

# WESTFIELD 2025 SALES

## Sales Comparison – Westfield

|                         | <u>2024</u> | <u>2025</u> | <u>Change</u> |
|-------------------------|-------------|-------------|---------------|
| New Listings            | 396         | 408         | 3.03%         |
| Sold Listings           | 321         | 329         | 2.49%         |
| Average Sale Price      | \$1,274,386 | \$1,350,275 | 4.05%         |
| Average Days on Market  | 25          | 22          | -12%          |
| List Price / Sale Price | 106.4%      | 108.3%      | -1.8%         |

|     | <u>ADDRESS</u> | <u>LIST PRICE</u> | <u>BED</u> | <u>BATH</u> | <u>SALE PRICE</u> | <u>DOM</u> | <u>CLOSE DATE</u> |
|-----|----------------|-------------------|------------|-------------|-------------------|------------|-------------------|
| 57  | Sandra circle  | \$ 205,000        | 1          | 1.0         | \$ 205,000        | 9          | 9/17/25           |
| 58  | Sandra Circle  | \$ 225,000        | 1          | 1.0         | \$ 240,000        | 11         | 2/20/25           |
| 59C |                |                   |            |             |                   |            |                   |
| 4   | Sandra Circle  | \$ 239,000        | 1          | 1.0         | \$ 240,000        | 12         | 6/9/25            |
| 58  | Sandra Circle  | \$ 259,900        | 1          | 1.0         | \$ 250,000        | 73         | 10/30/25          |
| 53  | Sandra Circle  | \$ 289,900        | 1          | 1.0         | \$ 280,000        | 9          | 8/18/25           |
| 56  | Sandra Circle  | \$ 293,000        | 2          | 1.0         | \$ 295,000        | 4          | 6/10/25           |
| 39  | Sandra Cir     | \$ 325,000        | 2          | 1.0         | \$ 318,000        | 36         | 5/7/25            |
| 41  | Sandra Circle  | \$ 330,000        | 3          | 2.0         | \$ 320,000        | 32         | 6/16/25           |
| 652 | W Broad St     | \$ 409,000        | 2          | 1.0         | \$ 450,000        | 26         | 1/30/25           |
| 121 | Windsor Ave*   | \$ 435,000        | 2          | 1.0         | \$ 437,200        | 39         | 5/1/25            |
| 112 | Windsor Ave*   | \$ 435,000        | 2          | 1.1         | \$ 475,000        | 8          | 11/26/25          |
| 224 | Prospect St*   | \$ 439,000        | 1          | 1.0         | \$ 450,000        | 20         | 4/16/25           |
| 249 | Windsor Ave*   | \$ 450,000        | 2          | 2.0         | \$ 485,000        | 11         | 4/4/25            |
| 233 | Windsor Ave*   | \$ 465,000        | 2          | 1.0         | \$ 435,000        | 37         | 9/12/25           |
| 134 | Windsor Ave*   | \$ 489,900        | 2          | 1.0         | \$ 445,000        | 137        | 3/14/25           |
| 515 | Trinity Pl*    | \$ 494,999        | 2          | 2.0         | \$ 495,000        | 8          | 10/17/25          |



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|         |                          |            |   |     |            |     |          |
|---------|--------------------------|------------|---|-----|------------|-----|----------|
| 119-121 | E Grove St*              | \$ 499,000 | 2 | 1.1 | \$ 610,000 | 15  | 4/30/25  |
| 502     | W Broad St*              | \$ 499,500 | 3 | 2.0 | \$ 475,000 | 113 | 1/10/25  |
| 654     | North Ave*               | \$ 545,000 | 2 | 1.0 | \$ 525,000 | 31  | 10/10/25 |
| 260     | Prospect Street, Unit 21 | \$ 559,000 | 2 | 2.0 | \$ 548,000 | 24  | 6/26/25  |
| 215     | Myrtle Avenue            | \$ 579,000 | 3 | 2.0 | \$ 699,000 | 8   | 5/2/25   |
| 260     | Walnut St*               | \$ 579,000 | 2 | 1.1 | \$ 593,000 | 20  | 9/5/25   |
| 1012    | Columbus Ave*            | \$ 595,000 | 3 | 1.0 | \$ 685,000 | 33  | 11/28/25 |
| 260     | Walnut St*               | \$ 629,000 | 2 | 1.1 | \$ 640,000 | 12  | 2/25/25  |
| 410     | Edgar Rd*                | \$ 649,000 | 4 | 2.0 | \$ 750,000 | 9   | 5/15/25  |
| 260     | Prospect St*             | \$ 649,000 | 2 | 2.0 | \$ 649,000 | 6   | 12/3/25  |
| 885     | North Ave*               | \$ 649,900 | 3 | 1.1 | \$ 675,000 | 8   | 1/24/25  |
| 507     | N Scotch Plains Ave*     | \$ 650,000 | 3 | 1.1 | \$ 650,000 | 22  | 1/8/25   |
| 1343    | Central Ave*             | \$ 659,900 | 3 | 2.0 | \$ 660,000 | 96  | 3/14/25  |
| 210     | Hazel Ave*               | \$ 675,000 | 3 | 1.1 | \$ 755,000 | 14  | 6/3/25   |
| 717     | 1st Street               | \$ 680,000 | 3 | 1.1 | \$ 740,000 | 9   | 7/15/25  |
| 1025    | E Broad St*              | \$ 695,000 | 3 | 1.1 | \$ 830,000 | 8   | 4/1/25   |
| 1140    | Central Ave*             | \$ 699,000 | 3 | 1.1 | \$ 650,000 | 37  | 1/31/25  |
| 7       | Cowperthwaite Sq*        | \$ 699,000 | 2 | 2.2 | \$ 705,000 | 11  | 1/10/25  |
| 521     | North Ave*               | \$ 699,000 | 2 | 3.1 | \$ 700,000 | 0   | 2/7/25   |
| 825     | Grant Ave*               | \$ 699,000 | 3 | 1.0 | \$ 750,000 | 0   | 4/23/25  |
| 242     | Saint Paul St*           | \$ 699,900 | 3 | 2.0 | \$ 610,000 | 87  | 1/16/25  |
| 1726    | Florida St*              | \$ 699,900 | 2 | 1.0 | \$ 862,000 | 9   | 2/7/25   |
| 512     | Sherwood Parkway         | \$ 699,900 | 2 | 1.1 | \$ 770,000 | 19  | 6/6/25   |
| 641     | Embree Crescent          | \$ 699,900 | 3 | 1.1 | \$ 840,000 | 11  | 7/3/25   |
| 122     | Hazel Ave*               | \$ 700,000 | 3 | 1.1 | \$ 700,000 | 0   | 9/24/25  |
| 524     | Edgar Road               | \$ 724,000 | 3 | 2.0 | \$ 851,000 | 13  | 12/8/25  |
| 6       | Cowperthwaite Sq*        | \$ 724,900 | 2 | 2.1 | \$ 724,900 | 11  | 8/21/25  |
| 9       | Cowperthwaite Sq*        | \$ 725,000 | 2 | 2.1 | \$ 745,000 | 27  | 7/16/25  |



