

Westfield

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	59 Sandra Circle C4	OneFloor	1	1.0	12	\$239,000	\$239,000	\$240,000	100.42%	Condo	
2	56 Sandra Circle C2	OneFloor	2	1.0	4	\$293,000	\$293,000	\$295,000	100.68%	Condo	
3	41 Sandra Circle A2	OneFloor	3	2.0	32	\$330,000	\$330,000	\$320,000	96.97%	Condo	
4	210 Hazel Avenue	Colonial	3	1.1	14	\$675,000	\$675,000	\$755,000	111.85%	\$473,300	1.60
5	512 Sherwood Parkway	Colonial	2	1.1	19	\$699,900	\$699,900	\$770,000	110.02%	\$617,500	1.25
6	569 Colonial Avenue	Colonial	3	1.1	36	\$849,000	\$849,000	\$830,000	97.76%	\$698,100	1.19
7	731 1st Street	Colonial	4	1.1	24	\$819,000	\$819,000	\$875,000	106.84%	\$537,900	1.63
8	121 Summit Court	SplitLev	4	3.1	39	\$949,000	\$899,900	\$900,000	100.01%	\$745,300	1.21
9	1109 Ripley Avenue	Bi-Level	4	3.0	24	\$899,000	\$899,000	\$950,000	105.67%	\$546,000	1.74
10	725 Saint Marks Avenue	SplitLev	3	2.0	30	\$799,000	\$799,000	\$999,999	125.16%	\$667,800	1.50
11	116 E Dudley Avenue	Victrian	4	2.1	16	\$1,100,000	\$1,100,000	\$1,060,000	96.36%	\$951,200	1.11
12	255 Walnut Street	HalfDupl	4	3.2	8	\$999,000	\$999,000	\$1,100,000	110.11%	\$805,000	1.37
13	39 Unami Terrace	SplitLev	4	2.1	21	\$950,000	\$950,000	\$1,100,000	115.79%	\$653,300	1.68
14	1435 Boynton Avenue	SplitLev	4	2.1	37	\$999,000	\$999,000	\$1,150,000	115.12%	\$653,400	1.76
15	816 E Broad Street	Colonial	5	3.0	14	\$1,150,000	\$1,150,000	\$1,187,500	103.26%	\$709,800	1.67
16	752 Belvidere Avenue	Colonial	4	4.1	9	\$1,150,000	\$1,150,000	\$1,215,000	105.65%	\$823,900	1.47
17	3 Sandra Circle	SplitLev	5	3.0	9	\$924,000	\$924,000	\$1,250,000	135.28%	\$752,200	1.66
18	227 Myrtle Avenue	Colonial	4	3.1	8	\$1,095,000	\$1,095,000	\$1,265,000	115.53%	Renovated	
19	527 Coleman Place	Colonial	4	3.1	10	\$1,175,000	\$1,175,000	\$1,325,000	112.77%	\$628,300	2.11
20	591 Terrace Place	Colonial	3	3.0	8	\$999,000	\$999,000	\$1,397,000	139.84%	\$746,200	1.87
21	882 Pennsylvania Avenue	Ranch	4	2.1	11	\$1,250,000	\$1,250,000	\$1,500,000	120.00%	\$831,600	1.80
22	834 Shackamaxon Drive	Colonial	5	3.2	5	\$1,299,900	\$1,299,900	\$1,604,270	123.41%	\$879,700	1.82
23	140 Stanmore Place	Colonial	5	3.2	7	\$1,495,000	\$1,495,000	\$1,645,000	110.03%	\$943,600	1.74
24	417 Beechwood Place	RanchExp	4	2.1	13	\$1,499,000	\$1,499,000	\$1,686,000	112.47%	\$858,100	1.96
25	1 Settlers Lane	Colonial	4	2.2	13	\$1,449,000	\$1,449,000	\$1,701,000	117.39%	\$987,300	1.72



