

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

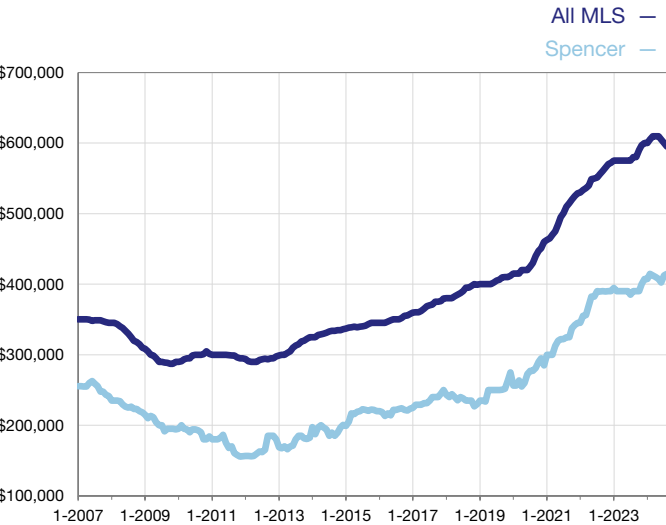
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	72	60	- 16.7%
Closed Sales	9	9	0.0%	69	50	- 27.5%
Median Sales Price*	\$395,000	\$465,000	+ 17.7%	\$400,000	\$420,500	+ 5.1%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	26	21	- 19.2%	38	27	- 28.9%
Percent of Original List Price Received*	106.0%	103.9%	- 2.0%	101.2%	98.3%	- 2.9%
New Listings	10	12	+ 20.0%	77	73	- 5.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	4	6	+ 50.0%
Median Sales Price*	\$235,000	\$0	- 100.0%	\$227,500	\$340,000	+ 49.5%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	4.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	1	0	- 100.0%	6	78	+ 1,200.0%
Percent of Original List Price Received*	104.4%	0.0%	- 100.0%	106.9%	99.3%	- 7.1%
New Listings	1	0	- 100.0%	7	4	- 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

