

Westfield **March 2011** Market Activity

Want to know what your home is worth? Visit www.MigginsHouseValues.com

| Address | Style | Rooms | List Price | Sales Price | Total Assessment | Close Date | DOM | LP:SP | SP:AV |
|----------------------------|----------|-------|------------|-------------|------------------|------------|-----|---------|-------|
| 246 Windsor Avenue | HalfDupl | 6 | \$285,000 | \$285,000 | \$84,200 | 3/10/2011 | 47 | 100.00% | 0.00 |
| 620 Downer Street | Colonial | 7 | \$309,000 | \$315,000 | \$76,200 | 3/4/2011 | 8 | 101.94% | 4.13 |
| 850 W North Avenue | Bungalow | 7 | \$325,000 | \$300,000 | \$100,700 | 3/31/2011 | 124 | 92.31% | 2.98 |
| 305 N Scotch Plains Avenue | CapeCod | 9 | \$350,000 | \$360,000 | \$113,000 | 3/30/2011 | 12 | 102.86% | 3.19 |
| 774 Westfield Avenue | CapeCod | 7 | \$394,500 | \$355,000 | \$128,000 | 3/28/2011 | 106 | 89.99% | 2.77 |
| 418 Edgar Road | CapeCod | 8 | \$499,999 | \$485,000 | \$116,500 | 3/2/2011 | 79 | 97.00% | 4.16 |
| 509 Boulevard | Victrian | 10 | \$529,000 | \$425,000 | \$218,700 | 3/31/2011 | 25 | 80.34% | 1.94 |
| 843 Wallberg Avenue | Colonial | 7 | \$534,900 | \$512,000 | \$165,900 | 3/31/2011 | 20 | 95.72% | 3.09 |
| 244 Hazel Avenue | Custom | 8 | \$549,900 | \$518,000 | \$118,500 | 3/22/2011 | 32 | 94.20% | 4.37 |
| 108 Hyslip Avenue | Colonial | 8 | \$550,000 | \$540,000 | \$146,000 | 3/31/2011 | 146 | 98.18% | 3.70 |
| 248 Eton Place | SplitLev | 8 | \$568,000 | \$530,000 | \$145,100 | 3/11/2011 | 36 | 93.31% | 3.65 |
| 747 Knollwood Terrace | SplitLev | 8 | \$599,000 | \$599,000 | \$182,700 | 3/31/2011 | 112 | 100.00% | 3.28 |
| 921 Pennsylvania Avenue | CapeCod | 8 | \$629,000 | \$605,000 | \$202,500 | 3/31/2011 | 14 | 96.18% | 2.99 |
| 751 Crescent Parkway | Colonial | 10 | \$665,000 | \$665,000 | \$206,000 | 3/11/2011 | 86 | 100.00% | 3.23 |
| 1 Westbrook Road | SplitLev | 9 | \$675,000 | \$625,000 | \$159,700 | 3/25/2011 | 122 | 92.59% | 3.91 |



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| | |
|-------------------------------------|------------------|
| Average Days on Market | 66 |
| Average List Price | \$799,593 |
| Average Sales Price | \$756,123 |
| % of List Price to Sales Price | 94.56% |
| Sales Price to Assessed Value Ratio | 3.62 |
| # of Sold Homes for the Month | 28 |

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| | | | | | | | | | |
|-----------------------|----------|----|------------------|------------------|-----------|-----------|-----------|---------------|-------------|
| 232 Clark Street | Victrian | 10 | \$719,000 | \$709,000 | \$174,000 | 3/22/2011 | 6 | 98.61% | 4.07 |
| 419 Otisco Drive | SplitLev | 9 | \$749,000 | \$720,000 | \$205,400 | 3/4/2011 | 88 | 96.13% | 3.51 |
| 570 Colonial Avenue | Colonial | 10 | \$775,000 | \$720,000 | \$241,100 | 3/24/2011 | 115 | 92.90% | 2.99 |
| 323 Orenda Circle | Bi-Level | 10 | \$799,900 | \$777,000 | \$246,800 | 3/20/2011 | 98 | 97.14% | 3.15 |
| 117 Hardwick Avenue | Colonial | 8 | \$829,000 | \$811,000 | \$57,800 | 3/16/2011 | 49 | 97.83% | 14.03 |
| 818 Shackamaxon Drive | Colonial | 9 | \$899,500 | \$899,500 | \$224,500 | 3/30/2011 | 17 | 100.00% | 4.01 |
| 244 Canterbury Road | Colonial | 9 | \$1,050,000 | \$950,000 | \$239,500 | 3/20/2011 | 96 | 90.48% | 3.97 |
| 713 Girard Avenue | Colonial | 9 | \$1,099,000 | \$1,050,000 | \$281,000 | 3/31/2011 | 106 | 95.54% | 3.74 |
| 857 Bradford Avenue | Colonial | 11 | \$1,150,000 | \$1,050,000 | \$290,500 | 3/18/2011 | 19 | 91.30% | 3.61 |
| 416 Colonial Avenue | Colonial | 9 | \$1,265,000 | \$1,210,000 | \$299,600 | 3/31/2011 | 21 | 95.65% | 4.04 |
| 901 Wyandotte Trail | Colonial | 12 | \$1,295,000 | \$1,205,950 | \$362,000 | 3/31/2011 | 115 | 93.12% | 3.33 |
| 774 Knollwood Terrace | Colonial | 13 | \$1,599,900 | \$1,550,000 | \$0 | 3/16/2011 | 15 | 96.88% | 0.00 |
| 801 Lenape Trail | Colonial | 14 | \$2,695,000 | \$2,400,000 | \$658,100 | 3/1/2011 | 112 | 89.05% | 3.65 |
| AVERAGES | | | \$799,593 | \$756,123 | | | 65 | 94.56% | 3.62 |



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