

Westfield

November 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assess- | SP:AV |
|---------|------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|---------------|-------|
| 1 | 112 Windsor Avenue | HalfDupl | 2 | 1.1 | 8 | \$435,000 | \$435,000 | \$475,000 | 109.20% | \$277,400 | 1.71 |
| 2 | 1012 Columbus Avenue | Colonial | 3 | 1.0 | 33 | \$595,000 | \$595,000 | \$685,000 | 115.13% | \$545,000 | 1.26 |
| 3 | 1920 Boynton Avenue | CapeCod | 2 | 2.0 | 36 | \$749,000 | \$749,000 | \$760,000 | 101.47% | \$439,000 | 1.73 |
| 4 | 645 Kimball Avenue | Colonial | 3 | 2.1 | 9 | \$849,000 | \$849,000 | \$905,000 | 106.60% | \$609,800 | 1.48 |
| 5 | 779 Lamberts Mill Road | Ranch | 3 | 2.0 | 11 | \$899,000 | \$899,000 | \$999,000 | 111.12% | \$641,000 | 1.56 |
| 6 | 416 Boulevard | Colonial | 4 | 3.0 | 5 | \$950,000 | \$950,000 | \$999,999 | 105.26% | \$608,800 | 1.64 |
| 7 | 410 Edgar Road | CapeCod | 4 | 2.0 | 14 | \$969,000 | \$969,000 | \$1,050,000 | 108.36% | Renovated | |
| 8 | 2 Barchester Way | Colonial | 4 | 2.1 | 22 | \$930,000 | \$930,000 | \$1,100,000 | 118.28% | \$858,100 | 1.28 |
| 9 | 824 Grant Avenue | SplitLev | 3 | 2.1 | 10 | \$1,050,000 | \$1,050,000 | \$1,300,000 | 123.81% | \$701,900 | 1.85 |
| 10 | 126 Ludlow Place | CapeCod | 4 | 3.0 | 6 | \$949,000 | \$949,000 | \$1,300,000 | 136.99% | \$663,400 | 1.96 |
| 11 | 764 Fairacres Avenue | Colonial | 5 | 1.2 | 8 | \$1,150,000 | \$1,150,000 | \$1,355,000 | 117.83% | \$709,200 | 1.91 |
| 12 | 410 Lenox Avenue | Tudor | 5 | 2.2 | 8 | \$1,300,000 | \$1,300,000 | \$1,510,000 | 116.15% | \$782,700 | 1.93 |
| 13 | 521 Topping Hill Road | Colonial | 4 | 3.0 | 112 | \$1,450,000 | \$1,450,000 | \$1,650,000 | 113.79% | \$1,051,800 | 1.57 |
| 14 | 112 Linden Avenue | Colonial | 4 | 2.2 | 9 | \$1,499,000 | \$1,499,000 | \$1,675,000 | 111.74% | \$813,000 | 2.06 |
| 15 | 11 Mohawk Trail | Colonial | 5 | 4.1 | 6 | \$1,999,000 | \$1,999,000 | \$1,999,000 | 100.00% | New | |
| 16 | 149 Harrison Avenue | Colonial | 5 | 4.1 | 13 | \$1,995,000 | \$1,995,000 | \$2,100,000 | 105.26% | New | |
| 17 | 517 Clark Street | Colonial | 5 | 4.2 | 16 | \$2,250,000 | \$2,250,000 | \$2,400,000 | 106.67% | \$1,574,900 | 1.52 |
| 18 | 21 Bates Way | Custom | 7 | 7.1 | 1 | \$2,999,000 | \$2,999,000 | \$2,950,000 | 98.37% | New | |
| 19 | 825 Lawrence Avenue | Colonial | 6 | 5.2 | 127 | \$3,499,000 | \$3,499,000 | \$3,450,000 | 98.60% | \$1,980,100 | 1.74 |
| 20 | 128 Woodland Avenue | Colonial | 5 | 7.1 | 85 | \$5,499,000 | \$5,499,000 | \$5,275,000 | 95.93% | \$2,821,600 | 1.87 |
| AVERAGE | | | | | 27 | \$1,600,750 | \$1,600,750 | \$1,696,900 | 110.03% | | 1.69 |

"Active" Listings in Westfield

Number of Units: 15
Average List Price: \$1,709,719
Average Days on Market: 78

"Under Contract" Listings in Westfield

Number of Units: 30
Average List Price: \$1,462,863
Average Days on Market: 53



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 | 27 | | 20 |
| 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 | \$1,600,750 | | \$1,263,560 |
| 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 | \$1,696,900 | | \$1,350,548 |
| SP:LP% | 99.70% | 104.33% | 107.49% | 111.81% | 112.76% | 110.54% | 108.26% | 105.33% | 104.05% | 108.20% | 110.03% | | 108.22% |
| SP to AV | 1.42 | 1.60 | 1.63 | 1.68 | 1.71 | 1.63 | 1.63 | 1.62 | 1.60 | 1.52 | 1.69 | | 1.63 |
| # Units Sold | 13 | 12 | 18 | 32 | 32 | 36 | 54 | 31 | 29 | 23 | 20 | | 300 |
| 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 | 0.63 | | 1.26 |
| Active Listings | 25 | 22 | 31 | 42 | 42 | 36 | 29 | 24 | 24 | 21 | 15 | | 28 |
| Under Contracts | 25 | 43 | 63 | 64 | 71 | 76 | 52 | 36 | 37 | 37 | 30 | | 49 |

