

Westfield

June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	585 Trinity Place	TwndEndUn	2	1.1	19	\$500,000	\$500,000	\$540,000	108.00%	\$357,600	1.51
2	260 Walnut Street	TwndEndUn	2	1.0	41	\$612,000	\$575,000	\$585,000	101.74%	\$415,600	1.41
3	602 Roosevelt Street	CapeCod	3	2.0	9	\$650,000	\$650,000	\$681,000	104.77%	\$497,400	1.37
4	565 Cumberland Street	Colonial	3	1.1	9	\$625,000	\$625,000	\$750,000	120.00%	\$469,500	1.60
5	834 Tice Place	Colonial	4	2.0	15	\$779,000	\$779,000	\$825,000	105.91%	\$621,000	1.33
6	141 Summit Court	Colonial	4	2.1	27	\$869,999	\$869,999	\$850,000	97.70%	\$540,000	1.57
7	176 Harrow Road	CapeCod	4	1.1	12	\$699,000	\$699,000	\$855,000	122.32%	\$454,100	1.88
8	235 Seneca Place	Colonial	3	1.1	13	\$715,000	\$715,000	\$869,500	121.61%	\$545,300	1.59
9	123 Ludlow Place	Colonial	4	2.1	18	\$800,000	\$800,000	\$962,000	120.25%	\$684,100	1.41
10	806 Saint Marks Avenue	Custom	4	3.0	12	\$749,000	\$749,000	\$975,000	130.17%	\$717,600	1.36
11	556 Edgar Road	Tudor	4	2.0	9	\$845,000	\$845,000	\$975,000	115.38%	\$559,500	1.74
12	9 Pine Court	SplitLev	3	2.1	19	\$850,000	\$850,000	\$1,020,000	120.00%	\$762,500	1.34
13	201 Harrison Avenue	Colonial	5	1.1	10	\$949,900	\$949,900	\$1,075,000	113.17%	\$701,400	1.53
14	404 N Chestnut Street	Colonial	3	2.1	8	\$925,000	\$925,000	\$1,100,000	118.92%	\$702,200	1.57
15	240 Welch Way	SplitLev	3	2.1	8	\$875,000	\$875,000	\$1,126,000	128.69%	\$644,100	1.75
16	354 Orenda Circle	Colonial	4	3.0	22	\$1,150,000	\$1,150,000	\$1,210,000	105.22%	\$754,800	1.60
17	533 Edgar Road	Tudor	4	4.1	10	\$1,039,000	\$1,039,000	\$1,220,000	117.42%	Renovated	
18	831 Harding Street	Custom	5	3.0	9	\$1,150,000	\$1,150,000	\$1,257,000	109.30%	\$763,100	1.65
19	920 Boulevard	Tudor	4	3.1	13	\$1,150,000	\$1,150,000	\$1,300,000	113.04%	Renovated	
20	872 Shadowlawn Drive	Colonial	4	2.1	9	\$1,199,000	\$1,199,000	\$1,363,000	113.68%	\$970,000	1.41

