Westfield

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	523 Trinity Place U2DS	OneFloor	1	1.0	37	$429,000	$429,000	$410,000	95.57%	$301,900	1.36
2	260 Prospect Street U24	OneFloor	2	2.0	67	$605,000	$580,000	$570,000	98.28%	$420,000	1.36
3	260 Prospect Street U12	OneFloor	2	2.0	121	$640,000	$619,000	$619,000	100.00%	$465,300	1.33
4	112 Cacciola Place	TwnEndUn	2	2.1	29	$769,000	$769,000	$760,000	98.83%	Condo	
5	600 Norwood Drive	Custom	4	3.0	92	$749,000	$749,000	$850,625	113.57%	$533,200	1.60
6	1018 Grandview Avenue	CapeCod	3	2.0	8	$825,000	$825,000	$894,010	108.36%	$483,200	1.85
7	105 Summit Court	SplitLev	3	2.1	9	$899,000	$899,000	$985,000	109.57%	$551,100	1.79
8	16 N Wickom Drive	SplitLev	3	1.0	1	$969,000	$969,000	$985,715	101.72%	$513,900	1.92
9	707 Prospect Street	Colonial	3	1.1	13	$975,000	$975,000	$999,000	102.46%	$609,000	1.64
10	9 Starlite Court	Colonial	4	2.1	34	$1,099,000	$999,000	$1,050,000	105.11%	$717,800	1.46
11	434 Sandford Avenue	Custom	6	2.2	8	$1,150,000	$1,150,000	$1,290,530	112.22%	$758,900	1.70
12	718 Bradford Avenue	Colonial	4	2.2	1	$1,399,000	$1,399,000	$1,500,000	107.22%	$863,600	1.74
13	220 Wychwood Road	Colonial	4	3.1	16	$1,495,000	$1,495,000	$1,575,000	105.35%	$939,600	1.68
14	736 Fairacres Avenue	Colonial	5	3.2	11	$1,425,000	$1,425,000	$1,632,500	114.56%	$819,500	1.99
15	402 N Euclid Avenue	Custom	5	4.1	16	$1,895,000	$1,895,000	$1,860,000	98.15%	$1,164,800	1.60
16	122 Stanmore Place	Colonial	6	5.2	43	$2,295,000	$2,295,000	$2,044,999	89.11%	Renovated	
17	771 Boulevard	Colonial	5	4.1	26	$1,999,000	$1,999,000	$2,175,000	108.80%	$1,209,300	1.80
18	564 Highland Avenue	Colonial	6	4.2	60	$2,695,000	$2,695,000	$2,600,000	96.47%	$1,345,500	1.93
	AVERAGE				33	$1,239,556	$1,231,444	$1,266,743	103.63%		1.67

"Active" Listings in Westfield

Number of Units	52
Average List Price	$1,296,050
Average Days on Market	38

"Under Contract" Listings in Westfield

Number of Units	31
Average List Price	$1,405,926
Average Days on Market	53

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Westfield 2026 Year to Date Market Trends

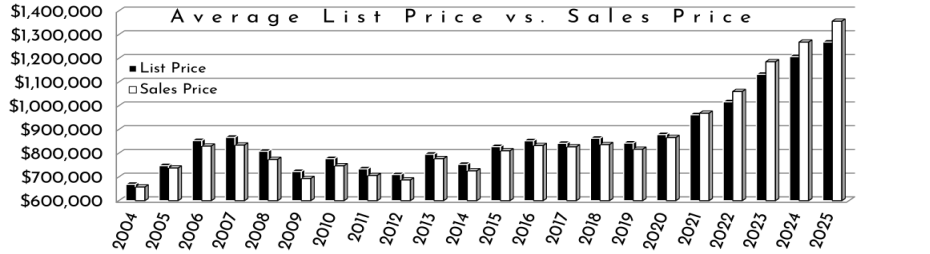
YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21	15	8	16	18	20	17	32	33				20
List Price	$1,324,685	$1,377,978	$982,774	$1,359,563	$1,362,533	$1,528,984	$1,426,627	$1,501,533	$1,231,444				$1,374,393
Sales Price	$1,384,385	$1,452,778	$1,104,079	$1,503,107	$1,472,212	$1,609,180	$1,506,527	$1,575,737	$1,266,743				$1,463,402
SP:LP%	106.81%	108.34%	112.11%	111.13%	109.67%	107.44%	107.07%	105.92%	103.63%				107.99%
SP to AV	1.56	1.67	1.76	1.77	1.74	1.78	1.69	1.70	1.67				1.72
# Units Sold	13	9	19	26	26	38	41	26	18				216
3 Mo Rate of Ab	0.87	1.86	1.95	2.24	1.38	1.31	1.09	0.89	1.79				1.49
Active Listings	15	24	25	36	31	37	35	28	52				31
Under Contracts	16	30	45	58	69	58	40	34	31				42

