

# Westfield June 2011 Market Activity

Want to know what your home is worth? Visit [www.MigginsHouseValues.com](http://www.MigginsHouseValues.com)

| Address                  | Style    | Rooms | Bedrooms | Baths | List Price | Sales Price | Assessment | SP:LP | SP:AV | DOM |
|--------------------------|----------|-------|----------|-------|------------|-------------|------------|-------|-------|-----|
| 124 E Grove Street       | Ranch    | 6     | 3        | 2.00  | \$340,000  | \$341,000   | \$132,600  | 100%  | 257%  | 77  |
| 561 First Street         | Colonial | 7     | 4        | 2.00  | \$399,900  | \$390,000   | \$123,700  | 98%   | 315%  | 32  |
| 420-A Rahway Avenue      | TwnEndUn | 5     | 2        | 2.10  | \$429,000  | \$407,000   | \$108,600  | 95%   | 375%  | 63  |
| 8 Drummond Road          | SplitLev | 7     | 3        | 1.10  | \$449,000  | \$446,000   | \$126,900  | 99%   | 351%  | 14  |
| 827 Willow Grove Road    | CapeCod  | 7     | 4        | 1.10  | \$479,900  | \$479,900   | \$140,500  | 100%  | 342%  | 37  |
| 719 North Avenue West    | Colonial | 8     | 3        | 2.10  | \$510,000  | \$485,000   | \$122,100  | 95%   | 397%  | 14  |
| 1006 Ripley Avenue       | Colonial | 7     | 3        | 3.00  | \$535,000  | \$515,000   | \$144,000  | 96%   | 358%  | 17  |
| 735 Hanford Place        | Colonial | 7     | 3        | 1.10  | \$539,900  | \$544,900   | \$134,400  | 101%  | 405%  | 12  |
| 501 Wells Street         | CapeCod  | 8     | 3        | 1.10  | \$539,900  | \$540,000   | \$157,000  | 100%  | 344%  | 14  |
| 126 Tudor Oval           | Colonial | 7     | 3        | 2.00  | \$562,000  | \$577,000   | \$164,700  | 103%  | 350%  | 11  |
| 217 Massachusetts Street | Colonial | 9     | 4        | 2.10  | \$595,000  | \$580,000   | \$155,700  | 97%   | 373%  | 147 |
| 520 N Chestnut Street    | Colonial | 7     | 3        | 1.10  | \$599,000  | \$580,000   | \$145,500  | 97%   | 402%  | 42  |
| 5 Starlite Court         | Colonial | 10    | 4        | 2.10  | \$609,000  | \$580,000   | \$191,000  | 95%   | 304%  | 104 |
| 1416 Boulevard           | Colonial | 9     | 4        | 2.10  | \$649,000  | \$649,000   | \$134,100  | 100%  | 484%  | 146 |
| 642 Glen Avenue          | Colonial | 9     | 4        | 2.10  | \$649,000  | \$645,000   | \$172,400  | 99%   | 374%  | 1   |
| 450 Mountain Avenue      | Colonial | 7     | 3        | 1.20  | \$650,000  | \$590,000   | \$121,600  | 91%   | 485%  | 24  |
| 756 Kimball Avenue       | Ranch    | 7     | 3        | 1.10  | \$699,000  | \$677,000   | \$235,700  | 97%   | 287%  | 51  |
| 727 Knollwood Terrace    | SplitLev | 10    | 4        | 2.10  | \$699,000  | \$685,000   | \$187,900  | 98%   | 365%  | 9   |
| 721 Crescent Parkway     | Colonial | 10    | 4        | 2.10  | \$715,000  | \$695,000   | \$169,700  | 97%   | 410%  | 14  |
| 48 Genesee Trail         | SplitLev | 10    | 4        | 2.10  | \$739,000  | \$748,000   | \$179,500  | 101%  | 417%  | 5   |
| 25 Manitou Circle        | SplitLev | 8     | 4        | 2.10  | \$749,000  | \$735,000   | \$190,800  | 98%   | 385%  | 74  |



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*"Relax...You're with Maggee"*

|                                     |  |
|-------------------------------------|--|
| Average Days on Market              | <b>48</b>  |
| Average List Price                  | <b>\$802,305</b>   |
| Average Sales Price                 | <b>\$779,698</b>   |
| % of List Price to Sales Price      | <b>97%</b>   |
| Sales Price to Assessed Value Ratio | <b>392%</b> (% calculated based on homes with assigned values) |
| # of Sold Homes for the Month       | <b>42</b>  |