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|      |                   |    |         |   |     |    |         |    |          |
|------|-------------------|----|---------|---|-----|----|---------|----|----------|
| 303  | Tuttle Pkwy*      | \$ | 729,000 | 4 | 1.1 | \$ | 659,000 | 4  | 9/26/25  |
| 105  | Wyoming St*       | \$ | 729,000 | 3 | 2.0 | \$ | 730,000 | 20 | 10/9/25  |
| 300A | Clark St*         | \$ | 745,000 | 2 | 2.2 | \$ | 765,000 | 8  | 9/19/25  |
| 224  | Cowperthwaite Pl* | \$ | 749,000 | 2 | 2.1 | \$ | 800,000 | 18 | 4/30/25  |
| 112  | Clifton St*       | \$ | 749,000 | 4 | 1.0 | \$ | 801,000 | 56 | 7/22/25  |
| 826  | Wallberg Ave*     | \$ | 749,000 | 4 | 1.1 | \$ | 875,000 | 47 | 8/18/25  |
| 582  | Pierson St*       | \$ | 749,000 | 3 | 2.0 | \$ | 780,000 | 16 | 9/30/25  |
| 1920 | Boynton Ave*      | \$ | 749,000 | 2 | 2.0 | \$ | 760,000 | 36 | 11/7/25  |
| 60   | Michael Dr*       | \$ | 750,000 | 4 | 3.1 | \$ | 875,500 | 7  | 4/28/25  |
| 909  | Irving Ave*       | \$ | 750,000 | 3 | 1.1 | \$ | 860,000 | 6  | 7/14/25  |
| 515  | W Grove St        | \$ | 765,000 | 3 | 1.1 | \$ | 820,000 | 11 | 4/10/25  |
| 137  | Marlboro St*      | \$ | 775,000 | 3 | 2.0 | \$ | 840,418 | 8  | 8/8/25   |
| 928  | Columbus Ave*     | \$ | 775,000 | 3 | 2.0 | \$ | 725,000 | 64 | 10/31/25 |
| 1520 | Boulevard*        | \$ | 789,000 | 4 | 2.0 | \$ | 800,000 | 42 | 2/6/25   |
| 652  | Maye St*          | \$ | 799,000 | 3 | 3.0 | \$ | 850,000 | 14 | 3/17/25  |
| 521  | North Ave*        | \$ | 799,000 | 3 | 3.1 | \$ | 775,000 | 22 | 2/13/25  |
| 727  | Warren Street     | \$ | 799,000 | 3 | 2.0 | \$ | 955,000 | 9  | 3/24/25  |
| 770  | Austin St*        | \$ | 799,000 | 3 | 2.1 | \$ | 880,000 | 18 | 7/1/25   |
| 725  | Saint Marks Ave*  | \$ | 799,000 | 3 | 2.0 | \$ | 999,999 | 30 | 6/6/25   |
| 1440 | Boynton Ave       | \$ | 799,000 | 4 | 2.1 | \$ | 985,000 | 9  | 7/15/25  |
| 651  | N Chestnut St*    | \$ | 799,000 | 3 | 2.1 | \$ | 825,000 | 11 | 7/24/25  |
| 840  | Dorian Rd*        | \$ | 799,000 | 3 | 1.0 | \$ | 855,000 | 12 | 10/16/25 |
| 22   | Tamaques Way*     | \$ | 799,000 | 4 | 2.0 | \$ | 900,000 | 0  | 12/18/25 |
| 825  | North Ave W       | \$ | 799,900 | 3 | 2.0 | \$ | 760,000 | 13 | 3/31/25  |
| 310  | Springfield Ave*  | \$ | 799,900 | 3 | 3.0 | \$ | 820,000 | 56 | 7/28/25  |
| 1021 | Grandview Ave*    | \$ | 799,999 | 3 | 1.1 | \$ | 825,000 | 14 | 5/12/25  |
| 31   | Woodbrook Cir*    | \$ | 800,000 | 3 | 3.0 | \$ | 950,000 | 0  | 10/6/25  |
| 731  | 1St St*           | \$ | 819,000 | 4 | 1.1 | \$ | 875,000 | 24 | 6/2/25   |



