

# Westfield

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	53 Sandra Circle	OneFloor	1	1.0	6	\$144,900	\$144,900	\$140,000	96.62%		
2	59C Sandra Circle	OneFloor	1	1.0	12	\$149,000	\$149,000	\$150,000	100.67%		
3	530 W Broad Street	Colonial	3	1.1	8	\$229,000	\$229,000	\$235,000	102.62%	\$74,700	3.15
4	758 Central Avenue	Duplex	3	1.0	127	\$299,000	\$289,000	\$270,000	93.43%	\$74,300	3.63
5	249 Windsor Avenue	HalfDupl	2	2.0	29	\$285,000	\$285,000	\$275,000	96.49%	\$63,500	4.33
6	441 Downer Street	Colonial	3	2.0	76	\$350,000	\$350,000	\$347,500	99.29%	\$74,500	4.66
7	585 Trinity Place	TwndEndUn	2	1.1	73	\$400,000	\$400,000	\$390,000	97.50%	\$85,400	4.57
8	105 Marion Avenue	Bi-Level	4	2.0	80	\$480,000	\$425,000	\$410,000	96.47%	\$129,300	3.17
9	631 N Scotch Plains Avenue	Bungalow	3	3.0	32	\$425,000	\$425,000	\$420,000	98.82%	\$81,500	5.15
10	715 Rahway Avenue	Colonial	3	1.1	67	\$549,000	\$549,000	\$539,000	98.18%	\$132,100	4.08
11	1004 Irving Avenue	Colonial	3	1.1	10	\$539,900	\$539,900	\$539,900	100.00%	\$132,800	4.07
12	56 Summit Court	Ranch	3	2.0	71	\$599,500	\$599,500	\$580,000	96.75%	\$136,900	4.24
13	109 Connecticut Street	SplitLev	3	2.1	133	\$699,000	\$639,900	\$620,000	96.89%	\$154,700	4.01
14	257 Scotch Plains Avenue	Colonial	3	2.1	6	\$599,000	\$599,000	\$627,000	104.67%	\$124,300	5.04
15	1907 Grandview Avenue	Colonial	3	2.2	23	\$669,000	\$650,000	\$645,000	99.23%	\$96,700	6.67
16	850 Tice Place	Colonial	3	1.1	7	\$638,000	\$638,000	\$650,000	101.88%	\$121,600	5.35
17	415 Mountain Avenue	Colonial	4	3.1	18	\$699,000	\$699,000	\$670,000	95.85%	\$123,500	5.43
18	766 Oak Avenue	Colonial	4	1.1	12	\$615,000	\$615,000	\$671,500	109.19%	\$127,800	5.25
19	742 Coolidge Street	Colonial	4	3.0	146	\$735,000	\$710,000	\$685,000	96.48%	\$194,600	3.52
20	24 Sandra Circle	SplitLev	4	2.1	35	\$697,000	\$697,000	\$701,000	100.57%	\$203,400	3.45
21	835 Coolidge Street	Colonial	4	2.0	24	\$745,000	\$745,000	\$710,000	95.30%	\$194,500	3.65
22	530 Clark Street	Victrian	4	2.1	18	\$769,000	\$769,000	\$755,000	98.18%	\$146,200	5.16
23	337 Benson Place	Colonial	4	2.1	8	\$759,000	\$759,000	\$760,000	100.13%	\$191,200	3.97
24	352 Orenda Circle	Colonial	4	3.1	41	\$829,000	\$829,000	\$790,000	95.30%	\$183,400	4.31
25	70 Barchester Way	Ranch	3	3.0	11	\$829,900	\$829,900	\$817,000	98.45%	\$196,000	4.17

