

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	10	- 52.4%	84	77	- 8.3%
Closed Sales	12	9	- 25.0%	68	69	+ 1.5%
Median Sales Price*	\$353,500	\$395,000	+ 11.7%	\$400,000	\$400,000	0.0%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	29	38	+ 31.0%
Percent of Original List Price Received*	102.5%	106.0%	+ 3.4%	102.4%	101.2%	- 1.2%
New Listings	17	10	- 41.2%	112	77	- 31.3%

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

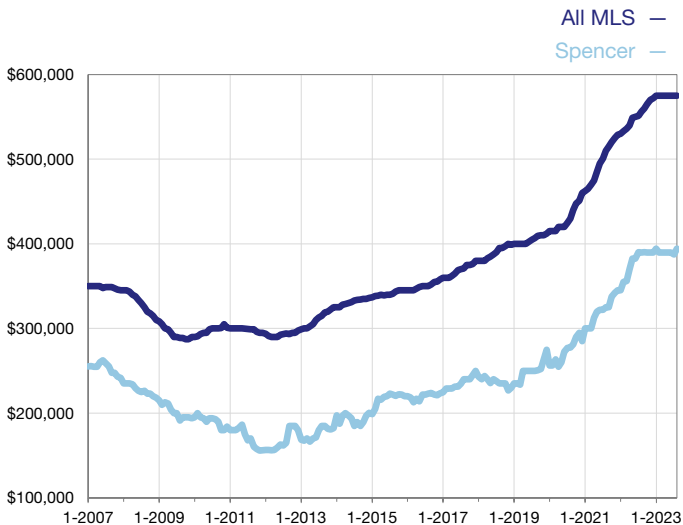
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	6	6	0.0%
Closed Sales	3	1	- 66.7%	6	4	- 33.3%
Median Sales Price*	\$205,000	\$235,000	+ 14.6%	\$222,500	\$227,500	+ 2.2%
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	42	1	- 97.6%	23	6	- 73.9%
Percent of Original List Price Received*	94.1%	104.4%	+ 10.9%	98.5%	106.9%	+ 8.5%
New Listings	0	1	--	11	7	- 36.4%

* 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