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|      |                      |            |   |     |              |    |          |
|------|----------------------|------------|---|-----|--------------|----|----------|
| 119  | N Scotch Plains Ave* | \$ 819,000 | 4 | 2.0 | \$ 850,000   | 8  | 10/15/25 |
| 520  | Hort St*             | \$ 819,999 | 4 | 2.0 | \$ 855,000   | 14 | 8/15/25  |
| 504  | Edgar Rd*            | \$ 825,000 | 3 | 2.0 | \$ 1,000,000 | 16 | 4/24/25  |
| 631  | Kensington Dr*       | \$ 825,000 | 3 | 1.1 | \$ 900,000   | 7  | 10/20/25 |
| 780  | Hancock St*          | \$ 829,000 | 4 | 2.1 | \$ 999,999   | 8  | 7/10/25  |
| 240  | Roger Ave*           | \$ 829,000 | 4 | 2.1 | \$ 962,000   | 9  | 9/3/25   |
| 1036 | Columbus Ave*        | \$ 829,900 | 4 | 2.0 | \$ 999,999   | 17 | 7/14/25  |
| 516  | Hillcrest Ave*       | \$ 849,000 | 3 | 1.1 | \$ 916,000   | 11 | 8/29/25  |
| 806  | Oak Ave*             | \$ 849,000 | 3 | 2.0 | \$ 1,100,000 | 9  | 5/23/25  |
| 569  | Colonial Ave         | \$ 849,000 | 3 | 1.1 | \$ 830,000   | 36 | 6/18/25  |
| 1738 | Central Ave*         | \$ 849,000 | 4 | 2.1 | \$ 850,000   | 12 | 7/11/25  |
| 942  | Summit Ave*          | \$ 849,000 | 3 | 1.1 | \$ 855,000   | 14 | 8/4/25   |
| 645  | Kimball Ave*         | \$ 849,000 | 3 | 2.1 | \$ 905,000   | 9  | 11/21/25 |
| 615  | Kensington Dr*       | \$ 849,000 | 3 | 2.0 | \$ 900,000   | 7  | 12/3/25  |
| 105  | Marion Ave*          | \$ 849,900 | 4 | 2.0 | \$ 860,000   | 49 | 1/14/25  |
| 731  | Tamaques Way*        | \$ 850,000 | 4 | 2.0 | \$ 910,000   | 12 | 2/21/25  |
| 313  | Elizabeth Ave*       | \$ 850,000 | 4 | 3.0 | \$ 927,000   | 27 | 4/30/25  |
| 13   | Oneida Dr*           | \$ 850,000 | 4 | 2.1 | \$ 1,008,000 | 9  | 5/6/25   |
| 103  | Marlboro St*         | \$ 850,000 | 3 | 2.1 | \$ 880,000   | 28 | 7/30/25  |
| 211  | Park St*             | \$ 865,000 | 5 | 2.0 | \$ 1,030,000 | 6  | 7/29/25  |
| 102  | Jefferson Ave*       | \$ 875,000 | 4 | 2.2 | \$ 1,050,000 | 9  | 3/21/25  |
| 7    | Folkstone Dr*        | \$ 875,000 | 3 | 2.0 | \$ 999,000   | 14 | 10/15/25 |
| 922  | Ripley Ave*          | \$ 879,000 | 3 | 3.1 | \$ 1,105,000 | 10 | 4/4/25   |
| 126  | Wells St*            | \$ 879,000 | 3 | 2.1 | \$ 1,067,500 | 7  | 8/8/25   |
| 423  | Edgewood Ave*        | \$ 879,000 | 3 | 2.0 | \$ 829,000   | 23 | 7/30/25  |
| 109  | Palsted Ave*         | \$ 889,000 | 3 | 2.1 | \$ 951,109   | 19 | 2/3/25   |
| 210  | Grove St*            | \$ 899,000 | 3 | 2.1 | \$ 850,000   | 66 | 3/3/25   |
| 419  | Boulevard*           | \$ 899,000 | 3 | 2.0 | \$ 999,000   | 9  | 2/24/25  |



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|      |                      |    |         |   |     |    |           |    |          |
|------|----------------------|----|---------|---|-----|----|-----------|----|----------|
| 336  | Mountain Ave*        | \$ | 899,000 | 6 | 3.1 | \$ | 999,999   | 13 | 4/1/25   |
| 54   | Faulkner Dr*         | \$ | 899,000 | 3 | 2.1 | \$ | 975,000   | 6  | 5/13/25  |
| 629  | Kimball Ave*         | \$ | 899,000 | 4 | 2.1 | \$ | 1,100,000 | 10 | 5/27/25  |
| 65   | Summit Ct*           | \$ | 899,000 | 3 | 2.1 | \$ | 1,100,000 | 10 | 5/2/25   |
| 11   | Eastgate Sq*         | \$ | 899,000 | 4 | 2.1 | \$ | 1,099,000 | 7  | 4/25/25  |
| 775  | Oak Ave*             | \$ | 899,000 | 3 | 2.1 | \$ | 1,210,775 | 9  | 5/7/25   |
| 530  | Hort St*             | \$ | 899,000 | 4 | 2.1 | \$ | 999,000   | 9  | 5/23/25  |
| 1109 | Ripley Ave*          | \$ | 899,000 | 4 | 3.0 | \$ | 950,000   | 24 | 6/30/25  |
| 305  | N Scotch Plains Ave* | \$ | 899,000 | 4 | 2.0 | \$ | 999,999   | 8  | 7/21/25  |
| 728  | Coleman Pl*          | \$ | 899,000 | 3 | 1.1 | \$ | 999,999   | 10 | 7/22/25  |
| 628  | Benson Pl*           | \$ | 899,000 | 3 | 3.0 | \$ | 945,000   | 8  | 8/18/25  |
| 779  | Lamberts Mill Rd*    | \$ | 899,000 | 3 | 2.0 | \$ | 999,000   | 11 | 11/18/25 |
| 121  | Summit Ct*           | \$ | 899,900 | 4 | 3.1 | \$ | 900,000   | 39 | 6/6/25   |
| 720  | Embree Cres*         | \$ | 899,900 | 5 | 1.1 | \$ | 815,000   | 15 | 7/10/25  |
| 15   | Woodbrook Cir*       | \$ | 900,000 | 3 | 2.1 | \$ | 950,000   | 0  | 10/3/25  |
| 64   | Manitou Cir*         | \$ | 915,000 | 4 | 2.1 | \$ | 1,045,662 | 14 | 7/1/25   |
| 956  | Summit Ave*          | \$ | 918,000 | 3 | 3.0 | \$ | 924,000   | 10 | 8/15/25  |
| 321  | E Grove St*          | \$ | 919,000 | 3 | 3.1 | \$ | 999,000   | 5  | 4/18/25  |
| 939  | Brown Ave*           | \$ | 924,000 | 4 | 3.0 | \$ | 1,155,000 | 9  | 5/21/25  |
| 3    | Sandra Cir*          | \$ | 924,000 | 5 | 3.0 | \$ | 1,250,000 | 9  | 6/24/25  |
| 1501 | Rahway Ave*          | \$ | 925,000 | 3 | 1.1 | \$ | 950,000   | 19 | 8/27/25  |
| 2    | Barchester Way*      | \$ | 930,000 | 4 | 2.1 | \$ | 1,100,000 | 22 | 11/3/25  |
| 908  | Willow Grove Rd*     | \$ | 939,000 | 4 | 2.1 | \$ | 1,230,000 | 10 | 7/15/25  |
| 213  | Welch Way*           | \$ | 939,000 | 4 | 2.1 | \$ | 1,110,000 | 12 | 12/4/25  |
| 1604 | Grandview Avenue     | \$ | 948,850 | 4 | 2.1 | \$ | 1,154,800 | 9  | 7/10/25  |
| 131  | Wells St*            | \$ | 949,000 | 3 | 2.1 | \$ | 1,100,000 | 9  | 12/2/25  |
| 415  | Highland Ave*        | \$ | 949,000 | 5 | 2.1 | \$ | 950,000   | 15 | 12/22/25 |
| 126  | Ludlow Pl*           | \$ | 949,000 | 4 | 3.0 | \$ | 1,300,000 | 6  | 11/10/25 |



