

Westfield 07090

ZIP code · NJ · New Jersey > Union County > Westfield

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

323

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



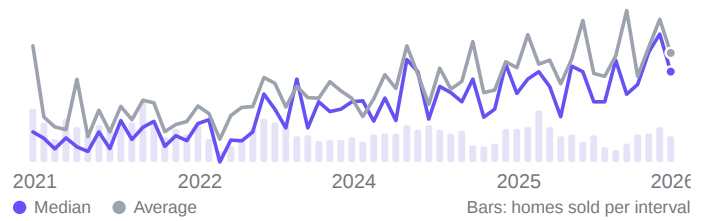
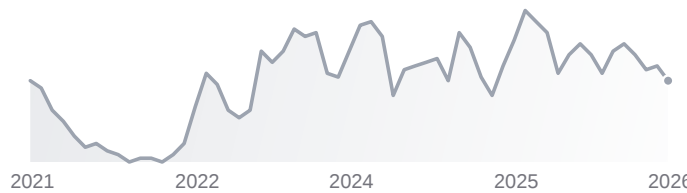
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$1.3M · Average \$1.4M

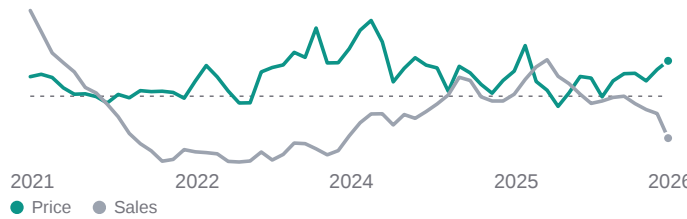


Growth (year over year)

Price +15.5% · Sales -18.4%

Price per square foot

\$574/ft²



Sale premium vs estimated value

+8.4%

Annual turnover (share of homes sold)

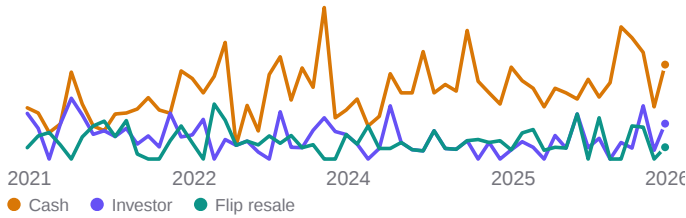
3.4%



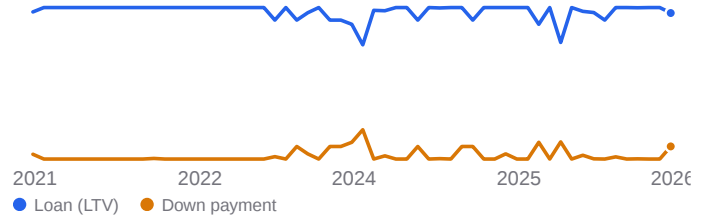
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 11% · Flip resale 3.6%

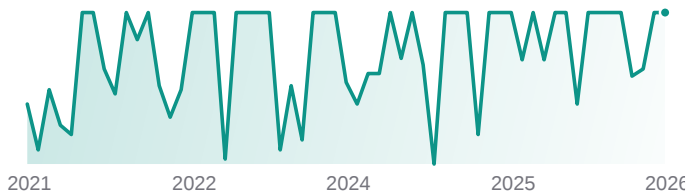


Financing (share of purchase price) Loan (LTV) 78% · Down payment 25%



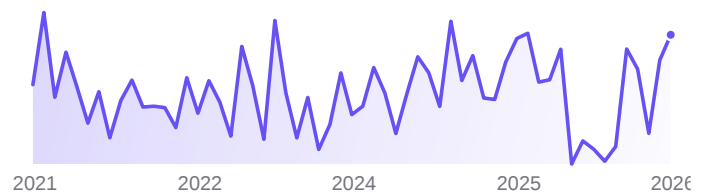
Sellers who sold at a gain

100%



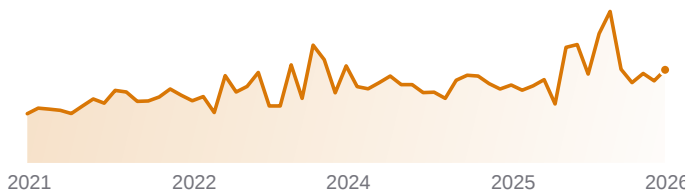
Typical hold before selling

13.8 yrs



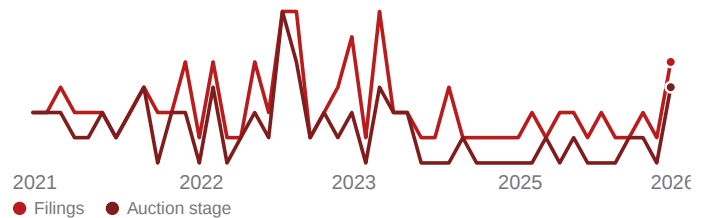
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	9,479
Median value (AVM)	\$1.2M
Median size	2,400 ft²
Median bedrooms	5
Median year built	1951
Single family	97%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.1%
Owner occupied	87%
Company owned	9.1%
Median loan-to-value	46%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	31,941
Density	4,742 / mi²
Median household income	\$184K
Average household income	\$244K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	112
Homes occupied	96%
Bachelor's or higher	40%
Poverty rate	2.2%
Unemployment	1.7%
Average temp	53°F
Annual precip	50 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.