

Westfield

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	58A Sandra Circle	OneFloor	1	1.0	66	\$275,000	\$275,000	\$275,000	100.00%	Condo	
2	53C Sandra Circle	OneFloor	1	1.0	16	\$275,000	\$275,000	\$275,000	100.00%	Condo	
3	515 Trinity Place	OneFloor	1	1.0	5	\$369,900	\$369,900	\$400,000	108.14%	\$250,000	1.60
4	624 N Scotch Plains Avenue	CapeCod	4	2.0	36	\$685,000	\$685,000	\$677,500	98.91%	\$426,400	1.59
5	10 Cowperthwaite Square	TwEndUn	2	2.1	7	\$825,000	\$825,000	\$931,000	112.85%	\$521,600	1.78
6	627 Fairfield Circle	SplitLev	3	2.0	1	\$925,000	\$925,000	\$940,000	101.62%	\$616,600	1.52
7	738 Rahway Avenue	Colonial	3	2.0	18	\$825,000	\$825,000	\$951,300	115.31%	\$425,100	2.24
8	34 Westbrook Road	SplitLev	6	3.1	1	\$999,900	\$999,900	\$980,000	98.01%	\$770,000	1.27
9	785 Lamberts Mill Road	Custom	3	2.1	15	\$985,000	\$985,000	\$990,000	100.51%	\$711,100	1.39
10	14 Sandy Hill Road	SplitLev	3	2.1	15	\$957,000	\$957,000	\$999,999	104.49%	\$624,300	1.60
11	1910 Grandview Avenue	Colonial	4	2.0	17	\$999,000	\$999,000	\$1,100,000	110.11%	\$667,800	1.65
12	288 Seneca Place	Colonial	4	2.0	14	\$950,000	\$950,000	\$1,115,000	117.37%	\$635,800	1.75
13	33 Carol Road	SplitLev	4	1.1	13	\$1,050,000	\$1,050,000	\$1,125,000	107.14%	\$868,300	1.30
14	29 Mohawk Trail	Colonial	5	2.1	13	\$1,150,000	\$1,150,000	\$1,180,000	102.61%	\$755,100	1.56
15	8 West Court	TwEndUn	3	4.1	9	\$1,198,000	\$1,198,000	\$1,201,000	100.25%	\$838,500	1.43
16	804 Coolidge Street	Bi-Level	4	3.0	12	\$1,200,000	\$1,200,000	\$1,215,000	101.25%	\$676,300	1.80
17	735 Radley Road	SplitLev	4	2.1	22	\$1,250,000	\$1,250,000	\$1,300,000	104.00%	\$756,800	1.72
18	208 Wyoming Street	Colonial	4	4.0	13	\$1,095,000	\$1,095,000	\$1,300,031	118.72%	\$626,800	2.07
19	244 Walnut Street	Colonial	4	2.0	9	\$1,150,000	\$1,150,000	\$1,375,000	119.57%	\$723,100	1.90
20	738 Boulevard	SplitLev	5	2.2	11	\$1,125,000	\$1,125,000	\$1,425,000	126.67%	\$739,000	1.93
21	112 Jefferson Avenue	Colonial	4	3.0	15	\$1,199,000	\$1,199,000	\$1,450,000	120.93%	\$814,600	1.78
22	1311 Pine Grove Avenue	Colonial	4	2.1	6	\$1,250,000	\$1,250,000	\$1,485,000	118.80%	\$776,500	1.91
23	424 1st Street	Colonial	5	3.2	17	\$1,547,000	\$1,547,000	\$1,500,000	96.96%	\$900,700	1.67
24	642 Roosevelt Street	Colonial	4	2.1	13	\$1,395,000	\$1,395,000	\$1,550,000	111.11%	Renovated	
25	675 Summit Avenue	Colonial	5	2.2	11	\$1,499,000	\$1,499,000	\$1,557,750	103.92%	Renovated	



