

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Longmeadow

### Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	17	+ 21.4%	124	123	- 0.8%
Closed Sales	12	14	+ 16.7%	115	111	- 3.5%
Median Sales Price*	\$415,000	\$367,500	- 11.4%	\$380,000	\$375,000	- 1.3%
Inventory of Homes for Sale	13	29	+ 123.1%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 130.0%	--	--	--
Cumulative Days on Market Until Sale	36	27	- 25.0%	35	28	- 20.0%
Percent of Original List Price Received*	99.9%	100.9%	+ 1.0%	100.6%	101.1%	+ 0.5%
New Listings	12	22	+ 83.3%	135	153	+ 13.3%

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

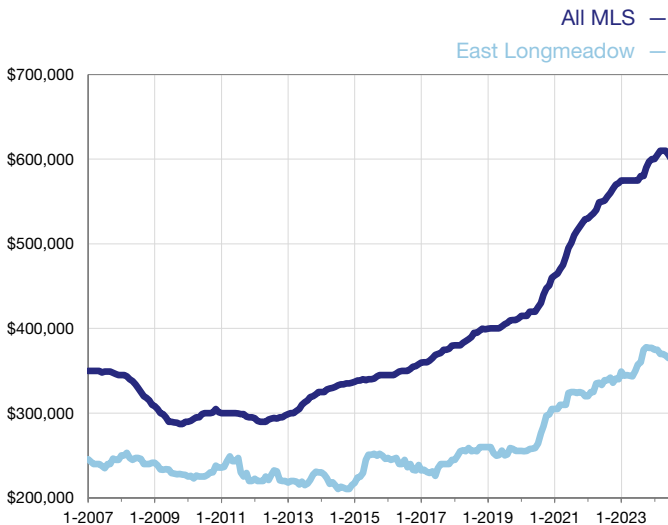
### Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	4	5	+ 25.0%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Median Sales Price*	\$495,000	\$470,000	- 5.1%	\$500,000	\$470,000	- 6.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	16	40	+ 150.0%	129	31	- 76.0%
Percent of Original List Price Received*	101.0%	97.9%	- 3.1%	93.7%	98.2%	+ 4.8%
New Listings	0	2	--	3	8	+ 166.7%

\* 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

