

Westfield

May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	52B Sandra Circle U2B	OneFloor	2	1.0	99	\$285,000	\$277,000	\$277,000	100.00%	Condo	
2	523 Trinity Place	OneFloor	2	2.0	18	\$649,000	\$649,000	\$650,000	100.15%	\$352,900	1.84
3	652 W Broad Street	Colonial	2	1.1	94	\$659,900	\$659,900	\$683,000	103.50%	\$352,400	1.94
4	602 Mountain Avenue	Colonial	3	2.1	16	\$759,000	\$759,000	\$760,000	100.13%	\$604,600	1.26
5	312 Wells Street	Colonial	3	1.1	4	\$849,000	\$849,000	\$950,000	111.90%	\$603,000	1.58
6	645 Kimball Avenue	Colonial	3	2.2	30	\$927,000	\$927,000	\$955,000	103.02%	\$614,400	1.55
7	210 Florence Avenue N	Ranch	3	3.1	2	\$950,000	\$950,000	\$990,000	104.21%	\$654,600	1.51
8	290 Sycamore Street	CapeCod	3	2.0	10	\$825,000	\$825,000	\$999,999	121.21%	\$506,400	1.97
9	646 Forest Avenue	Tudor	3	2.1	9	\$995,000	\$995,000	\$1,125,000	113.07%	\$643,200	1.75
10	150 W Dudley Avenue	Colonial	6	1.2	19	\$1,100,000	\$1,100,000	\$1,250,000	113.64%	\$817,200	1.53
11	61 Barchester Way	Bi-Level	4	2.2	19	\$1,100,000	\$1,100,000	\$1,335,000	121.36%	\$850,000	1.57
12	548 Washington Street	Colonial	5	2.2	4	\$1,300,000	\$1,300,000	\$1,350,000	103.85%	\$917,800	1.47
13	660 Glen Avenue	Tudor	3	1.2	8	\$999,000	\$999,000	\$1,450,000	145.15%	\$741,700	1.95
14	1734 Florida Street	Colonial	4	3.1	8	\$1,399,950	\$1,399,950	\$1,450,000	103.58%	Renovated	
15	808 Grant Avenue	Colonial	4	3.1	8	\$1,399,000	\$1,399,000	\$1,475,000	105.43%	\$787,100	1.87
16	400 Salter Place	Colonial	4	3.1	3	\$1,249,000	\$1,249,000	\$1,500,000	120.10%	\$763,900	1.96
17	621 Kimball Avenue	Colonial	4	4.1	15	\$1,399,000	\$1,399,000	\$1,520,000	108.65%	\$895,200	1.70
18	249 Hyslip Avenue	Colonial	4	2.1	12	\$1,375,000	\$1,375,000	\$1,550,000	112.73%	\$631,300	2.46
19	21 Woodbrook Circle	SplitLev	4	3.1	11	\$1,325,000	\$1,325,000	\$1,800,000	135.85%	Renovated	
20	634 Lenox Avenue	Colonial	6	3.1	18	\$1,750,000	\$1,750,000	\$1,900,000	108.57%	\$950,500	2.00



Westfield

May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	731 Boulevard	Colonial	4	2.1	12	\$1,695,000	\$1,695,000	\$1,900,000	112.09%	\$1,024,500	1.85
22	29 Sunnywood Drive	Colonial	4	3.1	10	\$1,799,000	\$1,799,000	\$1,985,000	110.34%	\$1,158,900	1.71
23	210 Sinclair Place	Colonial	6	5.1	1	\$2,100,000	\$2,100,000	\$2,150,000	102.38%	\$1,311,900	1.64
24	1163 Lawrence Avenue	Colonial	6	4.1	4	\$2,450,000	\$2,450,000	\$2,400,000	97.96%	\$1,582,600	1.52
25	1020 Minisink Way	Colonial	6	5.1	20	\$2,895,000	\$2,895,000	\$2,772,500	95.77%	\$1,723,600	1.61
26	23 Stoneleigh Park	Colonial	5	4.1	16	\$3,200,000	\$3,200,000	\$3,100,000	96.88%	Renovated	
AVERAGE					18	\$1,362,840	\$1,362,533	\$1,472,212	109.67%		1.74

