

Westfield

January 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	652 W Broad Street	Colonial	2	1.0	26	\$409,000	\$409,000	\$450,000	110.02%	\$352,400	1.28
2	502 W Broad Street	Bi-Level	3	2.0	113	\$499,500	\$499,500	\$475,000	95.10%	\$337,000	1.41
3	242 Saint Paul Street	MultiFlr	3	2.0	87	\$699,900	\$699,900	\$610,000	87.16%	\$682,600	0.89
4	1140 Central Avenue	CapeCod	3	1.1	37	\$699,000	\$699,000	\$650,000	92.99%	\$434,200	1.50
5	507 N Scotch Plains Avenue	CapeCod	3	1.1	22	\$650,000	\$650,000	\$650,000	100.00%	\$451,400	1.44
6	885 North Avenue	SplitLev	3	1.1	8	\$649,900	\$649,900	\$675,000	103.86%	\$402,500	1.68
7	7 Cowperthwaite Square	TwnIntUn	2	2.2	11	\$699,000	\$699,000	\$705,000	100.86%	\$498,200	1.42
8	105 Marion Avenue	Bi-Level	4	2.0	49	\$849,900	\$849,900	\$860,000	101.19%	Renovated	
9	535 Pierson Street	Custom	5	5.0	99	\$1,300,000	\$1,300,000	\$1,300,000	100.00%	New	
10	519 Birch Avenue	Colonial	5	4.1	55	\$1,540,000	\$1,540,000	\$1,485,000	96.43%	\$1,066,700	1.39
11	204 S Euclid Avenue	Colonial	5	2.1	62	\$1,595,000	\$1,550,000	\$1,570,000	101.29%	\$1,140,600	1.38
12	365 Wychwood Road	Colonial	5	4.1	12	\$1,999,000	\$1,999,000	\$2,110,000	105.55%	\$1,371,400	1.54
13	934 Prospect Street	Colonial	6	4.2	18	\$2,400,000	\$2,400,000	\$2,440,000	101.67%	\$1,475,200	1.65
AVERAGE					46	\$1,076,169	\$1,072,708	\$1,075,385	99.70%		1.42

"Active" Listings in Westfield

Number of Units: 25
Average List Price: \$1,664,028
Average Days on Market: 46

"Under Contract" Listings in Westfield

Number of Units: 25
Average List Price: \$1,257,348
Average Days on Market: 57



Westfield 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46												46
List Price	\$1,072,708												\$1,072,708
Sales Price	\$1,075,385												\$1,075,385
SP:LP%	99.70%												99.70%
SP to AV	1.42												1.42
# Units Sold	13												13
3 Mo Rate of Ab	1.41												1.41
Active Listings	25												25
Under Contracts	25												25

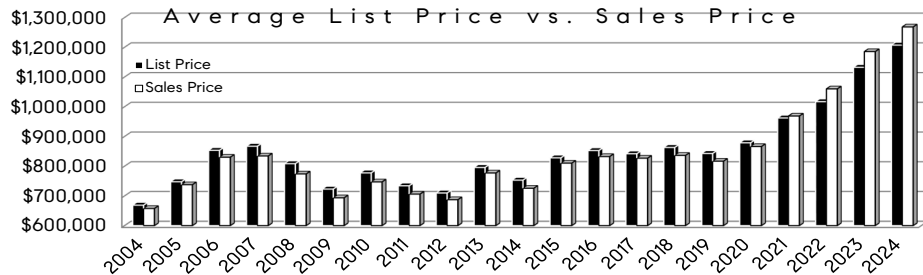
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	37	46	24.53%
Sales Price	\$1,687,500	\$1,075,385	-36.27%
LP:SP	96.48%	99.70%	3.33%
SP:AV	1.34	1.42	5.64%

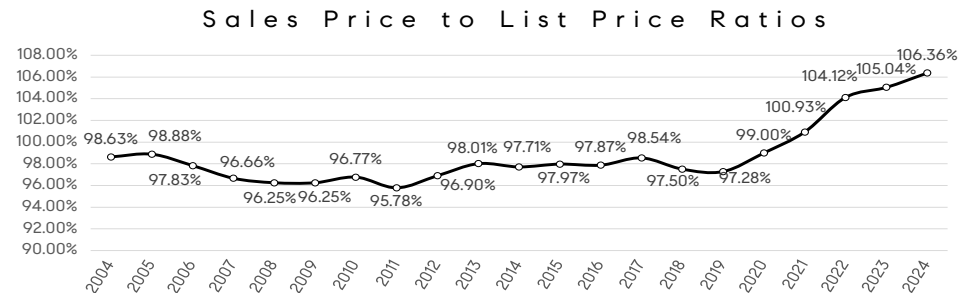


YTD	2024	2025	% Change
# Units Sold	22	13	-40.91%
Rate of Abs 3 Mo	1.17	1.41	20.51%
Actives	18	25	38.89%
Under Contracts	31	25	-19.35%

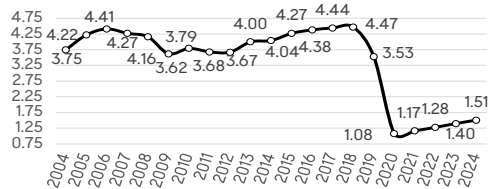
Westfield Yearly Market Trends



Westfield Yearly Market Trends



Sales Price to Assessed Value Ratio

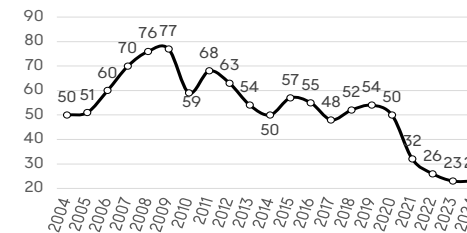


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

