

Westfield

April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	224 Prospect Street 2B	MultiFlr	1	1.0	20	\$439,000	\$439,000	\$450,000	102.51%	\$380,700	1.18
2	249 Windsor Avenue	HalfDupl	2	2.0	11	\$450,000	\$450,000	\$485,000	107.78%	\$302,900	1.60
3	119-121 E Grove Street	Aframe	2	1.1	15	\$499,000	\$499,000	\$610,000	122.24%	\$357,200	1.71
4	825 Grant Avenue	CapeCod	3	1.0	1	\$699,000	\$699,000	\$750,000	107.30%	\$560,300	1.34
5	224 Cowperthwaite Place	TwnIntUn	2	2.1	18	\$749,000	\$749,000	\$800,000	106.81%	\$525,200	1.52
6	515 W Grove Street	Bungalow	3	1.1	11	\$765,000	\$765,000	\$820,000	107.19%	\$502,800	1.63
7	1025 E Broad Street	Colonial	3	1.1	8	\$695,000	\$695,000	\$830,000	119.42%	\$515,400	1.61
8	60 Michael Drive	SplitLev	4	3.1	7	\$750,000	\$750,000	\$875,500	116.73%	\$688,000	1.27
9	313 Elizabeth Avenue	SplitLev	4	3.0	27	\$850,000	\$850,000	\$927,000	109.06%	\$490,000	1.89
10	321 E Grove Street U11	TwnIntUn	3	3.1	5	\$919,000	\$919,000	\$999,000	108.71%	\$608,600	1.64
11	336 Mountain Avenue	Victrian	6	3.1	13	\$899,000	\$899,000	\$999,999	111.23%	\$784,000	1.28
12	504 Edgar Road	CapeCod	3	2.0	16	\$825,000	\$825,000	\$1,000,000	121.21%	\$484,400	2.06
13	11 Eastgate Square	TwnEndUn	4	2.1	7	\$899,000	\$899,000	\$1,099,000	122.25%	\$630,300	1.74
14	922 Ripley Avenue	Colonial	3	3.1	10	\$879,000	\$879,000	\$1,105,000	125.71%	\$553,700	2.00
15	603 Clark Street	Victrian	4	2.0	24	\$1,195,000	\$1,195,000	\$1,141,000	95.48%	\$1,003,000	1.14
16	501 1st Street	Colonial	4	2.2	12	\$999,000	\$999,000	\$1,257,000	125.83%	\$640,600	1.96
17	542 Arlington Avenue	Colonial	4	2.1	16	\$1,199,000	\$1,199,000	\$1,290,000	107.59%	\$787,000	1.64
18	170 Harrison Avenue	Colonial	4	2.1	8	\$999,000	\$999,000	\$1,350,000	135.14%	\$734,900	1.84
19	710 Warren Street	Colonial	4	2.1	7	\$999,999	\$999,999	\$1,375,000	137.50%	\$628,600	2.19
20	36 Manchester Drive	SplitLev	5	2.1	9	\$1,200,000	\$1,200,000	\$1,500,000	125.00%	\$726,700	2.06



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21	823 Wallberg Avenue	Colonial	5	2.1	9	\$1,450,000	\$1,450,000	\$1,500,823	103.51%	\$857,100	1.75
22	647 Downer Street	Colonial	5	4.1	112	\$1,579,900	\$1,579,900	\$1,550,000	98.11%	New	
23	4 Manchester Drive	SplitLev	5	4.0	8	\$1,450,000	\$1,450,000	\$1,750,000	120.69%	\$963,200	1.82
24	36 Woodbrook Circle	Colonial	5	4.1	45	\$1,988,000	\$1,988,000	\$1,850,000	93.06%	\$1,241,800	1.49
25	538 Lawrence Avenue	Colonial	6	5.2	37	\$2,195,000	\$2,195,000	\$2,000,000	91.12%	\$1,498,600	1.33
26	607 Lawrence Avenue	Colonial	6	4.1	16	\$1,999,000	\$1,999,000	\$2,000,000	100.05%	\$1,060,000	1.89
27	36 Scudder Road	Colonial	4	4.1	8	\$1,995,000	\$1,995,000	\$2,050,000	102.76%	\$1,321,400	1.55
28	620 Boulevard	Colonial	6	4.0	9	\$1,975,000	\$1,975,000	\$2,085,000	105.57%	\$1,076,700	1.94
29	133 Stanmore Place	Tudor	5	3.2	11	\$1,899,000	\$1,899,000	\$2,250,000	118.48%	\$1,519,500	1.48
30	244 Edgewood Avenue	Colonial	6	6.1	13	\$2,195,000	\$2,195,000	\$2,305,000	105.01%	\$1,395,700	1.65
31	35 Plymouth Road	Colonial	6	6.1	22	\$2,499,000	\$2,499,000	\$2,437,500	97.54%	\$1,529,500	1.59
32	914 Mountainview Circle	Colonial	6	3.2	10	\$2,200,000	\$2,200,000	\$2,800,000	127.27%	\$1,150,100	2.43
AVERAGE					17	\$1,260,434	\$1,260,434	\$1,382,557	111.81%		1.68