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26	756 Clarence Street	Colonial	5	3.1	23	\$1,475,000	\$1,475,000	\$1,605,000	108.81%	\$983,000	1.63
27	639 Fairmont Avenue	Colonial	5	2.1	5	\$1,450,000	\$1,450,000	\$1,655,000	114.14%	\$859,000	1.93
28	216 Sunset Avenue	SplitLev	4	3.1	6	\$1,499,900	\$1,499,900	\$1,725,000	115.01%	\$978,500	1.76
29	941 Beverly Drive	Colonial	5	5.1	20	\$1,649,000	\$1,649,000	\$1,725,000	104.61%	Renovated	
30	220 S Euclid Avenue	Colonial	5	2.1	8	\$1,399,000	\$1,399,000	\$1,755,000	125.45%	\$1,000,000	1.76
31	60 Mohawk Trail	Colonial	5	4.0	13	\$1,675,000	\$1,675,000	\$1,775,000	105.97%	\$944,500	1.88
32	1050 Lawrence Avenue	SplitLev	4	2.2	14	\$1,575,000	\$1,575,000	\$1,902,000	120.76%	Renovated	
33	110 Nelson Place	Colonial	4	4.1	16	\$1,899,000	\$1,899,000	\$1,961,018	103.27%	\$1,118,300	1.75
34	734 Woodland Avenue	Colonial	5	5.1	7	\$1,975,000	\$1,975,000	\$1,999,999	101.27%	\$1,490,000	1.34
35	509 Bradford Avenue	Colonial	5	4.1	41	\$2,195,000	\$2,195,000	\$2,000,000	91.12%	Renovated	
36	621 Green Briar Court	Colonial	5	5.1	14	\$1,975,000	\$1,975,000	\$2,200,000	111.39%	\$1,240,300	1.77
37	1061 Wychwood Road	Colonial	4	3.1	13	\$2,150,000	\$2,150,000	\$2,216,000	103.07%	\$1,238,600	1.79
38	629 Tremont Avenue	Custom	5	5.1	105	\$3,199,000	\$3,199,000	\$2,750,000	85.96%	\$2,196,800	1.25
39	1613 Rising Way	Colonial	5	6.2	43	\$2,999,000	\$2,999,000	\$2,775,000	92.53%	\$2,032,000	1.37
40	803 Boulevard	Colonial	6	6.1	12	\$2,998,000	\$2,998,000	\$2,999,999	100.07%	New	
41	545 Lawrence Avenue	Colonial	6	4.1	1	\$3,200,000	\$3,200,000	\$3,425,000	107.03%	\$1,630,000	2.10
AVERAGE					17	\$1,426,627	\$1,426,627	\$1,506,527	107.07%		1.69

"Active" Listings in Westfield

Number of Units: 35
Average List Price: \$1,288,487
Average Days on Market: 42

"Under Contract" Listings in Westfield

Number of Units: 40
Average List Price: \$1,436,575
Average Days on Market: 46



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						17
List Price	\$1,324,685	\$1,377,978	\$982,774	\$1,359,563	\$1,362,533	\$1,528,984	\$1,426,627						\$1,370,134
Sales Price	\$1,384,385	\$1,452,778	\$1,104,079	\$1,503,107	\$1,472,212	\$1,609,180	\$1,506,527						\$1,467,001
SP:LP%	106.81%	108.34%	112.11%	111.13%	109.67%	107.44%	107.07%						108.76%
SP to AV	1.56	1.67	1.76	1.77	1.74	1.78	1.69						1.73
# Units Sold	13	9	19	26	26	38	41						172
3 Mo Rate of Ab	0.87	1.86	1.95	2.24	1.38	1.31	1.09						1.53
Active Listings	15	24	25	36	31	37	35						29
Under Contracts	16	30	45	58	69	58	40						45

