

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	13	0.0%	57	45	- 21.1%
Closed Sales	12	9	- 25.0%	50	45	- 10.0%
Median Sales Price*	\$262,000	\$340,000	+ 29.8%	\$240,500	\$316,000	+ 31.4%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 27.6%	56	33	- 41.1%
Percent of Original List Price Received*	102.7%	102.6%	- 0.1%	97.1%	100.1%	+ 3.1%
New Listings	14	14	0.0%	63	45	- 28.6%

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

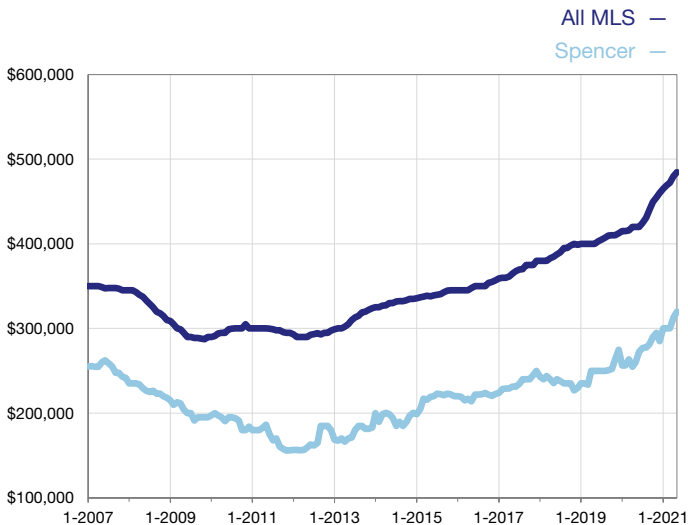
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$200,000	--	\$171,000	\$200,000	+ 17.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	3.0	0.6	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	0	16	--	173	16	- 90.8%
Percent of Original List Price Received*	0.0%	114.3%	--	85.9%	114.3%	+ 33.1%
New Listings	1	1	0.0%	4	3	- 25.0%

* 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

