

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

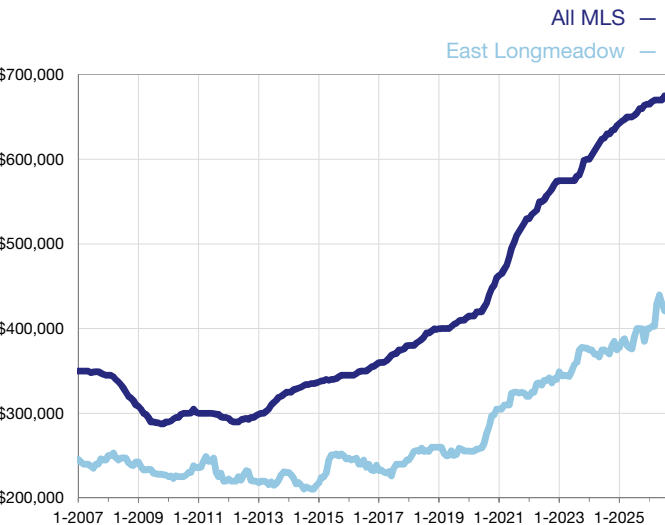
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	21	25	+ 19.0%	106	136	+ 28.3%
Closed Sales	13	21	+ 61.5%	95	127	+ 33.7%
Median Sales Price*	\$505,000	\$380,000	- 24.8%	\$400,000	\$425,000	+ 6.3%
Inventory of Homes for Sale	27	28	+ 3.7%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	36	36	0.0%	43	37	- 14.0%
Percent of Original List Price Received*	99.2%	99.8%	+ 0.6%	99.2%	100.8%	+ 1.6%
New Listings	19	15	- 21.1%	130	167	+ 28.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	6	3	- 50.0%
Closed Sales	0	1	--	7	3	- 57.1%
Median Sales Price*	\$0	\$549,000	--	\$455,000	\$517,500	+ 13.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	22	16	- 27.3%
Percent of Original List Price Received*	0.0%	100.0%	--	101.7%	102.7%	+ 1.0%
New Listings	3	2	- 33.3%	11	6	- 45.5%

* 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

