

# Westfield

## January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	41 Sandra Circle C3	OneFloor	1	1.0	47	\$235,000	\$235,000	\$255,000	108.51%	Condo	
2	116 Cedar Street	Ranch	2	2.0	17	\$799,000	\$799,000	\$775,000	97.00%	\$500,500	1.55
3	525 Edgar Road	Colonial	3	1.2	15	\$699,900	\$699,900	\$837,000	119.59%	\$524,400	1.60
4	18 Summit Court	SplitLev	4	2.1	30	\$972,000	\$972,000	\$890,000	91.56%	\$651,600	1.37
5	629 Clark Street	Colonial	5	1.1	10	\$975,000	\$975,000	\$1,099,000	112.72%	\$675,000	1.63
6	534 E Broad Street	Colonial	5	2.2	8	\$999,000	\$999,000	\$1,188,000	118.92%	\$806,300	1.47
7	910 Minisink Way	Custom	4	2.1	0	\$1,250,000	\$1,250,000	\$1,310,000	104.80%	\$1,027,400	1.28
8	16 Manchester Drive	RanchExp	5	3.0	42	\$1,249,000	\$1,249,000	\$1,375,000	110.09%	\$831,300	1.65
9	538 Westfield Avenue	Victrian	4	2.0	13	\$1,199,000	\$1,199,000	\$1,418,000	118.27%	\$753,500	1.88
10	508 N Chestnut Street	Colonial	4	2.1	9	\$1,499,000	\$1,499,000	\$1,700,000	113.41%	Renovated	
11	559 Lawrence Avenue	Colonial	6	3.2	9	\$1,899,000	\$1,899,000	\$1,950,000	102.69%	\$1,222,600	1.59
12	740 Lawrence Avenue	Colonial	5	6.1	43	\$2,750,000	\$2,750,000	\$2,600,000	94.55%	\$1,627,400	1.60
13	676 Vermont Street	Custom	6	7.1	33	\$2,695,000	\$2,695,000	\$2,600,000	96.47%	New	
<b>AVERAGE</b>					21	\$1,324,685	\$1,324,685	\$1,384,385	106.81%		1.56

### "Active" Listings in Westfield

Number of Units: 15  
 Average List Price: \$1,179,378  
 Average Days on Market: 50

### "Under Contract" Listings in Westfield

Number of Units: 16  
 Average List Price: \$1,507,175  
 Average Days on Market: 83



# Westfield 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21												21
List Price	\$1,324,685												\$1,324,685
Sales Price	\$1,384,385												\$1,384,385
SP:LP%	106.81%												106.81%
SP to AV	1.56												1.56
# Units Sold	13												13
3 Mo Rate of Ab	0.87												0.87
Active Listings	15												15
Under Contracts	16												16

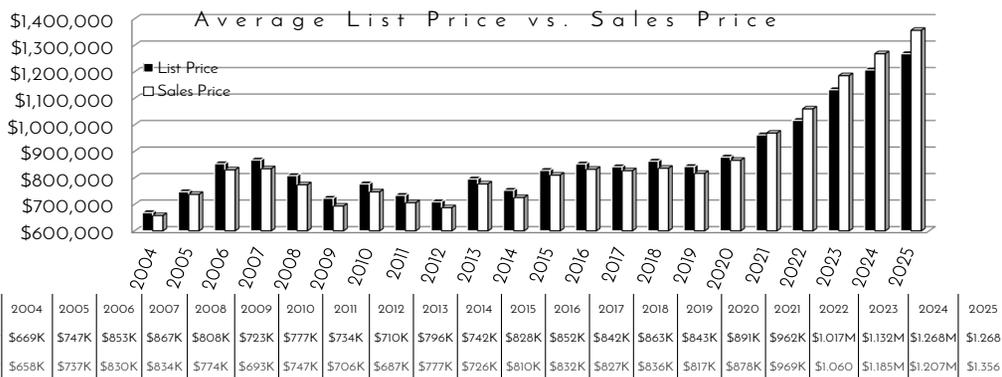
## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	46	21	-53.76%
Sales Price	\$1,075,385	\$1,384,385	28.73%
LP:SP	99.70%	106.81%	7.13%
SP:AV	1.42	1.56	10.32%



YTD	2025	2026	% Change
# Units Sold	13	13	0.00%
Rate of Abs 3 Mo	1.41	0.87	-38.30%
Actives	25	15	-40.00%
Under Contracts	25	16	-36.00%

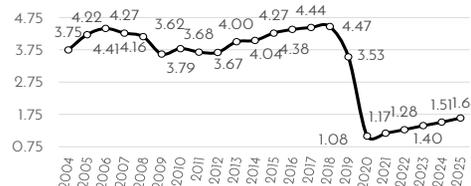
## Westfield Yearly Market Trends



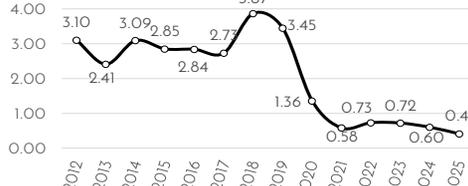
## Westfield Yearly Market Trends



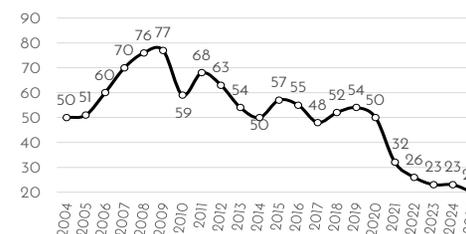
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

