

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	11	- 15.4%	175	136	- 22.3%
Closed Sales	18	15	- 16.7%	173	130	- 24.9%
Median Sales Price*	\$324,000	\$370,000	+ 14.2%	\$342,000	\$380,000	+ 11.1%
Inventory of Homes for Sale	27	14	- 48.1%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	43	38	- 11.6%	30	35	+ 16.7%
Percent of Original List Price Received*	99.9%	100.0%	+ 0.1%	102.9%	100.9%	- 1.9%
New Listings	17	13	- 23.5%	194	148	- 23.7%

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

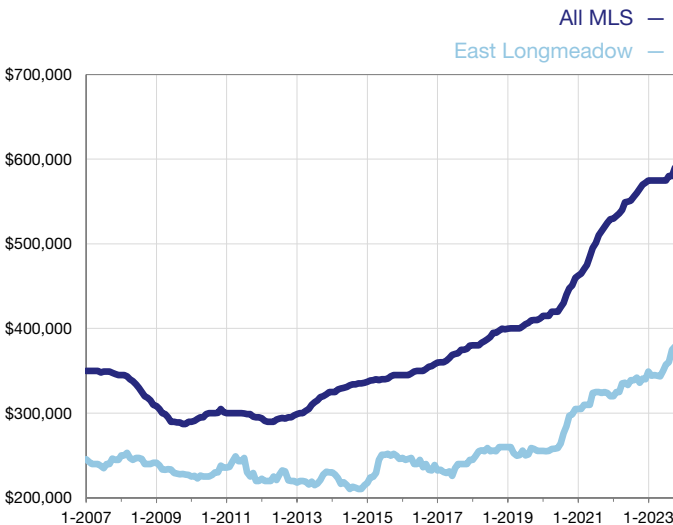
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	11	4	- 63.6%
Closed Sales	3	0	- 100.0%	10	4	- 60.0%
Median Sales Price*	\$369,900	\$0	- 100.0%	\$427,500	\$500,000	+ 17.0%
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	51	0	- 100.0%	46	129	+ 180.4%
Percent of Original List Price Received*	96.2%	0.0%	- 100.0%	105.7%	93.7%	- 11.4%
New Listings	1	0	- 100.0%	12	3	- 75.0%

* 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

