

Westfield

January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	234 Scotch Plains Avenue	CapeCod	3	1.1	91	\$499,900	\$454,900	\$424,100	93.23%	\$118,600	3.58
2	1109 Boynton Avenue	Ranch	3	1.0	12	\$399,000	\$399,000	\$426,000	106.77%	\$142,400	2.99
3	131 Hyslip Avenue	SplitLev	3	2.0	12	\$423,750	\$423,750	\$429,500	101.36%	\$121,100	3.55
4	124 Harrow Road	CapeCod	4	2.0	155	\$524,900	\$459,900	\$434,000	94.37%	\$106,700	4.07
5	515 Trinity Place	MultiFlr	3	3.0	76	\$534,990	\$529,990	\$487,000	91.89%	\$105,700	4.61
6	1274 Central Avenue	Colonial	3	2.2	40	\$599,900	\$599,900	\$590,000	98.35%	\$119,700	4.93
7	527 S Chestnut Street	Colonial	4	2.1	70	\$645,000	\$599,000	\$599,000	100.00%	\$161,900	3.70
8	1033 Grandview Avenue	Colonial	4	3.0	142	\$649,000	\$619,000	\$605,000	97.74%	\$143,800	4.21
9	145 Tudor Oval	Colonial	3	1.1	42	\$669,000	\$639,000	\$613,000	95.93%	\$197,600	3.10
10	57 Nomahegan Drive	Ranch	3	2.0	63	\$649,000	\$615,000	\$615,000	100.00%	\$200,700	3.06
11	256 W Dudley Avenue	Colonial	4	2.0	121	\$699,000	\$629,000	\$620,000	98.57%	\$193,700	3.20
12	111 Prospect Street 2A	OneFloor	2	2.1	21	\$699,900	\$699,900	\$635,000	90.73%	\$196,200	3.24
13	101 Summit Court	SplitLev	3	2.1	49	\$669,000	\$649,000	\$635,000	97.84%	\$175,900	3.61
14	633 Shackamaxon Drive	SplitLev	3	2.1	36	\$699,000	\$679,000	\$650,000	95.73%	\$147,100	4.42
15	231 Elizabeth Avenue	Colonial	5	2.1	178	\$719,000	\$719,000	\$670,000	93.18%	\$204,000	3.28
16	672 Boulevard	Colonial	4	2.0	182	\$749,000	\$699,900	\$680,000	97.16%	\$156,200	4.35
17	330 Orenda Circle	Colonial	4	2.1	105	\$699,900	\$699,900	\$680,000	97.16%	\$184,300	3.69
18	75 Cottage Place	Colonial	4	3.1	38	\$729,000	\$699,900	\$695,000	99.30%	\$146,000	4.76
19	806 Kimball Avenue	Colonial	3	3.1	117	\$775,000	\$749,900	\$740,000	98.68%	\$240,700	3.07
20	735 Scotch Plains Avenue	Colonial	3	2.1	108	\$750,000	\$750,000	\$750,000	100.00%	\$122,700	6.11
21	1700 Boulevard	Colonial	4	3.1	48	\$945,000	\$945,000	\$880,000	93.12%	\$194,000	4.54
22	1106 Grandview Avenue	Colonial	5	2.2	31	\$999,000	\$939,000	\$910,000	96.91%	\$138,400	6.58
23	252 Munsee Way	Colonial	5	4.1	57	\$1,799,000	\$1,675,000	\$1,625,000	97.01%	\$371,000	4.38
AVERAGE					78	\$718,532	\$690,171	\$669,243	97.17%		4.04

"Active" Listings in Westfield

Number of Units: 148
 Average List Price: \$1,038,595
 Average Days on Market: 71

"Under Contract" Listings in Westfield

Number of Units: 49
 Average List Price: \$898,138
 Average Days on Market: 65

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

Westfield 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	78												78
List Price	\$690,171												\$690,171
Sales Price	\$669,243												\$669,243
SP:LP%	97.17%												97.17%
SP to AV	4.04												4.04
# Units Sold	23												23
3 Mo Rate of Ab	5.34												5.34
Active Listings	148												148
Under Contracts	49												49