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|      |                 |    |         |   |     |    |           |    |          |
|------|-----------------|----|---------|---|-----|----|-----------|----|----------|
| 39   | Unami Ter*      | \$ | 950,000 | 4 | 2.1 | \$ | 1,100,000 | 21 | 6/18/25  |
| 416  | Boulevard*      | \$ | 950,000 | 4 | 3.0 | \$ | 999,999   | 5  | 11/5/25  |
| 904  | TICE PLACE      | \$ | 965,000 | 3 | 2.1 | \$ | 1,058,000 | 8  | 9/10/25  |
| 410  | Edgar Rd*       | \$ | 969,000 | 4 | 2.0 | \$ | 1,050,000 | 14 | 11/3/25  |
| 1306 | Pine Grove Ave* | \$ | 979,000 | 4 | 2.0 | \$ | 1,040,000 | 14 | 8/22/25  |
| 321  | E Grove St*     | \$ | 985,000 | 3 | 3.1 | \$ | 999,999   | 16 | 10/3/25  |
| 871  | Carleton Rd*    | \$ | 995,000 | 4 | 2.2 | \$ | 1,200,000 | 13 | 5/15/25  |
| 918  | Boulevard*      | \$ | 995,000 | 4 | 3.2 | \$ | 1,300,000 | 6  | 7/21/25  |
| 255  | Walnut St*      | \$ | 999,000 | 4 | 3.2 | \$ | 1,100,000 | 8  | 6/9/25   |
| 170  | Harrison Ave*   | \$ | 999,000 | 4 | 2.1 | \$ | 1,350,000 | 8  | 4/11/25  |
| 501  | 1st St*         | \$ | 999,000 | 4 | 2.2 | \$ | 1,257,000 | 12 | 4/18/25  |
| 41   | Sunnywood Dr*   | \$ | 999,000 | 4 | 3.1 | \$ | 1,217,000 | 9  | 5/16/25  |
| 1435 | Boynton Ave*    | \$ | 999,000 | 4 | 2.1 | \$ | 1,150,000 | 37 | 6/9/25   |
| 822  | Fairacres Ave*  | \$ | 999,000 | 3 | 2.2 | \$ | 999,000   | 16 | 7/11/25  |
| 591  | Terrace Pl*     | \$ | 999,000 | 3 | 3.0 | \$ | 1,397,000 | 8  | 6/23/25  |
| 924  | Brown Ave*      | \$ | 999,000 | 4 | 2.1 | \$ | 1,120,000 | 11 | 7/18/25  |
| 561B | Downer St*      | \$ | 999,000 | 3 | 2.2 | \$ | 1,050,000 | 6  | 7/15/25  |
| 12   | Wychview Dr*    | \$ | 999,000 | 4 | 2.1 | \$ | 1,200,000 | 0  | 7/2/25   |
| 650  | Coleman Pl*     | \$ | 999,000 | 3 | 2.0 | \$ | 1,260,000 | 12 | 10/27/25 |
| 711  | Westfield Ave*  | \$ | 999,000 | 4 | 2.1 | \$ | 999,999   | 8  | 8/27/25  |
| 131  | Clifton Street  | \$ | 999,900 | 4 | 3.0 | \$ | 1,115,888 | 14 | 3/10/25  |
| 918  | Ripley Ave*     | \$ | 999,900 | 4 | 2.1 | \$ | 1,277,000 | 14 | 7/7/25   |
| 19   | Trails End Ct*  | \$ | 999,990 | 4 | 3.1 | \$ | 920,000   | 67 | 9/12/25  |
| 710  | Warren St*      | \$ | 999,999 | 4 | 2.1 | \$ | 1,375,000 | 7  | 4/14/25  |
| 800  | Franklin Ave*   | \$ | 999,999 | 6 | 4.0 | \$ | 925,000   | 38 | 8/25/25  |
| 520  | Cory Pl*        | \$ | 999,999 | 4 | 2.2 | \$ | 1,250,000 | 16 | 9/8/25   |
| 252  | Orchard St*     | \$ | 999,999 | 4 | 3.0 | \$ | 999,999   | 16 | 9/3/25   |
| 766  | Oak Ave*        | \$ | 999,999 | 4 | 2.1 | \$ | 1,322,500 | 9  | 12/3/25  |





