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Westfield West Office • 600 North Avenue West, Westfield, NJ 07090 • 908-233-0065 • ColdwellBankerHomes.com

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December 2016 Real Estate Market Activity - Westfield

#	Property Address	Style	#BR	#BA	Original List Price (OLP)	List Price (LP)	Sale Price (SP)	Total Assessed Value (AV)	Closed Date	DOM	SP:OLP	SP:LP	SP:AV
1	1204 Boynton Ave	Colonial	5	5.1	\$1,345,000	\$1,345,000	\$1,345,000	\$0	12/2/2016	1	100.00%	100.00%	N/A
2	841 Summit Ave*	Colonial	5	4.1	\$1,440,000	\$1,395,000	\$1,395,000	\$0	12/19/2016	72	96.88%	100.00%	N/A
3	59A-3 Sandra Circle	OneFloor	1	1	\$194,500	\$189,900	\$176,000	\$0	12/15/2016	51	90.49%	92.68%	N/A
4	17 Burgess Court	Colonial	5	5	\$1,350,000	\$1,350,000	\$1,350,000	\$114,800	12/15/2016	20	100.00%	100.00%	11.76
5	1739 Florida St*	Colonial	5	4.1	\$1,099,000	\$1,099,000	\$1,099,000	\$101,200	12/15/2016	73	100.00%	100.00%	10.86
6	114 Scotch Plains Av	Colonial	4	2.2	\$950,000	\$750,000	\$750,000	\$118,500	12/23/2016	187	78.95%	100.00%	6.33
7	1050 Wychwood Rd*	Colonial	4	2.1	\$1,845,000	\$1,845,000	\$1,760,000	\$350,200	12/15/2016	42	95.39%	95.39%	5.03
8	1 Cherry Ln*	Colonial	4	3	\$1,120,000	\$1,120,000	\$1,120,100	\$270,100	12/16/2016	21	100.01%	100.01%	4.15
9	815 Oak Ave*	Colonial	3	1.1	\$442,000	\$419,900	\$420,000	\$122,900	12/6/2016	131	95.02%	100.02%	3.42
10	7 Max Pl*	Colonial	5	4.2	\$1,425,000	\$1,250,000	\$1,200,000	\$328,600	12/28/2016	94	84.21%	96.00%	3.65
11	4 Canterbury Ln*	Colonial	4	3.1	\$1,499,000	\$1,350,000	\$1,300,000	\$252,300	12/23/2016	58	86.72%	96.30%	5.15
12	323 Tuttle Pkwy*	Colonial	4	2.1	\$715,000	\$715,000	\$715,000	\$130,800	12/5/2016	23	100.00%	100.00%	5.47
13	545 Elm St*	Colonial	4	3.2	\$899,000	\$899,000	\$865,000	\$225,100	12/1/2016	30	96.22%	96.22%	3.84
14	753 Austin St*	Colonial	4	2.1	\$779,999	\$749,999	\$799,900	\$128,400	12/19/2016	41	102.55%	106.65%	6.23
15	568 Downer St*	Colonial	2	1.1	\$339,000	\$339,000	\$340,000	\$58,800	12/8/2016	19	100.29%	100.29%	5.78
16	129 Marlboro St*	Colonial	3	1	\$465,000	\$465,000	\$420,000	\$110,100	12/1/2016	29	90.32%	90.32%	3.81
17	819 Wallberg Ave*	Colonial	4	2.1	\$714,900	\$714,900	\$707,000	\$218,500	12/23/2016	25	98.89%	98.89%	3.24
18	520 Clifton Street	Colonial Cus	6	6	\$1,445,000	\$1,395,000	\$1,345,000	\$0	12/9/2016	88	93.08%	96.42%	N/A
19	919 Grandview Ave*	Colonial Det	3	1	\$399,900	\$399,900	\$400,100	\$114,600	12/13/2016	14	100.05%	100.05%	3.49
20	260 Prospect St*	FirstFlr One1	2	2	\$429,900	\$399,000	\$390,000	\$118,200	12/1/2016	58	90.72%	97.74%	3.30
21	649 Cumberland St*	HalfDupl	3	1.1	\$425,000	\$375,000	\$375,000	\$87,400	12/22/2016	140	88.24%	100.00%	4.29
22	12 Manitou Cir*	Ranch	3	2.1	\$749,000	\$749,000	\$775,777	\$207,200	12/5/2016	27	103.58%	103.58%	3.74
23	603 Shadowlawn Dr*	RanchExp	4	4	\$750,000	\$699,000	\$699,000	\$162,500	12/20/2016	89	93.20%	100.00%	4.30
24	659 Forest Ave*	Tudor Colon	3	2.1	\$789,000	\$789,000	\$775,000	\$207,800	12/15/2016	14	98.23%	98.23%	3.73
25	651 Clark St*	Victrian Colc	5	2.1	\$699,000	\$699,000	\$555,000	\$185,800	12/20/2016	6	79.40%	79.40%	2.99
AVERAGES					\$892,368	\$860,064	\$843,075			54	94.50%	97.93%	4.98

# of Units for the Month	25
Average Original List Price	\$892,368
Average List Price	\$860,064
Average Sale Price	\$843,075
% of Sale Price to Original List Price	94.50%
% of Sale Price to List Price	97.93%
Average Days on Market	54
Sales Price to Assessed Value Ratio	4.98



2016 YTD Real Estate Market Activity - Westfield

Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Houses Sold	27	13	33	26	27	62	47	38	27	34	24	25	383
Avg. Orig. List Price	\$943,674	\$723,438	\$807,033	\$863,423	\$848,237	\$923,415	\$797,294	\$963,845	\$783,726	\$951,756	\$910,821	\$892,368	\$867,419
Average List Price	\$928,637	\$718,831	\$791,791	\$854,962	\$841,015	\$910,273	\$787,834	\$939,626	\$758,400	\$901,597	\$862,896	\$860,064	\$846,327
Average Sale Price	\$906,870	\$698,846	\$770,724	\$838,765	\$831,919	\$888,852	\$770,665	\$909,176	\$736,414	\$871,129	\$847,784	\$843,075	\$826,185
% of SP to Orig. LP	95.89%	97.40%	95.85%	97.02%	98.17%	96.66%	96.77%	94.93%	94.29%	93.85%	95.13%	94.50%	95.87%
% of SP to LP	97.55%	98.07%	97.40%	97.87%	99.02%	98.04%	97.88%	96.93%	96.99%	96.59%	98.78%	97.93%	97.75%
Days on Market	57	48	70	44	69	42	32	61	55	72	85	54	57
SP to Assessed Value	5.95	4.93	4.32	5.64	5.31	4.72	4.38	4.89	5.28	4.07	4.83	4.98	4.94

