

Westfield

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	122 Livingston Street	Colonial	2	1.0	55	\$238,500	\$236,000	\$208,452	88.33%	\$61,800	3.37
2	342 Brightwood Avenue	Colonial	3	4.0	55	\$525,000	\$500,000	\$485,000	97.00%	\$110,000	4.41
3	1923 Boynton Avenue	Ranch	3	2.0	29	\$569,000	\$549,000	\$500,000	91.07%	\$149,600	3.34
4	250 Charles Street	Colonial	3	2.0	132	\$625,000	\$550,000	\$510,000	92.73%	\$132,500	3.85
5	1032 Harding Street	CapeCod	5	2.0	15	\$515,000	\$515,000	\$545,000	105.83%	\$125,400	4.35
6	521 Downer Street	Bi-Level	4	3.0	48	\$619,000	\$579,900	\$550,000	94.84%	\$139,600	3.94
7	1702 Boynton Avenue	SplitLev	3	2.1	31	\$589,000	\$589,000	\$565,000	95.93%	\$149,900	3.77
8	93 Summit Court	Colonial	4	2.1	90	\$629,000	\$599,900	\$587,000	97.85%	\$152,400	3.85
9	225 Hyslip Avenue	CapeCod	3	2.1	7	\$565,000	\$565,000	\$600,000	106.19%	\$120,000	5.00
10	609 Salter Place	Colonial	3	2.0	20	\$625,000	\$589,000	\$609,999	103.57%	\$128,600	4.74
11	125 Belmar Terrace	CapeCod	3	2.0	28	\$658,000	\$658,000	\$635,000	96.50%	\$123,700	5.13
12	356 Orenda Circle	SplitLev	4	2.1	109	\$775,000	\$665,000	\$640,000	96.24%	\$177,700	3.60
13	111 Prospect Street 3C	OneFloor	2	2.0	102	\$685,000	\$685,000	\$645,000	94.16%	\$169,600	3.80
14	1101 Irving Avenue	CapeCod	4	2.1	35	\$670,000	\$659,000	\$647,000	98.18%	\$132,500	4.88
15	1511 Boulevard	Custom	4	3.1	54	\$739,000	\$685,000	\$650,000	94.89%	\$114,000	5.70
16	635 Dorian Road	Tudor	3	1.1	37	\$675,000	\$675,000	\$675,000	100.00%	\$136,500	4.95
17	327 Springfield Avenue	Colonial	5	3.1	38	\$699,000	\$839,000	\$690,000	82.24%	\$159,200	4.33
18	54 Sandy Hill Road	SplitLev	4	2.1	24	\$729,000	\$729,000	\$695,000	95.34%	\$167,700	4.14
19	937 Harding Street	Colonial	4	1.1	53	\$700,000	\$700,000	\$695,000	99.29%	\$154,500	4.50
20	314 Orenda Circle	Colonial	4	2.1	93	\$795,000	\$745,000	\$732,000	98.26%	\$189,000	3.87
21	1015 Tice Place	SplitLev	5	2.1	21	\$775,000	\$775,000	\$765,000	98.71%	\$193,300	3.96
22	126 Virginia Street	Colonial	4	2.2	41	\$799,000	\$799,000	\$790,000	98.87%	\$131,500	6.01
23	735 Saint Marks Avenue	Colonial	3	2.1	5	\$795,000	\$795,000	\$795,000	100.00%	\$161,200	4.93
24	230 Midwood Place	Colonial	5	3.1	51	\$890,000	\$845,000	\$824,000	97.51%	\$166,700	4.94
25	1127 Ripley Avenue	Colonial	5	3.1	61	\$875,000	\$849,000	\$825,000	97.17%	\$210,800	3.91

