

Westfield

January 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	38 A2 Sandra Circle	OneFloor	1	1.0	44	\$209,900	\$209,900	\$201,000	95.76%		
2	935 Brown Avenue	Bi-Level	3	1.1	4	\$459,900	\$459,900	\$470,000	102.20%	\$118,700	3.96
3	312 Washington Street	FixrUppr	3	1.0	5	\$460,000	\$460,000	\$490,000	106.52%	\$135,300	3.62
4	304 Clark Street Unit 4	OneFloor	3	2.0	33	\$525,000	\$525,000	\$500,000	95.24%	\$107,500	4.65
5	503 North Scotch Plains Ave	CapeCod	4	2.1	37	\$629,000	\$599,000	\$580,000	96.83%	\$110,800	5.23
6	220 Myrtle Avenue	CapeCod	4	3.0	41	\$599,000	\$599,000	\$599,000	100.00%	\$88,800	6.75
7	109 Palsted Avenue Unit B	HalfDupl	3	2.1	12	\$619,900	\$619,900	\$608,000	98.08%		
8	880 Shadowlawn Drive	Colonial	3	1.1	16	\$635,000	\$635,000	\$635,000	100.00%	\$148,200	4.28
9	241 Orchard Street	Victrian	4	2.1	105	\$695,000	\$695,000	\$645,000	92.81%	\$123,100	5.24
10	21 N Wickom Drive	SplitLev	4	2.1	23	\$669,000	\$649,000	\$650,000	100.15%	\$152,500	4.26
11	323 Park Street	Victrian	4	3.1	65	\$799,000	\$725,000	\$700,000	96.55%	\$167,800	4.17
12	34 Gallowae	Colonial	4	3.1	35	\$799,000	\$799,000	\$785,000	98.25%	\$232,600	3.37
13	39 Woodbrook Circle	SplitLev	5	3.0	33	\$849,000	\$824,000	\$820,000	99.51%	\$173,100	4.74
14	957 Woodmere Drive	Colonial	5	4.1	51	\$1,150,000	\$1,150,000	\$1,110,000	96.52%	\$278,200	3.99
15	132 Boynton Court	Colonial	5	4.1	70	\$1,274,900	\$1,249,000	\$1,205,000	96.48%	\$273,700	4.40
16	17 Stanley Oval	Colonial	5	4.1	28	\$1,399,000	\$1,399,000	\$1,300,000	92.92%	\$255,000	5.10
17	27 Plymouth Road	Colonial	6	6.0	292	\$1,500,000	\$1,500,000	\$1,500,000	100.00%		
AVERAGE					53	\$780,741	\$770,453	\$752,824	98.11%		4.56

"ACTIVE" Listings in Westfield

Number of Units: **131**
 Average List Price: **\$1,132,590**
 Average Days on Market: **74**

"UNDER CONTRACT" Listings in Westfield

Number of Units: **40**
 Average List Price: **\$812,333**
 Average Days on Market: **53**

Westfield 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	53												53
List Price	\$770,453												\$770,453
Sales Price	\$752,824												\$752,824
Sales Price as a % of List Price	98.11%												98.11%
Sales Price to	4.56												4.56
# Units Sold	17												17
Active Listings	131												131
Under Contracts	40												40

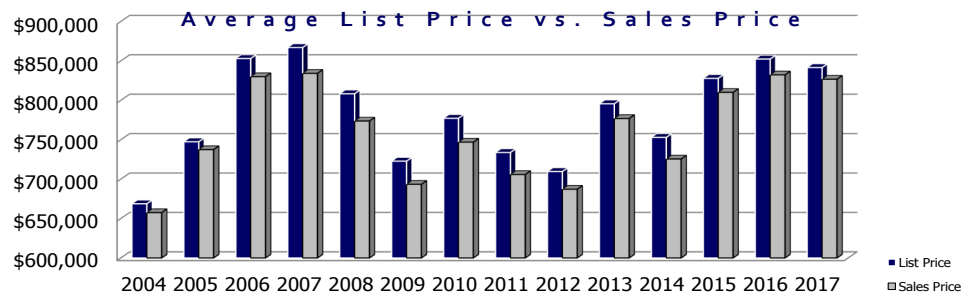
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	57	53	-8.32%
Sales Price	\$847,839	\$752,824	-11.21%
Sales Price to Assessed Value	4.33	4.56	5.25%

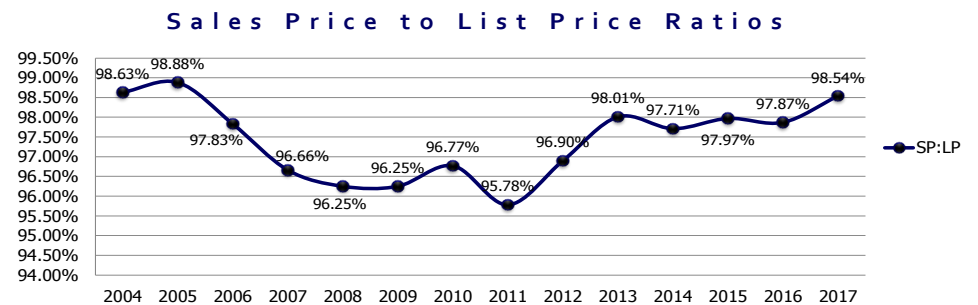


YTD	2017	2018	% Change
# Units Sold	33	17	-48.48%
Active Listings	115	131	13.91%
Under Contracts	54	40	-25.93%

Westfield Yearly Market Trends

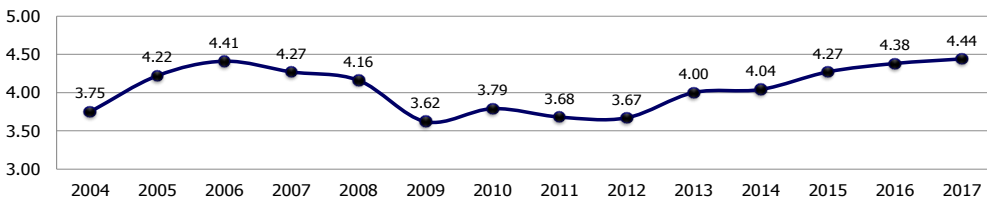


Westfield Yearly Market Trends

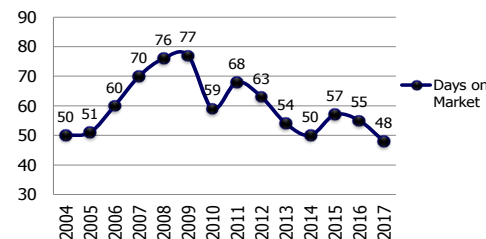


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602
SP	\$657,551	\$737,498	\$830,021	\$834,221	\$773,745	\$693,463	\$746,934	\$705,898	\$687,204	\$776,943	\$725,557	\$810,097	\$832,272	\$826,774

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

