



Westfield

March 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	56 B Sandra Circle	OneFloor	2	1.0	36	\$239,999	\$225,000	\$220,000	97.78%		
2	617 Ripley Place	Colonial	2	1.0	60	\$449,000	\$405,900	\$355,000	87.46%	\$295,900	1.20
3	658 W Broad Street	Colonial	3	1.0	97	\$399,900	\$399,900	\$375,000	93.77%	\$390,000	0.96
4	260 Prospect Street Unit 18	TwnIntUn	2	2.0	167	\$499,000	\$450,000	\$390,000	86.67%	\$410,700	0.95
5	750 Central Avenue	HalfDupl	3	2.0	14	\$399,900	\$399,900	\$394,160	98.56%	\$302,900	1.30
6	1481 E Broad Street	Colonial	3	1.0	8	\$500,000	\$500,000	\$515,000	103.00%	\$642,400	0.80
7	1402 Central Avenue	SplitLev	3	1.1	15	\$549,999	\$549,999	\$580,000	105.45%	\$451,000	1.29
8	809 Sherbrooke Drive	Colonial	3	2.1	81	\$687,500	\$650,000	\$625,000	96.15%	\$697,000	0.90
9	1002 Columbus Avenue	Colonial	3	1.2	8	\$589,000	\$589,000	\$632,231	107.34%	\$543,100	1.16
10	930 Irving Avenue	Colonial	3	1.1	7	\$575,000	\$575,000	\$640,000	111.30%	\$525,500	1.22
11	2 Wychview Drive	SplitLev	4	2.0	11	\$625,000	\$625,000	\$659,000	105.44%	\$734,900	0.90
12	766 Oak Avenue	Colonial	4	1.1	26	\$675,000	\$649,000	\$660,000	101.69%	\$661,900	1.00
13	117 Myrtle Avenue	Colonial	5	3.0	52	\$749,900	\$699,900	\$675,000	96.44%	\$494,400	1.37
14	321 E Grove Street	TwnIntUn	3	3.1	100	\$740,000	\$740,000	\$727,500	98.31%		
15	629 Kimball Avenue	Colonial	4	2.1	20	\$749,000	\$749,000	\$749,000	100.00%	\$686,200	1.09
16	503 S Chestnut Street	Colonial	4	2.1	156	\$830,000	\$759,000	\$750,000	98.81%	\$688,900	1.09
17	834 Grandview Avenue	Bi-Level	3	3.0	6	\$749,000	\$749,000	\$765,000	102.14%	\$574,900	1.33
18	751 Stevens Avenue	Ranch	4	3.0	1	\$765,000	\$765,000	\$768,000	100.39%	\$766,600	1.00
19	868 Willow Grove Road	SplitLev	4	3.1	112	\$849,000	\$849,000	\$815,000	96.00%	\$766,500	1.06
20	542 Westfield Avenue	HalfDupl	4	4.1	5	\$835,000	\$835,000	\$880,000	105.39%	\$773,100	1.14
21	357 Brightwood Avenue	Colonial	4	2.1	33	\$875,000	\$875,000	\$899,000	102.74%		
22	820 Cranford Avenue	Colonial	5	2.1	1	\$899,900	\$899,900	\$905,000	100.57%	\$882,500	1.03
23	209 Midwood Place	Colonial	4	3.1	9	\$849,000	\$849,000	\$910,910	107.29%	\$620,900	1.47
24	126 Vernon Terrace	Colonial	5	2.1	4	\$949,900	\$949,900	\$951,000	100.12%	\$977,300	0.97
25	411 Quantuck Lane	Colonial	4	2.2	6	\$899,900	\$899,900	\$953,000	105.90%	\$764,100	1.25



