



Westfield

July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	37 Sandra Circle	OneFloor	2	1.0	2	\$224,900	\$224,900	\$224,900	100.00%		
2	224 Prospect Street Unit 2A	OneFloor	1	1.0	56	\$349,000	\$325,000	\$310,000	95.38%	\$325,500	0.95
3	746 Central Avenue	HalfDupl	3	1.1	10	\$399,900	\$399,900	\$406,000	101.53%	\$306,000	1.33
4	534 W Broad Street	Colonial	3	1.1	12	\$400,000	\$400,000	\$420,000	105.00%	\$363,300	1.16
5	654 W Broad Street	Colonial	3	2.1	41	\$419,000	\$419,000	\$422,500	100.84%	\$382,200	1.11
6	120 Cedar Street	Ranch	2	1.0	15	\$475,000	\$475,000	\$465,000	97.89%	\$454,800	1.02
7	260 Prospect Street Unit 18	OneFloor	2	2.0	51	\$575,000	\$575,000	\$525,000	91.30%	\$410,700	1.28
8	140 Harrow Road	CapeCod	3	2.0	25	\$525,000	\$525,000	\$535,000	101.90%	\$440,900	1.21
9	1512 Central Avenue	SplitLev	4	2.1	231	\$650,000	\$570,000	\$545,000	95.61%	\$528,500	1.03
10	530 W Broad Street	Colonial	4	3.0	18	\$599,000	\$599,000	\$580,000	96.83%	\$491,300	1.18
11	541 Cumberland Street	Colonial	3	2.0	29	\$599,999	\$580,000	\$592,000	102.07%	\$462,600	1.28
12	257 Orchard Street	TwndUn	2	2.1	14	\$649,000	\$649,000	\$622,000	95.84%	\$516,800	1.20
13	520 Hort Street	Colonial	4	2.0	10	\$625,000	\$625,000	\$625,000	100.00%	\$430,500	1.45
14	715 Castleman Drive	Colonial	4	2.0	118	\$699,000	\$699,000	\$650,000	92.99%	\$670,900	0.97
15	299 Springfield Avenue	SplitLev	3	2.0	11	\$649,900	\$649,900	\$660,000	101.55%	\$519,000	1.27
16	526 Summit Avenue	Colonial	4	3.0	18	\$715,000	\$695,000	\$696,500	100.22%	\$511,700	1.36
17	729 Belvidere Avenue	Colonial	3	1.1	14	\$709,900	\$709,900	\$705,000	99.31%	\$659,300	1.07
18	913 Harding Street	Colonial	3	1.1	11	\$689,000	\$689,000	\$724,449	105.14%	\$688,200	1.05
19	939 Brown Avenue	Bi-Level	4	2.1	8	\$689,900	\$689,900	\$730,000	105.81%	\$538,700	1.36
20	217 Palsted Avenue	HalfDupl	4	4.1	17	\$749,000	\$749,000	\$749,000	100.00%	\$692,500	1.08
21	731 Sherman Street	Colonial	4	2.1	7	\$659,000	\$659,000	\$765,000	116.08%	\$622,300	1.23
22	301 Palsted Avenue	Bi-Level	4	3.0	20	\$775,000	\$775,000	\$775,000	100.00%	\$509,200	1.52
23	222 Midwood Place	Colonial	4	3.0	40	\$850,000	\$750,000	\$800,000	106.67%	\$700,100	1.14
24	711 Summit Avenue	Colonial	4	2.0	3	\$750,000	\$750,000	\$800,000	106.67%	\$656,400	1.22
25	1151 Central Avenue	Colonial	5	4.1	20	\$756,900	\$756,900	\$800,000	105.69%	\$643,900	1.24