Flashback! YTD 2025 vs YTD 2026

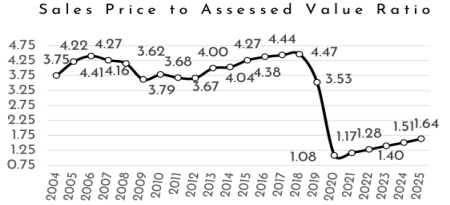
YTD	2025	2026	% Change
DOM	19	20	3.63%
Sales Price	$1,335,454	$1,463,402	9.58%
LP:SP	108.08%	107.99%	-0.08%
SP:AV	1.63	1.72	5.22%

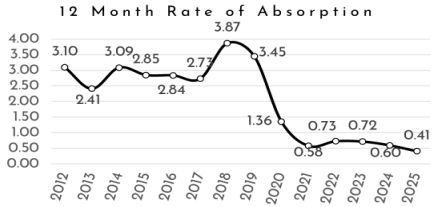
YTD	2025	2026	% Change
# Units Sold	257	216	-15.95%
Rate of Abs 3 Mo	1.37	1.49	8.43%
Actives	31	31	0.00%
Under Contracts	52	42	-18.42%

Westfield Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	$669K	$747K	$853K	$867K	$808K	$723K	$777K	$734K	$710K	$796K	$742K	$828K	$852K	$842K	$863K	$843K	$891K	$962K	$1.017M	$1.132M	$1.268M	$1.268M
SP	$658K	$737K	$830K	$834K	$774K	$693K	$747K	$706K	$687K	$777K	$726K	$810K	$832K	$827K	$836K	$817K	$878K	$969K	$1.060	$1.185M	$1.207M	$1.356M





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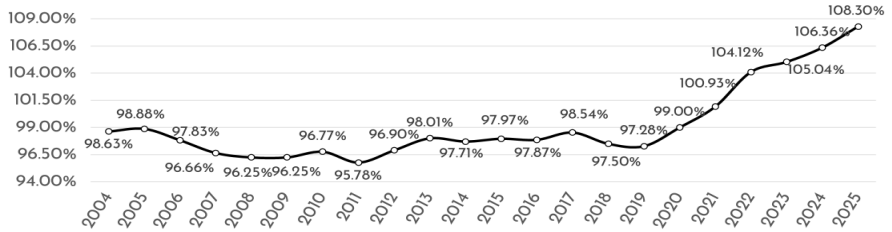

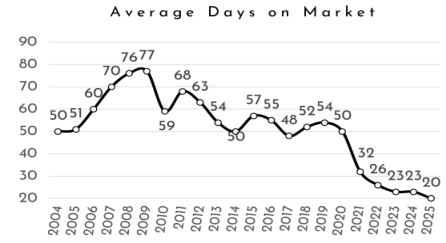

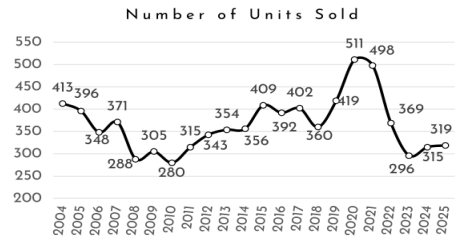

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Not intended to solicit a property already listed.