Local Market Update – December 2018

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

Longmeadow

Single-Family Properties

	December			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	19	**13**	- 31.6%	259	**244**	- 5.8%
Closed Sales	15	**14**	- 6.7%	246	**257**	+ 4.5%
Median Sales Price*	$327,500	**$317,250**	- 3.1%	$314,900	**$332,000**	+ 5.4%
Inventory of Homes for Sale	56	**42**	- 25.0%	--	--	--
Months Supply of Inventory	2.7	**2.0**	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	88	**69**	- 21.6%	78	**72**	- 7.7%
Percent of Original List Price Received*	87.2%	**92.7%**	+ 6.3%	94.2%	**95.4%**	+ 1.3%
New Listings	8	**10**	+ 25.0%	361	**327**	- 9.4%

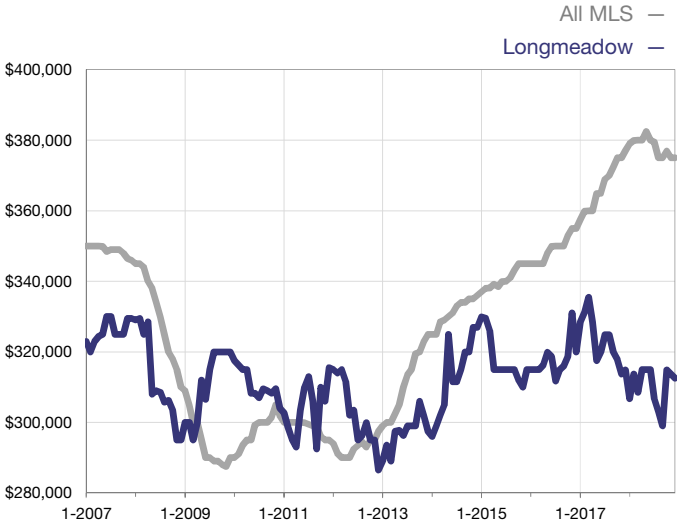
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

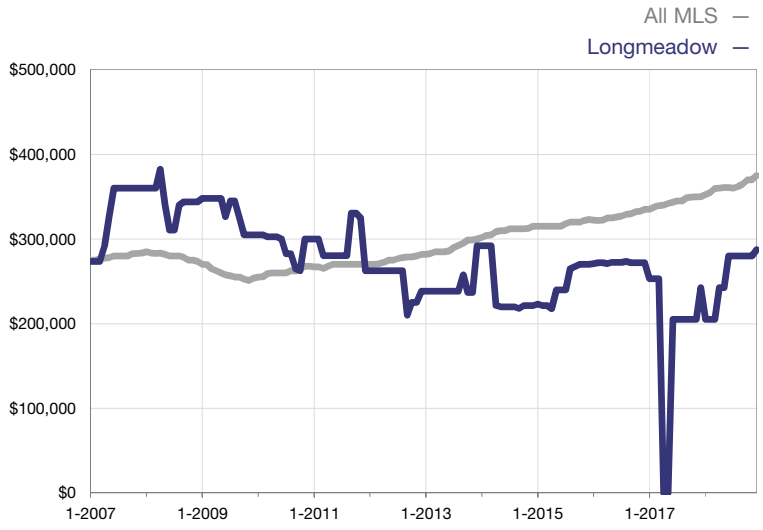
	December			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	0	**0**	--	3	**5**	+ 66.7%
Closed Sales	1	**0**	- 100.0%	2	**6**	+ 200.0%
Median Sales Price*	$280,000	**$0**	- 100.0%	$242,500	**$272,725**	+ 12.5%
Inventory of Homes for Sale	3	**0**	- 100.0%	--	--	--
Months Supply of Inventory	3.0	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	65	**0**	- 100.0%	169	**157**	- 7.1%
Percent of Original List Price Received*	98.2%	**0.0%**	- 100.0%	93.7%	**92.5%**	- 1.3%
New Listings	0	**0**	--	6	**2**	- 66.7%

* 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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