Westfield

June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	507 Edgar Road	Colonial	4	4.1	1	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	\$946,500	1.48
22	403 Washington Street	Colonial	4	3.1	12	\$1,299,000	\$1,299,000	\$1,468,000	113.01%	\$761,600	1.93
23	316 Lawrence Avenue	Colonial	4	4.1	11	\$1,499,000	\$1,499,000	\$1,550,000	103.40%	\$1,018,700	1.52
24	1721 Nevada Street	Colonial	5	3.2	9	\$1,549,000	\$1,549,000	\$1,703,815	109.99%	Renovated	
25	200 Linden Avenue	Colonial	4	3.1	7	\$1,549,000	\$1,549,000	\$1,720,000	111.04%	\$1,125,600	1.53
26	784 Lenape Trail	Colonial	4	4.1	38	\$1,825,000	\$1,725,000	\$1,800,000	104.35%	\$1,181,900	1.52
27	324 Prospect Street	Victrian	6	4.1	10	\$1,499,000	\$1,499,000	\$1,830,000	122.08%	\$1,036,400	1.77
28	315 Jefferson Avenue	Colonial	6	5.1	32	\$2,395,000	\$2,395,000	\$2,150,000	89.77%	\$1,735,800	1.24
29	51 Normandy Drive	Colonial	7	5.0	29	\$2,395,000	\$2,395,000	\$2,300,000	96.03%	Renovated	
30	958 Prospect Street	Custom	5	3.1	18	\$2,199,000	\$2,199,000	\$2,450,000	111.41%	\$1,350,600	1.81
31	883 New England	Custom	6	6.1	21	\$2,575,000	\$2,575,000	\$2,470,000	95.92%	New	
32	224 Watchung Fork	Colonial	6	5.2	1	\$3,495,000	\$3,495,000	\$3,500,000	100.14%	\$2,300,000	1.52
AVERAGE					15	\$1,275,341	\$1,271,059	\$1,371,260	110.76%		1.55

"Active" Listings in Westfield

Number of Units: 45
 Average List Price: \$1,485,004
 Average Days on Market: 33

"Under Contract" Listings in Westfield

Number of Units: 55
 Average List Price: \$1,293,529
 Average Days on Market: 40

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	15							22
List Price	\$1,026,264	\$1,060,865	\$1,004,137	\$1,261,991	\$1,212,960	\$1,271,059							\$1,152,358
Sales Price	\$1,050,216	\$1,124,620	\$1,083,968	\$1,355,252	\$1,297,731	\$1,371,260							\$1,229,722
SP:LP%	103.08%	107.29%	109.02%	109.28%	107.81%	110.76%							108.11%
SP to AV	1.40	1.43	1.52	1.49	1.51	1.55							1.49
# Units Sold	22	17	27	22	35	32							155
3 Mo Rate of Ab	1.17	1.36	0.92	1.71	1.50	1.58							1.37
Active Listings	18	29	17	29	35	45							29
Under Contracts	31	39	47	68	63	55							51

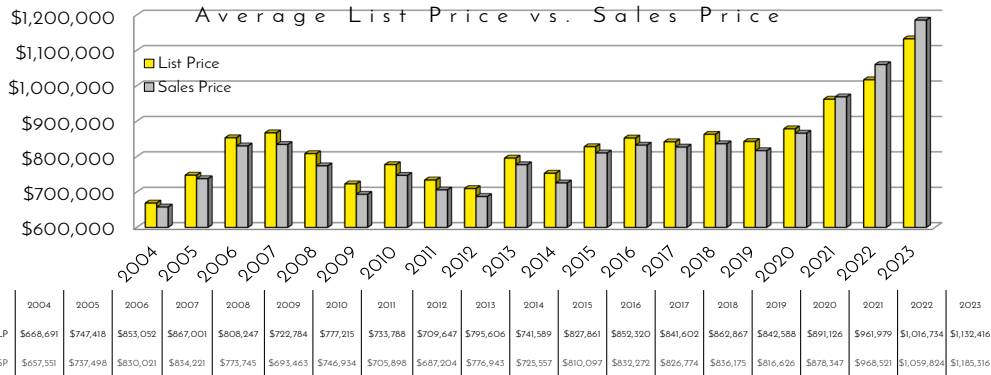
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	23	22	-4.23%
Sales Price	\$1,184,465	\$1,229,722	3.82%
LP:SP	104.94%	108.11%	3.03%
SP:AV	1.38	1.49	8.17%



YTD	2023	2024	% Change
# Units Sold	140	155	10.71%
Rate of Abs 3 Mo	1.67	1.37	-17.93%
Actives	32	29	-10.36%
Under Contracts	50	51	1.68%

Westfield Yearly Market Trends



Westfield Yearly Market Trends

