

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Longmeadow

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	21	20	- 4.8%	132	157	+ 18.9%
Closed Sales	23	25	+ 8.7%	116	145	+ 25.0%
Median Sales Price*	\$269,900	<b>\$250,000</b>	- 7.4%	\$260,000	<b>\$250,000</b>	- 3.8%
Inventory of Homes for Sale	60	49	- 18.3%	--	--	--
Months Supply of Inventory	3.6	2.5	- 30.6%	--	--	--
Cumulative Days on Market Until Sale	50	40	- 20.0%	74	54	- 27.0%
Percent of Original List Price Received*	97.4%	<b>96.9%</b>	- 0.5%	95.9%	<b>96.6%</b>	+ 0.7%
New Listings	17	28	+ 64.7%	179	198	+ 10.6%

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

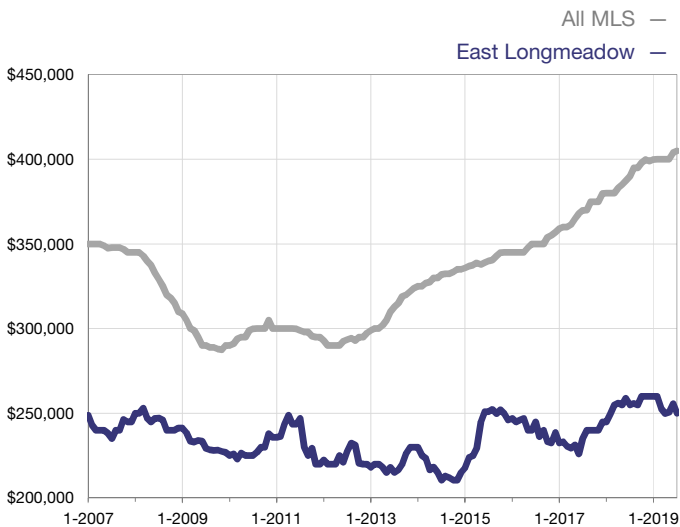
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	0	- 100.0%	3	8	+ 166.7%
Closed Sales	1	0	- 100.0%	3	8	+ 166.7%
Median Sales Price*	\$332,900	<b>\$0</b>	- 100.0%	\$326,000	<b>\$295,000</b>	- 9.5%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	5.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	105	218	+ 107.6%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	96.0%	<b>88.7%</b>	- 7.6%
New Listings	0	0	--	5	4	- 20.0%

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

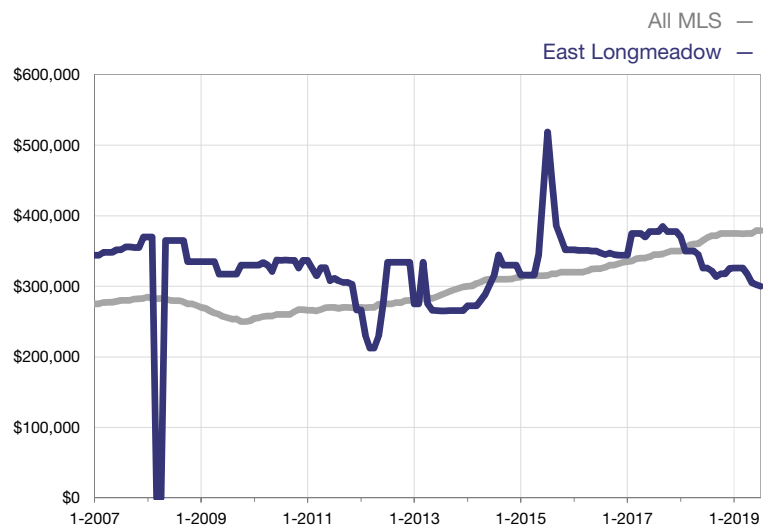
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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