



Westfield **August 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	51B3 Sandra Circle	OneFloor	\$129,000	\$125,000	\$0	08/05/2010	21	96.90%	0.00
2	24 S Wickom Drive	SPLACEitLev	\$324,900	\$372,000	\$138,400	08/16/2010	42	114.50%	2.69
3	818 Wallberg Avenue	Colonial	\$369,000	\$369,000	\$122,100	08/23/2010	17	100%	3.02
4	107 Ayliffe Avenue	CapeCod	\$409,000	\$390,000	\$118,000	08/27/2010	33	95.35%	3.31
5	222 Delaware Street	SplitLev	\$479,000	\$480,000	\$163,500	08/16/2010	14	100.21%	2.94
6	320 Sycamore Street	Bi-Level	\$499,900	\$480,000	\$172,900	08/25/2010	136	96.02%	2.78
7	21 Sandy Hill Road	SplitLev	\$549,000	\$540,000	\$146,500	08/23/2010	42	98.36%	3.69
8	118 Connecticut Street	SplitLev	\$595,000	\$590,000	\$150,800	08/03/2010	9	99.16%	3.91
9	1914 Grandview Avenue	Colonial	\$629,000	\$600,000	\$0	08/12/2010	88	95.39%	0.00
10	4 Radley Court	Ranch	\$679,000	\$605,000	\$605,000	08/03/2010	70	89.10%	1.00
11	425 Tremont Avenue	Colonial	\$699,000	\$660,000	\$173,800	08/30/2010	112	94.42%	3.80



The Maggee Miggin's Group
 973.376.8990-office
 973.879.9711-cell
maggee@migginsrealestate.com
www.maplewoodhousevalues.com
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12	687 Dorian Road	Colonial	\$699,000	\$687,000	\$170,700	08/31/2010	13	98.28%	4.02
13	636 Prospect Street	Colonial	\$699,900	\$735,000	\$167,800	08/03/2010	21	105.02%	4.38
14	554 Highland Avenue	Colonial	\$769,000	\$736,000	\$192,500	08/13/2010	23	95.71%	3.82
15	121 Pearl Street	Colonial	\$810,000	\$795,000	\$232,100	08/17/2010	109	98.15%	3.43
16	232 Sinclair Place	Colonial	\$859,000	\$889,000	\$211,800	08/30/2010	6	103.49%	4.20
17	41 Barchester Way	Bi-Level	\$899,900	\$867,000	\$260,200	08/27/2010	19	96.34%	3.33
18	846 Cedar Terrace	Colonial	\$999,999	\$929,000	\$189,900	08/18/2010	71	92.90%	4.89
19	27 Stoneleigh Park	Colonial	\$1,050,000	\$990,000	\$268,000	08/27/2010	46	94.29%	3.69
20	717 Coolidge Street	Colonial	\$1,100,000	\$1,100,000	\$255,800	08/24/2010	13	100%	4.30
21	615 Tremont Avenue	Colonial	\$1,199,900	\$1,275,000	\$255,400	08/09/2010	7	106.26%	4.99
22	523 Alden Avenue	Colonial	\$1,399,000	\$1,250,000	\$318,600	08/18/2010	63	89.35%	3.92
23	415 Hillside Avenue	Colonial	\$2,199,000	\$2,000,000	\$459,700	08/06/2010	49	90.95%	4.35
AVERAGES			\$784,630	\$759,304			45	96.77%	3.32



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Average Days on Market	45
Average List Price	\$784,630
Average Sales Price	\$759,304
% of List Price to Sales Price	96.77%
Sales Price to Assessed Value Ratio	3.32
# of Units for the Month	23