

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

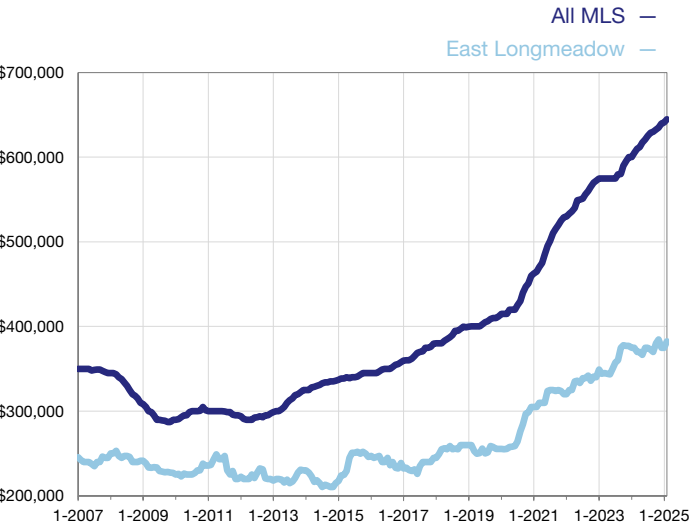
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				10	8	- 20.0%	22	12	- 45.5%
Closed Sales				10	5	- 50.0%	17	14	- 17.6%
Median Sales Price*				\$322,500	\$315,000	- 2.3%	\$330,000	\$339,500	+ 2.9%
Inventory of Homes for Sale				10	15	+ 50.0%	--	--	--
Months Supply of Inventory				0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale				45	153	+ 240.0%	38	79	+ 107.9%
Percent of Original List Price Received*				96.4%	92.6%	- 3.9%	96.8%	97.4%	+ 0.6%
New Listings				10	7	- 30.0%	21	14	- 33.3%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	2	--	1	2	+ 100.0%
Closed Sales				0	1	--	0	2	--
Median Sales Price*				\$0	\$612,000	--	\$0	\$510,000	--
Inventory of Homes for Sale				1	0	- 100.0%	--	--	--
Months Supply of Inventory				1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale				0	21	--	0	25	--
Percent of Original List Price Received*				0.0%	104.6%	--	0.0%	101.1%	--
New Listings				0	1	--	1	2	+ 100.0%

* 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