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26	727 Tamaques Way	Colonial	4	2.1	22	\$825,000	\$825,000	\$830,000	100.61%	\$155,900	5.32
27	742 Castleman Drive	Colonial	3	2.1	29	\$849,000	\$849,000	\$830,000	97.76%	\$177,500	4.68
28	659 Forest Avenue	Tudor	3	3.1	15	\$925,000	\$925,000	\$899,900	97.29%	\$207,800	4.33
29	345 Wychwood Road	Colonial	5	3.1	91	\$1,099,000	\$969,000	\$900,000	92.88%	\$319,200	2.82
30	548 Coddington Road	Colonial	4	3.1	9	\$918,000	\$918,000	\$918,000	100.00%	\$205,300	4.47
31	961 Cherokee Court	Colonial	4	2.2	46	\$999,999	\$999,999	\$985,000	98.50%	\$249,400	3.95
32	413 Baker Avenue	Colonial	5	3.1	72	\$1,199,000	\$1,145,000	\$1,100,000	96.07%	\$236,300	4.66
33	421 Baker Avenue	Colonial	5	3.1	82	\$1,099,999	\$1,099,999	\$1,100,000	100.00%	\$153,200	7.18
34	800 Hillside Avenue	Tudor	6	3.2	23	\$1,200,000	\$1,200,000	\$1,175,000	97.92%	\$316,700	3.71
35	501 Parkview Avenue	Colonial	4	4.1	25	\$1,199,000	\$1,199,000	\$1,175,000	98.00%	\$159,800	7.35
36	524 Salter Place	Colonial	5	3.1	11	\$1,250,000	\$1,250,000	\$1,190,000	95.20%	\$219,000	5.43
37	180 Lincoln Road	Colonial	6	3.2	73	\$1,428,000	\$1,428,000	\$1,380,000	96.64%	\$277,400	4.97
38	31 Stoneleigh Park	Colonial	7	3.1	14	\$1,550,000	\$1,550,000	\$1,400,000	90.32%	\$374,700	3.74
39	756 Scotch Plains Avenue	Colonial	6	6.1	159	\$1,699,999	\$1,699,999	\$1,600,000	94.12%		
40	1081 Minisink Way	Colonial	6	6.1	72	\$1,799,000	\$1,799,000	\$1,650,000	91.72%	\$346,700	4.76
41	1128 Prospect Street	Colonial	5	4.2	16	\$1,689,000	\$1,689,000	\$1,689,000	100.00%	\$300,400	5.62
42	1060 Wychwood Road	Colonial	4	3.2	68	\$1,850,000	\$1,750,000	\$1,750,000	100.00%	\$378,100	4.63
AVERAGE					49	\$912,821	\$896,948	\$867,508	96.85%		4.56

"ACTIVE" Listings in Westfield

Number of Units: 189
Average List Price: \$1,057,056
Average Days on Market: 80

"UNDER CONTRACT" Listings in Westfield

Number of Units: 64
Average List Price: \$838,648
Average Days on Market: 55

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	30	28	53	49						44
List Price	\$770,453	\$743,992	\$759,404	\$875,869	\$801,441	\$933,546	\$896,948						\$845,687
Sales Price	\$752,824	\$726,654	\$732,673	\$863,589	\$784,773	\$901,220	\$867,508						\$822,451
Sales Price as a % of List Price	98.11%	97.32%	97.33%	98.40%	98.10%	98.02%	96.85%						97.72%
Sales Price to Assessed Value	4.56	4.70	4.64	4.39	4.51	4.26	4.56						4.49
# Units Sold	17	13	26	27	39	41	42						205
Active Listings	131	153	150	191	219	210	189						178
Under Contracts	40	32	95	97	85	77	64						70

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	50	44	-11.01%
Sales Price	\$848,746	\$822,451	-3.10%
Sales Price to Assessed Value	4.468	4.487	0.43%

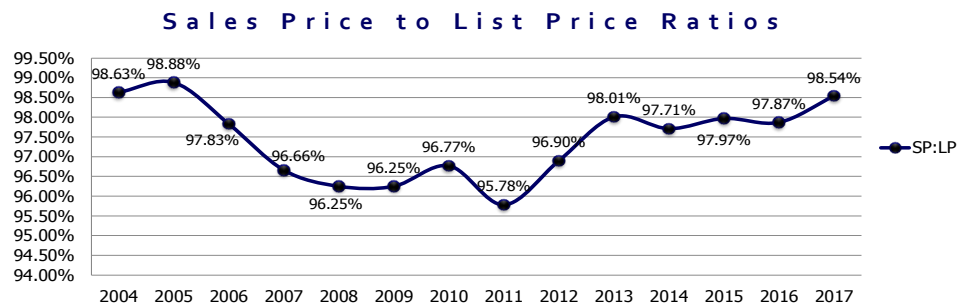


YTD	2017	2018	% Change
# Units Sold	250	205	-18.00%
Active Listings	138	189	36.96%
Under Contracts	57	64	12.28%

Westfield Yearly Market Trends



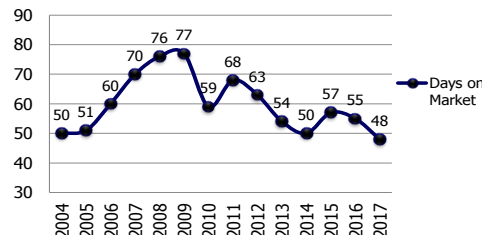
Westfield Yearly Market Trends



	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

