

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	12	0.0%	44	33	- 25.0%
Closed Sales	11	7	- 36.4%	38	36	- 5.3%
Median Sales Price*	\$255,000	\$321,065	+ 25.9%	\$235,500	\$313,750	+ 33.2%
Inventory of Homes for Sale	23	7	- 69.6%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	62	38	- 38.7%	65	36	- 44.6%
Percent of Original List Price Received*	98.4%	100.9%	+ 2.5%	95.3%	99.4%	+ 4.3%
New Listings	6	12	+ 100.0%	49	31	- 36.7%

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

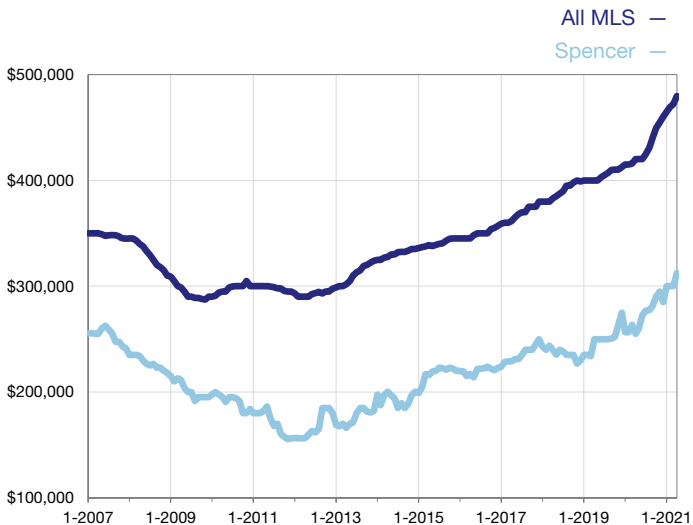
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$171,000	\$0	- 100.0%	\$171,000	\$0	- 100.0%
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	173	0	- 100.0%	173	0	- 100.0%
Percent of Original List Price Received*	85.9%	0.0%	- 100.0%	85.9%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	3	2	- 33.3%

* 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

