

Westfield

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	58 Sandra Circle U:B3	TwnIntUn	1	1.0	73	\$249,900	\$259,900	\$250,000	96.19%	Condo	
2	515 Trinity Place U:3FN	MultiFlr	2	2.0	8	\$494,999	\$494,999	\$495,000	100.00%	\$360,700	1.37
3	654 North Avenue	Colonial	2	1.0	31	\$545,000	\$545,000	\$525,000	96.33%	\$500,000	1.05
4	928 Columbus Avenue	Colonial	3	2.0	64	\$775,000	\$775,000	\$725,000	93.55%	\$513,500	1.41
5	105 Wyoming Street	CapeCod	3	2.0	20	\$729,000	\$729,000	\$730,000	100.14%	\$502,800	1.45
6	119 N Scotch Plains Avenue	Bi-Level	4	2.0	8	\$819,000	\$819,000	\$850,000	103.79%	\$506,000	1.68
7	840 Dorian Road	Colonial	3	1.0	12	\$799,000	\$799,000	\$855,000	107.01%	\$606,400	1.41
8	631 Kensington Drive	SplitLev	3	1.1	7	\$825,000	\$825,000	\$900,000	109.09%	\$520,800	1.73
9	15 Woodbrook Circle	Colonial	3	2.1	1	\$900,000	\$900,000	\$950,000	105.56%	\$682,500	1.39
10	31 Woodbrook Circle	SeeRem	3	3.0	1	\$800,000	\$800,000	\$950,000	118.75%	\$680,800	1.40
11	7 Folkstone Drive	CapeCod	3	2.0	14	\$875,000	\$875,000	\$999,000	114.17%	\$717,800	1.39
12	321 E Grove Street U:14	TwnEndUn	3	3.1	16	\$985,000	\$985,000	\$999,999	101.52%	\$649,900	1.54
13	1015 Columbus Avenue	Colonial	4	3.1	14	\$1,050,000	\$1,050,000	\$1,100,000	104.76%	\$684,400	1.61
14	765 Belvidere Avenue	Colonial	4	2.1	13	\$1,050,000	\$1,050,000	\$1,225,000	116.67%	\$721,800	1.70
15	650 Coleman Place	Tudor	3	2.0	12	\$999,000	\$999,000	\$1,260,000	126.13%	\$703,700	1.79
16	711 E Broad Street	Colonial	4	2.1	12	\$1,199,000	\$1,199,000	\$1,340,000	111.76%	\$872,300	1.54
17	1314 Pine Grove Avenue	Colonial	5	5.1	34	\$1,499,000	\$1,499,000	\$1,510,000	100.73%	New	
18	234 Seneca Place	Colonial	4	3.1	6	\$1,299,000	\$1,299,000	\$1,600,000	123.17%	Renovated	
19	900 Minisink Way	Custom	6	5.1	9	\$1,575,000	\$1,575,000	\$1,825,000	115.87%	\$1,150,600	1.59
20	14 Bennett Place	Colonial	4	3.1	11	\$1,500,000	\$1,500,000	\$1,926,000	128.40%	\$1,148,100	1.68
21	30 Stoneleigh Park	Colonial	4	3.2	11	\$1,695,000	\$1,695,000	\$1,950,000	115.04%	\$1,162,900	1.68
22	806 Saint Marks Avenue	Colonial	6	5.1	15	\$2,399,888	\$2,399,888	\$2,399,888	100.00%	New	
23	900 Kimball Avenue	Colonial	6	4.1	1	\$2,650,000	\$2,650,000	\$2,650,000	100.00%	Renovated	
AVERAGE					17	\$1,117,947	\$1,118,382	\$1,218,039	108.20%		1.52

"Active" Listings in Westfield

Number of Units: 21
Average List Price: \$1,802,132
Average Days on Market: 66

"Under Contract" Listings in Westfield

Number of Units: 37
Average List Price: \$1,501,892
Average Days on Market: 47



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	17			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	\$1,118,382			\$1,239,475
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	\$1,218,039			\$1,325,809
SP:LP%	99.70%	104.33%	107.49%	111.81%	112.76%	110.54%	108.26%	105.33%	104.05%	108.20%			108.09%
SP to AV	1.42	1.60	1.63	1.68	1.71	1.63	1.63	1.62	1.60	1.52			1.63
# Units Sold	13	12	18	32	32	36	54	31	29	23			280
3 Mo Rate of Ab	1.41	2.13	2.10	2.06	1.64	1.05	0.83	0.49	0.63	0.86			1.32
Active Listings	25	22	31	42	42	36	29	24	24	21			30
Under Contracts	25	43	63	64	71	76	52	36	37	37			50

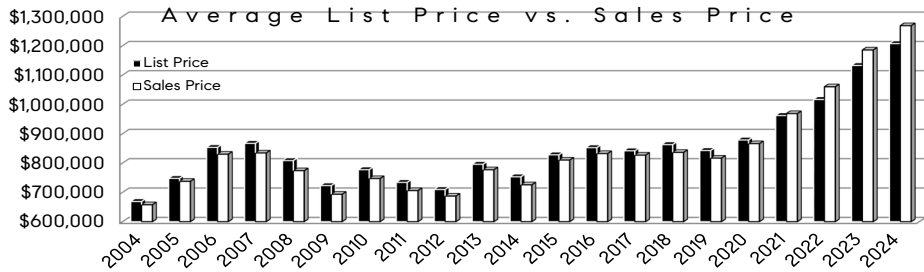
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	19	-12.92%
Sales Price	\$1,256,368	\$1,325,809	5.53%
LP:SP	107.03%	108.09%	0.99%
SP:AV	1.51	1.63	7.33%

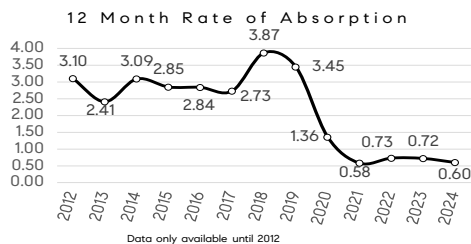
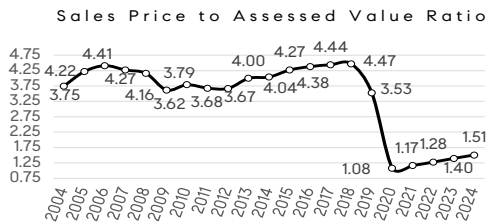


YTD	2024	2025	% Change
# Units Sold	274	280	2.19%
Rate of Abs 3 Mo	1.33	1.32	-0.98%
Actives	32	30	-6.92%
Under Contracts	48	50	6.11%

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

