

# Westfield

## July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	717 1st Street	Colonial	3	1.1	9	\$680,000	\$680,000	\$740,000	108.82%	\$465,300	1.59
2	9 Cowperthwaite Square	TwnIntUn	2	2.1	27	\$725,000	\$725,000	\$745,000	102.76%	\$489,700	1.52
3	112 Clifton Street	CapeCod	4	1.0	56	\$749,000	\$749,000	\$801,000	106.94%	\$503,500	1.59
4	720 Embree Crest	Colonial	5	1.1	15	\$899,900	\$899,900	\$815,000	90.57%	\$666,900	1.22
5	310 Springfield Avenue	Ranch	3	3.0	56	\$819,000	\$799,900	\$820,000	102.51%	\$619,000	1.32
6	651 N Chestnut Street	Colonial	3	2.1	11	\$799,000	\$799,000	\$825,000	103.25%	\$681,600	1.21
7	423 Edgewood Avenue	Colonial	3	2.0	23	\$879,000	\$879,000	\$829,000	94.31%	\$609,400	1.36
8	641 Embree Crescent	Colonial	3	1.1	11	\$699,900	\$699,900	\$840,000	120.02%	\$626,500	1.34
9	1738 Central Avenue	Bi-Level	4	2.1	12	\$849,000	\$849,000	\$850,000	100.12%	\$573,800	1.48
10	909 Irving Avenue	Colonial	3	1.1	6	\$750,000	\$750,000	\$860,000	114.67%	\$541,500	1.59
11	770 Austin Street	Colonial	3	2.1	18	\$799,000	\$799,000	\$880,000	110.14%	\$723,900	1.22
12	103 Marlboro Street	SplitLev	3	2.1	28	\$850,000	\$850,000	\$880,000	103.53%	\$564,000	1.56
13	1440 Boynton Avenue	SplitLev	4	2.1	9	\$799,000	\$799,000	\$985,000	123.28%	\$581,800	1.69
14	822 Fairacres Avenue	Colonial	3	2.2	16	\$999,000	\$999,000	\$999,000	100.00%	\$698,100	1.43
15	1036 Columbus Avenue	Colonial	4	2.0	17	\$829,900	\$829,900	\$999,999	120.50%	\$538,700	1.86
16	780 Hancock Street	Colonial	4	2.1	8	\$829,000	\$829,000	\$999,999	120.63%	\$616,600	1.62
17	305 N Scotch Plains Avenue	CapeCod	4	2.0	8	\$899,000	\$899,000	\$999,999	111.23%	\$598,900	1.67
18	728 Coleman Place	Colonial	3	1.1	10	\$899,000	\$899,000	\$999,999	111.23%	\$654,700	1.53
19	211 Park Street	Colonial	5	2.0	6	\$865,000	\$865,000	\$1,030,000	119.08%	\$711,400	1.45
20	64 Manitou Circle	SplitLev	4	2.1	14	\$915,000	\$915,000	\$1,045,662	114.28%	\$641,200	1.63



