

Westfield

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	633 Norwood Drive	Custom	4	2.0	17	\$749,900	\$749,900	\$900,000	120.02%	\$539,900	1.67
2	1002 Summit Avenue	Colonial	3	2.0	1	\$899,000	\$899,000	\$915,000	101.78%	\$632,900	1.45
3	401 Lenox Avenue	Colonial	4	2.1	1	\$999,999	\$999,999	\$999,999	100.00%	\$710,000	1.41
4	258 Hyslip Avenue	Colonial	3	1.1	8	\$959,000	\$959,000	\$1,150,000	119.92%	\$549,100	2.09
5	710 Girard Avenue	Colonial	3	2.1	4	\$1,050,000	\$1,050,000	\$1,450,000	138.10%	\$754,800	1.92
6	432 Alden Avenue	Colonial	5	3.1	1	\$1,595,000	\$1,595,000	\$1,595,000	100.00%	\$1,067,200	1.49
7	522 Boulevard	Colonial	6	5.1	40	\$1,899,900	\$1,899,900	\$1,840,000	96.85%	New	
8	814 Summit Avenue	Colonial	5	4.1	37	\$1,999,000	\$1,950,000	\$1,875,000	96.15%	\$1,152,500	1.63
9	709 Garfield Avenue	Custom	5	6.1	28	\$2,299,000	\$2,299,000	\$2,350,000	102.22%	Renovated	
AVERAGE					15	\$1,383,422	\$1,377,978	\$1,452,778	108.34%		1.67

"Active" Listings in Westfield

Number of Units: 24
 Average List Price: \$1,572,685
 Average Days on Market: 45

"Under Contract" Listings in Westfield

Number of Units: 30
 Average List Price: \$1,324,790
 Average Days on Market: 46

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	15											19
List Price	\$1,324,685	\$1,377,978											\$1,346,486
Sales Price	\$1,384,385	\$1,452,778											\$1,412,364
SP:LP%	106.81%	108.34%											107.44%
SP to AV	1.56	1.67											1.60
# Units Sold	13	9											22
3 Mo Rate of Ab	0.87	1.86											1.37
Active Listings	15	24											20
Under Contracts	16	30											23

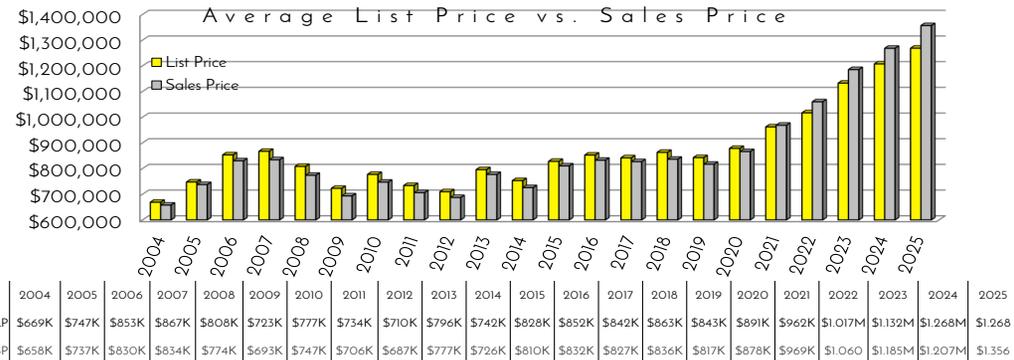
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	37	19	-48.53%
Sales Price	\$1,045,284	\$1,412,364	35.12%
LP:SP	101.92%	107.44%	5.41%
SP:AV	1.50	1.60	7.05%



YTD	2025	2026	% Change
# Units Sold	25	22	-12.00%
Rate of Abs 3 Mo	1.77	1.37	-22.88%
Actives	24	20	-17.02%
Under Contracts	34	23	-32.35%

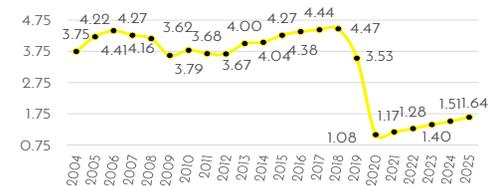
Westfield Yearly Market Trends



Westfield Yearly Market Trends



Sales Price to Assessed Value Ratio

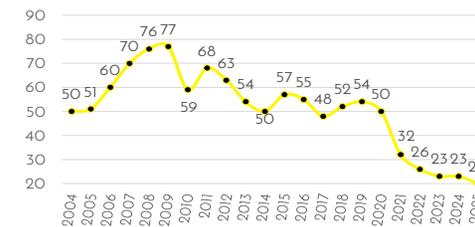


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