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26	861 Bradford Avenue	Colonial	6	3.0	9	\$1,450,000	\$1,450,000	\$1,762,100	121.52%	\$900,000	1.96
27	113 Pearl Street	Colonial	5	4.2	15	\$1,699,000	\$1,699,000	\$1,875,000	110.36%	New	
28	310 Roanoke Road	Ranch	4	3.0	5	\$1,875,000	\$1,875,000	\$1,875,000	100.00%	Renovated	
29	445 Topping Hill Road	Custom	4	4.1	12	\$1,995,000	\$1,995,000	\$1,900,000	95.24%	\$1,368,100	1.39
30	837 Summit Avenue	Colonial	6	5.0	20	\$1,899,000	\$1,899,000	\$2,015,000	106.11%	\$1,221,200	1.65
31	15 Amy Drive	Colonial	6	4.1	11	\$1,850,000	\$1,850,000	\$2,040,000	110.27%	\$1,317,400	1.55
32	309 Woods End Road	Custom	5	5.1	9	\$1,925,000	\$1,925,000	\$2,060,000	107.01%	\$1,360,500	1.51
33	800 Hillside Avenue	Tudor	5	3.2	11	\$2,000,000	\$2,000,000	\$2,100,000	105.00%	\$1,188,200	1.77
34	18 Bennett Place	Colonial	4	3.0	9	\$1,775,000	\$1,775,000	\$2,136,000	120.34%	\$1,231,200	1.73
35	958 Prospect Street	Custom	5	3.1	7	\$2,300,000	\$2,300,000	\$2,450,000	106.52%	\$1,350,600	1.81
36	15 Rutgers Court	Colonial	6	6.1	15	\$2,350,000	\$2,350,000	\$2,556,200	108.77%	\$1,548,000	1.65
AVERAGE					15	\$1,255,661	\$1,254,297	\$1,385,835	110.54%		1.63

"Active" Listings in Westfield

Number of Units: 36
Average List Price: \$1,675,160
Average Days on Market: 46

"Under Contract" Listings in Westfield

Number of Units: 76
Average List Price: \$1,316,294
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	13	15							21
List Price	\$1,072,708	\$993,908	\$1,189,194	\$1,260,434	\$1,267,000	\$1,254,297							\$1,211,959
Sales Price	\$1,075,385	\$1,012,676	\$1,285,321	\$1,382,557	\$1,394,283	\$1,385,835							\$1,314,803
SP:LP%	99.70%	104.33%	107.49%	111.81%	112.76%	110.54%							109.43%
SP to AV	1.42	1.60	1.63	1.68	1.71	1.63							1.64
# Units Sold	13	12	18	32	32	36							143
3 Mo Rate of Ab	1.41	2.13	2.10	2.06	1.64	1.05							1.73
Active Listings	25	22	31	42	42	36							33
Under Contracts	25	43	63	64	71	76							57

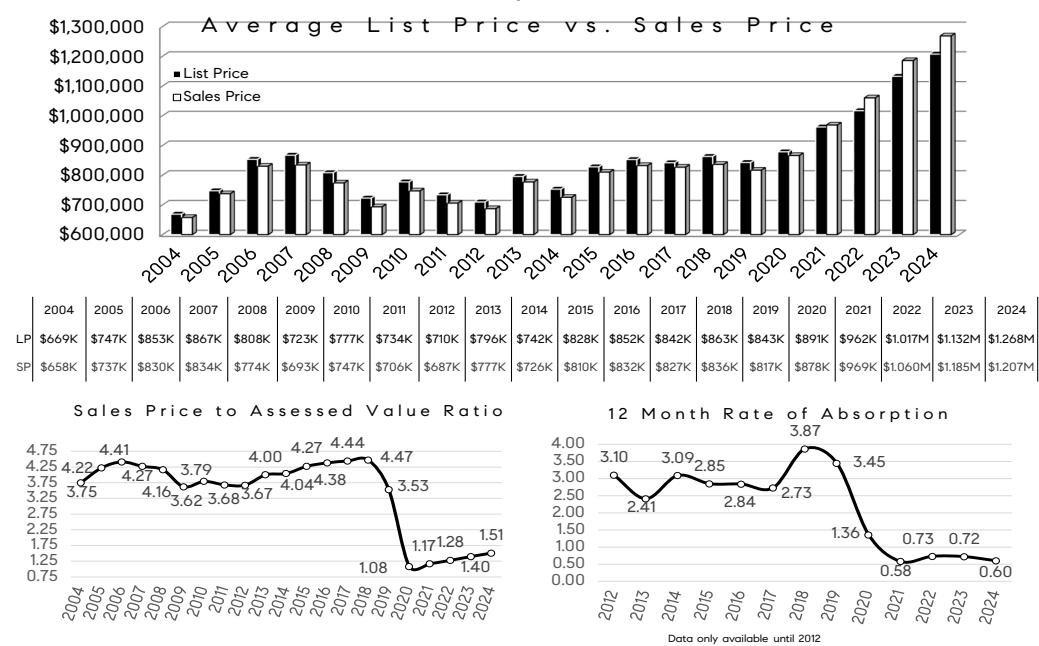
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	21	-8.19%
Sales Price	\$1,229,722	\$1,314,803	6.92%
LP:SP	108.11%	109.43%	1.22%
SP:AV	1.49	1.64	9.98%



YTD	2024	2025	% Change
# Units Sold	155	143	-7.74%
Rate of Abs 3 Mo	1.37	1.73	26.09%
Actives	29	33	14.45%
Under Contracts	51	57	12.87%

Westfield Yearly Market Trends



Westfield Yearly Market Trends