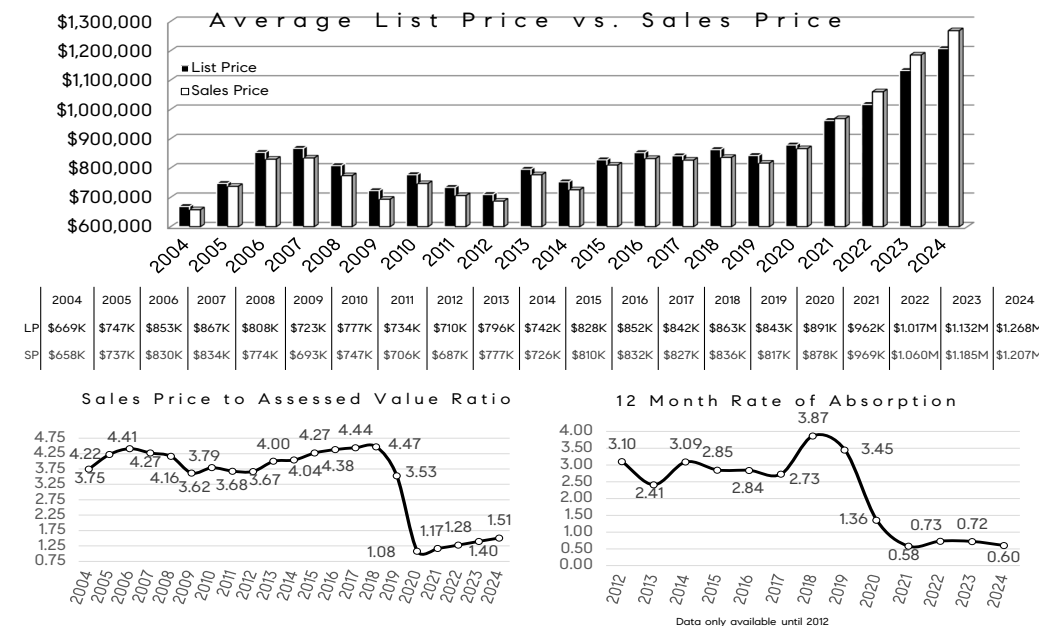
Flashback! YTD 2024 vs YTD 2025

| YTD | 2024 | 2025 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 22 | 20 | -11.86% |
| Sales Price | \$1,262,920 | \$1,350,548 | 6.94% |
| LP:SP | 106.51% | 108.22% | 1.61% |
| SP:AV | 1.51 | 1.63 | 7.71% |



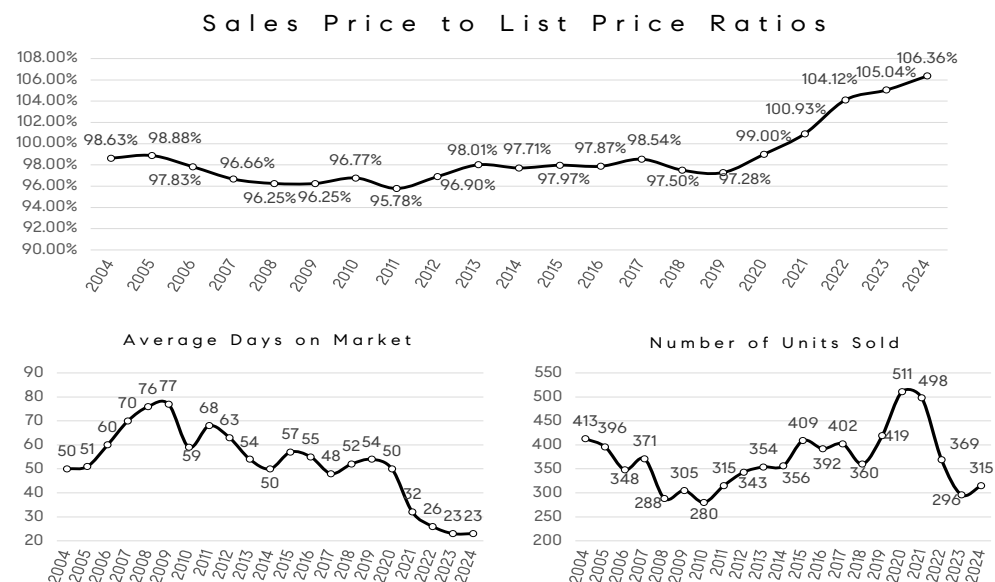
| YTD | 2024 | 2025 | % Change |
|------------------|------|------|----------|
| # Units Sold | 300 | 300 | 0.00% |
| Rate of Abs 3 Mo | 1.32 | 1.26 | -4.75% |
| Actives | 31 | 28 | -9.59% |
| Under Contracts | 46 | 49 | 5.12% |

Westfield Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.