

Westfield

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	37A Sandra Circle U4	OneFloor	2	1.0	28	\$299,000	\$299,000	\$335,000	112.04%	Condo	
2	260 Walnut Street U10	TwndEndUn	2	1.1	28	\$599,000	\$599,000	\$650,000	108.51%	\$460,200	1.41
3	120 S Scotch Plains Avenue	Bi-Level	3	1.1	35	\$780,000	\$780,000	\$750,000	96.15%	\$498,900	1.50
4	722 Rahway Avenue	Colonial	5	2.0	140	\$770,857	\$770,857	\$770,857	100.00%	\$572,400	1.35
5	624 Downer Street	Custom	3	2.0	21	\$849,000	\$849,000	\$829,000	97.64%	\$500,200	1.66
6	922 Cleveland Avenue	Custom	4	2.0	9	\$825,000	\$825,000	\$899,250	109.00%	\$499,200	1.80
7	221 Ayliffe Avenue	Colonial	4	3.1	24	\$1,187,000	\$1,187,000	\$1,060,000	89.30%	\$603,000	1.76
8	740 Willow Grove Road	Custom	4	2.0	21	\$1,050,000	\$1,050,000	\$1,250,000	119.05%	\$684,900	1.83
9	555 Shackamaxon Drive	Colonial	4	3.2	21	\$1,229,000	\$1,199,000	\$1,275,000	106.34%	\$823,500	1.55
10	957 Willow Grove Road	CapeCod	4	2.1	19	\$1,075,000	\$1,075,000	\$1,305,000	121.40%	\$715,000	1.83
11	537 Wychwood Road	Colonial	4	2.1	13	\$1,375,000	\$1,375,000	\$1,395,000	101.45%	\$899,000	1.55
12	720 Harding Street	Colonial	3	2.1	11	\$1,099,000	\$1,099,000	\$1,500,000	136.49%	\$776,600	1.93
13	617 Lawrence Avenue	Colonial	5	4.1	43	\$1,850,000	\$1,750,000	\$1,670,000	95.43%	\$1,078,600	1.55
14	199 Lincoln Road	Colonial	5	2.2	16	\$1,695,000	\$1,695,000	\$1,695,000	100.00%	\$964,500	1.76
15	1317 Rahway Avenue	Colonial	6	5.1	9	\$1,699,000	\$1,699,000	\$1,700,000	100.06%	\$1,043,200	1.63
16	207 N Scotch Plains Avenue	Colonial	6	5.2	27	\$1,799,000	\$1,799,000	\$1,785,000	99.22%	New	
17	424 Colonial Avenue	Colonial	4	4.0	49	\$1,650,000	\$1,650,000	\$1,800,000	109.09%	\$841,400	2.14
18	881 Village Green	Custom	5	3.2	12	\$1,850,000	\$1,850,000	\$1,950,000	105.41%	\$1,033,000	1.89
19	532 Kimball Turn	Colonial	4	3.1	13	\$1,795,000	\$1,795,000	\$1,970,000	109.75%	\$1,060,700	1.86
20	905 Harding Street	Colonial	5	3.1	12	\$1,559,999	\$1,559,999	\$1,975,000	126.60%	\$1,030,500	1.92



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21	935 Minisink Way	Colonial	6	5.1	15	\$1,989,000	\$1,989,000	\$1,999,999	100.55%	\$1,273,600	1.57
22	1091 Minisink Way	Colonial	4	3.1	13	\$2,200,000	\$2,200,000	\$2,000,000	90.91%	\$1,298,100	1.54
23	206 Munsee Way	Colonial	4	4.1	1	\$2,199,000	\$2,199,000	\$2,231,000	101.46%	\$1,333,100	1.67
24	125 Tudor Oval	Colonial	6	6.0	32	\$2,300,000	\$2,297,000	\$2,275,000	99.04%	New	
25	714 E Broad Street	Colonial	7	5.1	45	\$2,999,999	\$2,999,999	\$2,900,000	96.67%	New	
26	26 Manchester Drive	Custom	6	5.1	166	\$2,449,000	\$2,449,000	\$2,999,053	122.46%	New	
AVERAGE					32	\$1,506,648	\$1,501,533	\$1,575,737	105.92%		1.70

