

Westfield

February 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	56 B-1 Sandra Circle	OneFloor	2	1.0	57	\$259,900	\$259,900	\$242,000	93.11%		
2	803 Rahway Avenue	CapeCod	4	1.1	101	\$449,000	\$399,000	\$395,000	99.00%		
3	137 Windsor Avenue	SplitLev	3	1.1	78	\$425,000	\$425,000	\$429,000	100.94%	\$99,100	4.33
4	530 W Broad Street	Colonial	4	3.0	35	\$499,000	\$499,000	\$499,000	100.00%	\$74,700	6.68
5	25 Tamaques Way	Ranch	3	1.1	77	\$550,000	\$550,000	\$512,500	93.18%	\$85,500	5.99
6	1423 Pine Grove Avenue	CapeCod	3	2.0	73	\$529,900	\$525,000	\$520,000	99.05%	\$158,300	3.28
7	236 Grove Street	Colonial	4	1.1	28	\$600,000	\$575,000	\$530,000	92.17%	\$138,400	3.83
8	835 Mountain Avenue	CapeCod	4	3.0	75	\$676,000	\$676,000	\$635,000	93.93%	\$177,400	3.58
9	260 Prospect Street	OneFloor	2	2.0	4	\$699,000	\$699,000	\$700,000	100.14%	\$134,400	5.21
10	456 Mountain Avenue	Colonial	5	3.0	21	\$729,000	\$729,000	\$729,000	100.00%	\$130,100	5.60
11	1015 Seward Avenue	Colonial	5	4.0	50	\$1,160,000	\$1,160,000	\$1,095,000	94.40%	\$278,400	3.93
12	48 Barchester Way	Colonial	5	4.1	1	\$1,325,000	\$1,325,000	\$1,325,000	100.00%	\$288,700	4.59
13	705 Tuxford Turn	Colonial	5	5.1	156	\$1,850,000	\$1,850,000	\$1,835,000	99.19%		
AVERAGE					58	\$750,138	\$743,992	\$726,654	97.32%		4.70

"ACTIVE" Listings in Westfield

Number of Units: 153
Average List Price: \$1,132,208
Average Days on Market: 67

"UNDER CONTRACT" Listings in Westfield

Number of Units: 32
Average List Price: \$568,989
Average Days on Market: 41

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	58											55
List Price	\$770,453	\$743,992											\$758,987
Sales Price	\$752,824	\$726,654											\$741,483
Sales Price as a % of List Price	98.11%	97.32%											97.76%
Sales Price to Assessed Value	4.56	4.70											4.62
# Units Sold	17	13											30
Active Listings	131	153											142
Under Contracts	40	32											36

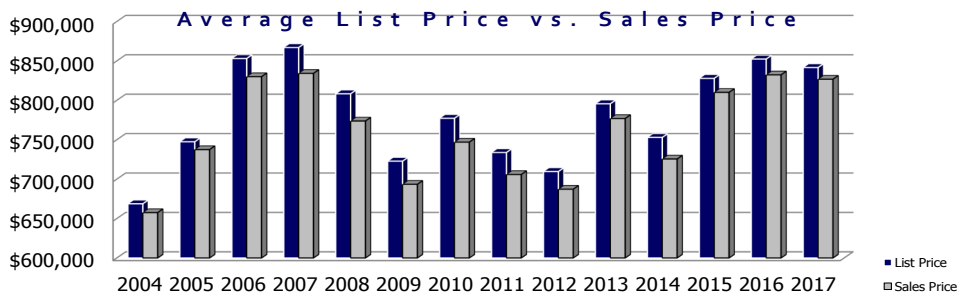
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	56	55	-2.19%
Sales Price	\$841,272	\$741,483	-11.86%
Sales Price to Assessed Value	4.27	4.62	8.12%

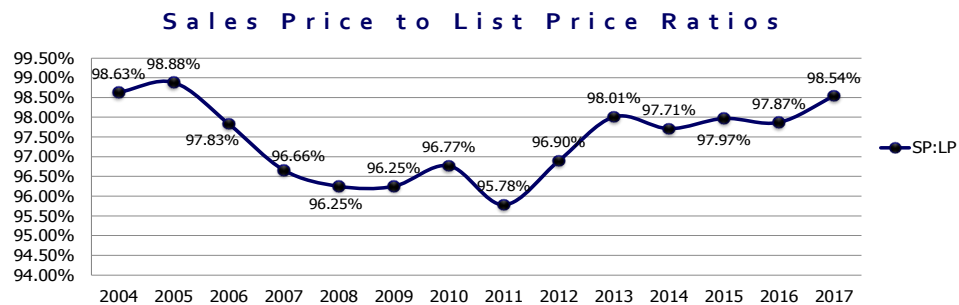


YTD	2017	2018	% Change
# Units Sold	43	30	-30.23%
Active Listings	118	153	29.66%
Under Contracts	69	32	-53.62%

Westfield Yearly Market Trends

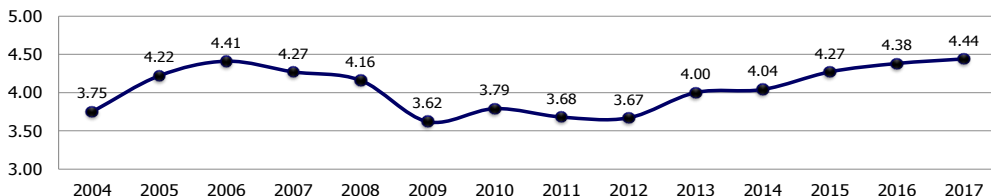


Westfield Yearly Market Trends

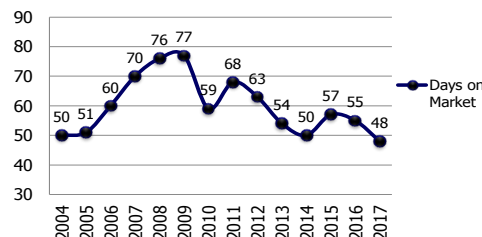


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602
SP	\$657,551	\$737,498	\$830,021	\$834,221	\$773,745	\$693,463	\$746,934	\$705,898	\$687,204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

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

