

Westfield

May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	37 A3 Sandra Circle	OneFloor	2	1.0	12	\$275,000	\$275,000	\$345,000	125.45%	Condo	
2	241 Windsor Avenue	HalfDupl	2	2.0	7	\$485,000	\$485,000	\$526,500	108.56%	\$293,600	1.79
3	563 Pierson Street	Colonial	4	1.1	49	\$650,000	\$650,000	\$660,000	101.54%	\$477,300	1.38
4	636 Roosevelt Street	SplitLev	3	2.0	14	\$799,000	\$799,000	\$845,000	105.76%	\$515,200	1.64
5	636 Rahway Avenue	Colonial	3	1.1	13	\$839,500	\$839,500	\$850,000	101.25%	\$602,800	1.41
6	818 Summit Avenue	Colonial	3	2.0	14	\$860,000	\$860,000	\$930,000	108.14%	\$580,300	1.60
7	582 Sherwood Parkway	Colonial	3	2.1	19	\$925,000	\$925,000	\$999,999	108.11%	\$679,900	1.47
8	424 Saint Marks Avenue	Colonial	5	2.2	38	\$1,199,000	\$1,199,000	\$1,049,000	87.49%	\$687,800	1.53
9	301 John Street	Bi-Level	4	3.0	8	\$950,000	\$950,000	\$1,050,000	110.53%	\$540,300	1.94
10	712 Forest Avenue	Colonial	3	2.0	16	\$929,000	\$929,000	\$1,125,000	121.10%	\$662,400	1.70
11	606 Dorian Road	Colonial	4	3.0	8	\$1,089,000	\$1,089,000	\$1,135,000	104.22%	\$766,200	1.48
12	232 Hazel Avenue	Colonial	4	2.0	21	\$949,000	\$949,000	\$1,140,000	120.13%	\$570,500	2.00
13	407 Cayuga Way	SplitLev	4	2.1	20	\$1,145,000	\$1,145,000	\$1,175,000	102.62%	\$604,200	1.94
14	955 Summit Avenue	Colonial	3	3.1	14	\$1,149,000	\$1,149,000	\$1,275,000	110.97%	\$652,500	1.95
15	12 Eastgate Square	TwEndUn	3	2.1	11	\$1,199,000	\$1,199,000	\$1,300,000	108.42%	\$653,400	1.99
16	38 Genesee Trail	SplitLev	4	2.1	6	\$1,225,000	\$1,225,000	\$1,361,000	111.10%	\$706,700	1.93
17	430 Everson Place	Colonial	4	2.2	10	\$1,199,000	\$1,199,000	\$1,400,430	116.80%	\$832,600	1.68
18	800 Cranford Avenue	Colonial	4	2.1	12	\$1,250,000	\$1,250,000	\$1,439,000	115.12%	\$793,000	1.81
19	746 Clarence Street	Colonial	4	3.1	9	\$1,395,000	\$1,395,000	\$1,451,000	104.01%	\$943,800	1.54
20	401 Poe Avenue	SplitLev	4	3.1	23	\$1,399,000	\$1,399,000	\$1,460,000	104.36%	\$860,500	1.70
21	506 Coddington Road	Colonial	4	2.1	9	\$1,350,000	\$1,350,000	\$1,605,000	118.89%	\$848,800	1.89
22	1345 Overhill Street	Custom	5	5.1	22	\$1,600,000	\$1,600,000	\$1,610,000	100.63%	New	
23	1420 Boulevard	Colonial	4	2.2	7	\$1,449,000	\$1,449,000	\$1,660,000	114.56%	\$852,300	1.95
24	21 Sandra Circle	Custom	6	4.1	56	\$1,725,000	\$1,725,000	\$1,700,000	98.55%	\$1,143,600	1.49
25	515 Woodland Avenue	Colonial	5	2.1	40	\$1,850,000	\$1,799,000	\$1,750,000	97.28%	\$1,043,000	1.68



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26	735 Belvidere Avenue	Colonial	4	3.1	14	\$1,595,000	\$1,595,000	\$1,750,000	109.72%	\$849,100	2.06
27	2 Trails End Court	Colonial	5	3.1	8	\$1,650,000	\$1,650,000	\$1,836,000	111.27%	\$1,294,400	1.42
28	418 Colonial Avenue	Colonial	5	3.1	13	\$1,499,000	\$1,499,000	\$1,850,000	123.42%	\$790,400	2.34
29	336 Mountain Avenue	Victrian	6	5.1	13	\$1,899,999	\$1,899,999	\$1,970,000	103.68%	Renovated	
30	152 Harrow Road	Colonial	5	3.1	34	\$1,999,000	\$1,999,000	\$1,999,999	100.05%	New	
31	13 Oneida Drive	Custom	6	4.1	31	\$2,050,000	\$2,050,000	\$2,065,000	100.73%	\$666,600	New
32	422 Kimball Avenue	Colonial	6	3.1	8	\$1,750,000	\$1,750,000	\$2,085,000	119.14%	\$1,003,400	2.08
33	817 Summit Avenue	Colonial	6	6.1	89	\$2,200,000	\$2,200,000	\$2,200,000	100.00%	New	
34	626 Boulevard	Colonial	4	3.1	6	\$1,925,000	\$1,925,000	\$2,300,000	119.48%	\$1,049,000	2.19
35	732 Embree Crest	Colonial	6	6.1	55	\$2,399,900	\$2,399,900	\$2,345,900	97.75%	New	
36	19 Carol Road	Colonial	6	5.1	15	\$2,650,000	\$2,650,000	\$2,805,000	105.85%	\$1,567,600	1.79
37	611 Bradford Avenue	Custom	6	4.2	18	\$3,200,000	\$3,200,000	\$2,900,000	90.63%	\$1,504,600	1.93
38	6 Breezeknoll Drive	Colonial	7	7.1	1	\$5,450,000	\$5,450,000	\$5,200,000	95.41%	\$2,950,800	1.76
AVERAGE					20	\$1,530,326	\$1,528,984	\$1,609,180	107.44%		1.78

