

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Longmeadow

Single-Family Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 19 | 28 | + 47.4% | 155 | 135 | - 12.9% |
| Closed Sales | 30 | 22 | - 26.7% | 143 | 116 | - 18.9% |
| Median Sales Price* | \$472,500 | \$509,450 | + 7.8% | \$470,000 | \$494,950 | + 5.3% |
| Inventory of Homes for Sale | 25 | 16 | - 36.0% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.0 | - 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 22 | 33 | + 50.0% | 30 | 35 | + 16.7% |
| Percent of Original List Price Received* | 101.0% | 99.3% | - 1.7% | 102.9% | 100.4% | - 2.4% |
| New Listings | 12 | 22 | + 83.3% | 178 | 146 | - 18.0% |

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

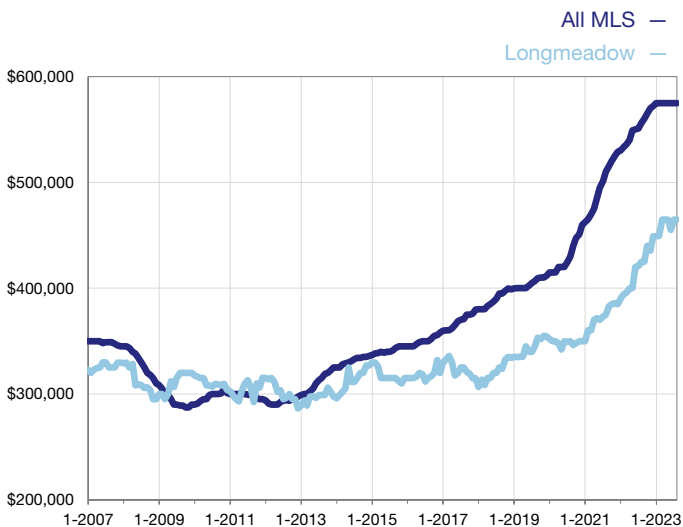
Condominium Properties

| Key Metrics | August | | | Year to Date | | |
|--|--------|------|-------|--------------|-----------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 1 | -- | 0 | 3 | -- |
| Closed Sales | 0 | 0 | -- | 2 | 2 | 0.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$348,000 | \$426,500 | + 22.6% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 21 | 56 | + 166.7% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 103.1% | 94.3% | - 8.5% |
| New Listings | 0 | 1 | -- | 0 | 2 | -- |

* 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

