



Westfield

November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	53-C4 Sandra Circle	OneFloor	1	1.0	4	\$199,000	\$199,000	\$200,000	100.50%		
2	515 Trinity Place	MultiFlr	2	2.0	15	\$359,000	\$359,000	\$350,000	97.49%	\$387,400	0.90
3	507 Rahway Avenue	Colonial	2	1.0	125	\$439,000	\$439,000	\$439,000	100.00%	\$350,300	1.25
4	767 Boynton Avenue	HalfDupl	2	3.1	60	\$650,000	\$595,000	\$550,000	92.44%	\$519,800	1.06
5	765 Boynton Avenue	HalfDupl	3	2.1	60	\$600,000	\$595,000	\$550,000	92.44%	\$498,700	1.10
6	224 Hazel Avenue	Colonial	3	1.1	15	\$559,900	\$559,900	\$574,000	102.52%	\$466,000	1.23
7	747 Willow Grove Road	CapeCod	3	2.0	1	\$600,000	\$600,000	\$610,000	101.67%	\$588,300	1.04
8	788 Fairacres Avenue	Colonial	3	1.1	14	\$675,000	\$675,000	\$625,000	92.59%	\$603,700	1.04
9	106 Cambridge Road	SplitLev	3	2.1	62	\$710,000	\$698,000	\$680,000	97.42%	\$578,800	1.17
10	587 Sherwood Parkway	Colonial	3	2.0	48	\$762,000	\$699,900	\$685,000	97.87%	\$733,900	0.93
11	419 Boulevard	Colonial	3	2.0	7	\$625,000	\$625,000	\$700,000	112.00%	\$568,300	1.23
12	12 Eastgate Square	TwEndUn	3	2.1	8	\$799,900	\$799,900	\$775,000	96.89%	\$639,100	1.21
13	737 Marcellus Drive	SplitLev	4	3.0	13	\$799,900	\$799,900	\$841,000	105.14%	\$665,400	1.26
14	321 E Grove Street	TwEndUn	3	3.1	11	\$849,900	\$849,900	\$850,000	100.01%	\$633,700	1.34
15	985 Woodmere Drive	SplitLev	4	2.1	87	\$1,090,000	\$1,020,000	\$930,000	91.18%	\$945,100	0.98
16	111 Prospect Street	TwIntUn	2	2.1	14	\$940,000	\$940,000	\$955,000	101.60%	\$720,100	1.33
17	309 Hyslip Avenue	Colonial	5	2.1	16	\$875,000	\$875,000	\$990,000	113.14%	\$714,600	1.39
18	423 Everson Place	Colonial	5	3.2	1	\$1,050,000	\$1,050,000	\$1,080,000	102.86%	\$852,500	1.27
19	4 Kirkstone Circle	SplitLev	5	3.1	20	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$947,000	1.21
20	177 Harrison Avenue	Colonial	5	3.1	9	\$1,100,000	\$1,100,000	\$1,175,000	106.82%	\$824,200	1.43



Westfield

November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	1 Hiawatha Drive	Colonial	5	3.1	14	\$1,150,000	\$1,150,000	\$1,215,000	105.65%	\$1,031,200	1.18
22	173 Harrison Avenue	Colonial	5	3.1	9	\$1,150,000	\$1,150,000	\$1,250,000	108.70%	\$791,400	1.58
23	508 N Chestnut Street	Colonial	4	2.1	9	\$1,125,000	\$1,125,000	\$1,260,000	112.00%	\$815,900	1.54
24	884 Winyah Avenue	Colonial	4	2.2	5	\$1,179,000	\$1,179,000	\$1,300,000	110.26%	\$1,077,500	1.21
25	864 Boulevard	Tudor	4	3.1	48	\$1,490,000	\$1,250,000	\$1,310,000	104.80%	\$1,042,600	1.26
26	711 Girard Avenue	Colonial	4	4.1	12	\$1,299,000	\$1,299,000	\$1,325,000	102.00%	\$930,200	1.42
27	212 Eaglecroft Road	Colonial	4	4.1	9	\$1,199,000	\$1,199,000	\$1,360,000	113.43%	\$966,800	1.41
28	625 Boulevard	Colonial	5	2.1	1	\$1,395,000	\$1,395,000	\$1,380,000	98.92%	\$949,600	1.45
29	128 Hamilton Avenue	Colonial	5	3.0	28	\$1,499,999	\$1,499,999	\$1,555,000	103.67%	\$1,224,100	1.27
30	410 Wychwood Road	Colonial	6	7.1	7	\$3,200,000	\$3,200,000	\$3,250,000	101.56%		
AVERAGE					24	\$984,020	\$969,217	\$997,133	102.19%		1.24

