



# Home Trends



## When is the Best Time to Buy or Sell?

People always ask this question...and I suppose with good reason. No *Buyer* wants to feel like they're missed out on their dream home by rushing to buy their "ok" home. And no *Seller* wants to sell when they think they may be missing that one or more buyer that will be willing to pay top dollar for their home. The answer to both though is the same.

*The Best time to Buy or Sell... is When You're Ready!*

Timing the market is impossible. Buy or sell a home when it makes the most sense for you and your family. There is no perfect home or way to predict the perfect time to sell. Let your circumstances dictate your timing and best next step!

## OCTOBER HOME SALES\*

### Westfield

Address	# Beds	# Baths	Selling Price
528 W Broad St.	2	1	\$210,999
734 Rahway Ave.	2	1	\$339,900
214 Virginia St.	3	1.1	\$399,000
1088 Rahway Ave.	4	2.1	\$472,500
101 Wyoming St.	3	2	\$475,000
261 Seneca Pl.	3	2	\$540,000
869 Knollwood Terr	4	4.1	\$575,000
641 Maye St.	3	1.2	\$585,000
307 Hazel Ave.	4	1.1	\$585,000
545 Forest Ave.	3	2	\$590,000
633 Kimball Ave.	4	2	\$593,500
432 N Chestnut St.	3	1.1	\$595,500
237 Delaware St.	3	1.2	\$610,000
1 Normandy Dr.	4	2.1	\$680,000
1 Hampton Ct.	4	3.1	\$705,000
111 Greene Pl.	4	2.1	\$745,000
1 Wychview Dr.	4	2.1	\$745,000
440 Roanoke Rd.	5	3.1	\$800,000
1051 Wychwood Rd.	4	3.1	\$807,500
927 Prospect St.	5	3.1	\$807,500
19 Stoneleigh Park	6	3.1	\$810,000
819 Embree Crescent	5	3.1	\$850,000
659 Dorian Rd.	5	3.1	\$981,000
128 Hamilton Ave.	5	3	\$1,125,000
7 S Wickom Dr.	5	4.2	\$1,200,000
78 Tamaques Way	5	5.1	\$1,289,000
625 Westfield Ave.	5	3.2	\$1,373,000
161 Lincoln Rd.	5	3.2	\$1,550,000
56 Fairhill Dr.	5	5.1	\$1,630,000
1001 Coolidge St.	6	6.1	\$1,725,000
837 Ramapo Way	6	5.2	\$3,400,000

### Cranford

Address	# Beds	# Baths	Selling Price
223 Sailer St.	4	1.1	\$261,000
4 Mohawk Dr.	3	1.1	\$262,500
8 Algonquin Dr.	3	2	\$379,000
70 Osborne Pl.	4	1.1	\$390,000
705 Orange Ave.	3	1	\$396,250
8 Park Dr.	4	2.1	\$450,000

### Cranford (-cont-)

Address	# Beds	# Baths	Selling Price
22 Hampton Rd.	4	2.1	\$489,000
19 Chester Lang Pl.	3	2	\$522,500
311 Casino Ave.	5	3	\$565,000
306 Elizabeth Ave.	4	2	\$610,000
9 Cornell Rd.	4	2.1	\$700,000
310 Prospect Ave.	6	2.2	\$1,090,000

### Mountainside

Address	# Beds	# Baths	Selling Price
513 Woodland Ave.	3	2	\$365,000
236 Evergreen Ct.	4	3	\$415,000
1130 Wyoming Dr.	3	2	\$495,000
273 Hickory La.	4	2	\$530,000
420 New Providence Ave.	4	2.1	\$760,000
1132 Peach Tree La.	3	2.1	\$767,500
1051 Sunny Slope Dr.	4	2.2	\$872,500

### Scotch Plains/Fanwood

Address	# Beds	# Baths	Selling Price
443 Willow Ave.	2	1	\$200,000
447 Flanders Ave.	3	1.1	\$215,000
78 Portland Ave., Fwd	3	1.1	\$296,000
560 Willow Ave.	4	2	\$311,000
425 Victor St.	3	1.1	\$318,000
309 Haven Ave.	4	2	\$325,000
1007 Locust Ave.	3	1	\$342,000
515 Williams St.	3	2	\$372,000
321 William St.	4	2	\$389,900
2133 Maple View Ct.	3	1.1	\$395,000
187 Pleasant Ave., Fwd	4	2.1	\$400,000
541 Forest Rd.	4	2	\$420,000
418 Henry St.	3	2	\$425,000
90 N Martine Ave., Fwd	3	2	\$425,000
85 Woodland Ave., Fwd	3	2	\$430,000
1257 Maple Hill Rd.	3	1.1	\$450,000
46 Glenwood Rd., Fwd	3	2	\$470,000
9 Saville Row, Fwd	3	2	\$481,000
143 Hunter Ave., Fwd	3	1.1	\$495,000
2205 Princeton Ave.	4	2.1	\$500,000
62 Canterbury De.	4	2.1	\$520,000
2160 Buttonwood La.	3	2	\$567,000
2 Donsen La.	4	3	\$610,000
15 Birchwood Terr, Fwd	4	2.1	\$619,000
57 Highlander Dr.	3	2.1	\$657,000
1134 Washington Ave.	4	2.1	\$682,500
45 Clydesdale Rd.	4	3.1	\$725,000
21 Ravenswood La.	5	2.2	\$760,000
1280 Sunnyfield La.	4	2.1	\$820,000
1450 Terrill Rd.	4	3.1	\$1,140,000



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