

Westfield

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	58 B1 Sandra Circle	OneFloor	1	1.0	20	\$220,000	\$220,000	\$235,000	106.82%	Condo	
2	37 C3 Sandra Circle	OneFloor	2	1.0	9	\$280,000	\$280,000	\$335,000	119.64%	Condo	
3	515 Trinity Place U3AM	OneFloor	1	1.0	9	\$385,000	\$385,000	\$395,000	102.60%	\$322,000	1.23
4	106 Virginia Street	RanchExp	4	2.0	16	\$599,000	\$599,000	\$626,500	104.59%	\$368,800	1.70
5	122 Livingston Street	Colonial	3	3.0	14	\$759,900	\$759,900	\$785,000	103.30%	\$428,000	1.83
6	947 Dunham Avenue	Colonial	3	2.1	14	\$790,000	\$790,000	\$901,000	114.05%	\$530,500	1.70
7	50 Tamaques Way	CapeCod	4	2.0	1	\$825,000	\$825,000	\$950,000	115.15%	\$524,400	1.81
8	765 Marcellus Drive	Colonial	3	2.1	11	\$908,800	\$908,800	\$999,000	109.93%	\$691,100	1.45
9	125 Pearl Street	Colonial	3	1.1	8	\$799,000	\$799,000	\$1,030,000	128.91%	\$545,500	1.89
10	1120 Irving Avenue	RanchRas	4	3.0	7	\$999,999	\$999,999	\$1,150,000	115.00%	\$598,200	1.92
11	141 Brightwood Avenue	Colonial	5	2.1	1	\$1,299,999	\$1,299,999	\$1,250,000	96.15%	\$1,022,300	1.22
12	738 Coleman Place	Colonial	4	2.0	1	\$1,100,000	\$1,100,000	\$1,275,000	115.91%	\$701,500	1.82
13	121 Greene Place	Colonial	4	2.2	6	\$1,199,000	\$1,199,000	\$1,400,000	116.76%	\$706,200	1.98
14	130 Boynton Court	Colonial	4	2.1	1	\$1,399,000	\$1,399,000	\$1,415,000	101.14%	\$801,200	1.77
15	1519 Boulevard	Colonial	6	5.0	8	\$1,389,000	\$1,389,000	\$1,551,000	111.66%	New	
16	839 Knollwood Terrace	Colonial	5	3.1	1	\$1,495,000	\$1,495,000	\$1,555,000	104.01%	\$1,034,000	1.50
17	756 Kimball Avenue	Ranch	3	2.1	9	\$1,299,000	\$1,299,000	\$1,635,000	125.87%	\$808,100	2.02
18	106 Frazee Court	Colonial	4	2.1	10	\$1,375,000	\$1,375,000	\$1,640,000	119.27%	\$758,900	2.16
19	553 Parkview Avenue	Colonial	4	3.1	7	\$1,550,000	\$1,550,000	\$1,850,000	119.35%	\$887,000	2.09
AVERAGE					8	\$982,774	\$982,774	\$1,104,079	112.11%	\$670,481	1.76

"Active" Listings in Westfield

Number of Units: 25
 Average List Price: \$1,462,897
 Average Days on Market: 48

"Under Contract" Listings in Westfield

Number of Units: 45
 Average List Price: \$1,473,794
 Average Days on Market: 39



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	15	8										14
List Price	\$1,324,685	\$1,377,978	\$982,774										\$1,177,937
Sales Price	\$1,384,385	\$1,452,778	\$1,104,079										\$1,269,500
SP:LP%	106.81%	108.34%	112.11%										109.60%
SP to AV	1.56	1.67	1.76										1.68
# Units Sold	13	9	19										41
3 Mo Rate of Ab	0.87	1.86	1.95										1.56
Active Listings	15	24	25										21
Under Contracts	16	30	45										30

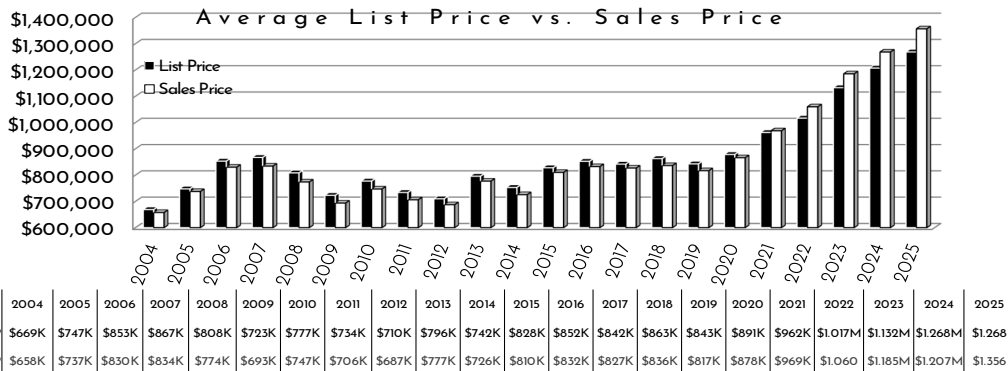
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	34	14	-58.76%
Sales Price	\$1,145,765	\$1,269,500	10.80%
LP:SP	104.25%	109.60%	5.13%
SP:AV	1.56	1.68	7.40%



YTD	2025	2026	% Change
# Units Sold	43	41	-4.65%
Rate of Abs 3 Mo	1.88	1.56	-17.02%
Actives	26	21	-17.95%
Under Contracts	44	30	-30.53%

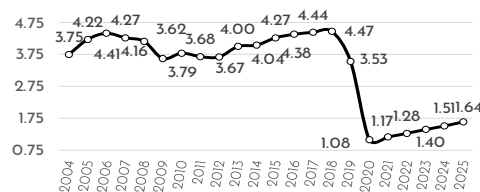
Westfield Yearly Market Trends



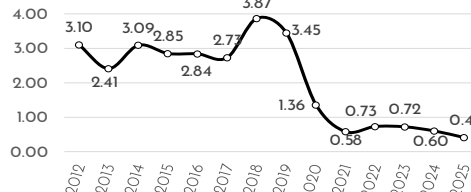
Westfield Yearly Market Trends



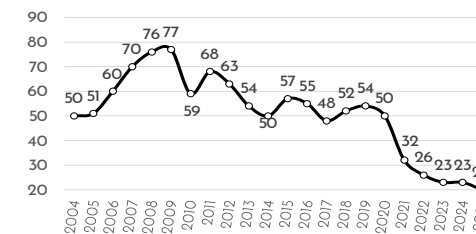
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

