

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	16	0.0%	209	191	- 8.6%
Closed Sales	22	19	- 13.6%	203	192	- 5.4%
Median Sales Price*	\$303,000	\$382,500	+ 26.2%	\$316,000	\$342,500	+ 8.4%
Inventory of Homes for Sale	26	18	- 30.8%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	32	37	+ 15.6%	35	30	- 14.3%
Percent of Original List Price Received*	98.0%	96.6%	- 1.4%	100.3%	102.3%	+ 2.0%
New Listings	19	13	- 31.6%	239	208	- 13.0%

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

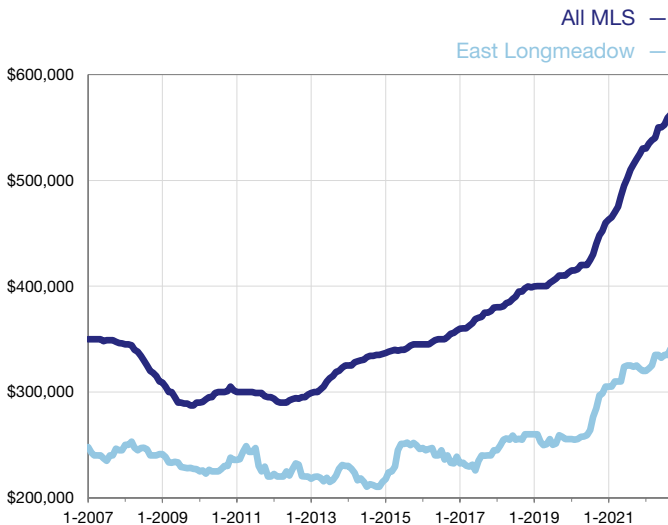
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	10	11	+ 10.0%
Closed Sales	0	2	--	8	12	+ 50.0%
Median Sales Price*	\$0	\$468,000	--	\$402,500	\$440,000	+ 9.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	1.9	+ 171.4%	--	--	--
Cumulative Days on Market Until Sale	0	16	--	30	41	+ 36.7%
Percent of Original List Price Received*	0.0%	101.2%	--	103.6%	105.0%	+ 1.4%
New Listings	0	1	--	14	13	- 7.1%

* 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

