

Westfield

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	41 Sandra Circle C3	OneFloor	1	1.0	47	\$235,000	\$235,000	\$255,000	108.51%	Condo	
2	116 Cedar Street	Ranch	2	2.0	17	\$799,000	\$799,000	\$775,000	97.00%	\$500,500	1.55
3	525 Edgar Road	Colonial	3	1.2	15	\$699,900	\$699,900	\$837,000	119.59%	\$524,400	1.60
4	18 Summit Court	SplitLev	4	2.1	30	\$972,000	\$972,000	\$890,000	91.56%	\$651,600	1.37
5	629 Clark Street	Colonial	5	1.1	10	\$975,000	\$975,000	\$1,099,000	112.72%	\$675,000	1.63
6	534 E Broad Street	Colonial	5	2.2	8	\$999,000	\$999,000	\$1,188,000	118.92%	\$806,300	1.47
7	910 Minisink Way	Custom	4	2.1	0	\$1,250,000	\$1,250,000	\$1,310,000	104.80%	\$1,027,400	1.28
8	16 Manchester Drive	RanchExp	5	3.0	42	\$1,249,000	\$1,249,000	\$1,375,000	110.09%	\$831,300	1.65
9	538 Westfield Avenue	Victrian	4	2.0	13	\$1,199,000	\$1,199,000	\$1,418,000	118.27%	\$753,500	1.88
10	508 N Chestnut Street	Colonial	4	2.1	9	\$1,499,000	\$1,499,000	\$1,700,000	113.41%	Renovated	
11	559 Lawrence Avenue	Colonial	6	3.2	9	\$1,899,000	\$1,899,000	\$1,950,000	102.69%	\$1,222,600	1.59
12	740 Lawrence Avenue	Colonial	5	6.1	43	\$2,750,000	\$2,750,000	\$2,600,000	94.55%	\$1,627,400	1.60
13	676 Vermont Street	Custom	6	7.1	33	\$2,695,000	\$2,695,000	\$2,600,000	96.47%	New	
AVERAGE					21	\$1,324,685	\$1,324,685	\$1,384,385	106.81%		1.56

"Active" Listings in Westfield

Number of Units: 15
Average List Price: \$1,179,378
Average Days on Market: 50

"Under Contract" Listings in Westfield

Number of Units: 16
Average List Price: \$1,507,175
Average Days on Market: 83

Westfield 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21												21
List Price	\$1,324,685												\$1,324,685
Sales Price	\$1,384,385												\$1,384,385
SP:LP%	106.81%												106.81%
SP to AV	1.56												1.56
# Units Sold	13												13
3 Mo Rate of Ab	0.87												0.87
Active Listings	15												15
Under Contracts	16												16

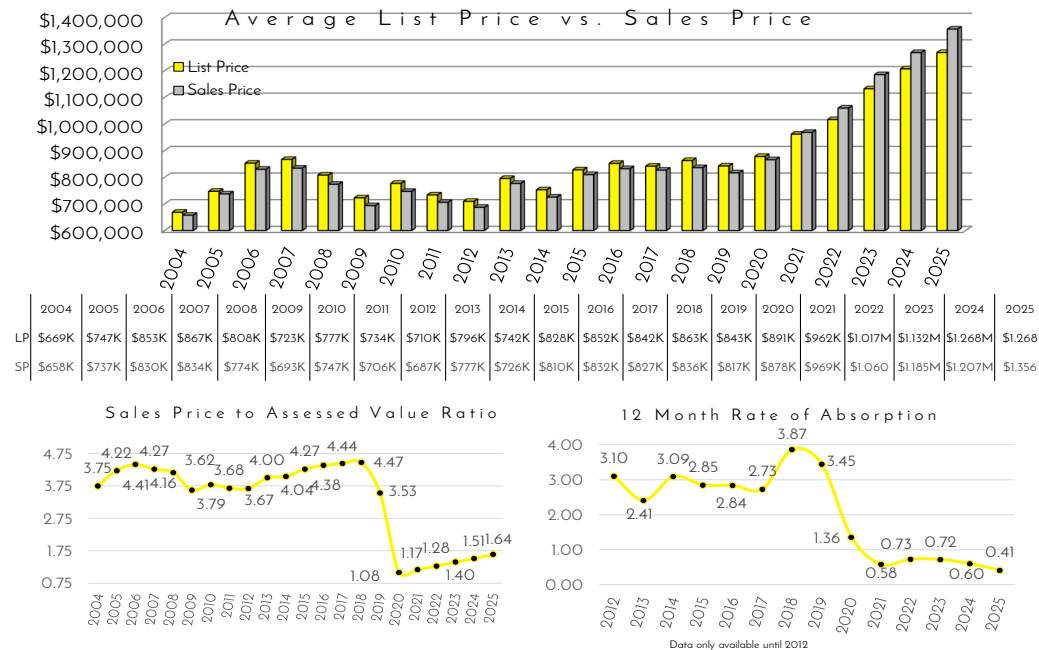
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	46	21	-53.76%
Sales Price	\$1,075,385	\$1,384,385	28.73%
LP:SP	99.70%	106.81%	7.13%
SP:AV	1.42	1.56	10.32%

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YTD	2025	2026	% Change
# Units Sold	13	13	0.00%
Rate of Abs 3 Mo	1.41	0.87	-38.30%
Actives	25	15	-40.00%
Under Contracts	25	16	-36.00%

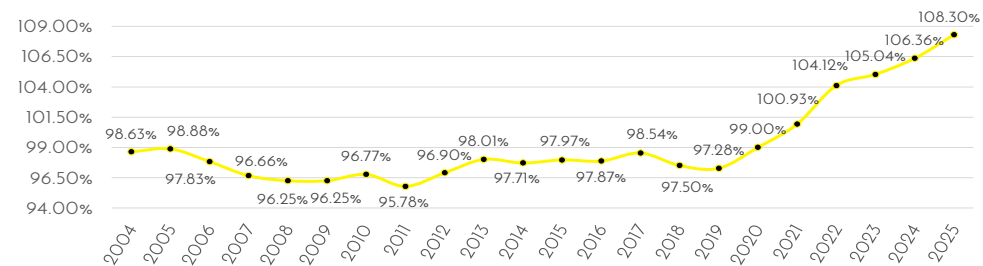
Westfield Yearly Market Trends



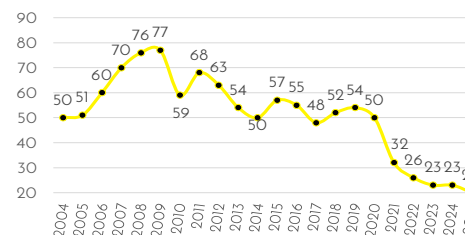
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Westfield Yearly Market Trends

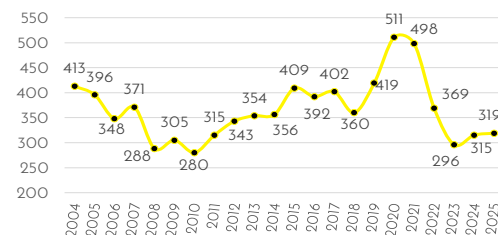
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.