

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Spencer

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	113	103	- 8.8%
Closed Sales	9	12	+ 33.3%	111	96	- 13.5%
Median Sales Price*	\$375,000	<b>\$494,500</b>	+ 31.9%	\$397,000	<b>\$402,500</b>	+ 1.4%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	38	66	+ 73.7%	33	39	+ 18.2%
Percent of Original List Price Received*	98.7%	96.6%	- 2.1%	100.7%	100.9%	+ 0.2%
New Listings	5	11	+ 120.0%	142	109	- 23.2%

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

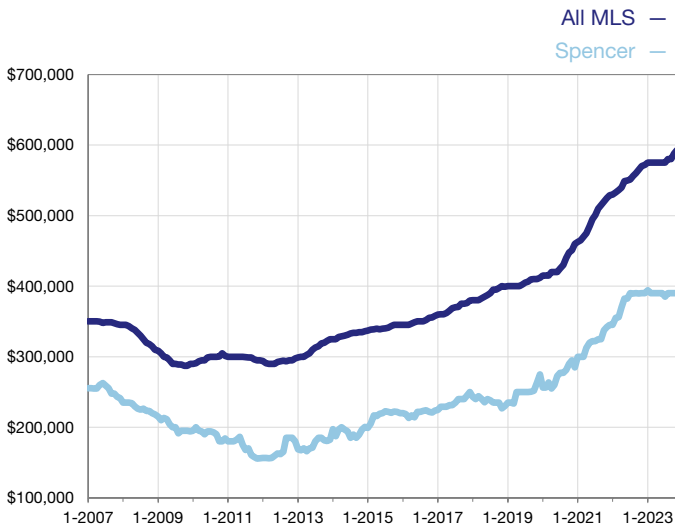
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	9	8	- 11.1%
Closed Sales	0	1	--	7	6	- 14.3%
Median Sales Price*	\$0	<b>\$259,900</b>	--	\$205,000	<b>\$232,500</b>	+ 13.4%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	6.0	1.8	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	0	37	--	20	13	- 35.0%
Percent of Original List Price Received*	0.0%	92.9%	--	98.8%	105.0%	+ 6.3%
New Listings	0	2	--	14	10	- 28.6%

\* 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

