

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Longmeadow

Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	15	+ 15.4%	170	204	+ 20.0%
Closed Sales	13	20	+ 53.8%	164	194	+ 18.3%
Median Sales Price*	\$512,500	\$418,000	- 18.4%	\$485,000	\$481,500	- 0.7%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	24	40	+ 66.7%	33	32	- 3.0%
Percent of Original List Price Received*	99.5%	97.2%	- 2.3%	100.7%	101.0%	+ 0.3%
New Listings	15	8	- 46.7%	196	210	+ 7.1%

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

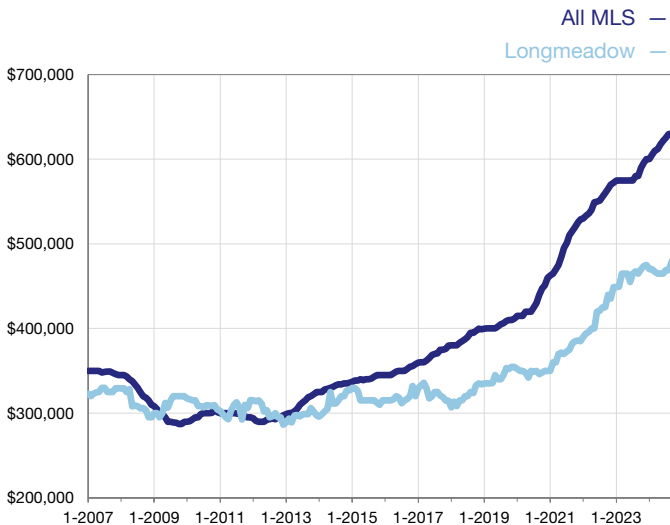
Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$345,000	\$0	- 100.0%	\$345,000	\$410,000	+ 18.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	44	11	- 75.0%
Percent of Original List Price Received*	92.0%	0.0%	- 100.0%	93.5%	106.5%	+ 13.9%
New Listings	0	0	--	2	1	- 50.0%

* 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