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26	526 Downer Street	Colonial	5	2.2	11	\$850,000	\$850,000	\$810,000	95.29%	\$524,300	1.54
27	354 W Dudley Avenue	Colonial	3	3.1	12	\$779,000	\$779,000	\$810,000	103.98%	\$729,100	1.11
28	46 Westbrook Road	SplitLev	4	2.0	10	\$765,000	\$765,000	\$820,000	107.19%	\$624,100	1.31
29	809 E Broad Street	Custom	5	3.0	7	\$785,000	\$785,000	\$825,000	105.10%	\$688,500	1.20
30	241 Edgewood Avenue	Colonial	3	2.0	7	\$798,000	\$798,000	\$847,500	106.20%	\$641,500	1.32
31	48 Michael Drive	Bi-Level	4	2.1	31	\$890,000	\$880,000	\$875,000	99.43%	\$789,700	1.11
32	10 Westbrook Road	SplitLev	5	3.1	13	\$895,000	\$895,000	\$895,000	100.00%	\$756,300	1.18
33	110 Barchester Way	Ranch	3	3.1	9	\$900,000	\$900,000	\$900,000	100.00%	\$837,000	1.08
34	2 Rutgers Court	SplitLev	4	2.1	13	\$900,000	\$900,000	\$900,000	100.00%	\$850,300	1.06
35	625 Green Briar Court	Custom	4	2.1	13	\$849,000	\$849,000	\$902,000	106.24%	\$694,200	1.30
36	219 N Chestnut Street	Colonial	5	2.2	5	\$819,000	\$819,000	\$906,000	110.62%	\$717,600	1.26
37	624 Carleton Road	Colonial	5	2.1	10	\$899,000	\$899,000	\$913,000	101.56%	\$736,600	1.24
38	863 Shadowlawn Drive	Colonial	4	2.1	13	\$899,000	\$899,000	\$956,100	106.35%	\$907,300	1.05
39	745 Fairacres Avenue	Colonial	5	3.0	8	\$949,000	\$949,000	\$979,400	103.20%	\$775,400	1.26
40	321 Baker Avenue	Colonial	4	2.1	17	\$950,000	\$950,000	\$999,000	105.16%	\$795,600	1.26
41	622 Prospect Street	Colonial	5	2.0	21	\$995,000	\$995,000	\$999,900	100.49%	\$951,200	1.05
42	609 Saint Marks Avenue	Colonial	5	3.1	16	\$1,050,000	\$1,050,000	\$999,999	95.24%	\$923,800	1.08
43	969 Cherokee Court	Custom	4	3.0	7	\$919,000	\$919,000	\$999,999	108.81%	\$830,900	1.20
44	515 Dudley Court	Colonial	5	3.1	12	\$975,000	\$975,000	\$999,999	102.56%	\$775,100	1.29
45	510 Cory Place	Colonial	4	3.1	9	\$949,000	\$949,000	\$1,018,000	107.27%	\$811,000	1.26
46	136 Effingham Place	Colonial	4	2.2	49	\$1,075,000	\$1,049,900	\$1,045,000	99.53%	\$833,900	1.25
47	744 Fairacres Avenue	Colonial	5	2.1	5	\$949,000	\$949,000	\$1,050,000	110.64%	\$861,000	1.22
48	426 Birch Place	Colonial	5	4.1	38	\$1,129,000	\$1,129,000	\$1,100,426	97.47%	\$918,000	1.20
49	728 Hanford Place	Colonial	4	2.2	24	\$1,049,000	\$1,049,000	\$1,126,805	107.42%	\$930,500	1.21
50	1700 Boulevard	Colonial	4	3.1	5	\$1,075,000	\$1,075,000	\$1,151,500	107.12%	\$894,200	1.29



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51	700 Coolidge Street	Custom	4	2.2	1	\$1,065,000	\$1,065,000	\$1,160,000	108.92%	\$975,600	1.19
52	616 Benson Place	Colonial	5	2.1	12	\$1,129,000	\$1,129,000	\$1,175,000	104.07%	\$995,100	1.18
53	1172 Tice Place	SplitLev	4	3.1	22	\$1,149,000	\$1,149,000	\$1,280,000	111.40%	\$871,300	1.47
54	255 Hyslip Avenue	Colonial	5	2.1	39	\$1,349,000	\$1,299,000	\$1,300,000	100.08%	\$1,011,600	1.29
55	609 Elm Street	Colonial	5	3.1	12	\$1,250,000	\$1,250,000	\$1,311,100	104.89%	\$1,155,800	1.13
56	267 Canterbury Road	Colonial	5	3.1	4	\$1,299,000	\$1,299,000	\$1,324,000	101.92%	\$1,031,700	1.28
57	847 Embree Crescent	Colonial	5	3.1	30	\$1,450,000	\$1,375,000	\$1,350,000	98.18%	\$1,216,900	1.11
58	1105 Summit Avenue	Colonial	5	3.1	20	\$1,349,000	\$1,349,000	\$1,389,000	102.97%		
59	538 Prospect Street	SeeRem	4	3.1	7	\$1,399,000	\$1,399,000	\$1,475,538	105.47%	\$1,099,200	1.34
60	945 Lawrence Avenue	Colonial	6	4.2	28	\$1,575,000	\$1,575,000	\$1,500,000	95.24%	\$1,151,400	1.30
61	265 E Dudley Avenue	Colonial	5	4.1	9	\$1,550,000	\$1,550,000	\$1,525,000	98.39%	\$1,670,900	0.91
62	520 Montauk Drive	Colonial	6	6.0	11	\$1,649,000	\$1,649,000	\$1,726,415	104.69%	\$1,438,700	1.20
63	704 Highland Avenue	Meditter	5	4.1	9	\$1,797,000	\$1,797,000	\$1,850,000	102.95%	\$1,544,600	1.20
64	1041 Tice Place	Custom	6	5.1	6	\$1,849,000	\$1,849,000	\$1,885,000	101.95%	\$948,400	1.99
65	251 E Dudley Avenue	Colonial	8	5.3	169	\$3,150,000	\$2,499,999	\$2,550,000	102.00%	\$2,385,600	1.07
66	181 Lincoln Road	Tudor	5	5.2	9	\$2,750,000	\$2,750,000	\$2,758,000	100.29%	\$1,857,200	1.49
AVERAGE					24	\$970,218	\$954,247	\$977,516	102.34%		1.22

