

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Longmeadow

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	16	+ 14.3%	186	159	- 14.5%
Closed Sales	18	11	- 38.9%	183	151	- 17.5%
Median Sales Price*	\$430,250	\$500,000	+ 16.2%	\$462,500	\$485,000	+ 4.9%
Inventory of Homes for Sale	30	21	- 30.0%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	29	34	+ 17.2%
Percent of Original List Price Received*	101.6%	102.5%	+ 0.9%	102.5%	100.9%	- 1.6%
New Listings	13	13	0.0%	218	181	- 17.0%

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

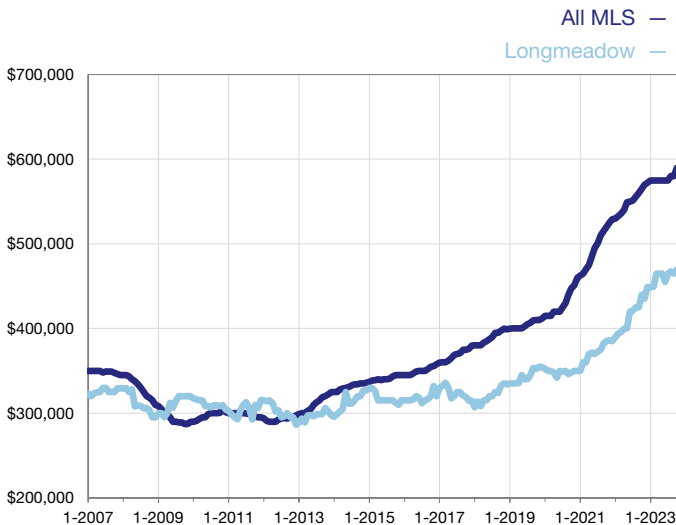
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$312,000	\$0	- 100.0%	\$312,000	\$426,500	+ 36.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	2	0	- 100.0%	15	56	+ 273.3%
Percent of Original List Price Received*	111.6%	0.0%	- 100.0%	105.9%	94.3%	- 11.0%
New Listings	1	0	- 100.0%	2	2	0.0%

* 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

