

# Westfield

## May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	938 North Avenue W	Colonial	3	1.0	23	\$539,000	\$539,000	\$550,000	102.04%	\$556,700	0.99
2	445 Downer Street	Colonial	3	2.0	25	\$599,000	\$589,000	\$575,000	97.62%	\$331,500	1.73
3	111 Prospect Street	OneFloor	2	2.0	119	\$899,000	\$799,000	\$750,000	93.87%	\$801,600	0.94
4	237 Orchard Street	Colonial	3	2.0	8	\$725,000	\$725,000	\$801,000	110.48%	\$614,600	1.30
5	1019 Columbus Avenue	Colonial	3	2.0	11	\$749,000	\$749,000	\$825,000	110.15%	\$510,000	1.62
6	608 Ardsleigh Drive	Custom	3	1.1	15	\$895,000	\$895,000	\$861,000	96.20%	\$559,600	1.54
7	111 Prospect Street	OneFloor	2	2.1	9	\$875,000	\$875,000	\$875,000	100.00%	\$769,200	1.14
8	25 Sandra Circle	Bi-Level	3	2.1	27	\$899,000	\$899,000	\$925,000	102.89%	\$537,800	1.72
9	133 Benson Place	Colonial	5	1.1	17	\$950,000	\$950,000	\$945,000	99.47%	\$688,900	1.37
10	812 Sherbrooke Drive	Colonial	4	2.1	9	\$749,000	\$749,000	\$950,000	126.84%	\$714,800	1.33
11	814 Oak Avenue	Colonial	3	2.0	8	\$875,000	\$875,000	\$952,000	108.80%	\$655,700	1.45
12	307 Massachusetts Street	SplitLev	4	2.1	8	\$850,000	\$850,000	\$960,000	112.94%	\$642,400	1.49
13	637 Clark Street	Colonial	4	2.2	6	\$924,900	\$924,900	\$975,000	105.42%	\$703,800	1.39
14	679 Willow Grove Road	CapeCod	4	2.1	5	\$799,000	\$799,000	\$985,000	123.28%	\$570,200	1.73
15	557 1St Street	Colonial	4	3.0	8	\$1,099,000	\$1,099,000	\$1,000,000	90.99%	\$653,300	1.53
16	434 Longfellow Avenue	Colonial	3	2.1	9	\$899,000	\$899,000	\$1,076,434	119.74%	\$644,500	1.67
17	785 Clarence Street	Ranch	3	3.0	11	\$939,000	\$939,000	\$1,100,000	117.15%	\$765,800	1.44
18	509 Boulevard Unit A	TwndEndUn	4	4.1	15	\$999,900	\$999,900	\$1,145,000	114.51%	\$889,200	1.29
19	766 Crescent Parkway	Colonial	5	2.1	7	\$999,000	\$999,000	\$1,200,000	120.12%	\$731,600	1.64
20	515 Sherwood Parkway	Colonial	4	2.1	11	\$1,100,000	\$1,100,000	\$1,280,000	116.36%	\$740,900	1.73
21	1101 Wychwood Road	Colonial	3	2.1	129	\$1,299,900	\$1,299,900	\$1,281,148	98.56%	\$800,000	1.60
22	40 Sunnywood Drive	CapeCod	4	2.1	5	\$1,179,000	\$1,179,000	\$1,325,000	112.38%	\$894,500	1.48
23	811 Franklin Avenue	Tudor	4	3.1	11	\$1,329,000	\$1,329,000	\$1,502,000	113.02%	\$936,700	1.60
24	6 Thomas Court	Custom	4	3.0	17	\$1,475,000	\$1,475,000	\$1,503,000	101.90%	\$1,025,000	1.47
25	223 Baker Avenue	Colonial	4	2.2	10	\$1,369,000	\$1,369,000	\$1,600,000	116.87%	\$938,900	1.70



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26	422 Lenox Avenue	Victrian	4	4.1	8	\$1,425,000	\$1,425,000	\$1,650,000	115.79%	\$828,200	1.99
27	612 Downer Street	Colonial	5	5.1	42	\$1,800,000	\$1,800,000	\$1,700,000	94.44%	New	
28	130 Madison Avenue	Colonial	5	5.1	30	\$1,850,000	\$1,750,000	\$1,720,000	98.29%	Renovated	
29	902 Bailey Court	Colonial	4	3.1	9	\$1,450,000	\$1,450,000	\$1,725,000	118.97%	\$1,103,000	1.56
30	137 Stanmore Place	Colonial	6	4.1	10	\$1,700,000	\$1,700,000	\$1,876,000	110.35%	\$1,046,000	1.79
31	925 Wyandotte Trail	Colonial	5	3.1	15	\$1,699,900	\$1,699,900	\$1,923,000	113.12%	\$1,215,700	1.58
32	518 Saint Marks Avenue	Colonial	5	3.1	7	\$1,779,000	\$1,779,000	\$1,926,000	108.26%	\$1,244,600	1.55
33	237 Midwood Place	Colonial	6	6.0	9	\$1,850,000	\$1,850,000	\$2,000,000	108.11%	New	
34	887 New England Drive	Colonial	6	6.1	118	\$2,595,000	\$2,495,000	\$2,360,000	94.59%	New	
35	639 Salter Place	Colonial	6	6.1	265	\$2,599,000	\$2,599,000	\$2,599,000	100.00%	New	
<b>AVERAGE</b>					30	\$1,221,817	\$1,212,960	\$1,297,731	107.81%		1.51

