

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 8 | 14 | + 75.0% | 63 | 70 | + 11.1% |
| Closed Sales | 10 | 9 | - 10.0% | 56 | 59 | + 5.4% |
| Median Sales Price* | \$487,400 | \$400,000 | - 17.9% | \$426,200 | \$400,000 | - 6.1% |
| Inventory of Homes for Sale | 28 | 9 | - 67.9% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 0.9 | - 70.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 44 | 17 | - 61.4% | 31 | 40 | + 29.0% |
| Percent of Original List Price Received* | 101.9% | 103.6% | + 1.7% | 102.4% | 100.7% | - 1.7% |
| New Listings | 15 | 11 | - 26.7% | 95 | 68 | - 28.4% |

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

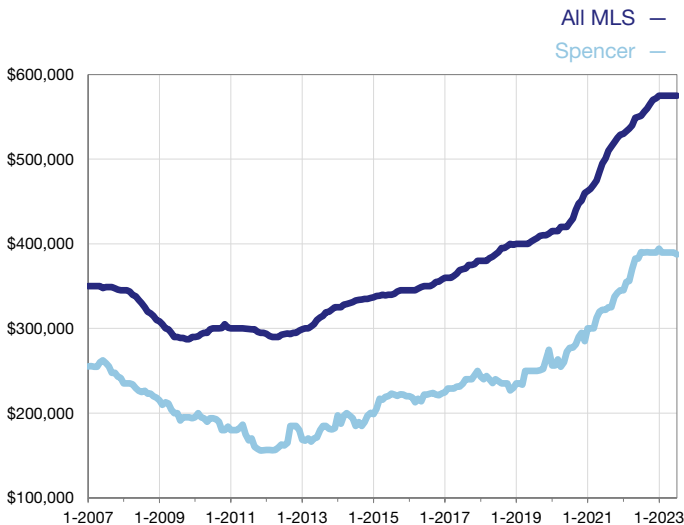
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 0 | - 100.0% | 6 | 5 | - 16.7% |
| Closed Sales | 1 | 1 | 0.0% | 3 | 3 | 0.0% |
| Median Sales Price* | \$240,000 | \$260,000 | + 8.3% | \$240,000 | \$220,000 | - 8.3% |
| Inventory of Homes for Sale | 11 | 1 | - 90.9% | -- | -- | -- |
| Months Supply of Inventory | 5.5 | 0.9 | - 83.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 6 | 3 | - 50.0% | 4 | 8 | + 100.0% |
| Percent of Original List Price Received* | 109.1% | 113.1% | + 3.7% | 103.0% | 107.7% | + 4.6% |
| New Listings | 0 | 1 | -- | 11 | 6 | - 45.5% |

* 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

