

## WESTFIELD June 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
655 Cumberland St	\$369,900	\$369,900	\$343,000	24	3	2	HalfDupl
256 Orchard Street	\$599,000	\$399,000	\$395,000	427	1	1.1	Colonial
1321 Pine Grove Ave	\$469,900	\$399,900	\$415,000	92	4	3	Colonial
756 Warren St	\$409,900	\$409,900	\$410,000	70	3	2	SplitLev
622 Fourth Ave	\$419,000	\$419,000	\$419,000	5	3	1.1	Colonial
420 A Rahway Ave	\$475,000	\$425,000	\$407,000	85	2	2.1	TwnEndUn
652 Maye St	\$449,900	\$449,900	\$465,000	13	3	2	CapeCod
548 Edgar Road	\$479,000	\$450,000	\$437,000	36	3	1	Colonial
1 Manchester Dr.	\$499,000	\$499,000	\$530,000	16	3	2.1	SplitLev
925 Irving Avenue	\$499,000	\$499,000	\$495,000	4	3	1.1	Colonial
609 Salter Place	\$579,000	\$524,900	\$510,000	105	3	2	Colonial
831 Willow Grove	\$525,000	\$525,000	\$500,000	14	3	2	Ranch
10 N Wickdom Dr.	\$549,000	\$549,000	\$539,500	53	4	2.1	SplitLev
111 Prospect Street	\$599,000	\$599,000	\$599,000	0	2	2.1	OneFloor
478 Otisco Drive	\$599,900	\$599,900	\$597,000	18	4	2.1	SplitLev
251 Avon Rd.	\$619,900	\$619,900	\$619,900	7	4	2.1	SplitLev
434 Longfellow Ave	\$649,000	\$625,000	\$602,700	38	3	2.1	Colonial
801 Harding St.	\$629,000	\$629,000	\$599,000	37	4	2	RanchExp
639 Shadowlawn Dr.	\$659,000	\$659,000	\$675,000	5	5	3.1	Colonial
340 Orenda Cir	\$679,000	\$679,000	\$695,000	23	4	2.1	Colonial
39 Woodbrook Circle	\$699,000	\$699,000	\$695,000	19	4	3	SplitLev
705 Clark Street	\$739,900	\$719,900	\$685,000	73	4	1.2	Colonial
21 Manchester Drive	\$749,000	\$749,000	\$715,000	30	5	2.2	SplitLev
530 Clark Street	\$799,900	\$749,000	\$725,000	57	4	2.1	Victrian
111 Prospect St	\$771,000	\$771,000	\$771,000	0	2	2.1	OneFloor
853 Carleton Rd	\$825,000	\$825,000	\$775,000	20	4	2.1	Colonial
619 Raymond St	\$839,000	\$839,000	\$810,000	36	4	2.1	Colonial
219 Sinclair Ave	\$999,000	\$859,000	\$850,000	117	6	3.1	Colonial
625 Clark Street	\$1,100,000	\$899,900	\$825,000	107	5	2.1	Colonial
500 Highland Ave	\$999,999	\$999,999	\$999,999	8	6	3.1	Colonial
202 Jefferson Ave	\$1,025,000	\$1,025,000	\$1,040,000	7	4	2.1	Colonial
834 Harding St	\$1,025,000	\$1,025,000	\$975,000	12	4	2.1	Colonial
20 Woodbrook Circle	\$1,325,000	\$1,075,000	\$1,040,000	108	5	4	Colonial
651 Willow Grove Rd	\$1,159,000	\$1,090,000	\$965,000	409	5	4.1	Colonial
906 Bailey Court	\$1,299,900	\$1,299,900	\$1,377,000	7	5	4.1	Colonial
639 Westfield Ave	\$1,475,000	\$1,475,000	\$1,385,000	72	6	4.1	Colonial
525 Woodland Ave	\$1,550,000	\$1,550,000	\$1,500,000	20	5	3.1	Colonial
931 Kimball Ave East	\$1,750,000	\$1,750,000	\$1,725,000	38	4	2.2	Tudor

AVERAGE DAYS ON MARKET: 53  
 AVERAGE LISTING PRICE: \$879,800  
 AVERAGE SALE PRICE: \$735,761  
 % SALE PRICE / LIST PRICE: 98%