"Active" Listings in Westfield

Number of Units: 42
Average List Price: \$1,651,017
Average Days on Market: 37

"Under Contract" Listings in Westfield

Number of Units: 64
Average List Price: \$1,350,405
Average Days on Market: 31



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	17									26
List Price	\$1,072,708	\$993,908	\$1,189,194	\$1,260,434									\$1,168,153
Sales Price	\$1,075,385	\$1,012,676	\$1,285,321	\$1,382,557									\$1,246,796
SP:LP%	99.70%	104.33%	107.49%	111.81%									107.48%
SP to AV	1.42	1.60	1.63	1.68									1.62
# Units Sold	13	12	18	32									75
3 Mo Rate of Ab	1.41	2.13	2.10	2.06									1.93
Active Listings	25	22	31	42									30
Under Contracts	25	43	63	64									49

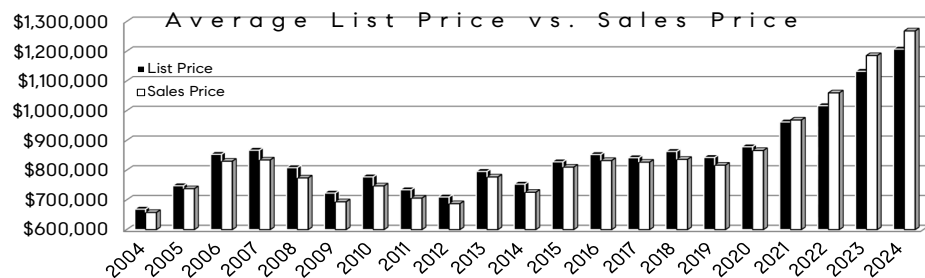
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	26	19.68%
Sales Price	\$1,151,204	\$1,246,796	8.30%
LP:SP	107.27%	107.48%	0.20%
SP:AV	1.46	1.62	10.58%

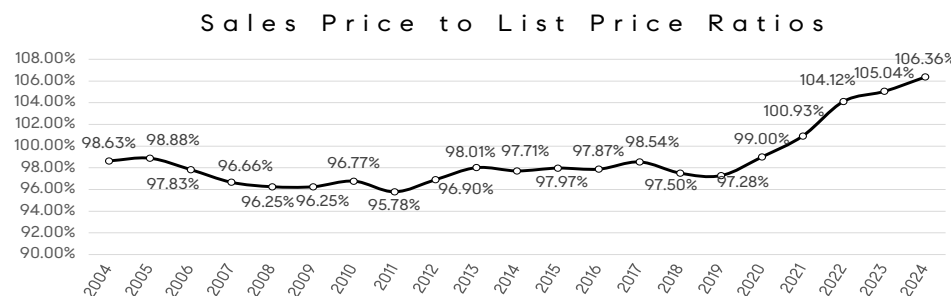


YTD	2024	2025	% Change
# Units Sold	88	75	-14.77%
Rate of Abs 3 Mo	1.29	1.93	49.22%
Actives	23	30	29.03%
Under Contracts	46	49	5.41%

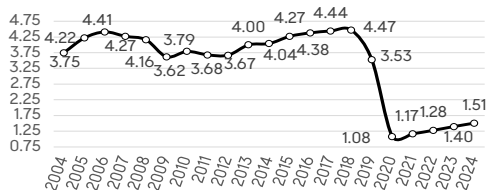
Westfield Yearly Market Trends



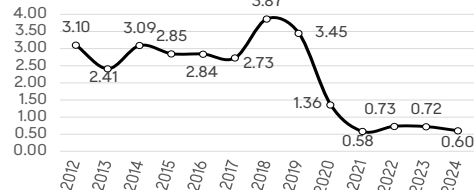
Westfield Yearly Market Trends



Sales Price to Assessed Value Ratio

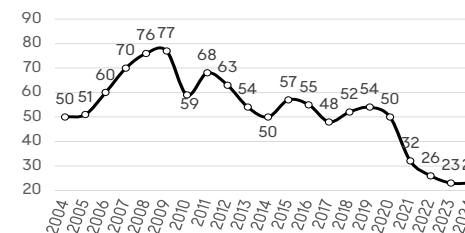


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

