

WESTFIELD April 2009 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Westfield, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
644 Central Ave	\$274,900	\$274,900	\$241,000	129	3	1.1	Colonial
685 North Avenue, W	\$389,900	\$369,900	\$333,000	79	3	1.1	Colonial
101 Clifton St.	\$429,000	\$399,900	\$380,000	176	3	1.1	SplitLev
600 Ardsleigh Drive	\$429,000	\$412,000	\$396,000	41	3	1.1	SplitLev
534 Trinity Place	\$499,000	\$419,900	\$420,000	131	3	1.1	Colonial
111 Ayliffe Avenue	\$439,900	\$429,900	\$390,000	141	3	1.1	CapeCod
209 Livingston	\$499,999	\$449,900	\$365,000	95	4	3	Colonial
10 Oneida	\$524,900	\$499,900	\$488,000	139	4	2.1	SplitLev
120 Marion Ave	\$500,000	\$500,000	\$506,000	10	4	2.1	Colonial
792 Fairacres Avenue	\$528,500	\$528,500	\$540,000	6	3	1.1	Colonial
206 Florence Avenue North	\$599,000	\$559,000	\$510,000	120	3	2	SplitLev
826 Fairacres Ave	\$629,000	\$599,000	\$560,000	133	3	2.1	SplitLev
713 Marcellus Dr.	\$629,000	\$599,000	\$580,000	25	3	3	SplitLev
537 Edgar Rd	\$899,900	\$799,900	\$750,000	70	4	3.1	Tudor
758 Prospect Street	\$1,299,000	\$1,199,000	\$999,999	147	4	3.1	Colonial
725 Highland Ave	\$1,299,000	\$1,299,000	\$1,200,000	7	4	3.1	Colonial
223 Canterbury Rd	\$2,390,000	\$2,390,000	\$2,100,000	58	6	5.1	Colonial

AVERAGE DAYS ON MARKET: 92
 AVERAGE LISTING PRICE: \$860,399
 AVERAGE SALE PRICE: \$647,687
 % SALE PRICE / LIST PRICE: 92%

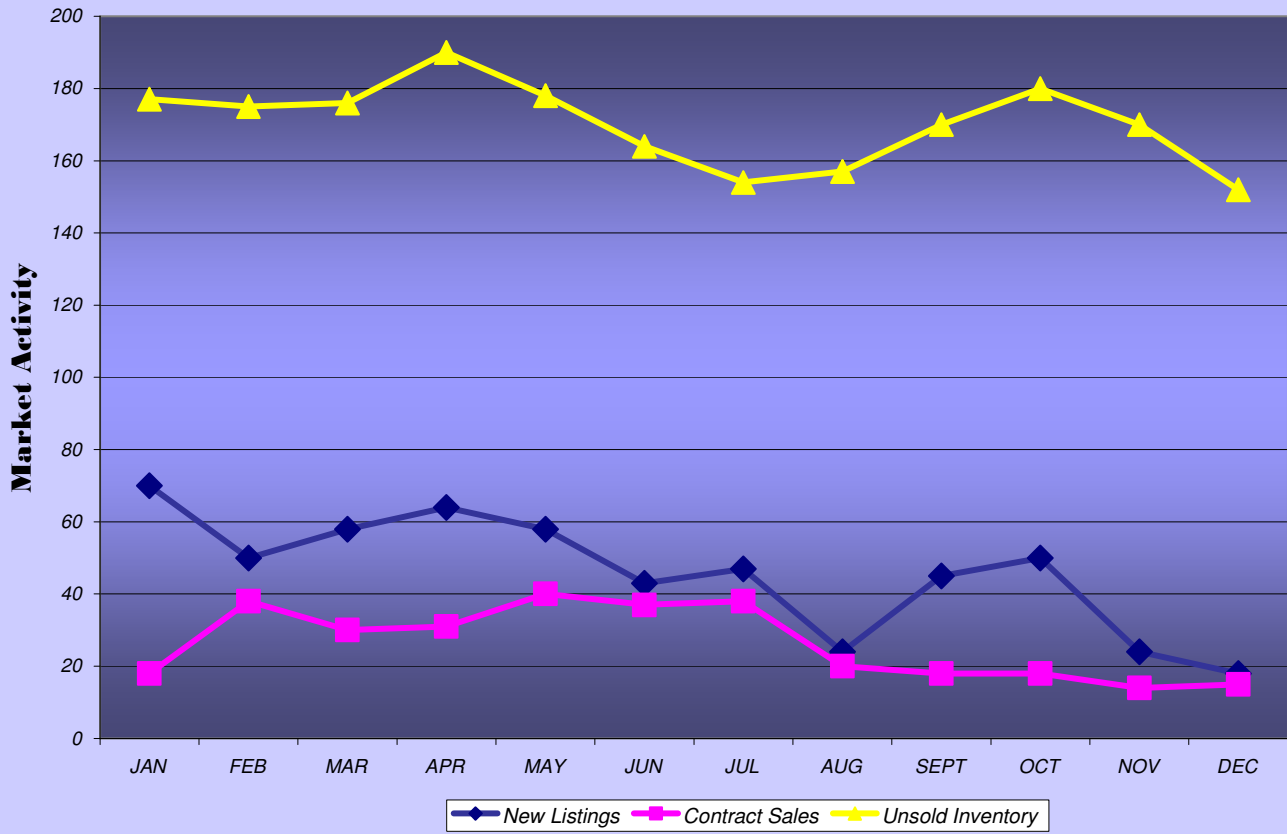
WESTFIELD HOME SALE TRENDS April 2008 thru April 2009

	April	May	June	July	Aug.	Sept.
Average Listing Price	\$1,012,028	\$996,571	\$1,004,796	\$1,000,441	\$1,008,430	\$982,104
Average Sale Price	\$694,025	\$674,413	\$837,955	\$791,048	\$835,178	\$633,774
%Sale Price to List Price Ratio	97%	97%	95%	97%	95%	96%
Days on Market	54	55	51	63	97	82
# of Active Listings	255	256	229	229	187	196
# of Closed Listings	20	23	42	131	35	22

	Oct.	Nov.	Dec.	Jan.	Feb.	March	April 2009
Average Listing Price	\$926,787	\$890,201	\$872,824	\$880,814	\$868,749	\$856,332	\$860,399
Average Sale Price	\$659,488	\$832,731	\$765,733	\$622,500	\$779,080	\$619,250	\$647,687
%Sale Price to List Price Ratio	97%	96%	87%	97%	94%	97%	92%
Days On Market	49	137	51	110	64	107	92
# of Active Listings	214	205	256	195	204	237	158
# of Closed Listings	18	14	14	6	16	10	17

April 2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$288,973	\$314,437	\$0	\$0	0	0%
2	\$626,496	\$493,975	\$425,000	\$0	0	0%
3	\$536,045	\$614,433	\$472,770	\$439,333	104	95%
4	\$879,539	\$878,979	\$733,677	\$718,167	78	91%
5	\$1,392,243	\$1,299,741	\$855,843	\$2,100,000	58	88%
TOWN	\$860,399	\$888,026	\$667,142	\$647,687	92	92%

WESTFIELD 2008



Susan Adler
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