

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Spencer

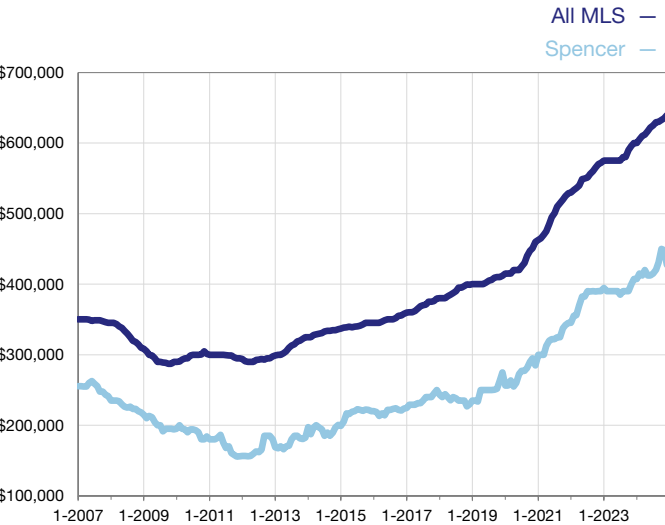
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	12	+ 140.0%	106	93	- 12.3%
Closed Sales	8	9	+ 12.5%	104	88	- 15.4%
Median Sales Price*	\$484,000	\$400,000	- 17.4%	\$407,500	\$427,500	+ 4.9%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	45	50	+ 11.1%	39	30	- 23.1%
Percent of Original List Price Received*	98.6%	98.6%	0.0%	100.7%	98.2%	- 2.5%
New Listings	3	6	+ 100.0%	111	111	0.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	7	6	- 14.3%
Closed Sales	1	0	- 100.0%	7	6	- 14.3%
Median Sales Price*	\$215,000	\$0	- 100.0%	\$230,000	\$340,000	+ 47.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	3.0	0.8	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	29	0	- 100.0%	15	78	+ 420.0%
Percent of Original List Price Received*	93.5%	0.0%	- 100.0%	103.4%	99.3%	- 4.0%
New Listings	0	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

