

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	11	10	- 9.1%	103	136	+ 32.0%
Closed Sales	9	15	+ 66.7%	90	133	+ 47.8%
Median Sales Price*	\$234,750	\$209,950	- 10.6%	\$221,800	\$222,750	+ 0.4%
Inventory of Homes for Sale	59	41	- 30.5%	--	--	--
Months Supply of Inventory	7.0	3.4	- 51.4%	--	--	--
Cumulative Days on Market Until Sale	149	94	- 36.9%	129	122	- 5.4%
Percent of Original List Price Received*	92.8%	97.3%	+ 4.8%	93.1%	94.3%	+ 1.3%
New Listings	8	13	+ 62.5%	178	191	+ 7.3%

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

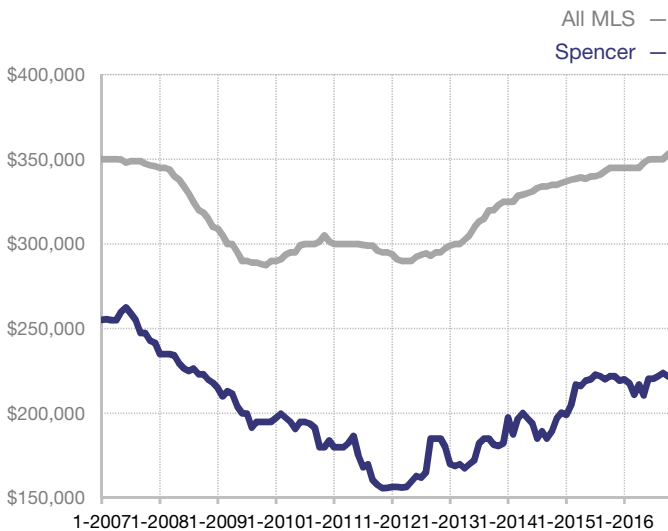
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$240,000	\$160,000	- 33.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	38	--
Percent of Original List Price Received*	0.0%	0.0%	--	94.1%	94.2%	+ 0.1%
New Listings	0	0	--	2	5	+ 150.0%

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

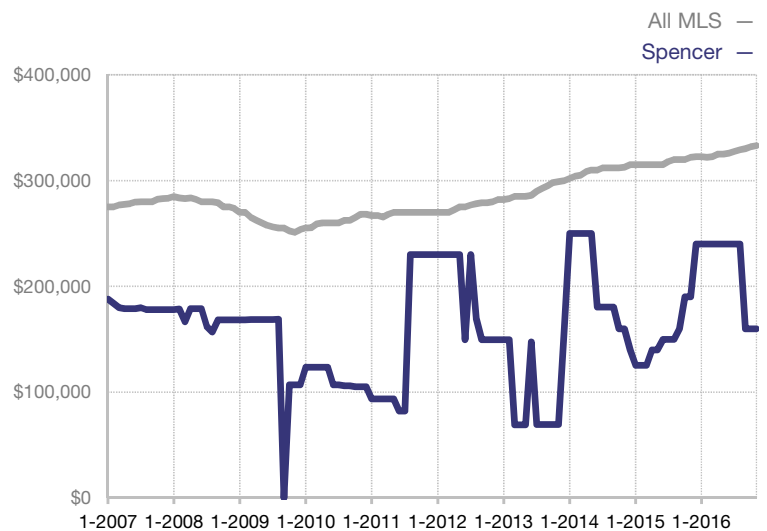
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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