

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Longmeadow

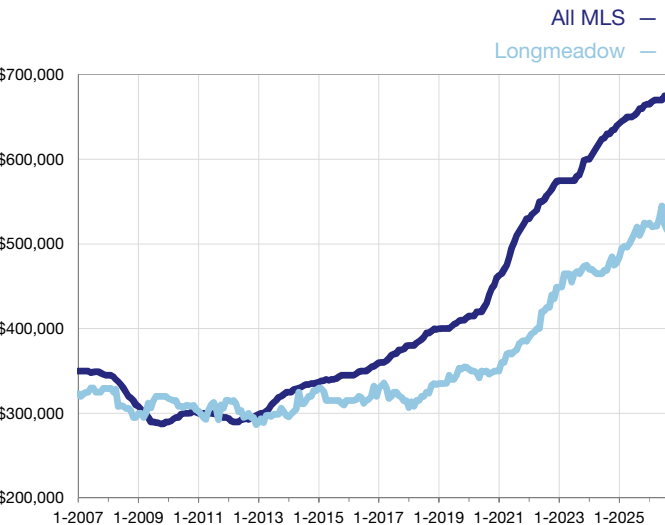
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	15	- 11.8%	105	131	+ 24.8%
Closed Sales	24	25	+ 4.2%	103	118	+ 14.6%
Median Sales Price*	\$596,250	\$525,000	- 11.9%	\$550,000	\$528,000	- 4.0%
Inventory of Homes for Sale	27	33	+ 22.2%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	24	28	+ 16.7%
Percent of Original List Price Received*	102.2%	100.6%	- 1.6%	103.5%	101.7%	- 1.7%
New Listings	18	20	+ 11.1%	133	165	+ 24.1%

* 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	0	--	0	3	--
Closed Sales	0	1	--	0	3	--
Median Sales Price*	\$0	\$360,000	--	\$0	\$422,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	14	--	0	17	--
Percent of Original List Price Received*	0.0%	95.0%	--	0.0%	99.2%	--
New Listings	0	0	--	0	3	--

* 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

