

# Westfield

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1326 Pine Grove Avenue	CapeCod	4	1.0	73	\$550,000	\$550,000	\$575,000	104.55%	\$441,800	1.30
2	1519 Boulevard	CapeCod	4	1.1	14	\$669,000	\$669,000	\$725,000	108.37%	\$475,800	1.52
3	434 Edgar Road	CapeCod	3	2.1	13	\$750,000	\$750,000	\$826,500	110.20%	\$497,500	1.66
4	452 Grove Street	FixrUppr	4	2.1	42	\$749,900	\$749,900	\$925,000	123.35%	\$701,400	1.32
5	410 Harrison Avenue	Colonial	3	2.1	16	\$989,000	\$989,000	\$1,000,000	101.11%	\$691,700	1.45
6	840 Shackamaxon Drive	Colonial	4	2.0	9	\$950,000	\$950,000	\$1,103,500	116.16%	\$835,700	1.32
7	20 Marlin Court	Ranch	3	2.0	7	\$1,094,000	\$1,094,000	\$1,130,000	103.29%	\$697,300	1.62
8	730 Forest Avenue	Colonial	5	4.1	78	\$1,649,000	\$1,540,000	\$1,500,000	97.40%	Renovated	
9	24 Canterbury Lane	Colonial	5	4.1	18	\$1,675,000	\$1,675,000	\$1,625,000	97.01%	\$1,049,200	1.55
10	561 Hillcrest Avenue	Colonial	5	3.2	51	\$1,675,000	\$1,599,000	\$1,625,000	101.63%	\$1,004,700	1.62
11	1050 Wyandotte Trail	Ranch	4	3.0	17	\$1,650,000	\$1,650,000	\$1,690,000	102.42%	\$1,110,600	1.52
12	550 Arlington Avenue	Colonial	5	5.1	43	\$1,775,000	\$1,775,000	\$1,725,000	97.18%	\$1,163,200	1.48
13	26 Fairhill Road	Colonial	5	7.0	86	\$2,100,000	\$1,950,000	\$1,825,000	93.59%	New	
14	200 Avon Road	Colonial	6	6.0	86	\$1,988,000	\$1,988,000	\$1,940,000	97.59%	\$1,279,300	1.52
15	956 Wyandotte Trail	Colonial	7	5.2	24	\$2,499,000	\$2,499,000	\$2,400,000	96.04%	\$2,090,700	1.15
AVERAGE					38	\$1,384,193	\$1,361,860	\$1,374,333	103.33%		1.46

### "Active" Listings in Westfield

Number of Units: 16  
Average List Price: \$1,433,600  
Average Days on Market: 60

### "Under Contract" Listings in Westfield

Number of Units: 27  
Average List Price: \$1,050,081  
Average Days on Market: 70



# Westfield 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29	24	23	13	30	15	25	16	23	25	26	38	23
List Price	\$1,026,264	\$1,060,865	\$1,004,137	\$1,261,991	\$1,212,960	\$1,271,059	\$1,318,491	\$1,252,373	\$1,161,556	\$1,130,740	\$1,336,346	\$1,361,860	\$1,207,143
Sales Price	\$1,050,216	\$1,124,620	\$1,083,968	\$1,355,252	\$1,297,731	\$1,371,260	\$1,403,003	\$1,322,068	\$1,198,070	\$1,163,425	\$1,331,971	\$1,374,333	\$1,268,226
SP:LP%	103.08%	107.29%	109.02%	109.28%	107.81%	110.76%	107.36%	106.14%	103.98%	103.88%	100.98%	103.33%	106.36%
SP to AV	1.40	1.43	1.52	1.49	1.51	1.55	1.56	1.56	1.48	1.53	1.50	1.46	1.51
# Units Sold	22	17	27	22	35	32	35	37	27	20	26	15	315
3 Mo Rate of Ab	1.17	1.36	0.92	1.71	1.50	1.58	1.17	0.86	1.32	1.74	1.19	0.77	1.27
Active Listings	18	29	17	29	35	45	42	28	41	34	26	16	30
Under Contracts	31	39	47	68	63	55	53	45	37	37	33	27	45