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|      |                |              |   |     |              |    |          |
|------|----------------|--------------|---|-----|--------------|----|----------|
| 530  | Clark St*      | \$ 1,039,000 | 4 | 2.1 | \$ 1,325,000 | 10 | 5/16/25  |
| 520  | Mountain Ave*  | \$ 1,039,000 | 5 | 2.1 | \$ 1,125,000 | 9  | 8/11/25  |
| 504  | Mountain Ave*  | \$ 1,049,000 | 5 | 2.1 | \$ 1,300,000 | 9  | 7/23/25  |
| 1011 | Boynton Ave*   | \$ 1,050,000 | 4 | 2.1 | \$ 1,200,000 | 74 | 3/21/25  |
| 2170 | Bayberry Lane  | \$ 1,050,000 | 4 | 3.1 | \$ 1,260,000 | 7  | 3/24/25  |
| 524  | Dorian Pl*     | \$ 1,050,000 | 5 | 2.1 | \$ 1,225,000 | 15 | 5/16/25  |
| 1015 | Columbus Ave*  | \$ 1,050,000 | 4 | 3.1 | \$ 1,100,000 | 14 | 10/30/25 |
| 765  | Belvidere Ave* | \$ 1,050,000 | 4 | 2.1 | \$ 1,225,000 | 13 | 10/30/25 |
| 824  | Grant Ave*     | \$ 1,050,000 | 3 | 2.1 | \$ 1,300,000 | 10 | 11/18/25 |
| 227  | Myrtle Ave*    | \$ 1,095,000 | 4 | 3.1 | \$ 1,265,000 | 8  | 6/24/25  |
| 36   | Summit Ct*     | \$ 1,099,000 | 4 | 3.0 | \$ 1,285,000 | 11 | 5/1/25   |
| 36   | Tamaques Way*  | \$ 1,100,000 | 4 | 3.0 | \$ 1,230,000 | 15 | 5/30/25  |
| 116  | E Dudley Ave*  | \$ 1,100,000 | 4 | 2.1 | \$ 1,060,000 | 16 | 6/30/25  |
| 214  | Wells St*      | \$ 1,100,000 | 4 | 2.1 | \$ 1,200,000 | 10 | 8/8/25   |
| 764  | Fairacres Ave* | \$ 1,150,000 | 5 | 1.2 | \$ 1,355,000 | 8  | 11/18/25 |
| 456  | Mountain Ave*  | \$ 1,150,000 | 5 | 3.0 | \$ 1,150,000 | 12 | 3/14/25  |
| 109  | Cedar St*      | \$ 1,150,000 | 4 | 2.1 | \$ 1,315,000 | 9  | 5/15/25  |
| 752  | Belvidere Ave* | \$ 1,150,000 | 4 | 4.1 | \$ 1,215,000 | 9  | 6/16/25  |
| 816  | E Broad St*    | \$ 1,150,000 | 5 | 3.0 | \$ 1,187,500 | 14 | 6/11/25  |
| 520  | Dorian Ct*     | \$ 1,150,000 | 4 | 4.0 | \$ 1,350,000 | 15 | 7/29/25  |
| 622  | Prospect St*   | \$ 1,150,000 | 5 | 2.0 | \$ 1,425,000 | 7  | 7/10/25  |
| 740  | Hanford Pl*    | \$ 1,150,000 | 4 | 2.1 | \$ 1,510,029 | 8  | 9/29/25  |
| 647  | Elm St*        | \$ 1,150,000 | 4 | 2.0 | \$ 1,375,000 | 0  | 12/30/25 |
| 527  | Coleman Pl*    | \$ 1,175,000 | 4 | 3.1 | \$ 1,325,000 | 10 | 6/13/25  |
| 1325 | Boulevard*     | \$ 1,175,000 | 4 | 3.1 | \$ 1,300,000 | 14 | 8/6/25   |
| 839  | Tice Pl*       | \$ 1,185,000 | 4 | 2.1 | \$ 1,250,000 | 13 | 9/15/25  |
| 603  | Clark St*      | \$ 1,195,000 | 4 | 2.0 | \$ 1,141,000 | 24 | 4/11/25  |
| 913  | Columbus Ave*  | \$ 1,195,000 | 4 | 2.1 | \$ 1,277,000 | 7  | 7/24/25  |



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|      |                      |              |   |     |              |    |          |
|------|----------------------|--------------|---|-----|--------------|----|----------|
| 542  | Arlington Ave*       | \$ 1,199,000 | 4 | 2.1 | \$ 1,290,000 | 16 | 4/1/25   |
| 1316 | Overhill St*         | \$ 1,199,000 | 4 | 2.1 | \$ 1,417,000 | 14 | 8/27/25  |
| 711  | E Broad St*          | \$ 1,199,000 | 4 | 2.1 | \$ 1,340,000 | 12 | 10/1/25  |
| 1016 | Tice Pl*             | \$ 1,199,000 | 4 | 3.1 | \$ 1,525,000 | 16 | 12/29/25 |
| 36   | Manchester Dr*       | \$ 1,200,000 | 5 | 2.1 | \$ 1,500,000 | 9  | 4/23/25  |
| 265  | S Scotch Plains Ave* | \$ 1,200,000 | 4 | 2.1 | \$ 1,250,000 | 9  | 8/5/25   |
| 616  | S Chestnut St*       | \$ 1,200,000 | 5 | 3.1 | \$ 1,200,000 | 0  | 7/2/25   |
| 882  | Pennsylvania Ave*    | \$ 1,250,000 | 4 | 2.1 | \$ 1,500,000 | 11 | 6/5/25   |
| 507  | Birch Ave*           | \$ 1,250,000 | 5 | 3.1 | \$ 1,335,000 | 0  | 5/1/25   |
| 689  | Shadowlawn Dr*       | \$ 1,250,000 | 4 | 2.2 | \$ 1,440,000 | 25 | 9/12/25  |
| 40   | Canterbury Ln*       | \$ 1,275,000 | 4 | 4.0 | \$ 1,400,000 | 24 | 7/8/25   |
| 880  | Dorian Rd*           | \$ 1,285,000 | 4 | 2.1 | \$ 1,400,000 | 0  | 8/29/25  |
| 898  | Village Grn*         | \$ 1,299,000 | 4 | 2.1 | \$ 1,330,000 | 92 | 7/21/25  |
| 22   | Genesee Trail        | \$ 1,299,000 | 4 | 2.1 | \$ 1,427,000 | 10 | 5/16/25  |
| 520  | Raymond St*          | \$ 1,299,000 | 6 | 3.1 | \$ 1,350,000 | 12 | 7/1/25   |
| 534  | Alden Avenue         | \$ 1,299,000 | 4 | 2.2 | \$ 1,300,000 | 21 | 8/18/25  |
| 310  | N Euclid Ave*        | \$ 1,299,000 | 4 | 2.1 | \$ 1,450,000 | 15 | 9/26/25  |
| 234  | Seneca Pl*           | \$ 1,299,000 | 4 | 3.1 | \$ 1,600,000 | 6  | 10/28/25 |
| 834  | Shackamaxon Dr*      | \$ 1,299,900 | 5 | 3.2 | \$ 1,604,270 | 5  | 6/20/25  |
| 479  | Otisco Dr*           | \$ 1,299,999 | 4 | 2.1 | \$ 1,425,000 | 9  | 7/17/25  |
| 535  | Pierson St*          | \$ 1,300,000 | 5 | 5.0 | \$ 1,300,000 | 99 | 1/30/25  |
| 555  | Mountain Ave*        | \$ 1,300,000 | 6 | 2.1 | \$ 1,725,000 | 10 | 5/27/25  |
| 538  | Colonial Ave*        | \$ 1,300,000 | 3 | 3.1 | \$ 1,510,538 | 11 | 5/30/25  |
| 630  | Prospect St*         | \$ 1,300,000 | 4 | 4.1 | \$ 1,622,000 | 7  | 7/30/25  |
| 410  | Lenox Ave*           | \$ 1,300,000 | 5 | 2.2 | \$ 1,510,000 | 8  | 11/6/25  |
| 412  | Otisco Dr*           | \$ 1,325,000 | 4 | 3.1 | \$ 1,559,000 | 11 | 7/7/25   |
| 530  | Summit Ave*          | \$ 1,325,000 | 4 | 3.0 | \$ 1,350,000 | 17 | 7/21/25  |
| 350  | W Dudley Ave*        | \$ 1,349,000 | 4 | 2.2 | \$ 1,600,000 | 9  | 12/4/25  |





