

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	24	+ 26.3%	109	86	- 21.1%
Closed Sales	24	14	- 41.7%	107	65	- 39.3%
Median Sales Price*	\$337,250	\$396,000	+ 17.4%	\$350,000	\$380,000	+ 8.6%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	19	28	+ 47.4%	29	38	+ 31.0%
Percent of Original List Price Received*	103.9%	104.9%	+ 1.0%	103.6%	101.3%	- 2.2%
New Listings	23	19	- 17.4%	117	95	- 18.8%

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

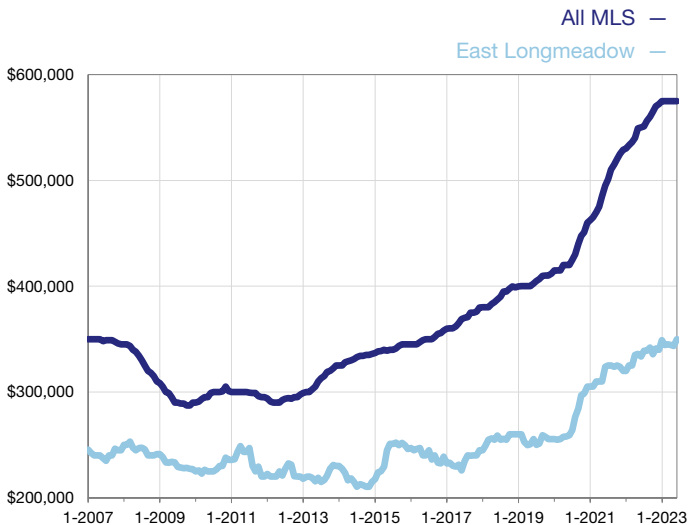
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	4	3	- 25.0%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$395,000	\$485,000	+ 22.8%	\$427,500	\$495,000	+ 15.8%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	6	279	+ 4,550.0%	51	227	+ 345.1%
Percent of Original List Price Received*	112.9%	82.9%	- 26.6%	116.8%	87.8%	- 24.8%
New Listings	1	1	0.0%	6	3	- 50.0%

* 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

