

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

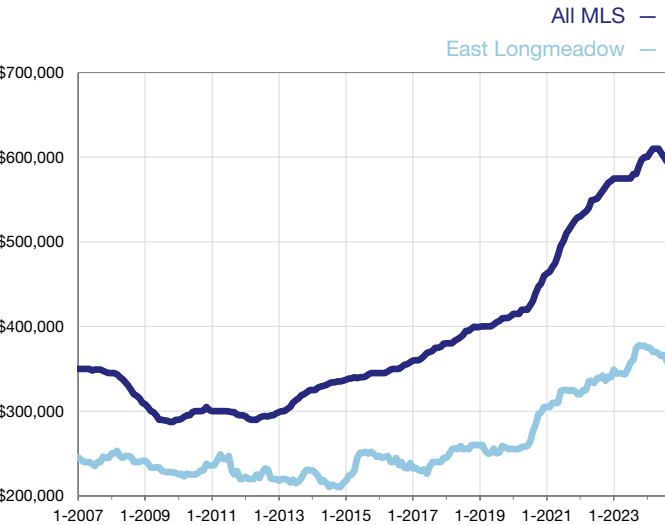
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				11	16	+ 45.5%	110	108	- 1.8%
Closed Sales				15	19	+ 26.7%	103	96	- 6.8%
Median Sales Price*				\$385,000	\$395,000	+ 2.6%	\$380,000	\$372,450	- 2.0%
Inventory of Homes for Sale				16	23	+ 43.8%	--	--	--
Months Supply of Inventory				1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale				27	30	+ 11.1%	35	28	- 20.0%
Percent of Original List Price Received*				102.4%	99.5%	- 2.8%	100.6%	101.0%	+ 0.4%
New Listings				15	15	0.0%	123	131	+ 6.5%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	4	4	0.0%
Closed Sales				0	2	--	3	4	+ 33.3%
Median Sales Price*				\$0	\$442,500	--	\$505,000	\$489,000	- 3.2%
Inventory of Homes for Sale				0	2	--	--	--	--
Months Supply of Inventory				0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale				0	42	--	166	29	- 82.5%
Percent of Original List Price Received*				0.0%	98.9%	--	91.3%	98.3%	+ 7.7%
New Listings				0	1	--	3	6	+ 100.0%

* 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

