

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

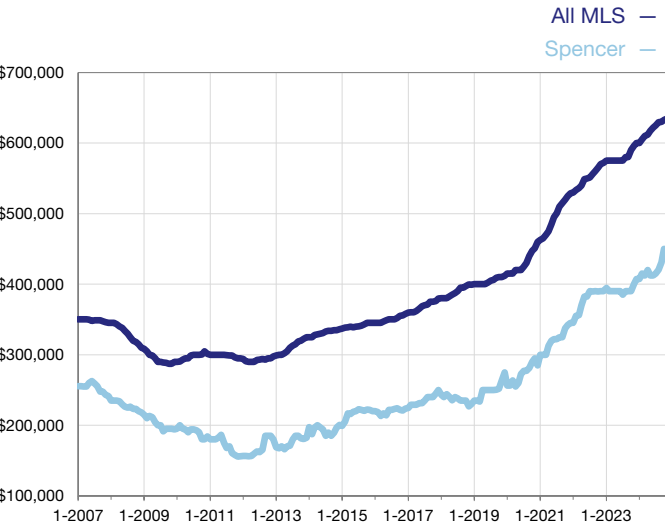
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	9	+ 200.0%	101	84	- 16.8%
Closed Sales	12	9	- 25.0%	96	79	- 17.7%
Median Sales Price*	\$494,500	\$450,000	- 9.0%	\$402,500	\$430,000	+ 6.8%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	66	26	- 60.6%	39	28	- 28.2%
Percent of Original List Price Received*	96.6%	101.2%	+ 4.8%	100.9%	98.2%	- 2.7%
New Listings	10	7	- 30.0%	108	106	- 1.9%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	6	6	0.0%
Closed Sales	1	0	- 100.0%	6	6	0.0%
Median Sales Price*	\$259,900	\$0	- 100.0%	\$232,500	\$340,000	+ 46.2%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	6.0	1.7	- 71.7%	--	--	--
Cumulative Days on Market Until Sale	37	0	- 100.0%	13	78	+ 500.0%
Percent of Original List Price Received*	92.9%	0.0%	- 100.0%	105.0%	99.3%	- 5.4%
New Listings	2	0	- 100.0%	10	7	- 30.0%

* 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

