

Westfield

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	46B Sandra Circle U:4	OneFloor	1	1.0	100	\$289,900	\$289,900	\$275,000	94.86%	Condo	
2	4 Cowperthwaite Square	MultiFlr	2	2.1	13	\$725,000	\$725,000	\$769,775	106.18%	\$473,400	1.63
3	29 Manitou Circle	SplitLev	4	2.1	32	\$959,750	\$959,750	\$930,000	96.90%	\$710,000	1.31
4	645 Roosevelt Street	Colonial	3	2.0	12	\$849,000	\$849,000	\$950,000	111.90%	\$547,700	1.73
5	1008 Cranford Avenue	SplitLev	3	2.1	7	\$1,099,000	\$1,099,000	\$1,150,000	104.64%	\$724,000	1.59
6	771 Oak Avenue	Colonial	4	2.2	12	\$1,049,000	\$1,049,000	\$1,205,000	114.87%	\$638,900	1.89
7	208 Jefferson Avenue	SplitLev	4	2.1	33	\$1,075,000	\$1,075,000	\$1,215,000	113.02%	\$951,100	1.28
8	1351 E Broad Street	SplitLev	4	2.1	9	\$1,049,000	\$1,049,000	\$1,250,000	119.16%	\$692,600	1.80
9	2 Doris Parkway	Colonial	4	3.0	9	\$1,095,000	\$1,095,000	\$1,295,000	118.26%	\$690,400	1.88
10	941 Harding Street	Custom	3	2.1	14	\$1,050,000	\$1,050,000	\$1,300,000	123.81%	\$771,700	1.68
11	59 Genesee Trail	SplitLev	4	2.1	12	\$1,150,000	\$1,150,000	\$1,350,000	117.39%	\$701,100	1.93
12	22 S Wickom Drive	SplitLev	4	3.0	13	\$1,325,000	\$1,325,000	\$1,376,000	103.85%	\$604,400	2.28
13	722 Boulevard	Colonial	5	2.2	16	\$1,450,000	\$1,375,000	\$1,400,000	101.82%	\$855,700	1.64
14	741 Hyslip Avenue	SplitLev	4	4.0	8	\$1,199,000	\$1,199,000	\$1,450,000	120.93%	\$753,500	1.92
15	629 Forest Avenue	Tudor	4	3.0	9	\$1,199,000	\$1,199,000	\$1,550,000	129.27%	\$752,200	2.06
16	320 Highgate Avenue	SplitLev	4	4.0	7	\$1,395,000	\$1,395,000	\$1,550,000	111.11%	\$923,300	1.68
17	735 Castleman Drive	Colonial	4	2.1	11	\$1,275,000	\$1,275,000	\$1,600,000	125.49%	\$747,100	2.14
18	1921 Grandview Avenue	Colonial	5	3.1	22	\$1,675,000	\$1,675,000	\$1,625,000	97.01%	Renovated	
19	643 Nottingham Place	Colonial	4	2.1	7	\$1,495,000	\$1,495,000	\$1,701,000	113.78%	\$898,200	1.89
20	825 Grant Avenue	Colonial	5	4.2	7	\$1,725,000	\$1,725,000	\$1,900,000	110.14%	Renovated	



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21	9 Settlers Lane	Colonial	4	2.1	7	\$1,650,000	\$1,650,000	\$1,995,000	120.91%	\$1,056,900	1.89
22	316 Orenda Circle	Colonial	4	3.1	9	\$1,700,000	\$1,700,000	\$1,999,000	117.59%	\$1,175,700	1.70
23	733 Summit Avenue	Victrian	4	3.1	9	\$1,750,000	\$1,750,000	\$1,999,999	114.29%	\$954,600	2.10
24	318 South Euclid Avenue	Colonial	6	3.1	7	\$2,250,000	\$2,250,000	\$2,300,000	102.22%	\$1,484,000	1.55
25	910 Highland Avenue	Custom	5	4.3	17	\$2,450,000	\$2,450,000	\$2,450,000	100.00%	\$1,686,300	1.45
26	54 Faulkner Drive	Colonial	6	6.1	21	\$2,495,000	\$2,495,000	\$2,495,000	100.00%	New	
AVERAGE					16	\$1,362,448	\$1,359,563	\$1,503,107	111.13%		1.77