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26	320 N Euclid Avenue	Colonial	5	2.2	10	\$875,000	\$875,000	\$962,000	109.94%	\$782,700	1.23
27	313 Park Street	Colonial	4	3.1	175	\$999,000	\$999,000	\$999,000	100.00%	\$574,800	1.74
28	209 Jefferson Avenue	Colonial	4	2.1	5	\$999,999	\$999,999	\$999,000	99.90%	\$907,900	1.10
29	955 New England Drive	SplitLev	5	3.1	8	\$1,050,000	\$1,050,000	\$1,050,000	100.00%	\$975,600	1.08
30	111 Hamilton Avenue	Colonial	5	3.1	48	\$1,099,000	\$1,099,000	\$1,065,000	96.91%	\$1,023,900	1.04
31	319 Elm Street	TwnEndUn	3	4.1	23	\$1,150,000	\$1,150,000	\$1,100,000	95.65%	\$1,014,300	1.08
32	321 Elm Street Unit A	TwnEndUn	4	3.1	216	\$1,200,000	\$1,200,000	\$1,200,000	100.00%		
33	714 Woodland Avenue	Colonial	4	2.1	1	\$1,200,000	\$1,200,000	\$1,230,000	102.50%	\$1,102,000	1.12
34	413 Baker Avenue	Colonial	5	3.1	14	\$1,199,000	\$1,199,000	\$1,240,000	103.42%	\$1,065,100	1.16
35	10 Lambert Circle	Colonial	5	6.1	44	\$1,399,000	\$1,399,000	\$1,425,000	101.86%	\$1,235,300	1.15
36	1425 Grandview Avenue	Custom	6	5.1	61	\$1,499,000	\$1,499,000	\$1,465,000	97.73%		
37	2 Breezeknoll Drive	Colonial	5	4.0	1	\$1,499,000	\$1,499,000	\$1,500,000	100.07%	\$1,552,500	0.97
38	111 Wychwood Road	Custom	6	7.1	356	\$2,049,900	\$1,899,999	\$1,835,000	96.58%	\$2,041,600	0.90
39	1042 Prospect Street	Colonial	6	6.1	146	\$1,949,900	\$1,899,900	\$1,890,000	99.48%		
AVERAGE					55	\$899,967	\$887,364	\$891,123	100.33%		1.12

"Active" Listings in Westfield

Number of Units: 59
 Average List Price: \$1,134,754
 Average Days on Market: 41

"Under Contract" Listings in Westfield

Number of Units: 104
 Average List Price: \$1,012,937
 Average Days on Market: 33

Westfield 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36	58	55										49
List Price	\$949,568	\$1,033,046	\$887,364										\$948,725
Sales Price	\$945,261	\$1,001,645	\$891,123										\$940,188
SP:LP%	99.48%	97.45%	100.33%										99.25%
SP to AV	1.10	1.03	1.12										1.09
# Units Sold	38	28	39										105
3 Mo Rate of Ab	1.38	1.45	1.46										1.43
Active Listings	55	55	59										56
Under Contracts	66	89	104										86

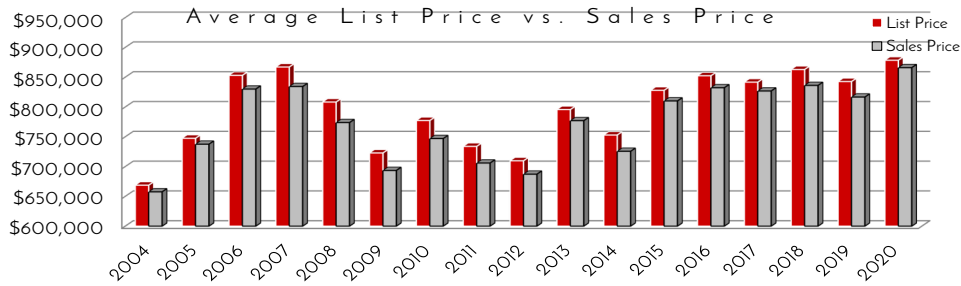
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	70	49	-30.39%
Sales Price	\$801,056	\$940,188	17.37%
LP:SP	97.82%	99.25%	1.46%
SP:AV	1.01	1.09	8.06%

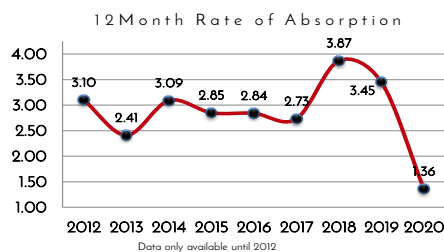
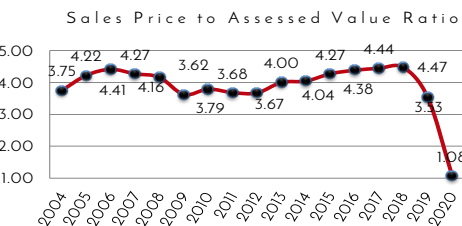


YTD	2020	2021	% Change
# Units Sold	88	105	19.32%
Rate of Abs 3 mo	4.05	1.46	-63.95%
Actives	111	59	-46.85%
Under Contracts	74	104	40.54%

Westfield Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602	\$862,867	\$842,588	\$891,126
SP	\$657,551	\$737,498	\$830,021	\$834,221	\$773,745	\$693,463	\$746,934	\$705,898	\$687,204	\$776,943	\$725,557	\$810,097	\$832,272	\$826,774	\$836,175	\$816,626	\$878,347



Westfield Yearly Market Trends

