

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	22	18	- 18.2%	49	45	- 8.2%
Closed Sales	13	8	- 38.5%	36	35	- 2.8%
Median Sales Price*	\$366,000	\$345,450	- 5.6%	\$376,500	\$330,000	- 12.4%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	48	33	- 31.3%	48	38	- 20.8%
Percent of Original List Price Received*	101.5%	103.6%	+ 2.1%	98.5%	98.9%	+ 0.4%
New Listings	22	21	- 4.5%	55	49	- 10.9%

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

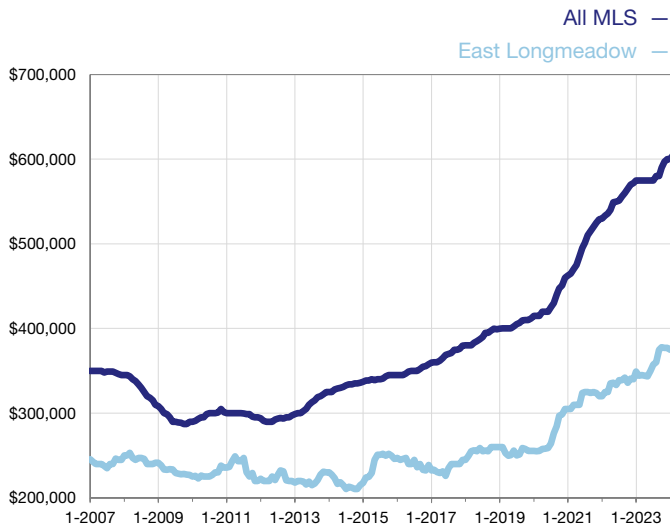
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$453,000	--
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	0	0	--	0	6	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	102.5%	--
New Listings	2	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

