

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Longmeadow

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	15	- 25.0%	90	65	- 27.8%
Closed Sales	22	14	- 36.4%	83	50	- 39.8%
Median Sales Price*	\$417,000	<b>\$422,500</b>	+ 1.3%	\$351,000	<b>\$380,000</b>	+ 8.3%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	37	27	- 27.0%	33	42	+ 27.3%
Percent of Original List Price Received*	103.9%	<b>104.9%</b>	+ 1.0%	103.5%	<b>100.3%</b>	- 3.1%
New Listings	19	21	+ 10.5%	94	76	- 19.1%

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

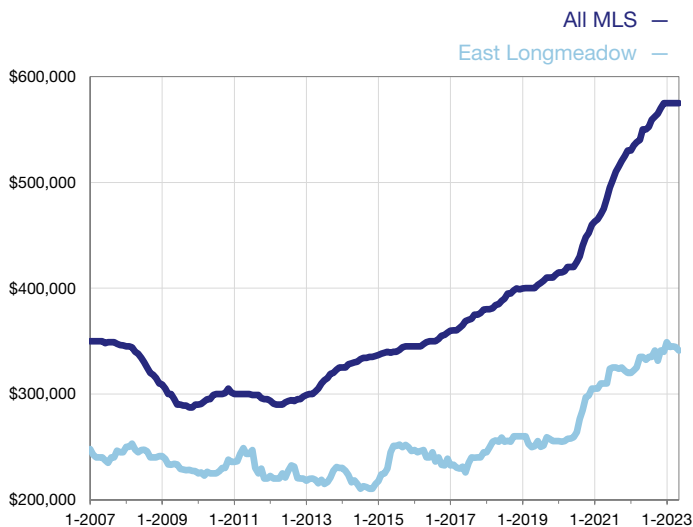
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	3	2	- 33.3%
Closed Sales	2	1	- 50.0%	3	1	- 66.7%
Median Sales Price*	\$513,500	<b>\$505,000</b>	- 1.7%	\$450,000	<b>\$505,000</b>	+ 12.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	88	174	+ 97.7%	66	174	+ 163.6%
Percent of Original List Price Received*	128.9%	<b>92.7%</b>	- 28.1%	118.2%	<b>92.7%</b>	- 21.6%
New Listings	2	0	- 100.0%	5	2	- 60.0%

\* 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

