

WESTFIELD January 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
654 RAYMOND ST	\$449,000	\$399,000	\$400,000	30	1.1	1	Ranch,Bungalow
1723 SUMMIT AVE	\$549,900	\$428,900	\$400,000	100	1.1	1	Ranch
619 KENSINGTON DRIVE	\$459,000	\$429,000	\$410,000	78	1.1	1	SplitLev
210 North Chestnut Street	\$749,000	\$699,000	\$680,000	37	3	2	Colonial
35 MOHAWK TRL	\$1,039,000	\$1,039,000	\$999,999	293	2.1	2	Colonial
902 HIGHLAND AVE	\$1,500,000	\$1,399,000	\$1,250,000	88	4.1	2	Colonial,Tudor

AVERAGE DAYS ON MARKET:	110
AVERAGE LISTING PRICE:	\$880,814
AVERAGE SALE PRICE:	\$622,500
% SALE PRICE / LIST PRICE:	97%

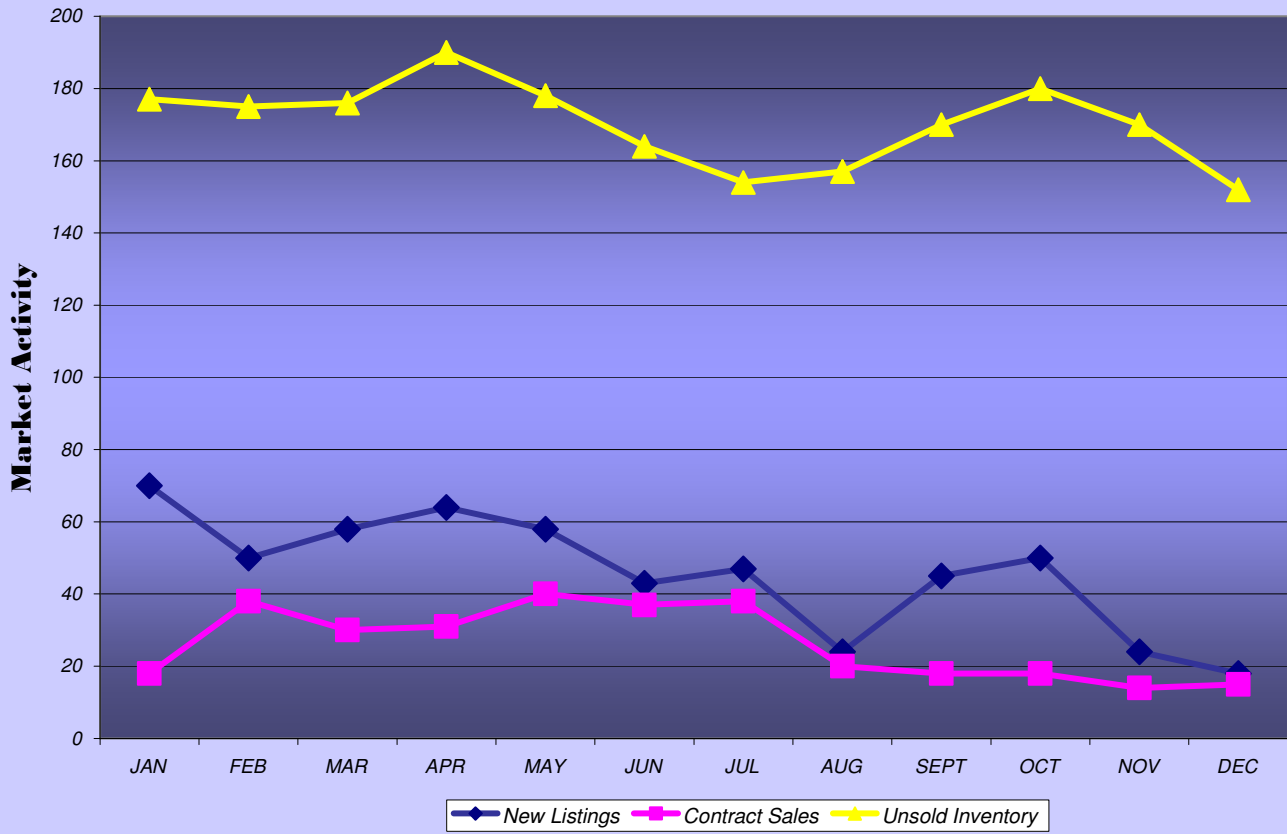
WESTFIELD HOME SALE TRENDS January 2008 thru January 2009

	Jan. 2008	Feb.	Mar.	April	May	June
Average Listing Price	\$1,022,511	\$1,015,313	\$1,042,233	\$1,012,028	\$996,571	\$1,004,796
Average Sale Price	\$764,692	\$804,781	\$700,324	\$694,025	\$674,413	\$837,955
%Sale Price to List Price Ratio	95%	96%	97%	97%	97%	95%
Days on Market	70	79	92	54	55	51
# of Active Listings	223	229	237	255	256	229
# of Closed Listings	13	18	18	20	23	42

	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. 2009
Average Listing Price	\$1,000,441	\$1,008,430	\$982,104	\$926,787	\$890,201	\$872,824	\$880,814
Average Sale Price	\$791,048	\$835,178	\$633,774	\$659,488	\$832,731	\$765,733	\$622,500
%Sale Price to List Price Ratio	97%	95%	96%	97%	96%	87%	97%
Days On Market	63	97	82	49	137	51	110
# of Active Listings	229	187	196	214	205	256	195
# of Closed Listings	131	35	22	18	14	14	6

Jan.2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$294,422	\$197,450	\$0	\$0	0	0%
2	\$701,471	\$474,500	\$0	\$0	0	0%
3	\$508,191	\$477,178	\$474,180	\$405,000	54	98%
4	\$821,269	\$724,208	\$566,725	\$840,000	165	97%
5	\$1,431,875	\$1,355,794	\$1,923,125	\$0	0	0%
TOWN	\$880,814	\$874,902	\$948,485	\$622,500	110	97%

WESTFIELD 2008



Susan Adler
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