

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	19	+ 111.1%	133	142	+ 6.8%
Closed Sales	16	15	- 6.3%	131	126	- 3.8%
Median Sales Price*	\$369,000	\$440,000	+ 19.2%	\$380,000	\$382,500	+ 0.7%
Inventory of Homes for Sale	16	24	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	38	43	+ 13.2%	35	30	- 14.3%
Percent of Original List Price Received*	100.6%	98.0%	- 2.6%	100.6%	100.7%	+ 0.1%
New Listings	13	15	+ 15.4%	148	168	+ 13.5%

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

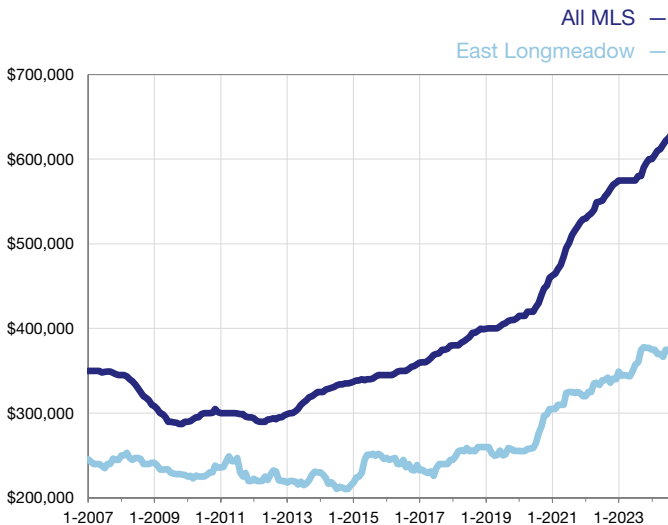
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	4	7	+ 75.0%
Closed Sales	0	1	--	4	6	+ 50.0%
Median Sales Price*	\$0	\$444,000	--	\$500,000	\$461,500	- 7.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	0	12	--	129	28	- 78.3%
Percent of Original List Price Received*	0.0%	100.9%	--	93.7%	98.7%	+ 5.3%
New Listings	0	0	--	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

