

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Spencer

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	116	108	- 6.9%
Closed Sales	10	8	- 20.0%	121	104	- 14.0%
Median Sales Price*	\$353,750	<b>\$484,000</b>	+ 36.8%	\$389,900	<b>\$407,500</b>	+ 4.5%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	2.0	<b>0.8</b>	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	46	<b>45</b>	- 2.2%	34	<b>39</b>	+ 14.7%
Percent of Original List Price Received*	97.2%	<b>98.6%</b>	+ 1.4%	100.4%	<b>100.7%</b>	+ 0.3%
New Listings	4	<b>3</b>	- 25.0%	146	<b>112</b>	- 23.3%

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

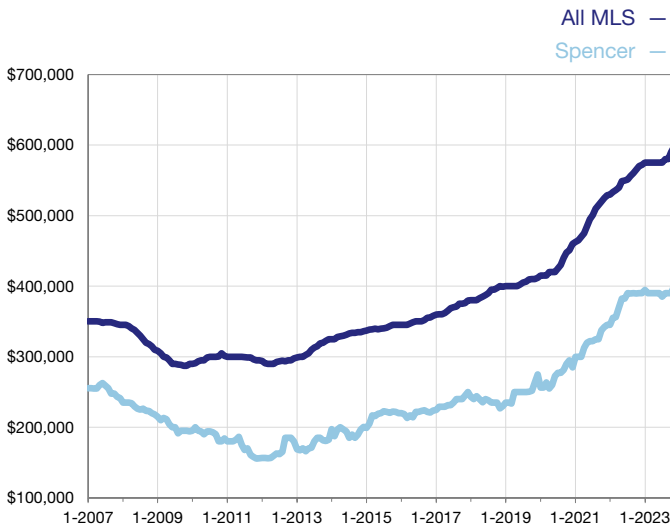
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	9	8	- 11.1%
Closed Sales	2	1	- 50.0%	9	7	- 22.2%
Median Sales Price*	\$216,000	<b>\$215,000</b>	- 0.5%	\$207,000	<b>\$230,000</b>	+ 11.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	<b>1.8</b>	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	12	<b>29</b>	+ 141.7%	18	<b>15</b>	- 16.7%
Percent of Original List Price Received*	100.5%	<b>93.5%</b>	- 7.0%	99.1%	<b>103.4%</b>	+ 4.3%
New Listings	0	<b>0</b>	--	14	<b>10</b>	- 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