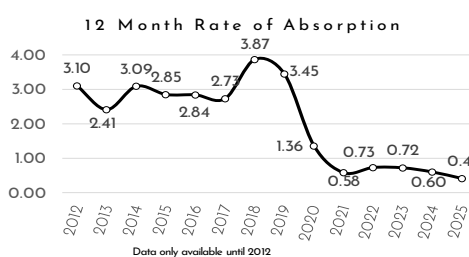
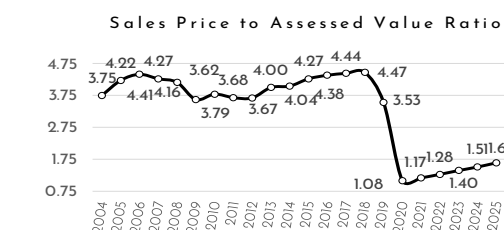
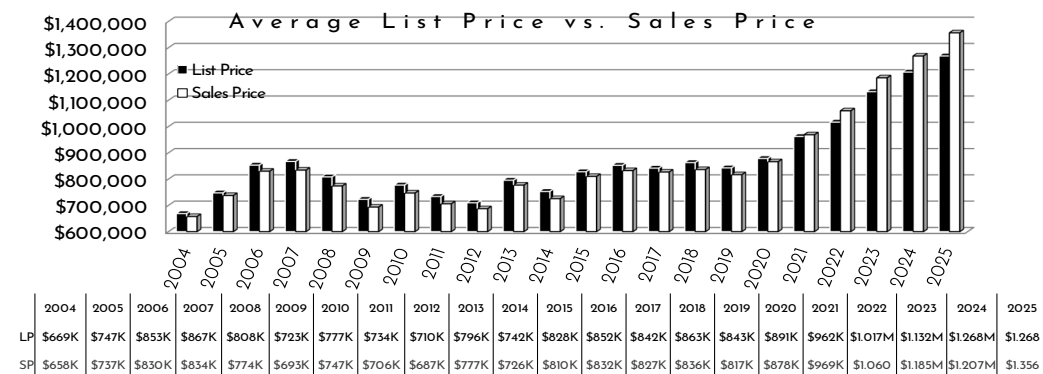
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	17	-13.09%
Sales Price	\$1,324,463	\$1,467,001	10.76%
LP:SP	109.11%	108.76%	-0.32%
SP:AV	1.64	1.73	5.36%



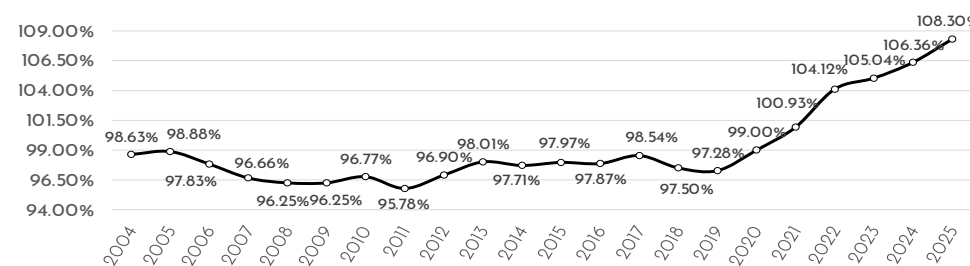
YTD	2025	2026	% Change
# Units Sold	197	172	-12.69%
Rate of Abs 3 Mo	1.60	1.53	-4.63%
Actives	32	29	-10.57%
Under Contracts	56	45	-19.80%

Westfield Yearly Market Trends

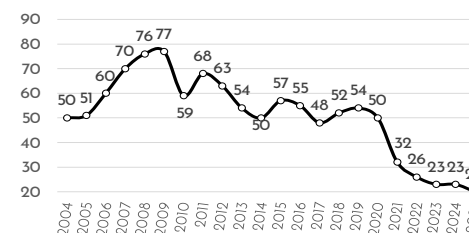


Westfield Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

