

Westfield

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
1	112 Windsor Avenue	HalfDupl	2	1.1	8	\$435,000	\$435,000	\$475,000	109.20%	\$277,400	1.71
2	1012 Columbus Avenue	Colonial	3	1.0	33	\$595,000	\$595,000	\$685,000	115.13%	\$545,000	1.26
3	1920 Boynton Avenue	CapeCod	2	2.0	36	\$749,000	\$749,000	\$760,000	101.47%	\$439,000	1.73
4	645 Kimball Avenue	Colonial	3	2.1	9	\$849,000	\$849,000	\$905,000	106.60%	\$609,800	1.48
5	779 Lamberts Mill Road	Ranch	3	2.0	11	\$899,000	\$899,000	\$999,000	111.12%	\$641,000	1.56
6	416 Boulevard	Colonial	4	3.0	5	\$950,000	\$950,000	\$999,999	105.26%	\$608,800	1.64
7	410 Edgar Road	CapeCod	4	2.0	14	\$969,000	\$969,000	\$1,050,000	108.36%	Renovated	
8	2 Barchester Way	Colonial	4	2.1	22	\$930,000	\$930,000	\$1,100,000	118.28%	\$858,100	1.28
9	824 Grant Avenue	SplitLev	3	2.1	10	\$1,050,000	\$1,050,000	\$1,300,000	123.81%	\$701,900	1.85
10	126 Ludlow Place	CapeCod	4	3.0	6	\$949,000	\$949,000	\$1,300,000	136.99%	\$663,400	1.96
11	764 Fairacres Avenue	Colonial	5	1.2	8	\$1,150,000	\$1,150,000	\$1,355,000	117.83%	\$709,200	1.91
12	410 Lenox Avenue	Tudor	5	2.2	8	\$1,300,000	\$1,300,000	\$1,510,000	116.15%	\$782,700	1.93
13	521 Topping Hill Road	Colonial	4	3.0	112	\$1,450,000	\$1,450,000	\$1,650,000	113.79%	\$1,051,800	1.57
14	112 Linden Avenue	Colonial	4	2.2	9	\$1,499,000	\$1,499,000	\$1,675,000	111.74%	\$813,000	2.06
15	11 Mohawk Trail	Colonial	5	4.1	6	\$1,999,000	\$1,999,000	\$1,999,000	100.00%	New	
16	149 Harrison Avenue	Colonial	5	4.1	13	\$1,995,000	\$1,995,000	\$2,100,000	105.26%	New	
17	517 Clark Street	Colonial	5	4.2	16	\$2,250,000	\$2,250,000	\$2,400,000	106.67%	\$1,574,900	1.52
18	21 Bates Way	Custom	7	7.1	1	\$2,999,000	\$2,999,000	\$2,950,000	98.37%	New	
19	825 Lawrence Avenue	Colonial	6	5.2	127	\$3,499,000	\$3,499,000	\$3,450,000	98.60%	\$1,980,100	1.74
20	128 Woodland Avenue	Colonial	5	7.1	85	\$5,499,000	\$5,499,000	\$5,275,000	95.93%	\$2,821,600	1.87
AVERAGE					27	\$1,600,750	\$1,600,750	\$1,696,900	110.03%		1.69

"Active" Listings in Westfield

Number of Units: 15
Average List Price: \$1,709,719
Average Days on Market: 78

"Under Contract" Listings in Westfield

Number of Units: 30
Average List Price: \$1,462,863
Average Days on Market: 53

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	27		20
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	\$1,600,750		\$1,263,560
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	\$1,696,900		\$1,350,548
SP:LP%	99.70%	104.33%	107.49%	111.81%	112.76%	110.54%	108.26%	105.33%	104.05%	108.20%	110.03%		108.22%
SP to AV	1.42	1.60	1.63	1.68	1.71	1.63	1.63	1.62	1.60	1.52	1.69		1.63
# Units Sold	13	12	18	32	32	36	54	31	29	23	20		300
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	0.63		1.26
Active Listings	25	22	31	42	42	36	29	24	24	21	15		28
Under Contracts	25	43	63	64	71	76	52	36	37	37	30		49

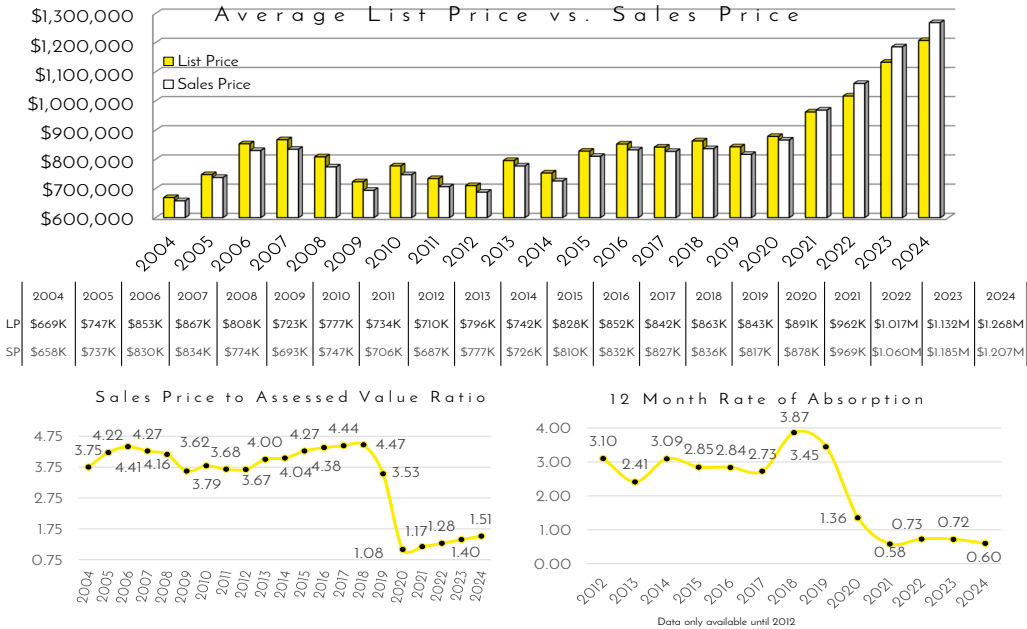
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	20	-11.86%
Sales Price	\$1,262,920	\$1,350,548	6.94%
LP:SP	106.51%	108.22%	1.61%
SP:AV	1.51	1.63	7.71%



YTD	2024	2025	% Change
# Units Sold	300	300	0.00%
Rate of Abs 3 Mo	1.32	1.26	-4.75%
Actives	31	28	-9.59%
Under Contracts	46	49	5.12%

Westfield Yearly Market Trends



Westfield Yearly Market Trends

