

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	106	98	- 7.5%
Closed Sales	13	8	- 38.5%	102	83	- 18.6%
Median Sales Price*	\$450,000	\$406,000	- 9.8%	\$400,000	\$399,000	- 0.2%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	39	21	- 46.2%	33	35	+ 6.1%
Percent of Original List Price Received*	99.1%	98.6%	- 0.5%	100.9%	101.5%	+ 0.6%
New Listings	12	9	- 25.0%	137	98	- 28.5%

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

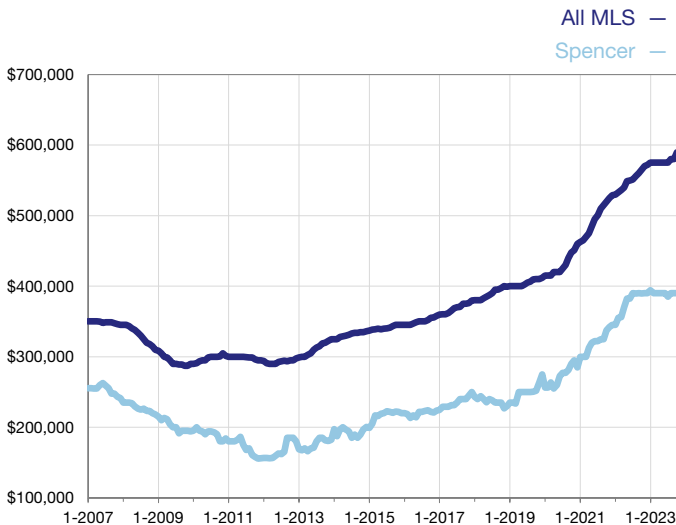
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	8	7	- 12.5%
Closed Sales	1	0	- 100.0%	7	5	- 28.6%
Median Sales Price*	\$199,900	\$0	- 100.0%	\$205,000	\$230,000	+ 12.2%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	6.3	0.9	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	1	0	- 100.0%	20	8	- 60.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.8%	107.4%	+ 8.7%
New Listings	2	0	- 100.0%	14	8	- 42.9%

* 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

