

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Longmeadow

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	200	151	- 24.5%
Closed Sales	15	13	- 13.3%	207	153	- 26.1%
Median Sales Price*	\$325,000	<b>\$365,000</b>	+ 12.3%	\$340,000	<b>\$378,000</b>	+ 11.2%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	0.8	<b>0.9</b>	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	38	<b>34</b>	- 10.5%	31	<b>34</b>	+ 9.7%
Percent of Original List Price Received*	99.4%	<b>101.2%</b>	+ 1.8%	102.1%	<b>100.6%</b>	- 1.5%
New Listings	5	<b>9</b>	+ 80.0%	211	<b>167</b>	- 20.9%

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

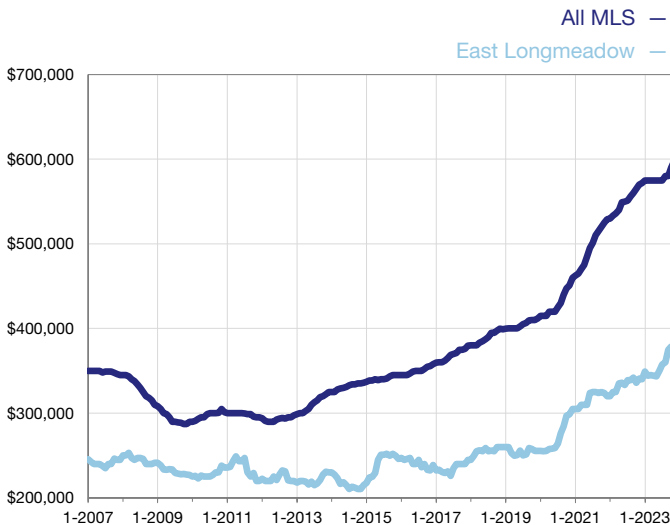
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	11	4	- 63.6%
Closed Sales	0	0	--	12	4	- 66.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$440,000	<b>\$500,000</b>	+ 13.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	<b>1.0</b>	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	41	<b>129</b>	+ 214.6%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	105.0%	<b>93.7%</b>	- 10.8%
New Listings	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

