

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	16	+ 45.5%	95	89	- 6.3%
Closed Sales	21	6	- 71.4%	89	75	- 15.7%
Median Sales Price*	\$385,000	\$370,500	- 3.8%	\$397,500	\$399,000	+ 0.4%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	22	- 45.0%	32	37	+ 15.6%
Percent of Original List Price Received*	97.1%	109.5%	+ 12.8%	101.2%	101.9%	+ 0.7%
New Listings	13	12	- 7.7%	125	89	- 28.8%

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

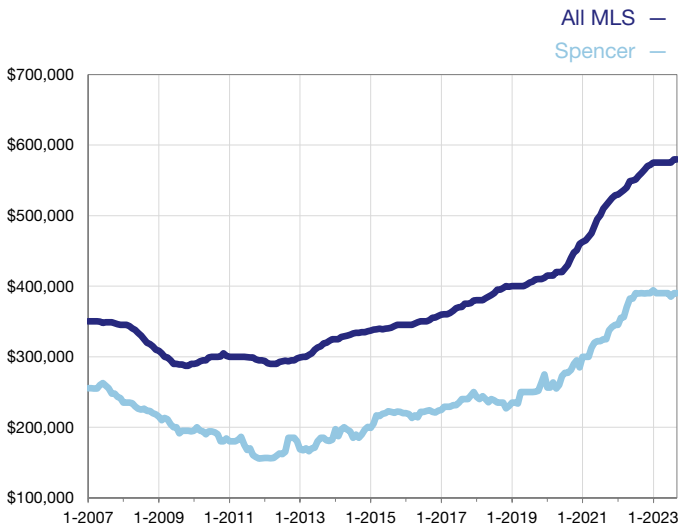
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	7	6	- 14.3%
Closed Sales	0	1	--	6	5	- 16.7%
Median Sales Price*	\$0	\$230,000	--	\$222,500	\$230,000	+ 3.4%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	5.1	1.8	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	0	17	--	23	8	- 65.2%
Percent of Original List Price Received*	0.0%	109.6%	--	98.5%	107.4%	+ 9.0%
New Listings	1	1	0.0%	12	8	- 33.3%

* 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

