

# Westfield

## December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	260 Prospect Street	OneFloor	2	2.0	6	\$649,000	\$649,000	\$649,000	100.00%	\$436,900	1.49
2	524 Edgar Road	Colonial	3	2.0	13	\$724,000	\$724,000	\$851,000	117.54%	\$500,300	1.70
3	615 Kensington Drive	SplitLev	3	2.0	7	\$849,000	\$849,000	\$900,000	106.01%	\$544,900	1.65
4	22 Tamaques Way	RanchExp	4	2.0	1	\$799,000	\$799,000	\$900,000	112.64%	\$535,200	1.68
5	415 Highland Avenue	Colonial	5	2.1	15	\$949,000	\$949,000	\$950,000	100.11%	\$674,800	1.41
6	131 Wells Street	Colonial	3	2.1	9	\$949,000	\$949,000	\$1,100,000	115.91%	\$674,200	1.63
7	213 Welch Way	Custom	4	2.1	12	\$939,000	\$939,000	\$1,110,000	118.21%	\$693,100	1.60
8	766 Oak Avenue	Colonial	4	2.1	9	\$999,999	\$999,999	\$1,322,500	132.25%	\$661,900	2.00
9	647 Elm Street	Colonial	4	2.0	1	\$1,150,000	\$1,150,000	\$1,375,000	119.57%	\$761,300	1.81
10	1283 Rahway Avenue	Colonial	4	3.1	120	\$1,650,000	\$1,549,000	\$1,425,000	91.99%	Renovated	
11	1016 Tice Place	SplitLev	4	3.1	16	\$1,199,000	\$1,199,000	\$1,525,000	127.19%	\$737,000	2.07
12	303 Prospect Street	Colonial	5	4.1	16	\$1,399,000	\$1,399,000	\$1,570,000	112.22%	\$975,000	1.61
13	350 W Dudley Avenue	Colonial	4	2.2	9	\$1,349,000	\$1,349,000	\$1,600,000	118.61%	\$909,400	1.76
14	834 Tice Place	Colonial	5	5.0	19	\$1,749,000	\$1,749,000	\$1,750,000	100.06%	Renovated	
15	819 Standish Avenue	Tudor	5	4.0	28	\$1,795,000	\$1,795,000	\$1,795,000	100.00%	\$767,900	2.34
16	1008 Boulevard	Colonial	5	5.0	15	\$1,775,000	\$1,775,000	\$1,850,000	104.23%	Renovated	
17	614 Dorian Road	Colonial	5	4.1	54	\$2,100,000	\$2,100,000	\$1,980,000	94.29%	Renovated	
18	869 Standish Avenue	Custom	5	4.0	22	\$1,975,000	\$1,975,000	\$2,200,000	111.39%	\$987,200	2.23
19	304 E Dudley Avenue	Victrian	7	4.1	15	\$2,675,000	\$2,675,000	\$2,675,000	100.00%	\$1,809,000	1.48
AVERAGE					20	\$1,351,263	\$1,345,947	\$1,448,816	109.59%		1.76

### "Active" Listings in Westfield

Number of Units: 11  
Average List Price: \$1,240,780  
Average Days on Market: 99

### "Under Contract" Listings in Westfield

Number of Units: 21  
Average List Price: \$1,535,752  
Average Days on Market: 70



# 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	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	\$1,345,947	\$1,268,467
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	\$1,448,816	\$1,356,401
SP:LP%	99.70%	104.33%	107.49%	111.81%	112.76%	110.54%	108.26%	105.33%	104.05%	108.20%	110.03%	109.59%	108.30%
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	1.76	1.64
# Units Sold	13	12	18	32	32	36	54	31	29	23	20	19	319
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	0.55	1.20
Active Listings	25	22	31	42	42	36	29	24	24	21	15	11	27
Under Contracts	25	43	63	64	71	76	52	36	37	37	30	21	46

## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	23	20	-14.61%
Sales Price	\$1,268,226	\$1,356,401	6.95%
LP:SP	106.36%	108.30%	1.83%
SP:AV	1.51	1.64	8.35%

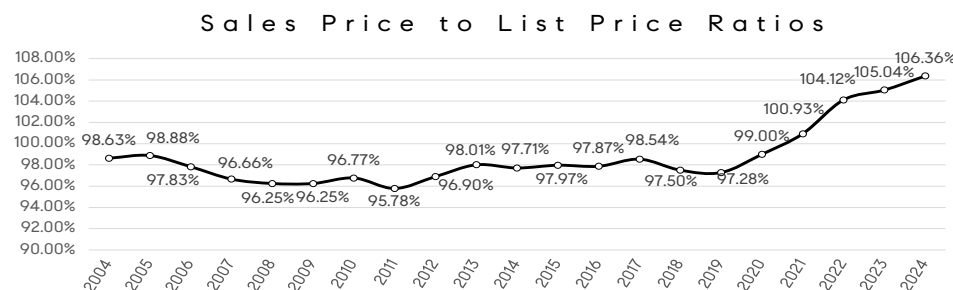


YTD	2024	2025	% Change
# Units Sold	315	319	1.27%
Rate of Abs 3 Mo	1.27	1.20	-5.95%
Actives	30	27	-10.56%
Under Contracts	45	46	3.74%

## 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	\$891K	\$962K	\$1,017M	\$1,071M	\$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