Flashback! YTD 2018 vs YTD 2019

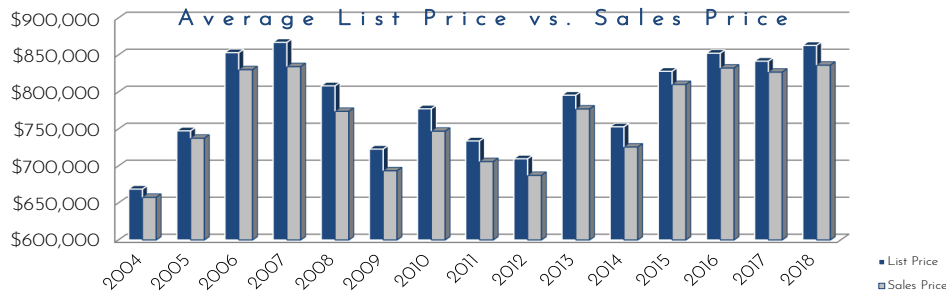
YTD	2018	2019	% Change
DOM	53	78	48.32%
Sales Price	\$752,824	\$669,243	-11.10%
LP:SP	98.11%	97.17%	-0.95%
SP:AV	4.56	4.04	-11.21%

Prominent
Properties

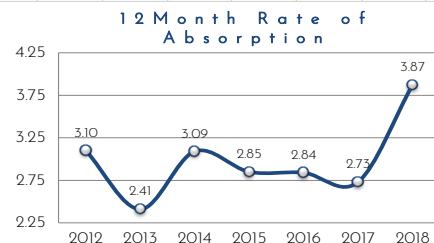
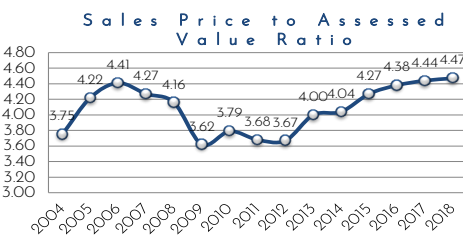
Sotheby's
INTERNATIONAL REALTY

YTD	2018	2019	% Change
# Units Sold	17	23	35.29%
Rate of Abs 1 mo	4.71	5.34	13.38%
Actives	131	148	12.98%
Under Contracts	40	49	22.50%

Westfield Yearly Market Trends

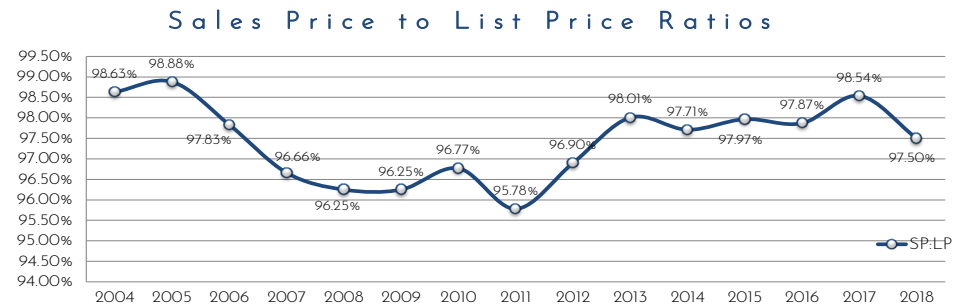


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$668,691	\$747,418	\$853,052	\$867,001	\$808,247	\$722,784	\$777,215	\$733,788	\$709,647	\$795,606	\$741,589	\$827,861	\$852,320	\$841,602	\$662,867
SP	\$657,551	\$737,498	\$830,021	\$834,221	\$773,745	\$693,463	\$746,934	\$705,898	\$687,204	\$776,943	\$725,557	\$810,097	\$832,272	\$826,774	\$636,175

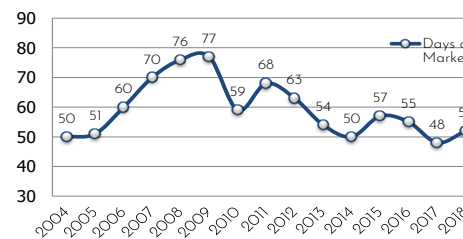


Data only available until 2012

Westfield Yearly Market Trends



Average Days on Market



Number of Units Sold

