

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Longmeadow

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	17	+ 142.9%	11	25	+ 127.3%
Closed Sales	5	9	+ 80.0%	15	20	+ 33.3%
Median Sales Price*	\$315,000	\$515,000	+ 63.5%	\$350,000	\$472,750	+ 35.1%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	153	57	- 62.7%	75	51	- 32.0%
Percent of Original List Price Received*	92.6%	101.0%	+ 9.1%	97.4%	99.6%	+ 2.3%
New Listings	7	9	+ 28.6%	14	24	+ 71.4%

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

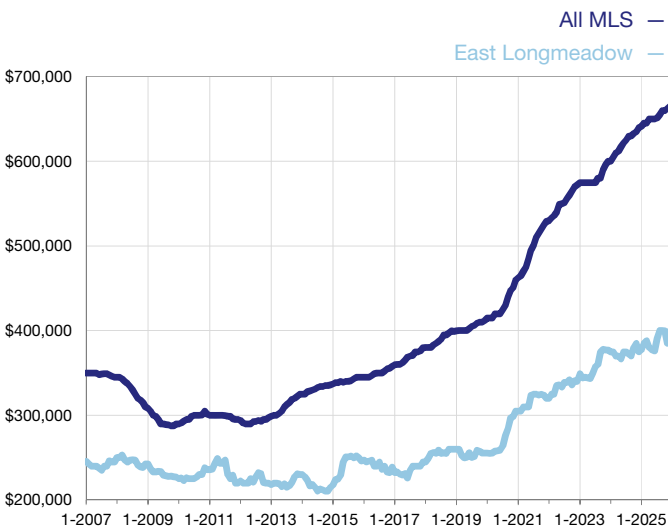
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$612,000	\$0	- 100.0%	\$510,000	\$517,500	+ 1.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	25	14	- 44.0%
Percent of Original List Price Received*	104.6%	0.0%	- 100.0%	101.1%	108.0%	+ 6.8%
New Listings	1	0	- 100.0%	2	0	- 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

