

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	24	+ 4.3%	70	51	- 27.1%
Closed Sales	18	13	- 27.8%	61	36	- 41.0%
Median Sales Price*	\$370,000	\$366,000	- 1.1%	\$349,000	\$376,500	+ 7.9%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	18	48	+ 166.7%	31	48	+ 54.8%
Percent of Original List Price Received*	106.5%	101.5%	- 4.7%	103.4%	98.5%	- 4.7%
New Listings	24	22	- 8.3%	76	55	- 27.6%

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

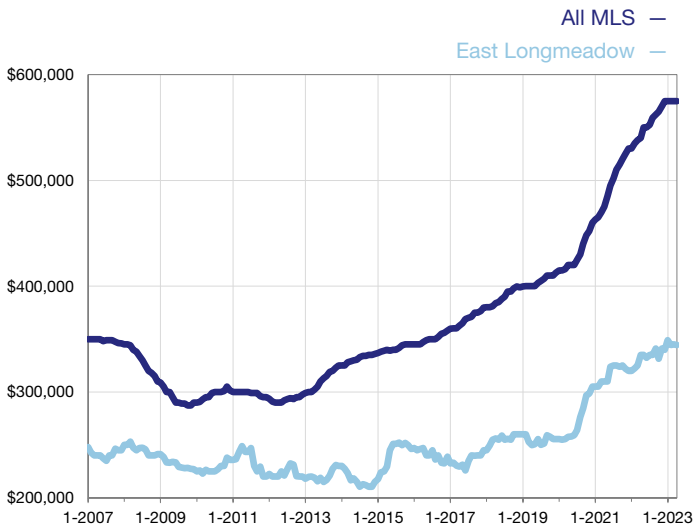
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$450,000	\$0	- 100.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.6	1.2	- 53.8%	--	--	--
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	2	2	0.0%	3	2	- 33.3%

* 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