"Active" Listings in Westfield

Number of Units:	36
Average List Price:	\$1,578,365
Average Days on Market:	26

"Under Contract" Listings in Westfield

Number of Units:	58
Average List Price:	\$1,444,256
Average Days on Market:	37



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	16									15
List Price	\$1,324,685	\$1,377,978	\$982,774	\$1,359,563									\$1,248,419
Sales Price	\$1,384,385	\$1,452,778	\$1,104,079	\$1,503,107									\$1,360,153
SP:LP%	106.81%	108.34%	112.11%	111.13%									110.20%
SP to AV	1.56	1.67	1.76	1.77									1.72
# Units Sold	13	9	19	26									67
3 Mo Rate of Ab	0.87	1.86	1.95	2.24									1.73
Active Listings	15	24	25	36									25
Under Contracts	16	30	45	58									37

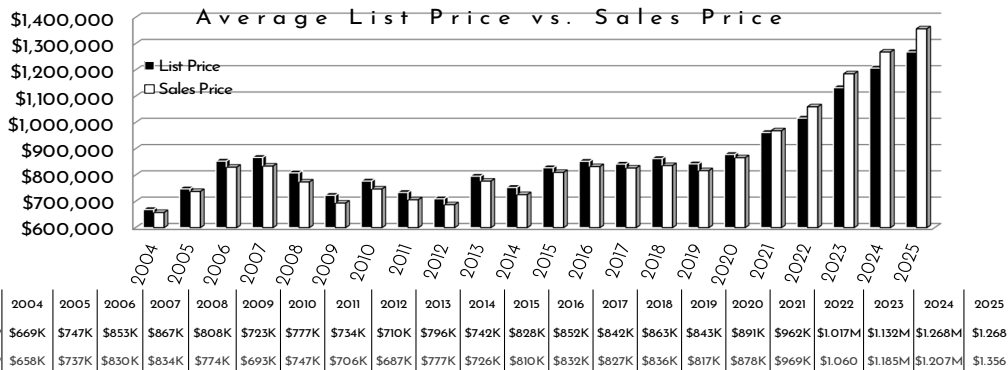
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	26	15	-44.20%
Sales Price	\$1,246,796	\$1,360,153	9.09%
LP:SP	107.48%	110.20%	2.53%
SP:AV	1.62	1.72	6.09%



YTD	2025	2026	% Change
# Units Sold	75	67	-10.67%
Rate of Abs 3 Mo	1.93	1.73	-10.13%
Actives	30	25	-16.67%
Under Contracts	49	37	-23.59%

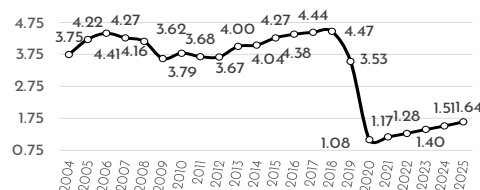
Westfield Yearly Market Trends



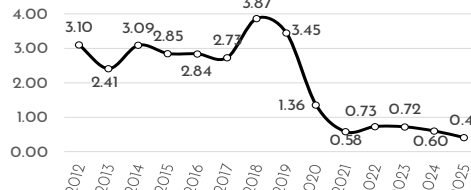
Westfield Yearly Market Trends



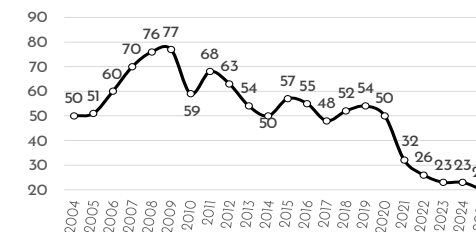
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

