

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	10	+ 42.9%	113	116	+ 2.7%
Closed Sales	8	9	+ 12.5%	114	111	- 2.6%
Median Sales Price*	\$330,000	\$375,000	+ 13.6%	\$344,500	\$397,000	+ 15.2%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	21	38	+ 81.0%	31	33	+ 6.5%
Percent of Original List Price Received*	100.4%	98.7%	- 1.7%	101.7%	100.7%	- 1.0%
New Listings	7	5	- 28.6%	130	148	+ 13.8%

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

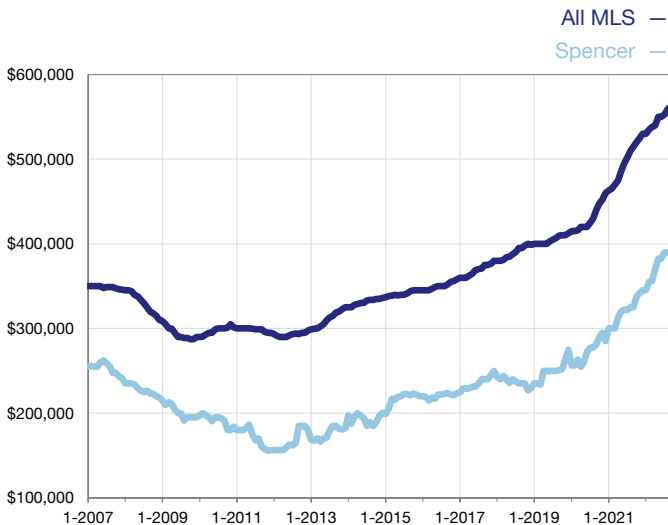
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	5	9	+ 80.0%
Closed Sales	0	0	--	5	7	+ 40.0%
Median Sales Price*	\$0	\$0	--	\$224,900	\$205,000	- 8.8%
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	0	--	22	20	- 9.1%
Percent of Original List Price Received*	0.0%	0.0%	--	105.6%	98.8%	- 6.4%
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

