

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	14	+ 27.3%	55	61	+ 10.9%
Closed Sales	12	10	- 16.7%	46	50	+ 8.7%
Median Sales Price*	\$410,000	\$437,500	+ 6.7%	\$397,500	\$407,500	+ 2.5%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	2.4	0.6	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	17	49	+ 188.2%	28	44	+ 57.1%
Percent of Original List Price Received*	104.3%	103.1%	- 1.2%	102.5%	100.2%	- 2.2%
New Listings	21	12	- 42.9%	80	57	- 28.8%

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

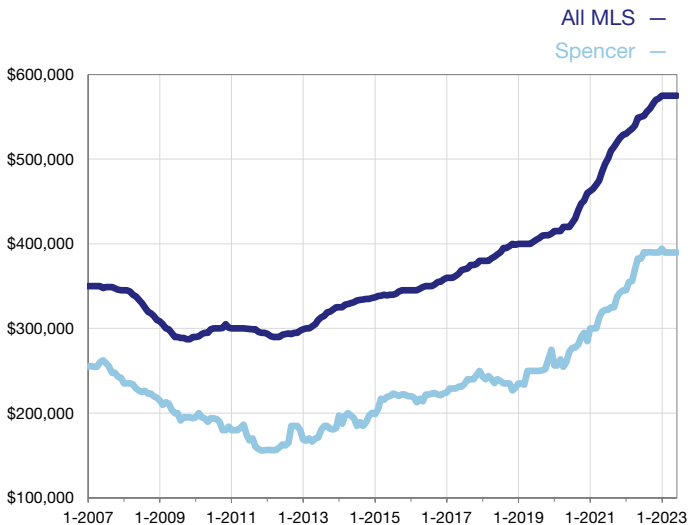
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$275,000	\$0	- 100.0%	\$235,000	\$215,000	- 8.5%
Inventory of Homes for Sale	12	0	- 100.0%	--	--	--
Months Supply of Inventory	5.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	3	11	+ 266.7%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	105.1%	+ 5.1%
New Listings	0	1	--	11	5	- 54.5%

* 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

