Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

East Longmeadow

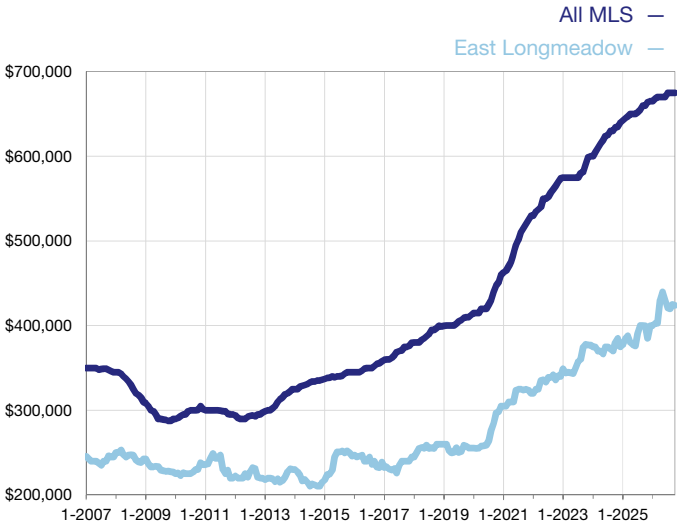
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**14**	+ 133.3%	122	**161**	+ 32.0%
Closed Sales	12	**12**	0.0%	126	**159**	+ 26.2%
Median Sales Price*	$432,500	**$407,450**	- 5.8%	$400,000	**$425,000**	+ 6.3%
Inventory of Homes for Sale	28	**28**	0.0%	--	--	--
Months Supply of Inventory	2.3	**1.9**	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	59	**30**	- 49.2%	42	**37**	- 11.9%
Percent of Original List Price Received*	99.4%	**97.6%**	- 1.8%	99.8%	**100.4%**	+ 0.6%
New Listings	14	**13**	- 7.1%	154	**198**	+ 28.6%

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

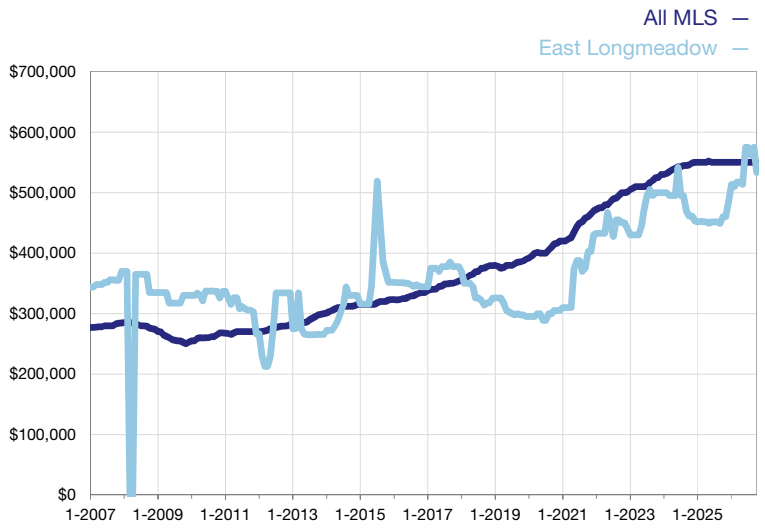
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	8	**4**	- 50.0%
Closed Sales	3	**0**	- 100.0%	10	**4**	- 60.0%
Median Sales Price*	$688,250	**$0**	- 100.0%	$485,000	**$533,250**	+ 9.9%
Inventory of Homes for Sale	1	**3**	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	**3.0**	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	34	**0**	- 100.0%	26	**13**	- 50.0%
Percent of Original List Price Received*	102.0%	**0.0%**	- 100.0%	101.7%	**102.4%**	+ 0.7%
New Listings	0	**0**	--	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



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