

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Spencer

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	12	+ 50.0%	28	41	+ 46.4%
Closed Sales	10	12	+ 20.0%	26	29	+ 11.5%
Median Sales Price*	\$431,100	<b>\$438,000</b>	+ 1.6%	\$367,450	<b>\$385,000</b>	+ 4.8%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	23	47	+ 104.3%	34	47	+ 38.2%
Percent of Original List Price Received*	105.3%	98.0%	- 6.9%	101.1%	98.4%	- 2.7%
New Listings	15	11	- 26.7%	47	36	- 23.4%

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

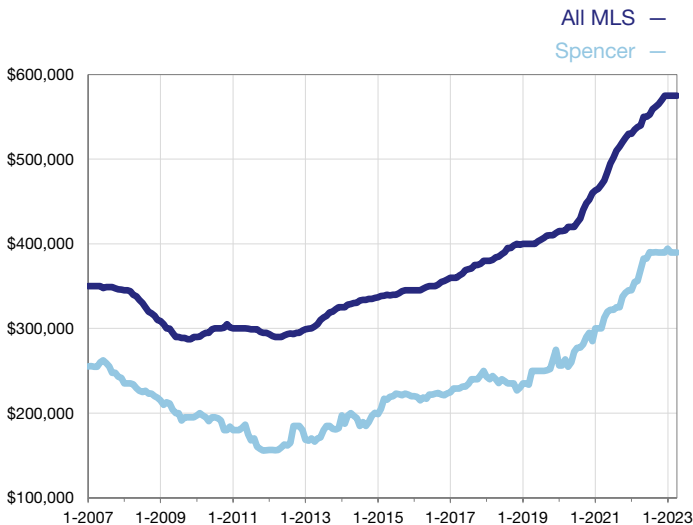
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	3	3	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$195,000	<b>\$0</b>	- 100.0%	\$195,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	12	0	- 100.0%	--	--	--
Months Supply of Inventory	6.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	1	0	- 100.0%	1	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
New Listings	4	1	- 75.0%	9	3	- 66.7%

\* 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