"Active" Listings in Westfield

Number of Units: 28
Average List Price: \$1,289,100
Average Days on Market: 42

"Under Contract" Listings in Westfield

Number of Units: 34
Average List Price: \$1,457,938
Average Days on Market: 56



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	32					19
List Price	\$1,324,685	\$1,377,978	\$982,774	\$1,359,563	\$1,362,533	\$1,528,984	\$1,426,627	\$1,501,533					\$1,387,388
Sales Price	\$1,384,385	\$1,452,778	\$1,104,079	\$1,503,107	\$1,472,212	\$1,609,180	\$1,506,527	\$1,575,737					\$1,481,280
SP:LP%	106.81%	108.34%	112.11%	111.13%	109.67%	107.44%	107.07%	105.92%					108.39%
SP to AV	1.56	1.67	1.76	1.77	1.74	1.78	1.69	1.70					1.72
# Units Sold	13	9	19	26	26	38	41	26					198
3 Mo Rate of Ab	0.87	1.86	1.95	2.24	1.38	1.31	1.09	0.89					1.45
Active Listings	15	24	25	36	31	37	35	28					29
Under Contracts	16	30	45	58	69	58	40	34					44

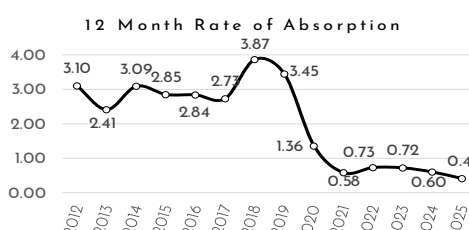
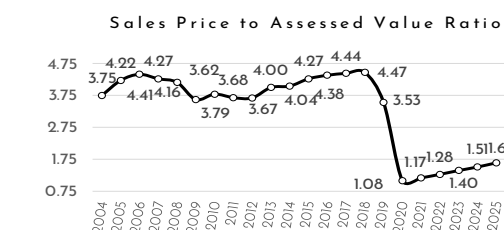
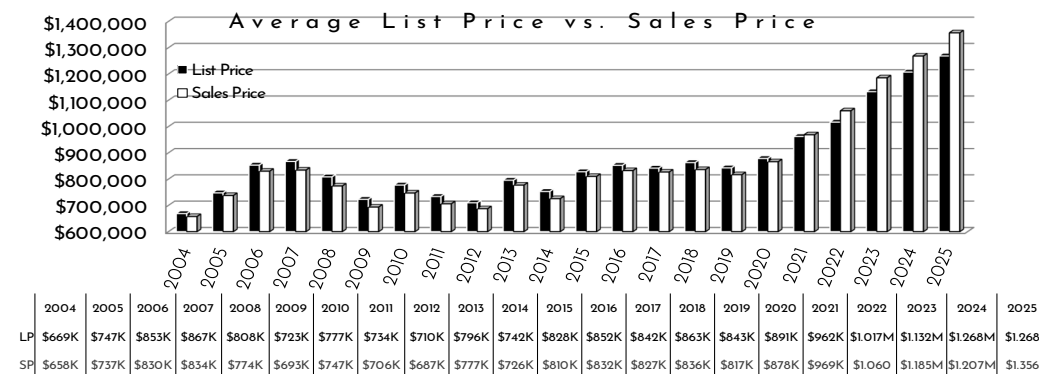
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	19	19	0.00%
Sales Price	\$1,337,862	\$1,481,280	10.72%
LP:SP	108.60%	108.39%	-0.19%
SP:AV	1.64	1.72	5.30%



YTD	2025	2026	% Change
# Units Sold	228	198	-13.16%
Rate of Abs 3 Mo	1.46	1.45	-1.02%
Actives	31	29	-7.97%
Under Contracts	54	44	-18.60%

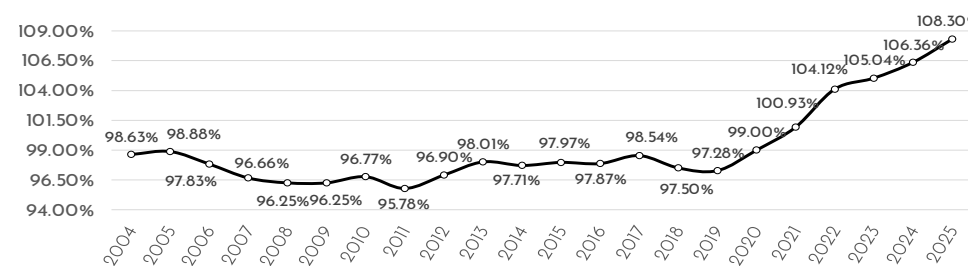
Westfield Yearly Market Trends



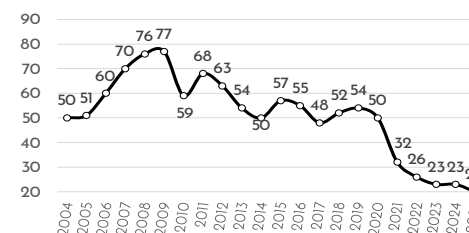
Data only available until 2012

Westfield Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

