



Westfield **October 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	433 Downer Street	Colonial	\$264,900	\$250,000	\$63,800	10/05/2010	28	94.38%	5.27
2	310 Springfield Avenue	Ranch	\$336,900	\$336,500	\$137,600	10/19/2010	6	99.88%	2.58
3	629 Cumberland Street	CapeCod	\$349,000	\$355,000	\$93,200	10/19/2010	12	101.72%	4.72
4	1325 Boynton Avenue	SplitLev	\$469,000	\$440,000	\$170,100	10/22/2010	48	93.82%	3.20
5	738 Marcellus Drive	Colonial	\$549,900	\$545,000	\$167,100	10/29/2010	10	99.11%	3.21
6	642 Scotch Plains Avenue	Colonial	\$549,900	\$536,000	\$179,100	10/14/2010	189	97.47%	3.36
7	218 Edgewood Avenue	Colonial	\$589,000	\$601,000	\$172,100	10/28/2010	18	102.04%	3.68
8	402 Clark Street	Colonial	\$659,000	\$632,500	\$177,000	10/15/2010	133	95.98%	3.67
9	38 Normandy Drive	Colonial	\$679,000	\$650,000	\$221,700	10/25/2010	39	95.73%	3.20
10	456 Mountain Avenue	Colonial	\$699,900	\$710,000	\$130,100	10/14/2010	23	101.44%	6.48
11	824 Dorian Road	Colonial	\$865,000	\$843,000	\$200,300	10/20/2010	80	97.46%	4.22
12	769 Norgate	Colonial	\$899,000	\$845,000	\$285,100	10/03/2010	179	93.99%	3.02
13	725 Embree Cres	Colonial	\$899,900	\$860,000	\$0	10/27/2010	71	95.57%	0.00
14	1234 Prospect Street	Victrian	\$1,050,000	\$990,000	\$225,200	10/25/2010	51	94.29%	4.77
15	617 Lawrence Avenue	Colonial	\$1,075,000	\$1,075,000	\$242,400	10/29/2010	45	100.00%	4.93
16	124 Brightwood Avenue	Custom	\$1,195,000	\$1,195,000	\$300,300	10/04/2010	58	100.00%	0.00
17	753 Marcellus Drive	Colonial	\$1,359,000	\$1,300,000	\$295,400	10/15/2010	26	95.66%	4.57
18	2 Trails End Court	Colonial	\$1,500,000	\$1,350,000	\$363,000	10/26/2010	93	90.00%	4.06
19	535 Tremont Avenue	Colonial	\$1,575,000	\$1,475,000	\$269,000	10/27/2010	43	93.65%	2.93
AVERAGES			\$819,179	\$788,895			61	96.30%	3.57



The Maggee Miggins Group

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Average Days on Market

61

Average List Price

\$819,179

Average Sales Price

\$788,895

% of List Price to Sales Price

96.30%

Sales Price to Assessed Value Ratio

3.57

of Units for the Month

19