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21	561B Downer Street	HalfDupl	3	2.2	6	\$999,000	\$999,000	\$1,050,000	105.11%	\$673,500	1.56
22	924 Brown Avenue	Colonial	4	2.1	11	\$999,000	\$999,000	\$1,120,000	112.11%	\$677,600	1.65
23	1604 Grandview Avenue	Colonial	4	2.1	9	\$948,850	\$948,850	\$1,154,800	121.71%	\$643,200	1.80
24	12 Wychview Drive	SplitLev	4	2.1	1	\$999,000	\$999,000	\$1,200,000	120.12%	\$757,100	1.58
25	616 S Chestnut Street	Bi-Level	5	3.1	1	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	\$690,400	1.74
26	908 Willow Grove Road	SplitLev	4	2.1	10	\$939,000	\$939,000	\$1,230,000	130.99%	\$782,900	1.57
27	918 Ripley Avenue	Colonial	4	2.1	14	\$999,900	\$999,900	\$1,277,000	127.71%	Renovated	
28	913 Columbus Avenue	Colonial	4	2.1	7	\$1,195,000	\$1,195,000	\$1,277,000	106.86%	\$628,200	2.03
29	504 Mountain Avenue	Colonial	5	2.1	9	\$1,049,000	\$1,049,000	\$1,300,000	123.93%	\$735,700	1.77
30	918 Boulevard	Colonial	4	3.2	6	\$995,000	\$995,000	\$1,300,000	130.65%	\$691,800	1.88
31	898 Village Green	SplitLev	4	2.1	92	\$1,199,000	\$1,299,000	\$1,330,000	102.39%	\$804,000	1.65
32	520 Raymond Street	Colonial	6	3.1	12	\$1,299,000	\$1,299,000	\$1,350,000	103.93%	\$980,300	1.38
33	520 Dorian Court	Colonial	4	4.0	15	\$1,150,000	\$1,150,000	\$1,350,000	117.39%	\$541,400	2.49
34	530 Summit Avenue	CapeCod	4	3.0	17	\$1,325,000	\$1,325,000	\$1,350,000	101.89%	Renovated	
35	40 Canterbury Lane	Colonial	4	4.0	24	\$1,275,000	\$1,275,000	\$1,400,000	109.80%	\$892,500	1.57
36	821 Grant Avenue	Tudor	5	3.1	12	\$1,425,000	\$1,425,000	\$1,425,000	100.00%	\$883,300	1.61
37	622 Prospect Street	Colonial	5	2.0	7	\$1,150,000	\$1,150,000	\$1,425,000	123.91%	\$951,200	1.50
38	479 Otisco Drive	SplitLev	4	2.1	9	\$1,299,999	\$1,299,999	\$1,425,000	109.62%	\$651,500	2.19
39	303 Harrison Avenue	Colonial	5	2.1	15	\$1,450,000	\$1,450,000	\$1,490,000	102.76%	\$817,600	1.82
40	849 Bradford Avenue	Colonial	4	3.1	11	\$1,389,000	\$1,389,000	\$1,500,000	107.99%	\$757,100	1.98



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41	412 Otisco Drive	SplitLev	4	3.1	11	\$1,325,000	\$1,325,000	\$1,559,000	117.66%	\$751,800	2.07
42	460 Hillside Avenue	Tudor	4	3.1	46	\$1,625,000	\$1,625,000	\$1,650,000	101.54%	\$1,072,400	1.54
43	1000 Tice Place	Colonial	5	4.1	30	\$1,799,999	\$1,799,999	\$1,700,000	94.44%	\$1,126,600	1.51
44	120 Cottage Place	Colonial	5	4.1	11	\$1,799,000	\$1,799,000	\$1,850,000	102.83%	\$995,800	1.86
45	93 Barchester Way	Custom	5	3.1	10	\$1,849,000	\$1,849,000	\$1,860,000	100.59%	\$1,024,400	1.82
46	27 Tamaques Way	Colonial	5	5.1	8	\$1,795,000	\$1,795,000	\$1,925,000	107.24%	\$1,227,400	1.57
47	920 Highland Avenue	Tudor	4	5.1	8	\$1,975,000	\$1,975,000	\$1,950,000	98.73%	\$1,256,400	1.55
48	242 Kimball Avenue	Victrian	5	3.1	14	\$2,095,000	\$2,095,000	\$2,095,000	100.00%	\$1,158,700	1.81
49	976 Cherokee Court	Custom	6	5.1	63	\$2,199,000	\$2,199,000	\$2,105,000	95.73%	New	
50	1070 Rahway Avenue	Colonial	6	6.1	9	\$2,250,000	\$2,250,000	\$2,225,000	98.89%	New	
51	925 Minisink Way	Custom	5	4.1	14	\$2,230,000	\$2,230,000	\$2,240,000	100.45%	\$1,250,000	1.79
52	252 Munsee Way	Colonial	5	4.1	1	\$2,500,000	\$2,500,000	\$2,500,000	100.00%	\$1,637,800	1.53
53	70 Barchester Way	Colonial	5	6.1	58	\$2,995,000	\$2,799,000	\$2,550,000	91.10%	\$1,575,000	1.62
54	376 Orenda Circle	Colonial	7	6.1	8	\$2,595,000	\$2,595,000	\$2,595,000	100.00%	\$2,139,900	1.21
AVERAGE					17	\$1,275,027	\$1,272,895	\$1,350,046	108.26%		1.63

