

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	15	- 42.3%	144	115	- 20.1%
Closed Sales	18	15	- 16.7%	139	103	- 25.9%
Median Sales Price*	\$376,500	\$385,000	+ 2.3%	\$350,000	\$380,000	+ 8.6%
Inventory of Homes for Sale	35	12	- 65.7%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	28	35	+ 25.0%
Percent of Original List Price Received*	103.6%	102.4%	- 1.2%	103.6%	101.2%	- 2.3%
New Listings	25	16	- 36.0%	166	124	- 25.3%

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

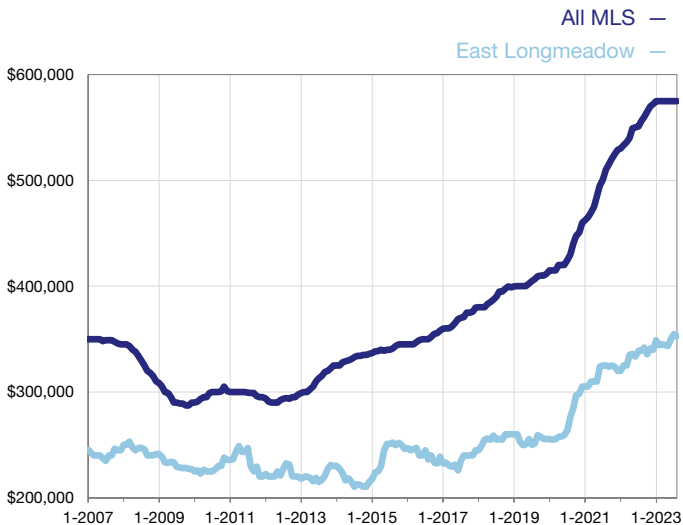
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	6	3	- 50.0%
Median Sales Price*	\$460,000	\$0	- 100.0%	\$427,500	\$505,000	+ 18.1%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	4.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	42	166	+ 295.2%
Percent of Original List Price Received*	104.6%	0.0%	- 100.0%	112.2%	91.3%	- 18.6%
New Listings	3	0	- 100.0%	11	3	- 72.7%

* 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

