

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Longmeadow

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	16	- 38.5%	253	202	- 20.2%
Closed Sales	17	12	- 29.4%	232	195	- 15.9%
Median Sales Price*	\$408,500	\$367,750	- 10.0%	\$390,000	\$459,000	+ 17.7%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 9.4%	36	29	- 19.4%
Percent of Original List Price Received*	97.8%	102.8%	+ 5.1%	99.8%	102.5%	+ 2.7%
New Listings	16	13	- 18.8%	287	233	- 18.8%

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

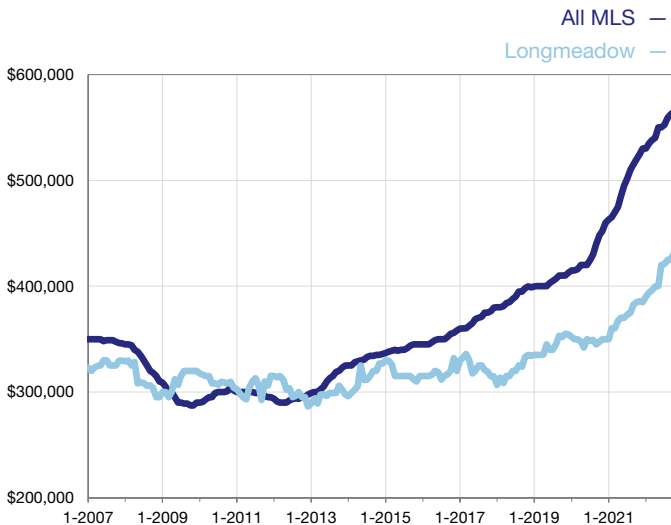
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	7	1	- 85.7%
Closed Sales	2	0	- 100.0%	6	3	- 50.0%
Median Sales Price*	\$274,550	\$0	- 100.0%	\$329,600	\$312,000	- 5.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	41	0	- 100.0%	59	15	- 74.6%
Percent of Original List Price Received*	102.8%	0.0%	- 100.0%	98.6%	105.9%	+ 7.4%
New Listings	2	0	- 100.0%	7	2	- 71.4%

* 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

