# Westfield

## October 2026 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 587 Woodland Avenue | Colonial | 3 | 1.0 | 71 | $635,000 | $635,000 | $600,000 | 94.49% | $359,900 | 1.67 |
| 2 | 1542 US Highway 22 | Ranch | 3 | 3.0 | 59 | $775,000 | $749,900 | $740,000 | 98.68% | $422,600 | 1.75 |
| 3 | 180 Mill Lane | CapeCod | 4 | 2.0 | 23 | $775,000 | $775,000 | $790,000 | 101.94% | $438,100 | 1.80 |
| 4 | 378 Forest hill Way | Colonial | 4 | 2.1 | 45 | $799,999 | $799,999 | $816,000 | 102.00% | $564,500 | 1.45 |
| 5 | 1626 Larkspur Drive | SplitLev | 3 | 3.0 | 81 | $949,999 | $949,999 | $895,000 | 94.21% | $629,500 | 1.42 |
| 6 | 340 Central Avenue | SplitLev | 4 | 2.1 | 61 | $979,000 | $979,000 | $955,000 | 97.55% | $519,400 | 1.84 |
| 7 | 170 New Providence Road | Colonial | 4 | 3.1 | 13 | $879,999 | $879,999 | $970,000 | 110.23% | $698,700 | 1.39 |
| 8 | 1349 Birch Hill Road | Colonial | 4 | 2.1 | 14 | $1,199,000 | $1,199,000 | $1,467,250 | 122.37% | Renovated | |
| | AVERAGE | | | | 46 | $874,125 | $870,987 | $904,156 | 102.68% | | 1.62 |

"Active" Listings in Mountainside

| | |
|---|---|
| Number of Units | 10 |
| Average List Price | $958,800 |
| Average Days on Market | 24 |

"Under Contract" Listings in Mountainside

| | |
|---|---|
| Number of Units | 7 |
| Average List Price | $1,652,571 |
| Average Days on Market | 25 |

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# 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 | 28 | 39 | 30 | 12 | 25 | 17 | 27 | 27 | 35 | 46 | | | 30 |
| List Price | $915,673 | $1,105,500 | $1,029,500 | $849,000 | $1,229,857 | $975,494 | $1,000,414 | $1,258,000 | $1,269,325 | $870,987 | | | $1,088,328 |
| Sales Price | $1,045,000 | $1,126,500 | $997,250 | $945,600 | $1,311,686 | $1,064,375 | $1,018,000 | $1,172,833 | $1,239,292 | $904,156 | | | $1,109,002 |
| SP:LP% | 114.49% | 103.14% | 97.16% | 111.38% | 107.11% | 109.62% | 101.54% | 97.02% | 98.20% | 102.68% | | | 102.92% |
| SP to AV | 1.73 | 1.75 | 1.58 | 1.75 | 1.70 | 1.78 | 1.63 | 1.72 | 1.72 | 1.62 | | | 1.70 |
| # Units Sold | 3 | 4 | 4 | 1 | 7 | 8 | 7 | 6 | 12 | 8 | | | 60 |
| 3 Mo Rate of Ab | 1.28 | 0.82 | 2.08 | 4.20 | 2.18 | 4.07 | 2.29 | 1.00 | 0.92 | 1.11 | | | 2.00 |
| Active Listings | 5 | 2 | 11 | 12 | 8 | 20 | 15 | 7 | 7 | 10 | | | 10 |
| Under Contracts | 6 | 5 | 3 | 14 | 15 | 6 | 11 | 15 | 11 | 7 | | | 9 |