# WESTFIELD 2025 SALES

|      |                  |              |   |     |              |     |          |
|------|------------------|--------------|---|-----|--------------|-----|----------|
| 1132 | Central Ave*     | \$ 1,350,000 | 5 | 5.0 | \$ 1,525,000 | 13  | 8/21/25  |
| 849  | Bradford Ave*    | \$ 1,389,000 | 4 | 3.1 | \$ 1,500,000 | 11  | 7/23/25  |
| 638  | Maple St*        | \$ 1,395,000 | 4 | 3.1 | \$ 1,565,638 | 7   | 3/31/25  |
| 306  | N Chestnut St*   | \$ 1,395,000 | 5 | 3.1 | \$ 1,325,000 | 22  | 5/16/25  |
| 710  | Woodland Ave*    | \$ 1,399,000 | 4 | 2.1 | \$ 1,430,000 | 44  | 9/9/25   |
| 107  | Hardwick Ave*    | \$ 1,399,000 | 5 | 3.1 | \$ 1,336,500 | 65  | 9/30/25  |
| 869  | Summit Ave*      | \$ 1,399,000 | 4 | 2.1 | \$ 1,511,000 | 8   | 9/5/25   |
| 303  | Prospect St*     | \$ 1,399,000 | 5 | 4.1 | \$ 1,570,000 | 16  | 12/22/25 |
| 1722 | Florida St*      | \$ 1,400,000 | 4 | 3.2 | \$ 1,550,000 | 7   | 2/28/25  |
| 821  | Grant Ave*       | \$ 1,425,000 | 5 | 3.1 | \$ 1,425,000 | 12  | 7/14/25  |
| 123  | Linden Ave*      | \$ 1,425,000 | 4 | 2.1 | \$ 1,647,323 | 14  | 6/30/25  |
| 713  | 1St St*          | \$ 1,425,000 | 5 | 5.0 | \$ 1,412,500 | 16  | 8/14/25  |
| 1508 | Boulevard*       | \$ 1,439,000 | 5 | 4.1 | \$ 1,420,000 | 107 | 10/31/25 |
| 1    | Settlers Lane    | \$ 1,449,000 | 4 | 2.2 | \$ 1,701,000 | 13  | 6/2/25   |
| 137  | Harrison Ave*    | \$ 1,450,000 | 5 | 2.1 | \$ 1,670,000 | 13  | 3/10/25  |
| 823  | Wallberg Ave*    | \$ 1,450,000 | 5 | 2.1 | \$ 1,500,823 | 9   | 4/7/25   |
| 4    | Manchester Dr*   | \$ 1,450,000 | 5 | 4.0 | \$ 1,750,000 | 8   | 4/30/25  |
| 861  | Bradford Ave*    | \$ 1,450,000 | 6 | 3.0 | \$ 1,762,100 | 9   | 6/30/25  |
| 303  | Harrison Ave*    | \$ 1,450,000 | 5 | 2.1 | \$ 1,490,000 | 15  | 7/16/25  |
| 521  | Topping Hill Rd* | \$ 1,450,000 | 4 | 3.0 | \$ 1,650,000 | 112 | 11/3/25  |
| 225  | Twin Oaks Ter*   | \$ 1,489,000 | 4 | 3.1 | \$ 1,600,000 | 16  | 3/31/25  |
| 140  | Stanmore Pl*     | \$ 1,495,000 | 5 | 3.2 | \$ 1,645,000 | 7   | 6/26/25  |
| 159  | N Euclid Ave*    | \$ 1,495,000 | 5 | 3.1 | \$ 1,770,515 | 11  | 9/26/25  |
| 1310 | Pine Grove Ave*  | \$ 1,499,000 | 5 | 3.1 | \$ 1,465,000 | 48  | 5/12/25  |
| 417  | Beechwood Pl*    | \$ 1,499,000 | 4 | 2.1 | \$ 1,686,000 | 13  | 6/12/25  |
| 1314 | Pine Grove Ave*  | \$ 1,499,000 | 5 | 5.1 | \$ 1,510,000 | 34  | 10/8/25  |
| 112  | Linden Ave*      | \$ 1,499,000 | 4 | 2.2 | \$ 1,675,000 | 9   | 11/21/25 |
| 519  | Mountain Ave*    | \$ 1,500,000 | 5 | 3.1 | \$ 1,653,500 | 9   | 3/21/25  |



