

## WESTFIELD March 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
212 Myrtle Avenue	\$399,000	\$399,000	\$395,000	19	3	1.1	Colonial
529 Edgar Rd	\$499,000	\$469,000	\$450,000	114	4	2	CapeCod
1612 Boynton Ave.	\$579,900	\$499,900	\$531,000	141	4	2.1	Colonial
512 Dorian Place	\$519,900	\$519,900	\$515,000	84	4	1.1	Colonial
22 Cowperthwaite	\$650,000	\$529,000	\$500,000	78	2	2.1	TwnIntUn
532 Sherwood Parkway	\$739,000	\$699,000	\$690,000	120	4	2.1	Colonial
247 SINCLAIR PL	\$965,000	\$699,000	\$699,000	95	4	2.1	Colonial
538 Colonial Avenue	\$749,000	\$749,000	\$680,000	111	3	2.1	Colonial
728 Shackamaxon Dr	\$959,000	\$789,000	\$762,500	184	5	3.1	Colonial
1116 Ripley Dr.	\$1,050,000	\$999,999	\$970,000	127	5	3	Colonial

AVERAGE DAYS ON MARKET:	107
AVERAGE LISTING PRICE:	\$856,332
AVERAGE SALE PRICE:	\$619,250
% SALE PRICE / LIST PRICE:	97%

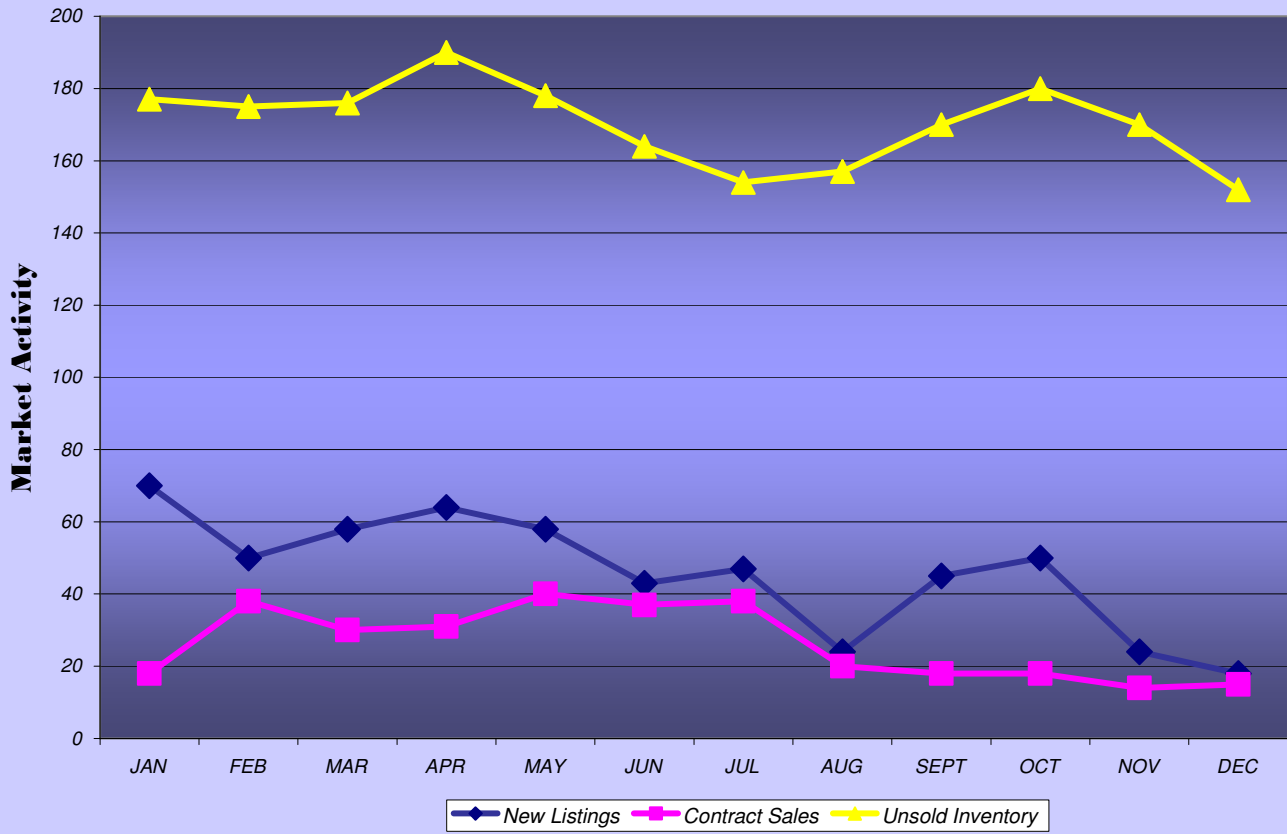
## WESTFIELD HOME SALE TRENDS March 2008 thru March 2009

	Mar. 2008	April	May	June	July	Aug.
Average Listing Price	\$1,042,233	\$1,012,028	\$996,571	\$1,004,796	\$1,000,441	\$1,008,430
Average Sale Price	\$700,324	\$694,025	\$674,413	\$837,955	\$791,048	\$835,178
%Sale Price to List Price Ratio	97%	97%	97%	95%	97%	95%
Days on Market	92	54	55	51	63	97
# of Active Listings	237	255	256	229	229	187
# of Closed Listings	18	20	23	42	131	35

	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.2009
Average Listing Price	\$982,104	\$926,787	\$890,201	\$872,824	\$880,814	\$868,749	\$856,332
Average Sale Price	\$633,774	\$659,488	\$832,731	\$765,733	\$622,500	\$779,080	\$619,250
%Sale Price to List Price Ratio	96%	97%	96%	87%	97%	94%	97%
Days On Market	82	49	137	51	110	64	107
# of Active Listings	196	214	205	256	195	204	237
# of Closed Listings	22	18	14	14	6	16	10

Mar.2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$280,842	\$289,000	\$0	\$0	0	0%
2	\$651,135	\$532,217	\$780,000	\$500,000	78	95%
3	\$517,102	\$554,704	\$525,509	\$537,500	65	94%
4	\$878,993	\$880,016	\$786,867	\$577,000	111	100%
5	\$1,437,672	\$1,477,190	\$1,308,833	\$866,250	156	97%
TOWN	\$856,332	\$796,607	\$796,126	\$619,250	107	97%

# WESTFIELD 2008



**Susan Adler**  
*Over 900 Homes Sold!*  
*#1 Keller Williams Agent in NJ 2005, 2006, 2007*



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