"Active" Listings in Westfield

Number of Units: 30
 Average List Price: \$1,142,187
 Average Days on Market: 82

"Under Contract" Listings in Westfield

Number of Units: 45
 Average List Price: \$1,079,393
 Average Days on Market: 27

Westfield 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46	40	33	22	17	12	27	22	44	26	24		26
List Price	\$925,900	\$978,147	\$919,614	\$902,593	\$1,116,905	\$1,006,523	\$1,130,314	\$1,189,310	\$906,866	\$926,074	\$969,217		\$1,005,003
Sales Price	\$946,677	\$998,832	\$970,980	\$954,167	\$1,203,490	\$1,083,785	\$1,181,664	\$1,215,428	\$916,042	\$955,159	\$997,133		\$1,051,439
SP:LP%	102.65%	103.04%	104.63%	105.40%	108.79%	107.34%	104.13%	102.52%	100.44%	102.33%	102.19%		104.41%
SP to AV	1.22	1.13	1.23	1.31	1.36	1.36	1.28	1.30	1.24	1.30	1.24		1.28
# Units Sold	22	19	35	30	34	52	36	28	24	23	30		333
3 Mo Rate of Ab	1.28	1.12	1.01	1.48	1.29	1.35	1.28	0.93	1.78	1.54	1.09		1.29
Active Listings	37	27	28	35	44	45	41	40	48	41	30		38
Under Contracts	39	65	68	74	81	60	53	45	40	54	45		57

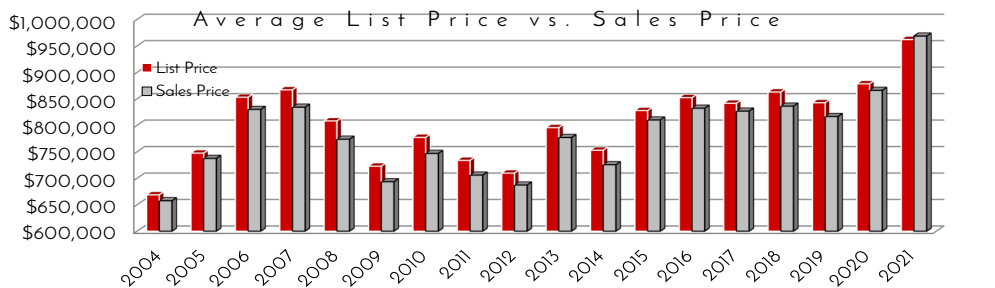
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	26	-17.01%
Sales Price	\$960,456	\$1,051,439	9.47%
LP:SP	100.94%	104.41%	3.44%
SP:AV	1.17	1.28	10.10%

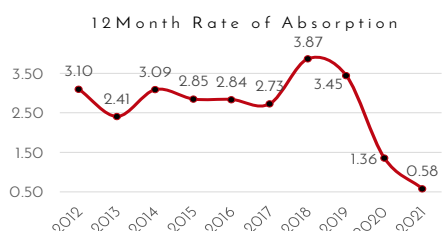
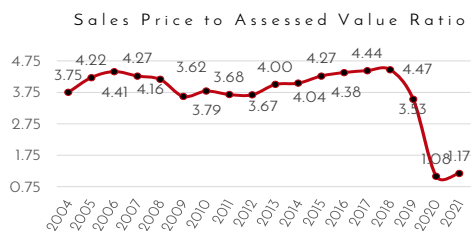


YTD	2021	2022	% Change
# Units Sold	467	333	-28.69%
Rate of Abs 3 Mo	1.24	1.09	-12.10%
Actives	34	30	-11.76%
Under Contracts	52	45	-13.46%

Westfield Yearly Market Trends



Year	LP	SP
2004	\$668,691	\$657,551
2005	\$747,418	\$737,498
2006	\$853,052	\$830,021
2007	\$867,001	\$834,221
2008	\$808,247	\$773,745
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	\$836,175
2019	\$842,588	\$816,626
2020	\$891,126	\$878,521
2021	\$961,979	\$968,521



Data only available until 2012

Westfield Yearly Market Trends

