Local Market Update – June 2020

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

Spencer

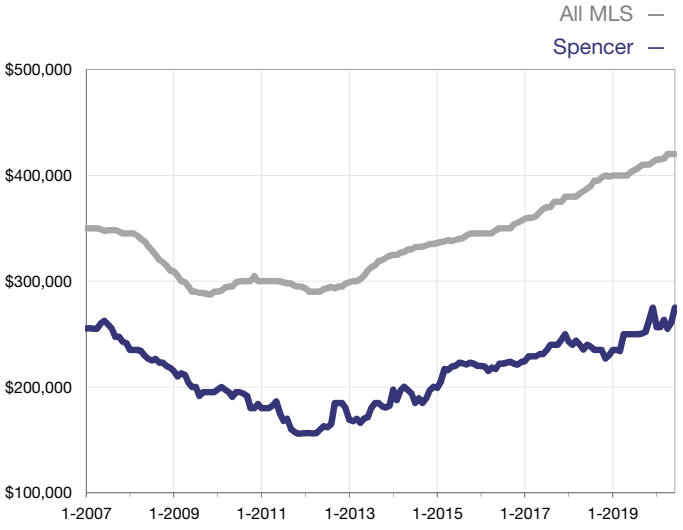
Single-Family Properties	June			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	21	**13**	- 38.1%	77	**71**	- 7.8%
Closed Sales	17	**13**	- 23.5%	64	**63**	- 1.6%
Median Sales Price*	$249,000	**$299,900**	+ 20.4%	$251,000	**$250,000**	- 0.4%
Inventory of Homes for Sale	41	**15**	- 63.4%	--	--	--
Months Supply of Inventory	3.9	**1.2**	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	113	**58**	- 48.7%	92	**57**	- 38.0%
Percent of Original List Price Received*	95.4%	**97.3%**	+ 2.0%	95.7%	**97.2%**	+ 1.6%
New Listings	26	**15**	- 42.3%	104	**78**	- 25.0%

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

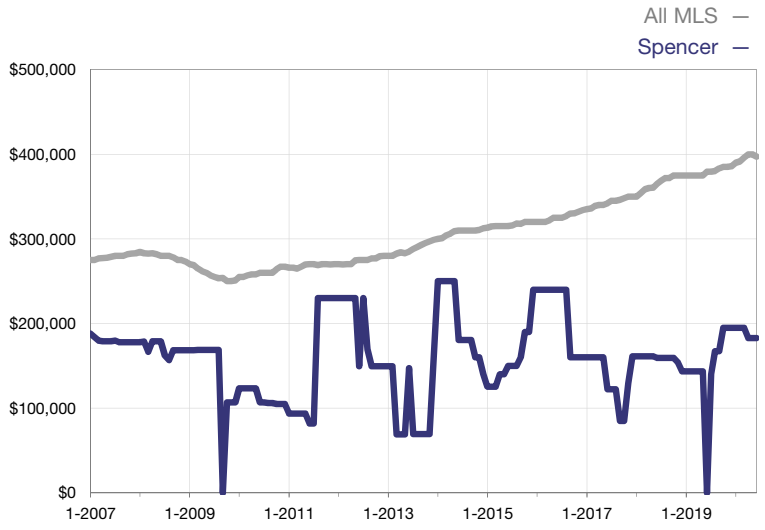
Condominium Properties	June			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	2	**1**	- 50.0%	2	**2**	0.0%
Closed Sales	0	**0**	--	0	**1**	--
Median Sales Price*	$0	**$0**	--	$0	**$171,000**	--
Inventory of Homes for Sale	3	**2**	- 33.3%	--	--	--
Months Supply of Inventory	0.0	**2.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**173**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**85.9%**	--
New Listings	2	**0**	- 100.0%	2	**4**	+ 100.0%

* 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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