Local Market Update – March 2022

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

East Longmeadow

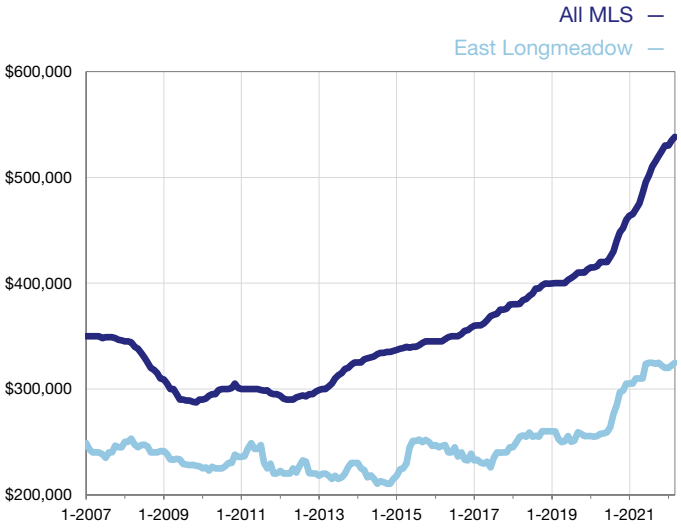
Single-Family Properties	March			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	19	**22**	+ 15.8%	61	**51**	- 16.4%
Closed Sales	19	**15**	- 21.1%	51	**42**	- 17.6%
Median Sales Price*	$310,000	**$351,000**	+ 13.2%	$287,000	**$311,500**	+ 8.5%
Inventory of Homes for Sale	10	**10**	0.0%	--	--	--
Months Supply of Inventory	0.4	**0.6**	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	55	**40**	- 27.3%	57	**37**	- 35.1%
Percent of Original List Price Received*	99.7%	**104.1%**	+ 4.4%	99.4%	**102.1%**	+ 2.7%
New Listings	21	**25**	+ 19.0%	56	**52**	- 7.1%

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

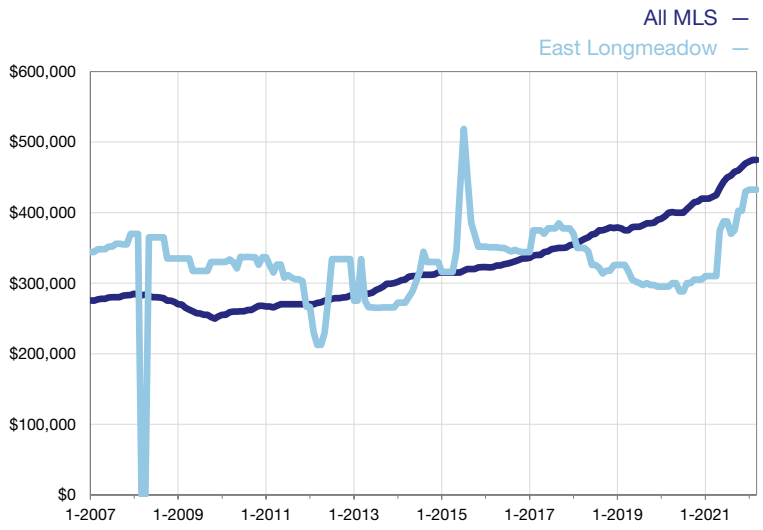
Condominium Properties	March			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	1	**0**	- 100.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	--	0	**1**	--
Median Sales Price*	$0	**$0**	--	$0	**$450,000**	--
Inventory of Homes for Sale	4	**2**	- 50.0%	--	--	--
Months Supply of Inventory	4.0	**1.1**	- 72.5%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**22**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**96.8%**	--
New Listings	2	**0**	- 100.0%	5	**1**	- 80.0%

* 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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