

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	20	- 16.7%	88	94	+ 6.8%
Closed Sales	20	10	- 50.0%	62	80	+ 29.0%
Median Sales Price*	\$306,250	\$404,500	+ 32.1%	\$253,950	\$299,950	+ 18.1%
Inventory of Homes for Sale	42	20	- 52.4%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	62	31	- 50.0%	84	46	- 45.2%
Percent of Original List Price Received*	97.5%	99.3%	+ 1.8%	97.2%	99.4%	+ 2.3%
New Listings	26	29	+ 11.5%	107	106	- 0.9%

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

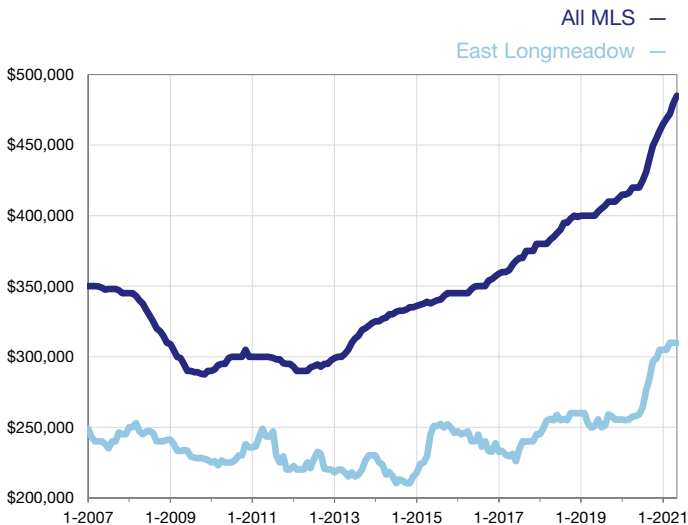
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	2	4	+ 100.0%	3	4	+ 33.3%
Median Sales Price*	\$293,450	\$402,500	+ 37.2%	\$300,000	\$402,500	+ 34.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	10	14	+ 40.0%	29	14	- 51.7%
Percent of Original List Price Received*	97.9%	105.9%	+ 8.2%	96.5%	105.9%	+ 9.7%
New Listings	1	0	- 100.0%	4	8	+ 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

