

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	20	+ 17.6%	194	205	+ 5.7%
Closed Sales	16	26	+ 62.5%	181	171	- 5.5%
Median Sales Price*	\$255,250	\$320,105	+ 25.4%	\$257,500	\$297,500	+ 15.5%
Inventory of Homes for Sale	67	28	- 58.2%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	34	41	+ 20.6%	55	59	+ 7.3%
Percent of Original List Price Received*	99.4%	99.5%	+ 0.1%	96.8%	98.1%	+ 1.3%
New Listings	31	25	- 19.4%	263	233	- 11.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

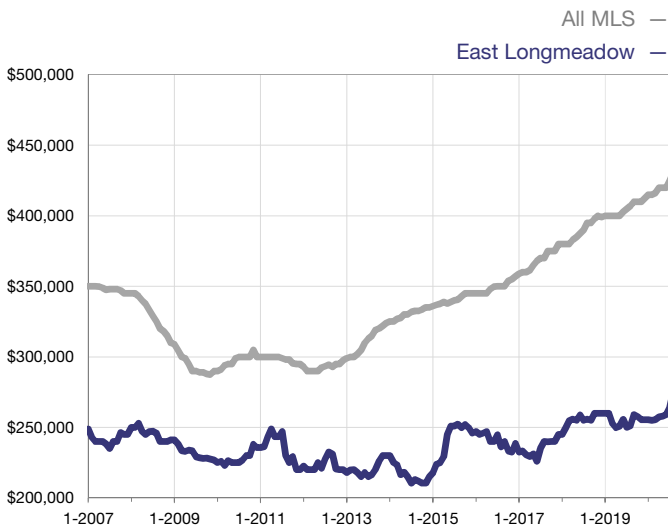
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	8	5	- 37.5%
Closed Sales	0	0	--	8	5	- 37.5%
Median Sales Price*	\$0	\$0	--	\$295,000	\$300,000	+ 1.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	218	31	- 85.8%
Percent of Original List Price Received*	0.0%	0.0%	--	91.2%	96.7%	+ 6.0%
New Listings	0	0	--	4	6	+ 50.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

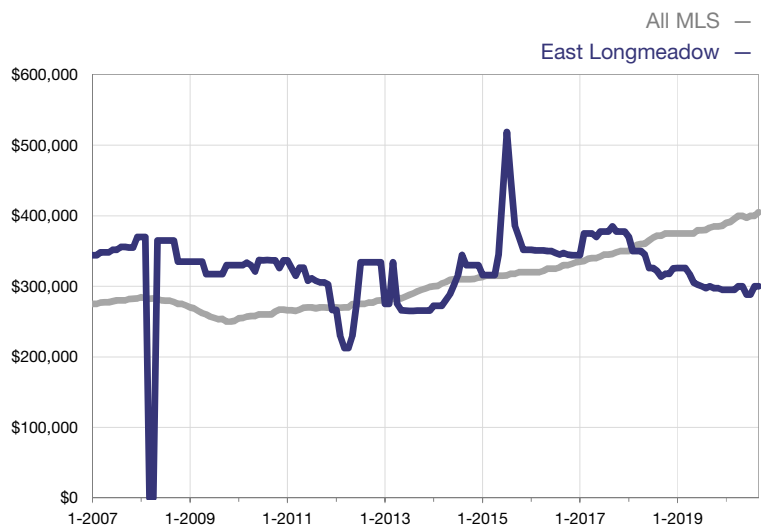
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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