"Active" Listings in Westfield

Number of Units:	61
Average List Price:	\$1,104,167
Average Days on Market:	47

"Under Contract" Listings in Westfield

Number of Units:	82
Average List Price:	\$1,091,825
Average Days on Market:	31

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	41	23	25	24						34
List Price	\$949,568	\$1,033,046	\$887,364	\$1,000,679	\$892,080	\$982,837	\$954,247						\$955,872
Sales Price	\$945,261	\$1,001,645	\$891,123	\$1,014,626	\$900,432	\$1,003,191	\$977,516						\$964,851
SP:LP%	99.48%	97.45%	100.33%	101.86%	100.55%	102.52%	102.34%						101.06%
SP to AV	1.10	1.03	1.12	1.16	1.14	1.17	1.22						1.15
# Units Sold	38	28	39	39	41	64	66						315
3 Mo Rate of Ab	1.38	1.45	1.46	1.87	1.54	1.55	1.18						1.49
Active Listings	55	55	59	65	69	62	61						61
Under Contracts	66	89	104	114	114	107	82						97

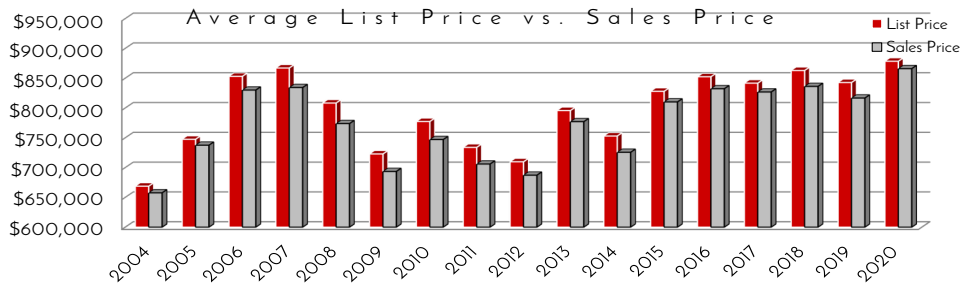
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	59	34	-42.06%
Sales Price	\$833,478	\$964,851	15.76%
LP:SP	98.20%	101.06%	2.91%
SP:AV	1.02	1.15	13.45%

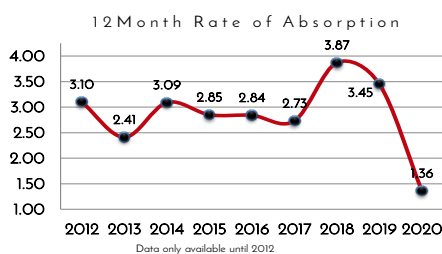
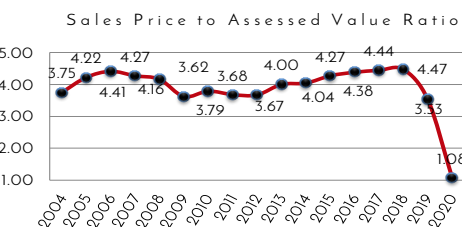


YTD	2020	2021	% Change
# Units Sold	247	315	27.53%
Rate of Abs 3 mo	3.14	1.18	-62.42%
Actives	108	61	-43.52%
Under Contracts	104	82	-21.15%

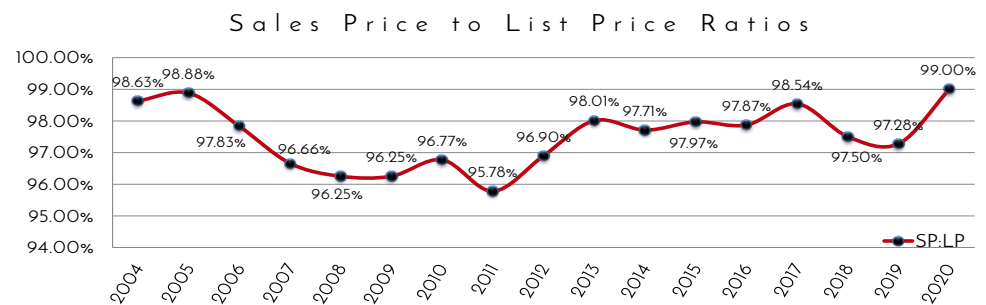
Westfield Yearly Market Trends



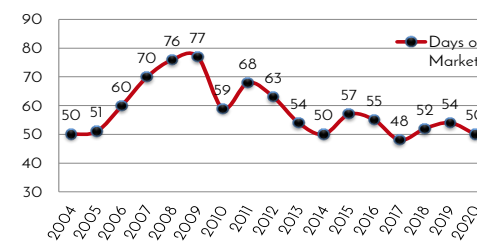
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602	\$862,867	\$842,588	\$891,126
SP	\$657,551	\$737,498	\$830,021	\$834,221	\$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



Average Days on Market



Number of Units Sold