"Active" Listings in Westfield

Number of Units: 37
Average List Price: \$1,394,957
Average Days on Market: 28

"Under Contract" Listings in Westfield

Number of Units: 58
Average List Price: \$1,506,513
Average Days on Market: 36



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	20							17
List Price	\$1,324,685	\$1,377,978	\$982,774	\$1,359,563	\$1,362,533	\$1,528,984							\$1,352,453
Sales Price	\$1,384,385	\$1,452,778	\$1,104,079	\$1,503,107	\$1,472,212	\$1,609,180							\$1,454,631
SP:LP%	106.81%	108.34%	112.11%	111.13%	109.67%	107.44%							109.29%
SP to AV	1.56	1.67	1.76	1.77	1.74	1.78							1.74
# Units Sold	13	9	19	26	26	38							131
3 Mo Rate of Ab	0.87	1.86	1.95	2.24	1.38	1.31							1.60
Active Listings	15	24	25	36	31	37							28
Under Contracts	16	30	45	58	69	58							46

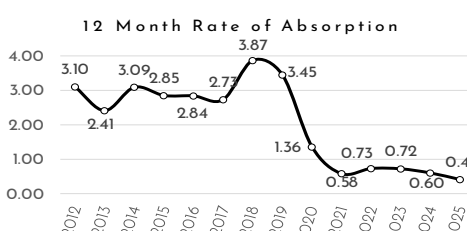
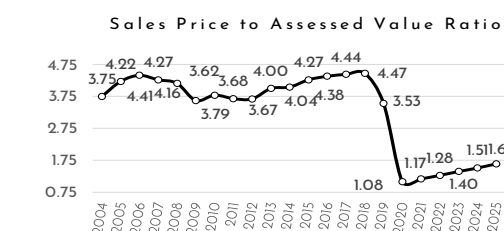
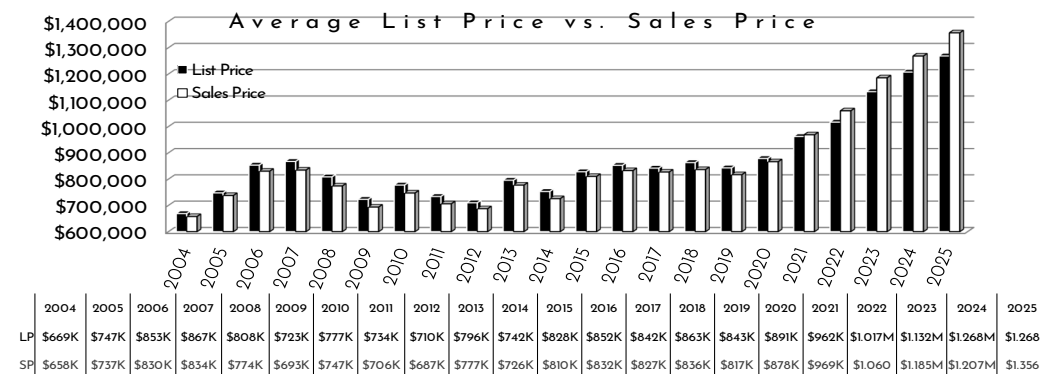
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	17	-17.29%
Sales Price	\$1,314,803	\$1,454,631	10.63%
LP:SP	109.43%	109.29%	-0.13%
SP:AV	1.64	1.74	5.82%



YTD	2025	2026	% Change
# Units Sold	143	131	-8.39%
Rate of Abs 3 Mo	1.73	1.60	-7.51%
Actives	33	28	-15.15%
Under Contracts	57	46	-19.30%

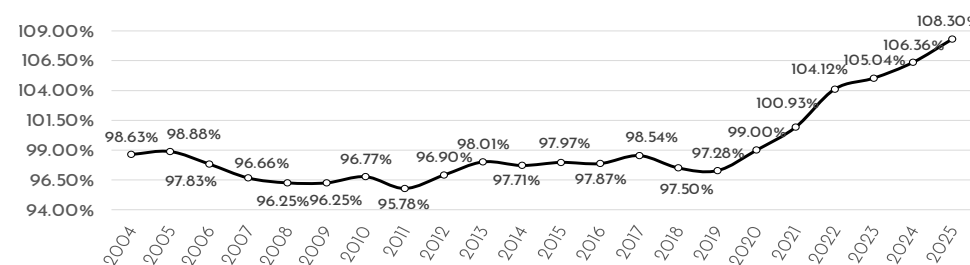
Westfield Yearly Market Trends



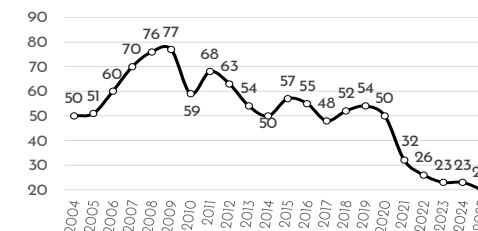
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Westfield Yearly Market Trends

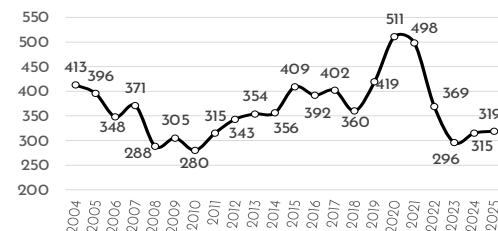
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.