

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	3	- 50.0%	119	117	- 1.7%
Closed Sales	15	10	- 33.3%	129	121	- 6.2%
Median Sales Price*	\$363,000	\$353,750	- 2.5%	\$345,000	\$389,900	+ 13.0%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	29	46	+ 58.6%	31	34	+ 9.7%
Percent of Original List Price Received*	94.9%	97.2%	+ 2.4%	100.9%	100.4%	- 0.5%
New Listings	4	4	0.0%	134	152	+ 13.4%

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

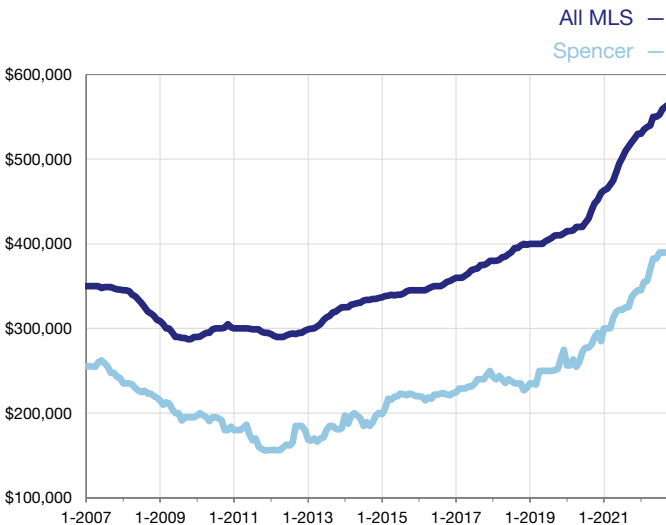
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	5	9	+ 80.0%
Closed Sales	0	2	--	5	9	+ 80.0%
Median Sales Price*	\$0	\$216,000	--	\$224,900	\$207,000	- 8.0%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	4.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	22	18	- 18.2%
Percent of Original List Price Received*	0.0%	100.5%	--	105.6%	99.1%	- 6.2%
New Listings	0	0	--	12	14	+ 16.7%

* 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