### "Active" Listings in Westfield

Number of Units: 29  
Average List Price: \$1,612,126  
Average Days on Market: 51

### "Under Contract" Listings in Westfield

Number of Units: 52  
Average List Price: \$1,357,974  
Average Days on Market: 37



# 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	17						20
List Price	\$1,072,708	\$993,908	\$1,189,194	\$1,260,434	\$1,267,000	\$1,254,297	\$1,272,895						\$1,228,663
Sales Price	\$1,075,385	\$1,012,676	\$1,285,321	\$1,382,557	\$1,394,283	\$1,385,835	\$1,350,046						\$1,324,463
SP:LP%	99.70%	104.33%	107.49%	111.81%	112.76%	110.54%	108.26%						109.11%
SP to AV	1.42	1.60	1.63	1.68	1.71	1.63	1.63						1.64
# Units Sold	13	12	18	32	32	36	54						197
3 Mo Rate of Ab	1.41	2.13	2.10	2.06	1.64	1.05	0.83						1.60
Active Listings	25	22	31	42	42	36	29						32
Under Contracts	25	43	63	64	71	76	52						56

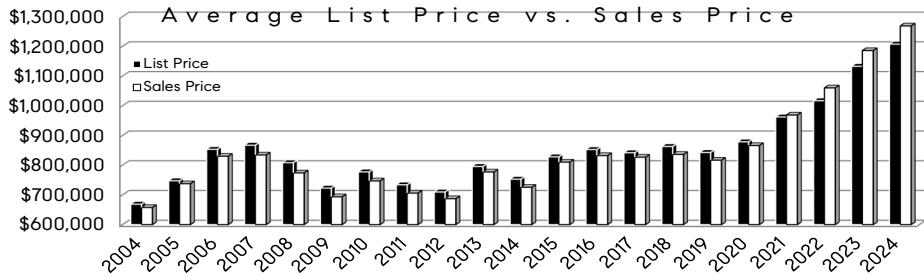
## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	23	20	-14.11%
Sales Price	\$1,261,642	\$1,324,463	4.98%
LP:SP	107.97%	109.11%	1.05%
SP:AV	1.51	1.64	8.66%

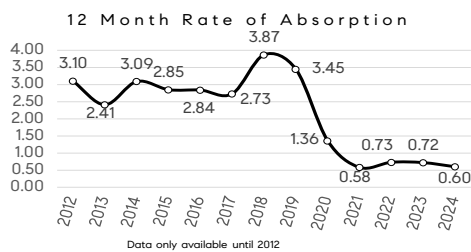
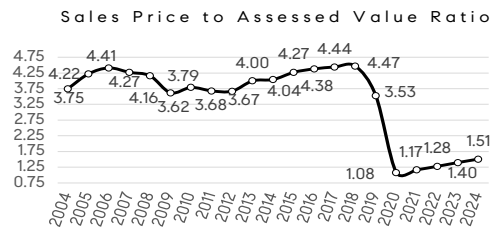


YTD	2024	2025	% Change
# Units Sold	190	197	3.68%
Rate of Abs 3 Mo	1.34	1.60	19.23%
Actives	31	32	5.58%
Under Contracts	51	56	10.67%

## Westfield Yearly Market Trends



	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



## Westfield Yearly Market Trends

