

Westfield

February 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	58 Sandra Circle U:A1	OneFloor	1	1.0	11	\$225,000	\$225,000	\$240,000	106.67%		
2	260 Walnut Street U:3	TwnIntUn	2	1.1	12	\$629,000	\$629,000	\$640,000	101.75%	\$458,600	1.40
3	521 North Avenue U:A	Duplex	2	3.1	1	\$699,000	\$699,000	\$700,000	100.14%	New	
4	521 North Ave U:B	Duplex	3	3.1	22	\$799,000	\$799,000	\$775,000	97.00%	New	
5	1520 Boulevard	CapeCod	4	2.0	42	\$789,000	\$789,000	\$800,000	101.39%	\$508,400	1.57
6	1726 Florida Street	CapeCod	2	1.0	9	\$699,900	\$699,900	\$862,000	123.16%	\$454,900	1.89
7	731 Tamaques Way	SplitLev	4	2.0	12	\$850,000	\$850,000	\$910,000	107.06%	\$596,600	1.53
8	109 Palsted Avenue	TwnEndUn	3	2.1	19	\$889,000	\$889,000	\$951,109	106.99%	\$592,600	1.60
9	419 Boulevard	Colonial	3	2.0	9	\$899,000	\$899,000	\$999,000	111.12%	\$526,200	1.90
10	1722 Florida Street	Colonial	4	3.2	7	\$1,400,000	\$1,400,000	\$1,550,000	110.71%	\$944,600	1.64
11	946 Tice Place	Custom	5	4.1	48	\$1,749,000	\$1,749,000	\$1,750,000	100.06%	\$1,186,300	1.48
12	731 Highland Avenue	Colonial	7	5.1	123	\$2,100,000	\$2,299,000	\$1,975,000	85.91%	\$1,416,700	1.39
AVERAGE					26	\$977,325	\$993,908	\$1,012,676	104.33%		1.60

"Active" Listings in Westfield

Number of Units: 22
 Average List Price: \$1,754,409
 Average Days on Market: 42

"Under Contract" Listings in Westfield

Number of Units: 43
 Average List Price: \$1,421,056
 Average Days on Market: 44



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	26											37
List Price	\$1,072,708	\$993,908											\$1,034,884
Sales Price	\$1,075,385	\$1,012,676											\$1,045,284
SP:LP%	99.70%	104.33%											101.92%
SP to AV	1.42	1.60											1.50
# Units Sold	13	12											25
3 Mo Rate of Ab	1.41	2.13											1.77
Active Listings	25	22											24
Under Contracts	25	43											34

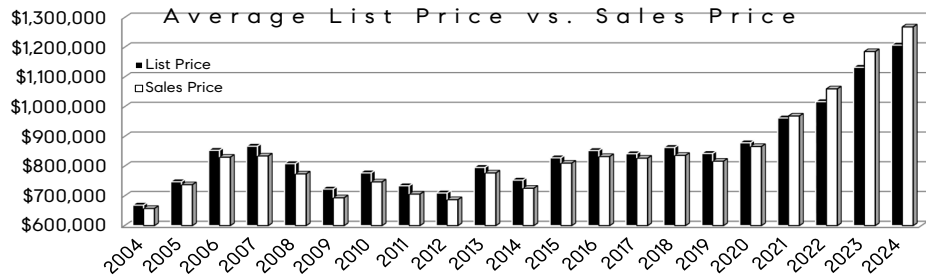
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	27	37	36.97%
Sales Price	\$1,082,649	\$1,045,284	-3.45%
LP:SP	104.91%	101.92%	-2.85%
SP:AV	1.41	1.50	5.96%

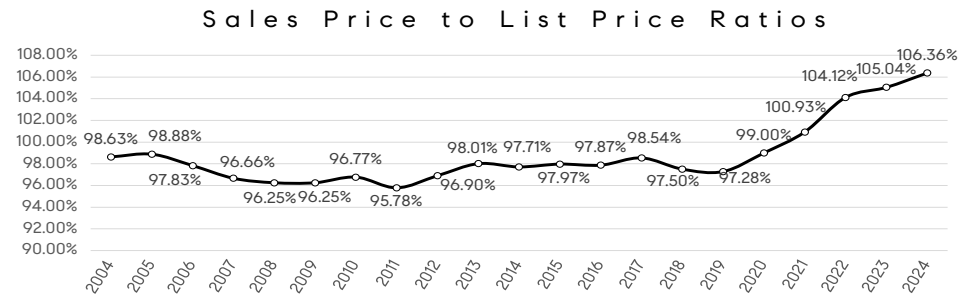


YTD	2024	2025	% Change
# Units Sold	39	25	-35.90%
Rate of Abs 3 Mo	1.27	1.77	39.92%
Actives	24	24	0.00%
Under Contracts	35	34	-2.86%

Westfield Yearly Market Trends



Westfield Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$669K	\$747K	\$853K	\$867K	\$808K	\$723K	\$777K	\$734K	\$710K	\$796K	\$742K	\$828K	\$852K	\$842K	\$863K	\$843K	\$891K	\$962K	\$1.017M	\$1.132M	\$1.268M
SP	\$658K	\$737K	\$830K	\$834K	\$774K	\$693K	\$747K	\$706K	\$687K	\$777K	\$726K	\$810K	\$832K	\$827K	\$836K	\$817K	\$878K	\$969K	\$1.060M	\$1.185M	\$1.207M

