

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Longmeadow

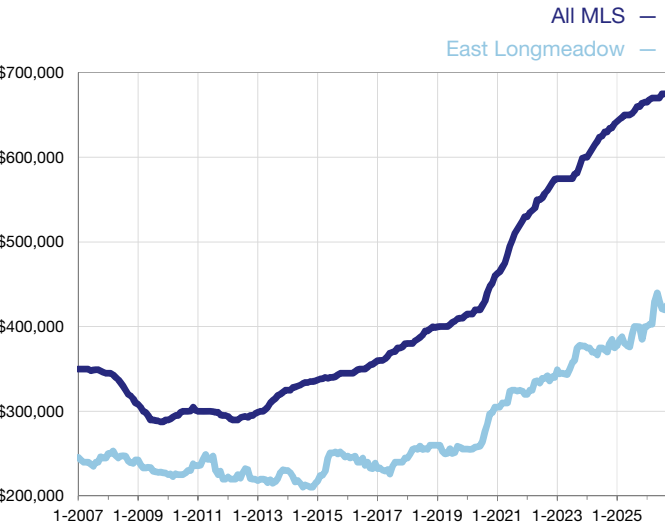
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	116	148	+ 27.6%
Closed Sales	19	20	+ 5.3%	114	147	+ 28.9%
Median Sales Price*	\$375,000	\$462,500	+ 23.3%	\$400,000	\$432,500	+ 8.1%
Inventory of Homes for Sale	24	31	+ 29.2%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	25	41	+ 64.0%	40	37	- 7.5%
Percent of Original List Price Received*	103.0%	98.9%	- 4.0%	99.8%	100.6%	+ 0.8%
New Listings	10	20	+ 100.0%	140	186	+ 32.9%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	7	3	- 57.1%
Closed Sales	0	1	--	7	4	- 42.9%
Median Sales Price*	\$0	\$690,000	--	\$455,000	\$533,250	+ 17.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	4.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	0	4	--	22	13	- 40.9%
Percent of Original List Price Received*	0.0%	101.5%	--	101.7%	102.4%	+ 0.7%
New Listings	0	1	--	11	7	- 36.4%

* 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

