

Westfield

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	134 Windsor Avenue	HalfDupl	2	1.0	137	\$489,900	\$489,900	\$445,000	90.83%	\$313,400	1.42
2	1343 Central Avenue	Colonial	3	2.0	96	\$699,900	\$659,900	\$660,000	100.02%	\$491,500	1.34
3	825 North Avenue W	Custom	3	2.0	13	\$799,900	\$799,900	\$760,000	95.01%	\$522,200	1.46
4	652 Maye Street	CapeCod	3	3.0	14	\$799,000	\$799,000	\$850,000	106.38%	\$544,400	1.56
5	210 Grove Street	Colonial	3	2.1	66	\$929,000	\$899,000	\$850,000	94.55%	\$502,700	1.69
6	727 Warren Street	CapeCod	3	2.0	9	\$799,000	\$799,000	\$955,000	119.52%	\$703,700	1.36
7	102 Jefferson Avenue	Colonial	4	2.2	9	\$875,000	\$875,000	\$1,050,000	120.00%	\$686,100	1.53
8	131 Clifton Street	Colonial	4	3.0	14	\$999,900	\$999,900	\$1,115,888	111.60%	\$690,800	1.62
9	456 Mountain Avenue	Colonial	5	3.0	12	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$694,500	1.66
10	1011 Boynton Avenue	Colonial	4	2.1	74	\$1,050,000	\$1,050,000	\$1,200,000	114.29%	\$738,300	1.63
11	2170 Bayberry Lane	SplitLev	4	3.1	7	\$1,050,000	\$1,050,000	\$1,260,000	120.00%	\$722,400	1.74
12	638 Maple Street	Colonial	4	3.1	7	\$1,395,000	\$1,395,000	\$1,565,638	112.23%	\$968,900	1.62
13	225 Twin Oaks Terrace	Tudor	4	3.1	16	\$1,489,000	\$1,489,000	\$1,600,000	107.45%	\$823,700	1.94
14	519 Mountain Avenue	Colonial	5	3.1	9	\$1,500,000	\$1,500,000	\$1,653,500	110.23%	\$868,800	1.90
15	137 Harrison Avenue	Colonial	5	2.1	13	\$1,450,000	\$1,450,000	\$1,670,000	115.17%	\$849,800	1.97
16	716 Shackamaxon Drive	Colonial	5	3.1	12	\$1,799,900	\$1,799,900	\$1,900,751	105.60%	\$1,091,500	1.74
17	542 Saint Marks Avenue	Colonial	6	4.1	12	\$2,100,000	\$2,100,000	\$2,150,000	102.38%	\$1,424,700	1.51
18	644 Carleton Road	Colonial	6	5.2	8	\$2,100,000	\$2,100,000	\$2,300,000	109.52%	\$1,344,400	1.71
AVERAGE					29	\$1,193,083	\$1,189,194	\$1,285,321	107.49%		1.63

"Active" Listings in Westfield

Number of Units: 31
Average List Price: \$1,722,448
Average Days on Market: 31

"Under Contract" Listings in Westfield

Number of Units: 63
Average List Price: \$1,362,363
Average Days on Market: 33



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	29										34
List Price	\$1,072,708	\$993,908	\$1,189,194										\$1,099,479
Sales Price	\$1,075,385	\$1,012,676	\$1,285,321										\$1,145,765
SP:LP%	99.70%	104.33%	107.49%										104.25%
SP to AV	1.42	1.60	1.63										1.56
# Units Sold	13	12	18										43
3 Mo Rate of Ab	1.41	2.13	2.10										1.88
Active Listings	25	22	31										26
Under Contracts	25	43	63										44

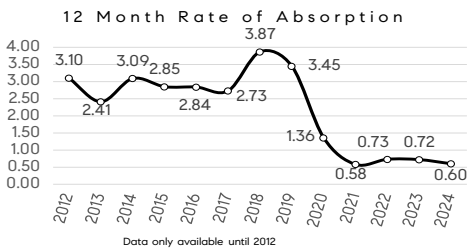
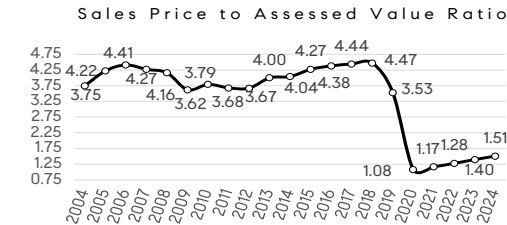
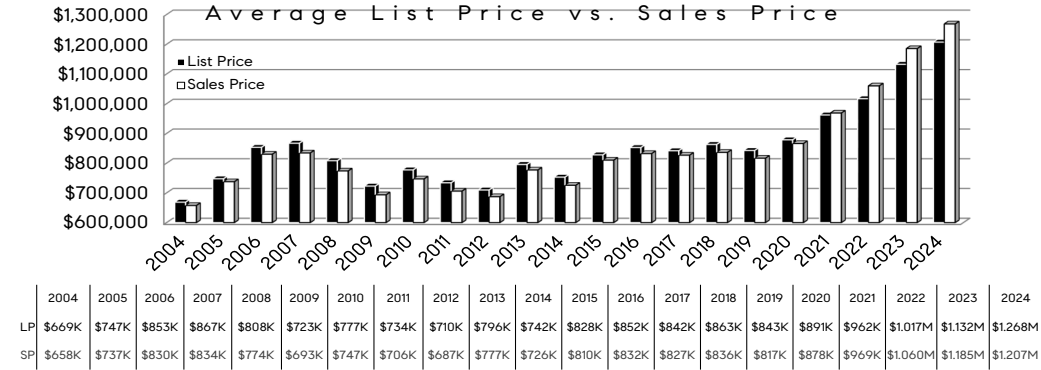
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	25	34	33.98%
Sales Price	\$1,083,189	\$1,145,765	5.78%
LP:SP	106.59%	104.25%	-2.20%
SP:AV	1.45	1.56	7.43%



YTD	2024	2025	% Change
# Units Sold	66	43	-34.85%
Rate of Abs 3 Mo	1.15	1.88	63.48%
Actives	21	26	21.88%
Under Contracts	39	44	11.97%

Westfield Yearly Market Trends



Westfield Yearly Market Trends

