

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	21	+ 133.3%	118	104	- 11.9%
Closed Sales	14	22	+ 57.1%	121	87	- 28.1%
Median Sales Price*	\$337,500	\$347,200	+ 2.9%	\$350,000	\$378,000	+ 8.0%
Inventory of Homes for Sale	36	10	- 72.2%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	23	31	+ 34.8%	29	36	+ 24.1%
Percent of Original List Price Received*	103.7%	100.6%	- 3.0%	103.6%	101.1%	- 2.4%
New Listings	24	13	- 45.8%	141	108	- 23.4%

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

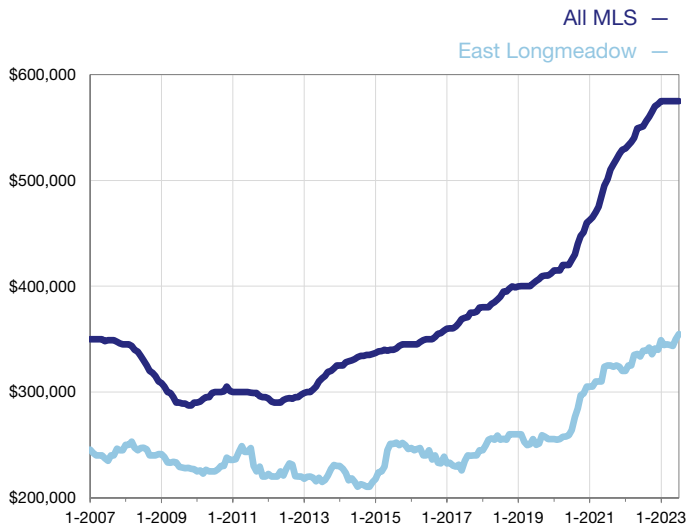
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	1	1	0.0%	5	3	- 40.0%
Median Sales Price*	\$405,000	\$589,000	+ 45.4%	\$405,000	\$505,000	+ 24.7%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	3.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	25	45	+ 80.0%	46	166	+ 260.9%
Percent of Original List Price Received*	101.3%	98.3%	- 3.0%	113.7%	91.3%	- 19.7%
New Listings	2	0	- 100.0%	8	3	- 62.5%

* 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

