



Westfield

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1022 Grandview Avenue	CapeCod	4	2.0	5	\$675,000	\$675,000	\$850,000	125.93%	\$472,400	1.80
2	762 Oak Avenue	Colonial	3	2.0	11	\$765,000	\$765,000	\$875,000	114.38%	\$629,500	1.39
3	1734 Florida Street	Colonial	3	2.0	14	\$849,900	\$849,900	\$925,000	108.84%	\$587,900	1.57
4	1267 Rahway Avenue	SplitLev	3	2.1	8	\$875,000	\$875,000	\$950,000	108.57%	\$628,000	1.51
5	319 Clifton Street	Colonial	4	1.1	7	\$799,000	\$799,000	\$971,331	121.57%	\$610,600	1.59
6	215 Palsted Avenue	TwEndUn	4	4.1	5	\$899,000	\$899,000	\$980,000	109.01%	\$690,300	1.42
7	976 Cherokee Court	SplitLev	4	3.1	8	\$925,000	\$925,000	\$999,500	108.05%	\$789,600	1.27
8	755 Oak Avenue	Colonial	3	2.1	12	\$825,000	\$825,000	\$1,055,000	127.88%	\$676,100	1.56
9	645 Raymond Street	Colonial	3	1.2	15	\$975,000	\$975,000	\$1,125,000	115.38%	\$722,000	1.56
10	122 Golf Edge Drive	SplitLev	4	3.0	37	\$1,299,000	\$1,299,000	\$1,175,000	90.45%	\$870,300	1.35
11	716 Belvidere Avenue	Colonial	4	2.2	13	\$1,095,000	\$1,095,000	\$1,226,716	112.03%	\$751,300	1.63
12	447 Whittier Avenue	Colonial	4	2.1	22	\$1,249,000	\$1,249,000	\$1,275,000	102.08%	\$840,300	1.52
13	32 Canterbury Lane	Colonial	5	3.0	15	\$1,399,000	\$1,295,000	\$1,350,000	104.25%	\$906,100	1.49
14	1137 Summit Avenue	SplitLev	4	2.1	14	\$1,150,000	\$1,150,000	\$1,400,000	121.74%	\$869,700	1.61
15	113 Frazee Court	Colonial	5	5.0	47	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	Renovated	
16	139 Vernon Terrace	Colonial	5	5.1	17	\$1,549,000	\$1,549,000	\$1,690,000	109.10%	Renovated	
17	523 Wychwood Road	Colonial	5	3.1	15	\$1,850,000	\$1,850,000	\$1,800,000	97.30%	\$1,541,000	1.17
18	523 Coleman Place	Colonial	5	3.1	11	\$1,700,000	\$1,700,000	\$1,802,000	106.00%	\$1,254,200	1.44
19	603 Tremont Avenue	Tudor	5	3.2	1	\$1,799,900	\$1,799,900	\$1,825,000	101.39%	\$1,233,400	1.48
20	158 Harrison Avenue	Custom	5	3.2	4	\$1,699,000	\$1,699,000	\$1,950,000	114.77%	Renovated	
21	9 Bennett Place	Colonial	6	4.1	9	\$1,840,000	\$1,840,000	\$1,951,000	106.03%	\$1,375,800	1.42
22	740 Hyslip Avenue	Colonial	6	6.1	5	\$2,000,000	\$2,000,000	\$1,990,000	99.50%	New	
AVERAGE					13	\$1,266,718	\$1,261,991	\$1,355,252	109.28%		1.49

***"Active"* Listings in Westfield**

Number of Units: 29
 Average List Price: \$1,457,282
 Average Days on Market: 26

***"Under Contract"* Listings in Westfield**

Number of Units: 68
 Average List Price: \$1,320,450
 Average Days on Market: 38

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									25
List Price	\$1,026,264	\$1,060,865	\$1,004,137	\$1,261,991									\$1,026,124
Sales Price	\$1,050,216	\$1,124,620	\$1,083,968	\$1,355,252									\$1,083,189
SP:LP%	103.08%	107.29%	109.02%	109.28%									106.59%
SP to AV	1.40	1.43	1.52	1.49									1.45
# Units Sold	22	17	27	22									88
3 Mo Rate of Ab	1.17	1.36	0.92	1.71									1.29
Active Listings	18	29	17	29									23
Under Contracts	31	39	47	68									46

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	25	25	0.00%
Sales Price	\$1,126,055	\$1,083,189	-3.81%
LP:SP	103.05%	106.59%	3.44%
SP:AV	1.33	1.45	9.61%



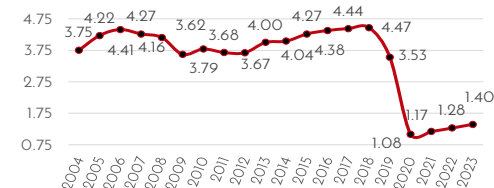
YTD	2023	2024	% Change
# Units Sold	64	66	3.13%
Rate of Abs 3 Mo	1.96	1.29	-34.27%
Actives	32	23	-27.91%
Under Contracts	44	46	5.11%

Westfield Yearly Market Trends

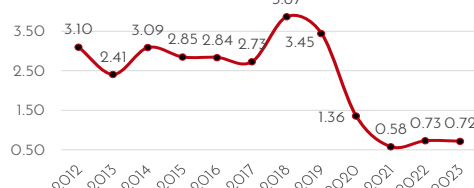


Year	LP	SP
2004	\$668,691	\$657,551
2005	\$747,418	\$737,498
2006	\$853,052	\$850,021
2007	\$667,001	\$834,221
2008	\$808,247	\$773,745
2009	\$722,784	\$693,463
2010	\$777,215	\$746,934
2011	\$733,788	\$705,898
2012	\$709,647	\$687,204
2013	\$795,606	\$776,945
2014	\$741,589	\$725,557
2015	\$827,861	\$810,097
2016	\$852,320	\$832,272
2017	\$841,602	\$836,774
2018	\$862,867	\$836,175
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

Sales Price to Assessed Value Ratio

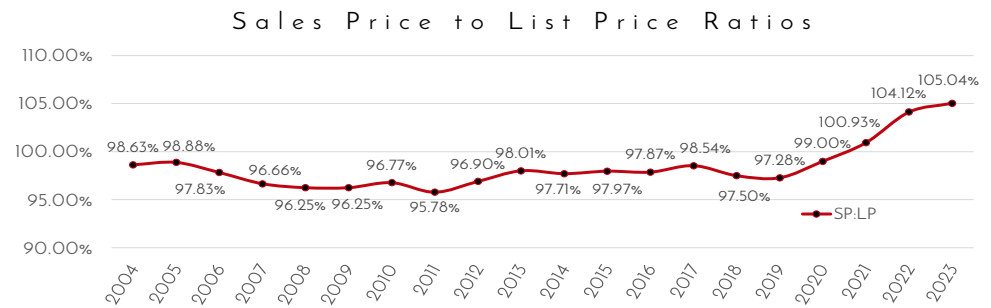


12 Month Rate of Absorption

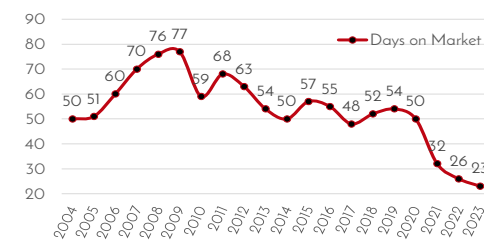


Data only available until 2012

Westfield Yearly Market Trends



Average Days on Market



Number of Units Sold

