

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Longmeadow

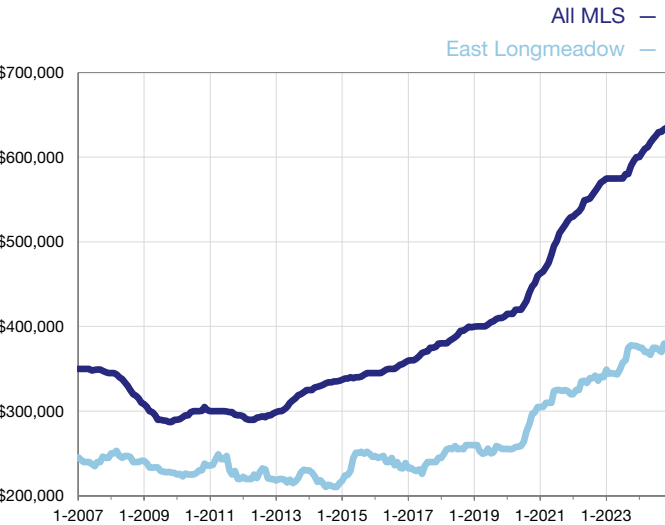
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	17	+ 70.0%	143	158	+ 10.5%
Closed Sales	10	18	+ 80.0%	141	144	+ 2.1%
Median Sales Price*	\$390,000	\$434,000	+ 11.3%	\$380,000	\$388,200	+ 2.2%
Inventory of Homes for Sale	14	22	+ 57.1%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	17	45	+ 164.7%	34	31	- 8.8%
Percent of Original List Price Received*	101.5%	96.6%	- 4.8%	100.6%	100.2%	- 0.4%
New Listings	10	15	+ 50.0%	158	183	+ 15.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	4	8	+ 100.0%
Closed Sales	0	0	--	4	6	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$500,000	\$461,500	- 7.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	129	28	- 78.3%
Percent of Original List Price Received*	0.0%	0.0%	--	93.7%	98.7%	+ 5.3%
New Listings	1	2	+ 100.0%	4	10	+ 150.0%

\* 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