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26	403 Prospect Street	HalfDupl	3	4.1	98	\$899,900	\$899,900	\$885,000	98.34%		
27	636 Clark Street	Colonial	4	3.2	30	\$925,000	\$899,000	\$899,000	100.00%	\$192,800	4.66
28	40 Tamaques Way	Colonial	4	2.1	166	\$1,065,000	\$939,000	\$905,000	96.38%	\$163,900	
29	1509 Pine Grove Avenue	Colonial	5	4.1	205	\$1,099,900	\$1,049,900	\$1,020,000	97.15%		
30	705 Hanford Place	Colonial	4	3.1	35	\$1,089,000	\$1,089,000	\$1,042,000	95.68%	\$220,300	4.73
31	116 Surrey Lane	Custom	4	5.1	148	\$1,275,000	\$1,149,999	\$1,125,000	97.83%	\$162,500	6.92
32	921 Harding Street	Colonial	5	5.1	189	\$1,299,000	\$1,299,000	\$1,285,000	98.92%		
33	665 Carleton Road	Colonial	5	5.1	17	\$1,325,000	\$1,325,000	\$1,320,000	99.62%		
34	627 4th Avenue	Colonial	5	4.1	586	\$1,359,000	\$1,359,000	\$1,359,000	100.00%		
35	616 Garfield Avenue	Colonial	5	2.2	113	\$1,449,000	\$1,449,000	\$1,399,000	96.55%		
36	835 Wallberg Avenue	Colonial	5	3.1	6	\$1,499,000	\$1,499,000	\$1,450,000	96.73%	\$215,800	6.72
37	15 Rutgers Court	Colonial	6	6.1	30	\$1,699,000	\$1,699,000	\$1,660,000	97.70%		
38	52 Barchester Way	Colonial	5	5.0	137	\$1,875,000	\$1,759,900	\$1,712,821	97.32%		
AVERAGE					75	\$805,053	\$788,995	\$775,256	98.45%		4.59

## "ACTIVE" Listings in Westfield

**Number of Units:** 146  
**Average List Price:** \$1,063,892  
**Average Days on Market:** 52

## "UNDER CONTRACT" Listings in Westfield

**Number of Units:** 90  
**Average List Price:** \$906,937  
**Average Days on Market:** 52

# Westfield 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	57	53	75										65
List Price	\$869,045	\$849,130	\$788,995										\$829,032
Sales Price	\$847,839	\$819,600	\$775,256										\$810,301
Sales Price as a % of List Price	97.19%	96.85%	98.45%										97.74%
Sales Price to Assessed Value	4.33	4.06	4.59										4.42
# Units Sold	33	10	38										81
Active Listings	115	118	146										126
Under Contracts	54	69	90										71

## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	61	65	5.68%
Sales Price	\$808,279	\$810,301	0.25%
Assessed Value to Sales Price	4.46	4.42	-1.00%

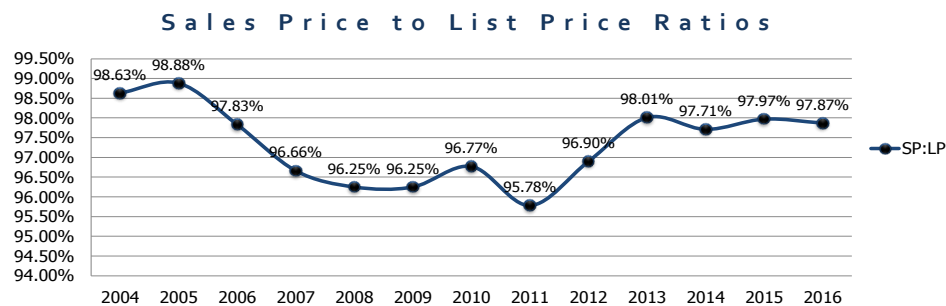


YTD	2016	2017	% Change
# Units Sold	73	81	10.96%
Active Listings	162	146	-9.88%
Under Contracts	94	90	-4.26%

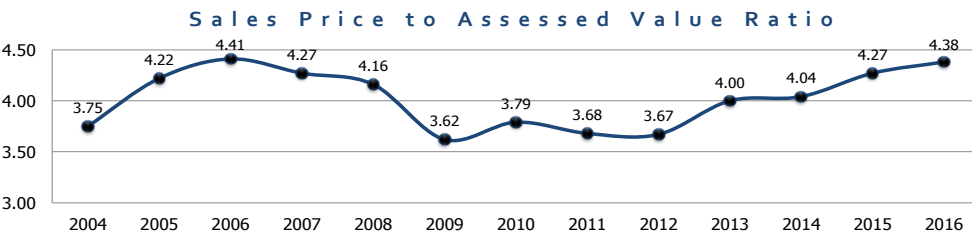
### Westfield Yearly Market Trends



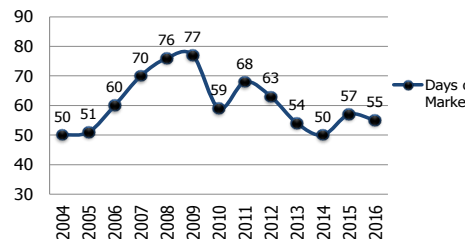
### Westfield Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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
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



### Average Days on Market



### Number of Units Sold

