

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	9	- 43.8%	44	48	+ 9.1%
Closed Sales	8	11	+ 37.5%	34	40	+ 17.6%
Median Sales Price*	\$501,000	\$422,000	- 15.8%	\$387,450	\$395,000	+ 1.9%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	24	32	+ 33.3%	31	43	+ 38.7%
Percent of Original List Price Received*	104.3%	102.1%	- 2.1%	101.8%	99.4%	- 2.4%
New Listings	15	11	- 26.7%	59	45	- 23.7%

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

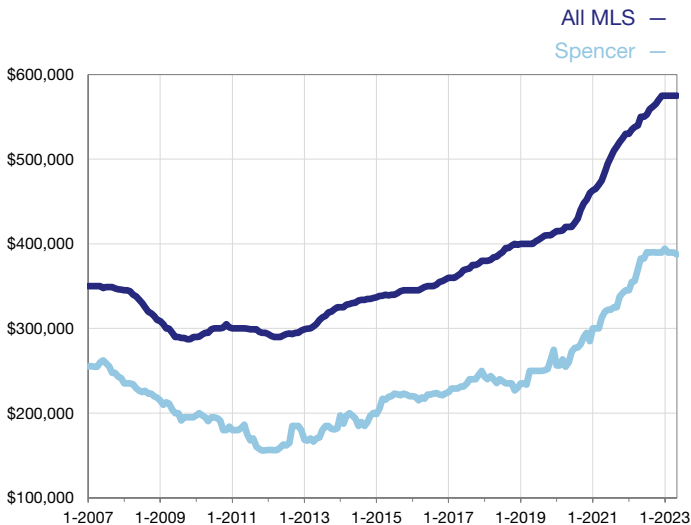
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	5	4	- 20.0%
Closed Sales	0	2	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$215,000	--	\$195,000	\$215,000	+ 10.3%
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	0	11	--	1	11	+ 1,000.0%
Percent of Original List Price Received*	0.0%	105.1%	--	100.0%	105.1%	+ 5.1%
New Listings	2	1	- 50.0%	11	4	- 63.6%

* 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