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| Address               | Style    | Rooms | Bedrooms | Baths | List Price       | Sales Price      | Assessment | SP:LP      | SP:AV       | DOM       |
|-----------------------|----------|-------|----------|-------|------------------|------------------|------------|------------|-------------|-----------|
| 49 Manitou Circle     | Custom   | 10    | 4        | 2.10  | \$749,000        | \$740,000        | \$215,400  | 99%        | 344%        | 13        |
| 711 Shackamaxon Drive | SplitLev | 9     | 3        | 2.10  | \$769,000        | \$725,000        | \$209,700  | 94%        | 346%        | 137       |
| 760 Fairacres Avenue  | Colonial | 10    | 5        | 3.00  | \$799,000        | \$740,000        | \$192,300  | 93%        | 385%        | 42        |
| 623 Cumberland Street | Colonial | 9     | 5        | 2.10  | \$799,900        | \$763,000        | \$0        | 95%        | 0%          | 78        |
| 116 E Dudley Avenue   | Victrian | 10    | 5        | 2.10  | \$849,000        | \$837,500        | \$228,000  | 99%        | 367%        | 84        |
| 616 Kimball Avenue    | Colonial | 9     | 4        | 2.30  | \$865,000        | \$860,000        | \$229,400  | 99%        | 375%        | 16        |
| 865 Shackamaxon Drive | Colonial | 9     | 4        | 3.20  | \$899,900        | \$865,000        | \$235,700  | 96%        | 367%        | 65        |
| 17 Breeze Knoll Drive | RanchExp | 10    | 5        | 3.10  | \$925,000        | \$910,000        | \$333,500  | 98%        | 273%        | 6         |
| 428 Summit Avenue     | Colonial | 10    | 5        | 4.10  | \$929,000        | \$895,000        | \$156,800  | 96%        | 571%        | 28        |
| 700 Dartmoor          | Colonial | 9     | 4        | 3.10  | \$940,000        | \$940,000        | \$243,700  | 100%       | 386%        | 9         |
| 159 W Madison Avenue  | Colonial | 11    | 5        | 3.10  | \$969,900        | \$950,000        | \$294,900  | 98%        | 322%        | 22        |
| 416 Kimball Avenue    | Colonial | 11    | 5        | 2.20  | \$975,000        | \$925,000        | \$176,800  | 95%        | 523%        | 60        |
| 530 N Chestnut Street | Colonial | 9     | 4        | 2.00  | \$990,000        | \$915,000        | \$208,000  | 92%        | 440%        | 174       |
| 632 Arlington Avenue  | Colonial | 9     | 5        | 2.20  | \$995,000        | \$995,000        | \$213,600  | 100%       | 466%        | 10        |
| 24 S Wickom Drive     | Colonial | 9     | 5        | 3.00  | \$1,059,000      | \$1,050,000      | \$0        | 99%        | 0%          | 122       |
| 729 Shackamaxon Drive | Colonial | 11    | 5        | 3.10  | \$1,149,000      | \$1,137,500      | \$203,100  | 99%        | 0%          | 37        |
| 322 Lawrence Avenue   | Victrian | 9     | 4        | 3.10  | \$1,150,000      | \$1,050,000      | \$239,500  | 91%        | 438%        | 87        |
| 227 Harrison Avenue   | Colonial | 15    | 6        | 2.10  | \$1,150,000      | \$1,020,000      | \$260,900  | 89%        | 391%        | 40        |
| 266 Kimball Avenue    | Colonial | 10    | 4        | 2.20  | \$1,399,000      | \$1,389,000      | \$291,900  | 99%        | 476%        | 28        |
| 288 Watchung Frk      | Colonial | 11    | 4        | 4.10  | \$1,449,500      | \$1,500,500      | \$366,100  | 104%       | 410%        | 16        |
| 4 Kent Place          | Colonial | 13    | 5        | 4.00  | \$1,749,000      | \$1,650,000      | \$358,200  | 94%        | 461%        | 36        |
| <b>AVERAGES</b>       |          |       |          |       | <b>\$802,305</b> | <b>\$779,698</b> |            | <b>97%</b> | <b>392%</b> | <b>48</b> |

**KELLER WILLIAMS**  
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