

Westfield

March 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	447 Downer Street	Colonial	2	1.0	9	\$190,000	\$190,000	\$225,000	118.42%	\$58,800	3.83
2	535 Downer Street	Colonial	3	2.0	44	\$389,999	\$375,999	\$355,000	94.42%	\$68,200	5.21
3	515 Trinity Place	OneFloor	2	2.0	11	\$375,000	\$375,000	\$365,000	97.33%	\$81,900	4.46
4	835 Grandview Avenue	Colonial	3	1.0	15	\$349,000	\$349,000	\$371,000	106.30%	\$109,800	3.38
5	418-B Rahway Avenue	TwndUn	2	2.1	104	\$499,000	\$499,000	\$430,000	86.17%	\$108,600	3.96
6	549 1ST Street	Colonial	3	1.1	34	\$499,000	\$499,000	\$473,000	94.79%	\$119,600	3.95
7	1016 Rahway Avenue	Colonial	3	1.1	21	\$499,900	\$499,900	\$495,000	99.02%	\$145,200	3.41
8	828 North Avenue W	Colonial	4	2.0	9	\$529,000	\$529,000	\$546,000	103.21%	\$119,000	4.59
9	324 Roger Avenue	SplitLev	4	2.1	19	\$599,000	\$599,000	\$563,000	93.99%	\$151,700	3.71
10	109 Palsted Avenue Unit 1	HalfDupl	3	2.1	139	\$599,900	\$599,900	\$600,000	100.02%		
11	856 Rahway Avenue	Colonial	3	1.1	65	\$639,900	\$639,900	\$605,000	94.55%	\$118,700	5.10
12	309 Walnut Street	Colonial	7	3.1	44	\$799,900	\$699,900	\$650,000	92.87%	\$227,700	2.85
13	61 Nomahegan Drive	Bi-Level	4	2.1	45	\$729,000	\$715,000	\$710,000	99.30%	\$136,900	5.19
14	41 Manitou Circle	Bi-Level	4	2.1	31	\$749,000	\$749,000	\$744,000	99.33%	\$170,900	4.35
15	1613 Grandview Avenue	Colonial	4	2.1	84	\$824,900	\$795,000	\$775,000	97.48%	\$162,500	4.77
16	15 Fairhill Road	Colonial	3	2.1	68	\$895,000	\$849,000	\$789,500	92.99%	\$191,200	4.13
17	329 Orenda Circle	SplitLev	4	2.1	22	\$995,000	\$995,000	\$865,000	86.93%	\$210,900	4.10
18	62 N Cottage Place	Colonial	4	3.2	262	\$1,039,000	\$924,900	\$915,000	98.93%		
19	1404 Boulevard	Colonial	4	2.1	70	\$975,000	\$975,000	\$920,000	94.36%	\$107,700	8.54
20	233 Twin Oaks Terrace	Colonial	5	2.2	9	\$949,000	\$949,000	\$925,000	97.47%	\$210,000	4.40

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21	547 Washington Street	Colonial	5	3.1	13	\$950,000	\$950,000	\$950,000	100.00%	\$155,100	6.13
22	620 Garfield Avenue	Colonial	4	3.1	20	\$1,099,000	\$1,099,000	\$1,038,000	94.45%	\$169,800	6.11
23	747 Warren Street	Colonial	5	3.2	76	\$1,139,000	\$1,139,000	\$1,115,000	97.89%		
24	625 Glen Avenue	Colonial	5	3.1	1	\$1,199,000	\$1,199,000	\$1,185,000	98.83%	\$218,500	5.42
25	608 Lawrence Avenue	Colonial	7	4.1	19	\$1,325,000	\$1,250,000	\$1,215,000	97.20%	\$235,300	5.16
26	836 Wallberg Avenue	Colonial	5	4.1	58	\$1,300,000	\$1,300,000	\$1,225,000	94.23%	\$311,000	3.94
AVERAGE					50	\$774,519	\$759,404	\$732,673	97.33%		4.64

"ACTIVE" Listings in Westfield

Number of Units: 150
Average List Price: \$1,116,837
Average Days on Market: 73

"UNDER CONTRACT" Listings in Westfield

Number of Units: 95
Average List Price: \$939,319
Average Days on Market: 35

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	50										53
List Price	\$770,453	\$743,992	\$759,404										\$759,180
Sales Price	\$752,824	\$726,654	\$732,673										\$737,393
Sales Price as a % of List Price	98.11%	97.32%	97.33%										97.56%
Sales Price to	4.56	4.70	4.64										4.63
# Units Sold	17	13	26										56
Active Listings	131	153	150										145
Under Contracts	40	32	95										56

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	65	53	-18.96%
Sales Price	\$810,301	\$737,393	-9.00%
Sales Price to Assessed Value	4.42	4.63	4.78%

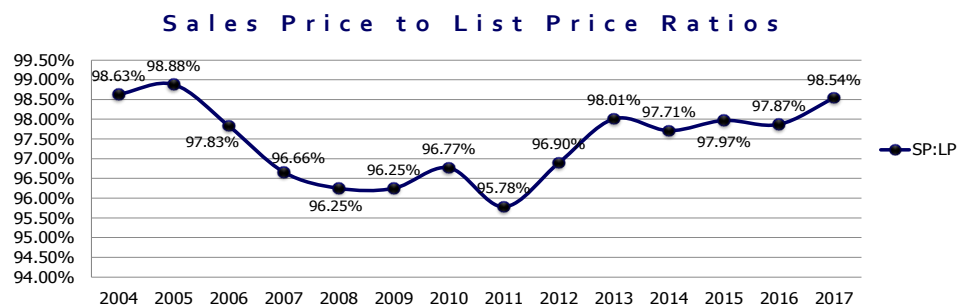


YTD	2017	2018	% Change
# Units Sold	81	56	-30.86%
Active Listings	146	150	2.74%
Under Contracts	90	95	5.56%

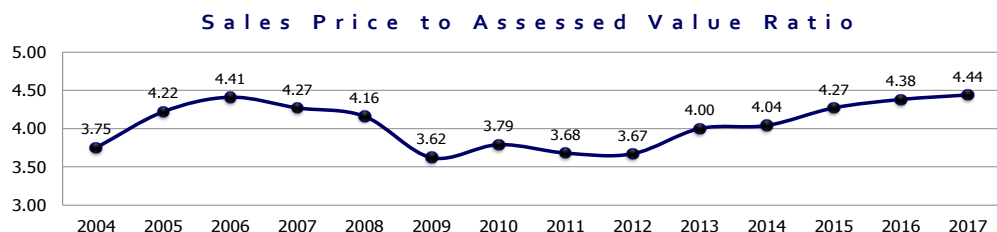
Westfield Yearly Market Trends



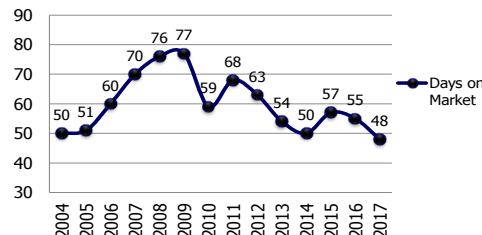
Westfield Yearly Market Trends



	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



Average Days on Market



Number of Units Sold

