

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	26	15	- 42.3%
Closed Sales	13	8	- 38.5%	27	16	- 40.7%
Median Sales Price*	\$330,000	\$302,500	- 8.3%	\$285,000	\$360,825	+ 26.6%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	38	36	- 5.3%	35	49	+ 40.0%
Percent of Original List Price Received*	101.3%	95.0%	- 6.2%	101.0%	95.9%	- 5.0%
New Listings	12	10	- 16.7%	27	20	- 25.9%

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

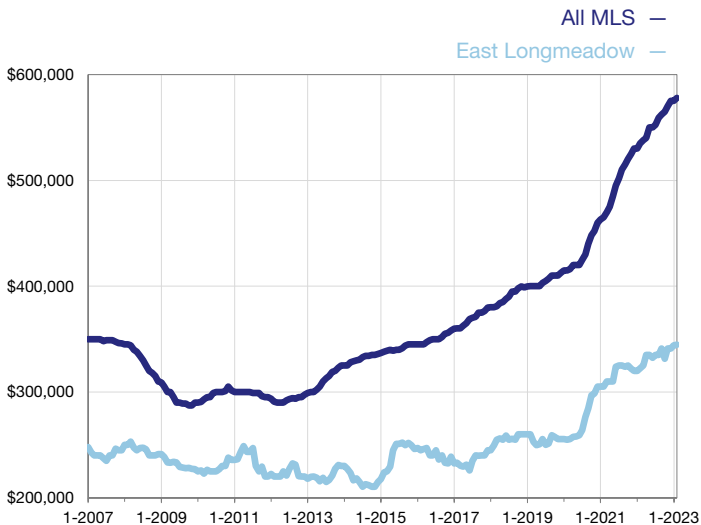
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$450,000	\$0	- 100.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	22	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	96.8%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	1	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

