

East Longmeadow 01028

ZIP code · MA · Massachusetts > Hampden County

BUYER'S MARKET

\$373K

MEDIAN SALE PRICE

-6.3%

1-YR CHANGE

185

SALES (12 MO)

\$403K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



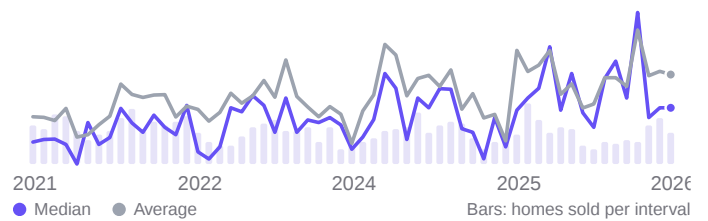
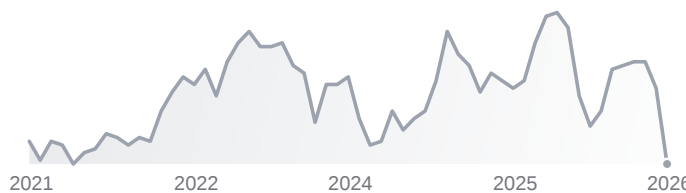
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$380K · Average \$448K

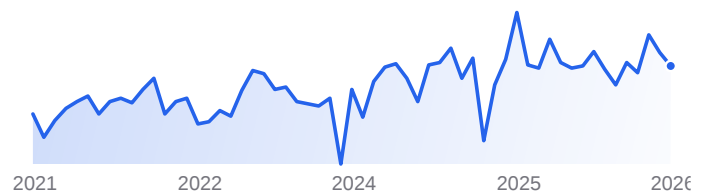
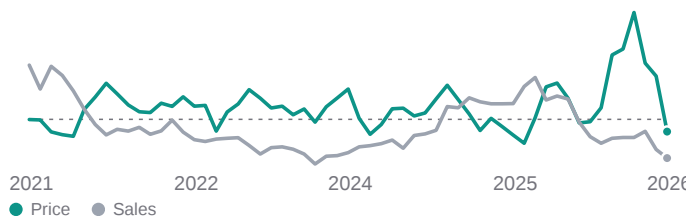


Growth (year over year)

Price -6.3% · Sales -19.9%

Price per square foot

\$253/ft²

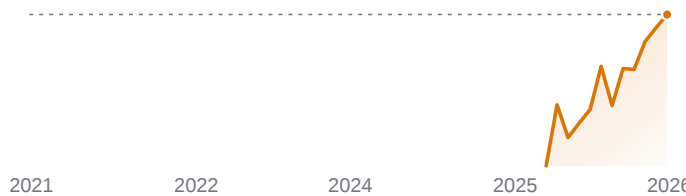


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

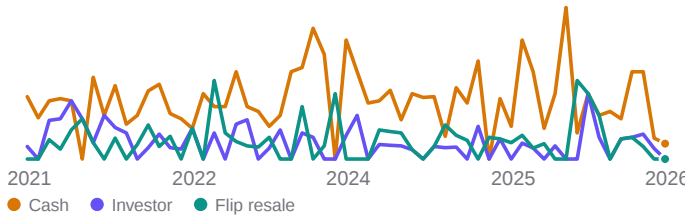
3.2%



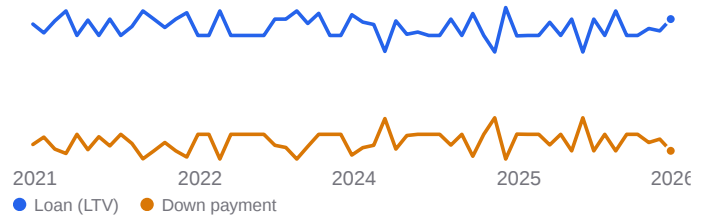
BUYERS & OUTCOMES

Buyer mix

Cash 5.9% · Investor 0% · Flip resale 0%

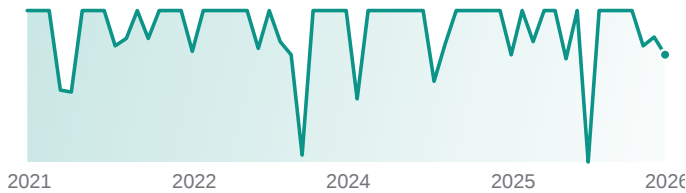


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



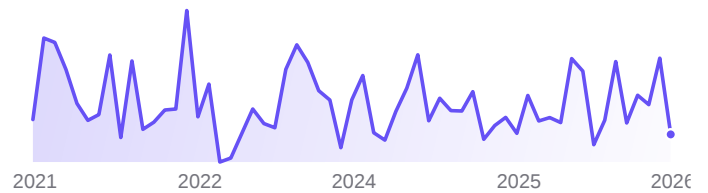
Sellers who sold at a gain

92%



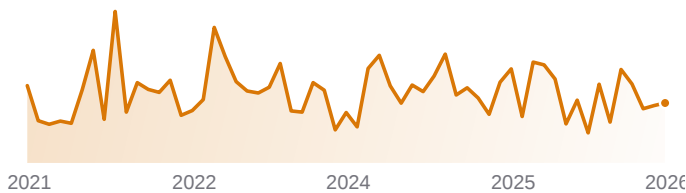
Typical hold before selling

5.3 yrs



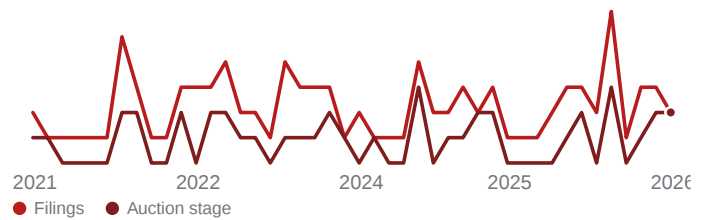
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,758
Median value (AVM)	\$403K
Median size	1,715 ft²
Median bedrooms	3
Median year built	1963
Single family	95%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.4%
Owner occupied	93%
Company owned	7.3%
Median loan-to-value	51%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	16,537
Density	1,263 / mi²
Median household income	\$105K
Average household income	\$130K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	56
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	3.3%
Unemployment	1.5%
Average temp	49°F
Annual precip	47 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.