



# Market Trends

*Is this really "Off-Season" Selling—Or "Right Time" Selling?*

*If you're able to get your home ready now, this may be your chance to net more money!*

➔ Buyers are more motivated by the "right" house than the "right" time of year!

➔ There is less competition for buyers now than in the Spring since Spring is when more sellers look to put their homes on the market.

## SEPTEMBER HOME SALES\*

### Westfield

Address	# Beds	# Baths	Selling Price
923 Columbus Ave.	4	1.1	\$360,000
106 Oxford Terr.	3	2	\$395,000
749 W Broad St.	4	1.1	\$423,000
717 Summit Ave.	3	1.1	\$441,000
203 Palsted Ave.	3	2.1	\$449,000
112 E. Grove St.	4	3	\$480,000
104 Hyslip Ave.	4	2.1	\$535,000
7 Mohawk Trail	3	2	\$590,000
207 Palsted Ave.	4	2.1	\$605,000
212 W Dudley Ave.	3	2	\$610,000
324 Mountain Ave.	5	4.1	\$658,000
320 Woods End Rd.	4	2.1	\$678,250
1030 Central Ave.	5	3.1	\$730,000
12 Wychview Dr.	4	2.1	\$750,000
210 W Dudley Ave.	4	3	\$752,000
417 Baker Ave.	4	3.1	\$929,417
815 Standish Ave.	6	3.2	\$970,000
111 Linden Ave.	5	3.1	\$975,000
514 Kimball Ave.	5	3.1	\$999,000
109 Wyoming St.	4	2.2	\$999,000
546 Boulevard	7	4.1	\$1,107,000
409 Baker Ave.	5	5.1	\$1,225,000
926 Carleton Rd.	5	5.1	\$1,450,000
4 Hawthorne Dr.	5	5	\$1,725,000

### Cranford

Address	# Beds	# Baths	Selling Price
51 Johnson Ave.	3	1.1	\$165,000
414 Cranford Ave.	3	2	\$380,000
171 Mohawk Dr.	4	1.1	\$380,000
2 Cherokee Rd.	3	1	\$389,000
18 Adams Ave.	6	2.1	\$390,000
185 Locust Dr.	3	1	\$394,500
208 Lambert St.	4	2	\$420,000
328 Manor Ave.	3	2	\$424,500
6 Crescent Pl.	4	2.1	\$470,000
4 Frazer Pl.	3	2.1	\$475,000
27 Carolina St.	3	2.1	\$480,000
6 Sylvester St.	3	2	\$499,000
8 Elm St.	3	2	\$502,000
6 Nomahegan Ct.	4	2.1	\$525,000
319 High St.	5	3	\$526,100
12 Forest Ave.	4	3.1	\$565,000
5 Brown Terr.	3	2.1	\$565,000
12 Denman Pl.	4	2	\$580,000

### Cranford (-cont-)

Address	# Beds	# Baths	Selling Price
223 Rankin Ave.	3	2.1	\$625,000
127 Severin Ct.	4	3	\$645,000
612 Orchard St.	4	2.1	\$683,000
624 Riverside Dr.	6	3.1	\$700,000
196 Elizabeth Ave.	4	3.1	\$705,000
235 Cranford Ave.	4	2.1	\$819,000
2 Crescent Pl.	3	2.1	\$590,000

### Mountainside

Address	# Beds	# Baths	Selling Price
1103 Sawmill Rd.	4	2.1	\$420,000
274 Knollcrest Rd.	3	2	\$506,000
288 Garrett Rd.	3	1	\$515,000
283 Pembroke Rd.	3	3	\$589,000
269 Old Tote Rd.	5	3	\$670,000
335 Old Grove Rd.	4	3.1	\$695,000
291 Partridge Run	4	2.1	\$756,000
1083 Saddlebrook Rd.	4	3.1	\$770,000
17 Mountainview Dr.	4	3.2	\$830,000

### Scotch Plains/Fanwood

Address	# Beds	# Baths	Selling Price
169 William St.	3	1.2	\$262,000
7 Paterson Rd., Fwd	3	1.1	\$339,000
1615 Front St.	4	4.1	\$339,000
11 Canterbury Dr.	3	2.1	\$342,000
1070 Front St.	4	1.1	\$345,000
39 Patterson Rd., Fwd	3	2	\$360,000
2405A Park Place	4	2	\$390,000
2364 Mountain Ave.	3	1.1	\$415,000
1129 Lincoln Ave.	4	2	\$419,000
150 Marion Ave., Fwd	3	1.1	\$422,750
707 Lamberts Mill Rd.	4	2	\$440,000
6 Judy La.	2	2.1	\$450,000
2072 Grand St.	3	2	\$461,527
2328 Coles Ave.	3	1.1	\$500,000
10 Michael La.	3	2	\$500,000
2505 Briarwood Ct.	3	2	\$510,000
1925 Mary Ellen La.	3	2.1	\$516,000
15 Saville Rd., Fwd	4	2.1	\$520,000
33 Canterbury Dr.	4	2	\$540,000
2042 Brookside Dr.	3	2.1	\$560,000
41 Arlene Ct., Fwd	4	2.1	\$570,000
5 Kevin Rd.	6	4.2	\$591,500
1150 Raritan Rd.	3	2	\$610,000
1251 Sunnyfield La.	4	2.1	\$635,000
1645 Rahway Rd.	4	2.1	\$635,000
2288 Marlboro Rd	5	3.1	\$670,000
218 Mountainview Ave.	4	2.2	\$682,500
18 Ditzel Farm Ct.	4	3.1	\$744,000
1103 Hetfield Ave.	4	3.1	\$745,000
27 Rambling Dr.	4	3.1	\$787,500
1407 Martine Ave.	5	3.1	\$810,000



### SHARI E. HOLTZMAN

Coldwell Banker—East  
209 Central Avenue, Westfield, NJ 07090  
Cell: 908-868-6299  
Office Phone: 908-233-5555 x210  
Email: [shari.holtzman@cbmoves.com](mailto:shari.holtzman@cbmoves.com)  
Website: [www.makeNJhome.com](http://www.makeNJhome.com)

"Choose...  
with  
Confidence"



©2008 Coldwell Banker Real Estate LLC. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Owned and Operated by NRT LLC.

