

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

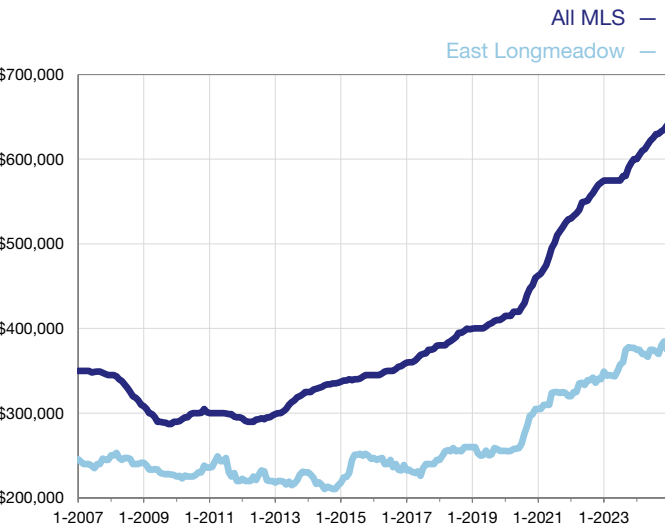
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	13	+ 85.7%	150	168	+ 12.0%
Closed Sales	13	17	+ 30.8%	154	161	+ 4.5%
Median Sales Price*	\$365,000	\$342,000	- 6.3%	\$377,000	\$375,000	- 0.5%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	34	25	- 26.5%	34	31	- 8.8%
Percent of Original List Price Received*	101.2%	99.1%	- 2.1%	100.7%	100.1%	- 0.6%
New Listings	9	7	- 22.2%	167	190	+ 13.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	4	9	+ 125.0%
Closed Sales	0	1	--	4	7	+ 75.0%
Median Sales Price*	\$0	\$449,000	--	\$500,000	\$453,000	- 9.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	54	--	129	32	- 75.2%
Percent of Original List Price Received*	0.0%	97.6%	--	93.7%	98.5%	+ 5.1%
New Listings	0	1	--	4	11	+ 175.0%

* 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

