Local Market Update – December 2020

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

East Longmeadow

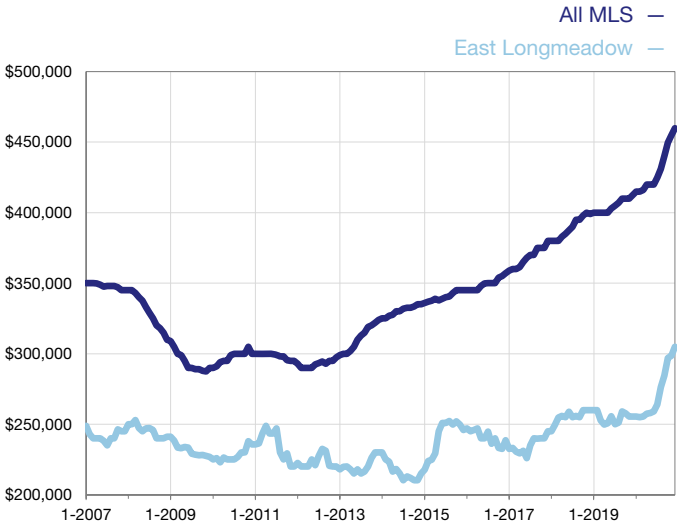
Single-Family Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	6	**19**	+ 216.7%	237	**264**	+ 11.4%
Closed Sales	13	**31**	+ 138.5%	242	**246**	+ 1.7%
Median Sales Price*	$245,000	**$330,000**	+ 34.7%	$255,507	**$305,000**	+ 19.4%
Inventory of Homes for Sale	48	**14**	- 70.8%	--	--	--
Months Supply of Inventory	2.4	**0.7**	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	56	**34**	- 39.3%	56	**55**	- 1.8%
Percent of Original List Price Received*	94.9%	**98.5%**	+ 3.8%	96.5%	**98.0%**	+ 1.6%
New Listings	14	**13**	- 7.1%	314	**288**	- 8.3%

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

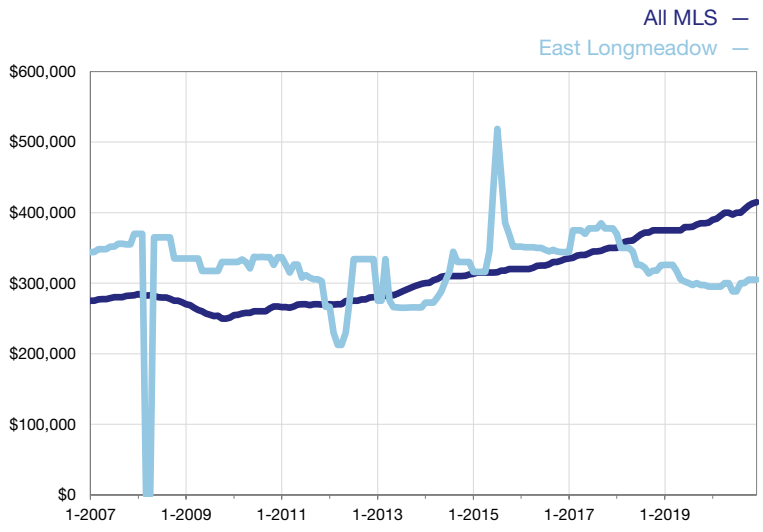
Condominium Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	9	**5**	- 44.4%
Closed Sales	0	**0**	--	8	**6**	- 25.0%
Median Sales Price*	$0	**$0**	--	$295,000	**$304,950**	+ 3.4%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	218	**37**	- 83.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	91.2%	**97.3%**	+ 6.7%
New Listings	0	**0**	--	5	**6**	+ 20.0%

* 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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