

# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Longmeadow

### Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	35	+ 94.4%	159	144	- 9.4%
Closed Sales	34	23	- 32.4%	137	112	- 18.2%
Median Sales Price*	\$407,500	<b>\$421,000</b>	+ 3.3%	\$375,000	<b>\$462,000</b>	+ 23.2%
Inventory of Homes for Sale	41	25	- 39.0%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	34	31	- 8.8%
Percent of Original List Price Received*	100.5%	<b>102.7%</b>	+ 2.2%	100.1%	<b>103.4%</b>	+ 3.3%
New Listings	34	35	+ 2.9%	200	168	- 16.0%

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

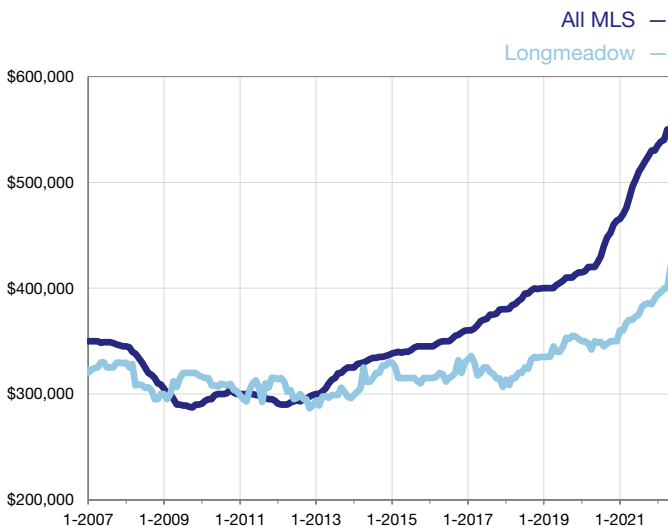
### Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	2	2	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$315,450	<b>\$348,000</b>	+ 10.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	69	21	- 69.6%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	96.5%	<b>103.1%</b>	+ 6.8%
New Listings	0	0	--	2	0	- 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