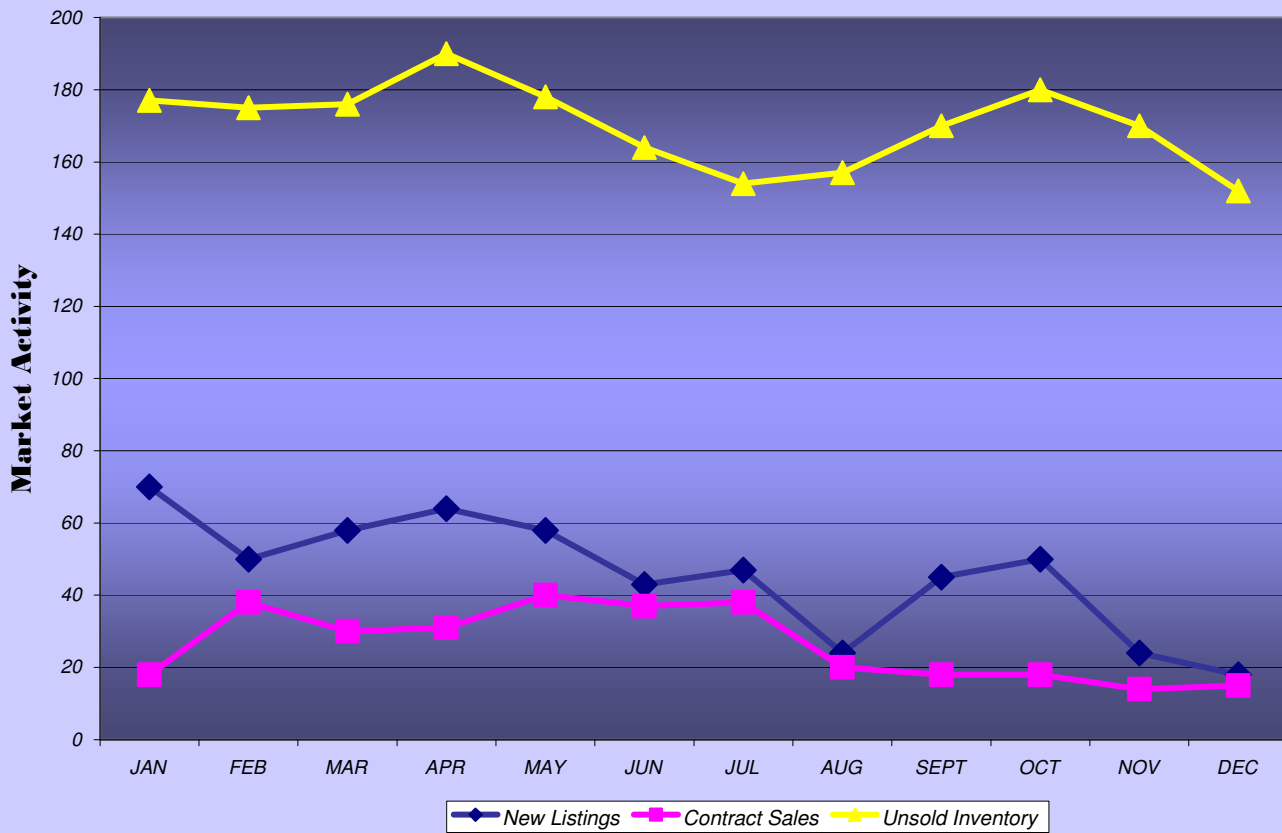
## WESTFIELD HOME SALE TRENDS June 2008 thru June 2009

	June 2008	July	Aug.	Sept.	Oct.	Nov.
Average Listing Price	\$1,004,796	\$1,000,441	\$1,008,430	\$982,104	\$926,787	\$890,201
Average Sale Price	\$837,955	\$791,048	\$835,178	\$633,774	\$659,488	\$832,731
%Sale Price to List Price Ratio	95%	97%	95%	96%	97%	96%
Days on Market	51	63	97	82	49	137
# of Active Listings	229	229	187	196	214	205
# of Closed Listings	42	131	35	22	18	14

	Dec.	Jan.	Feb.	March	April	May	June 2009
Average Listing Price	\$872,824	\$880,814	\$868,749	\$856,332	\$860,399	\$877,681	\$890,201
Average Sale Price	\$765,733	\$622,500	\$779,080	\$619,250	\$647,687	\$638,043	\$735,761
%Sale Price to List Price Ratio	87%	97%	94%	97%	92%	93%	98%
Days On Market	51	110	64	107	92	90	53
# of Active Listings	256	195	204	237	158	254	240
# of Closed Listings	14	6	16	10	17	23	38

June 2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$250,625	\$180,000	\$0	\$395,000	427	99%
2	\$620,603	\$523,133	\$547,225	\$592,333	28	99%
3	\$549,518	\$510,900	\$539,400	\$476,967	36	99%
4	\$865,522	\$812,993	\$632,944	\$768,036	39	98%
5	\$1,422,017	\$1,116,867	\$1,034,760	\$1,040,778	53	98%
TOWN	\$879,800	\$727,069	\$663,474	\$735,761	53	98%

## WESTFIELD 2008



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