

Westfield

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	57 Sandra Circle A3	OneFloor	1	1.0	9	\$205,000	\$205,000	\$205,000	100.00%	Condo	
2	233 Windsor Avenue	HalfDupl	2	1.0	37	\$465,000	\$465,000	\$435,000	93.55%	\$284,300	1.53
3	260 Walnut Street UI	TwndUn	2	1.1	20	\$579,000	\$579,000	\$593,000	102.42%	\$445,400	1.33
4	303 Tuttle Parkway	Colonial	4	1.1	4	\$729,000	\$729,000	\$659,000	90.40%	\$517,700	1.27
5	122 Hazel Avenue	Colonial	3	1.1	1	\$700,000	\$700,000	\$700,000	100.00%	\$474,200	1.48
6	300A Clark Street	TwndUn	2	2.2	8	\$745,000	\$745,000	\$765,000	102.68%	\$476,400	1.61
7	582 Pierson Street	Colonial	3	2.0	16	\$749,000	\$749,000	\$780,000	104.14%	\$404,600	1.93
8	19 Trails End Court	Colonial	4	3.1	67	\$1,225,000	\$999,990	\$920,000	92.00%	\$953,000	0.97
9	240 Roger Avenue	RanchExp	4	2.1	9	\$829,000	\$829,000	\$962,000	116.04%	\$609,700	1.58
10	252 Orchard Street	Colonial	4	3.0	16	\$999,999	\$999,999	\$999,999	100.00%	\$704,200	1.42
11	904 Tice Place	Colonial	3	2.1	8	\$965,000	\$965,000	\$1,058,000	109.64%	\$665,100	1.59
12	520 Cory Place	Colonial	4	2.2	16	\$999,999	\$999,999	\$1,250,000	125.00%	\$703,800	1.78
13	839 Tice Place	Colonial	4	2.1	13	\$1,185,000	\$1,185,000	\$1,250,000	105.49%	\$656,600	1.90
14	107 Hardwick Avenue	Colonial	5	3.1	65	\$1,450,000	\$1,399,000	\$1,336,500	95.53%	Renovated	
15	710 Woodland Avenue	Colonial	4	2.1	44	\$1,499,000	\$1,399,000	\$1,430,000	102.22%	\$1,027,700	1.39
16	689 Shadowlawn Drive	Tudor	4	2.2	25	\$1,250,000	\$1,250,000	\$1,440,000	115.20%	\$934,600	1.54
17	310 N Euclid Avenue	Colonial	4	2.1	15	\$1,299,000	\$1,299,000	\$1,450,000	111.62%	\$850,400	1.71
18	740 Hanford Place	Colonial	4	2.1	8	\$1,150,000	\$1,150,000	\$1,510,029	131.31%	Renovated	
19	869 Summit Avenue	Colonial	4	2.1	8	\$1,399,000	\$1,399,000	\$1,511,000	108.01%	\$915,600	1.65
20	643 Downer Street	Colonial	5	4.1	8	\$1,595,000	\$1,595,000	\$1,650,000	103.45%	New	



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21	332 Springfield Avenue	Colonial	5	5.1	27	\$1,700,000	\$1,700,000	\$1,700,000	100.00%	New	
22	159 N Euclid Avenue	Colonial	5	3.1	11	\$1,495,000	\$1,495,000	\$1,770,515	118.43%	\$926,400	1.91
23	515 Parkview Avenue	Colonial	4	3.2	5	\$1,695,000	\$1,695,000	\$1,825,000	107.67%	\$936,800	1.95
24	519 Lenox Avenue	Colonial	6	6.0	16	\$1,995,000	\$1,995,000	\$1,864,000	93.43%	\$836,000	2.23
25	224 N Chestnut Street	Colonial	5	4.2	1	\$1,991,977	\$1,991,977	\$1,940,000	97.39%	\$1,201,300	1.61
26	748 Clark Street	Colonial	6	6.1	27	\$1,999,000	\$1,999,000	\$1,970,000	98.55%	New	
27	560 Tremont Avenue	Colonial	6	4.1	64	\$2,300,000	\$2,300,000	\$1,980,000	86.09%	\$1,722,300	1.15
28	216 Kimball Avenue	Colonial	5	4.2	15	\$2,150,000	\$2,150,000	\$2,025,000	94.19%	\$1,158,700	1.75
29	919 Tice Place	Colonial	5	4.1	86	\$1,949,000	\$1,949,000	\$2,200,000	112.88%	New	
AVERAGE					22	\$1,285,965	\$1,272,999	\$1,316,519	104.05%		1.60

"Active" Listings in Westfield

Number of Units: 24
Average List Price: \$1,692,870
Average Days on Market: 65

"Under Contract" Listings in Westfield

Number of Units: 37
Average List Price: \$1,385,940
Average Days on Market: 49



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	15	22				19
List Price	\$1,072,708	\$993,908	\$1,189,194	\$1,260,434	\$1,267,000	\$1,254,297	\$1,272,895	\$1,366,671	\$1,272,999				\$1,250,312
Sales Price	\$1,075,385	\$1,012,676	\$1,285,321	\$1,382,557	\$1,394,283	\$1,385,835	\$1,350,046	\$1,423,010	\$1,316,519				\$1,335,454
SP:LP%	99.70%	104.33%	107.49%	111.81%	112.76%	110.54%	108.26%	105.33%	104.05%				108.08%
SP to AV	1.42	1.60	1.63	1.68	1.71	1.63	1.63	1.62	1.60				1.63
# Units Sold	13	12	18	32	32	36	54	31	29				257
3 Mo Rate of Ab	1.41	2.13	2.10	2.06	1.64	1.05	0.83	0.49	0.63				1.37
Active Listings	25	22	31	42	42	36	29	24	24				31
Under Contracts	25	43	63	64	71	76	52	36	37				52

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	19	-11.09%
Sales Price	\$1,263,687	\$1,335,454	5.68%
LP:SP	107.28%	108.08%	0.75%
SP:AV	1.51	1.63	7.95%

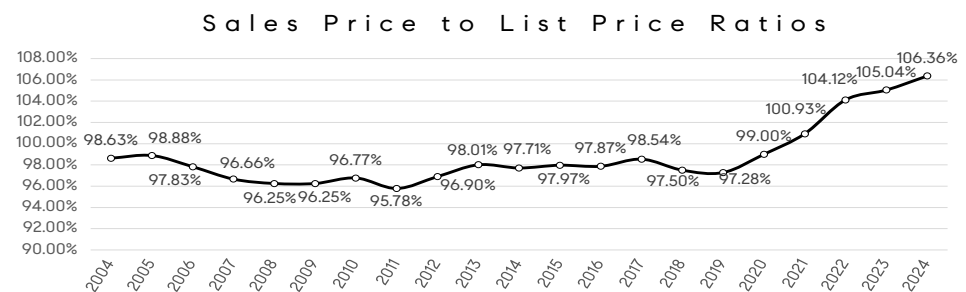


YTD	2024	2025	% Change
# Units Sold	254	257	1.18%
Rate of Abs 3 Mo	1.29	1.37	6.47%
Actives	32	31	-3.17%
Under Contracts	49	52	6.62%

Westfield Yearly Market Trends



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

