

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

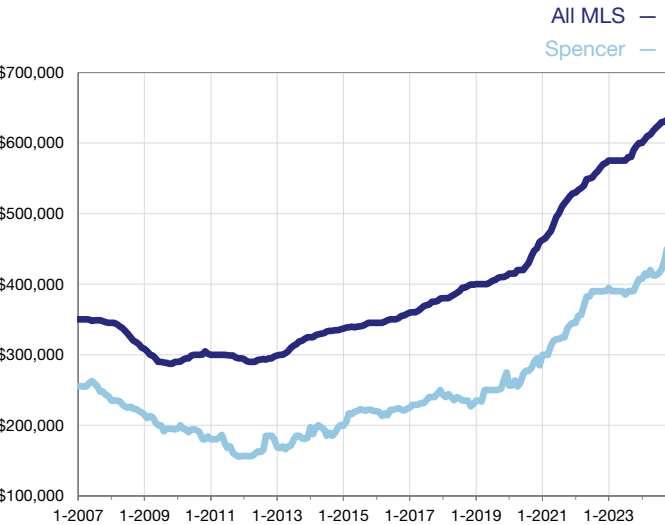
| Single-Family Properties | October | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 12 | 12 | 0.0% | 98 | 76 | - 22.4% |
| Closed Sales | 9 | 7 | - 22.2% | 84 | 70 | - 16.7% |
| Median Sales Price* | \$380,000 | \$520,000 | + 36.8% | \$397,000 | \$427,500 | + 7.7% |
| Inventory of Homes for Sale | 9 | 21 | + 133.3% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 3.0 | + 200.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 39 | + 85.7% | 35 | 29 | - 17.1% |
| Percent of Original List Price Received* | 98.9% | 93.6% | - 5.4% | 101.5% | 97.8% | - 3.6% |
| New Listings | 9 | 13 | + 44.4% | 98 | 100 | + 2.0% |

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

| Condominium Properties | October | | | Year to Date | | |
|--|---------|------|----------|--------------|-----------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 0 | - 100.0% | 6 | 6 | 0.0% |
| Closed Sales | 0 | 0 | -- | 5 | 6 | + 20.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$230,000 | \$340,000 | + 47.8% |
| Inventory of Homes for Sale | 4 | 3 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | 2.6 | - 35.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 8 | 78 | + 875.0% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 107.4% | 99.3% | - 7.5% |
| New Listings | 0 | 1 | -- | 8 | 7 | - 12.5% |

* 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

