



KELLERWILLIAMS.

## Westfield

## February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	612 4th Avenue	TwnIntUn	2	1.0	7	\$33,500	\$335,000	\$352,825	105.32%	\$336,000	1.05
2	585 Trinity Place	TwnIntUn	2	1.1	88	\$439,900	\$419,900	\$419,000	99.79%	\$351,200	1.19
3	122 Livingston Street	Colonial	3	3.0	15	\$544,900	\$544,900	\$540,000	99.10%		
4	740 Hyslip Avenue	Ranch	4	3.0	0	\$699,000	\$699,000	\$707,500	101.22%	\$744,700	0.95
5	43 Woodbrook Circle	SplitLev	3	1.1	15	\$649,000	\$649,000	\$710,000	109.40%	\$653,800	1.09
6	19 Marlin Court	Ranch	2	2.1	3	\$699,000	\$699,000	\$769,000	110.01%	\$675,100	1.14
7	14 Plymouth Road	Ranch	3	3.0	7	\$799,000	\$769,000	\$770,000	100.13%	\$749,700	1.03
8	205 Embree Court	Colonial	4	2.1	11	\$649,000	\$649,000	\$780,000	120.18%	\$697,800	1.12
9	151 N Cottage Place	Colonial	4	3.1	16	\$849,999	\$849,999	\$845,000	99.41%	\$719,100	1.18
10	648 E Broad Street	Colonial	5	4.0	131	\$899,000	\$899,000	\$870,000	96.77%	\$821,600	1.06
11	62 Sandy Hill Road	Custom	4	2.1	13	\$879,000	\$879,000	\$910,000	103.53%	\$633,500	1.44
12	526 Highland Avenue	Colonial	5	2.1	36	\$999,900	\$899,000	\$950,000	105.67%	\$1,242,500	0.76
13	811 Dorian Road	Colonial	5	3.1	7	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$898,700	1.28
14	25 Stoneleigh Park	Colonial	4	2.1	16	\$1,350,000	\$1,350,000	\$1,335,000	98.89%	\$974,500	1.37
15	206 Dickson Drive	Colonial	5	3.1	173	\$1,599,000	\$1,499,000	\$1,490,000	99.40%		
16	930 Coolidge Street	Colonial	5	3.2	8	\$1,300,000	\$1,300,000	\$1,511,750	116.29%	\$1,193,200	1.27
17	453 Beechwood Place	Colonial	5	5.1	99	\$1,599,000	\$1,599,000	\$1,560,240	97.58%		
18	318 S Euclid Avenue	Colonial	6	3.1	1	\$1,595,000	\$1,595,000	\$1,595,000	100.00%	\$1,415,800	1.13
19	805 Ramapo Way	Colonial	6	5.1	119	\$1,799,999	\$1,799,999	\$1,712,500	95.14%	\$1,610,700	1.06
AVERAGE					40	\$975,484	\$978,147	\$998,832	103.04%		1.13

*"Active"* Listings in Westfield

Number of Units: 27  
Average List Price: \$1,194,030  
Average Days on Market: 52

*"Under Contract"* Listings in Westfield

Number of Units: 65  
Average List Price: \$1,006,480  
Average Days on Market: 24

# Westfield 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46	40											43
List Price	\$925,900	\$978,147											\$950,112
Sales Price	\$946,677	\$998,832											\$970,847
SP:LP%	102.65%	103.04%											102.83%
SP to AV	1.22	1.13											1.18
# Units Sold	22	19											41
3 Mo Rate of Ab	1.28	1.12											1.20
Active Listings	37	27											32
Under Contracts	39	65											52

