

Westfield

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	633 Norwood Drive	Custom	4	2.0	17	\$749,900	\$749,900	\$900,000	120.02%	\$539,900	1.67
2	1002 Summit Avenue	Colonial	3	2.0	1	\$899,000	\$899,000	\$915,000	101.78%	\$632,900	1.45
3	401 Lenox Avenue	Colonial	4	2.1	1	\$999,999	\$999,999	\$999,999	100.00%	\$710,000	1.41
4	258 Hyslip Avenue	Colonial	3	1.1	8	\$959,000	\$959,000	\$1,150,000	119.92%	\$549,100	2.09
5	710 Girard Avenue	Colonial	3	2.1	4	\$1,050,000	\$1,050,000	\$1,450,000	138.10%	\$754,800	1.92
6	432 Alden Avenue	Colonial	5	3.1	1	\$1,595,000	\$1,595,000	\$1,595,000	100.00%	\$1,067,200	1.49
7	522 Boulevard	Colonial	6	5.1	40	\$1,899,900	\$1,899,900	\$1,840,000	96.85%	New	
8	814 Summit Avenue	Colonial	5	4.1	37	\$1,999,000	\$1,950,000	\$1,875,000	96.15%	\$1,152,500	1.63
9	709 Garfield Avenue	Custom	5	6.1	28	\$2,299,000	\$2,299,000	\$2,350,000	102.22%	Renovated	
AVERAGE					15	\$1,383,422	\$1,377,978	\$1,452,778	108.34%		1.67

"Active" Listings in Westfield

Number of Units: 24
 Average List Price: \$1,572,685
 Average Days on Market: 45

"Under Contract" Listings in Westfield

Number of Units: 30
 Average List Price: \$1,324,790
 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											19
List Price	\$1,324,685	\$1,377,978											\$1,346,486
Sales Price	\$1,384,385	\$1,452,778											\$1,412,364
SP:LP%	106.81%	108.34%											107.44%
SP to AV	1.56	1.67											1.60
# Units Sold	13	9											22
3 Mo Rate of Ab	0.87	1.86											1.37
Active Listings	15	24											20
Under Contracts	16	30											23

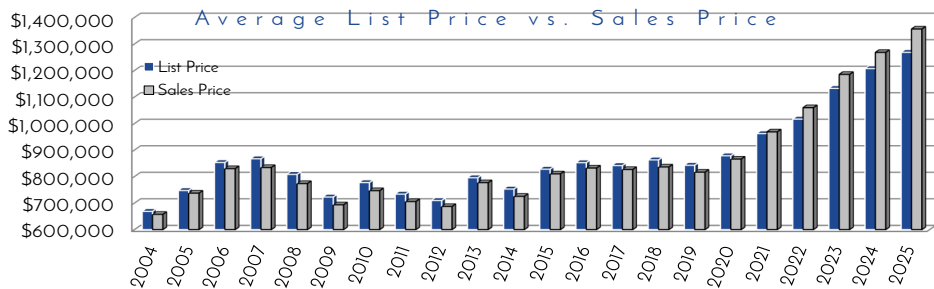
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	37	19	-48.53%
Sales Price	\$1,045,284	\$1,412,364	35.12%
LP:SP	101.92%	107.44%	5.41%
SP:AV	1.50	1.60	7.05%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	25	22	-12.00%
Rate of Abs 3 Mo	1.77	1.37	-22.88%
Actives	24	20	-17.02%
Under Contracts	34	23	-32.35%

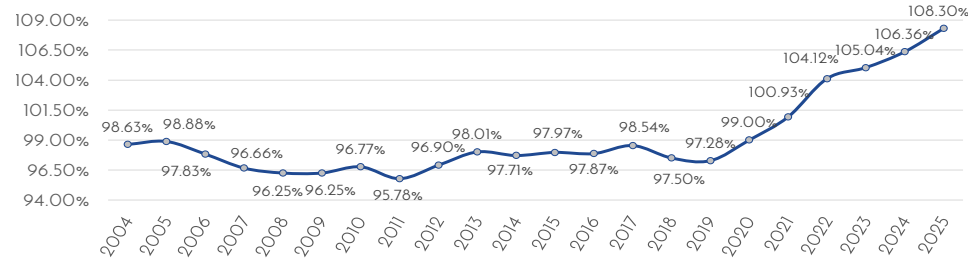
Westfield Yearly Market Trends



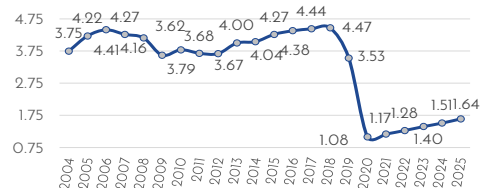
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$669K	\$747K	\$853K	\$867K	\$808K	\$723K	\$777K	\$734K	\$710K	\$796K	\$742K	\$828K	\$852K	\$842K	\$863K	\$843K	\$891K	\$962K	\$1,017M	\$1,132M	\$1,268M	\$1,268
SP	\$658K	\$737K	\$830K	\$834K	\$774K	\$693K	\$747K	\$706K	\$687K	\$777K	\$726K	\$810K	\$832K	\$827K	\$836K	\$817K	\$878K	\$969K	\$1,060	\$1,185M	\$1,207M	\$1,356

Westfield Yearly Market Trends

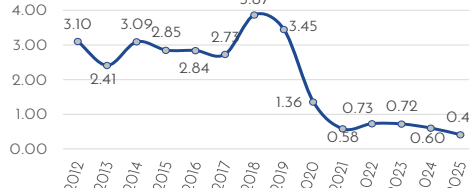
Sales Price to List Price Ratios



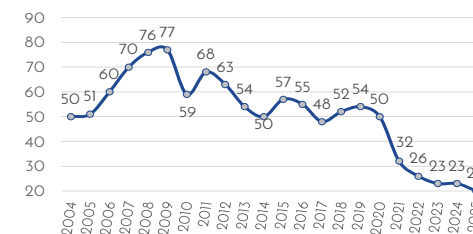
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

