



Westfield

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 West Court	OneFloor	2	1.0	26	\$309,900	\$309,900	\$312,000	100.68%		
2	132 Windsor Avenue	HalfDupl	2	1.0	163	\$429,000	\$375,000	\$360,000	96.00%	\$297,200	1.21
3	523 Trinity Place	OneFloor	1	1.0	9	\$365,000	\$365,000	\$385,000	105.48%	\$301,900	1.28
4	535 Pierson Street	CapeCod	3	2.0	1	\$549,000	\$549,000	\$575,000	104.74%	\$448,600	1.28
5	919 Central Avenue	Ranch	3	1.0	1	\$699,000	\$699,000	\$635,000	90.84%	\$544,900	1.17
6	1921 Grandview Avenue	CapeCod	3	2.0	8	\$650,000	\$650,000	\$752,000	115.69%	\$550,300	1.37
7	301 Elm Street	TwndUn	2	2.1	25	\$799,999	\$799,999	\$825,000	103.13%	\$475,100	1.74
8	862 Summit Avenue	Colonial	3	1.1	6	\$699,900	\$699,900	\$885,000	126.45%	\$627,100	1.41
9	305 Elm Street	TwndUn	3	3.1	9	\$899,000	\$899,000	\$899,000	100.00%	\$509,100	1.77
10	518 Forest Avenue	Colonial	4	2.1	12	\$799,000	\$799,000	\$920,000	115.14%	\$618,000	1.49
11	728 Fairacres Avenue	Colonial	3	2.0	7	\$799,000	\$799,000	\$945,000	118.27%	\$683,600	1.38
12	42 Doris Parkway	CapeCod	3	2.0	6	\$725,000	\$725,000	\$950,000	131.03%	\$585,400	1.62
13	1730 Central Avenue	Bi-Level	4	2.1	5	\$974,900	\$974,900	\$999,000	102.47%		
14	764 Warren Street	Custom	3	2.1	12	\$949,000	\$949,000	\$1,050,250	110.67%	\$770,100	1.36
15	6 Tudor Oval	Colonial	5	2.1	13	\$899,000	\$899,000	\$1,106,500	123.08%	\$657,900	1.68
16	444 Mountain Avenue	Colonial	4	2.1	13	\$1,099,000	\$1,099,000	\$1,112,341	101.21%		
17	55 Canterbury Lane	Colonial	4	2.2	37	\$1,199,000	\$1,199,000	\$1,225,000	102.17%	\$733,500	1.67
18	106 Marion Avenue	Colonial	5	3.1	13	\$989,000	\$989,000	\$1,256,187	127.02%		
19	26 Sandy Hill Road	SplitLev	4	3.1	4	\$975,000	\$975,000	\$1,260,000	129.23%	\$689,600	1.83
20	721 Crescent Parkway	Colonial	4	3.1	8	\$1,100,000	\$1,100,000	\$1,265,000	115.00%	\$764,500	1.65



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21	414 Edgar Road	Custom	4	3.1	50	\$1,495,000	\$1,345,000	\$1,365,000	101.49%		
22	815 Boulevard	Colonial	4	3.1	12	\$1,150,000	\$1,150,000	\$1,386,870	120.60%	\$809,700	1.71
23	418 Otisco Drive	Custom	4	4.0	62	\$1,600,000	\$1,500,000	\$1,450,000	96.67%		
24	909 Wyandotte Trail	Custom	4	2.1	16	\$1,399,000	\$1,399,000	\$1,505,000	107.58%	\$1,165,800	1.29
25	720 Clark Street	Colonial	5	3.1	36	\$1,565,000	\$1,565,000	\$1,565,000	100.00%	\$784,700	1.99
26	5 Faulkner Drive	Colonial	5	4.0	21	\$1,899,000	\$1,899,000	\$1,879,000	98.95%	\$1,258,600	1.49
27	120 Wychwood Road	Custom	6	6.1	38	\$2,399,000	\$2,399,000	\$2,399,000	100.00%		
AVERAGE					23	\$1,015,396	\$1,004,137	\$1,083,968	109.02%		1.52

Active Listings in Westfield

Number of Units: 17
 Average List Price: \$1,447,118
 Average Days on Market: 31

Under Contract Listings in Westfield

Number of Units: 47
 Average List Price: \$1,447,715
 Average Days on Market: 46

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										25
List Price	\$1,026,264	\$1,060,865	\$1,004,137										\$1,026,124
Sales Price	\$1,050,216	\$1,124,620	\$1,083,968										\$1,083,189
SP:LP%	103.08%	107.29%	109.02%										106.59%
SP to AV	1.40	1.43	1.52										1.45
# Units Sold	22	17	27										66
3 Mo Rate of Ab	1.17	1.36	0.92										1.15
Active Listings	18	29	17										21
Under Contracts	31	39	47										39

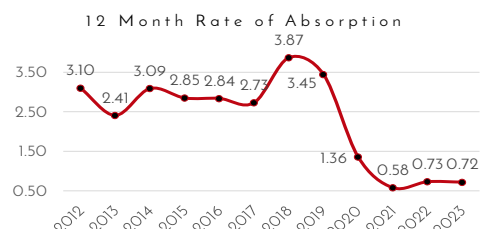
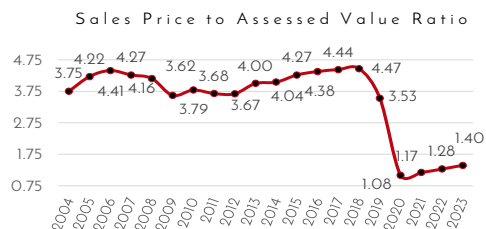
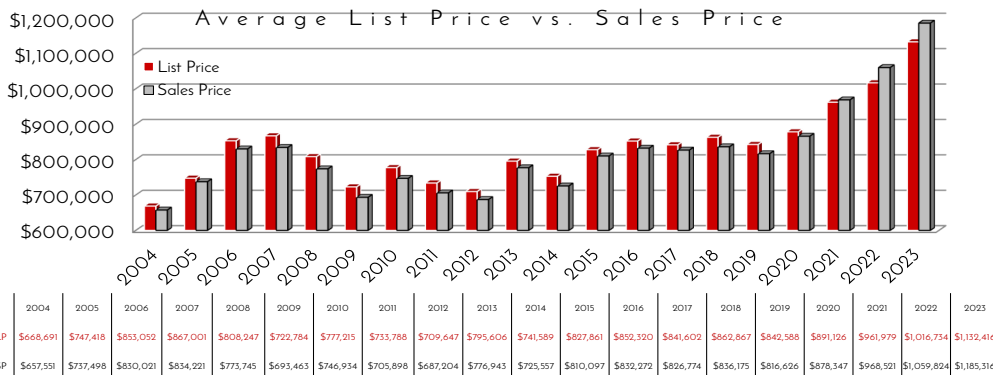
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	25	-10.21%
Sales Price	\$1,175,588	\$1,083,189	-7.86%
LP:SP	101.05%	106.59%	5.48%
SP:AV	1.30	1.45	11.76%



YTD	2023	2024	% Change
# Units Sold	40	66	65.00%
Rate of Abs 3 Mo	1.90	1.15	-39.58%
Actives	33	21	-36.00%
Under Contracts	36	39	9.35%

Westfield Yearly Market Trends



Westfield Yearly Market Trends

