

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Longmeadow

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	11	- 26.7%	190	144	- 24.2%
Closed Sales	19	9	- 52.6%	192	139	- 27.6%
Median Sales Price*	\$382,500	<b>\$375,000</b>	- 2.0%	\$342,500	<b>\$380,000</b>	+ 10.9%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	37	18	- 51.4%	30	34	+ 13.3%
Percent of Original List Price Received*	96.6%	<b>101.8%</b>	+ 5.4%	102.3%	<b>100.6%</b>	- 1.7%
New Listings	12	10	- 16.7%	206	158	- 23.3%

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

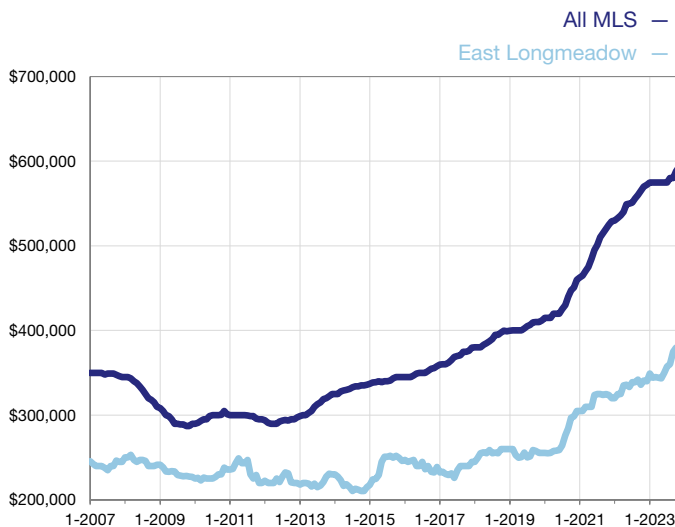
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	11	4	- 63.6%
Closed Sales	2	0	- 100.0%	12	4	- 66.7%
Median Sales Price*	\$468,000	<b>\$0</b>	- 100.0%	\$440,000	<b>\$500,000</b>	+ 13.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	41	129	+ 214.6%
Percent of Original List Price Received*	101.2%	<b>0.0%</b>	- 100.0%	105.0%	<b>93.7%</b>	- 10.8%
New Listings	1	1	0.0%	13	4	- 69.2%

\* 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