### "Active" Listings in Westfield

Number of Units: 35  
 Average List Price: \$1,583,818  
 Average Days on Market: 48

### "Under Contract" Listings in Westfield

Number of Units: 63  
 Average List Price: \$1,322,121  
 Average Days on Market: 33

# Westfield 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29	24	23	13	30								24
List Price	\$1,026,264	\$1,060,865	\$1,004,137	\$1,261,991	\$1,212,960								\$1,121,476
Sales Price	\$1,050,216	\$1,124,620	\$1,083,968	\$1,355,252	\$1,297,731								\$1,192,899
SP:LP%	103.08%	107.29%	109.02%	109.28%	107.81%								107.42%
SP to AV	1.40	1.43	1.52	1.49	1.51								1.48
# Units Sold	22	17	27	22	35								123
3 Mo Rate of Ab	1.17	1.36	0.92	1.71	1.50								1.33
Active Listings	18	29	17	29	35								26
Under Contracts	31	39	47	68	63								50

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	27	24	-11.33%
Sales Price	\$1,159,713	\$1,192,899	2.86%
LP:SP	103.85%	107.42%	3.44%
SP:AV	1.37	1.48	7.78%



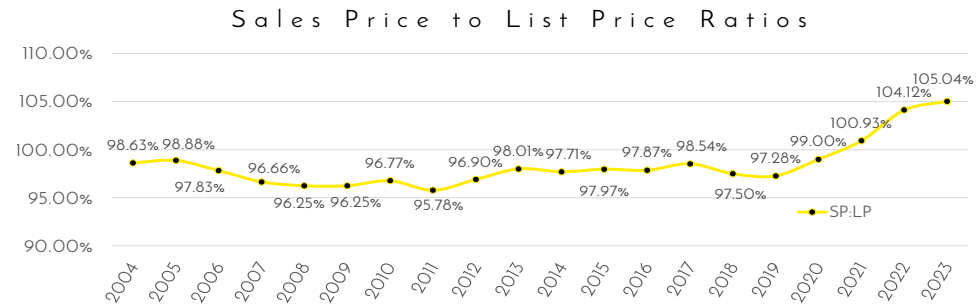
YTD	2023	2024	% Change
# Units Sold	97	123	26.80%
Rate of Abs 3 Mo	1.82	1.33	-26.65%
Actives	31	26	-17.95%
Under Contracts	48	50	3.33%

### Westfield Yearly Market Trends

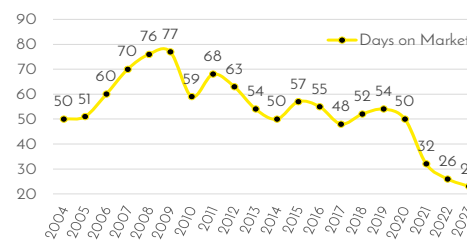


Year	LP	SP
2004	\$668,691	\$697,591
2005	\$747,418	\$737,498
2006	\$853,092	\$830,021
2007	\$867,001	\$834,221
2008	\$808,247	\$775,745
2009	\$722,784	\$693,463
2010	\$777,215	\$746,934
2011	\$733,788	\$705,898
2012	\$709,647	\$687,204
2013	\$795,606	\$776,943
2014	\$741,589	\$725,557
2015	\$827,861	\$810,097
2016	\$852,320	\$832,272
2017	\$841,602	\$826,774
2018	\$862,867	\$836,375
2019	\$842,588	\$816,626
2020	\$891,126	\$878,347
2021	\$961,979	\$968,521
2022	\$1,016,734	\$1,059,824
2023	\$1,132,416	\$1,185,316

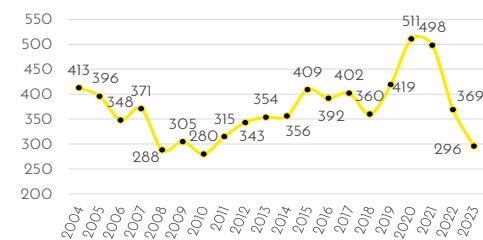
### Westfield Yearly Market Trends



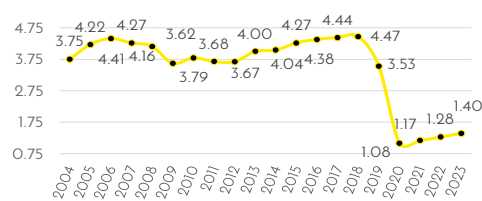
### Average Days on Market



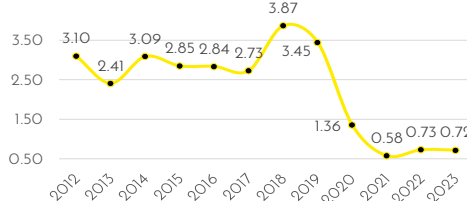
### Number of Units Sold



### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



Data only available until 2012