# WESTFIELD 2025 SALES

|      |                  |              |   |     |              |     |          |
|------|------------------|--------------|---|-----|--------------|-----|----------|
| 14   | Bennett Pl*      | \$ 1,500,000 | 4 | 3.1 | \$ 1,926,000 | 11  | 10/16/25 |
| 519  | Birch Ave*       | \$ 1,540,000 | 5 | 4.1 | \$ 1,485,000 | 55  | 1/27/25  |
| 1921 | Grandview Ave*   | \$ 1,549,000 | 5 | 3.1 | \$ 1,677,000 | 12  | 4/30/25  |
| 1283 | Rahway Ave*      | \$ 1,549,000 | 4 | 3.1 | \$ 1,425,000 | 120 | 12/31/25 |
| 204  | S Euclid Ave*    | \$ 1,550,000 | 5 | 2.1 | \$ 1,570,000 | 62  | 1/17/25  |
| 900  | Minisink Way*    | \$ 1,575,000 | 6 | 5.1 | \$ 1,825,000 | 9   | 10/15/25 |
| 647  | Downer St*       | \$ 1,579,900 | 5 | 4.1 | \$ 1,550,000 | 112 | 4/4/25   |
| 643  | Downer St*       | \$ 1,595,000 | 5 | 4.1 | \$ 1,650,000 | 8   | 9/18/25  |
| 460  | Hillside Ave*    | \$ 1,625,000 | 4 | 3.1 | \$ 1,650,000 | 46  | 7/18/25  |
| 515  | Parkview Ave*    | \$ 1,695,000 | 4 | 3.2 | \$ 1,825,000 | 5   | 9/26/25  |
| 30   | Stoneleigh Park* | \$ 1,695,000 | 4 | 3.2 | \$ 1,950,000 | 11  | 10/31/25 |
| 122  | N Euclid Ave*    | \$ 1,699,000 | 5 | 3.2 | \$ 1,650,000 | 16  | 5/23/25  |
| 113  | Pearl St*        | \$ 1,699,000 | 5 | 4.2 | \$ 1,875,000 | 15  | 6/13/25  |
| 332  | Springfield Ave* | \$ 1,700,000 | 5 | 5.1 | \$ 1,700,000 | 27  | 9/19/25  |
| 622  | Saint Marks Ave* | \$ 1,700,000 | 5 | 5.0 | \$ 1,915,000 | 17  | 8/22/25  |
| 632  | Arlington Ave*   | \$ 1,725,000 | 5 | 3.2 | \$ 2,051,000 | 7   | 5/30/25  |
| 946  | Tice Pl*         | \$ 1,749,000 | 5 | 4.1 | \$ 1,750,000 | 48  | 2/5/25   |
| 834  | Tice Pl*         | \$ 1,749,000 | 5 | 5.0 | \$ 1,750,000 | 19  | 12/22/25 |
| 460  | Topping Hill Rd* | \$ 1,775,000 | 4 | 2.2 | \$ 2,060,000 | 8   | 8/11/25  |
| 18   | Bennett Pl*      | \$ 1,775,000 | 4 | 3.0 | \$ 2,136,000 | 9   | 6/12/25  |
| 1008 | Boulevard*       | \$ 1,775,000 | 5 | 5.0 | \$ 1,850,000 | 15  | 12/15/25 |
| 27   | Tamaques Way*    | \$ 1,795,000 | 5 | 5.1 | \$ 1,925,000 | 8   | 7/2/25   |
| 819  | Standish Ave*    | \$ 1,795,000 | 5 | 4.0 | \$ 1,795,000 | 28  | 12/30/25 |
| 120  | Cottage Pl*      | \$ 1,799,000 | 5 | 4.1 | \$ 1,850,000 | 11  | 7/31/25  |
| 716  | Shackamaxxon Dr* | \$ 1,799,900 | 5 | 3.1 | \$ 1,900,751 | 12  | 3/20/25  |
| 1000 | Tice Pl*         | \$ 1,799,999 | 5 | 4.1 | \$ 1,700,000 | 30  | 7/23/25  |
| 667  | 4Th Ave*         | \$ 1,799,999 | 5 | 4.1 | \$ 1,775,000 | 17  | 8/14/25  |
| 93   | Barchester Way*  | \$ 1,849,000 | 5 | 3.1 | \$ 1,860,000 | 10  | 7/14/25  |



# WESTFIELD 2025 SALES

|     |                  |              |   |     |              |    |          |
|-----|------------------|--------------|---|-----|--------------|----|----------|
| 230 | Connecticut St*  | \$ 1,850,000 | 5 | 3.1 | \$ 1,877,161 | 0  | 3/28/25  |
| 15  | Amy Dr*          | \$ 1,850,000 | 6 | 4.1 | \$ 2,040,000 | 11 | 6/27/25  |
| 310 | Roanoke Rd*      | \$ 1,875,000 | 4 | 3.0 | \$ 1,875,000 | 5  | 6/30/25  |
| 133 | Stanmore Pl*     | \$ 1,899,000 | 5 | 3.2 | \$ 2,250,000 | 11 | 4/23/25  |
| 837 | SUMMIT AVENUE    | \$ 1,899,000 | 6 | 5.0 | \$ 2,015,000 | 20 | 6/30/25  |
| 215 | Brightwood Ave*  | \$ 1,900,000 | 6 | 4.1 | \$ 2,000,000 | 11 | 5/9/25   |
| 309 | Woods End Rd*    | \$ 1,925,000 | 5 | 5.1 | \$ 2,060,000 | 9  | 6/6/25   |
| 919 | Tice Pl*         | \$ 1,949,000 | 5 | 4.1 | \$ 2,200,000 | 86 | 9/26/25  |
| 603 | BOULEVARD        | \$ 1,975,000 | 4 | 3.1 | \$ 1,975,000 | 15 | 5/12/25  |
| 620 | Boulevard*       | \$ 1,975,000 | 6 | 4.0 | \$ 2,085,000 | 9  | 4/17/25  |
| 920 | Highland Ave*    | \$ 1,975,000 | 4 | 5.1 | \$ 1,950,000 | 8  | 7/30/25  |
| 869 | Standish Ave*    | \$ 1,975,000 | 5 | 4.0 | \$ 2,200,000 | 22 | 12/22/25 |
| 1   | Bates Way*       | \$ 1,979,000 | 5 | 3.1 | \$ 2,350,000 | 16 | 8/11/25  |
| 36  | Woodbrook Cir*   | \$ 1,988,000 | 5 | 4.1 | \$ 1,850,000 | 45 | 4/17/25  |
| 224 | N Chestnut St*   | \$ 1,991,977 | 5 | 4.2 | \$ 1,940,000 | 0  | 9/19/25  |
| 36  | Scudder Rd*      | \$ 1,995,000 | 4 | 4.1 | \$ 2,050,000 | 8  | 4/22/25  |
| 445 | Topping Hill Rd* | \$ 1,995,000 | 4 | 4.1 | \$ 1,900,000 | 12 | 6/30/25  |
| 519 | Lenox Ave*       | \$ 1,995,000 | 6 | 6.0 | \$ 1,864,000 | 16 | 9/30/25  |
| 149 | Harrison Ave*    | \$ 1,995,000 | 5 | 4.1 | \$ 2,100,000 | 13 | 11/19/25 |
| 365 | Wychwood Rd*     | \$ 1,999,000 | 5 | 4.1 | \$ 2,110,000 | 12 | 1/31/25  |
| 607 | Lawrence Ave*    | \$ 1,999,000 | 6 | 4.1 | \$ 2,000,000 | 16 | 4/28/25  |
| 748 | Clark St*        | \$ 1,999,000 | 6 | 6.1 | \$ 1,970,000 | 27 | 9/30/25  |
| 11  | Mohawk Trl*      | \$ 1,999,000 | 5 | 4.1 | \$ 1,999,000 | 6  | 11/21/25 |
| 800 | HILLSIDE AVENUE  | \$ 2,000,000 | 5 | 3.2 | \$ 2,100,000 | 11 | 6/18/25  |
| 242 | Kimball Avenue   | \$ 2,095,000 | 5 | 3.1 | \$ 2,095,000 | 14 | 7/14/25  |
| 644 | Carleton Rd*     | \$ 2,100,000 | 6 | 5.2 | \$ 2,300,000 | 8  | 3/28/25  |
| 542 | Saint Marks Ave* | \$ 2,100,000 | 6 | 4.1 | \$ 2,150,000 | 12 | 3/21/25  |
| 614 | Dorian Rd*       | \$ 2,100,000 | 5 | 4.1 | \$ 1,980,000 | 54 | 12/8/25  |