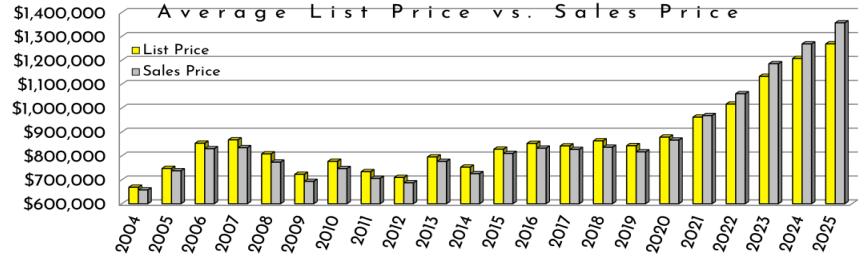
# Flashback! YTD 2025 vs YTD 2026

| YTD | 2025 | 2026 | % Change |
|---|---|---|---|
| DOM | 23 | 30 | 30.14% |
| Sales Price | $1,172,175 | $1,109,002 | -5.39% |
| LP:SP | 109.33% | 102.92% | -5.86% |
| SP:AV | 1.69 | 1.70 | 0.76% |

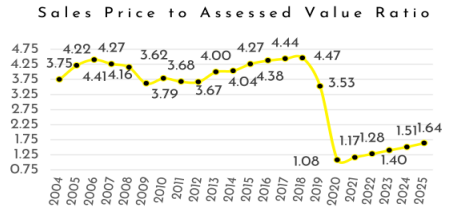
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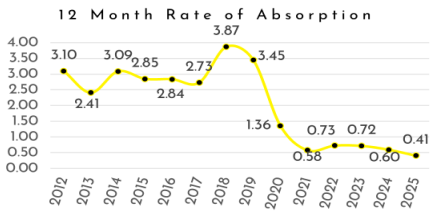
| YTD | 2025 | 2026 | % Change |
|---|---|---|---|
| # Units Sold | 49 | 60 | 22.45% |
| Rate of Ab 3 Mo | 1.62 | 2.00 | 23.00% |
| Actives | 6 | 10 | 67.24% |
| Under Contracts | 11 | 9 | -15.45% |

## Westfield Yearly Market Trends

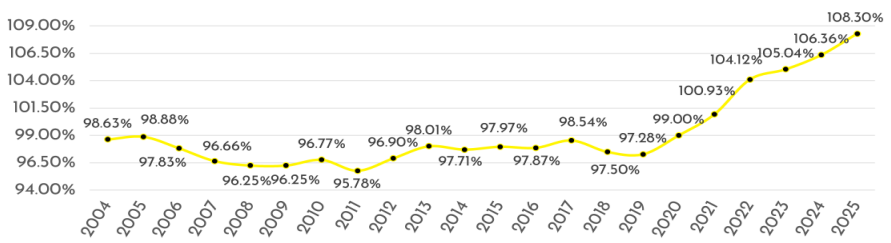


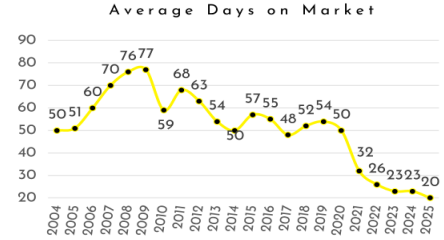

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LP | $669K | $747K | $853K | $867K | $808K | $723K | $777K | $734K | $710K | $796K | $742K | $828K | $852K | $842K | $863K | $843K | $891K | $962K | $1.017M | $1.132M | $1.268M | $1.268 |
| SP | $658K | $737K | $830K | $834K | $774K | $693K | $747K | $706K | $687K | $777K | $726K | $810K | $832K | $827K | $836K | $817K | $878K | $969K | $1.060 | $1.185M | $1.207M | $1.356 |

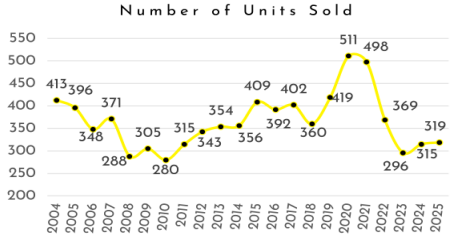



## Westfield Yearly Market Trends




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Not intended to solicit a property already listed.