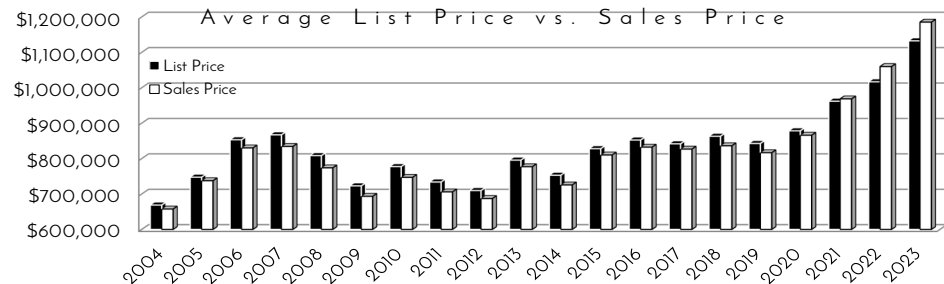
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	23	23	0.00%
Sales Price	\$1,185,316	\$1,268,226	6.99%
LP:SP	105.04%	96.04%	-8.57%
SP:AV	1.40	1.51	7.73%



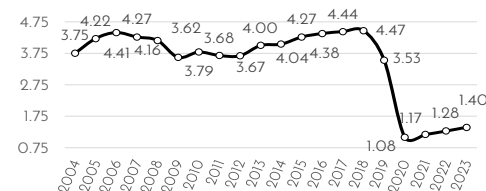
YTD	2023	2024	% Change
# Units Sold	296	315	6.42%
Rate of Abs 3 Mo	1.36	1.27	-6.37%
Actives	30	30	0.00%
Under Contracts	45	45	0.00%

## Westfield Yearly Market Trends

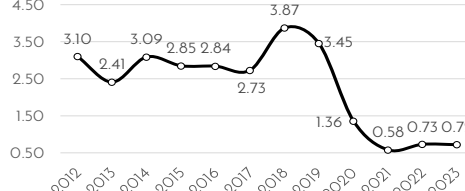


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$888,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602	\$862,867	\$842,568	\$891,126	\$961,979	\$1,016,734	\$1,132,416
SP	\$657,531	\$737,498	\$810,021	\$834,221	\$773,745	\$693,463	\$746,934	\$705,898	\$687,204	\$776,943	\$725,557	\$810,097	\$832,272	\$826,774	\$836,175	\$816,626	\$878,347	\$968,321	\$1,059,824	\$1,185,316

### Sales Price to Assessed Value Ratio



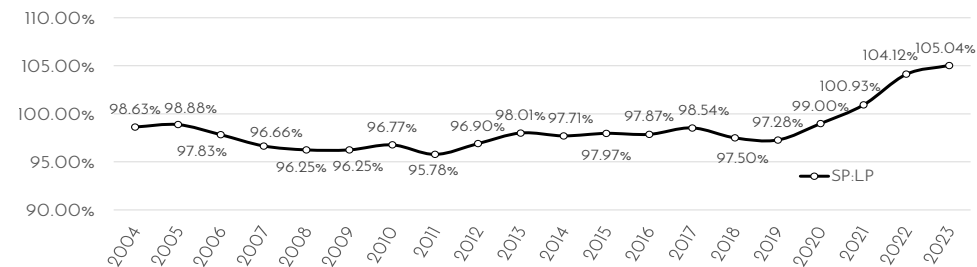
### 12 Month Rate of Absorption



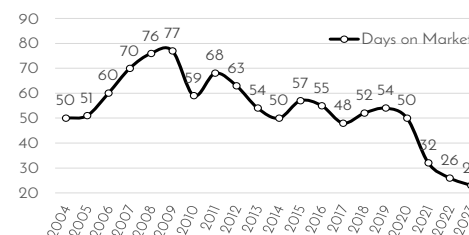
Data only available until 2012

## Westfield Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