# WESTFIELD 2025 SALES

|      |                   |              |   |     |              |     |          |
|------|-------------------|--------------|---|-----|--------------|-----|----------|
| 319  | S Euclid Ave*     | \$ 2,149,000 | 6 | 3.2 | \$ 2,200,000 | 9   | 5/1/25   |
| 216  | Kimball Avenue    | \$ 2,150,000 | 5 | 4.2 | \$ 2,025,000 | 15  | 9/9/25   |
| 538  | Lawrence Ave*     | \$ 2,195,000 | 6 | 5.2 | \$ 2,000,000 | 37  | 4/15/25  |
| 244  | Edgewood Ave*     | \$ 2,195,000 | 6 | 6.1 | \$ 2,305,000 | 13  | 4/7/25   |
| 976  | Cherokee Ct*      | \$ 2,199,000 | 6 | 5.1 | \$ 2,105,000 | 63  | 7/15/25  |
| 914  | Mountainview Cir* | \$ 2,200,000 | 6 | 3.2 | \$ 2,800,000 | 10  | 4/15/25  |
| 925  | Minisink Way*     | \$ 2,230,000 | 5 | 4.1 | \$ 2,240,000 | 14  | 7/9/25   |
| 1070 | Rahway Ave*       | \$ 2,250,000 | 6 | 6.1 | \$ 2,225,000 | 9   | 7/3/25   |
| 517  | Clark St*         | \$ 2,250,000 | 5 | 4.2 | \$ 2,400,000 | 16  | 11/21/25 |
| 1021 | Lawrence Ave*     | \$ 2,295,000 | 5 | 4.1 | \$ 2,150,000 | 77  | 8/14/25  |
| 731  | Highland Ave*     | \$ 2,299,000 | 7 | 5.1 | \$ 1,975,000 | 123 | 2/12/25  |
| 560  | Tremont Ave*      | \$ 2,300,000 | 6 | 4.1 | \$ 1,980,000 | 64  | 9/12/25  |
| 14   | Wychview Dr*      | \$ 2,300,000 | 6 | 6.1 | \$ 2,400,000 | 21  | 5/16/25  |
| 958  | Prospect St*      | \$ 2,300,000 | 5 | 3.1 | \$ 2,450,000 | 7   | 6/26/25  |
| 15   | Rutgers Ct*       | \$ 2,350,000 | 6 | 6.1 | \$ 2,556,200 | 15  | 6/23/25  |
| 806  | Saint Marks Ave*  | \$ 2,399,888 | 6 | 5.1 | \$ 2,399,888 | 15  | 10/27/25 |
| 934  | Prospect St*      | \$ 2,400,000 | 6 | 4.2 | \$ 2,440,000 | 18  | 1/31/25  |
| 35   | Plymouth Rd*      | \$ 2,499,000 | 6 | 6.1 | \$ 2,437,500 | 22  | 4/18/25  |
| 252  | Munsee Way*       | \$ 2,500,000 | 5 | 4.1 | \$ 2,500,000 | 0   | 7/8/25   |
| 4    | Breezeknoll Dr*   | \$ 2,500,000 | 3 | 3.1 | \$ 2,500,000 | 0   | 8/18/25  |
| 376  | Orenda Circle     | \$ 2,595,000 | 7 | 6.1 | \$ 2,595,000 | 8   | 7/31/25  |
| 900  | Kimball Ave*      | \$ 2,650,000 | 6 | 4.1 | \$ 2,650,000 | 0   | 10/17/25 |
| 304  | E Dudley Ave*     | \$ 2,675,000 | 7 | 4.1 | \$ 2,675,000 | 15  | 12/5/25  |
| 70   | Barchester Way*   | \$ 2,799,000 | 5 | 6.1 | \$ 2,550,000 | 58  | 7/14/25  |
| 21   | Bates Way*        | \$ 2,999,000 | 7 | 7.1 | \$ 2,950,000 | 0   | 11/6/25  |
| 825  | Lawrence Ave*     | \$ 3,499,000 | 6 | 5.2 | \$ 3,450,000 | 127 | 11/13/25 |
| 720  | Lawrence Ave*     | \$ 3,695,000 | 6 | 4.1 | \$ 3,550,000 | 0   | 8/6/25   |
| 220  | E Dudley Ave*     | \$ 3,850,000 | 6 | 5.2 | \$ 3,646,750 | 0   | 5/5/25   |



# WESTFIELD 2025 SALES

|     |                 |              |   |     |              |    |         |
|-----|-----------------|--------------|---|-----|--------------|----|---------|
| 3   | Breeze Knoll Dr | \$ 3,895,000 | 5 | 5.1 | \$ 3,686,000 | 15 | 8/30/25 |
| 128 | Woodland Ave*   | \$ 5,499,000 | 5 | 7.1 | \$ 5,275,000 | 85 | 11/4/25 |

