Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Longmeadow

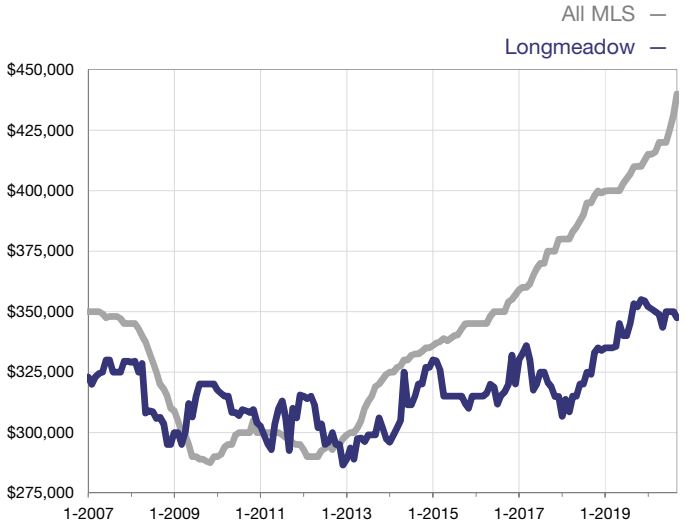
Single-Family Properties	September			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	18	**25**	+ 38.9%	219	**213**	- 2.7%
Closed Sales	18	**31**	+ 72.2%	203	**179**	- 11.8%
Median Sales Price*	$375,665	**$370,000**	- 1.5%	$360,000	**$350,000**	- 2.8%
Inventory of Homes for Sale	77	**34**	- 55.8%	--	--	--
Months Supply of Inventory	3.6	**1.7**	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	90	**46**	- 48.9%	73	**67**	- 8.2%
Percent of Original List Price Received*	94.7%	**95.5%**	+ 0.8%	94.6%	**95.9%**	+ 1.4%
New Listings	21	**24**	+ 14.3%	291	**244**	- 16.2%

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

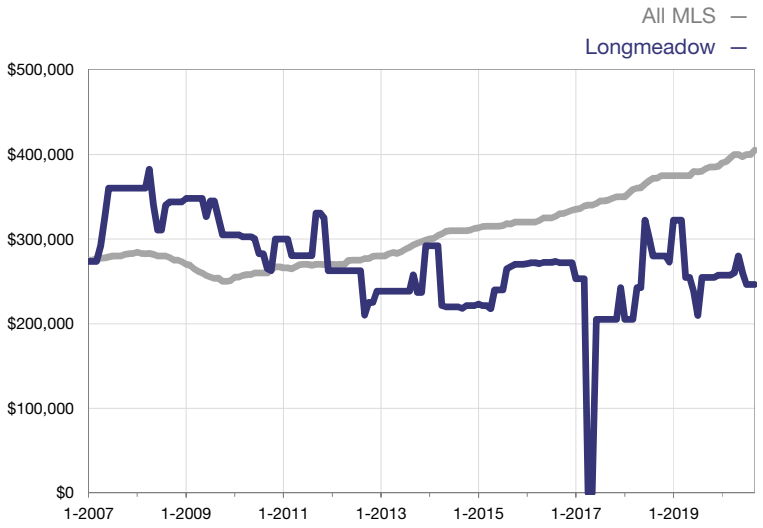
Condominium Properties	September			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	1	**3**	+ 200.0%
Closed Sales	0	**0**	--	1	**3**	+ 200.0%
Median Sales Price*	$0	**$0**	--	$254,500	**$232,500**	- 8.6%
Inventory of Homes for Sale	1	**1**	0.0%	--	--	--
Months Supply of Inventory	1.0	**1.0**	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	22	**130**	+ 490.9%
Percent of Original List Price Received*	0.0%	**0.0%**	--	94.6%	**89.6%**	- 5.3%
New Listings	0	**1**	--	2	**4**	+ 100.0%

* 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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