

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

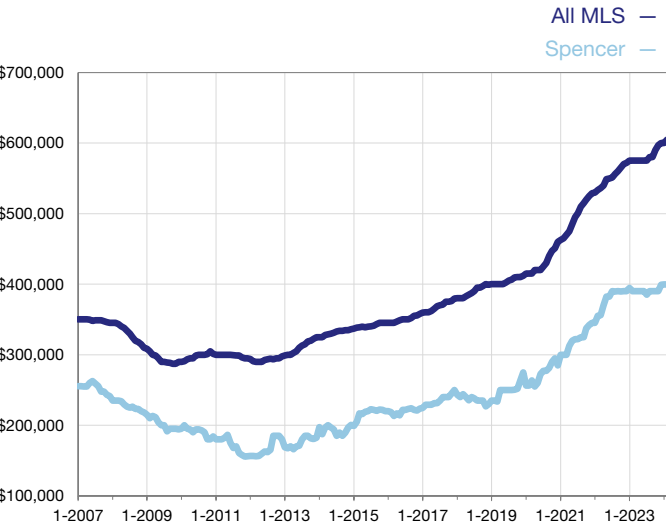
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	4	- 63.6%	21	10	- 52.4%
Closed Sales	9	4	- 55.6%	12	9	- 25.0%
Median Sales Price*	\$360,000	\$452,450	+ 25.7%	\$355,000	\$365,000	+ 2.8%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	56	33	- 41.1%	56	23	- 58.9%
Percent of Original List Price Received*	98.7%	97.5%	- 1.2%	97.3%	99.6%	+ 2.4%
New Listings	8	5	- 37.5%	17	10	- 41.2%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$250,000	--	\$0	\$250,000	--
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	54	--	0	54	--
Percent of Original List Price Received*	0.0%	96.2%	--	0.0%	96.2%	--
New Listings	0	2	--	1	2	+ 100.0%

* 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