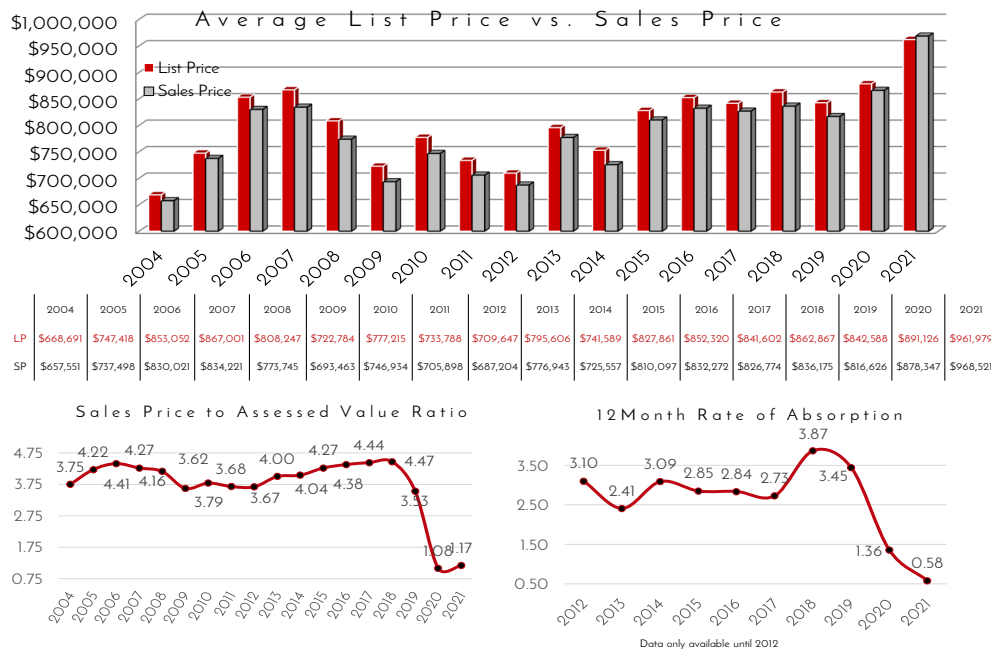
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	45	43	-4.58%
Sales Price	\$969,181	\$970,847	0.17%
LP:SP	98.61%	102.83%	4.28%
SP:AV	1.07	1.18	10.51%



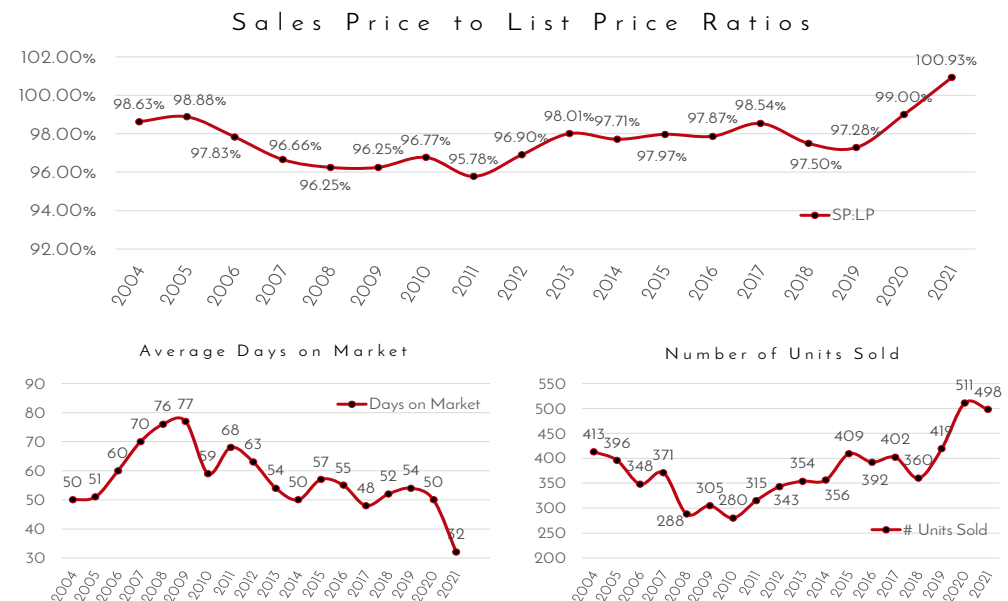
YTD	2021	2022	% Change
# Units Sold	66	41	-37.88%
Rate of Abs 3 Mo	1.45	1.12	-22.76%
Actives	55	27	-50.91%
Under Contracts	89	65	-26.97%

## Westfield Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

## Westfield Yearly Market Trends



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Not intended to solicit a property already listed.