

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Spencer

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	15	+ 15.4%	64	93	+ 45.3%
Closed Sales	6	16	+ 166.7%	54	80	+ 48.1%
Median Sales Price*	\$230,000	<b>\$282,000</b>	+ 22.6%	\$225,000	<b>\$251,000</b>	+ 11.6%
Inventory of Homes for Sale	49	32	- 34.7%	--	--	--
Months Supply of Inventory	5.3	2.8	- 47.2%	--	--	--
Cumulative Days on Market Until Sale	47	103	+ 119.1%	81	94	+ 16.0%
Percent of Original List Price Received*	98.3%	96.7%	- 1.6%	94.9%	95.9%	+ 1.1%
New Listings	34	17	- 50.0%	100	121	+ 21.0%

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

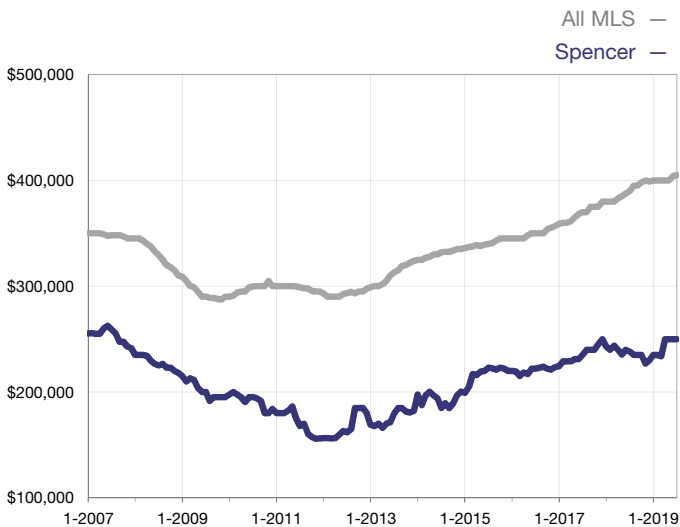
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	<b>\$140,000</b>	--	\$143,500	<b>\$140,000</b>	- 2.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	23	--	129	23	- 82.2%
Percent of Original List Price Received*	0.0%	93.4%	--	94.5%	93.4%	- 1.2%
New Listings	0	0	--	1	2	+ 100.0%

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

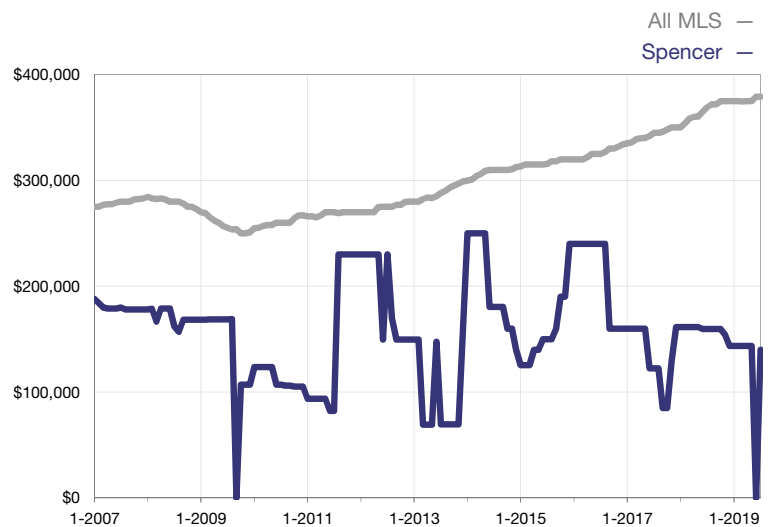
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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