

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	8	- 11.1%	17	16	- 5.9%
Closed Sales	5	8	+ 60.0%	14	17	+ 21.4%
Median Sales Price*	\$215,000	\$293,700	+ 36.6%	\$216,000	\$312,500	+ 44.7%
Inventory of Homes for Sale	30	4	- 86.7%	--	--	--
Months Supply of Inventory	2.4	0.3	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	44	27	- 38.6%	54	25	- 53.7%
Percent of Original List Price Received*	89.7%	98.2%	+ 9.5%	94.1%	99.4%	+ 5.6%
New Listings	13	3	- 76.9%	22	9	- 59.1%

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

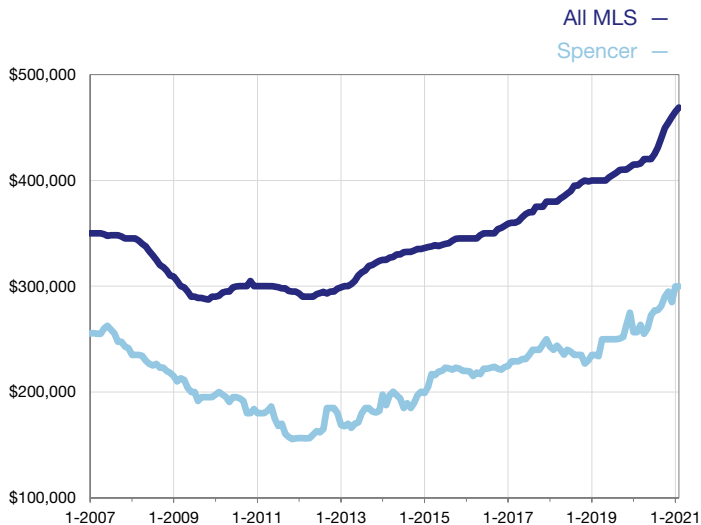
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	1	0	- 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

