

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	15	- 16.7%	162	127	- 21.6%
Closed Sales	16	12	- 25.0%	155	115	- 25.8%
Median Sales Price*	\$322,500	\$415,000	+ 28.7%	\$345,000	\$380,000	+ 10.1%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	26	36	+ 38.5%	28	35	+ 25.0%
Percent of Original List Price Received*	99.8%	99.9%	+ 0.1%	103.2%	101.0%	- 2.1%
New Listings	11	12	+ 9.1%	177	135	- 23.7%

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

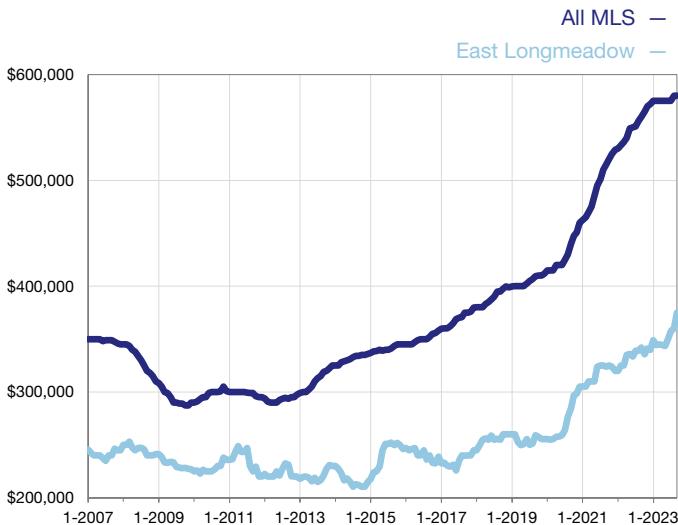
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	10	4	- 60.0%
Closed Sales	1	1	0.0%	7	4	- 42.9%
Median Sales Price*	\$584,000	\$495,000	- 15.2%	\$450,000	\$500,000	+ 11.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	63	16	- 74.6%	45	129	+ 186.7%
Percent of Original List Price Received*	95.3%	101.0%	+ 6.0%	109.8%	93.7%	- 14.7%
New Listings	0	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

