 105.33% | 104.05% | 108.20% | | | 108.09% |
| SP to AV | 1.42 | 1.60 | 1.63 | 1.68 | 1.71 | 1.63 | 1.63 | 1.62 | 1.60 | 1.52 | | | 1.63 |
| # Units Sold | 13 | 12 | 18 | 32 | 32 | 36 | 54 | 31 | 29 | 23 | | | 280 |
| 3 Mo Rate of Ab | 1.41 | 2.13 | 2.10 | 2.06 | 1.64 | 1.05 | 0.83 | 0.49 | 0.63 | 0.86 | | | 1.32 |
| Active Listings | 25 | 22 | 31 | 42 | 42 | 36 | 29 | 24 | 24 | 21 | | | 30 |
| Under Contracts | 25 | 43 | 63 | 64 | 71 | 76 | 52 | 36 | 37 | 37 | | | 50 |

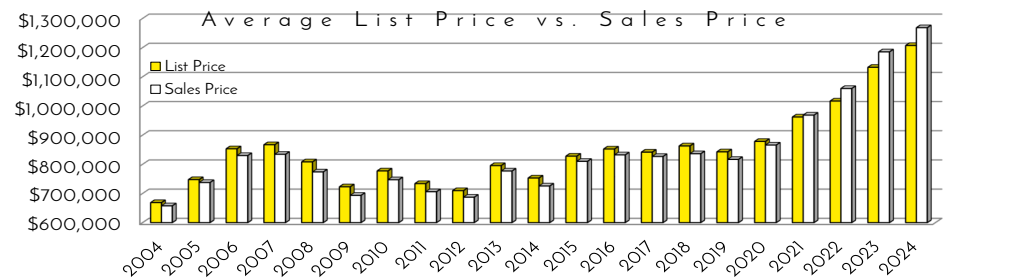
Flashback! YTD 2024 vs YTD 2025

| YTD | 2024 | 2025 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 22 | 19 | -12.92% |
| Sales Price | \$1,256,368 | \$1,325,809 | 5.53% |
| LP:SP | 107.03% | 108.09% | 0.99% |
| SP:AV | 1.51 | 1.63 | 7.33% |



| YTD | 2024 | 2025 | % Change |
|------------------|------|------|----------|
| # Units Sold | 274 | 280 | 2.19% |
| Rate of Abs 3 Mo | 1.33 | 1.32 | -0.98% |
| Actives | 32 | 30 | -6.92% |
| Under Contracts | 48 | 50 | 6.11% |

Westfield Yearly Market Trends



Westfield Yearly Market Trends



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

