

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Spencer

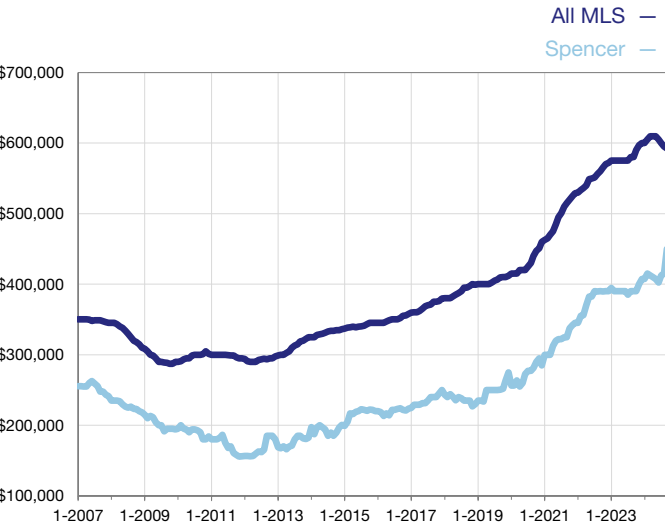
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	6	- 57.1%	86	66	- 23.3%
Closed Sales	6	11	+ 83.3%	75	62	- 17.3%
Median Sales Price*	\$370,500	\$405,000	+ 9.3%	\$399,000	\$410,500	+ 2.9%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	22	29	+ 31.8%	37	27	- 27.0%
Percent of Original List Price Received*	109.5%	98.2%	- 10.3%	101.9%	98.3%	- 3.5%
New Listings	12	13	+ 8.3%	89	87	- 2.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	5	6	+ 20.0%
Median Sales Price*	\$230,000	\$0	- 100.0%	\$230,000	\$340,000	+ 47.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	5.0	1.8	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	8	78	+ 875.0%
Percent of Original List Price Received*	109.6%	0.0%	- 100.0%	107.4%	99.3%	- 7.5%
New Listings	1	2	+ 100.0%	8	6	- 25.0%

\* 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

