

Westfield **May 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
57B2 Sandra Circle	TwnIntUn	4	\$127,500	\$121,000	\$0	5/26/2011	65	94.90%	0.00
257 Windsor Avenue	HalfDupl	6	\$210,000	\$200,000	\$64,700	5/4/2011	180	95.24%	0.00
108 Cedar Street	Ranch	8	\$368,000	\$340,000	\$131,100	5/6/2011	121	92.39%	2.59
109 Wyoming Street	CapeCod	6	\$379,000	\$370,000	\$113,500	5/16/2011	23	97.63%	3.26
290 Sycamore Street	CapeCod	8	\$439,900	\$425,000	\$123,700	5/12/2011	46	96.61%	3.44
705 Carleton Road	CapeCod	7	\$449,000	\$435,000	\$123,900	5/31/2011	48	96.88%	3.51
120 Gallows Hill Road	Colonial	7	\$459,000	\$450,000	\$118,700	5/2/2011	32	98.04%	3.79
260 Prospect Street	OneFloor	5	\$479,900	\$475,000	\$140,800	5/31/2011	23	98.98%	3.37
507 S Euclid Avenue	Colonial	7	\$499,900	\$460,000	\$136,900	5/17/2011	14	92.02%	3.36
1121 Wychwood Road	Ranch	6	\$549,000	\$510,000	\$212,900	5/5/2011	52	92.90%	2.40
683 Willow Grove Road	CapeCod	9	\$575,000	\$561,000	\$142,100	5/12/2011	40	97.57%	3.95
212 Benson Place	Colonial	8	\$585,000	\$577,000	\$172,100	5/6/2011	13	98.63%	3.35
1607 Rising Way	Custom	9	\$599,900	\$598,900	\$247,600	5/3/2011	11	99.83%	2.42
905 Tice Place	CapeCod	7	\$629,000	\$645,000	\$186,000	5/16/2011	18	102.54%	3.47
618 Maple Street	Victrian	10	\$639,000	\$655,000	\$133,500	5/20/2011	49	102.50%	4.91
771 Oak Avenue	Colonial	8	\$665,000	\$650,000	\$142,800	5/4/2011	40	97.74%	4.55
29 Gallowae	Colonial	10	\$675,000	\$665,000	\$213,600	5/2/2011	12	98.52%	3.11
815 Coolidge Street	Colonial	9	\$699,900	\$670,000	\$187,700	5/27/2011	23	96.12%	3.58



Margaret "Maggee" Miggins
Broker Associate

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"Relax...You're with Maggee"

Average Days on Market	53
Average List Price	\$659,864
Average Sales Price	\$644,175
% of List Price to Sales Price	97.62%
Sales Price to Assessed Value Ratio	3.38
# of Sold Homes for the Month	28

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751 Hyslip Avenue	Custom	8	\$739,000	\$719,000	\$238,100	5/27/2011	199	97.29%	3.02
230 Golf Edge Drive	Colonial	11	\$750,000	\$800,000	\$237,100	5/25/2011	42	106.67%	3.37
917 Cranford Avenue	Colonial	9	\$799,900	\$755,000	\$235,000	5/25/2011	263	94.39%	3.21
249 Twin Oaks Terrace	Colonial	9	\$799,900	\$790,000	\$292,200	5/25/2011	42	98.76%	2.70
303 Harrison Avenue	Colonial	10	\$899,500	\$925,000	\$189,800	5/4/2011	11	102.83%	4.87
815 Clark Street	Colonial	10	\$995,000	\$900,000	\$163,800	5/19/2011	44	90.45%	5.49
626 Lenox Avenue	Colonial	9	\$1,075,000	\$999,999	\$218,600	5/25/2011	22	93.02%	4.57
151 Lincoln Road	Colonial	11	\$1,090,000	\$1,140,000	\$226,300	5/19/2011	18	104.59%	5.04
3 Kirkview Circle	Colonial	11	\$1,099,900	\$1,050,000	\$284,200	5/24/2011	27	95.46%	3.69
14 Settlers Lane	Colonial	17	\$1,199,000	\$1,150,000	\$320,700	5/27/2011	14	95.91%	3.59
AVERAGES			\$659,864	\$644,175			53	97.62%	3.38


KELLER WILLIAMS
 REALTY
 PREMIER PROPERTIES
 Of Essex, Union & Morris Counties



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