

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Spencer

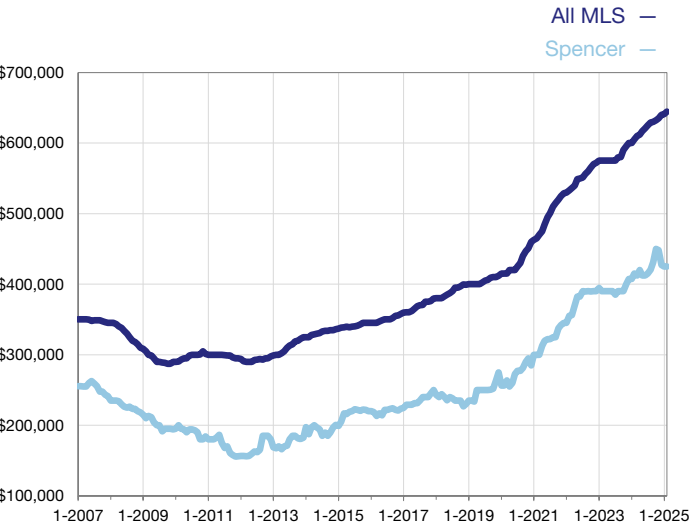
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				4	4	0.0%	10	7	- 30.0%
Closed Sales				4	0	- 100.0%	9	12	+ 33.3%
Median Sales Price*				\$452,450	\$0	- 100.0%	\$365,000	\$372,500	+ 2.1%
Inventory of Homes for Sale				8	8	0.0%	--	--	--
Months Supply of Inventory				1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale				33	0	- 100.0%	23	51	+ 121.7%
Percent of Original List Price Received*				97.5%	0.0%	- 100.0%	99.6%	96.2%	- 3.4%
New Listings				5	7	+ 40.0%	10	10	0.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	2	--	1	3	+ 200.0%
Closed Sales				1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*				\$250,000	\$0	- 100.0%	\$250,000	\$0	- 100.0%
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				54	0	- 100.0%	54	0	- 100.0%
Percent of Original List Price Received*				96.2%	0.0%	- 100.0%	96.2%	0.0%	- 100.0%
New Listings				2	1	- 50.0%	2	3	+ 50.0%

\* 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