"Active" Listings in Westfield

Number of Units: 31
 Average List Price: \$1,625,537
 Average Days on Market: 42

"Under Contract" Listings in Westfield

Number of Units: 69
 Average List Price: \$1,449,917
 Average Days on Market: 32



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	18								16
List Price	\$1,324,685	\$1,377,978	\$982,774	\$1,359,563	\$1,362,533								\$1,280,321
Sales Price	\$1,384,385	\$1,452,778	\$1,104,079	\$1,503,107	\$1,472,212								\$1,391,481
SP:LP%	106.81%	108.34%	112.11%	111.13%	109.67%								110.05%
SP to AV	1.56	1.67	1.76	1.77	1.74								1.72
# Units Sold	13	9	19	26	26								93
3 Mo Rate of Ab	0.87	1.86	1.95	2.24	1.38								1.66
Active Listings	15	24	25	36	31								26
Under Contracts	16	30	45	58	69								44

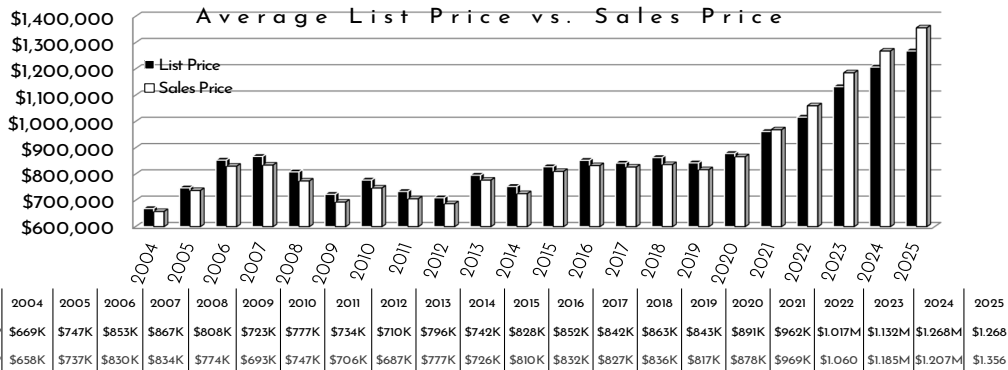
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	22	16	-29.66%
Sales Price	\$1,290,904	\$1,391,481	7.79%
LP:SP	109.06%	110.05%	0.91%
SP:AV	1.65	1.72	4.64%



YTD	2025	2026	% Change
# Units Sold	107	93	-13.08%
Rate of Abs 3 Mo	1.87	1.66	-11.13%
Actives	32	26	-19.14%
Under Contracts	53	44	-18.05%

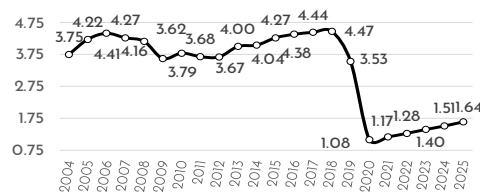
Westfield Yearly Market Trends



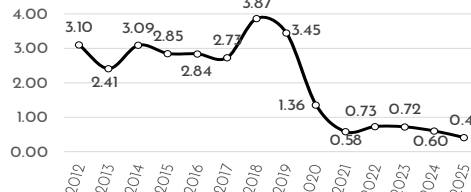
Westfield Yearly Market Trends



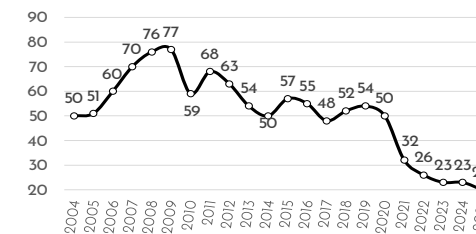
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

